



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

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

SAN JUAN CITY COMMISSION

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

Tuesday, February 14, 2017

REGULAR MEETING AGENDA

6:00 PM

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS

V. PRESENTATIONS

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

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

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

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

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

- B. Presentation on Hidalgo County Election Training on February 1st, 2017. (Palmira Cepeda, Interim City Secretary)

VI. PUBLIC HEARING/ORDINANCES

- A. Conditional Use Permit to Operate a Portable Food Concession stand (roasted corn) at 201 S. Nebraska Avenue, legally described as Lot 1, Block 10, San Juan Original Townsite Subdivision, as Requested by Norma Sanchez. (Xavier Cervantes, Director of Planning)
- B. Conduct a Public Hearing and Consider Approval of a Resolution for the Adoption of the US 83/IH2 Expressway Corridor Study. (Xavier Cervantes, Director of Planning)
- C. Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at the Proposed “The Voodoo Lounge” located at 1618 N. Veteran’s Boulevard, Suite M, legally described as the West 335 feet, of the North 440 feet of Lot 12, Block 5, John Closner Subdivision, as Requested by Adan Palacios. (Xavier Cervantes, Director of Planning)
- D. Consideration and appropriate action, if any, to adopt an Ordinance calling for a general election and special election pursuant to Chapter 41, Texas Election Code and Section 174.051, Texas Local Gov’t Code for the purpose of electing City Mayor, Commissioner Place 2, Place 3 and for the purpose of collective bargaining rights for firefighters and police officers in the City of San Juan, Texas. (Palmira Cepeda, Interim City Secretary)

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

- A. Consideration and appropriate action, if any, to evaluate the Chapter 174, Texas Local Gov’t Code petitions submitted pursuant to Section 174.051, Texas Local Gov’t Code for the purpose of triggering a collective bargaining adoption election, to determine whether the statutorily required number of qualified voters specified by Section 174.051, Texas Local Gov’t Code to trigger such an election has been satisfied, and, if so, to certify the petitions. (Benjamin Arjona, City Manager)

- B.** Consider Approval of a Budget Amendment to the Fire Department Budget for Machine, Equipment and Other Equipment. (Tirso Garza, Fire Chief)

VIII. CONTRACTUALS/RESOLUTIONS

- A.** Consider Resolution Authorizing the Submission of an Application Under the 2018 Local Border Security Program Solicitation to the Governor's Office Homeland Security Grants Division. (Chanel Borrego, Grants and Contracts Coordinator)
- B.** Consider Resolution Authorizing the City of San Juan to Submit an Application for Funding to the Office of the Governor, Homeland Security Division for the Hidalgo 2016 Operation Stonegarden Project. (Chanel Borrego, Grants and Contracts Coordinator)
- C.** Consider Approval of the Amendments to Keep San Juan Beautiful By-Laws. (Carmen Gonzalez, Director of Sanitation)
- D.** Consider Resolution in Support of a Regional Potable Water Transmission Line, as requested by McAllen Public Utility (MPU). (Benjamin Arjona, City Manager)
- E.** Consider and Approve of a Resolution by the City Commission of the City of San Juan, Texas Authorizing and Approving Publication of Notice of Intention to Issue Certificates of Obligation; Complying with the Requirements Contained in Securities and Exchange Commission Rule 15c2-12; And Providing an Effective Date. (Benjamin Arjona, City Manager)
- F.** Preliminary and Final Plat Approval of the Montelongo Subdivision being a Re-subdivision of a 2.293-acre tract of land out of Lot 13, San Juan Hacienda Estates No. 1 Subdivision, located at the Northeast corner of Veteran's Boulevard and Hall Acres Road, as Requested by Melden & Hunt, Inc. (Xavier Cervantes, Director of Planning)
- G.** Preliminary and Final Plat Approval of the Minnesota Vegas Ranches Phase I Subdivision being a 8.894-acre tract of land out of Lot 7, Block 47, Alamo Land and Sugar Company's Subdivision, located approximately a half of a mile East of Raul Longoria Road, along the North side of Minnesota Road, as Requested by Quintanilla, Headley and Associates, Inc. (Xavier Cervantes, Director of Planning)

- H.** Consider Adoption of a Resolution Establishing the Budget for Fiscal Year 30 (2017) of the Hidalgo County Urban County Program. (Xavier Cervantes, Director of Planning)
- I.** Preliminary and Final Plat Approval of the Golden Chick San Juan Subdivision, being a 1.828-acre tract of land out of Lot 19, Block 8, John Closner Subdivision, located at 1911 N. Raul Longoria Road, as Requested by HL Engineering Group. (Xavier Cervantes, Director of Planning)
- J.** Consider Selection and Authorizing the City Manager to enter into an agreement for Bank Depository Services. (Rene J. Jaime, Purchasing/Risk Manager)
- K.** Consider Selection and Authorizing the City Manager to Enter into a Contract for Geotechnical Services on a Rotating Basis. (Rene J. Jaime, Purchasing/Risk Manager)

IX. CONSENT AGENDA

- A.** Budget Expenditure Report as of December 31, 2016. (Pablo Garza, Director of Finance)
- B.** Consider and Approve an Ordinance of the City of San Juan, Texas, Prohibiting Smoking in Public Places and Places of Employment. (Mayor San Juanita Sanchez)
- C.** Consider Adopting An Ordinance of the City of San Juan, Texas, Prohibiting The Increase of Personnel, or Payroll 60 Days Before The City of San Juan's Municipal Elections; Providing for Repealing, Savings and Severability Clauses; Providing For An Effective Date of This Ordinance; and Providing For The Publication Of The Caption Hereof. (Mayor San Juanita Sanchez)

X. EXECUTIVE SESSION

- A.** Attorney Consultation Pursuant to Section 551.071, Texas Gov't Code to Receive Legal Advice in Connection with the City's rights, duties, privileges, and obligations in response to a Petition to Hold an Adopted Election for Collective Bargaining status pursuant to Chapter 174, Texas Local Gov't Code, and related legal matters.

XI. RECONVENE

XII. 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 February 10, 2017 before 5:00 p.m. in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551-041 - §551.050).

PALMIRA CEPEDA
ADMINISTRATIVE CLERK
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

OFFICE OF THE CITY SECRETARY



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

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Xavier Cervantes, Planning Director

DATE: 02/08/2017

SUBJECT: Planning Department Monthly Report. (Xavier Cervantes, Director of Planning)

The City of San Juan Planning Department is busy processing subdivision plats, rezoning applications, applications for special/conditional use permits, applications for variances and undertaking other duties as listed below.

- 75 building permits were issued with a \$11,267,823.00 in total valuation.
- 193 garage sale permits were issued (\$1,930.00 in revenues).
- Provided customer service and support to 714 people and handled approximately 1,441 calls.
- The building inspectors made approximately 530 inspections.
- Eleven (11) permits were issued for new houses.
- Provided customer service and handled approximately 258 calls regarding animal control.

SUBDIVISIONS IN PROCESS

- Dulce Park
- Belia's Ballroom Retail
- Ekamp Village
- Garden Ridge
- County Park
- Golden Chick San Juan
- Montelongo

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Phone: (956)223-2200 • Fax: (956) 787-5978

- Minnesota Vegas Ranches Phase 1

NEW BUSINESSES OPENING IN THE CITY DURING THIS MONTH

- Tania's Flowers/Idania's Tax Service – 2604 N. Raul Longoria Road.
- Taqueria de Jalisco – 2908 N. Raul Longoria Road.
- R&R Mechanic Shop – 126 W. Business 83
- RGV Coolers – 2604 N. Raul Longoria Road.
- Gorditas El Express – 2211 S. Veteran's Boulevard
- Tita Rodriguez Income Tax – 232 W. Business 83
- Fast Auto Sales – 100 W. Salazar St.

SUBSTANTIAL BUILDING PERMITS ISSUED OR PROCESSED IN THE PAST MONTH

- Hidalgo County Boys and Girls Club building along Nolana Avenue.
- City of San Juan Public Safety Building
- Lexus Dealership
- Papa John's Restaurant

CONDITIONAL AND SPECIAL USE PERMITS IN PROCESS

- Portable food concession stand (roasted corn) at the corner of 2nd Street and Nebraska

REZONING APPLICATIONS IN PROCESS

- None

VARIANCE APPLICATIONS IN PROCESS

- None

ORDINANCES

- None

PUBLIC SAFETY BUILDING PROJECT

The groundbreaking ceremony for the project was held on February 1, 2017. Bimonthly meetings will take place with the architects and the building contractor. The project is scheduled to be completed in August, 2017.

EASEMENTS

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

DAVIS-BACON REGULATIONS

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

STORMWATER REGULATIONS

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

METROPOLITAN PLANNING ORGANIZATION

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

OPERATION CRACKDOWN

The Department is very involved in this program in conjunction with the San Juan Police Department and the Public Works Department to tear down unsafe structures that augment crime in the City's neighborhoods. Twenty-five (25) structures have been identified as unsafe and seven (7) have been torn down since the start of the operation in February 2015. Four (4) more structures are slated for demolition in the near future. Agents from the Border Patrol Division out of the United States Department of Homeland Security have

been of great assistance in getting property owners to sign demolition consent forms. The demolitions are handled by the Department of Public Works.

urban county program

Fiscal Year 28 (2015) project includes paving improvements along 3rd, 4th and Iowa Streets near downtown. The Urban County Program officials selected Perez Consulting Engineers for engineering services and Millenium Engineering for the Geotechnical testing for the project. The project is anticipated to be completed in February of 2017.

Fiscal Year 29 (2016) project includes paving improvements along Coconut, Pullin, Hooper and Salazar Streets. The environmental review phase under the direction of Urban County officials has already been completed. The contracts for engineering and geotechnical services are being negotiated by officials from the Urban County Program at this time. If everything goes according to schedule, the project is expected to be completed by the Summer or Fall of 2017.

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

PASEO DE LAS FLORES DRAINAGE PROJECT

The Department is the manager for this project. The project was awarded to Bearkat Construction for \$882,282.00. The preconstruction meeting for this project took place on June 23, 2016 and the Notice to Proceed was issued on July 7, 2016. The contract is for 180 calendar days. The project is 85 percent complete at this time.

LOS CHAPARRALES DRAINAGE PROJECT

The Department is the manager for this project. The project was awarded to Garco Construction for \$585,353.00. The pre-construction meeting took place on July 12, 2016 and the notice to proceed was issued on July 28, 2016. The contract is for 180 calendar days. If everything goes according to schedule the project is anticipated to be completed by late December 2016. The project is 100 percent complete.

\$2.0 MILLION STREETS REPAVING PROJECT

The Department is the manager for this project. Perez Consulting Engineers is the engineering firm for this project. The engineering contract was signed on December 15, 2016. If everything goes according to schedule the project will go out for bids late in March or early in April of 2017.

JANUARY 2017 MONTHLY REPORT

Activity	Total	Valuation	Fees
Commercial	4	\$ 9,675,000.00	\$ 26,623.24
Apartments	0	\$ -	\$ -
New Residence	11	\$ 1,178,000.00	\$ 5,428.30
Additions	1	\$ 4,300.00	\$ 69.30
Repair/Renew/Remodel/Re-Inspect	27	\$ 275,388.00	\$ 2,416.06
House Moving /Portable Building	3	\$ 34,000.00	\$ 320.00
Mobile Homes	1	\$ 15,000.00	\$ 110.00
Carports/D-ways/Sidewalk/Concrete	10	\$ 13,083.00	\$ 431.71
Fences	8	\$ 25,797.00	\$ 279.74
Storage Room/Porch/Patio/Signs	9	\$ 22,255.00	\$ 289.13
Misc.	1	\$ 25,000.00	\$ 147.00
Total Permits	75	\$ 11,267,823.00	\$ 36,114.48
Plumbing	39	\$ -	\$ 4,275.00
Electrical	29	\$ -	\$ 1,944.00
Mechanical	12	\$ -	\$ 830.00
Electrical Licenses	12	\$ -	\$ 720.00
Occupational Licenses	14	\$ -	\$ 560.00
Demolitions	1	\$ -	\$ 100.00
Garage Sales	193	\$ -	\$ 1,930.00
Total Permit:	300		\$ 10,359.00
Grand Total:	375	\$ 11,267,823.00	\$ 46,473.48

Code Enforcement

January 2017 Report

I. Cano & R. Ureste, Code Enforcement

Illegal Dumping	17
Work Orders	39
Commercial, Abandoned & Junked Vehicles	17
Garage Sale Signs & W/out Permits	7
Rubbish	12
Banners & Temp. Signs	8
Fowl Odor	1
Building w/o Permit	5
Certified Letters	15
Complaints Filed in Court	0
Towed, Abandoned & Junked Vehicles	0
Street Vendor	3
Conducting Business in Residence	4
Total Code Enforcement Activities	128
Zoila Martinez & Janie Soto	
Total In-Person	714
Total Call-in's	1441
Animal Control Calls	258

Inspections Department

January 2017 Report

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

Activity	Count
Setbacks	5
Foundation	16
CSI /Backflow	0
Nail Pattern	11
Framing/Poly-Seal/Windstorm	18
Rough Electrical	43
Rough Plumbing	20
Rough Mechanical	10
Vents & Pipes	17
Sewer	19
Gas	3
Driveway/Sidewalk	12
Insulation	14
Infiltration	6
Final	20
Occupational Inspection	22
Mobile Home Inspection	2
House Inspection	5
Plan Review	72
Permit Sign Off	63
Other	152
Total Activities	530



Mayor: San Juanita Sánchez
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Commissioners: Jesus "Jesse" Ramirez
Raudel "Randy" Maldonado
Pete Garcia

TO: Benjamin Arjona, City Manager
FROM: Patrick Willingham, Director of Parks & Recreation
DATE: FEBRUARY 8, 2017
RE: January 2017 Monthly Report

For the month of January 2017, we have the following to report:

Parks Division staff continues to maintain the parks and grounds as needed. Crew members have begun preparing fields for the upcoming baseball/softball season. Staff has been fertilizing and preparing the dirt areas so that the playing surface is ready for play. In addition to preparing the baseball field's staff has been repairing areas to Memorial Park along the fence line. This area had been neglected for some time now and we have started taking the proper measures to bring this area up to date.

