



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

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

SAN JUAN CITY COMMISSION

Location: San Juan Memorial Library
Multipurpose Meeting Room
1010 S. Standard St.
San Juan, Texas 78589
Tuesday, June 27, 2023

REGULAR MEETING AGENDA

6:00 PM

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS

V. PRESENTATIONS

A. Presentation on Departmental Reports: Department of Finance, Fire Department, Police Department, Municipal Court, and Department of Utilities.

1. Department of Finance Monthly Report. [Leroy Gonzales, Director of Finance]

2. Fire Department Monthly Report. [Tirso Garza, Fire Chief]

3. Police Department Monthly Report. [Leandro Sifuentes, Interim Chief of Police]

4. Municipal Court Monthly Report. [Mary Enriquez, Court Administrator]

5. Department of Utilities Monthly Report. [Juan Carlos Martinez, Interim Director of Utilities]

VI. PUBLIC HEARING/ORDINANCES

- A. Hold a Public Hearing to Obtain Public Comment on the Proposed "Northside" Park Located off of West Sioux Rd and Veterans Blvd, next to the City of San Juan Water Plant, to be Funded in Conjunction with the Texas Parks and Wildlife Local Parks Grant. [Patrick Willingham, Director of Parks and Recreation]
- B. Hold a Public Hearing for the Voluntary Annexation Petition of the Proposed Valley Ranch Subdivision No. 5, 6 and 7; Tract 1: being a 36.99-acre tract of land out of Lots 14 and 15, Stewarts Addition to the Conway Garden Subdivision and Tract 2: being a 3.03-acre tract of land out of Lot 14, Block 27, Alamo Land and Sugar Company's Subdivision, as Requested by Esponjas Development, LTD. [Daniel Tijerina, Director of Planning]
- C. Hold a Public Hearing for the Voluntary Annexation Petition of the Proposed La Cantera Subdivision, being a 33.774-acre tract of land out of Lots 34, 37 and 38, San Juan Hacienda Estates Unit No. 1, located at the Northeast corner of Nebraska and Hall Acres Road, as Requested by Espino Construction, LLC. [Daniel Tijerina, Director of Planning]
- D. Hold a Public Hearing and Consider an Ordinance for a Rezoning Request from General Business District (C-2) to the Multi-Family Residence District (R-MF) of a 1.21-acre tract of land out of Lot 11, Block 6, John Clonser Subdivision, located approximately 600 feet West of Oblate Street along the North side of FM 495, as Requested by Rafael Mendoza. [Daniel Tijerina, Director of Planning] **Tabled**
- E. Hold a Public Hearing and Consider an Ordinance for a Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of a 4.87-acre tract of land out of Lot 11, Block 6, John Closner Subdivision, located approximately 600 feet West of Oblate Street along the North side of FM 495, as Requested by Rafael Mendoza. [Daniel Tijerina, Director of Planning] **Tabled**
- F. Hold a Public Hearing and Consider an Ordinance for a Rezoning Request from Manufacture Home District (R-MH) to a Multi-Family Residence District (R-MF) of a 54.72-acre tract of land out of Lot 1, Block 47, Alamo Land and Sugar Company's Subdivision, located at the Southeast corner of Owassa and Raul Longoria Road, as Requested by Mario Salinas. [Daniel Tijerina, Director of Planning]

VII. APPOINTMENTS

- A. Consider Appointment of One (1) Board Member to the San Juan Noche de Paz Pageant Board. [Brenda Escalante, City Secretary]

- B. Consider Removal and Appointment of Board Members to the San Juan Housing Authority Board. [Brenda Escalante, City Secretary]

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

- A. Preliminary and Final Plat Approval of the Valley Ranch Subdivision No. 5, being a 7.51-acre tract of land out of Lot 14, Stewarts Addition, located at the Southeast corner of Stewart and Hall Acres Road, as Requested by Quintanilla, Headley and Associates, Inc. [Daniel Tijerina, Director of Planning]
- B. Preliminary and Final Plat Approval of the Valley Ranch Subdivision No. 6, being a 21.07-acre tract of land out of Lot 14, Stewarts Addition, located at the Southeast corner of Stewart and Hall Acres Road, as Requested by Quintanilla, Headley and Associates, Inc. [Daniel Tijerina, Director of Planning]

IX. CONTRACTUALS

- A. Discussion and Consideration to Approve an Agreement with Troy & Banks for Audit Services, Examine Relevant Accounting Data on Franchise/Tax from our Local Cable Provider. [Leroy Gonzales, Director of Finance]

X. CONSENT AGENDA

- A. Consider Second and Final Reading of an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption (BG – Wine and Beer Retailer’s Permit) at Guadalajara Express Restaurant located at 205 W. Nolana Avenue Suite 8, legally described as Lot 1, San Juan Plaza Subdivision, as Requested by Guadalajara Express Restaurant, LLC. [Daniel Tijerina, Director of Planning]
- B. Consider Second and Final Reading of an Ordinance for a Rezoning Request from Neighborhood Commercial District (C-1) to General Business District (C-2) of Lots 5, 6 and 7, Block 1, Granada Village Subdivision, as Requested by Camarillo Construction, LLC. [Daniel Tijerina, Director of Planning]
- C. Consider Second and Final Reading of an Ordinance for a Conditional Use Permit to Operate a Drive-Thru Business at 902 W. IH 2, legally described as Lot 3A, Re-plat of Lots 3 and 4, Texas National Subdivision, as Requested by Whataburger Restaurant. [Daniel Tijerina, Director of Planning]
- D. Consider Approval of the Budget Expenditure Report for the Month of May 2023. [Leroy Gonzales, Director of Finance]

E. Consider Approval of the Tax Collection Report for the Month of May, 2023. [Leroy Gonzales, Director of Finance]

F. Consider Approval of City Commission Meeting Minutes:
- October 12, 2021
- January 17, 2023

XI. EXECUTIVE SESSION

A. The San Juan City Commission will Convene in Executive Session, in Accordance with the Texas Open Meetings Act, Vernon's Texas Statutes and Codes Annotated, Government Code Chapter 551 et seq., and §551.071 Consultation with Attorney.

1. Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding Legal Issues Concerning the Entertainment Agreement for Event to be held on September 30, 2023, Hosted by Keep San Juan Beautiful Board.

XII. RECONVENE

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

1. Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding Legal Issues Concerning the Entertainment Agreement for Event to be held on September 30, 2023, Hosted by Keep San Juan Beautiful Board.

XIII. 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 23rd day of June at 6:00 p.m. in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551-041 - §551.050).



BRENDA ESCALANTE
CITY SECRETARY
CITY OF SAN JUAN, TEXAS

CERTIFICATION OF REMOVAL

I certify that the agenda of items to be considered by the City Commission was removed by the City Secretary's Office from the San Juan City Hall bulletin area on the _____ of _____, 2023.

OFFICE OF THE CITY SECRETARY



Mayor: Mario Garza
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Ernesto “Neto” Guajardo
Adina “Dina” Santillan

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Leroy Gonzales, Director of Finance

DATE: 06/20/2023

SUBJECT: Department of Finance Monthly Report. [Leroy Gonzales, Director of Finance]

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
- Issue Purchase Orders on a daily basis

Additional Information

7 STAFF MEMBERS

Maintained 26 funds, assisted 24 departments and posted 5,041 journal entries, issued 2,127 disbursement checks, 199 Bank Drafts and processed 3,333 payroll checks and direct deposits, through the months of May, 2023.

May Sales Tax -9.28% Decrease of \$51,149 Compared to last year.

Audit FY 2021/2022 Started on November 10, 2022 (100% complete)

Reconciled 11 Bank Accounts

Budget Adjustments (31)

Budget Amendments (11)

Internal Budget Amendments (4)

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

Manage a 30.2 million budget

- General Fund Budget of 15.8 million
- Utility & Sanitation Fund 4.3 million
- Stormwater Fund 305 thousand
- Debt Service Fund 2.3 million
- Sanitation Fund 4.0 million
- Other Funds 1.7 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 7,177 water, 10,131 sewer and Brush 9,964 accounts.
- North Alamo Water Supply Corporation service 3,360 sewer accounts and Garbage and Brush 2,910 accounts.
- Per Audited Financial Report, in FY ending 9/30/2022, Utility Fund collected 5.9 million and Sanitation Fund 3.3 million with a combined 9.2 million.
- Email Billing (364)

Service Orders

1. Connects	59
2. Meter information	35
3. Disconnect	47
4. Dead Meters Change	04
5. Past Due Notice	1,541
6. Cut List/11th	109
7. Cut List Register	32

Payments are made by

60 % paid in person
1 % juniors
29 % online
5 % bank drafts
5 % other locations

- Staff of 8 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 May, 2023.

• Purchase Orders Issued	2,565
• Purchase Order Changes/Voids	87
• Bid Openings	8
• Public Auction	1



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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Tirso Garza, Fire Chief

DATE: 06/20/2023

SUBJECT: Fire Department Monthly Report. [Tirso Garza, Fire Chief]

The San Juan Fire Department did the following activity during the month of May 2023:

Emergency Calls

A total of 56 Calls for the month of May 2023. (Please see attached report.)

- A Shift = 21
- B Shift = 17
- C Shift = 18

Pharr EMS Response

Due to COVID-19, Pharr EMS responded along with the Fire Department for a total of 11 calls for the month of May 2023. Pharr EMS has not submitted the monthly report.

County Calls

There were no County Calls for the Month of May 2023.

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 31 inspections were conducted in the month of May 2023. Please see attached for detailed information about each completed inspection.

Plan Reviews

The following plans were reviewed for the month of May 2023:

- Valley Ranch Subdivision No 6
- Starlite
- Dutch Bros Coffee
- Gutierrez Duncan LLC
- The Spot Food Trailer
- McDonald's
- The Height of Raul Longoria
- Body Shop
- RGV Cycles
- AX&M Sub Contractors, LLC
- LUPE
- Valley Ranch Subdivision No. 6
- Valley Ranch Subdivision No. 5

Fuel Utilization

Please note that the total amount of gallons mentioned in this report belongs only to the logs submitted by the Fire Chief, Lieutenant, or Firefighter in Charge for May 2023 to the Administration Office.

- A total of 245.10 gallons of Unleaded
- A total of 649 gallons of Diesel

79%

FIRE

Percentage of Total Incidents

20%

EMS

Percentage of Total Incidents

56

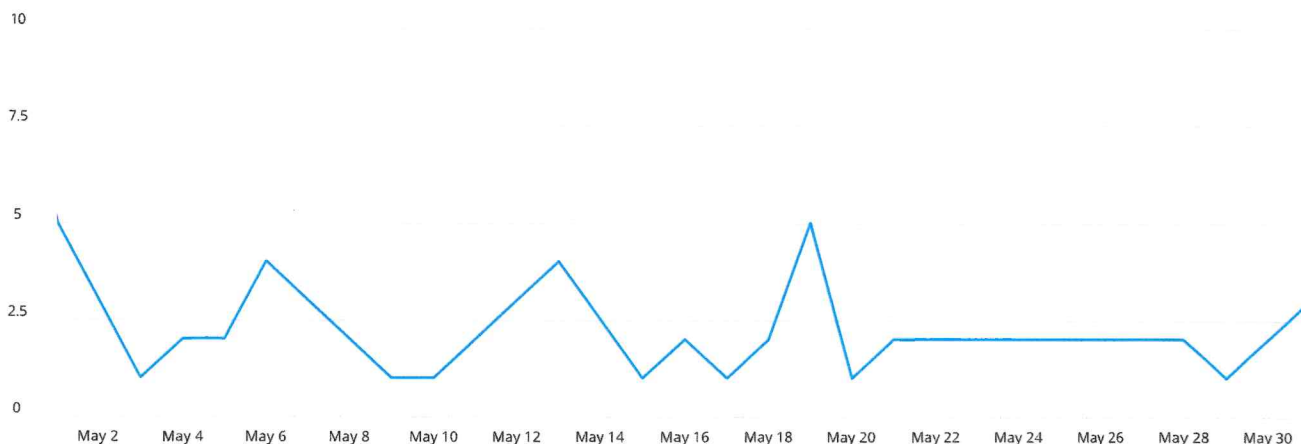
INCIDENTS

In Selected Time Slice

31

DAYS

In Selected Time Slice



	Counts													% Rows		% Columns		% All	
Week Ending	5/7/23	5/14/23	5/21/23	5/28/23	6/4/23	6/11/23	6/18/23	6/25/23	7/2/23	7/9/23	7/16/23	7/23/23	7/30/23	Total					
(11) Structure Fire	1		3											4					
(14) Natural vegetation fire		2												2					
(15) Outside rubbish fire			1	1										2					
(31) Medical assist	1	1	2	2										6					
(32) Emergency medical service (EMS) incident	1		3	1										5					
(33) Lock-In			1											1					
(35) Extrication, rescue	1													1					
(41) Combustible/f... spills & leaks	1	2												3					
(44) Electrical wiring/equipm. problem	8	2	1		1									12					
(51) Person in distress		1			1									2					
(54) Animal problem or rescue	1													1					
(55) Public service assistance		1												1					
(61) Dispatched and canceled en route				1	1									2					
(62) Wrong location, no emergency found			1											1					
(63) Controlled burning	2													2					

Week Ending	5/7/23	5/14/23	5/21/23	5/28/23	6/4/23	6/11/23	6/18/23	6/25/23	7/2/23	7/9/23	7/16/23	7/23/23	7/30/23	Total
(65) Steam, other gas mistaken for smoke	1				1									2
(70) False alarm and false call, other	2		1	2										5
(73) System or detector malfunction		1	1	1										3
NULL	1													1
Total	20	10	14	8	4									56

Fire Inspection May 2023

	Date	Name of Business	Address	Contact	Inspector	App/Deny
1	5/2/23	HOUSE OF BINS	2506 N RAUL LONGORIA, STE 7 & 8,	Jennifer Delgado	J. Salinas	Approved
2	5/2/23	AGUILAR MEAT MARKET #2 INC	425 N NEBRASKA AVE	Tomas C.	J. Salinas	Approved
3	5/2/23	2603 TERRAZA	2603 VETERANS BLVD,	Jesus Quiroz	J. Salinas	Approved
4	5/2/23	MI HACIENDA ADULT DAYCARE	4011 N I RD	Amanda Martinez	J. Salinas	Approved
5	5/8/23	EL RONCO DISTRIBUTION CENTER	2506 N RAUL LONGORIA, STE 3 RD	Ismael Reyes	J. Salinas	Approved
6	5/8/23	MERCADITO LA LOBA	2506 N RAUL LONGORIA, STE 2 RD	Maria De Leon	J. Salinas	Approved
7	5/8/23	956 REPAIRS	2604 N RAUL LONGORIA RD, STE 109	Ramiro Vargas	J. Salinas	Approved
8	5/8/23	COBRA AUTO SALES LLC	110 W EXPRESSWAY 83	Miguel C. Romero	J. Salinas	Approved
9	5/8/23	STRIKKER ENTERPRISE LLC DBA STRIKKER MOTORS	302 E BUSINESS 83	Aracely Gonzalez	J. Salinas	Approved
10	5/11/23	LOS ENCINOS ADULT DAYCARE CENTER INC	130 E BUSINESS 83 HWY	Ruby Uvalle	J. Salinas	Approved
11	5/11/23	SUEHAY TORTILLERIA	423 N NEBRASKA AVE	Carlos Cantu	J. Salinas	Approved
12	5/11/23	SUBWAY	700 N VETERANS, Ste H		J. Salinas	Approved
13	5/11/23	LA COCINITA	201 N NEBRASKA AVE	Jazmin Acosta	J. Salinas	Approved
14	5/11/23	POPEYES LOUISIANA KITCHEN	1607 E 83 EXPY		J. Salinas	Approved
15	5/11/23	CAZADORES BAR & GRILL	901 N RAUL LONGORIA	Alberto Cortez Lopez	J. Salinas	Approved
16	5/12/23	GRAND SLAM QUICK OIL & LUBE LLC,	2411 N VETERANS		J. Salinas	Approved
17	5/15/23	V- IMAGEN BEAUTY	2604 N RAUL LONGORIA RD, STE 114	Veronica Ruiz	J. Salinas	Approved
18	5/15/23	DAGOSA EQUIPMENT LLC	2506 N RAUL LONGORIA, STE 6 RD	Daniel Gomez	J. Salinas	Approved
19	5/15/23	SANDY SALAD'S	2211 S VETERANS RD, Ste 1	Sandra	J. Salinas	Approved
20	5/16/23	FAMILY DOLLAR	704 W 83	Family Dollar	J. Salinas	Approved
21	5/17/23	DOLLAR TREE STORE, INC,	1614 N RAUL LONGORIA RD		J. Salinas	Approved
22	5/17/23	PASTELES D'OLY	2812 N RAUL LONGORIA RD, Ste 5	Ivonne Tijerina	J. Salinas	Approved
23	5/22/23	MARTIN DRUG CO	601 S NEBRASKA AVE	Javier Garza	J. Salinas	Approved
24	5/22/23	HIGH ROLLERS	1618 N VETERANS BLVD	Edwardo Pena	J. Salinas	Approved
25	5/30/23	FOSTER HOME-CABRERA, ARACELI	1007 PAISANO AVE	Araceli Cabrera	J. Salinas	Approved

26	5/30/23	MEJOR VIDA ADULT DAY CARE, LLC	1209 E 495, BLDG UNNAMED - STE 1,2, AND 3,	Alicia Fuentes	J. Salinas	Approved
27	5/30/23	JACK IN THE BOX,	902 N RAUL LONGORIA		J. Salinas	Approved
28	5/30/23	THE LEARNING EXPRESS	617 S VETERANS RD,	Christy Flores	J. Salinas	Approved
29	5/30/23	HAIR BY PRIS	909 W 495, STE10	Priscilla	J. Salinas	Approved
30	5/30/23	CARMELITAS MEXICAN RESTAURANT	111 W 495, STE 5		J. Salinas	Approved
31	5/30/23	PETTY CHILD CARE	154 DEANNA DR,	Petra Flores	J. Salinas	Approved
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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Leandro Sifuentes, Interim Police Chief

DATE: 06/20/2023

SUBJECT: Police Department Monthly Report. [Leandro Sifuentes, Interim Chief of Police]

This memorandum is to keep you all informed on our Monthly operational statistics and any other significant cases or events that occurred during the month of **MAY 2023**

STATISTICS: POLICE

	<u>MAY</u>
• Calls for service:	2016
• Incident reports:	335
• Accidents:	151
• 911 Calls:	1950
• Patrol Citations Issued:	122
• Violations:	189
• Patrol & CID Arrests:	61
• CID Issued Warrants:	9

CRIME STOPPERS:

- No board meetings were scheduled.

SAN JUAN POLICE PERSONNEL:

Corporal Promotional Exam June 29 – 3 openings

-

TELE-COMMUNICATORS:

- 1-dispatcher has been recommended for hire and will be fully staffed in dispatch

STATISTICS: ANIMAL CONTROL MAY

- Calls for Service: 123
- Citations Issued: 1
 - Violations: 3

FLEET

Jailer Transport Unit got severely damaged in the storm, \$10,780 to repair, TML issued \$7,034
10 Units are in the works to complete the Motorola LPR/Dash Camera systems.

SPECIAL EVENTS:

- Officer Pinning Ceremony at San Juan Library July 13th, 5:45 pm

Respectfully,

Leandro Sifuentes, Interim Chief of Police
San Juan Police Department
"A Commitment to the Future"



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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Mary Enriquez, Court Administrator

DATE: 06/15/2023

SUBJECT: Municipal Court Monthly Report. [Mary Enriquez, Court Administrator]

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

Amount Collected \$ 36,067.80

Defensive Driving	0
Deferred	1
Pre-Trials	6
Bench Trials	0
Scofflaw	\$ 5,101.10

COLLECTIONS 2022	COLLECTIONS 2023
May - \$ 14,978.25	May - \$ 36,067.80

CITATIONS ISSUED 2022	CITATIONS ISSUED 2023
May - 54	May - 122

SCOFFLAW COLLECTIONS 2022	SCOFFLAW COLLECTIONS 2023
May - \$ 823.75	May - \$ 5,101.10

City Marshal - Warrants and Fines Collected - \$ 6,490.00

Warrants - 15

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

Phone calls - 40

Total Warrants Issued - 122



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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Juan Martinez

DATE: 06/19/2023

SUBJECT: Department of Utilities Monthly Report. [Juan Carlos Martinez, Interim Director of Utilities]

Texas Drought Outlook

- 42% of Texas is in a drought (June 1, 2023)
- RGV is Abnormally Dry (No Change In the watershed)
- Falcon and Amistad are @ 30.15%
- STAGE II IS STILL IN FULL EFFECT

System Outlook

- Water Connections – 7,240
- Sewer Connections – 10,133 (3,318 NAWSC)

Water Treatment Facility

- Combined Gallons Treated: 70.187 MG
- Combined Gallons Produced: 70.398 MG

Water Treatment Facility No. 1

- 0.144 MG treated
- 12.490 MG delivered
- 10.257 MG Transferred from WTF No. 2
- 7.25 MG RAW (Reservoir)
- 0.0 MG Backwash
- 0 MG Well

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Water Treatment Facility No. 2

- 70.043 MG Treated
- 57.908 MG Delivered
- 10.257 MG Transferred to WTF No. 1
- 67.43 MG RAW (Reservoir)
- 2.67 MG Backwash

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 – 05
- Breaks – 04
- Taps – 02
- Locates - 15

Water Loss

- Reported – 248,100 gals
- Unreported – 206,000 gals

Hydrants

- Flushed – 40
- Repaired/Replaced – 0
- STAGE II WATER CONSERVATION STILL IN EFFECT

Valves

- Worked – 05
- Repaired/Replaced – 0

Utility Billing

- Work Orders –05

We Continue Our Hydrant and Valve Maintenance
One Vacancy – WD M
Wastewater Treatment Facility

- Treated – 73,880 MG
- Wetland – 2,720 MG
- 380 - Cubic Yards of Sludge Hauled to Landfill

Wastewater Collections

Work orders - 42

- Sewer Main Repaired – 0
- Sewer Backups Reported –19
- Sewer Backups Cleared – 19
- Odor Complaints – 01
- Locates – 17
- Replaced Manhole covers – 05
- Unauthorized Discharges - 0

Administration

Financials

- Administration – 72.16 %
- Water Treatment – 31.02 %
- Distribution: – 47.74%
- Sewer Collection – 36.17 %
- Wastewater Treatment – 42.26 %

Projects

- WTF No. 2 Pending TWDB Budget Approval
- WWTF Rehab Design – 100% Complete (CHC) Pending Constructability Review
- WTF No. 1 Rehab – 100%, Pending Constructability Review
- LS 13 – Construction of Lift Station 13. 25% of Work Completed.
- Alta Vista Subdivision Sanitary Sewer Improvement Plans 100% by TRIMAD Consultants LLC.
- Alta Vista Subdivision Water Line Improvement Plans 100% by TRIMAD Consultants LLC.
- Lift Station #18 Rehabilitation project Completed.

Certification

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

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 27, 2023

Hold a Public Hearing to Obtain Public Comment on the Proposed "Northside" Park Located off of West Sioux Rd and Veterans Blvd, next to the City of San Juan Water Plant, to be Funded in Conjunction with the Texas Parks and Wildlife Local Parks Grant. [Patrick Willingham, Director of Parks and Recreation]

STAFF COMMENTS AND RECOMMENDATIONS:

"It is a public hearing to obtain public comment on the proposed "Northside" park located off of W Sioux Rd and Veterans Blvd, next to the City of San Juan Water Works, to be funded in conjunction with the Texas Parks and Wildlife Local Parks Grant. In order to meet the goals of the San Juan Master Parks Plan, and in compliance with the 2019-2024 Lower Rio Grande Valley (LRGV) Regional Strategic Plan, the city of San Juan is seeking funding to develop and construct a 7.675 acre park in Northeastern San Juan. The city intends to construct a parking lot, recreation center, pool, playground, splash pad, pavilion, open play and exercise area, including a basketball court and two soccer fields, and two walking trails. Due to San Juan's growing population, the park will fill a gap in safe, accessible outdoor recreation for residents in this area of the city, many of whom live below the poverty line. One of the stated goals of the San Juan Parks Master Plan is to expand the park system to provide adequate distribution of park facilities to meet residents' needs citywide, including the specific goal of developing a park in the northeast area of the city, where this project will be located."

RECOMMENDATION:

Staff recommends approval of this item.

PREPARED BY:

Patrick Willingham,
Director of Parks and
Recreation

APPROVED BY:

Benjamin Arjona, City
Manager

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 27, 2023

Hold a Public Hearing for the Voluntary Annexation Petition of the Proposed Valley Ranch Subdivision No. 5, 6 and 7; *Tract 1*: being a 36.99-acre tract of land out of Lots 14 and 15, Stewarts Addition to the Conway Garden Subdivision and *Tract 2*: being a 3.03-acre tract of land out of Lot 14, Block 27, Alamo Land and Sugar Company's Subdivision, as Requested by Esponjas Development, LTD. [Daniel Tijerina, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The Planning Department is processing a residential subdivision located at the Southeast corner of Stewart and Hall Acres Road. It is the City's policy to annex subdivisions processed and approved within the city's ETJ. On June 13, 2023, the City Commission approved Resolution 2023-20 accepting the petition for voluntary annexation and setting dates and times for public hearings.

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

RECOMMENDATION:

Hold the First Public Hearing for a Voluntary Annexation Petition.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

Hold the First Public Hearing for a Voluntary Annexation Petition.

PETITION FOR ANNEXATION

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

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



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

STATE OF TEXAS §

COUNTY OF HIDALGO §

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

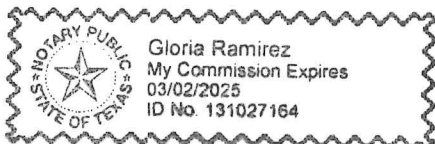
My name is Eduardo Cantu and I am the agent of the majority of the landowners.
There are no residents nor are there any qualified voters in the area to be annexed.

Further affiant saith not.

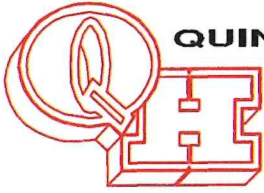


Eduardo Cantu
Esponjas Development, Ltd., a Texas
Limited Partnership

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



Notary Public in Hidalgo County, Texas



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

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

METES AND BOUNDS

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

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

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

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

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

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

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

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

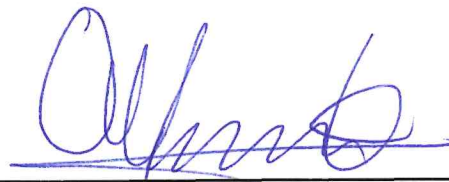
THENCE; WEST, ALONG THE SOUTH LINE OF LOTS 14 AND 15, A DISTANCE OF 1,303.19 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

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

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

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

DATE PREPARED: MAY 16, 2023



ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856





RESOLUTION NO. 2023-20

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS, ACCEPTING PETITION FOR A VOLUNTARY ANNEXATION OF THE VALLEY RANCH SUBDIVISION NO. 5, 6 AND 7; TRACT I - BEING 36.99-ACRE TRACT OF LAND OUT OF LOTS 14 AND 15, STEWARTS ADDITION TO THE CONWAY GARDENS AND TRACT II - BEING A 3.03-ACRE TRACT OF LAND OUT OF LOT 14, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, SETTING THE DATES AND TIMES FOR PUBLIC HEARINGS REGARDING THE PROPOSED ANNEXATION OF THE BELOW MENTIONED PROPERTIES; AND DIRECTING THE PLANNING DEPARTMENT TO PREPARE A PLAN OF SERVICES FOR SAID ANNEXATION.

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

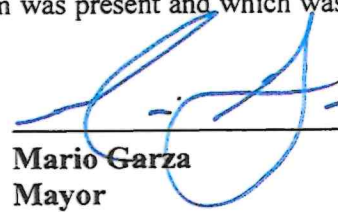
Section 1. The City of San Juan has received a petition from the following property owners for voluntary annexation of properties described in Exhibit "A". The City Commission of the City of San Juan hereby declares its intention to institute proceedings to annex to the City the territory generally described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

Section 2. The City Commission of the City of San Juan hereby calls two (2) public hearings at which time all interested persons shall have the right and opportunity to appear and be heard upon such proposal to annex the territories described above. The first public hearing shall be held in the City Commission Meeting at the San Juan Memorial Library located at 1010 S. Standard Avenue, San Juan, Texas 78589 at 6:00 p.m. on June 27, 2023. The second public hearing shall be held at the City Commission Meeting at San Juan Memorial Library located at 1010 S. Standard Avenue, San Juan, Texas 78589 on July 11, 2023 at 6:00 p.m. The annexation proceeding, of which notice of intention to annex is given by this Resolution, shall be instituted not less than eleven (11) days nor more than twenty (20) days subsequent to such public hearings.

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

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

CONSIDERED, PASSED AND APPROVED on this 13th day of June, 2023 at a meeting of the City Commission of the City of San Juan, at which a quorum was present and which was held in accordance with Chapter 551, Texas Government Code.


Mario Garza
Mayor

Attest: 
Brenda Escalante
City Secretary



**Planning & Zoning Department
VOLUNTARY ANNEXATION SCHEDULE**

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

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 27, 2023

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

STAFF COMMENTS AND RECOMMENDATIONS:

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

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

RECOMMENDATION:

Hold the Second Public Hearing for a Voluntary Annexation Petition.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

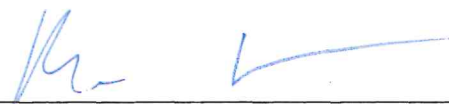
Benjamin Arjona, City
Manager

PETITION FOR ANNEXATION

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

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

Espino's Development LLC



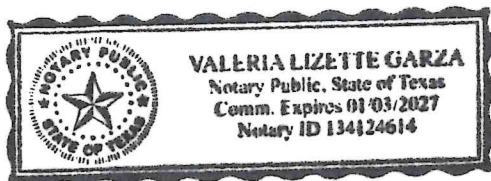
Mario A. Reyna - Authorized Agent

STATE OF TEXAS §

COUNTY OF HIDALGO §

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

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





Notary Public, State of Texas

August 5, 2022

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

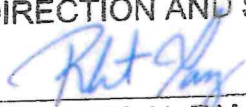
A tract of land containing 33.774 acres situated in the City of San Juan, Hidalgo County, Texas, being all of Lots 34, 37 and 38, San Juan Hacienda Estates, Unit No. 1, according to the plat thereof recorded in Volume 6, Page 35, Hidalgo County Map Records, said 33.774 acres were conveyed to Espino's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

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

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

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

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


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

08/08/2022
DATE:





RESOLUTION NO. 2023-17

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS, ACCEPTING PETITION FOR A VOLUNTARY ANNEXATION OF THE PROPOSED LA CANTERA SUBDIVISION BEING 33.774 ACRE TRACT OF LAND OUT OF LOTS 34, 37, AND 38, SAN JUAN HACIENDA ESTATES UNIT NO. 1 SETTING THE DATES AND TIMES FOR PUBLIC HEARINGS REGARDING THE PROPOSED ANNEXATION OF THE BELOW MENTIONED PROPERTIES; AND DIRECTING THE PLANNING DEPARTMENT TO PREPARE A PLAN OF SERVICES FOR SAID ANNEXATION.

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

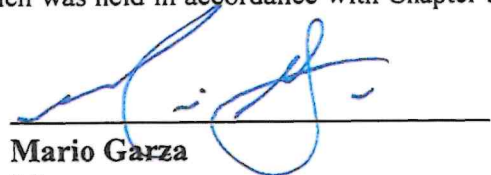
Section 1. The City of San Juan has received a petition from the following property owners for voluntary annexation of properties described in Exhibit "A". The City Commission of the City of San Juan hereby declares its intention to institute proceedings to annex to the City the territory generally described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

Section 2. The City Commission of the City of San Juan hereby calls two (2) public hearings at which time all interested persons shall have the right and opportunity to appear and be heard upon such proposal to annex the territories described above. The first public hearing shall be held in the City Commission Meeting at Amigos de Valle located at 600 W. 1st Street, San Juan, Texas 78589 at 6:00 p.m. on May 9, 2023. The second public hearing shall be held at the City Commission Meeting at San Juan Memorial Library located at 1010 S. Standard Avenue, San Juan, Texas 78589 on May 23, 2023 at 6:00 p.m. The annexation proceeding, of which notice of intention to annex is given by this Resolution, shall be instituted not less than eleven (11) days nor more than twenty (20) days subsequent to such public hearings.

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

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

CONSIDERED, PASSED AND APPROVED on this 25th of April, 2023 at a meeting of the City Commission of the City of San Juan, at which a quorum was present and which was held in accordance with Chapter 551, Texas Government Code.


Mario Garza
Mayor

Attest: 
Brenda Escalante
City Secretary



**Planning & Zoning Department
VOLUNTARY ANNEXATION SCHEDULE**

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

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 27, 2023

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

STAFF COMMENTS AND RECOMMENDATIONS:

Previously, staff provided the following background:

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

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

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

It is noted that on June 20, 2023, the applicant withdraw his rezoning application. (see attachment)

RECOMMENDATION:

Staff recommends denial of the rezoning request.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 05/18/2023
CITY COMMISSION – 06/13/2023
DATE PREPARED – 06/22/2023

PAGE 1

STAFF REPORT
GENERAL INFORMATION

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

EVALUATION AND CONDITIONS FOR APPROVAL

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

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

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

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

ATTACHMENTS:

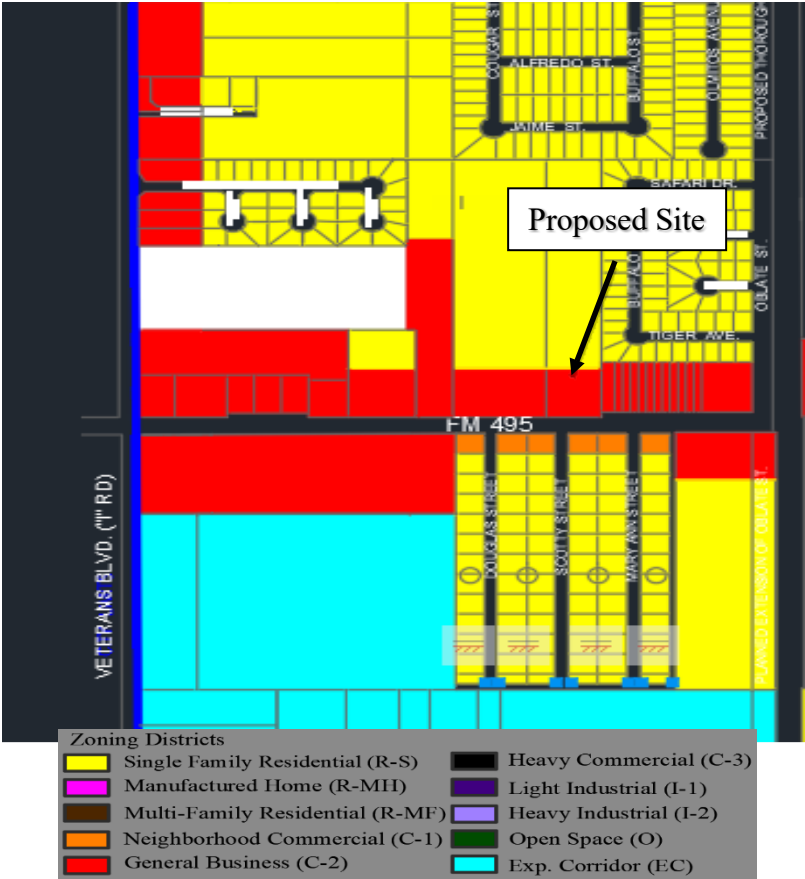
- Proposed Site
- Location Map
- Zoning Map
- Survey of the property
- List of neighboring property owners receiving notice
- Ordinance



Proposed Site



Location Map



Zoning Map



ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING ORDINANCE NO. 98-006 OF THE CITY OF SAN JUAN, TO CHANGE THE ZONING DISTRICT FROM GENERAL BUSINESS DISTRICT (C-2) TO MULTI-FAMILY RESIDENCE DISTRICT (R-MF) OF A PROPERTY LEGALLY DESCRIBED AS 1.21-ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 6, JOHN CLOSER SUBDIVISION, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS:

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

The zoning district of the property legally described as 1.21-acre tract of land out of Lot 11, Block 6, John Clonser Subdivision, shall be changed to General Business District (C-2) and the zoning map shall be amended accordingly.

PASSED and **APPROVED** on first reading on the 27th day of June, 2023.

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

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

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

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY

DOC # 338813 O.R.

S 81°31'00" E
210.16'

EASTWOOD TRACT
DOC # 2978606 O.R.

LOT 11 BLOCK 6
JOHN CLOSNER ET AL

1.21 ACRES

N 08°29'00" E
250.00'

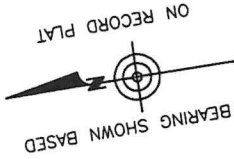
P.O.B.
S.W.C. LOT 13

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

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

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

DEERFIELD ESTATES
VOL. 42 PG 101 M.R.

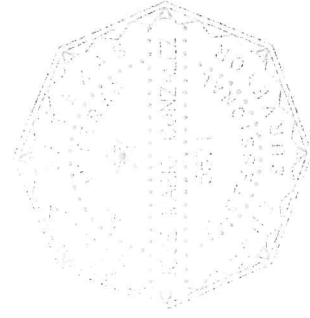


SCALE: 1" = 60'

EXHIBIT SHOWING

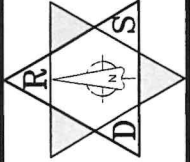
A 1.21 ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 6, JOHN CLOSNER ET AL SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 0 PAGE 4, MAP RECORDS OF HIDALGO COUNTY, TEXAS. (SEE METES AND BOUNDS)

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



04-26-23

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



RIO DELTA SURVEYING

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

JOB NUMBER

RIO 23 125

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RIO-DELTA SURVEYING

24593 FM 88

Monte Alto, Texas 78538

956-380-5154 956-262-0222

TBPLS FIRM # 10013900

Metes and Bounds Description

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

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

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

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

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

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

A plat of even date herewith accompanies this description.

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



04-26-23



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Ibarra, Daniel
501 Tiger Avenue
San Juan, TX 78589

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

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

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

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

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



Monica Gomez <mgomez@sjtx.us>

Rezoning Request

Rafael Mendoza <geotec.construction.llc@gmail.com>

Tue, Jun 20, 2023 at 10:26 PM

To: Daniel Tijerina <dtijerina@sjtx.us>

Cc: Monica Gomez <mgomez@sjtx.us>, Veronica Escobedo <vescobedo@sjtx.us>

Subject: Request for Withdrawal of Rezoning Application (Commercial to Multifamily) and Modification Request for Rezoning (Residential to Multifamily Residential)

I hope this email finds you well. I am writing to discuss the rezoning application currently under consideration. I would like to request the withdrawal of the rezoning application for the commercial-to-multi family rezoning (front part), while simultaneously moving forward with the request for the rezoning of the back part of the property from residential to multifamily residential.

Our organization strongly believes that this modified approach will better serve the community by optimizing land usage and providing increased housing options. We have conducted extensive research and market studies, indicating a growing demand for multifamily residential developments in the area, which aligns with our proposed modification request.

Furthermore, we are committed to engaging with the local community to ensure that their concerns and feedback are heard and incorporated into our development plans. We understand the importance of maintaining a harmonious relationship with the neighborhood and will actively work towards addressing any potential issues or challenges that may arise during the rezoning process.

Thank you for your attention to this matter. We look forward to your response and the opportunity to discuss our modified rezoning request further. Please do not hesitate to contact me at 956-354-5298 if you require any additional information or if there is a need for a personal meeting to address any concerns.

Best regards,

Rafael Mendoza
956-354-5298

[Quoted text hidden]

--

Rafael Mendoza
Ph: (956) 354-5298 & (956) 776-5358



"Commit to the Lord whatever you do, and your plans will succeed." - Proverbs 16:3

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 27, 2023

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

STAFF COMMENTS AND RECOMMENDATIONS:

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

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

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

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

RECOMMENDATION:

Staff recommends approval of the rezoning request.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 05/18/2023
CITY COMMISSION – 06/27/2023
DATE PREPARED – 06/22/2023

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF)
APPLICANT:	Rafael Mendoza on behalf of Iris Elizabeth Rojas
SURVEYOR/ENGINEER:	Rio Delta Surveying
LEGAL:	Being a 4.87-acre tract of land, out of Lot 11, Block 6, John Closner Subdivision
LOCATION:	The property is located approximately 600 feet West of Oblate Street, along the North side of FM 495
EXISTING ZONING:	Single-Family Residence District (R-S)
EXISTING LAND USE/ ADJACENT ZONING:	<u>North</u> – Residential; Single-Family Residence District (R-S) <u>South</u> – Vacant; General Business District (C-2) <u>East</u> – Residential; Single-Family Residence District (R-S) <u>West</u> – Residence; Single-Family Residence District (R-S)
ACCESS AND CIRCULATION:	The property has access along FM 495
PUBLIC SERVICES:	Water and sewer services are provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval of the rezoning request.

EVALUATION AND CONDITIONS FOR APPROVAL

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

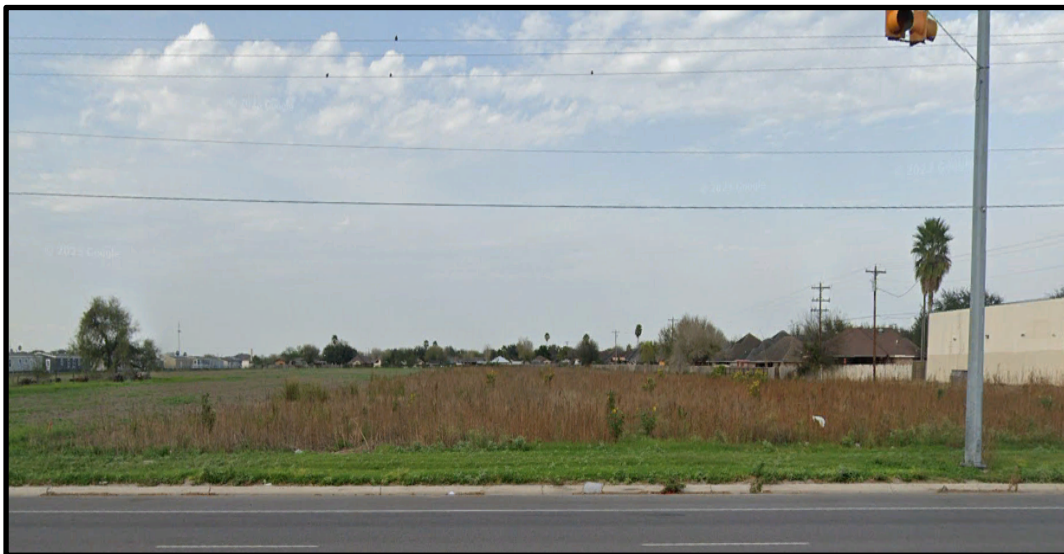
Mr. Mendoza is applying for a rezoning of the back part of the property, from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF). The property is 210.16 feet by 1,010.00 feet total (4.87 acres).

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

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

ATTACHMENTS:

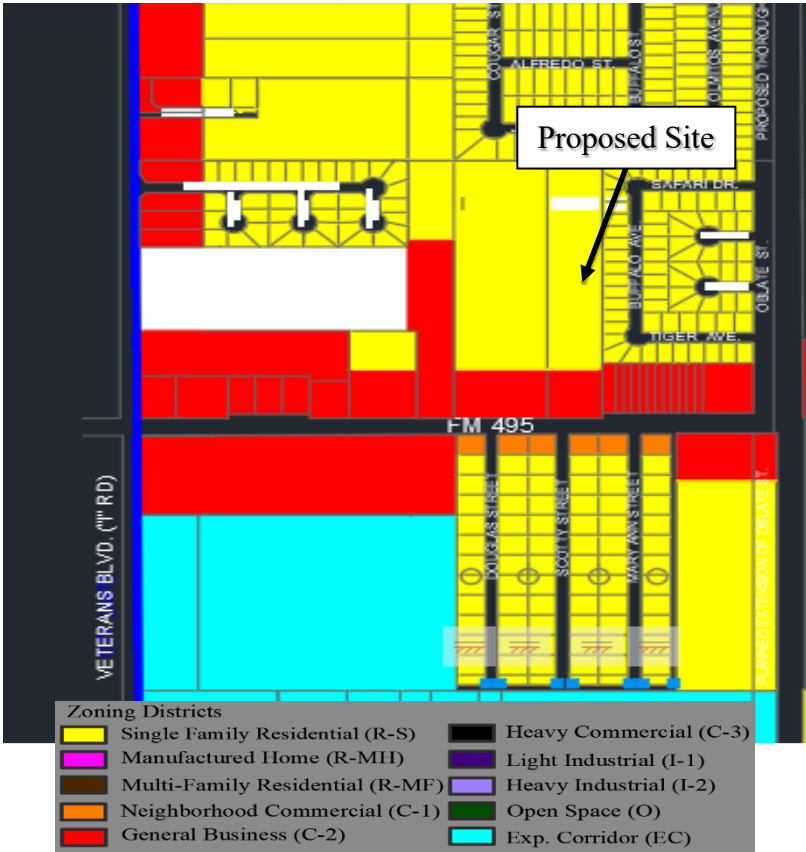
- Proposed Site
- Location Map
- Zoning Map
- Survey of the property
- List of neighboring property owners receiving notice
- Ordinance



Proposed Site



Location Map



Zoning Map



ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING ORDINANCE NO. 98-006 OF THE CITY OF SAN JUAN, TO CHANGE THE ZONING DISTRICT FROM SINGLE-FAMILY RESIDENCE DISTRICT (R-S) TO MULTI-FAMILY RESIDENCE DISTRICT (R-MF) OF A PROPERTY LEGALLY DESCRIBED AS 4.87-ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 6, JOHN CLOSER SUBDIVISION, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS:

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

The zoning district of the property legally described as 4.87-acre tract of land out of Lot 11, Block 6, John Clonser Subdivision, shall be changed to General Business District (C-2) and the zoning map shall be amended accordingly.

PASSED and **APPROVED** on first reading on the 27th day of June, 2023.

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

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

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

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY

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

S 81°31'00" E
210.16'

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

1010.00'

1010.00'

EASTWOOD TRACT
DOC # 2978606 O.R.

LOT 11 BLOCK 6
JOHN CLOSNER ET AL

4.87 ACRES

DEERFIELD ESTATES
VOL. 42 PG 101 M.R.

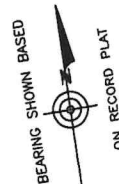
N 08°29'00" E

S 08°29'00" W

210.16'
N 81°31'00" W

DOC # 3388813 O.R.

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



SCALE: 1" = 100'

EXHIBIT SHOWING

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

NOTE:

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

04-26-23

JOB NUMBER

RIO 23 125B

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Page 50

RIO DELTA SURVEYING

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

RIO-DELTA SURVEYING

24593 FM 88

Monte Alto, Texas 78538

956-380-5154 956-262-0222

TBPLS FIRM # 10013900

Metes and Bounds Description

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

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

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

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

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

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

A plat of even date herewith accompanies this description.

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



04-26-23

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

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

Rojas, Iris Elizabeth
2542 Deer Trail
Brownsville, Tx 78521

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

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

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

Pena, Javier
607 Jaime Street
San Juan, Texas 78589

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

Tijerina, Isaias
601 Jaime Street
San Juan, Texas 78589

Banda Alvaro Javier
505 Jaime Street
San Juan, Texas 78589

Martinez, Norma
501 Jaime Street
San Juan, Texas 78589

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

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

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

Cazares, Florinda
502 Jaime Street
San Juan, Texas 78589

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

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

Nomi Properties LLC
31926 Spinnaker Run
Magnolia, Texas 77354

Cisneros, Erasmo
502 Safari Dr
San Juan, Texas 78589

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

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

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

Ybanez Diana Rosa
1906 Buffalo Ave
San Juan, Texas 78589

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

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

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

Hawks, Laura
1812 Buffalo Ave
San Juan, Texas 78589

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

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

Ibarra, Daniel
501 Tiger Dr
San Juan, Texas 78589

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

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 27, 2023

Hold a Public Hearing and Consider an Ordinance for a Rezoning Request from Manufacture Home District (R-MH) to a Multi-Family Residence District (R-MF) of a 54.72-acre tract of land out of Lot 1, Block 47, Alamo Land and Sugar Company's Subdivision, located at the Southeast corner of Owassa and Raul Longoria Road, as Requested by Mario Salinas. [Daniel Tijerina, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

Mr. Salinas is applying for a rezoning from the Manufactured Home District (R-MH) to a Multi-Family Residence District (R-MF) of a 54.72-acre located at the southwest corner of Owassa and Raul Longoria Road.

The surrounding properties consist of commercial and residential uses along Owassa Road.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to forty-nine (49) 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 – 06/15/2023
CITY COMMISSION – 06/27/2023
DATE PREPARED – 06/22/2023

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Rezoning Request from Manufactured Home District (R-MH) to Multi-Family Residence District (R-MF).
APPLICANT:	Mario Salinas
SURVEYOR/ENGINEER:	Salinas Engineering & Associates
LEGAL:	Being a 54.72-acre tract of land out of Lot 1, Block 47, Alamo Land and Sugar Company Subdivision.
LOCATION:	The property is located at the Southeast corner of Owassa and Raul Longoria Road.
EXISTING ZONING:	Manufactured Home District (R-MH)
EXISTING LAND USE/ ADJACENT ZONING:	<i>North</i> – Outside City Limits <i>South</i> – Residential; Single-Family Residence District (R-S) <i>East</i> – Agriculture; Light Industrial District (L-1) <i>West</i> – Vacant; General Business District (C-2)
ACCESS AND CIRCULATION:	This property has access along Owassa Road.
PUBLIC SERVICES:	Water service is provided by North Alamo Water Supply Corporation and sewer by the City of San Juan.
RECOMMENDATION:	Staff recommends approval.

EVALUATION AND CONDITIONS FOR APPROVAL

Mr. Salinas is applying for a rezoning from Manufactured Home District (R-MH) to Multi-Family Residence District (R-MF) of a 54.72-acre located at the Southeast corner of Owassa and Raul Longoria Road.

The surrounding properties consist of commercial and residential uses along Owassa Road.

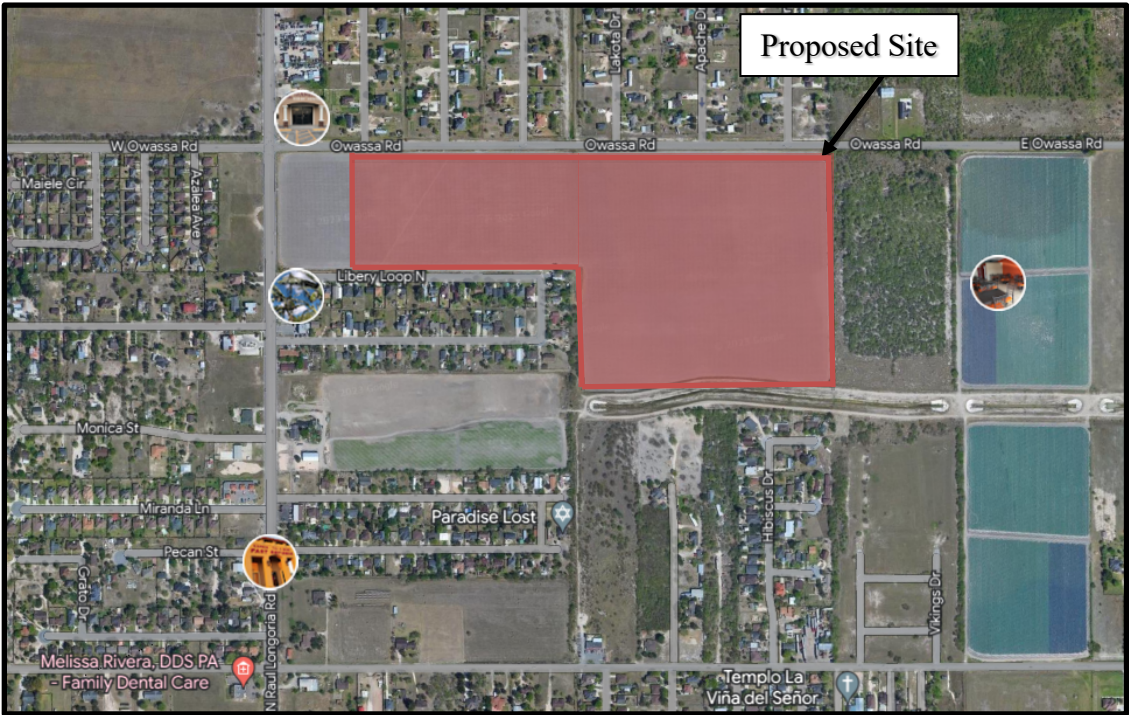
Staff mailed a notice of the public hearing before the Planning and Zoning Commission to forty-nine (49) property owners within a two hundred (200) foot radius and received no comments in favor or against the request.

ATTACHMENTS:

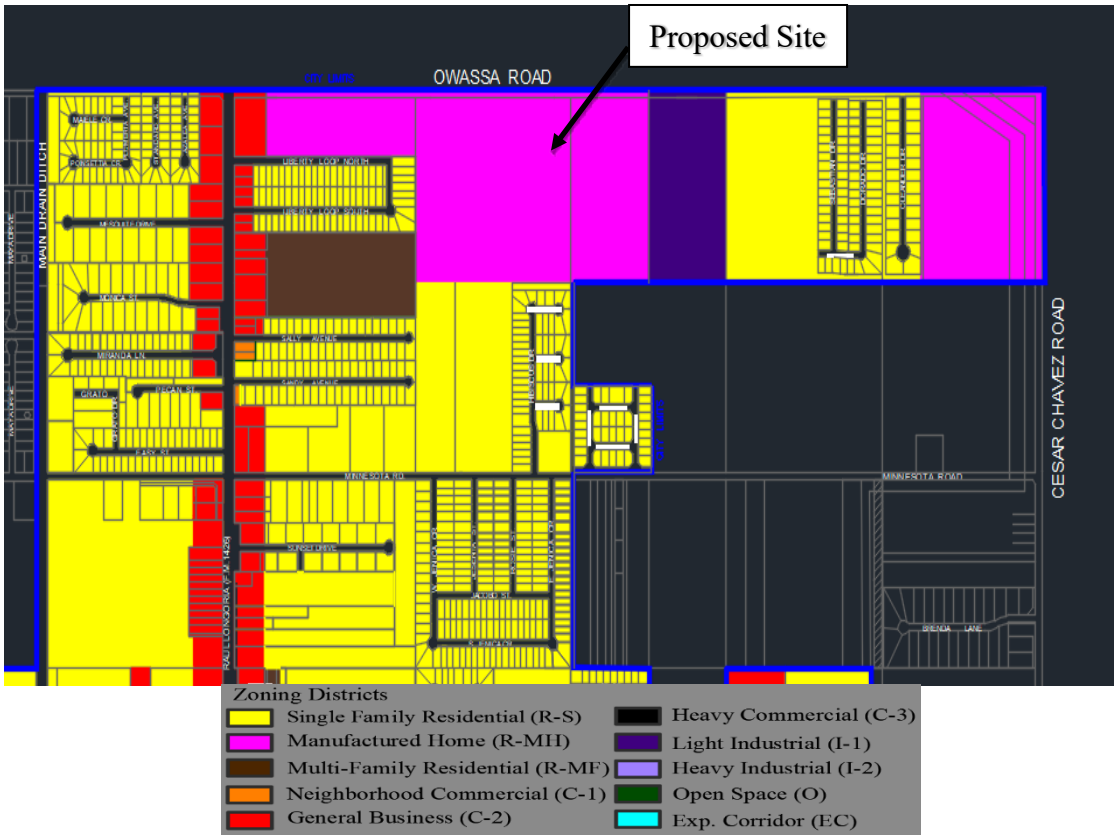
- Proposed Site
- Location Map
- Zoning Map
- Survey of the property
- List of neighboring property owners receiving notice
- Ordinance



Proposed Site



Location Map



Zoning Map



ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING ORDINANCE NO. 98-006 OF THE CITY OF SAN JUAN, TO CHANGE THE ZONING DISTRICT FROM MANUFACTURE HOME DISTRICT (R-MH) TO MULTI-FAMILY RESIDENTIAL DISTRICT (R-MF) OF A PROPERTY LEGALLY DESCRIBED AS 54.72-ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 47, ALAMO LAND AND SUGAR COMPANY SUBDIVISION BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS:

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

The zoning district of the property legally described as 54.72-acre tract of land out of Lot 1, Block 47, Alamo Land and Sugar Company Subdivision shall be changed to Multi-Family Residence District (R-MF) and the zoning map shall be amended accordingly.

PASSED and **APPROVED** on first reading on the 27th day of June, 2023.

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

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

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

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 27, 2023

Consider Appointment of One (1) Board Member to the San Juan Noche de Paz Pageant Board.
[Brenda Escalante, City Secretary]

STAFF COMMENTS AND RECOMMENDATIONS:

The San Juan Noche de Paz Pageant Board was given five (5) new members during the City Commission meeting of May 31, 2023. Staff is currently recommending the nomination of one (1) new member to take the place of recently appointed Rachel Molina, who turned down the position.

RECOMMENDATION:

Approved as recommended by the City Commission.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Benjamin Arjona, City
Manager

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 27, 2023

Consider Removal and Appointment of Board Members to the San Juan Housing Authority Board. [Brenda Escalante, City Secretary]

STAFF COMMENTS AND RECOMMENDATIONS:

The Housing Authority Board consists of five (5) members serving for two (2) years staggered terms. As per the Housing Authority Bylaws if absent more than three (3) consecutive times the individual shall automatically be dropped from membership.

RECOMMENDATION:

Consider Appointment/Removal from the Housing Authority Board.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Benjamin Arjona, City
Manager

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 27, 2023

Preliminary and Final Plat Approval of the Valley Ranch Subdivision No. 5, being a 7.51-acre tract of land out of Lot 14, Stewarts Addition, located at the Southeast corner of Stewart and Hall Acres Road, as Requested by Quintanilla, Headley and Associates, Inc. [Daniel Tijerina, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The developer is proposing to subdivide 7.51-acre tract of land located at the Southeast corner of Stewart and Hall Acres Road. He is proposing a six (6) residential lot subdivision. The subdivision is located in a flood zone “B”- areas between limits of the 100-year and 500-year, according to the FEMA Map.

It is noted, that part of the property is located outside the city limits of San Juan and a voluntary annexation petition was submitted by the property owner.

Water service will be provided by the Military Highway Water Supply Corporation. Sewer service 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.

RECOMMENDATION:

Staff recommends approval.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 06/15/2023
CITY COMMISSION – 06/27/2023
DATE PREPARED – 06/22/2023

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Preliminary and Final Plat Approval of the Valley Ranch Subdivision No. 5
APPLICANT:	Esponjas Development, LTD.
AGENT:	Quintanilla, Headley & Associates, Inc.
LEGAL:	A 7.51-acre tract of land out of Lot 14, Stewart's Addition to the Conway Gardens.
LOCATION:	The property is located at the Southeast corner of Stewart and Hall Acres Road.
EXISTING LAND USE/ ADJACENT ZONING:	<i>North</i> – Agriculture; Single- Family Residence District (R-S) <i>South</i> – Agriculture; Single-Family Residence District (R-S) <i>East</i> – Agriculture; Outside City Limits <i>West</i> – Agriculture; Single-Family Residence District (R-S)
ACCESS AND CIRCULATION:	The property has access along Stewart and Hall Acres Road.
PUBLIC SERVICES:	Water services will be provided by the Military Highway Water Supply Corporation (MHWSC); sewer from the City of San Juan.
RECOMMENDATION:	Staff recommends approval.

EVALUATION AND CONDITIONS FOR APPROVAL

The developer is proposing to subdivide 7.51-acre tract of land located at the Southeast corner of Stewart and Hall Acres Road. He is proposing a six (6) residential lot subdivision. The subdivision is located in a flood zone “B”- areas between limits of the 100-year and 500-year, according to the FEMA Map.

It is noted, that part of the property is located outside the city limits of San Juan and a voluntary annexation petition was submitted by the property owner.

Water service will be provided by the Military Highway Water Supply Corporation. Sewer service 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.

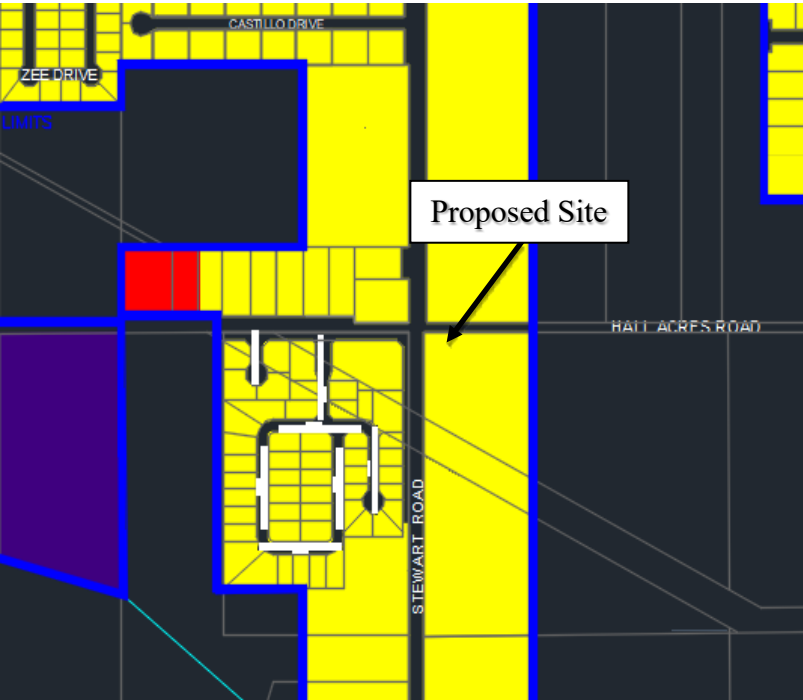
ATTACHMENTS: Aerial Photo
 Zoning Map
 Comments from City of San Juan, Fire and Utilities Department
 Subdivision Plat



Proposed Site



Proposed Site



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)

Zoning Map

VALLEY RANCH SUBDIVISION
No. 5

A 7.51 ACRE TRACT OF LAND OUT OF LOT 14, STEWARTS ADDITION SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 21, PAGE 514, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3368808, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 7.51 ACRE TRACT OF LAND OUT OF LOT 14, STEWARTS ADDITION SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 21, PAGE 514, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3368808, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A COTTON PICKER SPINDLE SET AT THE INTERSECTION OF THE CENTERLINES OF STEWART ROAD (F.M. 1426) AND HALL ACRES ROAD FOR THE NORTHWEST CORNER OF LOT 14 AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE: EAST, ALONG THE NORTH LINE OF LOT 14 AND THE CENTERLINE OF HALL ACRES ROAD, A DISTANCE OF 972.79 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE: SOUTH, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 20.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF HALL ACRES ROAD, A TOTAL DISTANCE OF 320.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: WEST, A DISTANCE OF 130.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: SOUTH, A DISTANCE OF 20.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: WEST, A DISTANCE OF 760.41 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 61°44'47" W, A DISTANCE OF 25.41 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: WEST, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 30.00 FEET FOR THE EAST RIGHT OF WAY LINE OF STEWART ROAD (F.M. 1426), A TOTAL DISTANCE OF 60.00 FEET TO A COTTON PICKER SPINDLE SET ON THE WEST LINE OF LOT 14 AND IN THE CENTERLINE OF STEWART ROAD (F.M. 1426) FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: NORTH, ALONG THE WEST LINE OF LOT 14 AND THE CENTERLINE OF STEWART ROAD (F.M. 1426), A DISTANCE OF 327.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.51 ACRES OF LAND MORE OR LESS.