Events Coordinator, Ruben Rodriguez, has assisted parks & recreation staff with ordering all the equipment necessary for the upcoming youth sports programs. In addition to this, Ruben has begun planning for the upcoming San Clovia and May Fest events in the City Of San Juan which will take place in April and May respectively. Furthermore, we have also met with PSJA ISD so that we may be of assistance with upcoming Autism Awareness Walk to be held on April 1, 2017.

Recreation Division staff has worked with PSJA ISD in coordinating the use of their facilities for our upcoming youth basketball and soccer programs. Game locations are Garza-Pena Elementary, Raul Yzaguirre Middle School, the Osodome and San Juan Municipal Park. This season participation is as follows:

Girls Basketball

3rd-4th Grade Division- 8 Teams

5th Grade Division - 6 Teams

6th Grade - 4 Team interlocking with City of Alamo

Boys Soccer

Co-Ed 1st & 2nd Grade Division- 6 Teams

3rd-5th Grade- 11 Teams

Maintenance Division staff continues to provide professional maintenance and custodial services. Maintenance Supervisor, Juan Govea has worked diligently in addressing some areas of concern at the Library, cleaning the perimeter of the building as well as making some corrections to the AC unit. Mr. Govea and his staff do an excellent job providing assistance to all departments throughout the city assuring all is working as efficient as possible.

Overall our department is in full swing with the new year of youth sports. Our youth basketball and soccer season have started their games. Advertising and registration for the upcoming youth baseball/softball season has also started and will be ongoing through the month of February. As always the parks and recreation department is prepared to assist in areas of necessity throughout the City Of San Juan.



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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Benjamin Arjona, City Manager

DATE: 02/09/2017

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

Enclosed is the January monthly report including statistics and programs:

For the month of January we had 4,741 visitors. Out of those visitors, 1,815 were here for computer use only. We had 93 new patrons added to our circulation system. We requested and received nineteen (19) Interlibrary Loans (ILL). The library checked out a total of 2,179 items both adult and children's. We had 167 in-house circulation items. We helped the public with an estimated 696 reference/informational questions. We had 11 children's programs with an attendance of 64 people. The monthly amount deposited was \$1,528.95 both fines and fees.

Please see attached statistical report.

During the month of January:

- Attended the Directors' meeting
- Attended the City Commission meeting
- Went to City Hall to make the weekly money deposits for the library
- Attended the HCLS meeting in Pharr
- Attended the Career Day at Brown Middle School in McAllen
- Attended the PSJA career day for 5th graders at the Boggus Event Center in Pharr
- Attended an HCLS meeting in Edinburg
- Attended the special city Commission meeting
- Attended the Literacy Workshop at UT-RGV
- Hosted the United Way yearly vent. Here at the Library

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- Attended the Hidalgo County Commissioners court meeting
- Managed the day to day operations of the San Juan Memorial Library

Meetings to be held in February, 2017

Multipurpose Room

Library Board meeting, February 1st

Directors' meetings, February 2nd & 17th

EDC Board meeting, February 2nd

Enero Rojo Lunar Event, February 4th

Pete Romero Stage Reading, February 6th, 7th, 9th, 13th, 15th, 21st, & 25th

Keep San Juan Beautiful, February 8th

Civil Service Exam, February 8th

City Commission meetings, February 14th & 28th

TML Claim Reviews, 9th

TMC Head Start meeting, February 16th

Planning and Zoning, February 16th

Civil Service Entry Level Exam, February 24th

Training Room:

GED in Spanish on Mondays, Tuesday, Wednesdays, and Thursdays from February 6th thru the 28th

Computer classes on Tuesdays and Thursdays, from February 14th thru 28th

**San Juan Memorial Library
January 2017 Statistics**

Statistics	
Total Visitors	4,741
Computer Users	1,815
Total Checkouts	2,179
In-House Use	167
Inter-Library Loans	19
New Patrons	93
Reference\ Informational Questions	696
Children's Programs	11
Attendance	64

Multipurpose Room Reservations	Attendance
3rd Directors Meeting	15
5th United Way Meeting	62
6th United Way Meeting	58
7th Delta, Kappa, Gamma Meeting	27
9th Mayor - Conference Room	4
9th Stage Reading	4
10th City Commission Meeting	32
12th EDC Board Meeting	8
16th Directors Meeting	14
16th Second Meeting	3
17th Special Called Meeting	14
19th Planning & Zoning	21
23rd Special Called Meeting	14
24th Planning & Zoning - Conference Room	13
24th City Commission Meeting	71
25th Civil Service Fire Exam	11
25th Stage Reading	4
30th Special Called Meeting	38
31st Civil Service Hearing	6
Total	419

Training Room Reservations	Attendance
6th City Manager Meeting	16
10th Computer Classes	3
12th Computer Classes	2
17th Computer Classes	7
19th Computer Classes	9
19th PSJA Meeting	9
20th Mayor Meeting	3
24th Computer Classes	7
26th Computer Classes	3
28th Girl Scout Troop 430	22
30th Library Director Meeting	3
Total	84

Checkouts	
DVDs	737
Books Juvenile	1,214
Books Adult	228
Total	2,179

WiFi Usage	
LibGuest	620
LibStaff	28
LibAdmin	0
Total	648

Study Room Attendance	
Study Rooms	97

Facebook Page	
Likes	10
Visitors	17

SJML Homepage	
Visitors	45,641

Deposits	
Fines	\$ 471.03
Copies	\$ 1,057.92
Total	\$ 1,528.95

Computer Classes	
Attendance	31

Outreach Programs	Attendance
18th Boggus Ford PSJA Career Day	227
26th Brown Middle School	52
Total	279

Youth & Children's Programs/Attendance

Date	Program	Attendance
Wednesday, January 4, 2017	Movie	6
Thursday, January 5, 2017	Coloring	7
Tuesday, January 10, 2017	Homework	2
Wednesday, January 11, 2017	Homework	1
Saturday, January 14, 2017	Story Time/Craft	4
Saturday, January 14, 2017	Movie	4
Tuesday, January 17, 2017	Coloring	5
Wednesday, January 18, 2017	Toddler Time	4
Wednesday, January 18, 2017	Coloring	3
Thursday, January 19, 2017	Coloring	7
Thursday, January 19, 2017	Movie	2
Saturday, January 21, 2017	Movie	4
Tuesday, January 24, 2017	Coloring	2
Thursday, January 26, 2017	Movie	2
Thursday, January 26, 2017	Video Game Night	4
Friday, January 27, 2017	Coloring	3
Tuesday, January 31, 2017	Coloring	4
Total	11	64



Mayor: San Juanita Sanchez
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Raudel Maldonado
Pete Garcia

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Carmen Gonzalez, Sanitation Director

DATE: 02/06/2017

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

The month of January and beginning of February the departments accomplished the following:

SANITATION DEPARTMENT

- Heavy truck drivers worked January 1st to pick up trash and had their routes completed by 12:00 noon, there were minimal calls on trash not picked up.
- Brush pickup is on schedule on the northeast side. In order to service the resident in a more efficient way, there will be a message on the water bills advising the residents that brush will not be picked up if it is mixed with debris. The department has been visiting with the residents advising them as to why their brush does not get picked up and to educate them on the brush ordinance. This system of visiting with the residents has shown great support.
- The brush and alley crews are slightly behind schedule because of the Holidays and because there are some neighborhoods that keep throwing trash in the alley after it has just been picked up.
- Employees have completed the cleanup of the brush site. Invoices as required for TCEQ have been obtained from the Finance Department. Mowing and weed eating will be done this coming week and the I.T. Department will be taking aerial pictures of the site to provide to TCEQ.
- The right-of-ways are continuously being cleaned. The mowing crew is once again working on the main streets as-well-as residential areas.
- The neighborhood cleanup is a success. Saturday weather permitting have seen the cleaning of neighborhoods to the south (attached). The cleanup will

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continue until the entire City has been cleaned.

CENTRAL GARAGE

- Mechanics are keeping up with the repairs of City vehicles, tractor mowers and other heavy equipment. An assessment of the sanitation fleet has been made and will be coming before the Commission to discuss purchasing options.
- The employee is fixing all broken 30 cubic yard containers, mowers, weed eaters and commercial containers.

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STREETS DEPARTMENT

- Repair of streets is continuous and the crew goes out every day to fill and repair the main streets and as well as the residential neighborhoods. The crew went to the alley at Chula Vista which had major potholes and did a great job of filling the potholes and leveling the road. The department was fortunate to get millings from some of the street that is being repaired. The crew took the initiative to ask for the millings which they used to fill the potholes in the employee parking lot and Chula Vista alley.

Street signs are replaced when the signs are either reported or the street crew sees a sign that needs replacement.

SCHEDULE FOR SATURDAY, JANUARY 21, 2017:

VALENCIA VILLAGE

LAZARO MATTA – GRAPPLE
JUAN ARREDONDO – BRUSH TRUCK
PETE GARCIA – BRUSH TRUCK
SERGIO CASTAÑEDA – TRACTOR MOWER

NO SWEEPING TOO WET

JUAN SOTO – BRUSH CONTROL

ERNIE VEGA – ROLL-OFF TO EDINBURG

LAS FLORES SUBDIVISION

JOSE MONTEMAYOR – MOWING
ARMANDO CORDOVA – WEED EATING
JOSE MARTINEZ – WEED EATING
JOE ALANIZ – GRAPPLE
RICK RAMIREZ – TREE TRIMMING

NO SWEEPING

JUAN SOTO – BRUSH CONTROL

2017 Hidalgo County Elections Questionnaire

Please fill out questionnaire: Fax to: (956) 393-2039 -- Attn: Carlos Nieto
or E-mail to: carlos.nieto@co.hidalgo.tx.us



Election Information (Please Print)			
Entity Name			
Election Date MM/DD/YYYY	Special Election? Yes: No:		
Election Service (Check One)	Full Contract ☐ or Lease ☐		
Electronic Poll Book?	Yes: No: <i>(Option for Lease Elections Only)</i>		
Billing Address			
Contact Name	Office #	Fax #	E-Mail
Alt. Contact Name	Office #	Fax #	E-Mail

Ballot Information		
Office(s)	Proposition(s) Attach on separate page if necessary.	

Early Voting Polling Place(s) Schedule Information					
Polling Place(s) Name	Address	# of DRE per Site (\$150 per DRE)		Full Schedule for Early Voting	
		iVo	ADA (Minimum 1)	Date(s) (month/day/year)	Time(s) (Time Open / Time Close)

Has your political subdivision received and accepted a petition for this Election Year?			
Runoff Possible?		Does your entity/poll locations have an electioneering policy?	

Election Day Polling Place(s) Information				
Polling Place(s) Name	Address	Precincts (please specify all precinct)	# of DRE per Site (\$150 per DRE)	
			iVo	ADA

Contract Signature Information	
Name of Authorized Person Signing Contract	
Title of Authorized Person Signing Contract (Please Print)	

Canvass Reports - Length of report varies and cannot be estimated. CHECK ONE OPTION BELOW		
☐ One Unbound Canvass Report Included at no charge	☐ Additional unbound Canvass report(s) (10 cents per page) <i>Additional Reports Requested: _____</i>	☐ Bound Canvass Report(s) (Price per report to include service fee for binding, charge for supplies used, and 10 cents per page of each report after the first report.) <i>Additional Reports Requested: _____</i>

Authorized Signature

Title

Print Name

Please return signed questionnaire within 3 days of receiving it.

Once Election Services are finalized, please provide our office a copy of the following:

- ☐ Order of Election
- ☐ Sample Ballot
- ☐ Candidate's Application for Place on Ballot
- ☐ Election Schedule (LEASE CONTRACT ENTITIES ONLY)

Election Outlook: [Voter Information](#) | [More about Identification Requirements for Voting](#)

Note - Navigational menus along with other non-content related elements have been removed for your convenience. Thank you for visiting us online.

Important 2017 Election Dates

May 6, 2017 - Uniform Election Date

Authority conducting elections	Local political subdivisions and counties
Deadline to post notice of candidate filing deadline ¹	Monday, December 19, 2016 for local political subdivisions that have a first day to file for their candidates ¹
First Day to Apply for Ballot by Mail	Sunday, January 1, 2017* <i>*First day to file does not move because of New Year's Day holiday. An "Annual ABBM" or FPCA for a January or February 2017 election may be filed earlier, but not earlier than the 60th day before the date of the January or February election.</i>
First Day to File for Place on General Election Ballot ¹	Wednesday, January 18, 2017
Last Day to File for Place on Ballot, Local General Election ¹	Friday, February 17, 2017 at 5:00 p.m. See note below relating to four-year terms ³
Last Day to Order General Election or Election on a Measure	Friday, February 17, 2017
Last Day to Register to Vote	Thursday, April 6, 2017

First Day of Early Voting By Personal Appearance	Monday, April 24, 2017
Last Day to Apply for Ballot by Mail (Received , not Postmarked)	Tuesday, April 25, 2017
Last Day of Early Voting By Personal Appearance	Tuesday, May 2, 2017
Last day to Receive Ballot by Mail	Saturday, May 6, 2017 (election day) at 7:00 p.m. (unless overseas deadline applies)

November 7, 2017 - Uniform Election Date
These dates are subject to changes from the 2017 legislative session.