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

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED 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.



ALFONSO QUINTANILLA
R.P.L.S. No. 5856

MARCH 2, 2023
DATE

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "B"
AREAS BETWEEN LIMITS OF THE 100-YEAR AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE (1) SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)
COMMUNITY-PANEL NUMBER 480334 0425 C
MAP REVISED- NOVEMBER 16, 1982
- MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE THE TOP OF CENTERLINE OF STREET AT CENTER OF LOT.
- LEGEND: ● - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- MINIMUM BUILDING SETBACK LINES:
FRONT 20.00'
REAR 20.00'
CORNER 10.00'
SIDE 6.00'
GARAGE 20.00'
OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- DRAINAGE DETENTION REQUIRED FOR THE VALLEY RANCH SUBDIVISION NO. 5 IS 15,882.84 C.F. (0.38 ACRE-Feet), AS PER APPROVED DRAINAGE REPORT, DETENTION FOR ALL LOTS IS BEING PROVIDED BY THE DETENTION AREA EXCAVATION BUILT DURING THE SUBDIVISION CONSTRUCTION LOCATED EAST OF THIS SUBDIVISION.
LOT 95 = 2,825.04 C.F.
LOTS 96-100 = 2,851.56 C.F.
- BENCH MARK = 109.59 ELEV.
TOP OF SANITARY SEWER MANHOLE LOCATED ON THE NORTH SIDE OF LOT 96 OF THIS SUBDIVISION. NAVD. 88 DATUM.
- A 4.00 FOOT SIDEWALK WILL BE REQUIRED TO BE CONSTRUCTED ON BOTH SIDES OF INTERIOR STREETS AT BUILDING PERMIT STAGE.
A 5.00 FOOT SIDEWALK WITH ADA RAMP ALONG THE NORTH SIDE OF HALL ACRES ROAD WILL BE CONSTRUCTED DURING SUBDIVISION CONSTRUCTION.
- SANITARY SEWER IS PROVIDED BY CITY OF SAN JUAN FOR THIS SUBDIVISION.
- THE HOMEOWNERS' ASSOCIATION MUST COLLECT DUES TO MAINTAIN SAID PRIVATE STREETS, STREET SIGNS, LANDSCAPE IMPROVEMENTS IN COMMON AREAS, STREET LIGHTS, ELECTRIC BILL, AND OTHER AMENITIES IMPROVEMENTS FOR THIS SUBDIVISION AND ALONG HALL ACRES ROAD.
- THE OWNERS OF LOTS SERVED BY THE PRIVATE ACCESS, ALLEYS AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE ACCESS, ALLEYS AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENT ENTITY FOR GOVERNMENTAL PURPOSES, AND TO RELEASE, INDEMNIFY DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF THE PRIVATE ACCESS, ALLEYS OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF SIGNS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF SAN JUAN.
- E.E. DENOTES ELECTRICAL EASEMENT.
U.E. DENOTES UTILITY EASEMENT.
- FIRE HYDRANTS ON M.H.W.S.C. WATERLINES ARE FOR FILLING PURPOSES. THE PRESENCE OF THE FIRE HYDRANTS DOES NOT GUARANTEE THAT THEY WILL FUNCTION PROPERLY DURING A FIRE, AND THE ENGINEER DOES NOT WARRANT OR IMPLY THAT THEY WILL.

CERTIFICATION OF POTABLE WATER SUPPLY

THIS PLAT, VALLEY RANCH SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE MILITARY HIGHWAY WATER SUPPLY CORPORATION AND IS HEREBY APPROVED BY SUCH CORPORATION AND WE HEREBY CERTIFY THAT PROPER WATER IS AVAILABLE UPON REQUEST.

DATE THIS ____ DAY OF _____, 20____.

APPROVED BY: _____
MANAGER

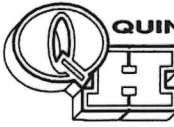
APPROVED BY DRAINAGE DISTRICT:

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

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

DATE



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS VALLEY RANCH SUBDIVISION NO. 5 DO HEREBY GRANT AN EASEMENT TO THE CITY OF SAN JUAN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY: THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF SAN JUAN, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF SAN JUAN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN FURTHER OF THEIR OFFICIAL DUTIES.

THE OWNERS OF LOTS SERVED BY THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENT ENTITY FOR GOVERNMENTAL PURPOSES, AND TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF PRIVATE STREETS, ALLEYS, OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE RESPONSIBILITY OF THE CITY OF SAN JUAN.

ESPOJAS DEVELOPMENT, LTD.
EDUARDO CANTU, MEMBER
2912 S JACKSON ROAD
MCALLEN, TX 78503

DATE

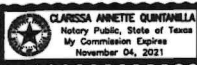
STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared

EDUARDO CANTU, MEMBER OF ESPOJAS DEVELOPMENT, LTD.

proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this ____ day of _____, 20____.



CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

HIDALGO COUNTY IRRIGATION DISTRICT No. 2
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.

ATTEST:

PRESIDENT

SECRETARY

CITY OF SAN JUAN
PLANNING & ZONING COMMISSION

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

DATE _____ CHAIRMAN PLANNING COMMISSION

CITY OF SAN JUAN
MAYOR CERTIFICATION

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.

CITY SECRETARY

MAYOR

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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



MARCO A. GONZALEZ
P.E. No. 120016
5-15-23
DATE



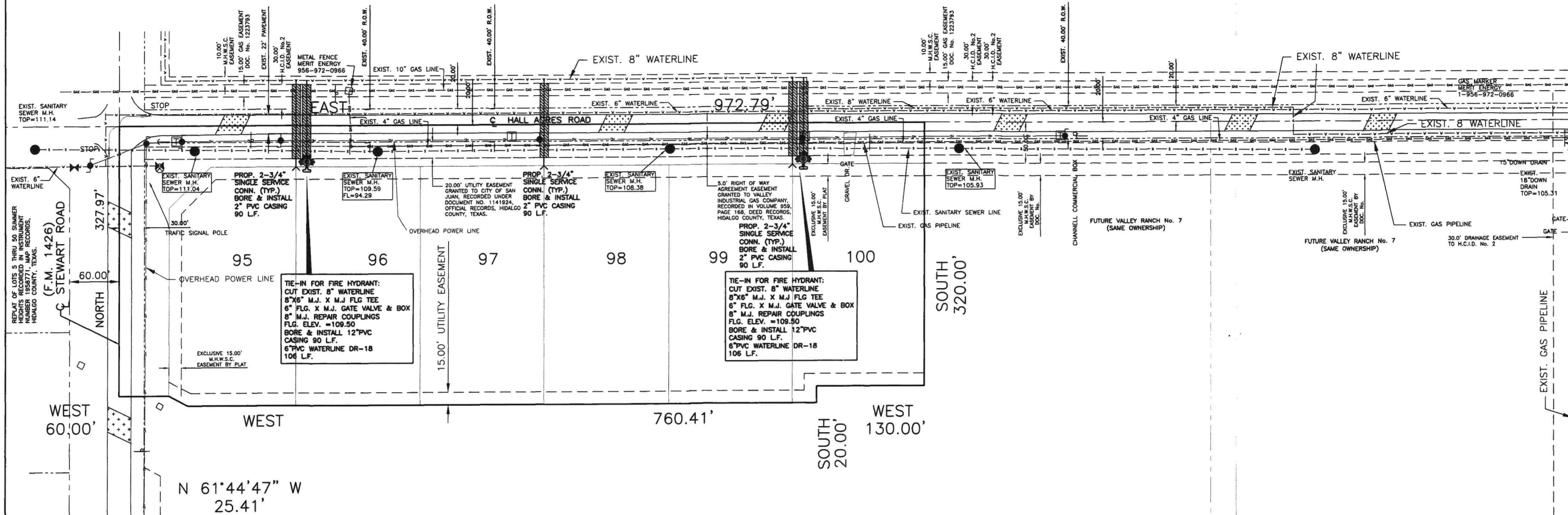
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



LEGEND

- = FIRE HYDRANT
- = GUY WIRE
- ⚡ = POWER POLE
- ✉ = MAILBOX
- ⊠ = WATER METER
- ⊕ = WATER VALVE
- = SIGN
- ⚡ = SERVICE POLE
- ☐ = TEL BOX
- ☐ = ELECT BOX
- ⊕ = GAS METER
- ⊕ = GAS MARKER
- △ = GAS VALVE
- = TRANSMISSION POLE
- ⊠ = TRAFFIC CONTROL POLE
- ⊠ = GAS SERVICE

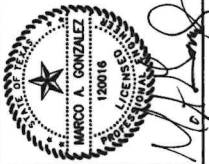
M.H.W.S.C. NOTES:

- 1.- FIRE HYDRANTS 2.0' FROM PROPERTY CORNER.
- 2.- WATERLINE TO HAVE 3.5' MINIMUM COVER.
- 3.- METER BOXES 1.0' INSIDE LOT.

DATE PREPARED	4-13-2022	DATE CHECKED	4-13-2022
DATE REVISION		DATE REVISION	
DATE APPROVED		DATE APPROVED	

JOB NO.	4-13-2022
DATE	
REVISION	1"=60'
SCALE	ALEX G.
DRAWN BY	
SHEET	

**VALLEY RANCH
SUBDIVISION No. 5
WATER DISTRIBUTION
SYSTEM**

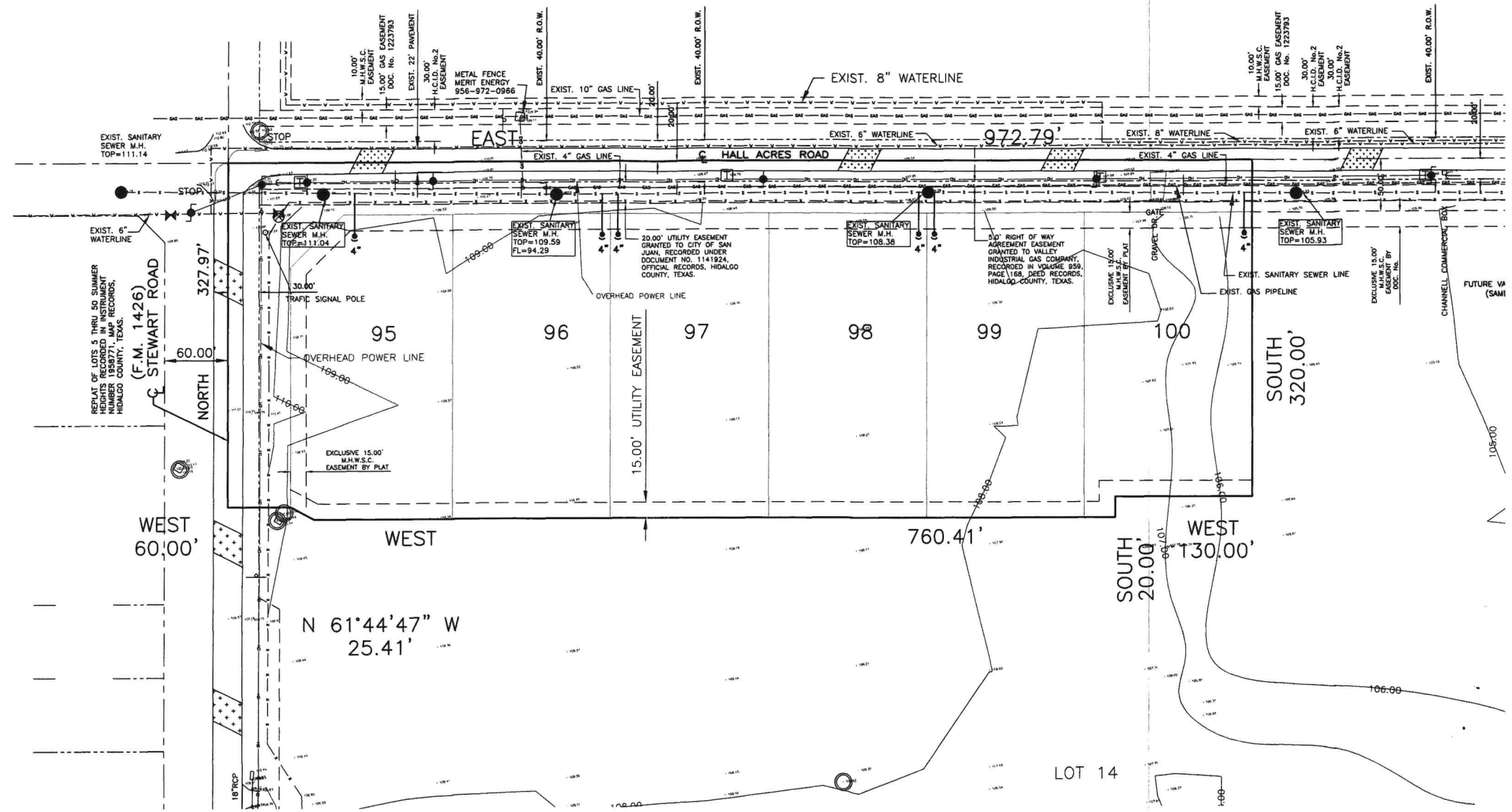


QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
LAND SURVEYORS
 CONSULTING ENGINEERS
 124 E. STUBBS ST.
 EDINBURG, TEXAS 78539
 PHONE 956-381-6480
 FAX 956-381-0927
 ALFONSO@QHA-ENG.COM
 ENGINEERING REGISTRATION NUMBER F-1513
 SURVEYING REGISTRATION NUMBER 00411-00



SCALE 1" = 60'

- LEGEND**
- ⊕ = FIRE HYDRANT
 - = GUY WIRE
 - ⚡ = POWER POLE
 - Ⓜ = MAILBOX
 - Ⓢ = WATER METER
 - Ⓢ = WATER VALVE
 - = SIGN
 - = SERVICE POLE
 - ☐ = TEL BOX
 - ☐ = ELECT BOX
 - ⊕ = GAS METER
 - ⊕ = GAS MARKER
 - △ = GAS VALVE
 - = TRANSMISSION POLE
 - ⊗ = TRAFFIC CONTROL BOX
 - ⊗ = GAS SERVICE
 - = EXIST. SAN. SEWER MANHOLE
 - = PROP. SAN. SEWER MANHOLE



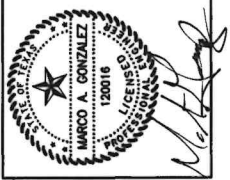
ALL SANITARY SEWERS SHALL BE DESIGNED IN CONFORMANCE WITH THE MOST CURRENT REVISION OF TCEQ'S DESIGN CRITERIA FOR SEWERAGE SYSTEMS (30 TAC CHAPTER 217) AND THE CITY OF SAN JUAN STANDARDS. THE MOST STRINGENT REQUIREMENTS SHALL APPLY WHERE THE STANDARDS CONFLICT.

- NOTE:**
- 1.- MANHOLE COVERS MUST BE COMPOSITE
 - 2.- FIBER GLASS MANHOLES MUST MEET OR EXCEED ALL ASTM STANDARDS AND H20 RATING
 - 3.- SANITARY SEWER SERVICE TO BE STAMPED ALONG THE CURB WITH AN "S"
 - 4.- 1" PVC CONDUIT MARKING LOCATION OF SEWER SERVICE (24" ABOVE FINAL GRADE & PAINTED GREEN)-SEE SEWER SERVICE DETAIL
 - 5.- 3M ELECTRONIC MARKER SYSTEM (EMS) BALL MARKERS (3M-ID) IS REQUIRED (SPACING MAX 250')
 - 6.- HDPE ADJUSTMENT RINGS ARE NOT ALLOWED UNDER PAVED STREET
 - 7.- STRIKE I&I BARRIER ON ALL MANHOLES
 - 8.- ALL SANITARY SEWER MANHOLES MUST BE PREMANUFACTURED FIBERGLASS TO INCLUDE BOTTOM BASE.
 - 9.- EVERY SEWER SERVICE MUST HAVE A 2 WAY CLEAN OUT AT PROPERTY LINE.
 - 10.- SANITARY SEWER LINES MUST BE SDR26 JM EAGLE OR APPROVED EQUAL

DATE PREPARED	4-13-2022	PREPARED BY	ALEX G.	CHECKED BY		APPROVED BY	
DATE REVISED		REVISED BY		CHECKED BY		APPROVED BY	

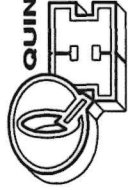
JOB NO.	4-13-2022
DATE	
REVISION	1"=60'
SCALE	ALEX G.
DRAWN BY	
SHEET	

VALLEY RANCH
SUBDIVISION No. 5
SANITARY SEWER
COLLECTION SYSTEM



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

LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM



AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 27, 2023

Preliminary and Final Plat Approval of the Valley Ranch Subdivision No. 6, being a 21.07-acre tract of land out of Lot 14, Stewarts Addition, located at the Southeast corner of Stewart and Hall Acres Road, as Requested by Quintanilla, Headley and Associates, Inc. [Daniel Tijerina, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The developer is proposing to subdivide 21.07-acre tract of land located at the Southeast corner of Stewart and Hall Acres Road. He is proposing a sixty-seven (67) lot subdivision with entrance/exit along Hall Acres Road. The subdivision is located in a flood zone “B”- areas between the limits of the 100-year and 500-year, according to the FEMA Map.

It is noted, that property is located outside the city limits of San Juan and a voluntary annexation petition was submitted by the property owner.

Water service will be provided by the Military Highway Water Supply Corporation. Sewer service 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.

RECOMMENDATION:

Staff recommends approval.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 06/15/2023
CITY COMMISSION – 06/27/2023
DATE PREPARED – 06/22/2023

PAGE 1

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GENERAL INFORMATION

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AGENT:	Quintanilla, Headley & Associates, Inc.
LEGAL:	A 21.07-acre tract of land out of Lot 14, Stewart's Addition to the Conway Gardens.
LOCATION:	The property is located Southeast corner of Stewart and Hall Acres Road
EXISTING LAND USE/ ADJACENT ZONING:	<i>North</i> – Agriculture; Single- Family Residence District (R-S) <i>South</i> – Agriculture: Outside City Limits <i>East</i> – Agriculture; Outside City Limits <i>West</i> – Agriculture: Single-Family Residence District (R-S)
ACCESS AND CIRCULATION:	The property has access along Stewart and Hall Acres Road.
PUBLIC SERVICES:	Water services will be provided by the Military Highway Water Supply Corporation (MHWSC); sewer from the City of San Juan.
RECOMMENDATION:	Staff recommends approval

EVALUATION AND CONDITIONS FOR APPROVAL

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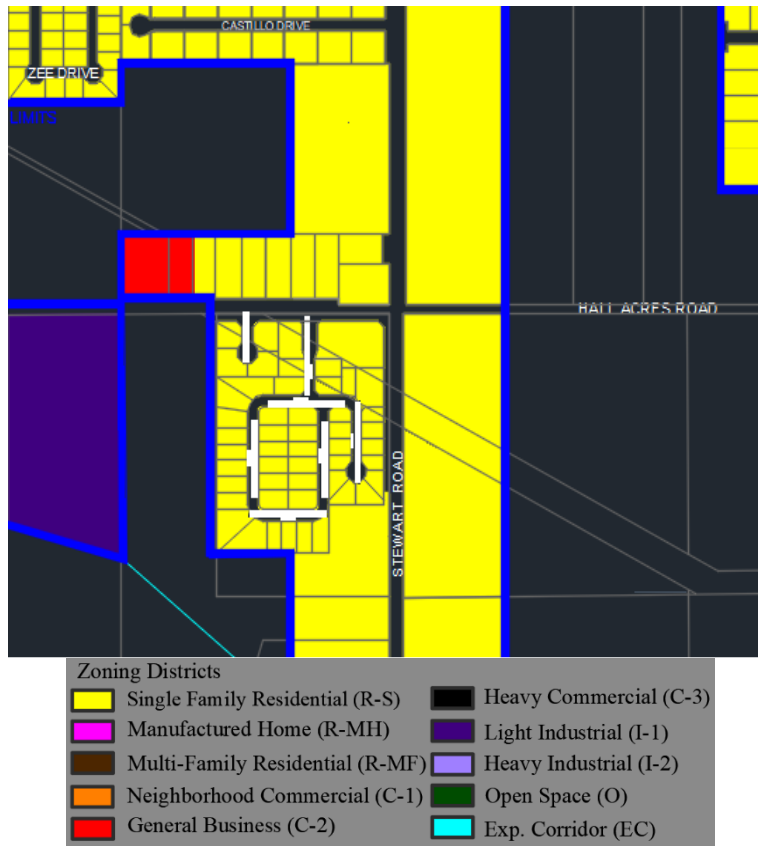
ATTACHMENTS: Aerial Photo
 Zoning Map
 Comments from City of San Juan, Fire and Utilities Department
 Subdivision Plat



Proposed Site



Proposed Site



Zoning Map

A 21.07 ACRE TRACT OF LAND OUT OF LOT 14, STEWARTS ADDITION
SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP
THEREOF RECORDED IN VOLUME 21, PAGE 514, MAP RECORDS HIDALGO
COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER
COUNTY CLERK'S DOCUMENT NUMBER 3368808, OFFICIAL RECORDS,
HIDALGO COUNTY, TEXAS.

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS VALLEY RANCH SUBDIVISION No. 6 DO HEREBY GRANT AN EASEMENT TO THE CITY OF SAN JUAN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF SAN JUAN, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY ON SAN JUAN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.

THE OWNERS OF LOTS SERVED BY THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENT ENTITY FOR GOVERNMENTAL PURPOSES, AND TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF PRIVATE STREETS, ALLEYS, OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE RESPONSIBILITY OF THE CITY OF SAN JUAN.

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, the undersigned notary public, on this day personally appeared

OR
EDUARDO CANTU, MEMBER OF ESPONJAS DEVELOPMENT, LTD.

proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 20__.



CLARISSA ANNETTE QUINTANILLA
 Notary Public, State of Texas
 My Commission Expires
 November 04, 2021

CLARISSA ANNETTE QUINTANILLA- NOTARY PUBLIC

HIDALGO COUNTY IRRIGATION DISTRICT No. 2
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.

ATTEST: _____

_____ PRESIDENT	_____ SECRETARY
--------------------	--------------------

CITY OF SAN JUAN
PLANNING & ZONING COMMISSION

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

DATE _____ CHAIRMAN PLANNING COMMISSION _____

CITY OF SAN JUAN
MAYOR CERTIFICATION

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.

CITY SECRETARY

MAYOR

DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

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



5-5-23
 DATE

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

DATE OF PREPARATION: MARCH 2, 2023			
F:\DATA\SUBDIVS\SAN JUAN\VALLEY RANCH SUBDIVISION No. 6\PLAT			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
MARCH 2, 2023	MC		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

CERTIFICATION OF POTABLE WATER SUPPLY

THIS PLAT, VALLEY RANCH SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE MILITARY HIGHWAY WATER SUPPLY CORPORATION AND IS HEREBY APPROVED BY SUCH CORPORATION AND WE HEREBY CERTIFY THAT PROPER WATER IS AVAILABLE UPON REQUEST.

DATE THIS _____ DAY OF _____, 20____,

APPROVED BY: _____
MANAGER

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

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

DATE _____

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSOQ@QHA-ENG.COM

AREA TABLE			LINE DATA TABLE		
LOT	AREA (S.F)	AREA (AC.)	DATA	BEARING	LENGTH
1	11412.69	0.262	L1	S 45°00' E	42.43'
2-8	9750.00	0.224	L2	S 45°00' W	42.43'
9	10200.00	0.234	L3	NORTH	130.00'
10-21	9750.00	0.224	L4	SOUTH	120.00'
22	10400.00	0.239	L5	S 45°00' W	28.28'
23	10200.00	0.234	L6	S 45°00' E	28.28'
24-30	9750.00	0.224			
31-32	11412.69	0.262			
33-39	9750.00	0.224			
40-41	10200.00	0.234			
42-48	9750.00	0.224			
49-50	11412.69	0.262			
51-57	9750.00	0.224			
58-59	10200.00	0.234			
60-66	9750.00	0.224			
67	11412.69	0.262			

LOCATION MAP SCALE 1" = 2000'[illegible]

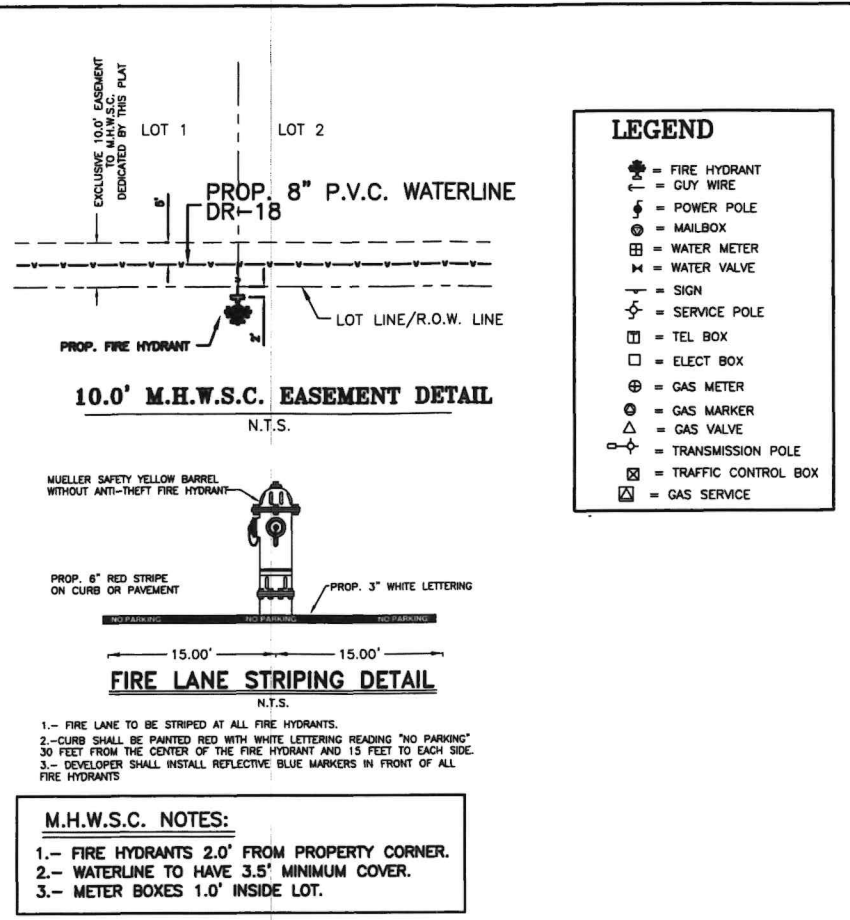
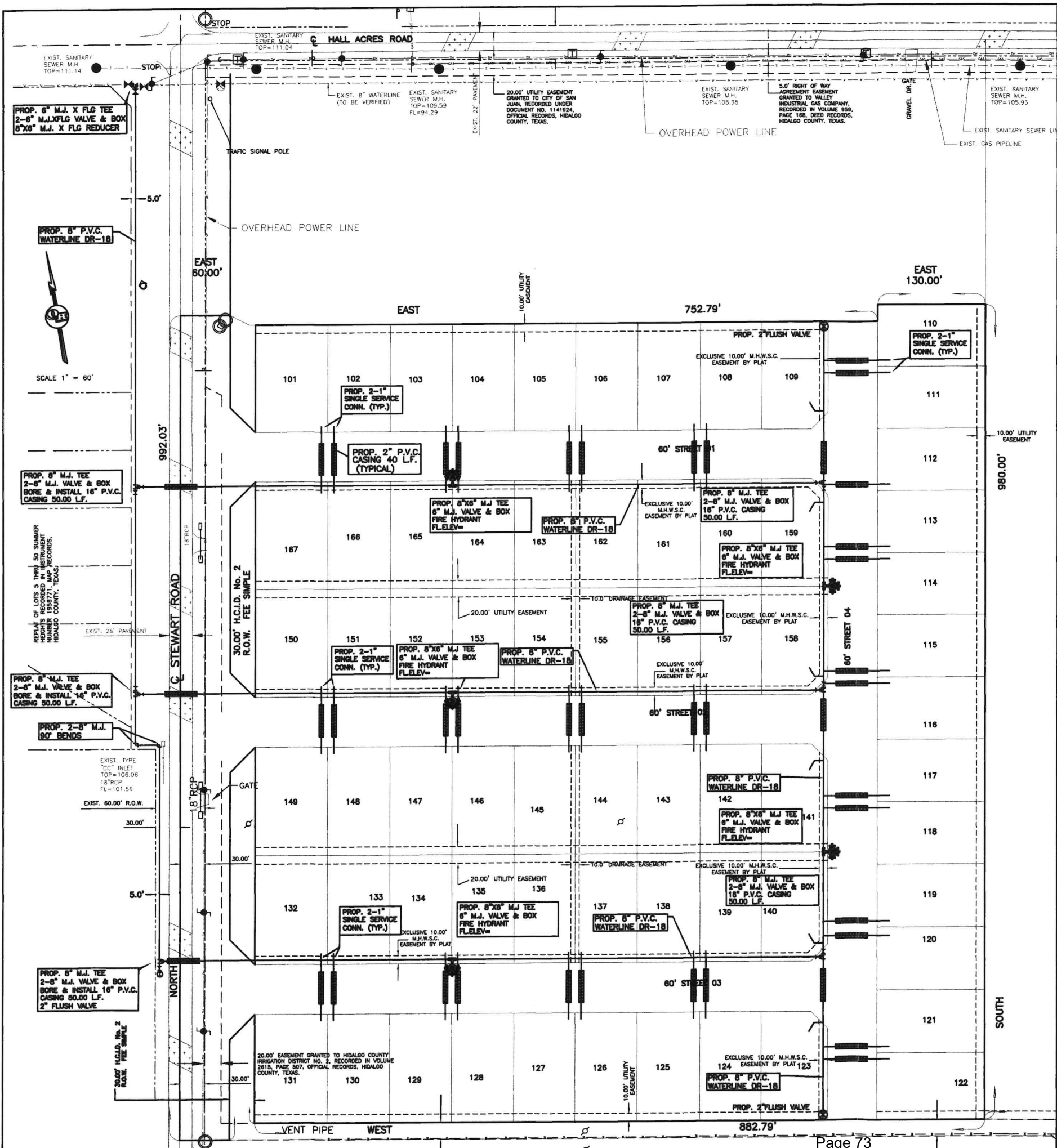
LINE DATA TABLE

LINE DATA TABLE		
DATA	BEARING	LENGTH
L1	S 45°00' E	42.43'
L2	S 45°00' W	42.43'
L3	NORTH	130.00'
L4	SOUTH	120.00'
L5	S 45°00' W	28.28'
L6	S 45°00' E	28.28'

PLAT NOTES AND RESTRICTIONS:

- 1.- FLOOD ZONE DESIGNATION: ZONE "B"
AREAS WITHIN LIMITS OF THE 100-YEAR AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE (1) SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)
COMMUNITY-PANEL NUMBER 480334 0425 C
MAP REVISED: NOVEMBER 16, 1982
- 2.- MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE THE TOP OF CURB AT CENTER OF LOT.
- 3.- LEGEND - - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- 4.- MINIMUM BUILDING SETBACK LINES:
FRONT 20.0' FRONT CUL DE SAC
REAR 20.0'
CORNER 10.0'
SIDE 6.0'
GARAGE 20.0'
OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL SACES.
- 5.- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GRASS, COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 6.- DRAINAGE DETENTION REQUIRED FOR THE VALLEY RANCH SUBDIVISION No. 6 IS 217,823.77 C.F. (5.00 ACRES-FEET), AS PER APPROVED DRAINAGE REPORT, DETENTION FOR ALL LOTS IS BEING PROVIDED BY THE DETENTION AREA EXCAVATION BUILT DURING THE SUBDIVISION CONSTRUCTION LOCATED EAST OF THIS SUBDIVISION. AN EXCESS OF 177,489.61 C.F. OF DETENTION WILL BE CONSTRUCTED DURING VALLEY RANCH SUBDIVISION No. 6, WHICH WILL BE USED FOR THE DETENTION REQUIREMENTS FOR FUTURE PHASES OF VALLEY RANCH.
- 7.- BENCH MARK No. 1 ELEV= 104.65 TOP OF TYPE "A" INLET LOCATED ON THE NORTHEAST CORNER OF LOT 145 OF THE SUBDIVISION. NAVD. 88 DATUM.
- 8.- A 4.00 FOOT SIDEWALK WILL BE REQUIRED TO BE CONSTRUCTED ON BOTH SIDES OF INTERIOR STREETS AT BUILDING PERMIT STAGE.
A 5.00 FOOT SIDEWALK WITH ADA RAMPS ALONG THE NORTH SIDE OF STEWART ROAD TO BE CONSTRUCTED TO THE INTERSECTION OF STEWART ROAD AND VALLEY RANCH ROAD.
- 9.- THERE SHALL BE NO ACCESS ALLOWED TO STEWART ROAD FROM LOTS 101, 131, 132, 148, 150, AND 167.
- 10.- THE "HOMEOWNERS" ASSOCIATION MUST COLLECT DUES TO MAINTAIN SAID PRIVATE STREETS, STREET SIGNS, LANDSCAPING, AND IMPROVEMENTS, INCLUDING TRACT "A" (DETENTION POND), STREET LIGHTS, ELECTRIC BILL, AND OTHER AMENITIES IMPROVEMENTS FOR THIS SUBDIVISION AND ALONG CARROL ROAD.
- 11.- THE OWNERS OF LOTS SERVED BY THE PRIVATE ACCESS, ALLEYS AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE ACCESS, ALLEYS AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENT ENTITY FOR GOVERNMENTAL PURPOSES, AND TO RELEASE, INDEMNIFY DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF THE PRIVATE ACCESS, ALLEYS OR PRIVATE ACCESS EASEMENTS, THE MAINTENANCE OF SIGNS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF SAN JUAN.
- 12.- E.E. DENOTES ELECTRICAL EASEMENT.
U.E. DENOTES UTILITY EASEMENT.
- 13.- FIRE HYDRANTS ON M.H.W.S.C. WATERLINES ARE FOR FILLING PURPOSES. THE PRESENCE OF THE FIRE HYDRANTS DOES NOT GUARANTEE THAT THEY WILL FUNCTION PROPERLY DURING A FIRE, AND THE ENGINEER DOES NOT WARRANT OR IMPLY THAT THEY WILL.
- 14.- SANITARY SEWER IS PROVIDED BY CITY OF SAN JUAN FOR THIS SUBDIVISION.
- 15.- RESIDENTIAL TOTAL PARKLAND FEE PER LOT IS :
50% OF THIS AMOUNT TOTALING \$362.50 WILL BE DUE AND PAID DURING SUBDIVISION PROCESS BY DEVELOPER. THE REMAINING 50% OF PARKLAND FEE \$362.50 WILL BE PAID AT TIME THE BUILDING PERMIT IS SUBMITTED BY CONTRACTOR.

[illegible]



DATE 4-25-2023
REVISION
SCALE 1"=60'
DRAWN BY MD
SHEET

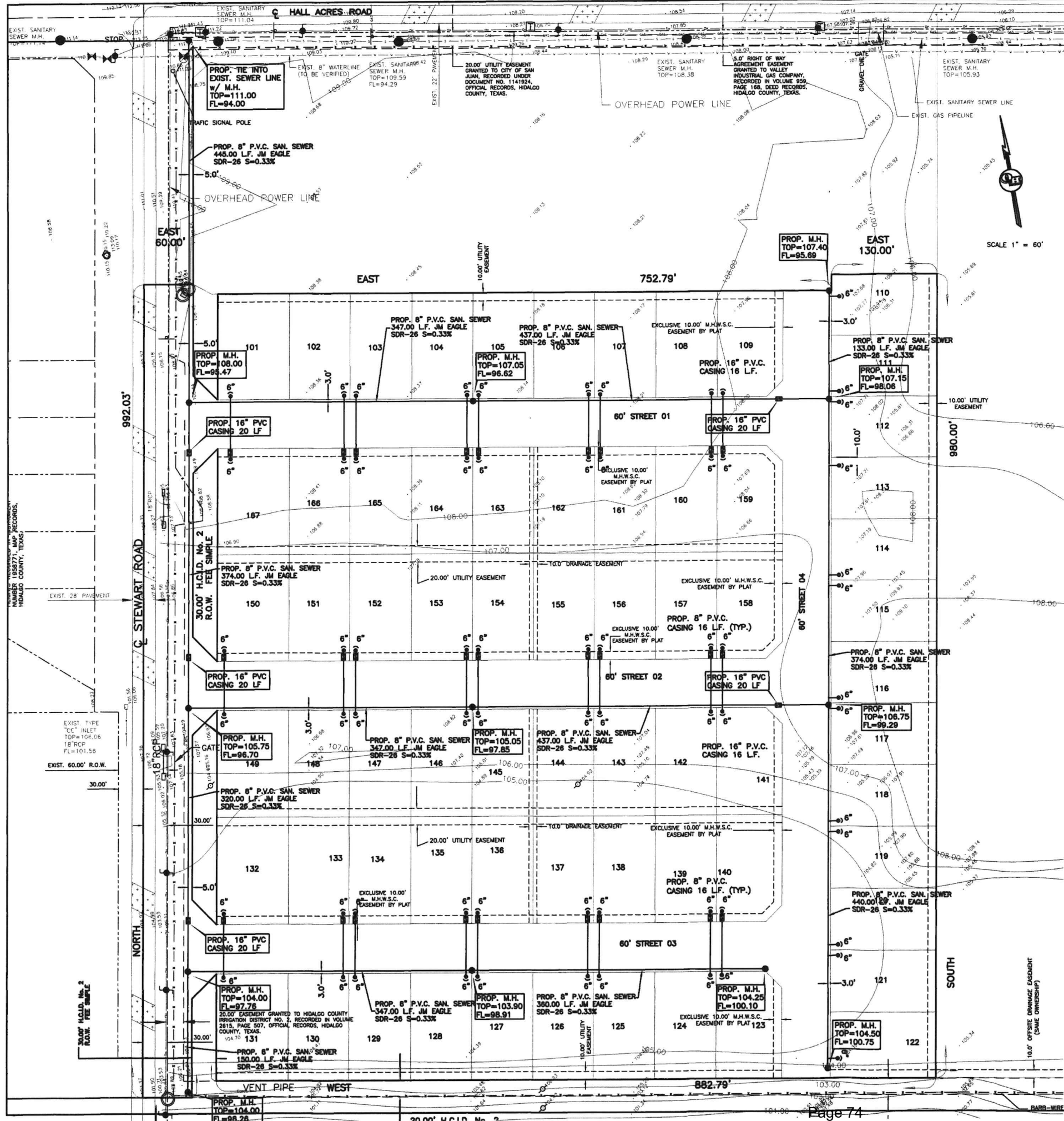
**VALLEY RANCH
SUBDIVISION No. 6
WATER DISTRIBUTION
SYSTEM**

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM

CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

F:\DATA\SUBD\VALLEY RANCH SUBDIVISION No. 6\UTILITIES			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
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DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

Page 73

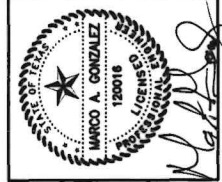


- NOTE:**
- 1.- MANHOLE COVERS MUST BE COMPOSITE
 - 2.- FIBER GLASS MANHOLES MUST MEET OR EXCEED ALL ASTM STANDARDS AND H20 RATING
 - 3.- SANITARY SEWER SERVICE TO BE STAMPED ALONG THE CURB WITH AN "S"
 - 4.- 1" PVC CONDUIT MARKING LOCATION OF SEWER SERVICE (24" ABOVE FINAL GRADE & PAINTED GREEN)-SEE SEWER SERVICE DETAIL
 - 5.- 3M ELECTRONIC MARKER SYSTEM (EMS) BALL MARKERS (3M-ID) IS REQUIRED (SPACING MAX 250')
 - 6.- HDPE ADJUSTMENT RINGS ARE NOT ALLOWED UNDER PAVED STREET
 - 7.- STRIKE 1st BARRIER ON ALL MANHOLES
 - 8.- ALL SANITARY SEWER MANHOLES MUST BE PREMANUFACTURED FIBERGLASS TO INCLUDE BOTTOM BASE.
 - 9.- EVERY SEWER SERVICE MUST HAVE A 2 WAY CLEAN OUT AT PROPERTY LINE.
 - 10.- SANITARY SEWER LINES MUST BE SDR28 JM EAGLE OR APPROVED EQUAL

ALL SANITARY SEWERS SHALL BE DESIGNED IN CONFORMANCE WITH THE MOST CURRENT REVISION OF TCEQ'S DESIGN CRITERIA FOR SEWERAGE SYSTEMS (30 TAC CHAPTER 217) AND THE CITY OF SAN JUAN STANDARDS. THE MOST STRINGENT REQUIREMENTS SHALL APPLY WHERE THE STANDARDS CONFLICT.

JOB NO.	4-25-2023
DATE	11-28-2023
REVISION	NO
SCALE	1"=60'
DRAWN BY	MO
SHEET	

VALLEY RANCH
SUBDIVISION No. 6
SANITARY SEWER
COLLECTION SYSTEM



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
LAND SURVEYORS
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

F:\DATA\SUBD\SAN JUAN\VALLEY RANCH SUBDIVISION No. 5\UTILITIES				
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY	
DATE REVISD	REVISD BY	CHECKED BY	APPROVED BY	

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 27, 2023

Discussion and Consideration to Approve an Agreement with Troy & Banks for Audit Services, Examine Relevant Accounting Data on Franchise/Tax from our Local Cable Provider. [Leroy Gonzales, Director of Finance]

STAFF COMMENTS AND RECOMMENDATIONS:

The City Agrees that Troy & Banks will receive as its compensation for this Service a Contingency fee of Forty (40%) of the Underpayment Identified and Recoverable. If there is no Recoverable Underpayment Identified, T& B Acknowledges that there will be no fee Payable under its Agreement.

RECOMMENDATION:

Staff Recommends Approval

PREPARED BY:

Leroy Gonzales,
Director of Finance

APPROVED BY:

Benjamin Arjona, City
Manager



TROY & BANKS

AGREEMENT

Corporate Offices:
BUFFALO - NEW YORK
 2216 Kensington Avenue
 Kensington Avenue
 at Saratoga
 Buffalo, NY 14226
 (800) 499-8599
 (716) 839-4402
 Telefax (716) 839-4452

TIPS Contract Number 200601
Consulting and Other Related Services

This Agreement is entered into as of _____ between Troy & Banks ("T&B") and
 _____ with an address at
 _____ (the "TIPS Member").

Branch Offices:

CALIFORNIA
 398 E. Carob Ave.
 Fresno, CA 93654

Post Office Box 550700
 So. Lake Tahoe, CA 96155

FLORIDA
 1713 Whitehall Drive
 Suite 203
 Davie, FL 33324
 (954) 477-7073

Post Office Box 14192
 Ft. Lauderdale, FL 33302

2330 Warbler Circle
 Lakeland, FL 33810

HAWAII
 Post Office Box 25
 Papaikou, HI 96781

NEW YORK
 Rockefeller Center
 Post Office Box 3968
 New York, NY 10185
 (212) 699-0621

Post Office Box 147
 Williston Park, NY 11596
 (516) 746-0992

31 Hidden Valley Road
 Rochester, NY 14624

TEXAS
 6418 Eckhert Rd. #3101
 San Antonio, TX 78240

VIRGINIA
 325 East Bayview Blvd.
 Suite #201
 Norfolk, VA 23503
 (757) 932-1414

e-mail:
save@troybanks.com

internet address:
www.troybanks.com

In consideration of the mutual agreements hereafter set forth, T&B and the TIPS Member agree as follows:

1. The TIPS Member engages T&B to conduct an audit for the purpose of verifying the accuracy of the cable franchise fee payments paid or due to the Member for taxes, or any other monies. T&B agrees to conduct such audit.
2. Audit – T&B shall examine relevant accounting data, examine franchisee/tax accounting data and supporting documentation, identify all revenue sources by classification, and verify calculations. T&B shall also evaluate allocation methodology with respect to non-subscriber revenue, conduct a search for unreported revenues and examine the cable operators' database to determine if all active addresses within the Member's boundaries were included in the franchise fee remittances.
3. Purpose – The purpose of each audit is to recover past taxes or any other monies or revenue owed to the Member that were not properly attributed to the Member or were not properly paid/collected and to determine future taxes and other monies owed to the Member not previously counted.
4. Refunds – Member agrees that T&B will receive as its' compensation for this service a contingency fee of forty percent (40%) of the underpayments identified and recoverable under its agreement and/or state and federal law.
5. T&B has made and makes no guarantee or assurance that our audit will produce a refund due to franchise fee underpayments.
6. **If there is no recoverable underpayment identified for the benefit of the Member, T&B acknowledges that there will be no fee payable.**
7. If the TIPS Member pays the T&B invoice in full within 30 days of the date of the invoice, there will be a 1% discount on the amount due to T&B.
8. This Agreement sets forth the entire understanding and agreement between the parties.

[TIPS Member Name] _____

Troy & Banks

By: _____

By: _____
 Thomas T. Ranallo, Manager

Name: _____

Title: _____

Telephone: _____

Telefax: _____



Client Testimonials



"The Town of Salina contracted with Troy & Banks to conduct audits of our streetlight and cable franchise fee billings. We were extremely satisfied and would strongly recommend your consulting services to any municipality, business, or organization. Troy & Banks has recovered over \$52,000 in streetlight billing refunds/credits and over \$113,000 in cable franchise fee refunds."

Mark A. Nicotra
Town Supervisor
Town of Salina, NY



"The Town of Huntington retained the services of Troy & Banks. We are pleased with their attention to detail, their courtesy and professionalism. The franchise agreement audit resulted in a payment to the town in the amount of \$750,000."

Nicholas R. Ciapetta
Town Attorney/ Deputy Supervisor
Town of Huntington, NY



"The Town of North Greenbush is especially pleased that the cable franchise agreement audit conducted by Troy & Banks was finalized resulting in a reimbursement to the town of \$104,743.50. The audit team at Troy & Banks was extremely professional, knowledgeable, and diligent in identifying documenting an assisting with the collections of the reimbursement funds."

Anthony Germano
Comptroller
Town of North Greenbush, NY



"Thank you for the excellent job, Troy & Banks did in performing the utility billing audit and cable franchise audit for the Town of LaGrange. The utility billing audit provided \$13,000 in telecom and streetlight billing refunds and the cable franchise fee audit provided reimbursements of \$76,157 to the town."

Christine Toussaint
Comptroller
Town of LaGrange, NY



"I'd like to thank the staff at Troy & Banks for doing an outstanding job in conducting an audit of the Town of Irondequoit's streetlight, telecommunications, and utility billings. We were delighted to learn that our streetlight billing audit generated \$181,711 in refunds due to overcharging by the utility."

David A. Seeley
Supervisor
Town of Irondequoit, NY



"On behalf of the Town of Hempstead, I would like to thank Troy & Banks on an exceptional job that you have performed for the Town. Your audit work yielded refunds and savings more than \$300,000. The process was very simple and involved very little of our time and effort."

John A. Mastromarino, CPA
Town Comptroller
Town of Hempstead, NY



Cable Television Audit SCOPE OF SERVICES

1. Identify what specific sources of revenue are subject to franchise fee application by reviewing the Client's franchise agreements and related ordinances.
2. On-site visits to franchise to obtain and examine relevant accounting data and supporting documentation.
3. Identify all revenue sources by classification, verify calculations and vouch to supporting documentation. Evaluate allocation methodology with respect to non-subscriber revenue and conduct search for unreported revenues.
4. Examine the cable operator's data base to determine if all active addresses within the Client's legal boundaries were included in the franchise fee remittances.
5. Recalculate the franchise fee due the Client using the approved effective rates.
6. Issue report summarizing and explaining our findings.
7. Negotiate a financial settlement with cable operator if an underpayment exists.



Leroy Gonzales <lgonzales@sjtx.us>

Troy & Banks/TIPS - Cable Franchise Fee Audit

Kevin Garry <KGarry@troybanks.com>
 To: "lgonzales@sjtx.us" <lgonzales@sjtx.us>

Fri, Jun 9, 2023 at 2:06 PM

RE: Cable Franchise Fee Underpayments

Good afternoon Leroy,

Thank you for taking my call this afternoon, it was a pleasure speaking with you! I thought it would be helpful provide you with some attachments and the bullet points from our conversation this afternoon; this information should be useful to you and your team for the upcoming board meeting.

Also, I have attached a list of our clients in New York that we have served through the years. As mentioned in our conversation today, we have been doing this for over 30 years, however, it is only recently that we were awarded the TIPS contract, allowing us to market our services across the country. I can tell you that we find the same issues in every state that we do business in. We have done a lot of work in your state (attached list), so I'm hoping that our lack of experience in the valley will not deter you from seeing the value in our services and engaging our firm.

We believe your city will be eligible for a sizable refund from your local cable provider as a result of past **underpayments** with regard to your revenue sharing agreement.

We will work directly with your cable provider to make sure that all Taxpayer money owed to the city is returned to the municipal treasury where it belongs. This program requires minimal staff time and no out of pocket expenses.

Essentially, our firm will do all of the work, take all of the risk, and get paid only if, and when you receive a refund. Our agreement (attached) specifies that we will be paid a fixed percentage from any refunds you receive from your Cable Provider resulting from our audit...**No refund – No fee.**

Also, **TIPS** (The Interlocal Purchasing System) awarded our firm a contract for **Cable Franchise Fee Auditing. (Contract #200601)** Your current membership in **TIPS** allows you to engage our services without having to issue an RFP or bid this out.

Along with the attached Client Agreement and Letter of Authorization, we will need :

1. A copy of the franchise fee agreements between the city and your cable provider(s)
2. A list of payments received from cable provider (5 yrs.)
3. A list of all street addresses and zip codes within the municipal boundaries. This list usually comes in the form of an excel spreadsheet. The data should be provided with the street names sorted in alphabetical order, street numbers in numerical sequence and related house numbers also in numerical sequence. This list in this format can usually be obtained from the City Assessor's office, or the Department that handles GIS or Property Taxes.
4. Name and number of contact person at your cable provider

All information can be sent back electronically or by US Mail.

Please call or email if you need anything else...Stay well!

Kind regards,

Kevin

Kevin P. Garry

Director of Client Services

Troy & Banks, Inc.

2216 Kensington Avenue

Buffalo, NY 14226

Direct: (716) 517-3966

Please watch our 30 second company video → <https://www.troybanks.com/>

"Thirst was made for water; inquiry for truth."...C.S. Lewis

7 attachments



TIPS Cable Contract.docx

54K



Cable Audit LOA.DOC

2K



Cable Scope of Services.doc

11K



NYS Cable Franchise Fee Results as of 4.5.23.pdf

170K



Town of Huntington NY-cable 9.4.19.pdf

340K



City of Bellingham, WA - Cable.pdf

72K



Texas Clients.xlsx

59K

New York State
Cable Franchise Fee Audit Results

DATE	MUNICIPALITY	AMOUNT	DATE	MUNICIPALITY	AMOUNT
3/12/2004	Town of Cheektowaga	\$240,410.00	1/7/2019	Town of Clarence	\$23,871.00
12/28/2004	Town of Rotterdam	\$11,071.94	1/24/2019	Town of Evans	\$23,804.00
3/16/2005	Town of Amherst	\$180,000.00	2/20/2019	Town of Perinton	\$34,107.20
8/24/2005	City of No. Tonawanda	\$19,242.72	3/20/2019	City of Buffalo	\$126,353.00
12/12/2006	City of Watertown	\$19,389.83	6/4/2019	Town of LaGrange	\$40,000.00
1/18/2007	Town of Niskayuna	\$6,310.29	7/23/2019	Town of Huntington	\$750,000.00
7/6/2007	Town of Colonie	\$67,567.94	10/2/2019	Town of North Greenbush	\$104,743.40
7/1/2008	Town of Oyster Bay	\$325,000.00	10/2/2019	Town of Clinton	\$10,000.00
7/28/2008	Town of Southampton	\$35,000.00	11/6/2019	Town of Milton	\$57,390.00
9/9/2008	Town of Islip	\$50,000.00	6/30/2020	Town of New Hartford	\$53,421.00
12/8/2008	Town of Rotterdam	\$11,734.52	7/28/2020	Town of Poughkeepsie	\$44,460.81
9/24/2009	City of Ithaca	\$49,087.00	9/23/2020	Town of Lewiston	\$95,642.47
4/23/2010	Town of Brookhaven	\$20,000.00	10/6/2020	Town of Geneseo	\$11,659.59
11/20/2012	Town of Riverhead	\$50,000.00	10/6/2020	Town of Pleasant Valley	\$1,312.03
8/29/2013	Village of Nyack	\$8,000.00	11/3/2020	City of Troy	\$215,896.00
10/21/2013	Town of Lewiston	\$43,264.00	11/24/2020	Town of North Hempstead	\$30,000.00
10/24/2013	Town of West Seneca	\$67,821.00	2/22/2021	City of Gloversville	\$71,401.27
1/5/2015	Town of Salina	\$113,831.00	6/29/2021	City of Ithaca	\$46,606.00
7/22/2015	Village of Haverstraw	\$5,000.00	9/24/2021	Town of Poughkeepsie	\$90,000.00
9/24/2015	Town of Dewitt	\$261,232.76	11/9/2021	Town of East Hampton	\$150,000.00
1/18/2016	Town of Cheektowaga	\$420,956.00	1/27/2022	Town of Southeast	\$10,555.23
2/17/2016	Town of Greece	\$118,866.00	2/2/2022	Village of Kenmore	\$18,275.53
2/17/2016	Town of Elbridge	\$33,520.00	4/13/2022	City of Troy	\$215,896.00
2/17/2016	Town of Newburgh	\$65,504.00	5/13/2022	Town of Shawangunk	\$55,593.00
2/23/2016	Town of Vestal	\$3,435.00	5/18/2023	Town of Parma	\$56,000.00
3/8/2016	Town of Niskayuna	\$91,639.72	7/15/2022	Town of Vestal	\$21,154.00
7/20/2017	Town of Camillus	\$159,043.00	7/20/2022	Town of Highlands	\$20,700.00
8/10/2017	Town of Webster	\$44,000.00	8/30/2022	Town of Thompson	\$21,100.00
9/27/2017	Town of Cortlandville	\$64,887.00	10/14/2022	Town of Farmington	\$44,400.00
4/10/2018	Town of Tonawanda	\$54,980.00	10/14/2022	Town of Van Buren	\$9,380.00
5/1/2018	Town of Ogden	\$42,964.82	11/2/2022	Town of Newburgh	\$6,400.00
5/15/2018	Town of Gates	\$58,021.00	12/15/2022	Town of Goshen	\$37,700.00
10/8/2018	Town of Malta	\$51,000.00	3/9/2023	Town of Geneva	\$52,141.91
1/3/2019	Town of LaGrange	\$36,157.00			
TOTAL		\$5,378,899.98			



Town Hall • 100 Main Street
Huntington, NY 11743-6991

Phone: (631) 351-3042

Fax: (631) 351-3032

NCiappetta@HuntingtonNY.gov

NICHOLAS R. CIAPPETTA, ESQ.
Town Attorney/Deputy Supervisor

September 4, 2019

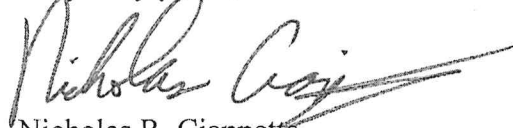
To Whom It May Concern

Please be advised that the Town of Huntington retained the services of Troy and Banks to audit the Franchise Agreement the Town has with Altice. We were pleased with their attention to detail, their courtesy and professionalism.

The audit resulted in a payment to the Town from Altice in the amount of \$750,000.

We would recommend the firm of Troy and Banks for your auditing needs.

Very truly yours,



Nicholas R. Ciappetta

NRC/klc





FINANCE DEPARTMENT

City Hall, 210 Lottie Street

Bellingham, Washington 98225

Telephone: (360) 676-6900 Fax: (360) 738-7500

Therese Holm, Finance Director

March 15, 2007

Thomas T. Ranallo, Manager
Troy & Banks Consultants, LLC
Snyder Professional Center
4536 Main Street, Suite 102
Buffalo, New York 14226

Dear Mr. Lewis,

Enclosed please find City of Bellingham check for \$40,000.00 which represents 50% of the final settlement payment of \$80,000.00 received from Comcast Cable on March 14, 2007. This payment is in accordance with the June 2002 agreement between the City of Bellingham and Troy & Banks in which the City agreed that compensation to your company would be 50% of payments recovered as a result of your audit of the City's cable television franchise.

Also enclosed is a copy of the settlement agreement dated February 28, 2007 between Comcast and the City of Bellingham which states that the payment of \$80,000.00 from Comcast fully resolves all claims with regard to the independent audit performed by Troy & Banks.

On behalf of the City of Bellingham, we would like to thank Scott Lewis for his work on this audit and assistance in helping us resolve the outstanding audit issues. We are pleased this outstanding matter has been resolved.

Sincerely,

Therese Holm, Finance Director
City of Bellingham

C: Jeff Capell, Assistant City Attorney

Marty Mulholland, Information Technology Director

Stuart Rice, Tax Representative

Scott Lewis, Troy & Banks

Abilene Housing Authority	Mr.	Gene	Reed	Executive Director	1149 East South 11th Street	Abilene	TX
Alan Rosenthal	Mr.	Alan	Rosenthal	Director of Operations	6331 Dawnridge Road	Houston	TX
Allen Central Market Allen, Tx. L.P.	Mr.	Alan	Ripley	Director	204-210 Central Expressway	Allen	TX
Amarillo Cataract & Eye Surgery Ctr.	Ms.	Carol	Pearson	Logistics Manager	7310 Fleming	Amarillo	TX
Americana Foods	Mr.	Carlton	Tidwell	Associate Administrator	3333 Dan Morton Drive	Dallas	TX
Angleton Danbury General Hospital	Mr.	William	Garwood	Superintendent	PO Box 926, 600 South Ash	Angleton	TX
Archer City ISD	Mr.	C.D.	Knobloch	Associate Administrator	1007 South William, P.O. Box	Atlanta	TX
Atlanta Memorial Hospital	Mr.	Jeff	Davis	National Facilities Director	11 Greenway Plaza, Suite 2	Houston	TX
Camden Development	Ms.	Michael	Archer	VP/Treasurer	5080 Spectrum Drive, Suite	Addison	TX
Century Golf Partners Management	Ms.	Brenda	Gray	Regional Finance Manager	PO Box 41065	Houston	TX
ChemCentral Southwest, LP	Mr.	Raymond	Heinen	Finance	3404 Conway St.	Dallas	TX
Christ for the Nations, Inc.	Ms.	Jamie	Blanchini	Controller	3404 Conway Street	Dallas	TX
Christ for the Nations, Inc.	Mr.	Kenneth	Pursell	CFO	801 Maint St.	Beaumont	TX
City of Beaumont	Mr.	Todd	Simoneaux	Sr. Buyer Purchasing	326 W Main Street PO Box	Grand Prairie	TX
City of Grand Prairie	Ms.	Angi	Mize	City Manager	Purchasing Division, 2963 N	La Porte	TX
City of La Porte	Mr.	Ron	Bottoms	Purchasing Manager	151 West Church Street	Lewisville	TX
City of Lewisville	Ms.	Tracey	Ogurek	Managing Director of	1600 Smith Street	Houston	TX
Continental Airlines Inc.	Mr.	Kirk	Rummel	Contracting Officer	1401 Pacific Avenue	Dallas	TX
Dallas Area Rapid Transit	Mr.	John	Rhone	Interim Asst. Supt. for	601 Camp Craft Road	Austin	TX
Eanes Independent School District	Mr.	Thomas	Zimmerer	Controller	1016 Ritchey	Gainesville	TX
Gainesville Memorial Hospital	Ms.	Glenda	Liedtke	CFO	200 South McGee Street	Borger	TX
Golden Plains Community Hospital	Mr.	Willy	Haave	Accounts Payable Manager	P.O. Box 217	Lewisville	TX
Lewisville Independent School District	Ms.	Barbara	Leigh	District Administrator	1115 Avenue G	Bay City	TX
Matagorda General Hospital	Mr.	W.H.	Baker	CFO	1900 South D Street	McAllen	TX
MedCath of McAllen, L.P./Heart Hospital	Mr.	Paul	Selivanoff	Facilities Manager	1900 Main Street	Houston	TX
Muenster Memorial Hospital	Ms.	Julie	Garrison	Plant Operations	4632 NorthEast Stallings Dr	Nacogdoches	TX
New Metro	Mr.	Miguel	Zavala	Administrator	2104 West Trenton Road	Edinburg	TX
Pinelands Hospital	Mr.	Charles	Young	Deputy Executive Director	PO Box 1894, 4845 US Highway	Mt. Pleasant	TX
Prime Logistics, Inc.	Ms.	Noe	Garcia	General Manager	3007 North Richmond Road	Wharton	TX
Region 8 Education Service Center	Mr.	Jason	McCullough	Director of Energy and	141 Lavaca St.	San Antonio	TX
Riceland Regional Mental Health Authority	Ms.	Cathy	Gonzales	Director	141 Lavaca Street	San Antonio	TX
Royal Oaks Country Club	Mr.	Craig	Schaner	Contracting & Purchasing	2800 U.S. Hwy 281 North	San Antonio	TX
San Antonio Independent School District	Mr.	Aaron	Stien	CFO	900 North Ellis Street	Groesbeck	TX
San Antonio Independent School District	Ms.	Pamela	Morrison	Associate V.P.	3001 S. Congress Ave.	Austin	TX
San Antonio Water Authority	Ms.	Gina	Cappa	Associate V.P.	3001 S. Congress Ave.	Austin	TX
South Limestone Hospital/Med. Ctr.	Mr.	Terry	Sharp	Director, Engineering	1919 LaBranch Street	Houston	TX
St. Edwards University	Mr.	Jim	Morris	Controller/Business Manager	2603 Timmons Lane	Houston	TX
St. Edwards University	Mr.	John	Larsen	CFO	815 Eighth Avenue	Fort Worth	TX
St. Joseph Hospital	Mr.	Asif	Ehsan	CFO	1900 W. 7th Street	Plainview	TX
The Briar Club	Mr.	Mark	Doyle	Treasurer	7823 Ludington Drive	Houston	TX
Vencor Hospital - Fort Worth West	Mr.	Jim	Smith				
Wayland Baptist University	Mr.	Alan	Rosenthal				
Young Israel of Houston	Mr.						