Authority conducting elections	County Elections Officer/Local political subdivisions
First Day to Apply for Ballot by Mail	Sunday, January 1, 2017* <i>*First day to file does not move because of New Year's Day holiday. An "Annual ABBM" or FPCA for a January or February 2017 election may be filed earlier, but not earlier than the 60th day before the date of the January or February election.</i>
Deadline to post notice of candidate filing deadline	Thursday, June 22, 2017 for local political subdivisions that have a first day to file for their candidates ¹
First Day to File for Place on General Election Ballot (for cities and schools ONLY) ²	Saturday, July 22, 2017 ("first day" does not move)
Last Day to Order General Election	Monday, August 21, 2017

Last Day to File for Place on General Election Ballot (for local political subdivisions ONLY) ²	Monday, August 21, 2017 at 5:00 p.m. See note below relating to four-year terms ³
Last Day to Register to Vote	Tuesday, October 10, 2017* <i>*First business day after Columbus Day</i>
First Day of Early Voting	Monday, October 23, 2017 (17th day before election day falls on a Saturday, first day moves to next business day)
Last Day to Apply for Ballot by Mail (Received , not Postmarked)	Friday, October 27, 2017
Last Day of Early Voting	Friday, November 3, 2017
Last day to Receive Ballot by Mail	Tuesday, November 7, 2017 (election day) at 7:00 p.m. (unless overseas deadline applies)

¹ **Under new law, most local entities now have a “first day” to file.**

For the few entities who do not have a first day to file: **For the May 6, 2017 election**, Wednesday, January 18, 2017 is the deadline to post notice of candidate filing deadline **for local political subdivisions that do not have a first day to file for their candidates.** **For the November 7, 2017 election**, Monday, July 24, 2017 is the deadline to post notice of candidate filing deadline for local political subdivisions that do not have a first day to file for their candidates. (The 30th day before last day on which candidate may file falls on a Saturday, deadline moves to next business day).

Local political subdivisions include: cities, school districts, water districts, hospital districts, and any other local government entity that conducts elections. Many of these elections are conducted on the May uniform election date. Note: Counties may also be holding local proposition (measure) elections on May 6, 2017.

² Filing deadlines: generally, the filing deadline is the 78th day prior to Election Day. The Texas Election Code (the “Code”) may provide a different special election filing deadline. See Section 201.054 of the Code. Write-in deadlines for general and special elections vary; the deadline for most local (city, school, other) general elections is now the same day as the filing deadline for application for a place on the

ballot in a May election or November election; special election write-in rules vary, see long calendars for details.

³ If no candidate for a **four-year term** has filed an application for a place on the ballot for a **city office**, the filing deadline for that office is extended to 5 p.m. of the 57th day before the election. For the May 6, 2017 election, this is Friday, March 10, 2017. For the November 7, 2017 election, this is Monday, September 11, 2017. See Section 143.008 of the Code.

⁴ The county elections officer may be the county clerk, the county tax assessor-collector (if commissioners court transfers election duties to him/her), or the county elections administrator (if commissioners court creates the position).

HIDALGO COUNTY
Voter Count by Precinct and Status within District
SAN JUAN -- Sorted by Precinct

vrstatds v 010406

Page: 1

Voter group: ASP

Precinct	Precinct Name	Status	A Voters	AP Voters	C Voters	NR Voters	PSV Voters	S Voters	Pct Total
004	Precinct 4		3,921					107	4,028
039	Precinct 39		1,847					39	1,886
059	Precinct 59		1,945					61	2,006
117	Precinct 117		3,630					105	3,735
118	Precinct 118		1,401					31	1,432
137	Precinct 137								
156	Precinct 156		2,244					72	2,316
178	Precinct 178		6						6
245	Precinct 245		2						2
			14,996					415	15,411

-- Indicates the precinct or status is not defined.

Date: 01/30/17
Time: 01:44

HIDALGO COUNTY
Voter Count by Precinct and Status
SAN JUAN -- Sorted by Precinct

vrstat01.rep v5.0
Page: 2
Voter group: ASP

Total voters printed: 15411
Total pages printed: 2

TOTAL POPULATION & TOTAL VOTERS IN HIDALGO COUNTY & DISTRICTS

DISTRICT	TOTAL POPULATION N 2010	TOTAL POPULATION N 2013 Estimate- Quickfacts	TOTAL POPULATION 2014 QuickFacts	EV										Total Voters	Total Voters	Total Voters	Total Voters	Total Voters	Total Voters	Total Voters	Total Voters	Total Voters	Total Voters	Total Voters	Total Voters
				Sep-16	Oct-16	10/17/16	10/24/16	Nov-16	Dec-16	Dec-16 Before Purge	Dec-16 After Purge	Jan-17	Feb-17												
Monthly Increase				Total Voters	Total Voters	Total Voters	Total Voters	Total Voters	Total Voters	Total Voters	Total Voters	Total Voters	Total Voters												
HIDALGO COUNTY	774,769	815,996	831,076	1,855	3,007	4,757	322	461	1,459	3,039	-8,066	289	1,317												
HIDALGO	11,198	13,273		6,760	6,867	338,131	338,453	338,914	340,373	343,412	335,346	335,635	336,952												
MERCEDES	15,570	16,352		8,202	8,251		6,967	6,980	6,968	7,007	6,844	6,846	6,867												
ALAMO	18,353	18,965		8,189	8,245		8,301	8,303	8,324	8,361	8,156	8,157	8,179												
PENITAS	4,403			2,318	2,344		8	8,367	8,399	8,481	8,231	8,234	8,268												
PALMHURST	2,607			1,478	1,498		2,369	2,378	2,390	2,418	2,382	2,384	2,390												
SULLIVAN	4,002			1,748	1,756		1,505	1,505	1,502	1,516	1,488	1,489	1,497												
LA VILLA	1,957			1,322	1,335		1,774	1,777	1,779	1,819	1,768	1,770	1,779												
EDCOUCH	3,161			2,570	2,577		1,346	1,346	1,348	1,347	1,340	1,340	1,340												
SAN JUAN	33,856			15,108	15,194		2,612	2,608	2,585	2,581	2,536	2,536	2,533												
WESLACO	35,670			19,063	19,177		19,365	19,377	19,506	19,613	19,077	19,108	19,153												
PALMVIEW	5,460			5,400	5,465		5,542	5,555	5,552	5,626	5,531	5,532	5,555												
MCALLEN	129,877			64,833	65,323		66,306	66,403	66,747	67,255	65,614	65,667	65,878												
PROGRESO	5,507			2,318	2,329		2,345	2,346	2,347	2,359	2,257	2,258	2,269												
ELSA	5,660			4,673	4,669		4,675	4,669	4,659	4,680	4,563	4,564	4,560												
EDINBURG	77,100			38,171	38,504		39,187	39,242	39,500	39,853	38,766	38,794	38,918												
LA JOYA	3,985			2,307	2,315		2,317	2,316	2,306	2,327	2,277	2,278	2,277												
MISSION	77,058			36,274	36,639		37,116	37,188	37,283	37,620	36,693	36,715	36,833												
GRANJENO	293			276	274		273	270	272	271	271	271	271												
ALTON	12,341			4,923	4,993		5,076	5,080	5,121	5,200	5,113	5,113	5,138												
PHARR	70,400			29,618	29,868		30,453	30,498	30,588	30,797	30,154	30,165	30,319												
PROGRESO LAKES	240			200	202		205	205	199	197	186	186	187												
DONNA	15,798			10,701	10,760		10,865	10,881	10,858	10,905	10,636	10,639	10,666												
County Commissioner Plan AAA 1	188,019			82,575	83,262		84,324	84,403	84,760	85,432	83,383	83,472	83,781												
County Commissioner Plan AAA 2	203,677			89,257	89,997		91,468	91,603	91,792	92,433	90,476	90,516	90,864												
County Commissioner Plan AAA 3	188,167			71,985	72,743		73,735	73,848	74,072	74,908	73,265	73,318	73,613												
County Commissioner Plan AAA 4	194,864			86,550	87,372		88,925	89,060	89,743	90,639	88,231	88,329	88,694												
PLANC235 Congressional Dist. 15	534,952			227,048	229,179	232,760	232,939	233,258	234,549	236,663	231,143	231,335	232,302												
PLANC235 Congressional Dist. 28	128,689			53,096	53,634	54,277	54,326	54,412	54,439	55,026	53,751	53,767	53,967												
PLANC235 Congressional Dist. 34	111,086			50,223	50,561	51,094	51,188	51,244	51,377	51,723	50,461	50,513	50,683												
Donna ISD	58,640			22,088	22,342		22,735	22,767	22,891	23,140	22,622	22,637	22,736												
Edcouch Elsa ISD	18,121			10,050	10,067		10,153	10,145	10,126	10,180	9,944	9,952	9,970												
Edinburg ISD	137,041			55,729	56,314		57,358	57,441	57,951	58,599	56,994	57,058	57,328												
Hidalgo ISD	8,052			4,430	4,444		4,485	4,474	4,438	4,471	4,369	4,370	4,380												
La Joya School ISD	93,888			30,098	30,439		30,920	30,971	31,065	31,509	30,851	30,882	31,029												
La Villa ISD	3,270			1,609	1,628		1,645	1,648	1,663	1,670	1,659	1,660	1,661												
Lyford ISD	57			31	32		32	32	32	32	32	32	32												
McAllen ISD	119,195			58,979	59,347		60,099	60,177	60,341	60,732	59,216	59,259	59,404												
Mercedes ISD	20,643			9,473	9,562		9,628	9,631	9,663	9,710	9,498	9,500	9,533												
Mission ISD	61,392			26,781	26,989		27,239	27,268	27,279	27,497	26,939	26,947	27,014												
Monte Alto ISD	3,380			1,299	1,322		1,373	1,378	1,398	1,424	1,415	1,416	1,426												

*2010 CENSUS POPULATION -HIDALGO COUNTY

TOTAL POPULATION & TOTAL VOTERS IN HIDALGO COUNTY & DISTRICTS

DISTRICT	TOTAL POPULATION N 2010	TOTAL POPULATION N 2013 Estimate-		Sep-16	Oct-16		10/24/16	Nov-16	Dec-16	Dec-16 Before Purge	Dec-16 After Purge	Jan-17	Feb-17
				Total Voters	Total Voters		Total Voters	Total Voters	Total Voters	Total Voters	Total Voters	Total Voters	Total Voters
Progreso ISD	7,463			2,906	2,925		2,950	2,952	2,956	2,965	2,844	2,846	2,859
PSJA ISD	121,237			51,117	51,516		52,382	52,450	52,602	52,983	51,879	51,907	52,144
Sharyland ISD	39,983			19,516	19,810		20,254	20,313	20,523	20,779	20,242	20,260	20,376
Valley View ISD	14,509			6,420	6,564		6,750	6,782	6,798	6,860	6,738	6,740	6,768
Weslaco ISD	67,851			29,841	30,073		30,449	30,485	30,637	30,861	30,113	30,169	30,292
JP Constable 1	169,552			74,532	75,164		76,112	76,182	76,507	77,095	75,297	75,384	75,660
JP Constable 2	222,144			97,300	98,095		99,680	99,824	100,041	100,770	98,562	98,604	98,985
JP Constable 3	188,167			71,985	72,743		73,735	73,848	74,072	74,908	73,265	73,318	73,613
JP Constable 4	194,864			86,550	87,372		88,925	89,060	89,738	90,639	88,231	88,329	88,694
PLANS172 Senate District 20	448,612			191,581	193,478		196,551	196,845	197,752	199,675	194,914	195,067	195,782
PLANS172 Senate District 27	326,115			138,786	139,896		141,902	142,069	142,605	143,737	140,441	140,568	141,170
PLANH309 State Rep 35	99,709			34,812	35,219		35,821	35,873	36,055	36,517	35,789	35,839	35,997
PLANH309 State Rep 36	168,924			75,558	76,253		77,336	77,475	77,458	78,045	76,399	76,422	76,670
PLANH309 State Rep 39	168,656			75,949	76,502		77,430	77,505	77,734	78,295	76,430	76,494	76,752
PLANH309 State Rep 40	168,662			65,218	65,892		67,084	67,174	67,609	68,341	66,542	66,619	66,971
PLANH309 State Rep 41	168,776			78,830	79,508		80,781	80,887	81,496	82,214	80,195	80,261	80,562
New STC 2012 Dist. 2	136,003			46,087	46,558		47,235	47,306	47,412	47,991	47,032	47,070	47,281
New STC 2012 Dist. 3	127,911			58,634	59,165		60,144	60,262	60,298	60,734	59,280	59,307	59,496
New STC 2012 Dist. 4	132,869			69,597	70,202		71,244	71,335	71,898	72,498	70,771	70,830	71,074
New STC 2012 Dist. 5	127,154			50,359	50,883		51,825	51,899	52,207	52,733	51,340	51,396	51,632
New STC 2012 Dist. 6	126,385			57,943	58,318		58,988	59,045	59,176	59,592	58,163	58,215	58,403
New STC 2012 Dist. 7	124,405			47,747	48,248		49,016	49,067	49,359	49,864	48,769	48,817	49,066
State Board of Education 2	519,237			229,628	231,614		234,937	235,255	235,966	237,788	232,221	232,395	233,256
State Board of Education 3	255,490			100,739	101,760		103,514	103,659	104,383	105,624	103,134	103,240	103,696
Aqua Water District SUD	55,907			8,125	8,225		8,390	8,399	8,420	8,546	8,390	8,405	8,445
Aqua Water District SUD Penitas				2,318	2,344		2,369	2,378	2,389	2,418	2,382	2,384	2,390
Aqua Water District SUD Palmview				5,008	5,062		5,128	5,141	5,136	5,205	5,111	5,113	5,135
Aqua Water District SUD Sullivan				1,735	1,743		1,761	1,764	1,766	1,805	1,754	1,756	1,765
Aqua Water District SUD Mission				233	240		244	243	248	252	243	245	247
Red Sands Water District	750			317	316		313	313	313	316	302	304	305
Drainage District One				321,005	323,917		328,898	329,346	330,768	333,670	325,844	326,111	327,399
Emergency Service District No3				17,452	17,452		17,796	17,828	18,015	18,285	17,809	17,838	17,968
Mcallen District 1				12,649	12,767		13,042	13,060	13,222	13,370	13,028	13,041	13,109
Mcallen District 2				11,827	11,940		12,119	12,142	12,231	12,348	12,048	12,071	12,105
Mcallen District 3				9,813	9,901		10,050	10,059	10,104	10,184	9,974	9,973	10,000
Mcallen District 4				9,690	9,745		9,830	9,847	9,849	9,905	9,749	9,750	9,775
Mcallen District 5				9,935	9,967		10,066	10,072	10,076	10,112	9,804	9,813	9,839
Mcallen District 6				10,919	11,004		11,199	11,223	11,251	11,336	11,012	11,019	11,050
Weslaco District 1				3,085	3,108		3,130	3,133	3,148	3,157	3,061	3,068	3,076
Weslaco District 2				3,499	3,505		3,512	3,511	3,492	3,507	3,392	3,393	3,391
Weslaco District 3				3,327	3,351		3,378	3,383	3,409	3,430	3,332	3,341	3,344
Weslaco District 4				3,623	3,639		3,692	3,692	3,706	3,723	3,672	3,680	3,691
Weslaco District 5				3,032	3,040		3,058	3,057	3,035	3,050	2,960	2,960	2,968
Weslaco District 6				2,497	2,534		2,595	2,601	2,715	2,737	2,660	2,666	2,683