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 27, 2023

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

STAFF COMMENTS AND RECOMMENDATIONS:

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

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

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

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

RECOMMENDATION:

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

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 05/04/2023
CITY COMMISSION – 06/27/2023
DATE PREPARED – 06/22/2023

PAGE 1

STAFF REPORT
GENERAL INFORMATION

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

APPLICANT: Guadalajara Express Restaurant, LLC.

SURVEYOR/ENGINEER: N/A

LEGAL: Lot 1, San Juan Plaza Subdivision

LOCATION: 205 W. Nolana Avenue, Suite 8

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

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

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

RECOMMENDATION: Staff recommends approval subject to compliance with the requirements outlined on the attached report.

EVALUATION AND CONDITIONS FOR APPROVAL

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

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

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

The following is the list of requirements:

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

**CONDITIONAL USE PERMIT
“GUADALAJARA EXPRESS”
JUNE 27, 2023**

PAGE 3

9. The business must comply with the City’s Security Cameras Ordinance.
10. There shall be no smoking inside the premises at any time.
11. No loading or unloading of merchandise in a public street.
12. Owner agrees to pay an annual fee to the City of San Juan to maintain the alcohol license, conditional use, occupational license and health permits.

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

ATTACHMENTS:

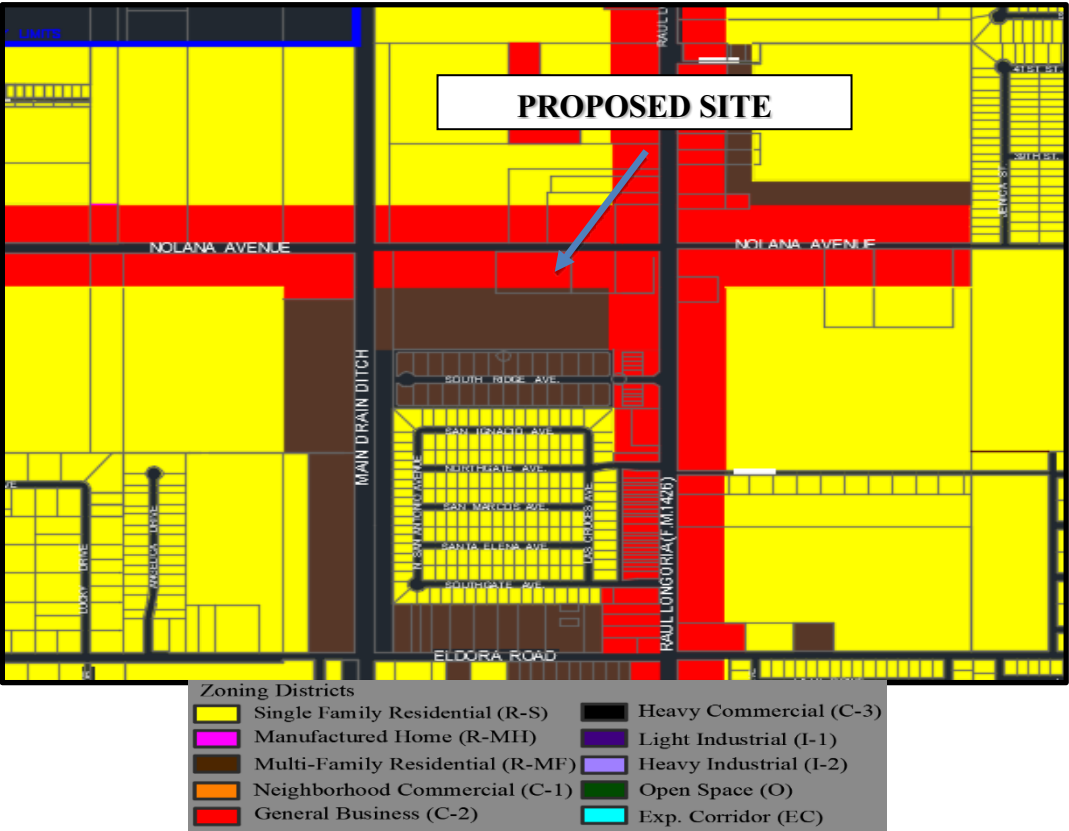
- Location Map
- Aerial Photo
- Zoning Map
- List of neighboring property owners receiving notice
- Ordinance



Proposed Site



Aerial Map



Zoning Map



ORDINANCE NO.

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

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

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

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

SECTION I. That a Conditional Use Permit under Article IV of the Zoning Ordinance of the City of San Juan, Texas, be granted to Guadalajara Express Restaurant for the Sale of Alcoholic Beverages for On-Premise Consumption at “Guadalajara Express” located at 205 W. Nolana Avenue Suite 8, subject the following conditions:

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

6. The business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
7. The business shall restrict the number of persons within the building to the number determined for occupancy levels by the Fire Department.
8. The business must comply with the city's noise ordinance.
9. The business must comply with the City's Security Cameras Ordinance.
10. There shall be no smoking inside the premises at any time.
11. No loading or unloading of merchandise in a public street.
12. Owner agrees to pay an annual fee to the City of San Juan to maintain the alcohol license, conditional use, occupational license and health permits.

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

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

PASSED and **APPROVED** on second and final reading on the 27th day June, 2023.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

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

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY

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

Guadalajara Express LLC.
3401 Fresno Avenue
Hidalgo, Texas 78557

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

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

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

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

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

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

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 27, 2023

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

STAFF COMMENTS AND RECOMMENDATIONS:

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

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

RECOMMENDATION:

Staff recommends approval.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 05/18/2023
CITY COMMISSION – 06/27/2023
DATE PREPARED – 06/22/2023

PAGE 1

STAFF REPORT
GENERAL INFORMATION

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

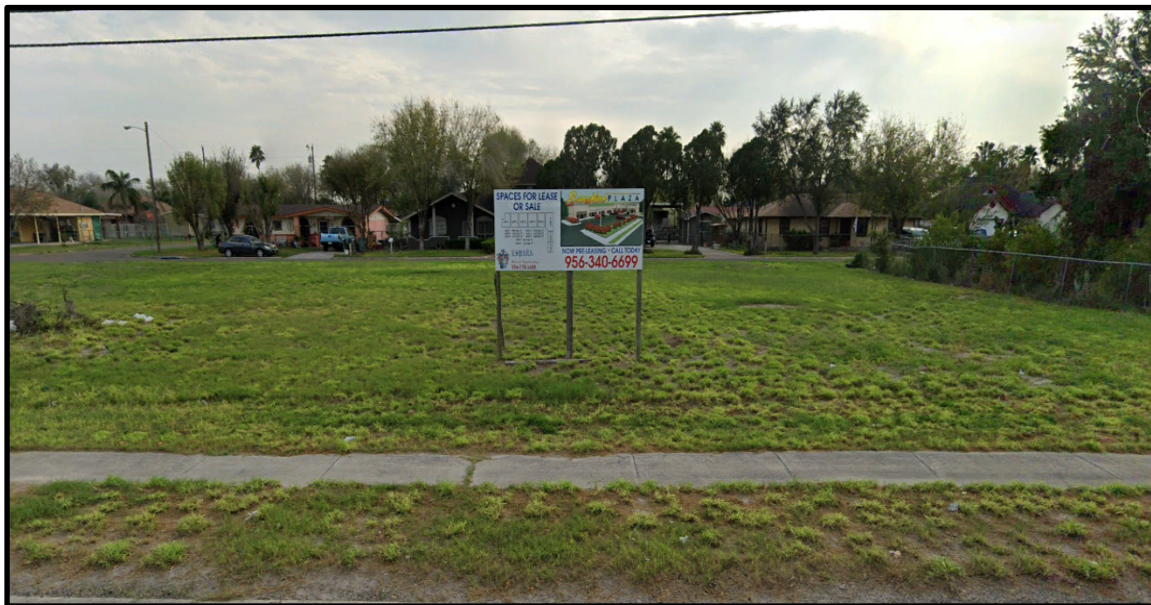
EVALUATION AND CONDITIONS FOR APPROVAL

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

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

ATTACHMENTS:

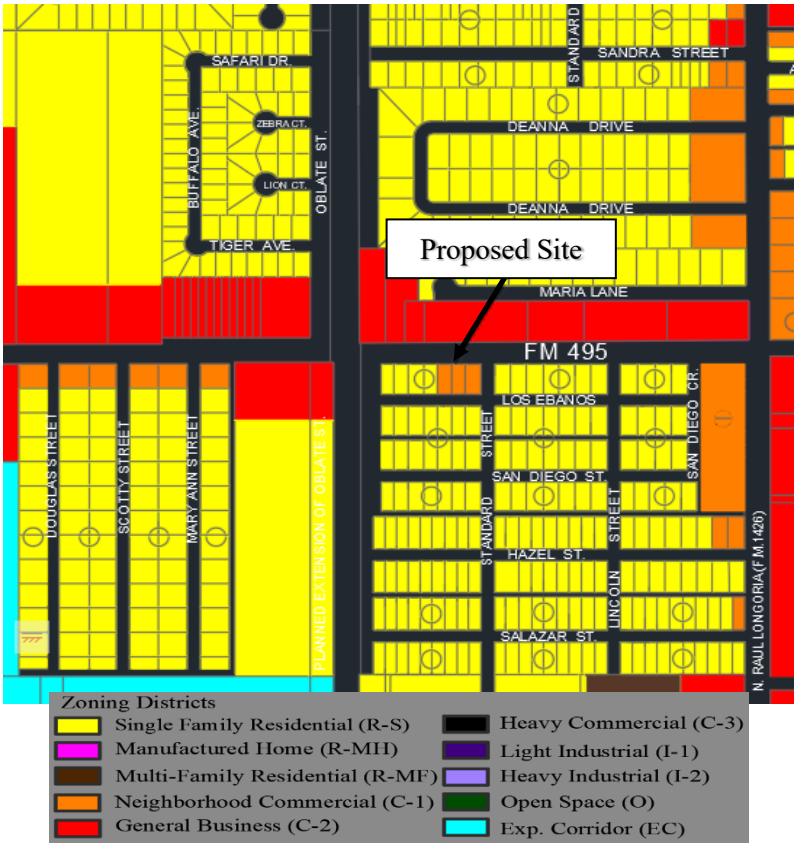
- Proposed Site
- Location Map
- Zoning Map
- Survey of the property
- List of neighboring property owners receiving notice
- Ordinance



Proposed Site



Location Map



Zoning Map



ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING ORDINANCE NO. 98-006 OF THE CITY OF SAN JUAN, TO CHANGE THE ZONING DISTRICT FROM NEIGHBORHOOD COMMERCIAL DISTRICT (C-1) TO GENERAL BUSINESS DISTRICT (C-2) OF A PROPERTY LEGALLY DESCRIBED AS LOTS 5, 6 AND 7, BLOCK 1, GRANADA VILLAGE SUBDIVISION, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS:

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

The zoning district of the property legally described as Lots 5, 6 and 7, Block 1, Granada Village Subdivision shall be changed to General Business District (C-2) and the zoning map shall be amended accordingly.

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

PASSED and **APPROVED** on second and final reading on the 27th of June, 2023.

CITY OF SAN JUAN

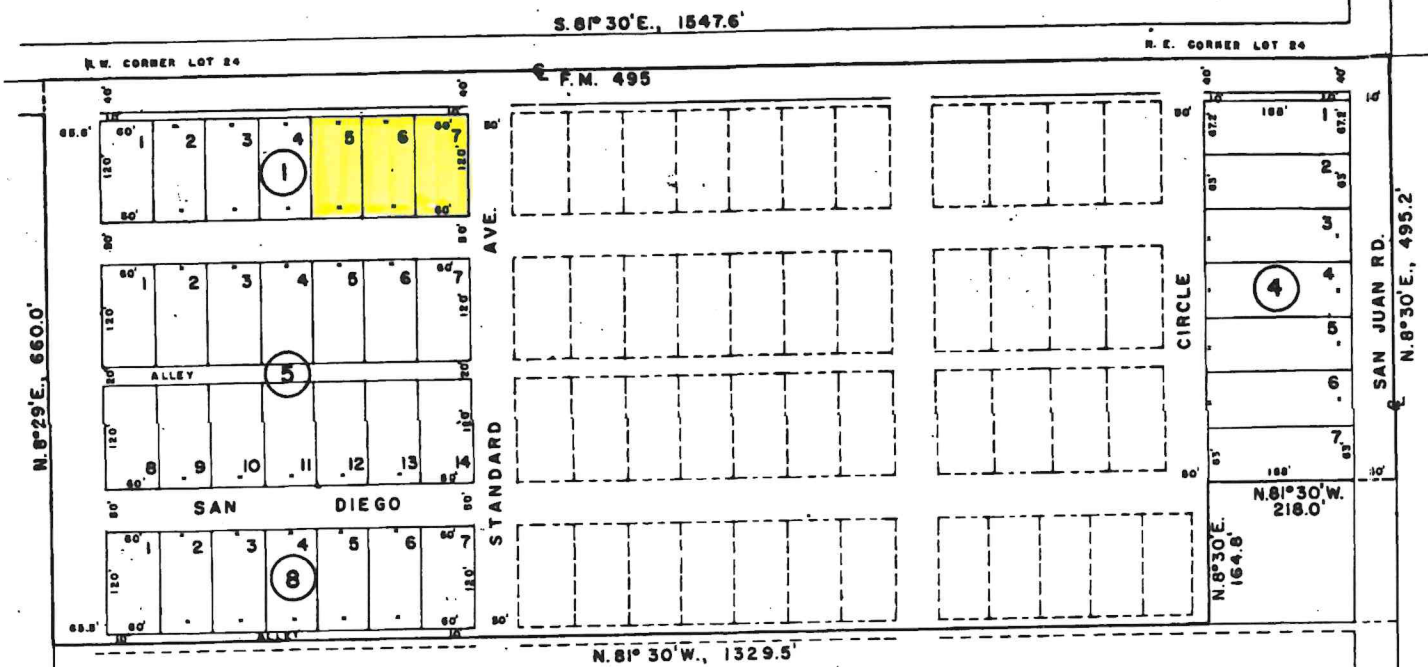
MARIO GARZA, MAYOR

ATTEST:

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

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY



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

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

SCALE
1" = 100'

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

John V. Mikels
January 17, 1973
Mission, Texas



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

Attest: *J. V. Spence*
Secretary

Dean Doss
President

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

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

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

A. E. Frazier
President

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

W. W. White
Mayor

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

10084

Attest: *Paula Doss*
City Clerk

FILED FOR RECORD THIS DATE
At L. S. O'Block P. M.

APR 24 1973
SANTOS BALDANA
Santos Baldana

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

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

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

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 27, 2023

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

STAFF COMMENTS AND RECOMMENDATIONS:

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

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

RECOMMENDATION:

Staff recommends approval.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 05/18/2023
CITY COMMISSION – 06/27/2023
DATE PREPARED – 06/22/2023

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	To allow a drive-thru window at a proposed Whataburger Restaurant
APPLICANT:	Whataburger
SURVEYOR/ENGINEER:	Halff Associates
LEGAL:	Lot 3A, Re-plat of Lots 3 and 4 of the Texas National Subdivision
LOCATION:	902 W. IH 2
EXISTING LAND USE/ ADJACENT ZONING:	<i>North</i> – Vacant; Expressway Corridor District (EC) <i>South</i> – Commercial; Expressway Corridor District (EC) <i>East</i> – Carwash; Expressway Corridor District (EC) <i>West</i> – Bank; Expressway Corridor District (EC)
ACCESS AND CIRCULATION:	This property has access along Frontage Road.
PUBLIC SERVICES:	Water and sewer services are provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval.

EVALUATION AND CONDITIONS FOR APPROVAL

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

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

ATTACHMENTS:

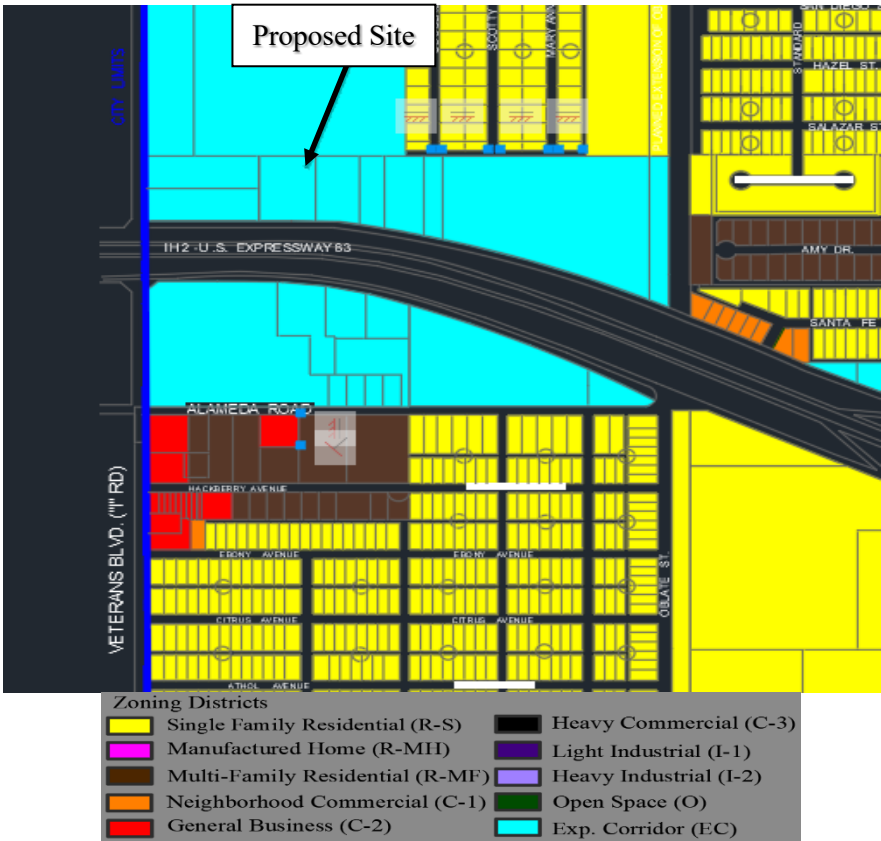
- Location Map
- Aerial Photo
- Zoning Map
- Site Plan
- List of neighboring property owners receiving notice
- Ordinance



Proposed Site



Location Map



Zoning Map



ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW A DRIVE-THRU WINDOW AT THE PROPOSED WHATABURGER RESTAURANT LOCATED AT 902 W. IH 2, LEGALLY DESCRIBED AS LOT 3A, RE-PLAT OF LOTS 3 AND 4, TEXAS NATIONAL SUBDIVISION, AS PROVIDED IN ARTICLE IV, OF THE ZONING ORDINANCE, CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS, PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; PROVIDING FOR A CODE DISPOSITION.

WHEREAS, Whataburger, has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan to allow a Drive-Thru Window at “Whataburger” Restaurant.

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

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

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

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

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

PASSED and **APPROVED** on second and final reading on the 27th day of June, 2023.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

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

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY

SITE DATA

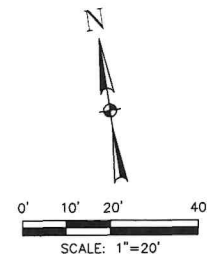
LOT AREA	=	81,893 SF	1.879 AC.
PARKS	=	40 (34 REQ'D @ 1 PER 100)	
CAR STACK	=	LANE A : 10 VEHICLE STACK LANE B : 12 VEHICLE STACK	

WHATABURGER INFORMATION

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

KEYNOTES

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



LEGEND

- (#) NUMBER OF PARKING SPACES
- PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - EXISTING TELECOM LINE
- - - EXISTING ELETRICAL LINE
- - - PROPOSED EASEMENT LINE
- CONCRETE CURB
- [RECTANGLE] BUILDING
- [CIRCLE] AREA LIGHT POLE & BASE
- [SQUARE] PROPOSED STORM INLET
- [CIRCLE] PROPOSED MANHOLE
- [ARROW] PROPOSED TRAFFIC DIRECTION
- [DOTTED] PROPOSED LANDSCAPE AREA

NOTES

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

EASEMENTS AND SETBACKS

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

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

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

REV.	DATE	DESCRIPTION

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



WHATABURGER

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

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

SHEET TITLE:
OVERALL SITE PLAN

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

SHEET NO:
EXHIBIT



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

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

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

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

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

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

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

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 27, 2023

Consider Approval of the Budget Expenditure Report for the Month of May 2023. [Leroy Gonzales, Director of Finance]

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Approval of the Budget Expenditure Report for the Month of May 2023.

RECOMMENDATION:

Approve as Presented

PREPARED BY:

Leroy Gonzales,
Director of Finance

APPROVED BY:

Benjamin Arjona, City
Manager



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

Memorandum

To: Benjamin Arjona , City Manager
From: Leroy Gonzales, Director of Finance
Date: June 19, 2023
Subject: Budget Expenditure Report – May 31, 2023

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

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
g. Parks Development	26	17
h. Wrecker Law Enforcement	27	18
i. Asset Forfeiture-State	28	19
j. Miscellaneous Grants	30	20
k. Crime Victims Liaison Grant	32	21
l. Hotel/Motel Occupancy Tax	33	22
m. Asset Forfeiture-Federal Sharing	35	23
n. Storm Water Fund	55	24
• Debt Service Fund	36	25

Other City Funds:

• Capital Projects		
a. City Hall/Park	41	26
b. Bond Series 2019	42	27

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

c. Bond Series 2019-A	43	28
d. CIP-Street-Series 2015	44	29
e. Capital Projects	45	30
f. 2018 Construction	46	31
g. Certificate of Obligation 2018	47	32
h. Certificate of Obligation 2017	48	33

Other City Funds –Continue

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

Component Unit:

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

C: Mayor, Mario Garza

Mayor Pro-Tem,- Leonardo “Lenny” Sanchez

Commissioners:- Adina “Dina” Santillan

Ernesto “Neto” Guajardo

Marco “Markie” Villegas

City of San Juan, Texas
Budget Expenditures Report
May 31, 2023

							Budget Target 67%
10 -GENERAL FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-23	May-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
PROPERTY TAXES	7,735,948	7,320,510	-	(415,438)	125,275	107,803	94.63
SALES TAX REVENUE	4,692,480	2,818,205	-	(1,874,275)	382,561	455,606	60.06
FRANCHISE TAX	1,046,500	723,311	-	(323,189)	40,325	91,061	69.12
LICENSES & PERMITS	729,525	632,476	-	(97,049)	82,900	60,611	86.70
FEES & FINES	228,107	153,148	-	(74,959)	19,488	28,707	67.14
INTERGOVERNMENTAL REVENUE	974,258	530,373	-	(443,885)	53,425	61,194	54.44
OTHER REVENUE	471,800	524,716	-	52,916	59,138	60,891	111.22
Transfer Inn	-	-	-	-	-	-	-
TOTAL REVENUES	15,878,618	12,702,738	-	(3,175,880)	763,111	865,873	80.00
EXPENDITURE SUMMARY							
LEGISLATIVE							
PUR PROP SRVS & OTH SRVS	26,500	18,276	1,044	7,180	2,246	3,356	72.91
SUPPLIES	5,900	2,639	203	3,058	245	440	48.18
MISCELLANEOUS	147,537	137,370	185	9,982	1,542	5,072	93.23
LEGISLATIVE	179,937	158,286	1,432	20,220	4,034	8,867	88.76
CITY MANAGER							
SALARIES & WAGES/BENEFIT	222,189	132,901		89,288	16,675	16,670	59.81
PURCHASED PROF/TECH SRVS	156,000	119,986	338	35,676	8,788	29,279	77.13
PUR PROP SRVS & OTH SRVS	6,750	2,997	205	3,548	180	392	47.44
SUPPLIES	2,440	154	420	1,866	61	33	23.52
CAPITAL OUTLAY	107,217	50,650	-	56,567	-	-	47.24
MISCELLANEOUS	630	325	-	305	-	-	51.66
CITY MANAGER	495,226	307,014	962	187,249	25,704	46,373	62.19
CITY SECRETARY							
SALARIES & WAGES/BENEFIT	211,485	87,753		123,732	11,973	11,745	41.49
PURCHASED PROF/TECH SRVS	15,000	8,726	-	6,274	751	-	58.17
PUR PROP SRVS & OTH SRVS	10,950	6,885	237	3,829	822	561	65.04
SUPPLIES	3,560	903	-	2,657	(4,129)	459	25.37
MISCELLANEOUS	45,529	258	114	45,157	-	-	0.82
CITY SECRETARY	286,524	104,525	351	181,648	9,417	12,765	36.60
MUNICIPAL COURT							
SALARIES & WAGES/BENEFIT	223,822	137,042		86,780	17,157	17,350	61.23
PURCHASED PROF/TECH SRVS	64,984	32,287	31,700	997	9,850	4,746	98.47
PUR PROP SRVS & OTH SRVS	11,614	3,511	582	7,521	907	488	35.24
SUPPLIES	4,962	2,361	63	2,538	235	864	48.85
MISCELLANEOUS	1,755	55	-	1,700	-	-	3.13
MUNICIPAL COURT	307,137	175,256	32,345	99,536	28,148	23,449	67.59

City of San Juan, Texas
Budget Expenditures Report
May 31, 2023

							Budget Target 67%
10 -GENERAL FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-23	May-23	% RECEIV. EXPENDED
FINANCE							
SALARIES & WAGES/BENEFIT	469,173	258,283	-	210,890	32,561	32,781	55.05
PURCHASED PROF/TECH SRVS	3,500	-	-	3,500	-	-	-
PUR PROP SRVS & OTH SRVS	23,880	16,381	3,882	3,617	5,147	3,274	84.85
SUPPLIES	4,510	3,401	236	873	185	91	80.65
MISCELLANEOUS	13,855	5,155	873	7,827	-	1,328	43.51
FINANCE	514,918	283,220	4,991	226,707	37,894	37,474	55.97
PLANNING							
SALARIES & WAGES/BENEFIT	589,555	331,156		258,399	39,365	40,960	56.17
PURCHASED PROF/TECH SRVS	25,206	17,888	3,600	3,718	3,872	3,456	85.25
PUR PROP SRVS & OTH SRVS	17,400	7,503	625	9,272	1,259	747	46.71
SUPPLIES	25,353	11,619	2,488	11,246	1,282	1,153	55.64
CAPITAL OUTLAY	15,000	72	-	14,928	-	-	0.48
MISCELLANEOUS	18,369	1,728	-	16,641	590	670	9.41
PLANNING	690,883	369,967	6,712	314,203	46,368	46,986	54.52
POLICE							
SALARIES & WAGES/BENEFIT	4,210,582	2,172,571	-	2,038,011	261,674	270,767	51.60
PURCHASED PROF/TECH SRVS	47,400	37,531	2,769	7,100	469	1,114	85.02
PUR PROP SRVS & OTH SRVS	91,037	64,939	6,202	19,896	6,644	781	78.15
SUPPLIES	217,495	138,151	40,061	39,283	18,792	15,405	81.94
CAPITAL OUTLAY	5,208	-	5,208	-	(788)	-	100.00
DEBT SERVICE	333,457	-	-	333,457	-	-	-
MISCELLANEOUS	46,098	39,136	2,115	4,847	811	80	89.49
POLICE	4,951,277	2,452,328	56,355	2,442,594	287,603	288,147	50.67
FIRE							
SALARIES & WAGES/BENEFIT	2,088,193	1,120,406		967,787	129,955	135,338	53.65
PURCHASED PROF/TECH SRVS	503,552	195,029	3,458	305,065	110,778	72,379	39.42
PUR PROP SRVS & OTH SRVS	91,810	28,747	1,577	61,486	5,179	5,209	33.03
SUPPLIES	128,157	86,486	3,294	38,377	4,399	11,830	70.05
CAPITAL OUTLAY	411,161	175,236	177,703	58,221	4,862	-	85.84
DEBT SERVICE	122,979	119,378	-	3,601	-	-	97.07
MISCELLANEOUS	10,455	1,875	-	8,580	-	-	17.93
FIRE	3,356,307	1,727,157	186,032	1,443,118	255,172	224,756	57.00
STREETS, ALLEY, OTHER							
SALARIES & WAGES/BENEFIT	374,873	218,012	-	156,861	25,854	34,063	58.16
PUR PROP SRVS & OTH SRVS	365,000	262,709	350	101,941	48,327	30,658	72.07
SUPPLIES	111,071	66,168	5,153	39,749	11,594	9,624	64.21
CAPITAL OUTLAY	46,200	46,170	-	30	46,170	-	99.94
MISCELLANEOUS	7,400	77	-	7,323	77	-	1.04
STREETS, ALLEY, OTHER	904,544	593,136	5,503	305,904	132,023	74,345	66.18