*2010 CENSUS POPULATION - HIDALGO COUNTY

2017 Hidalgo County Elections Questionnaire

Please fill out questionnaire: Fax to: (956) 393-2039 -- Attn: Carlos Nieto
or E-mail to: carlos.nieto@co.hidalgo.tx.us



Election Information (Please Print)

Entity Name	City of Las Vegas		
Election Date MM/DD/YYYY	May 6, 2017	Special Election? Yes: No: X	
Election Service (Check One)	Full Contract X or Lease ☐		
Electronic Poll Book?	Yes: No: <i>(Option for Lease Elections Only)</i>		
Billing Address	123 Vegas Strip Las Vegas, NV 12345		
Contact Name	Office #	Fax #	E-Mail
Jane Doe	318-2570	393-3029	Jane.doe@co.hidalgo.tx.us
Alt. Contact Name	Office #	Fax #	E-Mail
John Doe	318-2570	393-3029	John.doe@co.hidalgo.tx.us

Ballot Information

Office(s)	Proposition(s) Attach on separate page if necessary.
Commissioner #1	
Commissioner #2	
Commissioner #3	

Early Voting Polling Place(s) Schedule Information

Polling Place(s) Name	Address	# of DRE per Site (\$150 per DRE)		Full Schedule for Early Voting	
		iVo	ADA (Minimum 1)	Date(s) (month/day/year)	Time(s) (Time Open / Time Close)
Elections Office	101 S. 10th Las Vegas, NV	2	1	04/24/17	7 am – 7 pm
				04/25/17	8 am – 6 pm
Court House	105 S. 10th Las Vegas, NV	2	1	04/26/17	8 am – 6 pm
				04/27/17	8 am – 6 pm
				04/28/17	8 am – 6 pm
				04/29/17	8 am – 6⁵ pm
				04/30/17	Closed
				05/01/17	8 am – 6 pm
				05/02/17	7 am – 7 pm

Entities that wish to lease for May 2017 elections will need to adhere to the County's schedule in order to be able to lease VoteSafe our electronic pollbook.

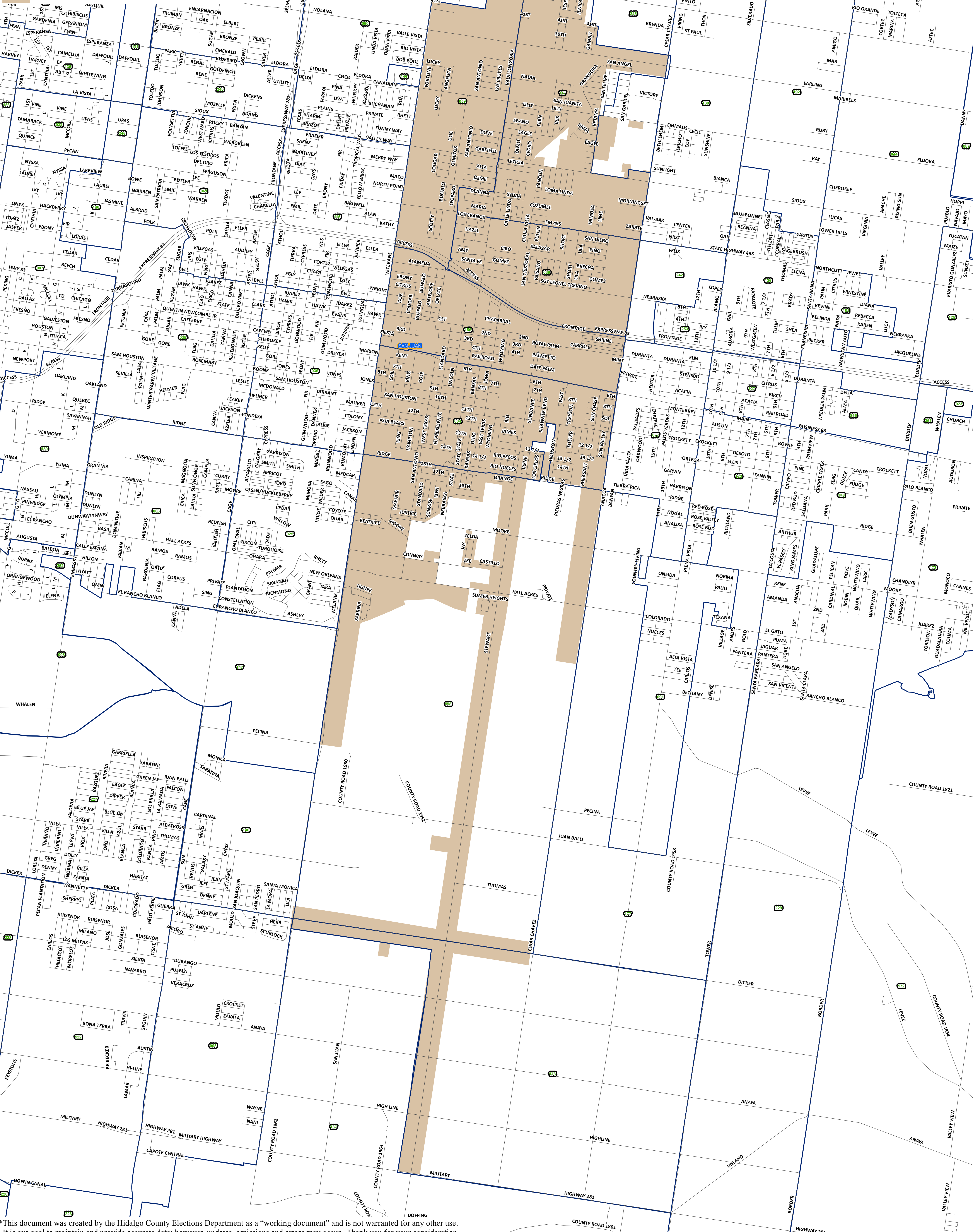


Legend

Voting Precincts

Cities

SAN JUAN



*This document was created by the Hidalgo County Elections Department as a "working document" and is not warranted for any other use. It is our goal to maintain and provide accurate data; however, updates, omissions and errors may occur. Thank you for your consideration.

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 14, 2017

Conditional Use Permit to Operate a Portable Food Concession stand (roasted corn) at 201 S. Nebraska Avenue, legally described as Lot 1, Block 10, San Juan Original Townsite Subdivision, as Requested by Norma Sanchez. (Xavier Cervantes, Director of Planning)

STAFF COMMENTS AND RECOMMENDATIONS:

Ms. Sanchez is requesting a conditional use permit for a portable food concession stand (roasted corn) within the parking area of “La Cocinita Restaurant”, located at the Southeast corner of 2nd Street and Nebraska Avenue. The restaurant opened to the public in December of 2016.

The proposed days and hours of operation are Monday to Sunday from 12:00 p.m. to 10:30 p.m. (see attached affidavit)

Staff mailed a notice to thirty-three (33) property owners within two hundred-feet and received several comments in favor of the request.

RECOMMENDATION:

During the regular scheduled meeting of February 2, 2017, the Planning and Zoning Commission unanimously recommended approval of the conditional use permit subject to the list of conditions provided under the attachments section.

PREPARED BY:

Xavier Cervantes,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

Ms. Sanchez is requesting a conditional use permit for a portable food concession stand (roasted corn) within the parking area of “La Cocinita Restaurant” located at the Southeast corner of 2nd Street and Nebraska Avenue. The restaurant opened to the public in December of 2016.

The proposed days and hours of operation are Monday to Sunday from 12:00 p.m. to 10:30 p.m. (see attached affidavit)

Staff mailed a notice to thirty-three (33) property owners within two hundred-feet and received several comments in favor of the request.

MEETING DATES:
PLANNING AND ZONING COMMISSION – 01/19/2017
CITY COMMISSION – 02/14/2017
DATE PREPARED – 02/03/2017

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Conditional Use Permit to operate a portable food concession stand to sell roasted corn.
APPLICANT:	Norma Sanchez
SURVEYOR/ENGINEER:	N/A
LEGAL:	Lot 1, Block 10, San Juan Original Townsite Subdivision
LOCATION:	Located at the Southeast corner of 2 nd Street and Nebraska Avenue
LOT/TRACT SIZE:	25 feet by 130 feet (approximately 3,250 square feet)
EXISTING LAND USE AND ZONING:	<u>North</u> – Commercial; Empty property <u>South</u> – Residential; Neighborhood Commercial District (C-1) <u>West</u> – Residential; Neighborhood Commercial District (C-1) <u>East</u> – Residential; Multi-family Residence District (R-MF)
ACCESS AND CIRCULATION:	The property has access onto 2 nd Street.
PUBLIC SERVICES:	Water and sewer services are provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval of the conditional use permit subject to compliance with the conditions as listed in the packet.

EVALUATION AND CONDITIONS FOR APPROVAL

The applicant is requesting a permit to sell roasted corn in the parking area of “La Cocinita Restaurant” located at the Southeast corner of 2nd Street and Nebraska Avenue. The restaurant opened to the public at the beginning of December 2016.

The proposed days and hours of operation are Monday to Sunday from 12:00 p.m. thru 10:30 p.m. (see attached affidavit).

Staff mailed a notice to thirty-three (33) property owners within a two hundred-foot radius and received no comments in favor or against the request.

Staff recommends approval subject to the following conditions:

1. The restaurant has enough parking spaces for the customers.
2. Must submit documents from the State Comptroller to ensure the business will generate sales taxes for the City.
3. Must obtain a permit from the Hidalgo County Health Department prior to opening the stand.
4. Must comply with all building and fire codes prior to opening the stand.
5. Must have clean restrooms available for the customers at all times. Restrooms are in compliance with the American with Disabilities Act.
6. No tables and chairs for eating purposes to be allowed outside the stand.
7. Signs must be posted in the stand stating that restrooms are available for the customers inside the restaurant.
8. Security cameras must be installed outside the restaurant.
9. Days and hours of operation to be every day from 12:00 p.m. to 10:30 p.m.
10. There shall be no outside music at any time.

ATTACHMENTS:

- Location Map
- Aerial Photo
- Zoning Map
- Site Plan
- Affidavit from the applicant
- List of neighboring property owners receiving notices
- Photos
- Ordinance

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z -01/19/17 - Commissioner Zambrano made a motion to approve the conditional use permit as recommended by staff. Commissioner Gonzalez seconded the motion. The motion passed with a (5-1) vote with Commissioner Alaniz voted nay.

Mr. Cervantes explained to the Commission that Ms. Sanchez, the applicant, was proposing to operate a portable food concession stand to sell roasted corn in the parking area of “La Cocinita” restaurant. The applicant agreed to comply with the City’s requirements.

Ms. Sanchez said that she was aware of the City's requirements and provided some pictures where everything shows to be in compliance. She explained to the Commission that the corn was going to be cooked outside but they are going to be charging the customers inside the restaurant.

Commissioner Alaniz asked about the location of the concession stand. Mr. Cervantes responded that it was going to be in one of the areas outside of the building and that the area is not considered a parking space.

Commissioner Alaniz reminded the board that he said that this would be back when the parking lot variance came before the board three years ago. He said that the applicant was going to invest in the property and once the business became successful, they were going to want to expand and there would be no room for the expansion.

Mr. Cervantes said that the restaurant customers use 2nd Street as additional parking areas and that it has not caused any problems so far.

Mr. Cervantes stated when the owner applied for the building permit they also applied for the variance requested for the parking space and that the Zoning Board of Adjustments granted the variance three years ago. He said that the variance request was to allow five (5) parking spaces instead of the seven (7) as required by code based on the size of the proposed building.

Ms. Sanchez told the Commission that they had just purchased a property across the street from the restaurant, next to the alley. She said that customers could use that property as additional parking areas. Commissioner Guajardo stated that he noticed that customers are using the property across the street for parking as well.

Samuel Galvan, resident, said that he was at the restaurant a couple of times and there are too many cars or traffic. He said that it is a very nice building and that they are helping people with jobs. He added that if the food is good, people won't mind crossing the street.

Blanca Galvan, resident, said that the restaurant is located in a good area and the City needs to give them the opportunity to grow. She said if the business grows, there is more money for the City. She thinks the restaurant is a family-oriented business and the City needs to give them the opportunity.

Marivel Romero, resident, said that she doesn't see any problem with the selling of corn because it is going to be sold inside of the restaurant. She suggested giving the applicants the opportunity and if the City received complaints, they can revoke the permit. Mr. Cervantes said that this is a conditional use permit and it could be revoked at any time by the city if the sale of the roasted corn causes traffic problems. Commissioner Alaniz said the corn is not the issue; it is the parking.

Rebecca Trujillo, resident, said that she was at the restaurant with her family for breakfast during the weekend and she doesn't see any problem with the parking. She understands their concern regarding the parking, but she doesn't see massive traffic associated with the restaurant or the corn sales.

Juan Reyes, resident, said that he lives on 3rd Street and he eats three meals every day at the restaurant and he doesn't see a problem with the parking. He said the problem is at Mijito's Restaurant and the Bakery and those customers don't abide by the yellow stripe and people that are coming out to Nebraska Avenue cannot see with all the people parked along the street. He said that is a real traffic hazard and the city doesn't do anything to avoid the problem.

Diana Kornegly, resident, said that her mother lives on Ebony Street and that when she goes to visit her on Sundays it is a hazard getting out from there especially on mass days. She called several times to complaint and nothing is ever done. She talked about the bar along Nebraska, that doesn't have any parking and they are using the laundry mat parking area for parking in the evenings. She doesn't see a problem with the restaurant's parking because people just park there for a couple of minutes and leave.