City of San Juan, Texas
Budget Expenditures Report
May 31, 2023

							Budget Target 67%
10 -GENERAL FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-23	May-23	% RECEIV. EXPENDED
CENTRAL GARAGE							
SALARIES & WAGES/BENEFIT	217,431	109,934		107,497	10,648	14,571	50.56
PURCHASED PROF/TECH SRVS	5,500	5,500	-	-	-	-	100.00
PUR PROP SRVS & OTH SRVS	5,700	2,099	-	3,601	59	127	36.83
SUPPLIES	27,315	9,183	293	17,839	841	808	34.69
CENTRAL GARAGE	255,946	126,717	293	128,936	11,548	15,506	49.62
PARKS							
SALARIES & WAGES/BENEFIT	1,045,092	575,821		469,271	74,234	71,419	55.10
PURCHASED PROF/TECH SRVS	2,500	2,820		(320)	217	276	112.81
PUR PROP SRVS & OTH SRVS	128,760	86,397	2,751	39,612	11,188	11,061	69.24
SUPPLIES	59,623	42,295	3,245	14,082	8,354	4,226	76.38
CAPITAL OUTLAY	7,250	7,191	-	59	-	-	99.19
DEBT SERVICE	58,394	58,393		1	-	-	100.00
MISCELLANEOUS	399,020	393,089	22,338	(16,406)	26,111	35,567	104.11
PARKS	1,700,639	1,166,007	28,334	506,298	120,104	122,548	70.23
BUILDING MAINTENANCE							
SALARIES & WAGES/BENEFIT	349,087	201,370	-	147,717	26,218	26,202	57.68
PURCHASED PROF/TECH SRVS	2,500	-	-	2,500	-	-	-
PUR PROP SRVS & OTH SRVS	108,000	34,588	676	72,736	6,920	3,736	32.65
SUPPLIES	43,977	35,353	3,107	5,517	5,246	5,715	87.45
BUILDING MAINTENANCE	503,564	271,312	3,783	228,470	38,383	35,653	54.63
LIBRARY							
SALARIES & WAGES/BENEFIT	312,376	190,967	-	121,409	23,942	24,094	61.13
PURCHASED PROF/TECH SRVS	2,600	1,256	-	1,344	778	62	48.31
PUR PROP SRVS & OTH SRVS	22,150	13,069	-	9,081	2,604	1,677	59.00
SUPPLIES	2,950	815	1,436	699	673	-	76.30
MISCELLANEOUS	10,350	1,657	2,053	6,640	342	789	35.85
LIBRARY	350,426	207,764	3,488	139,173	28,338	26,622	60.28

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10 -GENERAL FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-23	May-23	Budget Target 67% % RECEIV. EXPENDED
ADMINISTRATION							
PURCHASED PROF/TECH SRVS	450,163	276,708	52,252	121,203	32,749	8,318	73.08
PUR PROP SRVS & OTH SRVS	251,297	169,232	15	82,050	20,406	25,280	67.35
SUPPLIES	2,315	1,437	-	878	298	79	62.07
DEBT SERVICE	191,570	138,239	-	53,331	16,524	10,822	72.16
MISCELLANEOUS	29,700	169,784	-	(140,084)	169,784	-	571.66
ADMINISTRATION	925,045	755,401	52,267	117,378	239,762	44,500	87.31
HUMAN RESOURCES							
SALARIES & WAGES/BENEFIT	277,989	146,656	-	131,333	18,422	18,429	52.76
PURCHASED PROF/TECH SRVS	14,900	1,953	3,585	9,362	-	-	37.17
PUR PROP SRVS & OTH SRVS	9,900	4,280	499	5,121	61	89	48.28
SUPPLIES	8,510	2,237	368	5,905	178	430	30.61
MISCELLANEOUS	875	763	-	112	-	-	87.20
HUMAN RESOURCES	312,174	155,890	4,452	151,833	18,661	18,947	51.36
INFORMATION TECHNOLOGY							
SALARIES & WAGES/BENEFIT	532,819	339,228	-	193,591	42,335	41,827	63.67
PURCHASED PROF/TECH SRVS	66,198	65,202	400	596	200	-	99.10
PUR PROP SRVS & OTH SRVS	189,918	132,087	720	57,111	7,885	11,455	69.93
SUPPLIES	18,950	17,192	-	1,758	780	2,062	90.72
CAPITAL OUTLAY	39,500	19,867	7,231	12,402	-	-	68.60
MISCELLANEOUS	168,492	140,000	-	28,492	2,170	2,991	83.09
INFORMATION TECHNOLOGY	1,015,877	713,575	8,351	293,951	53,371	58,335	71.06

City of San Juan, Texas
Budget Expenditures Report
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							Budget Target 67%
10 -GENERAL FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-23	May-23	% RECEIV. EXPENDED
EMERGENCY MANAGEMENT							
PURCHASED PROF/TECH SRVS	9,500	-	-	9,500	-	-	-
PUR PROP SRVS & OTH SRVS	5,800	1,000	1,567	3,233	200	800	44.26
SUPPLIES	16,750	137,999	94,237	(215,486)	-	137,999	1,386.48
CAPITAL OUTLAY	50,500	-	29,039	21,461	-	-	57.50
EMERGENCY MANAGEMENT	82,550	138,999	124,843	(181,292)	200	138,799	319.61
ANIMAL CONTROL							
SALAREIES & WAGES/BENEFIT	84,570	46,778		37,792	5,935	3,592	55.31
PURCHASED PROF/TECH SRVS	4,500	645	-	3,855	300	-	14.33
SUPPLIES	11,550	5,140	77	6,333	438	456	45.17
CAPITAL OUTLAY	16,000	-	15,960	40	-	-	99.75
MISCELLANEOUS	101,560	87,435	13,825	300	14,950	8,680	99.70
ANIMAL CONTROL	218,180	139,998	29,862	48,320	21,623	12,728	77.85
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	17,051,154	9,846,552	550,356	6,654,246	1,358,354	1,236,802	60.97
REVENUES OVER/(UNDER) EXPENDITURES	(1,172,536)	2,856,187	(550,356)	3,478,366	(595,243)	(370,930)	(196.65)

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							Budget Target 67%
22 -SOLID WASTE FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-23	May-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
REFUSE COLLECTION SYSTEM	3,969,760	2,320,290	-	(1,649,470)	352,149	360,410	58.45
OTHER REVENUE	46,105	250,300	-	204,195	4,984	8,736	542.89
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	4,015,865	2,570,591	-	(1,445,274)	357,133	369,146	64.01
EXPENDITURE SUMMARY							
SANITATION							
SALARIES & WAGES/BENEFIT	1,375,892	752,394	-	623,498	98,577	110,340	54.68
PUR PROF/TECH SRVS	3,000	303	-	2,697	18	47	10.12
PUR PROP SRVS & OTH SRVS	376,900	228,276	6,422	142,203	19,736	30,393	62.27
SUPPLIES	676,898	480,417	37,440	159,041	27,738	32,079	76.50
CAPITAL OUTLAY	131,008	481,249	-	(350,241)	-	-	367.34
MISCELLANEOUS	870,772	261,353	55,668	553,751	1,529	3,586	36.41
SANITATION	3,434,470	2,203,992	99,529	1,130,948	147,598	176,445	67.07
ORGANIZATIONAL							
PURCHASED PROF/TECH SRVS	82,000	48,530	-	33,470	11,092	6,217	59.18
PUR PROP SRVS & OTH SRVS	56,157	37,980	-	18,177	4,582	4,582	67.63
DEBT SERVICE	319,817	305,524	-	14,293	-	-	95.53
MISCELLANEOUS	212,630	141,973	-	70,657	17,619	17,619	66.77
ORGANIZATIONAL	670,604	534,007	-	136,597	33,294	28,419	79.63
Transfer Out	-	-	-	-	-	-	-
TOTAL EXPENDITURES	4,105,074	2,738,000	99,529	1,267,545	180,892	204,864	69.12
REVENUES OVER/(UNDER) EXPENDITURES	(89,209)	(167,409)	(99,529)	(177,729)	176,242	164,282	299.23

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							Budget Target 67%
56 -UTILITY FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-23	May-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
WATER SYSTEMS	2,815,750	1,608,188	-	(1,207,562)	232,205	217,134	57.11
SEWER SYSTEMS	3,103,000	1,786,510	-	(1,316,490)	234,229	274,326	57.57
OTHER REVENUES	-	48	-	48	(45)	-	-
INTERGOV'T REVENUE		600,752	-	600,752	600,752	-	-
OTHER REVENUES	74,400	253,598	-	179,198	42,765	26,086	340.86
OTHER	(1,664,037)	(1,539,268)	-	124,769	(31,192)	(31,192)	92.50
TOTAL REVENUES	4,329,113	2,709,827	-	(1,619,286)	1,078,713	486,354	62.60
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
UTILITY BILLING & COLLEC							
SALARIES & WAGES/BENEFIT	335,126	158,673	-	176,453	22,943	23,571	47.35
PURCHASED PROF/TECH SRVS	26,908	25,474	976	458	488	-	98.30
PUR PROP SRVS & OTH SRVS	87,034	80,584	256	6,194	4,212	14,260	92.88
SUPPLIES	22,406	15,073	1,215	6,118	1,141	1,467	72.69
MISCELLANEOUS	51,468	46,584	877	4,007	8,613	(110)	92.22
UTILITY BILLING & COLLEC	522,942	326,388	3,324	193,230	37,397	39,189	63.05
UTILITY ADMINISTRATION							
SALARIES & WAGES/BENEFIT	237,394	60,890	-	176,504	7,422	7,797	25.65
PURCHASED PROF/TECH SRVS	12,000	-	-	12,000	-	-	-
PUR PROP SRVS & OTH SRVS	22,900	6,451	398	16,051	4,522	14	29.91
SUPPLIES	9,787	10,271	1,047	(1,531)	606	969	115.64
MISCELLANEOUS	870	312	-	558	-	-	35.86
UTILITY ADMINISTRATION	282,951	77,924	1,445	203,582	12,550	8,780	28.05
WATER PLANT							
SALARIES & WAGES/BENEFIT	520,218	316,736	-	203,482	41,658	41,349	60.89
PURCHASED PROF/TECH SRVS	35,000	13,300	1,290	20,410	2,620	1,209	41.69
PUR PROP SRVS & OTH SRVS	410,112	348,003	12,097	50,012	13,182	198,058	87.81
SUPPLIES	447,740	270,379	12,879	164,481	5,667	59,146	63.26
CAPITAL OUTLAY	61,152	29,848	31,152	152	-	22,200	99.75
MISCELLANEOUS	43,500	24,174	(11,824)	31,150	1,258	561	28.39
WATER PLANT	1,517,722	1,002,440	45,594	469,688	64,385	322,524	69.05
WATER DISTRIBUTION							
SALARIES & WAGES/BENEFIT	333,252	174,143	-	159,109	25,202	24,216	52.26
PUR PROP SRVS & OTH SRVS	17,480	7,166	791	9,522	1,772	1,511	45.52
SUPPLIES	111,448	56,525	3,714	51,209	2,070	5,022	54.05
MISCELLANEOUS	2,842	1,485	-	1,357	-	111	52.25
WATER DISTRIBUTION	465,022	239,320	4,505	221,197	29,044	30,861	52.43
SEWER COLLECTION							
SALARIES & WAGES/BENEFIT	380,331	179,982	-	200,349	23,682	26,443	47.32
PURCHASED PROF/TECH SRVS	5,000	-	-	5,000	-	-	-
PUR PROP SRVS & OTH SRVS	496,599	104,952	253,287	138,360	9,217	15,689	72.14
SUPPLIES	90,542	78,197	5,553	6,792	4,116	12,726	92.50
CAPITAL OUTLAY	15,000	14,767	-	233	14,767	-	98.45
MISCELLANEOUS	1,771	729	-	1,042	-	-	41.16
SEWER COLLECTION	989,243	378,628	258,840	351,775	51,783	54,858	64.44

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							Budget Target 67%
56 -UTILITY FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-23	May-23	% RECEIV. EXPENDED
SEWER PLANT							
SALARIES & WAGES/BENEFIT	282,972	154,848	-	128,124	16,947	18,817	54.72
PURCHASED PROF/TECH SRVS	35,000	14,988	3,890	16,122	2,302	1,752	53.94
PUR PROP SRVS & OTH SRVS	297,828	170,160	8,330	119,338	21,182	22,556	59.93
SUPPLIES	194,444	118,459	1,017	74,968	8,882	40,139	61.45
CAPITAL OUTLAY	30,000	-	-	30,000	-	-	-
MISCELLANEOUS	146,592	98,528	-	48,064	11,836	9,537	67.21
SEWER PLANT	986,836	556,982	13,237	416,617	61,149	92,800	57.78
ORGANIZATIONAL							
PURCHASED PROF/TECH SRVS	82,683	44,180	-	38,503	19,083	4,141	53.43
PUR PROP SRVS & OTH SRVS	123,977	82,412	-	41,565	10,116	10,116	66.47
DEBT SERVICE	1,000	-	-	1,000	-	-	-
MISCELLANEOUS	411,800	273,020	-	138,780	33,985	33,985	66.30
ORGANIZATIONAL	619,460	399,612	-	219,848	63,185	48,242	64.51
TOTAL EXPENDITURES	5,384,175	2,981,293	326,945	2,075,937	319,493	597,253	61.44
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(1,055,062)	(271,466)	(326,945)	456,651	759,219	(110,899)	-
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	(1,055,062)	(271,466)	(326,945)	456,651	-	(110,899)	56.72
	=====	=====	=====	=====	=====	=====	=====

City of San Juan, Texas
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							Budget Target 67%
60 -UTILITY I&S FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-23	May-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	1,602,660	1,503,585		(99,075)	26,826	26,890	93.82
TOTAL REVENUES	1,602,660	1,503,585	-	(99,075)	26,826	26,890	93.82
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
DEBT SERVICE							
DEBT SERVICE	1,609,666	1,417,704	-	191,962	-	-	88.07
MISCELLANEOUS	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
DEBT SERVICE	1,609,666	1,417,704	-	191,962	-	-	88.07
TOTAL EXPENDITURES	1,609,666	1,417,704	-	191,962	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(7,006)	85,881	-	92,887	26,826	26,890	(1,225.81)
TRANSFER IN							
TRANSFER OUT	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	(7,006)	85,881	-	92,887	26,826	26,890	(1,225.81)
	=====	=====	=====	=====	=====	=====	=====

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61 - Water & Sewer I & S FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-23	May-23	Budget Target 67%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	61,376	58,548	-	(2,828)	7,637	7,850	95.39
TOTAL REVENUES	61,376	58,548	-	(2,828)	7,637	7,850	95.39
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
DEBT SERVICE							
DEBT SERVICE	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
DEBT SERVICE	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	61,376	58,548	-	(2,828)	-	7,850	95.39
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	61,376	58,548	-	(2,828)	-	7,850	95.39
	=====	=====	=====	=====	=====	=====	=====

City of San Juan, Texas
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Budget Target 67%

18 -LOCAL TRUANCY PREVENTION &
DIVERSION FUND
FINANCIAL SUMMARY

	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-23	May-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
FEEES & FINES	5,000	3,854	-	(1,146)	569	710	77.08
TOTAL REVENUES	5,000	3,854	-	(1,146)	569	710	77.08
	=====	=====	=====	=====	=====	=====	=====

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19 - LOCAL MUNICIPAL JURY FUND FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-23	May-23	% RECEIV. EXPENDED	Budget Target 67%
REVENUE SUMMARY								
FEEES & FINES	150	77	-	(73)	11	14	51.45	
TOTAL REVENUES	150	77	-	(73)	11	14	-	
	=====	=====	=====	=====	=====	=====	=====	

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20 -MUNICIPAL COURT-BLDG SEC. FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-23	May-23	% RECEIV. EXPENDED	Budget Target 67%
REVENUE SUMMARY								
OTHER REVENUE	5,500	4,304	-	(1,196)	611	762	78.25	
TOTAL REVENUES	5,500	4,304	-	(1,196)	611	762	78.25	
	=====	=====	=====	=====	=====	=====	=====	
SUPPLIES	-	38	-	(38)	-	38	-	
MUNICIPAL COURT	-	37.98	-	(38)	-	38	-	
TOTAL EXPENDITURES	-	37.98	-	(38)	-	38	-	
	=====	=====	=====	=====	=====	=====	=====	
REVENUES OVER/(UNDER) EXPENDITURES	5,500	4,266	-	(1,234)	-	724	77.56	

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							Budget Target 67%
21 -MUNICIPAL COURT-TECH. FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-23	May-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	6,000	3,539	-	(2,461)	503	616	58.99
TOTAL REVENUES	6,000	3,539	-	(2,461)	503	616	58.99
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
MUNICIPAL COURT							
SUPPLIES		30		(30)	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
MUNICIPAL COURT	-	30	-	(30)	-	-	-
TOTAL EXPENDITURES	-	30	-	(30)	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	6,000	3,509	-	(2,491)	-	616	58.49

City of San Juan, Texas
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Budget Target 67%

23 -REVOLVING LOAN FUND FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-23	May-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	24	-	24	3	4	-
TOTAL REVENUES	-	24	-	24	3	4	-
EXPENDITURE SUMMARY							
ADMINISTRATION							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
ADMINISTRATION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	24	-	24	3	4	-

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25 -PARKS SPORT FEE FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-23	May-23	Budget Target 67%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	1,000	1,850	-	850	7	191	184.97
TOTAL REVENUES	1,000	1,850	-	850	7	191	184.97
EXPENDITURE SUMMARY							
RECREATION							
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
ADMINSTRATION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	1,000	1,850	-	850		-	184.97

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							Budget Target 67%
26 -PARK DEVELOPMENT FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-23	May-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER INCOME	25,070	221,916	-	196,846	2,695	5,533	885.19
TOTAL REVENUES	25,070	221,916	-	196,846	2,695	5,533	885.19
EXPENDITURE SUMMARY							
PARKS							
PURCHASED PROF/TECH SRVS	25,070	-	-	25,070	-	-	-
SUPPLIES	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
PARKS	25,070	-	-	25,070	-	-	-
TOTAL EXPENDITURES	25,070	-	-	25,070	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	221,916	-	221,916	-	5,533	-

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Budget Target 67%

27 -WRECKER LAW ENFORCEMENT FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-23	May-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	9,000	14,710	-	5,710		1,655	163.44
TOTAL REVENUES	9,000	14,710	-	5,710	-	1,655	163.44
EXPENDITURE SUMMARY							
POLICE							
PURCHASED PROF/TECH SRVS	5,000	1,200	-	3,800	-	200	24.00
PUR PROP SRVS & OTH SRVS	500	120	-	380	-	-	24.00
SUPPLIES	5,000	1,912	49	3,039	-	1,912	39.22
MISCELLANEOUS	10,000	10,057	-	(57)	-	-	100.57
ADMINSTRATION	20,500	13,288	49	7,162	-	2,112	65.06
TOTAL EXPENDITURES	20,500	13,288	49	7,162	-	2,112	65.06
REVENUES OVER/(UNDER) EXPENDITURES	(11,500)	1,422	(49)	12,872	-	(457)	(11.93)

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							Budget Target 67%
28 -ASSET FORFEITURE-STATE FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-23	May-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	1,500	-	-	(1,500)	-	-	-
FORFEIT LOCAL	600	-	-	(600)	-	-	-
TOTAL REVENUES	2,100	-	-	(2,100)	-	-	-
EXPENDITURE SUMMARY							
POLICE							
PURCHASED PROF/TECH SRVS	5,000	-	-	5,000	-	-	-
PUR PROP SRVS & OTH SRVS	1,500	65	-	1,436	-	-	4.30
SUPPLIES	8,500	8,382	-	118	1,087.80	2,013.55	98.62
POLICE	15,000	8,447	-	6,553	1,088	2,014	56.31
TOTAL EXPENDITURES	15,000	8,447	-	6,553	1,088	2,014	56.31
REVENUES OVER/(UNDER) EXPENDITURES	(12,900)	(8,447)	-	4,453	(1,088)	(2,014)	65.48

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Budget Target 67%
% RECEIV. EXPENDED

30 -MISCELLANEOUS GRANTS FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-23	May-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	282,447	155,773	-	(126,674)	22,174	56,835	55.15
OTHER REVENUE	-	-	-	-	-	-	-
TOTAL REVENUES	282,447	155,773	-	(126,674)	22,174	56,835	55.15
EXPENDITURE SUMMARY							
POLICE							
SALARIES & WAGES/BENEFIT	66,575	106,812	-	(40,237)	14,281	14,599	160.44
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
SUPPLIES	20,618	20,618	-	-	-	-	100.00
CAPITAL OUTLAY	180,476	90,476	89,385	616	45,685	-	99.66
POLICE	267,669	217,906	89,385	(39,622)	59,965	14,599	114.80
LIBRARY							
PURCHASED PROF/TECH SRVS	2,458	960	-	1,498	-	-	39.06
PUR PROP SRVS & OTH SRVS	9,500	9,082	-	418	7,491	1,291.39	95.60
SUPPLIES	1,497	1,197	-	300	-	-	79.96
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	3,478	-	-	3,478	-	-	-
LIBRARY	16,933	11,239	-	5,694	7,491	1,291	66.38
TOTAL EXPENDITURES	284,602.10	229,146	89,385	(33,928)	67,456	15,890	111.92
REVENUES OVER/(UNDER) EXPENDITURES	(2,155)	(73,372)	(89,385)	(160,602)	(45,282)	40,945	7,552.18

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							Budget Target 67%
32 -CRIME VICTIMS LIAISON GRT FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-23	May-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOVERNMENTAL REVENU	-	-	-	-	-	-	-
OTHER REVENUE	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
POLICE							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
POLICE	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	-	-	-	-	-	-

City of San Juan, Texas
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33 -HOTEL/MOTEL OCCUPANCY TAX FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-23	May-23	Budget Target 67%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
TAX REVENUE	18,500	9,727	-	(8,773)	2,175	-	52.58
FINES & FEES	150	900	-	750	-	-	600.00
OTHER REVENUE	-	-	-	-	-	-	-
TOTAL REVENUES	18,650	10,627	-	(8,023)	2,175	-	56.98
EXPENDITURE SUMMARY							
CITY EVENTS							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	18,650	-	-	18,650	-	-	-
CITY EVENTS	18,650	-	-	18,650	-	-	-
MISCELLANEOUS DEPT							
MISCELLANEOUS	-	-	-	-	-	-	-
MISCELLANEOUS DEPT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	18,650	-	-	18,650	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	10,627	-	10,627	2,175	-	-
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER (USES)	-	-	-	-	-	-	-

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							Budget Target 67%
35 -ASSET FORFEITURE-FEDERAL FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-23	May-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	112	38,736	-	38,624	7,721	953	34,586.02
FORFEIT FEDERAL	71,000	165,162	-	94,162	-	-	232.62
TOTAL REVENUES	71,112	203,898	-	132,786	7,721	953	286.73
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
POLICE							
PUR PROP SRVS & OTH SRVS	32,000	4,755	5,738	21,507	300	4,455	32.79
SUPPLIES	60,000	10,657	11,041	38,303	6,726	911	36.16
CAPITAL OUTLAY	120,004	112,004	-	8,000	-	112,004	93.33
MISCELLANEOUS	-	-	-	-	-	-	-
POLICE	212,004	127,416	16,778	67,810	7,026	117,370	68.01
TOTAL EXPENDITURES	212,004	127,416	16,778	67,810	7,026	117,370	68.01
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(140,892.00)	76,482	(16,778)	200,596	-	(116,417)	(42.38)

City of San Juan, Texas
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Budget Target 67% % RECEIV. EXPENDED
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55-STORM WATER FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-23	May-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
FEES & FINES	305,000	175,420	-	(129,581)	25,128	25,111	57.51
TOTAL REVENUES	305,000	175,420	-	(129,581)	25,128	25,111	57.51
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
SALARIES & WAGES/BENEFIT	258,163	127,114	-	131,049	14,183	18,910	49.24
PUR PROP SRVS & OTH SRVS	16,080	3,486	694	11,900	371	1,296	25.99
SUPPLIES	18,478	9,873	2,034	6,572	2,077	1,355	64.43
CAPITAL OUTLAY	23,824	1,100	-	22,724	-	-	4.62
MISCELLANEOUS	6,000	177	-	5,823	77	-	2.95
STORM WATER	322,545	141,749	2,727	178,068	16,708	21,561	44.79
TOTAL EXPENDITURES	322,545	141,749	2,727	178,068	16,708	21,561	44.79
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(17,545)	33,670	(2,727)	48,487	-	3,551	(176.36)

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							Budget Target 67%
36 -DEBT SERVICE FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-23	May-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
PROPERTY TAXES	2,634,333	2,511,691	-	(122,642)	41,987	35,894	95.34
OTHER REVENUE	500	37,308	-	36,808	5,448	7,878	7,461.68
TOTAL REVENUES	2,634,833	2,549,000	-	(85,833)	47,435	43,771	96.74
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
ORGANIZATIONAL EXPENSE							
DEBT SERVICE	2,399,750	1,985,803	-	413,947	-	-	82.75
MISCELLANEOUS	-	-	-	-	-	-	-
ORGANIZATIONAL EXPENSE	2,399,750	1,985,803	-	413,947	-	-	82.75
	=====	=====	=====	=====	=====	=====	=====
TOTAL EXPENDITURES	2,399,750	1,985,803	-	413,947	-	-	82.75
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	235,083	563,196	-	328,113	47,435	43,771	239.57
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER (USES)	235,083	563,196	-	328,113	-	43,771	239.57
	=====	=====	=====	=====	=====	=====	=====

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							Budget Target 67%
41-CAPITAL PROJECT - CITY HALL/PARK FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-23	May-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	774	-	774	-	-	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	774	-	774	-	-	-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
CITY MANAGER							
CAPITAL OUTLAY	195,652	1,941,958	2,343,981	(4,090,287)	181,460	177,412	2,190.59
CITY MANAGER	195,652	1,941,958	2,343,981	(4,090,287)	181,460	177,412	2,190.59
PARK AND RECREATION	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
PARK	-	-	-	-	-	-	-
ADMINISTRATION	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
ADMINISTRATION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	195,652	1,941,958	2,343,981	(4,090,287)	-	177,412	2,190.59
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(195,652)	(1,941,184)	(2,343,981)	(4,089,513)	-	(177,412)	2,190.19

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							Budget Target 67%
42- BOND SERIES 2019 FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-23	May-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	185,842	-	185,842	28,979	29,509	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	185,842	-	185,842	28,979	29,509	-
	=====	=====	=====	=====	=====	=====	=====
DEBT SERVICE							
PURCHASED PROF/TECH SRVS	-	-	179,000	(179,000)	-	-	-
COST OF ISSUANCE	-	-	-	-	-	-	-
DEBT SERVICE	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	179,000	(179,000)	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	185,842	(179,000)	6,842	-	29,509	-

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							Budget Target 67%
43-BOND SERIES 2019-A FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-23	May-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	30,629	-	30,629	4,161	4,194	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	30,629	-	30,629	4,161	4,194	-
	=====	=====	=====	=====	=====	=====	=====
SEWER PLANT							
PURCHASED PROF/TECH SRVS	-	614,523	557,461	(1,171,984)	21,549	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	614,523	557,461	(1,171,984)	21,549	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	(583,894)	(557,461)	(1,141,356)	(17,388)	4,194	-

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							Budget Target 67%
44-CIP-STREET-SERIES 2015 FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-23	May-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	8,567	-	8,567	1,226	1,329	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	8,567	-	8,567	1,226	1,329	-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
EXPENDITURES							
STREETS	71,738	-	-	71,738	-	-	-
DEBT	-	-	-	-	-	-	-
SANITATION	-	-	-	-	-	-	-
LIBRARY	71,738	-	-	71,738	-	-	-
LONG TERM DEBT							
DEBT SERVICE	-	-	-	-	-	-	-
LONG TERM DEBT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	71,738	-	-	71,738	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(71,738)	8,567	-	80,305	-	1,329	(11.94)

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45-CAPITAL PROJECTS FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-23	May-23	Budget Target 67%	
							% RECEIV.	EXPENDED
REVENUE SUMMARY								
INTERGOV'T REVENUE	-	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-	-
OTHER REVENUE	-	-	-	-	-	-	-	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY								
LIBRARY	-	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-	-
LIBRARY	-	-	-	-	-	-	-	-
LONG TERM DEBT								
DEBT SERVICE	-	-	-	-	-	-	-	-
LONG TERM DEBT	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	-	-	-	-	-	-	-

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46-2018 CONSTRUCTION FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-23	May-23	Budget Target 67%	
							% RECEIV.	EXPENDED
REVENUE SUMMARY								
INTERGOV'T REVENUE	-	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-	-
OTHER REVENUE	-	-	-	-	-	-	-	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====	=====
SEWER PLANT								
PURCHASED PROF/TECH SRVS	-	-	(2,191)	2,191	-	-	-	-
COST OF ISSUANCE	-	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-	-
2018 CONSTRUCTION	-	-	(2,191)	2,191	-	-	-	-
TOTAL EXPENDITURES	-	-	(2,191)	2,191	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	-	2,191	2,191	-	-	-	-

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47-CERT. OF OBLIG. - SERIES 2018 FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-23	May-23	Budget Target 67%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER FINANCING SOURCES	-	56,788	-	56,788	8,125	8,812	-
TOTAL REVENUES	-	56,788	-	56,788	8,125	8,812	-
DEBT SERVICE							
COST OF ISSUANCE	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
CERT. OF OBLIG. - SERIES 2018	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	56,788	-	56,788		8,812	-

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48- Certificate of Obligation -2017 FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-23	May-23	Budget Target 67%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER FINANCING SOURCES	-	12,239	-	12,239	1,383	1,500	-
TOTAL REVENUES	-	12,239	-	12,239	1,383	1,500	-
EXPENDITURE SUMMARY							
NEW CITY HALL							
PROF/TECH SRVS	-	-	10,534	(10,534)	-	-	-
CAPITAL OUTLAY	1,009,264	1,234	307,224	700,806	-	-	30.56
NEW CITY HALL	1,009,264	1,234	317,758	690,272	-	-	-
TOTAL EXPENDITURES	1,009,264	1,234	317,758	690,272	-	-	31.61
REVENUES OVER/(UNDER) EXPENDITURES	(1,009,264)	11,005	(317,758)	702,511	-	1,500	30.39

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49 - 2020 BOND FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-23	May-23	Budget Target 67%	
							% RECEIV.	EXPENDED
REVENUE SUMMARY								
INTERGOV'T REVENUE	-	-	-	-	-	-	-	-
OTHER REVENUE	-	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-	-
=====	=====	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY								
CAPITAL OUTLAY		-	-	-	-	-	-	-
UTILITY ADMINISTRATION	-	-	-	-	-	-	-	-
SEWER COLLECTION								
CAPITAL OUTLAY		-	-	-	-	-	-	-
SEWER COLLECTION	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-	-
=====	=====	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	-	-	-	-	-	-	-

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51 - TDEM FUND FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-23	May-23	Budget Target 67%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	255,078	-	255,078	49,433	37,157	-
TOTAL REVENUES	-	255,078	-	255,078	-	37,157	-
ADMINISTRATION							
PURCHASED PROF/TECH SRVS		15,000	-	(15,000)	-	-	-
ADMINISTRATION	-	15,000	-	(15,000)	-	-	-
WATER PLANT							
CAPITAL OUTLAY	95,817	58,757	32,975	4,085	(199,774)	-	95.74
WATER PLANT	95,817	58,757	32,975	4,085	(199,774)	-	95.74
SEWER COLLECTION							
CAPITAL OUTLAY	2,478,662	-	2,610,250	(131,588)	(335,118)	-	105.31
SEWER COLLECTION	2,478,662	-	2,610,250	(131,588)	(335,118)	-	105.31
Transfer Out	-	976	-	(976)	5,674	-	-
TOTAL EXPENDITURES	2,574,479	74,733	2,643,225	(143,479)	(534,893)	-	105.57
REVENUES OVER/(UNDER) EXPENDITURES	(2,574,479)	180,345	(2,643,225)	111,599	-	37,157	95.67

City of San Juan, Texas
Budget Expenditures Report
May 31, 2023

52- Certificate of Obligation FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-23	May-23	Budget Target 67% % RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOVERNMENTAL REV.	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
EXPENDITURE SUMMARY							
PUMPS							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
PUMPS	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	-	-	-	-	-	-

City of San Juan, Texas
Budget Expenditures Report
May 31, 2023

Budget Target 67% % RECEIV. EXPENDED
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53 - CAPITAL PROJECTS FIRESTATION FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-23	May-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	-	-	-	-	-	-
OTHER FINANCING SOURCES	-	109,396	-	109,396	12,990	13,519	-
TOTAL REVENUES	-	109,396	-	109,396	12,990	13,519	-
EXPENDITURE SUMMARY							
FIRE							
CAPITAL OUTLAY	1,950,066	488,238	3,204,279	(1,742,451)	321,407	109,179	189.35
FIRE	1,950,066	488,238	3,204,279	(1,742,451)	321,407	109,179	189.35
STREETS & ALLEYS							
CAPITAL OUTLAY	414,746	249,075	-	165,671	-	-	60.05
STREETS & ALLEYS	414,746	249,075	-	165,671	-	-	60.05
PARKS & RECREATION							
CAPITAL OUTLAY	986,530	346,619	2,561,161	(1,921,250)	46,674	53,978	294.75
PARKS & RECREATION	986,530	346,619	2,561,161	(1,921,250)	46,674	53,978	294.75
SANITATION							
CAPITAL OUTLAY	952,957	125,152	-	827,805	-	-	13.13
SANITATION	952,957	125,152	-	827,805	-	-	13.13
ADMINISTRATION							
PROF/TECH SRVS	-	-	-	-	-	-	-
COST OF ISSUANCE	-	-	-	-	-	-	-
ADMINISTRAION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	4,304,299	1,209,083	5,765,440	(2,670,225)	-	163,158	162.04
REVENUES OVER/(UNDER) EXPENDITURES	(4,304,299)	(1,099,688)	(5,765,440)	(2,560,829)	-	(149,639)	159.49

City of San Juan, Texas
Budget Expenditures Report
May 31, 2023

54-2014 BOND FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-23	May-23	Budget Target 67%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	7,128	-	7,128	1,020	1,106	-
TOTAL REVENUES	-	7,128	-	7,128	1,020	1,106	-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
WATER DISTRIBUTION							
CAPITAL OUTLAY	-	-	-	-	-	-	-
WATER DISTRIBUTION	-	-	-	-	-	-	-
ORGANIZATIONAL							
DEBT SERVICE	-	-	-	-	-	-	-
ORGANIZATIONAL	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	7,128	-	7,128	-	1,106	-

City of San Juan, Texas
Budget Expenditures Report
May 31, 2023

57-2022 BOND - FIRE TRUCK FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-23	May-23	% RECEIV. EXPENDED	Budget Target 67%
REVENUE SUMMARY								
OTHER FINANCING SOURCES	-	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====	
EXPENDITURE SUMMARY								
PROF/TECH SRVS	-	-	-	-	-	-	-	-
COST OF ISSUANCE	-	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-	-
FIRE	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====	
REVENUES OVER/(UNDER) EXPENDITURES	-	-	-	-	-	-	-	-

City of San Juan, Texas
Budget Expenditures Report
May 31, 2023

							Budget Target 67%
24 -SAN JUAN E. D. C. FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-23	May-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
SALES TAX REVENUE	1,537,643	935,703	-	(601,940)	126,609	151,275	60.85
OTHER REVENUE	1,300	51,129	-	49,829	7,420	8,441	3,932.99
OTHR FINANCING SOURCES/U	(104,593)	(69,498)	-	35,095	(8,802)	(8,802)	66.45
TOTAL REVENUES	1,434,350	917,333	-	(517,017)	125,227	150,914	(63.95)
EXPENDITURE SUMMARY							
SAN JUAN ECONOMIC DEV							
SALARIES & WAGES/BENEFIT	172,537	114,092	-	58,445	13,521	13,783	66.13
PURCHASED PROF/TECH SRVS	208,677	150,308	-	58,369	13,307	30,510	72.03
PUR PROP SRVS & OTH SRVS	96,284	71,456	-	24,828	6,994	11,554	74.21
SUPPLIES	24,800	10,906	-	13,894	2,254	1,460	43.98
CAPITAL OUTLAY	10,000	1,527	-	8,473	859	53	15.27
DEBT SERVICE	217,850	182,625	-	35,225	-	-	83.83
MISCELLANEOUS	704,202	267,496	-	436,706	39,103	107,632	37.99
SAN JUAN ECONOMIC DEV	1,434,350	798,409	-	635,941	76,039	164,992	55.66
OTHER PROJECTS							
MISCELLANEOUS	-	-	-	-	-	-	-
RETAIL INCENTIVES	-	-	-	-	-	-	-
OTHER PROJECTS	-	-	-	-	-	-	-
TOTAL EXPENDITURES	1,434,350	798,409	-	635,941	76,039	164,992	55.66
REVENUES OVER/(UNDER) EXPENDITURES	-	118,924	-	118,924	49,188	(14,078)	-

City of San Juan, Texas
Budget Expenditures Report
May 31, 2023

29 -SAN JUAN ECONIMIC DEPNT. CORP FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-23	May-23	Budget Target 67% % RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	60	737	-	677	48	73	1,227.53
OTHR FINANCING SOURCES/U	104,827	69,498	-	(35,328)	8,802	8,802	66.30
TOTAL REVENUES	104,887	70,235	-	(34,652)	8,850	8,874	66.96
ORGANIZATIONAL EXPENSES							
DEBT SERVICE	102,022	89,212	-	12,809	-	-	87.44
ORGANIZATIONAL EXPENSES	102,022	89,212	-	12,809	-	-	87.44
TOTAL EXPENDITURES	102,022	89,212	-	12,809	-	-	87.44
REVENUES OVER/(UNDER) EXPENDITURES	2,865	(18,977)	-	(21,842)	(18,977)	8,874	(662.39)

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 27, 2023

Consider Approval of the Tax Collection Report for the Month of May, 2023. [Leroy Gonzales, Director of Finance]

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Approval of the Tax Collection Report for the Month of May, 2023

RECOMMENDATION:

Approve as Presented

PREPARED BY:

Leroy Gonzales,
Director of Finance

APPROVED BY:

Benjamin Arjona, City
Manager



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

To: Benjamin Arjona, City Manager
From: Leroy Gonzales, Director of Finance
Date: June 19, 2023
Subject: Monthly Collection Report – May, 2023

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				
	2022	2021	2020	2019	2018
Tax Levy	10,077,461.55	9,088,383.56	8,178,632.33	7,793,728.78	7,286,363.64
Adjustment to date	67,068.30	65,817.85	267,480.56	(31,767.84)	(16,319.15)
Adjusted Tax Levy	10,144,529.85	9,154,201.41	8,446,112.79	7,761,960.94	7,270,044.49
Collections to date	9,440,809.10	8,834,000.89	8,133,995.20	7,396,436.76	6,913,739.06
Percentage Collected	93.06%	96.50%	95.30%	95.29%	95.10%

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:
MAY 2023**

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 2022/2023	COLLECTED 2021/2022
2022 TAX ROLL	10,077,461.55	9,440,809.10		67,068.30	703,720.75	93.06%	94.30%
2021 & PRIOR YRS	1,238,990.29	224,320.51		(19,038.96)	995,630.82	18.39%	21.67%
ROLLBACK	12,542.85	29,390.58		21,262.94	4,415.21	86.94%	37.35%
TOTALS	11,328,994.69	9,694,520.19	-	69,292.28	1,703,766.78		

BREAKDOWN OF TAX COLLECTIONS AND FEES FOR THE MONTH OF MAY 2023

	CITY OF SAN JUAN	MONTHLY MODIFICATIONS
CURRENT YEAR-BASE TAX	97,046.53	(1,242.73) CURRENT
CURRENT YEAR-P&I	10,195.41	
PRIOR YEARS-BASE TAX	18,066.33	(261.00) PRIOR
PRIOR YEARS-P&I	9,736.87	
ROLLBACK	8,651.36	- ROLLBACK
ROLLBACK P&I	-	
ATTORNEY FEES	4,268.07	- PURGED
TOTAL COLLECTIONS	147,964.57	(1,503.73)
LESS TRANSFERRED	96,869.76	
LESS IN TRANSIT	47,536.67	
LESS DUE TO HCAD COMM. FEE	14.14	
LESS DUE TO CO TREASURER	3,544.00	

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 MAY 2023 IS CORRECT.

Pablo (Paul) Villarreal Jr.
ASSESSOR-COLLECTOR OF TAXES FOR CITY OF SAN JUAN, TEXAS



SWORN AND SUBSCRIBED BEFORE ME THIS 12TH DAY OF JUNE 2023 A.D.

Mark Martinez
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS



PABLO "PAUL" VILLARREAL JR., ASSESSOR & COLLECTOR
CITY OF SAN JUAN
TAX COLLECTION REPORT
FOR THE MONTH OF MAY 2023

<u>AD VALOREM - CITY OF SAN JUAN</u>	<u>2022-2023</u>	<u>2021-2022</u>	<u>DIFFERENCE</u>
<u>2022 CURRENT</u>			
ORIGINAL LEVY	10,077,461.55	9,088,383.56	989,077.99
MODIFICATIONS	67,068.30	71,058.66	(3,990.36)
CURRENT LEVY	10,144,529.85	9,159,442.22	985,087.63
CURRENT COLLECTIONS THIS MONTH	97,046.53	96,459.39	587.14
CURRENT COLLECTIONS TO DATE	9,440,809.10	8,637,705.74	803,103.36
OUTSTANDING TO DATE	703,720.75	521,736.48	181,984.27
PERCENT COLLECTED/ORIGINAL	93.68%	95.04%	-1.36%
PERCENT COLLECTED/MODIFIED	93.06%	94.30%	-1.24%
TOTAL COLLECTIONS FISCAL YEAR	9,440,809.10	8,637,705.74	
 <u>DELINQUENT</u>			
ORIGINAL LEVY	1,238,990.29	1,310,937.78	(71,947.49)
MODIFICATIONS	(19,038.96)	(18,158.22)	(880.74)
DELINQUENT LEVY	1,219,951.33	1,292,779.56	(72,828.23)
DELINQUENT COLLECTIONS THIS MONTH	18,066.33	20,776.25	(2,709.92)
DELINQUENT COLLECTIONS TO DATE	224,320.51	280,144.38	(55,823.87)
OUTSTANDING TO DATE	995,630.82	1,012,635.18	(17,004.36)
PERCENT COLLECTED/ORIGINAL	18.11%	21.37%	-3.26%
PERCENT COLLECTED/MODIFIED	18.39%	21.67%	-3.28%
TOTAL COLLECTIONS FISCAL YEAR	224,320.51	280,144.38	
 <u>ROLLBACK</u>			
ORIGINAL LEVY	12,542.85	8,033.72	4,509.13
MODIFICATIONS	21,262.94	11,264.86	9,998.08
ROLLBACK LEVY	33,805.79	19,298.58	14,507.21
ROLLBACK COLLECTIONS THIS MONTH	8,651.36	2,011.68	6,639.68
ROLLBACK COLLECTIONS TO DATE	29,390.58	7,207.82	22,182.76
OUTSTANDING TO DATE	4,415.21	12,090.76	(7,675.55)
PERCENT COLLECTED/ORIGINAL	234.32%	89.72%	144.60%
PERCENT COLLECTED/MODIFIED	86.94%	37.35%	49.59%
TOTAL COLLECTIONS FISCAL YEAR	29,390.58	7,207.82	

37 - CSJ

OVERALL TOTAL	147,964.57
LESS REFUNDS	0.00
LESS HCAD COMM FEES	14.14
LESS COMM/COST	3,544.00
BALANCE	144,406.43
LESS TRANSFERRED	96,889.76
LESS TRANSF IN TRANSIT	47,536.67
BALANCE PENDING	0.00

FISCAL START: 10/01/2022 END: 09/30/2023

JURISDICTION: 0037 CITY OF SAN JUAN

CERT TAXABLE VALUE	ADJUSTMENTS	ADJ TAX VALUE	TAX RATE	TAX LEVY	BALANCE	COLL. %	YTD UNCOLL.
1,537,667,138	11,226,144	1,548,893,282	00.676500	10,144,529.85	12,012		

YEAR	TAXES DUE	MONTH ADJ	ADJUSTMENT YTD	LEVY PAID	PAID YTD	BALANCE	COLL. %	YTD UNCOLL.
2022	10,077,461.55	1,242.73-	67,068.30	97,046.53	9,440,809.10	703,720.75	93.06	0.00
2021	320,200.52	226.37-	17,022.47-	11,058.14	123,304.19	179,873.86	40.67	0.00
2020	134,456.85	34.63-	1,409.21-	1,934.51	35,270.42	97,807.22	26.50	0.00
2019	95,105.83	.00	214.08-	951.86	16,773.82	78,117.93	17.68	0.00
2018	74,157.05	.00	138.35-	849.97	12,961.77	61,056.93	17.51	0.00
2017	59,165.82	.00	254.85-	201.94	7,221.38	51,689.59	12.26	0.00
2016	53,419.08	.00	0.00	170.41	4,186.44	49,232.64	7.84	0.00
2015	50,079.67	.00	0.00	170.41	2,767.84	47,311.83	5.53	0.00
2014	44,118.74	.00	0.00	448.80	2,558.44	41,560.30	5.80	0.00
2013	41,794.16	.00	0.00	504.60	2,748.28	39,045.88	6.58	0.00
2012	40,257.50	.00	0.00	88.44	2,798.52	37,458.88	6.95	0.00
2011	51,672.62	.00	0.00	41.07	1,949.44	49,723.18	3.77	0.00
2010	36,688.72	.00	0.00	130.06	2,437.14	34,251.58	6.64	0.00
2009	36,853.00	.00	0.00	130.77	1,593.02	35,259.98	4.32	0.00
2008	30,500.98	.00	0.00	318.83	2,088.25	28,412.73	6.85	0.00
2007	27,360.14	.00	0.00	0.00	933.60	26,426.54	3.41	0.00
2006	23,796.93	.00	0.00	12.13	689.33	23,107.60	2.90	0.00
2005	20,302.93	.00	0.00	19.44	398.27	19,904.66	1.96	0.00
2004	14,812.52	.00	0.00	3.71	162.78	14,649.74	1.10	0.00
2003	15,335.78	.00	0.00	0.00	376.21	14,959.57	2.45	0.00
2002	12,750.47	.00	0.00	75.95	529.98	12,220.49	4.16	0.00
2001	56,130.98	.00	0.00	965.29	2,571.29	53,559.69	4.58	0.00
***	11,316,451.84	1,503.73-	48,029.34	115,112.86	9,665,129.61	1,699,351.57		0.00
CURR	10,077,461.55	1,242.73-	67,068.30	97,046.53	9,440,809.10	703,720.75		0.00
DELQ	1,238,990.29	261.00-	19,038.96-	18,066.33	224,320.51	995,630.82		0.00

FISCAL START: 10/01/2022 END: 09/30/2023 JURISDICTION: 0037 CITY OF SAN JUAN

CERT TAXABLE VALUE	ADJUSTMENTS	ADJ TAX VALUE	TAX RATE	TAX LEVY	PAID ACCTS
0	0	0	00.000000	0.00	0

CURRENT YEAR

YEAR	TAXES DUE	MONTH ADJ	ADJUSTMENT YTD	LEVY PAID	PAID YTD	BALANCE	COLL %	YTD UNCOLL
2021	908.34	.00	7,039.61	1,091.13	7,819.29	128.66	98.38	0.00
2020	4,511.41	.00	7,095.16	3,763.74	10,348.87	1,257.70	89.16	0.00
2019	5,080.77	.00	7,128.17	3,796.49	10,659.45	1,549.49	87.31	0.00
2018	1,754.66	.00	0.00	0.00	275.30	1,479.36	15.69	0.00
2017	287.67	.00	0.00	0.00	287.67	0.00		0.00
***	12,542.85	.00	21,262.94	8,651.36	29,390.58	4,415.21		0.00
CURR	0.00	.00	0.00	0.00	0.00	0.00		0.00
DEIQ	12,542.85	.00	21,262.94	8,651.36	29,390.58	4,415.21		0.00

CITY OF SAN JUAN, TEXAS
AS OF May, 2023

Levy 2022 (22-23 YR)

10,077,461.55	OCT 2022	99,593.52	NOV 2022	96,837.99	DEC 2022	97,275.55	JAN 2023	83,331.89	FEB 2023	72,687.63	MAR 2023	67,971.89	APR 2023	68,311.03	MAY 2023	67,008.30	JUN 2023	JUL 2023	AUG 2023	SEPT 2023
Adjustments		10,177,055.07	10,174,299.54	10,174,737.10	10,174,737.10	10,174,737.10	10,160,993.44	10,160,993.44	10,150,149.18	10,150,149.18	10,145,433.44	10,145,433.44	10,145,772.58	10,145,772.58	10,144,529.85	10,144,529.85	10,077,461.55	10,077,461.55	-	-
Adjst Levy		72,408.80	797,569.82	4,710,294.63	4,710,294.63	4,710,294.63	8,210,592.37	8,210,592.37	8,854,048.72	8,854,048.72	9,231,430.81	9,231,430.81	9,343,762.57	9,343,762.57	9,440,809.10	9,440,809.10	-	-	10,077,461.55	10,077,461.55
Collections																				
Percentage		0.71	7.84	46.29	46.29	46.29	80.81	80.81	87.23	87.23	90.99	90.99	92.10	92.10	93.06	93.06	-	-	-	-

Levy 2021 (21-22 YR)

9,088,383.56	OCT 2021	103,468.54	NOV 2021	102,204.24	DEC 2021	96,189.28	JAN 2022	92,010.27	FEB 2022	86,694.75	MAR 2022	74,038.33	APR 2022	73,011.86	MAY 2022	71,038.66	JUN 2022	70,491.94	JUL 2022	70,491.94	AUG 2022	65,817.85	SEPT 2022
Adjustments		9,191,832.10	9,190,587.80	9,184,572.84	9,184,572.84	9,184,572.84	9,180,393.83	9,180,393.83	9,175,078.31	9,175,078.31	9,162,422.09	9,162,422.09	9,161,395.42	9,161,395.42	9,159,442.22	9,158,875.50	9,158,875.50	9,158,875.50	9,158,875.50	9,158,875.50	9,154,201.41	9,154,201.41	
Adjst Levy		117,479.56	889,430.88	4,817,789.68	4,817,789.68	4,817,789.68	7,399,067.11	7,399,067.11	8,108,720.86	8,108,720.86	8,399,334.17	8,399,334.17	8,541,246.35	8,541,246.35	8,637,705.74	8,712,788.24	8,712,788.24	8,776,259.67	8,776,259.67	8,805,648.29	8,834,000.89	8,834,000.89	
Collections		1.28	9.68	52.46	52.46	52.46	80.60	80.60	88.38	88.38	91.67	91.67	93.23	93.23	94.30	95.13	95.13	95.82	95.82	95.82	96.19	96.50	
Percentage		1.28	9.68	52.46	52.46	52.46	80.60	80.60	88.38	88.38	91.67	91.67	93.23	93.23	94.30	95.13	95.13	95.82	95.82	95.82	96.19	96.50	

Levy 2020 (20-21 YR)

8,178,632.23	OCT 2020	286,189.51	NOV 2020	287,603.92	DEC 2020	287,434.23	JAN 2021	281,486.41	FEB 2021	277,644.91	MAR 2021	269,697.34	APR 2021	268,315.52	MAY 2021	268,245.14	JUN 2021	267,796.38	JUL 2021	267,796.38	AUG 2021	267,480.56	SEPT 2021
Adjustments		8,464,821.74	8,466,236.15	8,466,066.46	8,466,066.46	8,466,066.46	8,460,118.64	8,460,118.64	8,456,277.14	8,456,277.14	8,448,329.57	8,448,329.57	8,447,147.75	8,447,147.75	8,446,428.61	8,446,428.61	8,446,428.61	8,446,428.61	8,446,428.61	8,446,428.61	8,446,112.79	8,446,112.79	
Adjst Levy		130,555.94	684,177.98	3,953,871.77	3,953,871.77	3,953,871.77	6,761,511.71	6,761,511.71	7,363,117.19	7,363,117.19	7,730,743.55	7,730,743.55	7,883,151.58	7,883,151.58	7,958,400.88	8,038,910.70	8,038,910.70	8,088,931.19	8,088,931.19	8,112,398.19	8,133,995.20	8,133,995.20	
Collections		1.54	8.08	46.70	46.70	46.70	79.92	79.92	87.07	87.07	91.51	91.51	93.32	93.32	94.22	95.18	95.18	95.77	95.77	95.77	96.05	96.30	
Percentage		1.54	8.08	46.70	46.70	46.70	79.92	79.92	87.07	87.07	91.51	91.51	93.32	93.32	94.22	95.18	95.18	95.77	95.77	95.77	96.05	96.30	

Levy 2019 (19-20 YR)

7,793,728.78	OCT 2019	(2,881.85)	NOV 2019	(8,507.53)	DEC 2019	(10,226.02)	JAN 2020	(12,344.25)	FEB 2020	(8,461.48)	MAR 2020	(24,205.83)	APR 2020	(24,205.85)	MAY 2020	(26,575.44)	JUN 2020	(26,496.84)	JUL 2020	(31,605.07)	AUG 2020	(31,605.07)	SEPT 2020
Adjustments		7,790,846.93	7,783,221.25	7,783,502.76	7,783,502.76	7,783,502.76	7,781,384.53	7,781,384.53	7,785,267.30	7,785,267.30	7,769,522.93	7,769,522.93	7,769,522.93	7,769,522.93	7,767,153.34	7,767,153.34	7,767,231.94	7,767,231.94	7,762,123.71	7,762,123.71	7,762,123.71	7,761,960.94	
Adjst Levy		175,292.78	640,774.22	3,552,655.97	3,552,655.97	3,552,655.97	6,112,934.56	6,112,934.56	6,653,965.90	6,653,965.90	6,935,008.58	6,935,008.58	7,038,803.16	7,038,803.16	7,163,810.26	7,269,120.58	7,269,120.58	7,334,802.90	7,334,802.90	7,369,890.49	7,369,890.49	7,396,486.76	
Collections		2.25	8.23	45.64	45.64	45.64	78.56	78.56	85.47	85.47	89.26	89.26	90.60	90.60	92.23	93.59	93.59	94.49	94.49	94.95	94.95	95.29	
Percentage		2.25	8.23	45.64	45.64	45.64	78.56	78.56	85.47	85.47	89.26	89.26	90.60	90.60	92.23	93.59	93.59	94.49	94.49	94.95	94.95	95.29	

Levy 2018 (18-19 YR)

7,286,363.64	OCT 2018	(1,478.12)	NOV 2018	(296.36)	DEC 2018	(1,465.69)	JAN 2019	(6,625.78)	FEB 2019	(9,052.85)	MAR 2019	(11,708.08)	APR 2019	(13,329.11)	MAY 2019	(14,311.16)	JUN 2019	(14,818.41)	JUL 2019	(14,818.41)	AUG 2019	(14,818.41)	SEPT 2019
Adjustments		7,286,363.64	7,286,067.28	7,284,897.95	7,284,897.95	7,284,897.95	7,279,737.86	7,279,737.86	7,277,310.79	7,277,310.79	7,274,655.56	7,274,655.56	7,272,834.53	7,272,834.53	7,272,052.48	7,271,545.23	7,271,545.23	7,271,545.23	7,271,545.23	7,271,545.23	7,271,545.23	7,270,044.49	
Adjst Levy		40,446.92	465,847.78	3,420,804.86	3,420,804.86	3,420,804.86	5,752,692.83	5,752,692.83	6,215,142.89	6,215,142.89	6,505,324.90	6,505,324.90	6,627,411.69	6,627,411.69	6,726,104.39	6,801,180.60	6,801,180.60	6,848,618.95	6,848,618.95	6,886,059.71	6,886,059.71	6,913,739.06	
Collections																							
Percentage		0.56	6.39	46.96	46.96	46.96	79.02	79.02	85.40	85.40	89.42	89.42	91.13	91.13	92.49	93.53	93.53	94.18	94.18	94.70	94.70	95.10	
Percentages		0.56	6.39	46.96	46.96	46.96	79.02	79.02	85.40	85.40	89.42	89.42	91.13	91.13	92.49	93.53	93.53	94.18	94.18	94.70	94.70	95.10	

Levy 2017 (17-18 YR)

7,112,363.88	OCT 2017	10,342.19	NOV 2017	7,030.81	DEC 2017	19,613.03	JAN 2018	15,576.11	FEB 2018	6,300.15	MAR 2018	5,051.36	APR 2018	(822.12)	MAY 2018	(3,285.89)	JUN 2018	(3,543.48)	JUL 2018	(3,543.48)	AUG 2018	(4,428.76)	SEPT 2018
Adjustments		7,122,706.07	7,119,394.69	7,131,976.91	7,131,976.91	7,127,939.99	7,127,939.99	7,118,664.03	7,118,664.03	7,117,415.24	7,117,415.24	7,111,541.76	7,111,541.76	7,109,077.99	7,109,077.99	7,108,820.40	7,108,820.40	7,108,820.40	7,108,820.40	7,107,935.12	7,107,378.24	(4,985.64)	
Adjst Levy																							
Collections		39,756.60	482,899.51	3,199,539.87	3,199,539.87	5,537,376.14	5,537,376.14	6,069,205.04	6,069,205.04	6,342,559.09	6,342,559.09	6,465,719.48	6,465,719.48	6,561,382.23	6,561,382.23	6,639,410.61	6,639,410.61	6,693,744.82	6,693,744.82	6,734,386.80	6,751,777.82		
Percentage		0.56	6.78	44.86	44.86	77.69	77.69	85.26	85.26	89.11	89.11	90.92	90.92	92.30	92.30	93.40	93.40	94.16	94.16	94.74	95.00		
Percentage		0.56	6.78	44.86	44.86	77.69	77.69	85.26	85.26	89.11	89.11	90.92	90.92	92.30	92.30	93.40	93.40	94.16	94.16	94.74	95.00		
Percentage		0.56	6.78	44.86	44.86	77.69	77.69	85.26	85.26	89.11	89.11	90.92	90.92	92.30	92.30	93.40	93.40	94.16	94.16	94.74	95.00		
Percentage		0.56	6.78	44.86	44.86	77.69	77.69	85.26	85.26	89.11	89.11	90.92	90.92	92.30	92.30	93.40	93.40	94.16	94.16	94.74	95.00		
Percentage		0.56	6.78	44.86	44.86	77.69	77.69	85.26	85.26	89.11	89.11	90.92	90.92	92.30	92.30	93.40	93.40	94.16	94.16	94.74	95.00		
Percentage		0.56	6.78	44.86	44.86	77.69	77.69	85.26	85.26	89.11	89.11	90.92	90.92	92.30	92.30	93.40	93.40	94.16	94.16	94.74	95.00		
Percentage		0.56	6.78	44.86	44.86	77.69	77.69	85.26	85.26	89.11	89.11	90.92	90.92	92.30	92.30	93.40	93.40	94.16	94.16	94.74	95.00		
Percentage		0.56	6.78	44.86	44.86	77.69	77.69	85.26	85.26	89.11	89.11	90.92	90.92	92.30	92.30	93.40	93.40	94.16	94.16	94.74	95.00		
Percentage		0.56	6.78	44.86	44.86	77.69	77.69	85.26	85.26	89.11	89.11	90.92	90.92	92.30	92.30	93.40	93.40	94.16	94.16	94.74	95.00		
Percentage		0.56	6.78	44.86	44.86	77.69	77.69	85.26	85.26	89.11	89.11	90.92	90.92	92.30	92.30	93.40	93.40	94.16	94.16	94.74	95.00		
Percentage		0.56	6.78	44.86	44.86	77.69	77.69	85.26	85.26	89.11	89.11	90.92	90.92	92.30	92.30	93.40	93.40	94.16	94.16	94.74	95.00		
Percentage		0.56	6.78	44.86	44.86	77.69	77.69	85.26	85.26	89.11	89.11	90.92	90.92	92.30	92.30	93.40	93.40	94.16	94.16	94.74	95.00		
Percentage		0.56	6.78	44.86	44.86	77.69	77.69	85.26	85.26	89.11	89.11	90.92	90.92	92.30	92.30	93.40	93.40	94.16	94.16	94.74	95.00		
Percentage		0.56	6.78	44.86	44.86	77.69	77.69	85.26	85.26	89.11	89.11	90.92	90.92	92.30	92.30	93.40	93.40	94.16	94.16	94.74	95.00		
Percentage		0.56	6.78	44.86	44.86	77.69	77.69	85.26	85.26	89.11	89.11	90.92	90.92	92.30	92.30	93.40	93.40	94.16	94.16	94.74	95.00		
Percentage		0.56	6.78	44.86	44.86	77.69	77.69	85.26	85.26	89.11	89.11	90.92	90.92	92.30	92.30	93.40	93.40	94.16	94.16	94.74	95.00		
Percentage		0.56	6.78	44.86	44.86	77.69	77.69	85.26	85.26	89.11	89.11	90.92	90.92	92.30	92.30	93.40	93.40	94.16	94.16	94.74	95.00		
Percentage		0.56	6.78	44.86	44.86	77.69	77.69	85.26	85.26	89.11	89.11	90.92	90.92	92.30	92.30	93.40	93.40	94.16	94.16	94.74	95.00		
Percentage		0.56	6.78	44.86	44.86	77.69	77.69	85.26	85.26	89.11	89.11	90.92	90.92	92.30	92.30	93.40	93.40	94.16	94.16	94.74	95.00		
Percentage		0.56	6.78	44.86	44.86	77.69	77.69	85.26	85.26	89.11	89.11	90.92	90.92	92.30	92.30	93.40	93.40	94.16	94.16	94.74	95.00		
Percentage		0.56	6.78	44.86	44.86	77.69	77.69	85.26	85.26	89.11	89.11	90.92	90.92	92.30	92.30	93.40	93.40	94.16	94.16	94.74	95.00		
Percentage		0.56	6.78	44.86	44.86	77.69	77.69	85.26	85.26	89.11	89.11	90.92	90.92	92.30	92.30	93.40	93.40	94.16	94.16	94.74	95.00		
Percentage		0.56	6.78	44.86	44.86	77.69	77.69	85.26	85.26	89.11	89.11	90.92	90.92	92.30	92.30	93.40	93.40	94.16	94.16	94.74	95.00		
Percentage		0.56	6.78	44.86	44.86	77.69	77.69	85.26	85.26	89.11	89.11	90.92	90.92	92.30	92.30	93.40	93.40	94.16	94.16	94.74	95.00		
Percentage		0.56	6.78	44.86	44.86	77.69	77.69	85.26	85.26	89.11	89.11	90.92	90.92	92.30	92.30	93.40	93.40	94.16	94.16	94.74	95.00		
Percentage		0.56	6.78	44.86	44.86	77.69	77.69	85.26	85.26	89.11	89.11	90.92	90.92	92.30	92.30	93.40	93.40	94.16	94.16	94.74	95.00		
Percentage		0.56	6.78	44.86	44.86	77.69	77.69	85.26	85.26	89.11	89.11	90.92	90.92	92.30	92.30	93.40	93.40	94.16	94.16	94.74	95.00		
Percentage		0.56	6.78	44.86	44.86	77.69	77.69	85.26	85.26	89.11	89.11	90.92	90.92	92.30	92.30	93.40	93.40	94.16	94.16	94.74	95.00		
Percentage		0.56	6.78	44.86	44.86	77.69	77.69	85.26	85.26	89.11	89.11	90.92	90.92	92.30	92.30	93.40	93.40	94.16	94.16	94.74	95.00		
Percentage		0.56	6.78	44.86	44.86	77.69	77.69	85.26	85.26	89.11	89.11	90.92	90.92	92.30	92.30	93.40	93.40	94.16	94.16	94.74	95.00		
Percentage		0.56	6.78	44.86	44.86	77.69	77.69	85.26	85.26	89.11	89.11	90.92	90.92	92.30	92.30	93.40	93.40	94.16	94.16	94.74	95.00		
Percentage		0.56	6.78	44.86	44.86	77.69	77.69	85.26	85.26	89.11	89.11	90.92	90.92	92.30	92.30	93.40	93.40	94.16	94.16	94.74	95.00		
Percentage		0.56	6.78	44.86	44.86	77.69	77.69	85.26	85.26	89.11	89.11	90.92	90.92	92.30	92.30	93.40	93.40	94.16	94.16	94.74	95.00		
Percentage		0.56	6.78	44.86	44.86	77.69	77.69	85.26	85.26	89.11	89.11	90.92	90.92	92.30	92.30	93.40	93.40	94.16	94.16	94.74	95.00		
Percentage		0.56	6.78	44.86	44.86	77.69	77.69	85.26	85.26	89.11	89.11	90.92	90.92	92.30	92.30	93.40	93.40	94.16	94.16	94.74	95.00		
Percentage		0.56	6.78	44.86	44.86	77.69	77.69	85.26	85.26	89.11	89.11	90.92	90.92	92.30	92.30	93.40	93.40	94.16	94.16	94.74	95.00		
Percentage		0.56	6.78	44.86	44.86	77.69	77.69	85.26	85.26	89.11	89.11	90.92	90.92	92.30	92.30	93.40	93.40	94.16	94.16	94.74	95.00		
Percentage		0.56	6.78	44.86	44.86	77.69	77.69	85.26	85.26	89.11	89.11	90.92	90.92	92.30	92.30	93.40	93.40	94.16	94.16	94.74	95.00		
Percentage		0.56	6.78	44.86	44.86	77.69	77.69	85.26	85.26	89.11	89.11	90.92	90.92	92.30	92.30	93.40	93.40	94.16	94.16	94.74	95.00		
Percentage		0.56	6.78	44.86	44.86	77.69	77.69	85.26	85.26	89.11	89.11	90.92	90.92	92.30	92.30	93.40	93.40	94.16	94.16	94.74	95.00		
Percentage		0.56	6.78	44.86	44.86	77.69	77.69	85.26	85.26	89.11	89.11	90.92	90.92	92.30	92.30	93.40	93.40	94.16	94.16	94.74	95.00		
Percentage		0.56	6.78	44.86	44.86	77.69	77.69	85.26	85.26	89.11	89.11	90.92	90.92	92.30	92.30	93.40	93.40	94.16	94.16	94.74	95.00		
Percentage		0.56	6.78	44.86	44.86	77.69	77.69	85.26	85.26	89.11	89.11	90.92	90.92	92.30	92.30	93.40	93.40	94.16	94.16	94.74	95.00		
Percentage		0.56	6.78	44.86	44.86	77.69	77.69	85.26	85.26	89.11	89.11	90.92	90.92	92.30	92.30	93.40	93.40	94.16	94.16	94.74	95.00		
Percentage		0.56	6.78	44.86	44.86	77.69	77.69	85.26	85.26	89.11	89.11	90.92	90.92	92.30	92.30	93.40	93.40	94.16	94.16	94.74	95.00		
Percentage		0.56	6.78	44.86	44.86	77.69	77.69	85.26	85.26	89.11	89.11	90.92	90.92	92.30	92.30	93.40	93.40	94.16	94.16	94.74	95.00		
Percentage		0.56	6.78	44.86	44.86	77.69	77.69	85.26	85.26	89.11	89.11	90.92	90.92	92.30	92.30	93.40	93.40	94.16	94.16	94.74	95.00		
Percentage		0.56	6.78	44.86	44.86	77.69	77.69	85.26	85.26	89.11	89.11	90.92	90.92	92.30	92.30	93.40	93.40	94.16	94.16	94.74	95.00		
Percentage		0.56	6.78	44.86	44.86	77.69	77.69	85.26	85.26	89.11	89.11	90.92	90.92	92.30	92.30	93.40	93.40	94.16	94.16	94.74	95.00		
Percentage		0.56	6.78	44.86	44.86	77.69	77.69	85.26	85.26	89.11	89.11	90.92	90.92	92.30	92.30	93.40	93.40	94.16	94.16	94.74	95.00		
Percentage		0.56	6.78	44.86	44.86	77.69	77.69	85.26	85.26	89.11	89.11	90.92	90.92	92.30	92.30	93.40	93.40	94.16	94.16	94.74	95.00		
Percentage		0.56	6.78	44.86	44.86	77.69	77.69	85.26	85.26	89.11	89.11	90.92	90.92	92.30	92.30	93.40	93.40	94.16	94.16	94.74	95.00		
Percentage		0.56	6.78																				