Chairwoman Castillo asked if Nebraska is going to be widened in the future. Mr. Cervantes responded that there are no plans to widen Nebraska Avenue at this time.

Chairwoman Castillo asked Mr. Cervantes if the conditional use permit can be for one (1) year and then bring it back with the Police reports; Mr. Cervantes said yes.

Commissioner Guajardo asked Ms. Sanchez how many feet are from the restaurant to the other property. Ms. Sanchez said it is across the street, maybe 60 feet.

SAN JUAN SHRINE

VIRGEN DE SAN JUAN BOULEVARD

EXPWY 83

200' Radius

STANDARD AVENUE

LINCOLN AVENUE

1st STREET

CHAPARRAL STREET

STREET

2nd STREET

3rd STREET

KANSAS AVE.

AVE.

IOWA

4th STREET

RAILROAD

STREET

LIBERTY PARK

BUS. 83

WUE

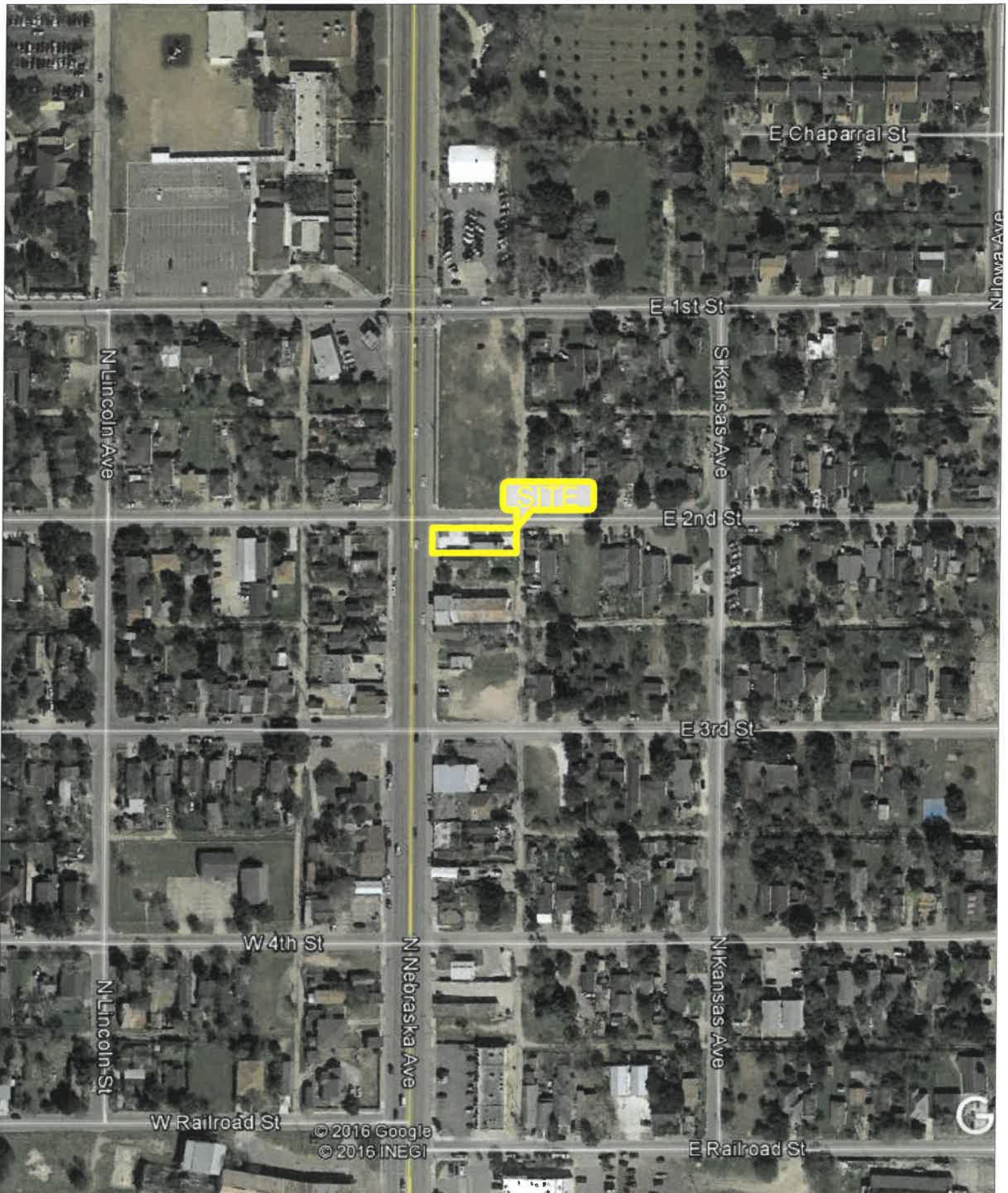
UE

Legend

-  CITY LIMITS
-  Proposed area

Conditional Use Permit to operate a portable food concession stand (roasted corn) at 201 S. Nebraska Avenue, legally described as Lot 1, Block 10, San Juan Original Townsite Subdivision, as Requested by Norma Sanchez.





Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit to operate a portable food concession stand (roasted corn) at 201 S. Nebraska Avenue, legally described as Lot 1, Block 10, San Juan Original Townsite Subdivision, as Requested by Norma Sanchez.



SAN JUAN SHRINE

VIRGEN DE SAN JUAN BOULEVARD

EXPWY 83

CHAPARRAL STREET

1ST STREET

2ND STREET

3RD STREET

4TH STREET

STREET

KANSAS AVE.

IOWA AVE.

NEBRASKA AVENUE

STANDARD AVENUE

LINCOLN AVENUE

RAILROAD

LIBERTY PARK

BUS. 83

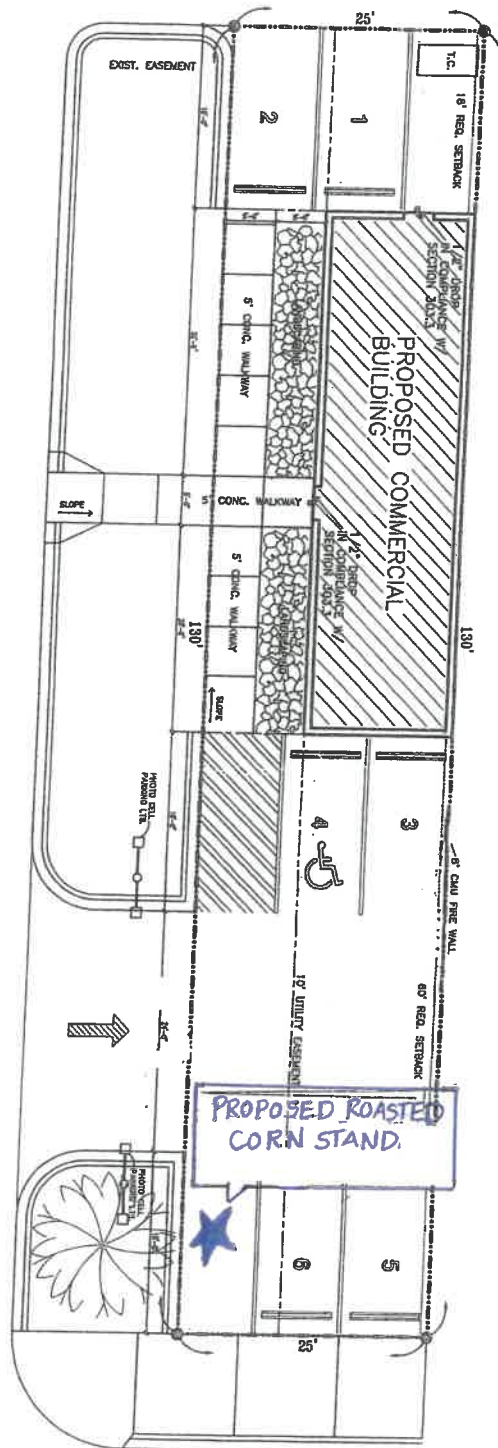
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Zoning Districts

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

Conditional Use Permit to operate a portable food concession stand (roasted corn) at 201 S. Nebraska Avenue, legally described as Lot 1, Block 10, San Juan Original Townsite Subdivision, as Requested by Norma Sanchez.





NEBRASKA RD.

SITE PLAN



SCALE: NTS
LOT: 1
BLOCK: 10
SUBD: SAN JUAN ORIGINAL TOWNSITE
ADDRESS: 201 E. 2ND ST.
SAN JUAN, TX - HIDALGO COUNTY

PROPOSED ROASTED
CORN STAND.

BUILDING PROJECT:

2ND ST. & NEBRASKA RESTAURANT

SAN JUAN, TEXAS



JRG & ASSOCIATES
CONSTRUCTION & DESIGN
1001 S. 19TH ST. STE. 228 • McALLEN, TEXAS 78501 • (954) 227-4170

AFFIDAVIT

January 9, 2017

To whom it may concern:

I, Norma Sanchez, am requesting a Conditional Use Permit to Sell Roasted Corn at "La Cocinita" located at 201 S. Nebraska Avenue, legally described as Lot 1, Block 10, San Juan Original Townsite Subdivision. The operation hours for the business will be

Monday from 12:00 p.m. to 10:30 p.m.

Tuesday from 12:00 p.m. to 10:30 p.m.

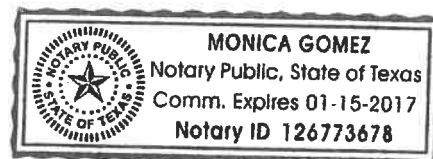
Wednesday from 12:00 p.m. to 10:30 p.m.

Thursday from 12:00 p.m. to 10:30 p.m.

Friday from 12:00 p.m. to 10:30 p.m.

Saturday from 12:00 p.m. to 10:30 p.m.

Sunday from 12:00 p.m. to 10:30 p.m.




Signature:


Notary Public

Conditional Use Permit to operate a portable food concession stand (roasted corn) at 201 S. Nebraska Avenue, legally described as Lot 1, Block 10, San Juan Original Townsite Subdivision, as Requested by Norma Sanchez.

Acosta, Jazmin
Norma Sanchez
201 S. Nebraska Avenue
San Juan, TX 78589

Lopez, Rafael
115 E. 2nd Street
San Juan, TX 78589

Medina, Alicia
125 E. 3rd Street
San Juan, TX 78589

Guerrero, Francisca Martinez
203 N. Nebraska Avenue
San Juan, TX 78589

Hernandez, Ramiro
117 E. 2nd Street
San Juan, TX 78589

Cortez, Maria de Jesus
121 E. 2nd Street
San Juan, TX 78589

Morales, Israel
207 S. Nebraska Avenue
San Juan, TX 78589

Molino Canales LLC.
119 E 2nd Street
San Juan, TX 78589

Perez, Ivan
117 E. 3rd Street
San Juan, TX 78589

Morales, Israel
211 S. Nebraska Avenue
San Juan, TX 78589

Pena, Niceforo Jr.
121 E. 2nd Street
San Juan, TX 78589

Ramirez, Rosa Chavez and
Edelmiro Gonzalez Ramirez
115 E. 3rd Street
San Juan, TX 78589

Carpio, Anna Maria
213 N. Nebraska Avenue
San Juan, TX 78589

Salinas, Roberto
125 E. 2nd Street
San Juan, TX 78589

Pena, Maria de Jesus
113 E. 3rd Street
San Juan, TX 78589

Gallardo, Rosa Maria
215 N. Nebraska Avenue
San Juan, TX 78589

Casarez, Maria J.
124 E. 2nd Street
San Juan, TX 78589

Vela, Angel G. and Rebeca
108 N. Nebraska Avenue
San Juan, TX 78589

Garcia, Maria Luisa
217 N. Nebraska Avenue
San Juan, TX 78589

Ramon, Teresa
120 E. 2nd Street
San Juan, TX 78589

Escalante, David
110 N. Nebraska Avenue
San Juan, TX 78589

Economic Development
Corporation of San Juan
4810 N. Raul Longoria Road
San Juan, TX 78589

Tovias, Javier & Maria del Refugio
116 E. 2nd Street
San Juan, TX 78589

Trevino, Alicia B.
114 N. Nebraska Avenue
San Juan, TX 78589

Box, Norma Linda
111 E. 2nd Street
San Juan, TX 78589

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

Serna, Patricia Trustee
118 N. Nebraska Avenue
San Juan, TX 78589

Yracheta, Hilda
113 E. 2nd Street
San Juan, TX 78589

Cavazos, Leroy and Sandra
110 E. 2nd Street
San Juan, TX 78589

Valdez, Esperanza
109 W. 2nd Street
San Juan, TX 78589

Morales, Alberto A.
204 N. Nebraska Avenue
San Juan, TX 78589

Salinas, Norberto & Maria A.
208 N. Nebraska Avenue
San Juan, TX 78589

Elizondo, Graciela
210 N. Nebraska Avenue
San Juan, TX 78589

Conditional Use Permit to operate a portable food concession stand (roasted corn) at 201 S. Nebraska Avenue, legally described as Lot 1, Block 10, San Juan Original Townsite Subdivision, as Requested by Norma Sanchez.



Proposed Site



ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO OPERATE A PORTABLE FOOD CONCESSION STAND (ROASTED CORN) AT 201 S. NEBRASKA AVENUE, LEGALLY DESCRIBED AS LOT 1, BLOCK 10, SAN JUAN ORIGINAL TOWNSITE 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, Norma Sanchez has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan to operate a portable food concession stand (roasted corn) at the La Cocinita Restaurant.

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

WHEREAS, after such public hearing, the Planning and Zoning Commission of the City of San Juan, Texas, presented its report to the City Commission of the City of San Juan with a favorable recommendation for the Conditional Use Permit for the said property.

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 Norma Sanchez to operate a portable food concession stand (roasted corn) at La Cocinita Restaurant located at 201 S. Nebraska Avenue, legally described as the Lot 1, Block 10, San Juan Original Townsite Subdivision, subject to the following conditions:

1. The restaurant has enough parking spaces for the customers.
2. Must submit documents from the State Comptroller to ensure the business will generate sales taxes for the City.
3. Must obtain a permit from the Hidalgo County Health Department prior to opening the stand.
4. Must comply with all building and fire codes prior to opening the stand.
5. Must have clean restrooms available for the customers at all times. Restrooms are in compliance with the American with Disabilities Act.
6. No tables and chairs for eating purposes to be allowed outside the stand.
7. Signs must be posted in the stand stating that restrooms are available for the customers inside the restaurant.
8. Security cameras must be installed outside the restaurant.
9. Days and hours of operation to be every day from 12:00 p.m. to 10:30 p.m.
10. There shall be no outside music at any time.

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

PASSED and **APPROVED** on first reading on the 14th day of February, 2017.

PASSED and **APPROVED** on second and final reading on the 28th day of February, 2017.

CITY OF SAN JUAN

SAN JUANITA SANCHEZ, MAYOR

ATTEST:

PALMIRA CEPEDA
INTERIM CITY SECRETARY

APPROVED BY:

JAVIER VILLALOBOS
CITY ATTORNEY

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 14, 2017

Conduct a Public Hearing and Consider Approval of a Resolution for the Adoption of the US 83/IH2 Expressway Corridor Study. (Xavier Cervantes, Director of Planning)

STAFF COMMENTS AND RECOMMENDATIONS:

The San Juan Economic Development Corporation has funded a study in cooperation with the City of San Juan Planning Department to develop a vision plan for the US 83/IH2 expressway corridor area within the City of San Juan.

The study will show potential investors that the City of San Juan has an adopted vision plan for the area. New commercial development along the corridor would generate additional property and sales taxes for the community.

Staff mailed a notice to eighty-two (82) property owners within the study area and within two hundred feet and received several comments in favor of the request.

RECOMMENDATION:

During their regularly scheduled meeting of February 2, 2017, the Planning and Zoning Commission unanimously recommended approval of the adoption of the US 83/IH2 Expressway Corridor Study.

PREPARED BY:

Xavier Cervantes,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

RESOLUTION NO. 17-

RESOLUTION FOR THE ADOPTION OF THE US 83/IH 2 EXPRESSWAY CORRIDOR STUDY

WHEREAS, the **San Juan Economic Development Corporation** felt it was necessary to prepare a study for the City of San Juan to adopt that shows what the vision for future development and redevelopment of the expressway corridor within the City of San Juan is; and

WHEREAS, the **San Juan Economic Development Corporation** hired Bagley Associates to prepare the study in coordination with the City of San Juan Planning Department; and

WHEREAS, it is important to adopt the study, inclusive of the vision, that shows potential investors that the City of San Juan has a vision and plan for the expressway corridor area; and

WHEREAS, the project consultant took time to meet with many of the property owners along the corridor on a one-to-one basis to gather their feedback as well; and

WHEREAS, a well-attended public meeting took place on March 3, of 2016 to gather feedback from the stakeholders and the community in general on what that vision with its associated recommendations should be; and

WHEREAS, the Planning and Zoning Commission of the City of San Juan voted unanimously on February 2, 2017 to recommend adoption of the study to the City Commission.

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

The City of San Juan adopts the Expressway Corridor Study as shown in Exhibit "A"

READ, CONSIDERED and APPROVED this the 14th day of February, 2017.

San Juanita Sanchez, Mayor
San Juan, Texas

ATTEST:

Palmira Cepeda, Interim City Secretary
San Juan, Texas

EXHIBIT "A"

SAN JUAN EXPRESSWAY CORRIDOR STUDY

**PREPARED FOR
SAN JUAN ECONOMIC DEVELOPMENT CORPORATION
AND
CITY OF SAN JUAN, TEXAS**

**BY
ANN COOKE BAGLEY,
FAICP BAGLEY
ASSOCIATES**

JANUARY 2017

SAN JUAN EXPRESSWAY CORRIDOR STUDY

The San Juan Economic Development Corporation working with, and on behalf of the City of San Juan, Texas, initiated the San Juan Expressway Corridor Study (the Study) to assess current conditions and make recommendations for the area adjacent to US 83/IH2 as the highway/freeway crosses the City. Current land uses and zoning may not provide the appropriate land use controls and assurances that are needed to attract new developments, ones that are complementary to the existing businesses, particularly the luxury car dealerships. It is not the intent of the Study to suggest the closing of existing businesses, but to look at the near and long term future for what could be developed to provide the opportunities for the highest and best uses.

CITY OF SAN JUAN

The City of San Juan is a city of 11 square miles located in Hidalgo County in the Rio Grande Valley of Texas. It is part of the McAllen-Edinburg-Mission and Reynosa-McAllen metropolitan areas, east of Pharr (US 281) and McAllen and west of Alamo and Mercedes.

According to the 2010 United States Census, the population was 33,856 people in 8,882 households with 7,831 families residing in San Juan. It is assumed that the population has increased in the past five years as the whole region on both side of the border is experiencing phenomenal growth.

The City is a home rule city governed by a City Commission with day to day operations handled by the City Manager and professional staff. Its governance is guided by the following statements.

Mission Statement: The City of San Juan improves the quality of life for all by providing affordable, consistently reliable, quality services so that its citizens can realize their full potential.

Vision Statement: An exemplary service provider, the City of San Juan will be a political leader in the region, cultivating local attractions, aesthetics, location and community spirit to become a center for commerce, culture and recreation.

SAN JUAN ECONOMIC DEVELOPMENT CORPORATION

The San Juan Economic Development Corporation (SJEDC) is a 4b sales tax nonprofit corporation dedicated to the economic and community development for the City of San Juan, Texas. Its **Mission** is "to create wealth through new investments and expansion of existing businesses for the creation of more and better job opportunities."

The SJEC is the funding source for the Study. The results will be presented to both the SJEDC and the Planning and Zoning Commission for their consideration and recommendation to the City Commission for acceptance of the Study and for any zoning or development initiative changes.

PURPOSE OF THE STUDY

The purpose of the Study is to provide the groundwork for developing the underutilized area parallel to US 83/IH2 that will:

- ∅ support existing businesses;
- ∅ attract complementary new businesses;
- ∅ protect area from detracting business;
- ∅ promote the area as an economic destination; and
- ∅ develop a vision for the area that will support new zoning regulations that enhance the area.

In the absence of a current Comprehensive Plan or Future Land Use Map, the Study will provide the basis, analysis, guidance, and recommendations to support any potential changes to the City's Zoning Ordinance for consideration, adoption, and implementation by the City Commission.



STUDY AREA ANALYSIS

The study area is approximately 381 acres consisting of certain tracts transected by 2.16 miles of US 83/IH2 freeway main and frontage lanes as shown on **Figure 1 - Expressway Corridor Study Area** on the next page. The major local north south streets are Cesar Chavez Road on the east, North Raul Longoria (FM 1420)/Nebraska Avenue and Veterans Boulevard (I Road) on the west. The northern boundary is Sgt. Leonardo Trevino Road and property lines. The southern boundary follows the property lines. The Basilica of the National Shrine of Our Lady of San Juan del Valle is adjacent to the Study Area.

EXISTING CONDITIONS IN STUDY AREA

EXISTING LAND USES

There are approximately 117 lots/tract/parcels as shown on the map, **Figure 2 - Existing Expressway Corridor Existing Land Use** on the following page and in **Table 1 - Current Land Use in the Expressway Corridor** below.

TABLE 1 - CURRENT LAND USE IN THE EXPRESSWAY CORRIDOR				
	LAND USE	TRACTS	ACRES *	PERCENT
	Single Family	25	15.234	4.02
	Multifamily	1	9.97	2.63
	Mobile Home Park	1	2.70	0.70
	Commercial	46	125.618	33.10
	Public	5	24.46	6.45
	Vacant	39	201.326	53.1
	TOTAL	117	379.308	100.00±

Source: City of San Juan Planning Department and Hidalgo Central Appraisal District, February 2016

Currently, developed commercial property uses include car dealerships, tire supply, home supply store (under construction), glass company, tree and landscaping businesses, bank, alternative financial institution, fast food restaurants with drive-thru service, used car, heavy equipment, funeral home, commercial recreational (bingo), insurance office, and motel in approximately 125.618 acres, around 33 percent of area.

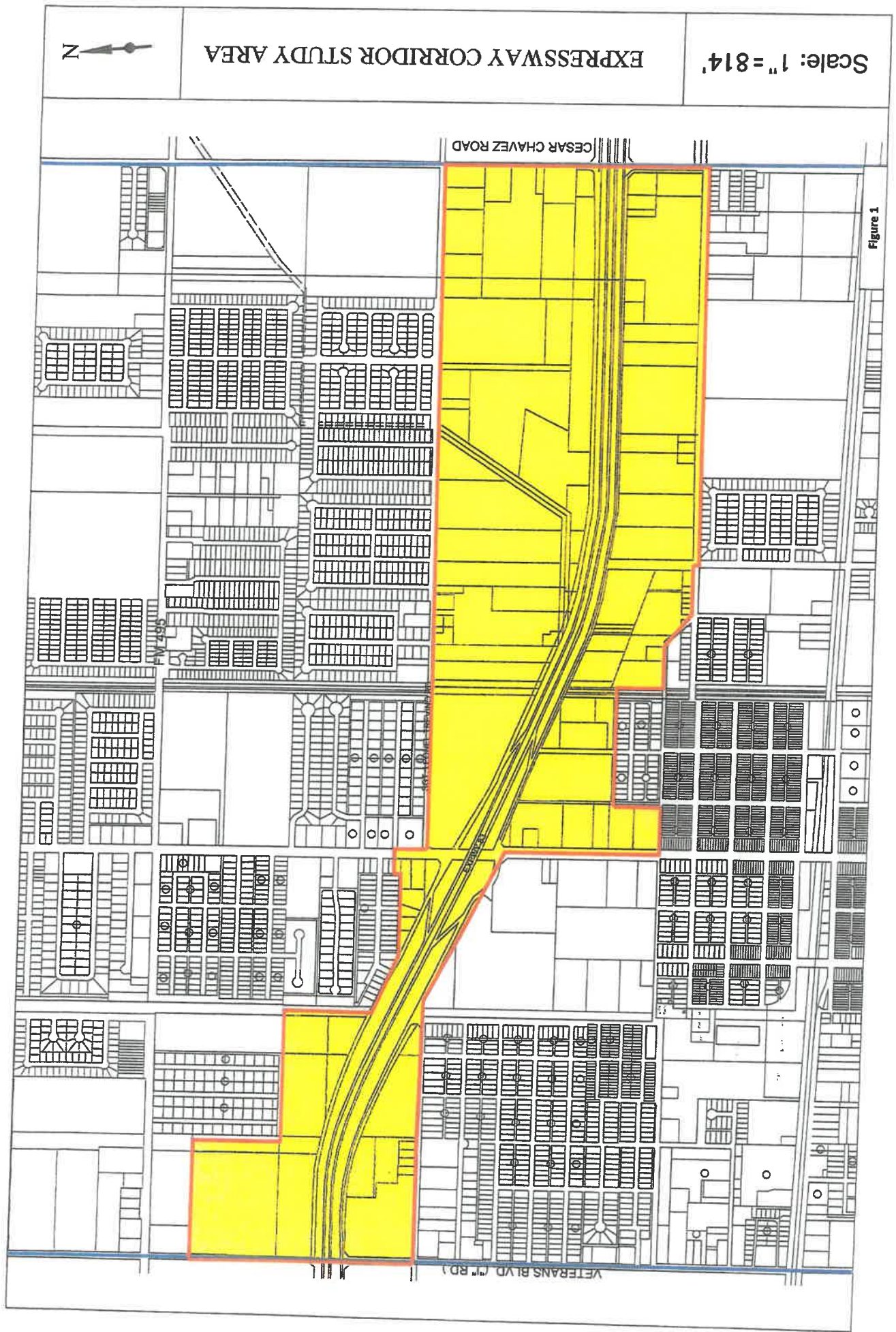
While there may be as many as 85 restaurants in San Juan, only four are in the Study Area, three fast food drive-thru types and one sit-down type. Automotive Uses in the Study Area listed in the City's Business Directory include the four dealerships and a national chain auto parts store. Smaller auto sales and services are not listed in the Directory. One bank is listed with a Study Area address. There are six businesses that are in the Miscellaneous category including a funeral home, glass company, and outdoor equipment. A number of businesses do not appear in the Directory.

Residential uses are single family houses (25), apartment complex, and mobile home Park in in 27.904 acres for 7.35 percent of the land coverage.

Public facilities (24.46 acres, 6.45 percent) are the fresh water reservoir and a small gated public park. This acreage includes the future right-of-way of Retana Street between US83/IH2 and Sgt. Trevino Road.

The remaining 201.32 acres, 53.14 percent of the land in the Study Area, are essentially vacant. Several of the vacant tracts were previously developed, but the buildings have been demolished.





EXPRESSWAY CORRIDOR STUDY AREA

Scale: 1" = 814'

Figure 1

Scale: 1"=814' Expressway Corridor Existing Land Use Map



Figure 2

CURRENT ZONING

The base zoning districts in the study area includes C-3 Heavy Commercial District, C-2, General Business District, O Undeveloped/Open Space District and R-S, Single Family Residential District as shown on the excerpt from City's Zoning Map, **Figure 3 - Corridor Study Zoning Map**. A small area of C-1, Neighborhood Commercial on frontage road is not included in the Study Area. The Basilica of the National Shrine of Our Lady of San Juan del Valle is adjacent and zoned R-S, Single Family.

The districts with permitted and special uses are found in Appendix A, Chapter 2, Zoning of the City of San Juan Code of Ordinances, Article IV, Sections 1.00 through 11.00. The C-3 Heavy Commercial District, the largest underlying district, allows almost all commercial uses, some of which are described in very broad categories, particularly retail. It is a "cumulative" district in which all the uses that are allowed in the more restrictive commercial districts (C-1 and C-2) permitted and conditional uses. The C-3 Heavy Commercial zoning would be considered "wide open" and would allow many uses that may not be compatible with the future vision for the expressway frontage. Additionally, uses in the MF District, with the exception of manufactured housing, are also permitted.