Levy 2016 (16-17 YR)

6,638,277.98	OCT 2016	(2,244.53)	NOV 2016	(3,422.70)	DEC 2016	(7,758.17)	JAN 2017	(10,913.72)	FEB 2017	(10,913.72)	MAR 2017	(15,052.40)	APR 2017	(16,154.85)	MAY 2017	(15,889.62)	JUN 2017	(16,537.42)	JUL 2017	(16,537.42)	AUG 2017	(16,537.42)	SEPT 2017
Adjustments		6,636,031.45	6,634,855.28	6,630,519.81	6,630,519.81	6,627,364.26	6,627,364.26	6,627,364.26	6,627,364.26	6,623,225.58	6,623,225.58	6,622,123.13	6,622,123.13	6,622,388.36	6,621,740.56	6,621,740.56	6,621,740.56	6,621,740.56	6,621,740.56	6,621,740.56	6,621,740.56	6,619,018.71	
Adjst Lev		38,038.02	484,217.14	2,932,614.30	2,932,614.30	5,130,709.37	5,593,914.24	5,874,412.22	5,981,376.95	5,981,376.95	5,874,412.22	5,874,412.22	5,981,376.95	6,063,246.26	6,135,073.86	6,135,073.86	6,173,392.85	6,173,392.85	6,173,392.85	6,211,806.10	6,232,308.52	6,232,308.52	
Collections		0.57	7.30	44.23	44.23	77.42	84.41	88.69	90.32	90.32	88.69	88.69	90.32	91.56	92.65	92.65	93.23	93.23	93.23	93.81	94.16	94.16	
Percentage		0.57	7.30	44.23	44.23	77.42	84.41	88.69	90.32	90.32	88.69	88.69	90.32	91.56	92.65	92.65	93.23	93.23	93.23	93.81	94.16	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	2,743.36	3,689.88	3,689.88	3,643.08	3,453.65	3,453.65	2,492.92
Adjusted Levy	6,380,908.89	6,360,329.37	6,379,159.84	6,376,233.64	6,367,329.07	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	5,759,086.01	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	6,120,981.23	6,136,598.29	6,119,573.29	6,097,390.90	6,082,671.23	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)	(8,260.36)	(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	(6,555.00)	(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	5,791,108.21	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)	(4,288.62)	(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	52,123.47	29,177.11	27,155.50	23,864.16	23,055.80	23,055.80	23,047.86	22,638.15
Adjusted Levy	5,027,004.24	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	5,047,424.28	5,047,014.57
Collections	58,594.96	304,883.37	1,731,394.12	3,322,372.84	3,910,956.49	4,110,332.08	4,204,850.46	4,313,453.83	4,404,354.93	4,469,283.70	4,497,381.41	4,525,948.61
Percentage	1.17	6.02	34.05	65.34	77.04	81.34	83.24	85.44	87.26	88.55	89.10	89.68
Levy 2007 (FY 07-08)												
4,465,732.01	OCT 07	NOV 07	DEC 07	JAN 08	FEB 08	MAR 08	APR 08	MAY 08	JUN 08	JUL 08	AUG 08	SEP 08
Adjustments	5,634.29	25,650.41	26,468.55	26,317.38	23,912.91	53,985.03	70,876.85	70,208.10	75,527.65	75,857.78	75,857.78	71,443.44
Adjusted Levy	4,471,366.30	4,491,382.42	4,492,200.56	4,492,049.39	4,489,644.92	4,519,717.04	4,536,608.86	4,535,940.11	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	84.19	86.67	88.00	89.11	90.01
Levy 2006 (FY 06-07)												
3,969,895.75	OCT 06	NOV 06	DEC 06	JAN 07	FEB 07	MAR 07	APR 07	MAY 07	JUN 07	JUL 07	AUG 07	SEP 07
Adjustments	652.70	3,094.18	3,880.78	2,673.19	2,956.92	1,511.22	1,882.04	4476.77	4,476.77	4,196.49	3,820.62	3,820.62
Adjusted Levy	3,970,548.45	3,972,989.93	3,973,776.53	3,972,568.94	3,972,852.67	3,971,406.97	3,971,777.79	3,974,372.52	3,974,372.52	3,974,092.24	3,973,716.37	3,973,716.37
Collections	7,623.95	256,032.80	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												June 19, 2023

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 27, 2023

Consider Approval of City Commission Meeting Minutes:

- October 12, 2021
 - January 17, 2023
-

STAFF COMMENTS AND RECOMMENDATIONS:

Approval of City Commission Meeting Minutes.

RECOMMENDATION:

Approval of Minutes.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Benjamin Arjona, City
Manager

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, October 12, 2021

TIME: 6:00 p.m.

PLACE: San Juan Memorial Library
1010 S. Standard
San Juan, Texas 78589

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

STAFF PRESENT: Benjamin Arjona, City Manager
Diana Cavazos, City Secretary
Tirso Garza, Fire Chief
Ruben Morin, Chief of Police
Leroy Gonzalez, Director of Finance
Adelaida Cordero, Director of Human Resources
Armandina Segin, Library Director
Patrick Willingham, Director of Parks & Recreation
Monica Gomez, Interim Director of Planning
Roel Garza, Director of Sanitation/ Public Works
David Salinas, Director of Utilities
Mary Enriquez, Court Administrator
Pat Karr, Director of Information Technology

ORDER OF BUSINESS

- I. CALL MEETING TO ORDER:**
Mayor Mario Garza called meeting to order at 6:00P.M.
- II. INVOCATION:**
Benjamin Arjona, City Manager led the Invocation.
- III. PLEDGE OF ALLEGIANCE:**
Mayor Mario Garza led the Pledge of Allegiance.
- IV. PUBLIC COMMENTS:** There were no comments from the public.

DISCUSSION: Commissioner Ernesto “Neto” Guajardo thanked Chief of Police, Ruben Morin for having a wonderful ceremony that was followed to the cemetery during his brother-in-law funeral service. He also thanked everyone for all the condolences and birthday wishes that he received. Commissioner Guajardo thanked Mr. Patrick Willingham and Mr. Ruben Guajardo for the use of the tent for the Jamaica and apologized for any inconvenience. He also thanked the City of Pharr because they lent them a small tent that was able to be used to have a bingo, and they also lent us their trailer stage. Commissioner Marco “Markie” Villegas thanked Chief Morin for the escort drive that they had with horses. He stated he received a lot of calls and compliments.

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, OCTOBER 12, 2021**

V. PRESENTATIONS:

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

DISCUSSION: Commissioner Adina "Dina" Santillan asked Patrick Willingham, Director of Parks & Recreation, if he was able to find all the volunteer coaches that he was asking for, to which Mr. Willingham responded that technically the coaches are filled since he has staff that are coaching. Commissioner Ernesto "Neto" Guajardo asked if the coaches were also for football, to which Mr. Willingham responded yes. Commissioner Marco "Markie" Villegas mentioned to Roel Garza, Director of Sanitation/Public Works, that during the Waste Management Conference, he met with vendors and was considering attending some of the sessions to investigate how we can help our citizens and see what the vendors have to offer. Benjamin Arjona, City Manager, responded that they will provide him with a cost analysis and discussed it as a whole commission as to what will be best for the city.

VI. PUBLIC HEARING/ ORDINANCES

A. Hold a Public Hearing for a Voluntary Annexation Petition of the 10.28acre tract of land out of Lot 2, Block 31, Alamo Land and Sugar Company's Subdivision, located approximately 800 feet South of Sam Houston Boulevard, along the East side of Steward Road, as per map recorded in Volume 1, Pages 24 thru 26, Map Records, Hidalgo County, Texas, as Requested by 193 S. Heathwood Drive.

DISCUSSION: Monica Gomez, Interim Director of Planning and Zoning, stated this is the first public hearing for a voluntary annexation petition submitted by Heathwood Drive. It is a 10-acre tract located south of Sorenson Elementary along Steward Road. Furthermore, they are proposing a residential subdivision, and part of the property is located outside the city limits of San Juan ETJ. On September 14, 2021, the City Commission accepted the petition and approved resolution number 21-21. A copy of the voluntary annexation petition and a location map are attached to your packet for your reference.

Mayor Mario Garza opened the public hearing at 6:07 p.m.

Mayor Garza closed the public hearing at 6:07 p.m.

Mayor Pro Tem Leonardo "Lenny" Sanchez made motion to approve and was seconded by Commissioner Ernesto "Neto" Guajardo. Motion Passed (5-0).

B. Hold a Public Hearing for a Rezoning Request from Single Family Residence District (RS) to Heavy Commercial District (C3) for property located at 504 W. Sioux Road, legally described as the 5.00-acre tract of land out of the West 165 feet, of the East 463 feet of Lot 9, Block 6, John Closner Subdivision, located approximately a half of a mile West of Raul Longoria Road, along the North side of Sioux Road, as Requested by Saul Salinas.

DISCUSSION: Monica Gomez, Interim Director of Planning and Zoning, stated this is a public hearing for a rezoning request from single family to heavy commercial district for a 5-acre tract located at 504 West Sioux Road, where the old La Posada Lounge was located. The surrounding properties consist of residential and multi-family uses to the east; they are in the southern part of the subdivision. Furthermore, Mr. Saul Salinas applied for a fence permit back in May, and now he is proposing to rezone his property into a heavy commercial district in order to open a trucking company. She mentioned they mailed out letters to residents within a 200-foot radius and advertised in the newspaper; as a result, we had some responses in both favor and opposition to the request. Ms. Gomez informed the City Commission that Mr. Salinas was available in case they had any questions. Ms. Gomez added that the Planning and Zoning Board and staff recommend denial because it is considered spot zoning and Stewart is not considered a truck road.

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, OCTOBER 12, 2021**

Mayor Mario Garza opened the public hearing at 6:09 p.m.

Eric Lazo stated he resides in the neighborhood east of where Mr. Saul Salinas requested the rezoning. He is speaking on behalf of several of his neighbors because most of them are all elderly and they are for the rezoning, and the main reason is because of the way Mr. Salinas has it well maintained and clean. Mr. Saul Salinas stated the property was sold to him as a commercial property. He requested a permit to install a fence because they were doing illegal dumping. He cleaned the property and maintains it clean, and he is asking if they can please consider supporting him with his request. Mayor Pro Tem Leonardo "Lenny" Sanchez asked if that street could carry heavy loads. Benjamin Arjona, City Manager, responded that for this property, the Stewart Road is unfortunate but not for heavy traffic, and the other thing is that this is a spot zone as mentioned on the item. Mayor Pro Tem Sanchez stated that eventually, within time, those trucks are going to destroy the homes, and we will have complaints from all the citizens from across the area that travel back and forth east and west. Commissioner Adina "Dina" Santillan asked Mr. Arjona if they had that street set up for anytime in the future for fixing reconstruction or anything like that, to which Mr. Arjona responded that he does not think that the street is in the position that needs to be repaved; he believes it is in fair condition, so as far as us doing a repaving on that street to require something heavy traffic will not be any time soon. Commissioner Santillan asked about the letters for and against, and Ms. Gomez responded that they received some calls and emails asking if the city will increase the property taxes for those properties around the area and what type of business they are proposing to open because they notice that some of the trucks are already parked on the property. Mayor Mario Garza asked Ms. Gomez if she knew by any chance if we have any trucking companies around the city where the streets are about the same caliber as Stewart Road. Ms. Gomez responded that she was not in this area. Commissioner Santillan asked what the reason was for which the Planning and Zoning Board denied the application and if it was because the road was not suitable to maintain the heavy traffic. Ms. Gomez added that they do not have other zoning, like heavy commercial, in that area.

Mayor Garza closed the public hearing at 6:15 p.m.

Mayor Pro Tem Leonardo "Lenny" Sanchez made motion to deny and was seconded by Commissioner Ernesto "Neto" Guajardo. Motion Passed (5-0)

- C. Hold a Public Hearing for a Conditional Use Permit to allow "Amaro's Mechanic Repair Shop" at 1310 E. Sgt. Leonel Trevino Road, legally described as 1.50-acre tract of land out of the East 300 feet of the South 218.2 feet of Lot 13, Block 39, Alamo Land and Sugar Company Subdivision, located the Southwest corner of Sgt. Leonel Trevino and Cesar Chavez Road, as Requested by Cesar Amaro.**

DISCUSSION: Monica Gomez, Interim Director of Planning & Zoning, stated Mr. Amaro is applying for a conditional use permit for a mechanic and repair shop at the northwest corner of Sgt. Leonel Trevino on Cesar Chavez Road. The property is 1.5-acre tract of land, a house and two commercial buildings were established back in 1970 when the property was located outside the city limits of San Juan. The applicant is willing to comply with a list of requirements given by the staff and some of the requirements are that they need to have an enclosed area where they work and have a parking area, no storage of materials outside the property, comply with the City of San Juan noise ordinance, conditional use and occupational permit. Ms. Gomez stated Mr. and Mrs. Cesar Amaro were present to answer any questions.

Mayor Mario Garza opened the public hearing at 6:17 p.m.

Cesar Amaro stated that he had only rented this property for three months when he was informed that it was not a commercial property and that he needed to apply for permits with the City of San Juan. Furthermore, stated has kept it clean and maintained it, and now he is asking for permission to work there. Mayor Garza inquired as to what kind of machinery will be repaired, and Mr. Amaro responded that small engines like tractors and land movers would be fixed.

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, OCTOBER 12, 2021**

Mayor Garza closed the public hearing at 6:19 p.m.

Commissioner Marco “Markie” Villegas made motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (5-0).

- D. Hold a Public Hearing on Texas Parks and Wildlife Local Parks Grant on a proposed Northside Park located off of W Sioux Rd and Veterans Blvd, next to the City of San Juan Water Works, to be funded in conjunction with Texas Parks and Wildlife Local Parks Grant. In Order to meet the goals of the San Juan Master Parks Plan, and in compliance with the 2019-2024 Lower Rio Grande Valley (LRGV) Regional Strategic Plan, the open play and exercise area, Including a basketball court and two soccer fields and two walking trails. Due to San Juan’s growing population, the Parks will fill a gap in safe, accessible outdoor recreation for residents in the area of the city, many of whom live below the poverty line.**

DISCUSSION: Benjamin Arjona, City Manager, stated that, as we may recall, we passed the ordinance the last time and it was submitted to Texas Parks and Wildlife, but we need a resolution so that we can apply for the grant. Mayor Mario Garza asked if we were on schedule with the process to which Mr. Arjona stated that we are hoping for everything to be in order. Mayor Mario Garza asked if we had been in touch with Mr. Pankratz and what he thought about this. Mr. Arjona mentioned that this is the last piece that needs to be submitted to Texas Parks and Wildlife.

Mayor Mario Garza opened the public hearing at 6:21p.m.

Mayor Garza closed the public hearing at 6:21 p.m.

Commissioner Ernesto “Neto” Guajardo made motion to approve and was seconded by Mayor Pro Tem Leonardo “Lenny” Sanchez. Motion Passed (5-0).

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

- A. Preliminary and Final Plat Approval of the San Juan City Hall Subdivision being a 1.47-acre tract of land out of Lots 19 through 36, Block 28, San Juan Original Townsite, located at the Northwest corner of 6th Street and Raul Longoria Road, as Requested by SAMES Engineering.**

DISCUSSION: Monica Gomez, Interim Director of Planning and Zoning, stated SAMES Engineering is requesting preliminary final plat approval of the San Juan City Hall Subdivision, which is a 1.47-acre tract. The Property is located at the northwest corner of 6th Street and Nebraska Avenue; also, the subdivision is in flood zone C, which is not considered a flood zone according to the FEMA map. Water and sewer services are provided by the City of San Juan, and additional fire hydrants will be installed within 300 feet, and the existing hydrant and an 8-inch waterline shall be looped as per fire department requirements. Attached is a copy of the subdivision plot, subdivision zoning, and location map for their reference.

Commissioner Marco “Markie” Villegas made motion to approve and was seconded by Mayor Mario Garza (5-0).

- B. Discussion and Possible Action to Authorize Staff to Solicit Request for Proposals for Water and Sewer Infrastructure Improvements Related to the New City Hall Project and Authorize the Mayor to Execute all Related Documents and Budget Amendment and Required.**

DISCUSSION: David Salinas, Director of Utilities, stated as part of the construction sewer, and water lines in that region need to be either updated or entirely abandoned and relocated. Although this project must stay

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under budget, we had already begun executing part of the work internally. Unfortunately, the cost of the supplies caused us to go over budget, so we must now seek bids.

Commissioner Marco “Markie” Villegas made motion to approve and was seconded by Mayor Pro Tem Leonardo “Lenny” Sanchez. Motion Passed (5-0).

C. Discussion and Possible Action to Approve the Final Pay and Acceptance of the Wastewater Treatment Plant Improvement Phase I Dewatering Facility and Authorized the City Manager to Execute all Related Documents and Budget Amendment as Needed.

DISCUSSION: David Salinas, Director of Utilities, stated that a couple of years ago, we came to the commission for approval to build a dewatering facility at the wastewater plant with some funding from the Texas Water Development Board. That project is now complete, and I would like approval of a final payment in the amount of \$58,230.85.

Commissioner Ernesto “Neto” Guajardo made motion to approve and was seconded by Commissioner Marco “Markie” Villegas. Motion Passed (5-0).

D. Discussion and Possible Action to Accept the City of San Juan's Wastewater Treatment Plant Improvements Project - Phase 1 - Sludge Dewatering Facilities (TWDB CWSRF Project No. 73796) as completed by JMJ Construction and that the work was constructed in accordance with the approved plans and specifications and Authorize the Mayor to Execute all Related Documents.

DISCUSSION: David Salinas, Director of Utilities stated this is just an authorization to submit the final letter to the Texas Water Development Board stating that the project has been completed.

Mayor Pro Tem Leonardo “Lenny” Sanchez made motion to approve and was seconded by Commissioner Marco “Markie” Villegas. Motion Passed (5-0).

E. Discussion and Possible Action to Authorize Staff to Solicit for Bids for Water and Wastewater Analytical Services and Authorize the Mayor to Execute all Related Documents and Budget Amendment as Needed.

DISCUSSION: David Salinas, Director of Utilities, stated this is an authorization to be able to solicit for proposals to run the analysis required.

Commissioner Ernesto “Neto” Guajardo made motion to approve and was seconded by Mayor Mario Garza. Motion Passed (5-0).

F. Discussion and Possible Action to Approve a Budget Amendment for the Amount of \$65,827 to General Fund, \$23, 076 to Utility Fund, \$16,158 Sanitation Fund, \$2,869 Stormwater Fund for 1.5% Increase in Salaries for the Fiscal Year 2021-2022.

DISCUSSION: Benjamin Arjona, City Manager stated during the last meeting you were very generous to give all the staff a 1.5 % increase and this is the reflect of that salary inquiry.

Commissioner Marco “Markie” Villegas made motion to approve and was seconded by Commissioner Adina “Dina” Santillan. Motion Passed (5-0).

G. Discussion and Possible Action to Authorize the City Manager to Negotiate Contract for the New San Juan City Hall/Transit Terminal Building Awarded to ECON Group, LLC., on Monday, October 4, 2021, During a Special City Commission Meeting.

DISCUSSION: Benjamin Arjona, City Manager stated if you may recall the project was awarded to ECON, now we need to negotiate a contract by then and hopefully we should have all the documents ready by Thursday.

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Mayor Mario Garza made motion to approve and was seconded by Commissioner Marco “Markie” Villegas. Motion Passed (5-0).

VIII. CONTRACTUALS

- A. Consider Authorizing the City Manager to Enter into a Contract Agreement for Content Management Services (Docuware Cloud Professional II) with Toshiba America Business Solutions, Inc.**

DISCUSSION: Pat Karr, Director of Information Technology, stated this is an authorization for City Manager to enter into an agreement with Toshiba America Business so that they can turn around and buy content management solution for the city. CMS will make it more efficient for us to provide documentation for our citizens in the areas like birth certificates, death certificates and other items for a public record. It will also allow us to provide other request via forms and minimize the amount of paperwork that we have.

Commissioner Ernesto “Neto” Guajardo made motion to approve and was seconded by Commissioner Marco “Markie” Villegas. Motion Passed (5-0).

IX. RESOLUTIONS

- A. Consideration and Action on Resolution Adopting the City of San Juan current Corporate Boundary Map.**

DISCUSSION: Monica Gomez, Interim Director of Planning and Zoning, stated we are working on upgrading our base map including all the annexations approved by the City Commission and he have a total of 11.75 square miles from Owassa Road to Military Road and Veterans Boulevard to Cesar Chavez. With approval of this resolution, the City of San Juan will adopt an official city limits maps based on official records and we can update the resolution every year and start showing all the annexation approved by the city. This resolution will be available at the Planning and Zoning Department, City Secretary Department and City Website.

Commissioner Marco “Markie” Villegas made motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (5-0).

X. CONSENT AGENDA

- A. Consider Second and Final Reading of the Ordinance for a Conditional Use Permit for the Sale of Mixed Beverages for On-Premise Consumption at “Tacos Kissi” located at 5004 N. Raul Longoria Road, legally described as Lot 3, Mesquite Acres Subdivision, located at the Southwest corner of Mesquite and Raul Longoria Road, as Requested by Oscar R. Kissi.**

Commissioner Marco “Markie” Villegas made motion to approve and was seconded by Mayor Pro Tem Leonardo “Lenny” Sanchez. Motion Passed (5-0).

XI. EXECUTIVE SESSION

- A. The San Juan City Commission will Convene in Executive Session, in Accordance with the Texas Open Meetings Act, Vernon's Texas Statutes and Codes Annotated, Government Code Chapter 551 et seq. and §551.071 Consultation with Attorney.**
1. Pursuant to Section §551.074 Personnel Matters, Discussion and Possible Action Regarding the Resignation of the City Secretary and Possible Appointment of an interim City Secretary.

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2. Pursuant to Section §551.074 Personnel Matter, Discussion and Possible Action Regarding a Complaint Against the Parks and Recreation Director.
3. Pursuant to Section 551.071 Consultation with Attorney, Discussion and Possible Action Regarding a Festival Event to take Place on December 17, 2021 and December 18, 2021

Commissioner Marco “Markie” Villegas made motion to enter executive session at 6:33 p.m. and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (5-0).

XII. RECONVENE

Mayor Pro Tem Leonardo “Lenny” Sanchez made motion to reconvene at 7:17 p.m. and was seconded by Mayor Mario Garza. Motion Passed (5-0).

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

1. Pursuant to Section §551.074 Personnel Matters, Discussion and Possible Action Regarding the Resignation of the City Secretary and Possible Appointment of an interim City Secretary.

Commissioner Marco “Markie” Villegas made motion based on recommendation on appointing Nayeli Guerrero as Interim City Secretary, it was seconded by Commissioner Adina “Dina” Santillan. Motion Passed. (5-0).

2. Pursuant to Section §551.074 Personnel Matter, Discussion and Possible Action Regarding a Complaint Against the Parks and Recreation Director.

No Action

3. Pursuant to Section 551.071 Consultation with Attorney, Discussion and Possible Action Regarding a Festival Event to take Place on December 17, 2021 and December 18, 2021

No Action

XIII. ADJOURNMENT

Mayor Pro Tem Leonardo “Lenny” Sanchez made motion to adjourn at 7:18 p.m. and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (5-0).

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Brenda Escalante, City Secretary

MINUTES OF SPECIAL CALLED MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, January 17, 2023

TIME: 6:00 p.m.

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

MEMBERS PRESENT: Mario Garza, Mayor
Leonardo “Lenny” Sanchez, Mayor Pro-Tempore
Adina “Dina” Santillan, Commissioner
Marco “Markie” Villegas, Commissioner
Eloy Hernandez, City Attorney

STAFF PRESENT: Benjamin Arjona, City Manager
Brenda Escalante, City Secretary
Daniel Tijerina, Director of Planning
Monica Gomez, Assist. Director of Planning

ORDER OF BUSINESS

- I. CALL MEETING TO ORDER:**
Mayor Mario Garza called meeting to order at 6:00 p.m.
- II. PLEDGE OF ALLEGIANCE:**
Mayor Mario Garza led the Pledge of Allegiance.
- III. PUBLIC HEARING**
 - A. Hold a Public Hearing to Solicit Input from Interested Parties Regarding the Urban County Program 5-Year Consolidated Plan Fiscal Years 2023 – 2027.**

DISCUSSION: Benjamin Arjona, City Manager, stated this was a public hearing for the Hidalgo County Urban County Program 5-Year Consolidated Plan. Daniel Tijerina, Director of Planning stated that this was a public hearing to be in to be in compliance with the U.S. Housing and Urban Development Department, the City of San Juan is required to conduct a public hearing to assist the Hidalgo County Urban County Program with the development of a new 5-year Consolidated Plan. The overall goals for the Consolidated Plan are to strengthen partnerships with jurisdictions, extend and strengthen partnerships among all levels of government and the private sector, including profit and nonprofit organizations, to enable them to provide decent housing, establish and maintain a suitable living environment, and expand economic opportunities for every citizen, particularly for very low-income persons. Mr. Tijerina recommended to conduct the public hearing as required by the Hidalgo County Urban County Program.

Mayor Mario Garza opened the Public Hearing at 6:03 p.m. No comments.

Mayor Mario Garza closed the Public Hearing at 6:23 p.m.

- IV. ADJOURNMENT 12:17 P.M.**

Adina “Dina” Santillan made motion to adjourn and was seconded by Mayor Pro-Tem Leonardo “Lenny” Sanchez. Motion Passed (4-0)

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Brenda Escalante, City Secretary