The Expressway Overlay District (Article V, Section 6.00) only seems to address building setback lines, driveway design and access roads. It is shown in black on the Figure 3 - Corridor Study Zoning Map.

INFRASTRUCTURE AND PUBLIC SAFETY QUESTIONS

The Public Works Director and consulting City Engineer were asked if water and sewer capacity was in place to serve additional and potentially dense new development. The answers were yes for the most part or doable in a short timeframe. Figure 4 - Water, Figure 5 - Sewer, Figure 6 Storm are in Appendix A.

The Fire Chief was queried as to the height to which his fleet vehicles/apparatus could handle for fires. He indicated seven stories. He did indicate there would need to be assistance from neighboring cities if there were additional stories.

The Texas Department of Transportation (TxDOT) has 300 to 350 feet of right-of-way which should be adequate as there are no plans to widen the Expressway at this time. New landscaping plans for the Expressway right-of-way are underway with TxDOT. A traffic count from TxDOT 2012 Pharr District Traffic Map shows 135,000 vehicles for the average daily traffic along Expressway 83 between Veteran's Boulevard and Raul Longoria Road.

Stormwater Pollution Prevention plans are required for all new development over one acre in area.

INTERVIEWS

As an initial and integral part of this Study, major stakeholders and interested citizens were interviewed using variations of the following four questions each followed by a brief summary of answers. A more detailed compilation of the replies are in the Appendix.

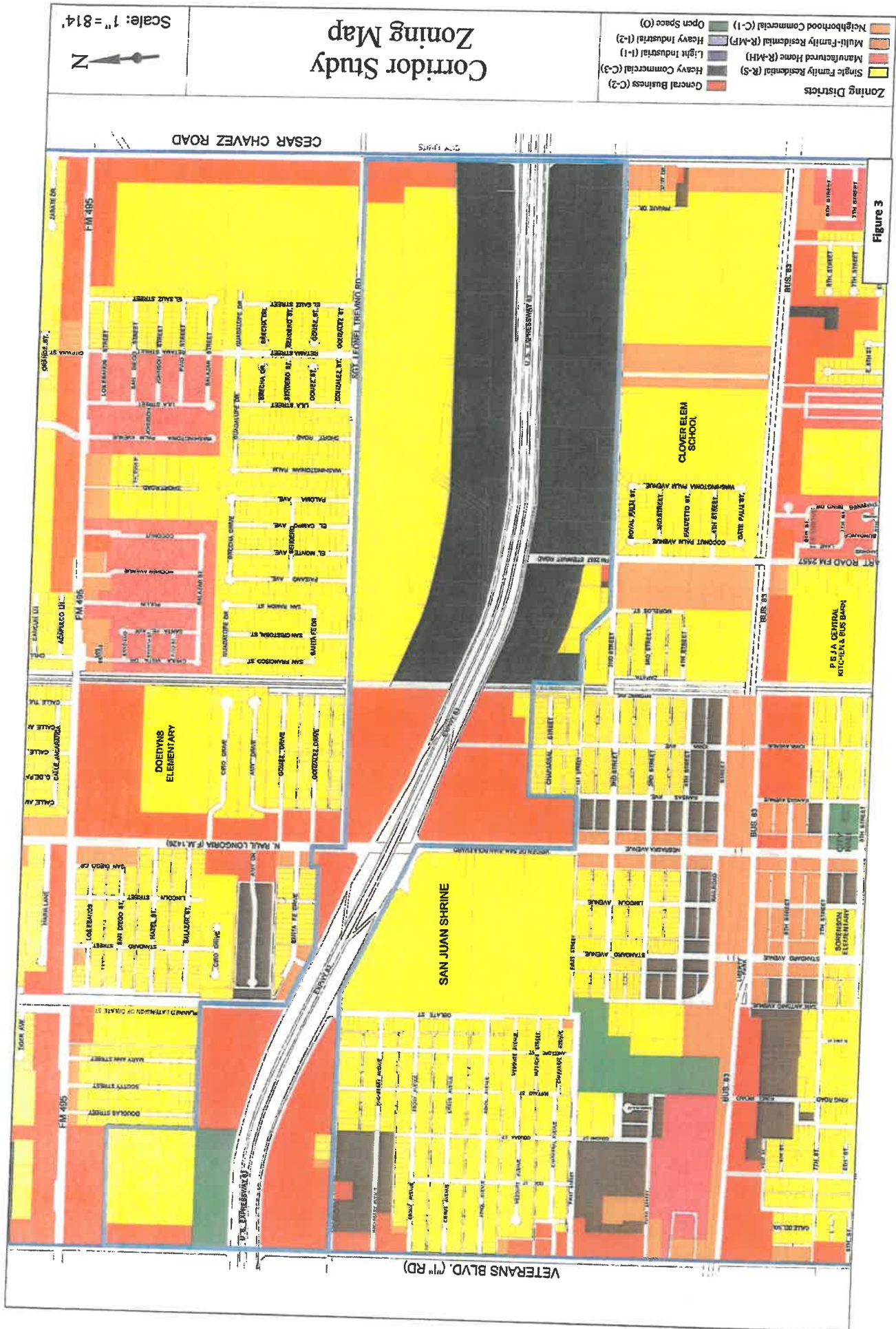
1. What are the strengths and positive aspects about the area right now?

Answers: Access to upper and lower Rio Grande Valley, centrally located within 15 to 25 mile drive for shopping and service, good visibility from Expressway in both directions, high traffic volume, land availability and price; development tax incentives, adjacency to the Basilica. Some felt the land prices were low and others that they were expensive.

2. What is keeping the area from developing?

Answers: Unattractive, utility poles, lack of landscaping, signs, flea market, different views of the future.





3. What could be located in the area? What types of uses and/or businesses?

Answers: Places to eat: upper casual restaurants, family friendly restaurants, day spa, coffee shop (not just drive thru), wine bar, jewelry store, men's clothing, dog groomer, computer store, art gallery, unique hotel, boutiques and specialty store, businesses not in McAllen, Pharr, etc. Make connections between the businesses such as sidewalks, jogging trails, landscaping. Use detention areas as amenities with landscaping. Connect business on both sides with shuttles.

4. Are there internal or external pressures that would keep the area from moving forward?

Answers: Negative perceptions of the City, lack of common vision or goals were mentioned by a number of the respondents.

Additional interviews and public meetings will precede any final recommendations and decisions that are to be made. A compilation of the responses may be found in Appendix B.

PUBLIC PARTICIPATION

An introductory presentation of the planning process was given to a joint meeting of the Planning and Zoning Commission and the San Juan Economic Development Corporation Board on Thursday, January 7, 2016 in the Commission Room at the San Juan Public Library. On Tuesday, January 12, 2016, a similar presentation was made to the City Commission, also in the Commission Room. The presentations in both video and text were shared on the City's website along with maps and other information.

On Thursday, March 3, 2016, a Community Meeting was held at 6:30 PM in the Commission Room hosted by the San Juan EDC. Letters were sent to the property owners in the study area. Notices were posted on the City's website and in the local newspaper. The meeting reviewed the purpose of the Study, an overview of existing conditions, and gave the approximately 30 attendees the opportunity to ask questions and supply input as to the uses and even suggest brand names of businesses they would like to see in the Corridor. See Appendix B for meeting notices and meeting input.

Public hearings for the Study and later for a proposed zoning ordinance will be held by the Planning and Zoning Commission and at City Commission in conjunction with the recommended actions.

OBSERVATIONS

The following observations were made considering the analysis and interview answers.

- ☞ What is wanted: businesses that are a destination, complementary to existing businesses, high end and/or casual restaurants (Landry's), special shopping, day spa, fitness center, Apple or tech store, jewelry store, toy store, upscale coffee shop, a wine bar, etc.
- ☞ A hotel with enough stories to be visible from freeway, a more "upscale brand."
- ☞ Building set in a more park atmosphere—sidewalks, jogging paths, exercise stations, shade structures, benches, landscaping, and detention ponds that are pretty, kiosks that would provide shade, information and walk-up shops.
- ☞ Places to go while car being serviced, places to have seasonal markets, food trucks where there is paved parking and available restrooms.
- ☞ Need to be respectful of the Basilica and the pilgrims visiting there - where to eat, stay
- ☞ Although the freeway divides the City, there are two exits and one cross under in the 2.16 mile length. There is good visibility of the adjacent area in both directions from the freeway.
- ☞ Existing, potentially incompatible, businesses may relocate in the future.
- ☞ This area of the Valley is becoming increasing international in business and population that extends beyond the border.



RECOMMENDATIONS

There is an opportunity to establish a new destination in the Valley! The first recommendation is to create a new zoning district for the Freeway Corridor. It would be similar to a planned development district by allowing uses that are complementary to the Basilica and luxury car dealerships, but limiting business that are not compatible or the highest and best uses. The new district should be more than an overlay to existing zoning as is currently in place. The new regulations should look at the new and different uses in the area that may not be currently allowed, while expanding and adding new definitions. Consideration should be given to mixed use development, new multifamily, along with different types of commercial uses. Uses that are **not** listed would not be allowed in the future.

New approaches to landscaping, particularly with native water wise plantings, should be considered. Sidewalks and walking trails with shade structures, public art and benches could connect the businesses and provide areas for recreation and public functions.

Architectural guidelines should encourage creative building designs that reflect the Valley heritage or the growing international culture of the area. This approach could result in an attractive destination area of the City that is different from the neighboring cities. By including minimal architectural standards in the new zoning district, guidance could be given to property owners or potential investors on external appearance and materials required for all new development. By encouraging new buildings to be designed with plazas and situated perpendicular the roadway, future development could not only take advantage of the tract depths, but provide the opportunity for more visual interest.

The new district would not displace any existing businesses. A few uses and structures might become legal nonconforming uses and subject to those requirements already in the Zoning Ordinance. This district could provide for the future of San Juan as an area that would support the infrastructure, provide new jobs, and increase the tax base—all of benefit to the deserving citizens of San Juan.

The new district would provide predictability for potential new developments by clarifying what is allowed and not allowed in the Corridor. This should provide the SJEDC with a clear view of what can be developed and what businesses to pursue. It is noteworthy to consider how international the area is becoming and this trend should be reflected in future development.

Mixed use developments should be encouraged in the new district. Several tracts could be combined to provide the opportunity for better master planning.

The development and redevelopment of the Study Area should include emphasis on using low impact development techniques and water wise plantings for both environmental and practical reasons.

Drainage is a concern and new projects require Stormwater Pollution Prevention plans.

VISION, GOAL, AND ACTIONS FOR THE SAN JUAN EXPRESSWAY CORRIDOR

A Vision is a statement of what the community wants the area to become. It is a verbal image of the possibilities. It is future oriented—what is seen as the result of the planning efforts. The Vision is that:

The US83/IH2 Expressway Corridor is a unique destination for pilgrims, tourists, luxury car purchasers, and shoppers at distinctive, complementary businesses in a safe, attractive, and inviting environment.

To implement the Vision, a Goal and Actions are needed. A goal is a “dream with a deadline”. Actions are the steps to achieve the Vision and Goal.

The Goal to move forward is:



MARCH 2016

SAN JUAN EXPRESSWAY CORRIDOR STUDY

Create a new zoning district that guides development and redevelopment along the US83/IH30 corridor by providing desired and appropriate guidelines for new opportunities that will take advantage of the location of properties identified in the Expressway Corridor.



To implement the Goal, there are specific actions/steps to be taken.

Action 1: Develop criteria for a new, separate Expressway Corridor District to replace the current zoning and overlay districts.

Action 2: Establish permitted and specific uses for the district.

Action 3: Create zoning requirements for setbacks, height, lot coverage and other applicable requirements. Incorporate architectural design guidelines that encourage new design elements.

Action 4: Allow mixed use developments.

Action 4: Create landscaping guidelines that encourage native water wise plants and trees.

Action 5: Incorporate low impact development guidelines.

Action 6: Consider new on and off-premise sign requirements, particularly digital signs.

Action 7: Continue to work to attract innovative and sustainable new development.

CONCLUSIONS

This Study reveals the opportunities in the Corridor for San Juan on which to capitalize on to guide new, improved, and desired development. The Vision, Goal, and Actions provide the direction and the means for accomplishment. A new zoning district specifically for the area could include uses that are not currently allowed in the Study Area and create that new destination that is just waiting to happen.



APPENDICES

Appendix A – Maps

Figure 4 – Water

Figure 5 – Sewer

Figure 6 – Storm Sewer

Figure 7 – Study Area with 200' Notification Area

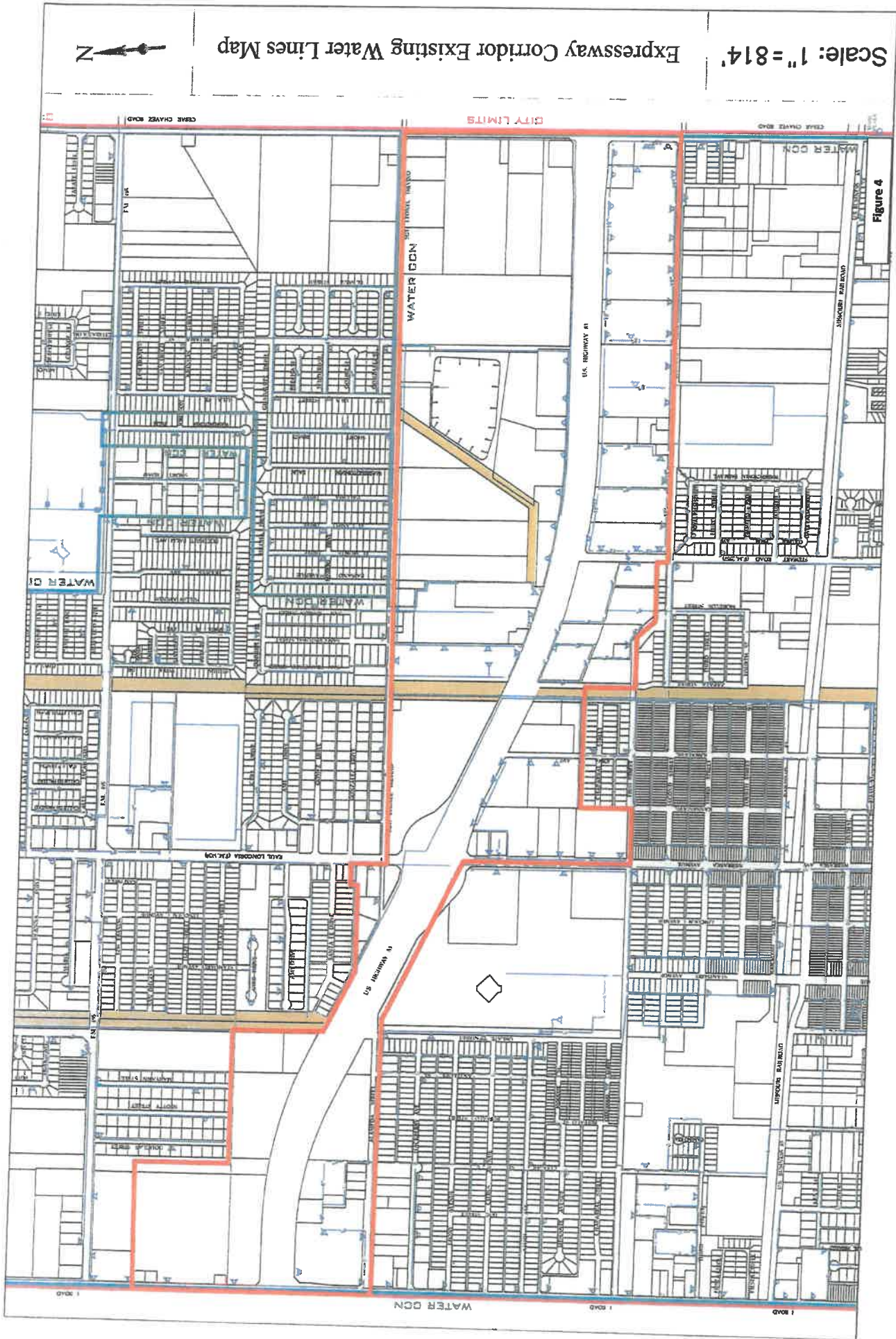
Appendix B – Community Input

Interview Summaries

Meeting Notices

Newspaper Article



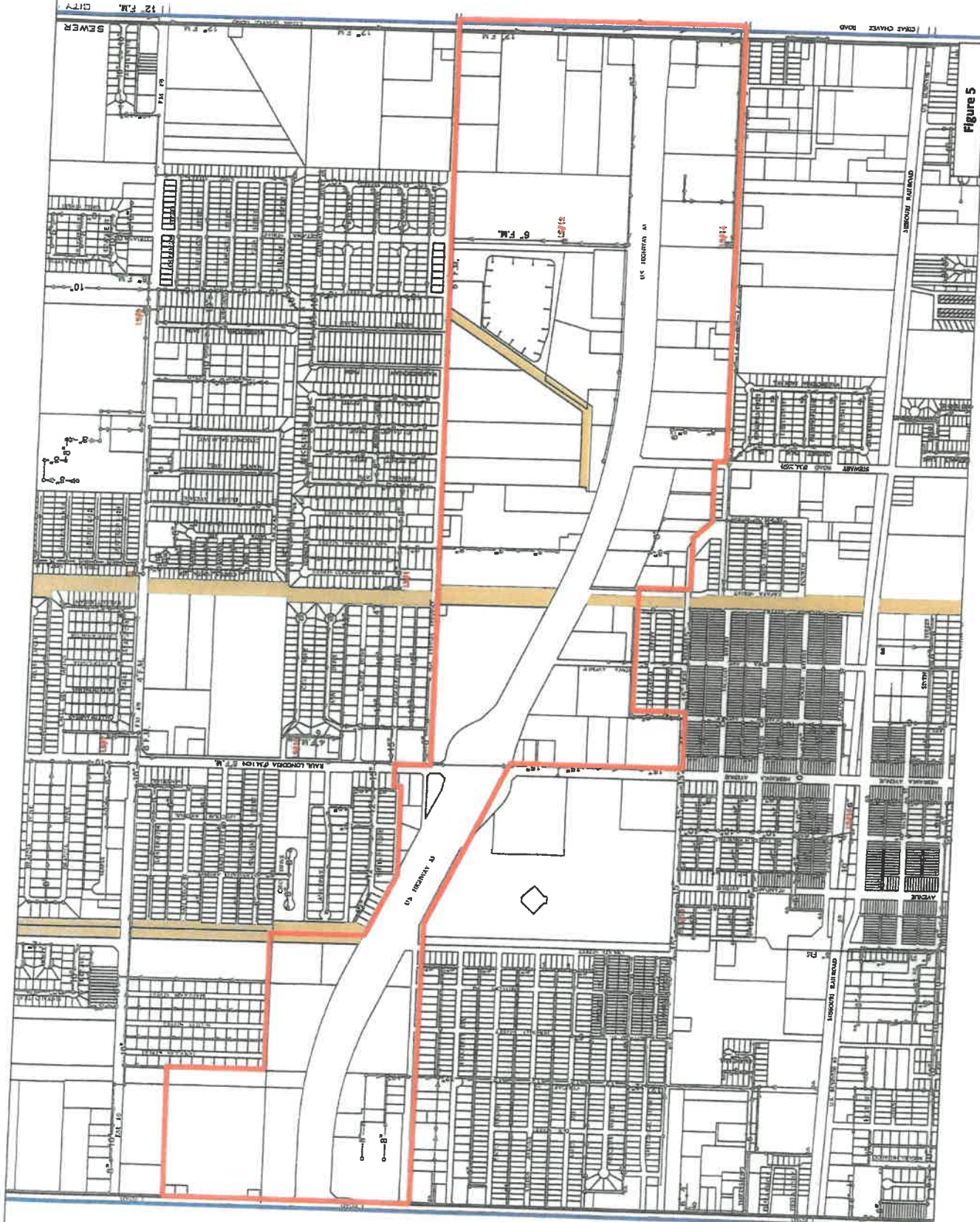


Scale: 1" = 814'

Expressway Corridor Existing Sewer Lines Map



Figure 5



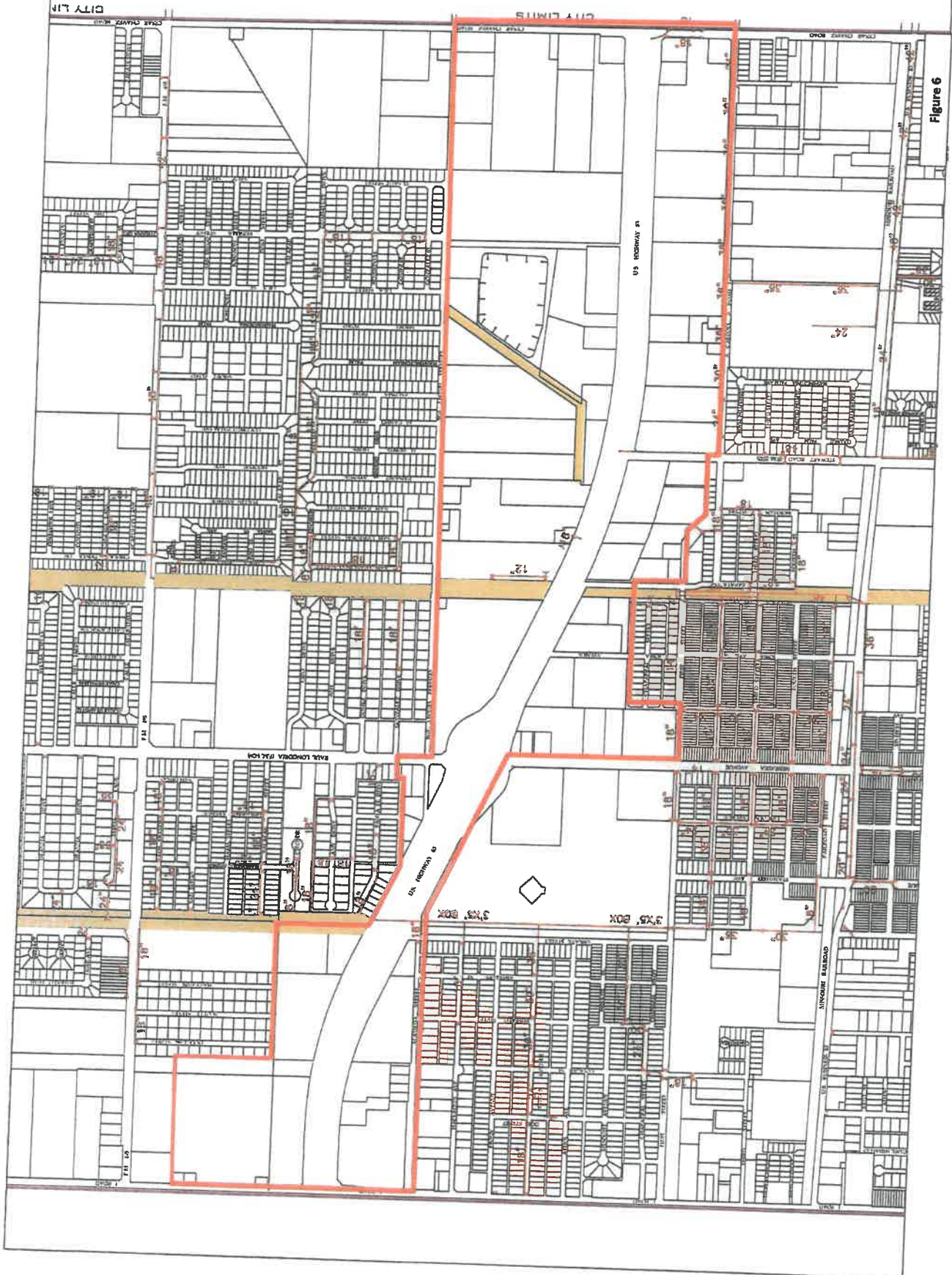


Figure 6

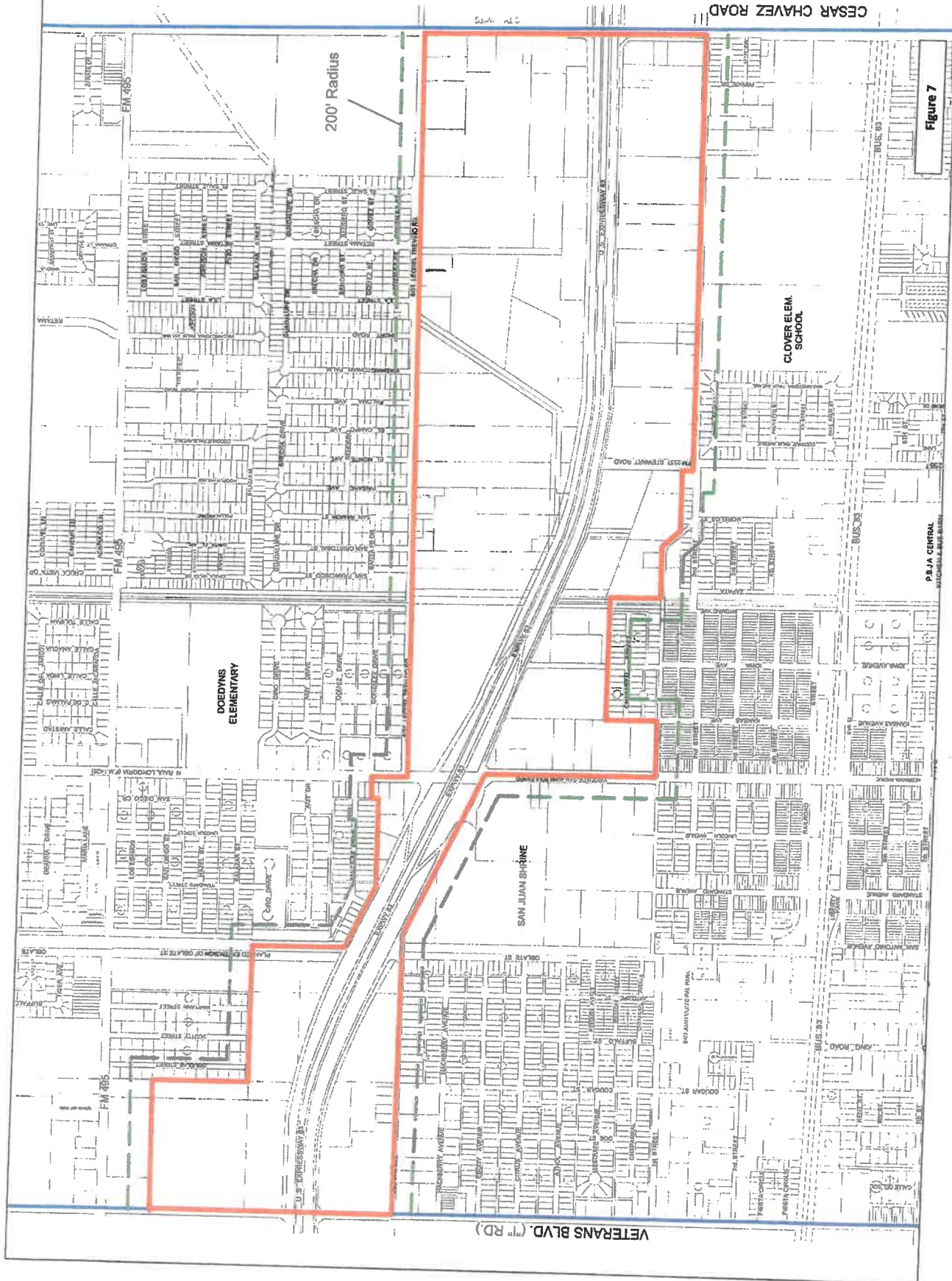


Figure 7

PUBLIC PARTICIPATION INTERVIEW REPLIES AND COMMENTS

(The following is a compilation of comments in their own words.)

INTERVIEW QUESTIONS

The San Juan Economic Development Corporation is funding a study of the adjacent properties on both sides of US83/IH2 to determine the highest and best uses in the 2.5 mile corridor across the City.

Please answer the following questions. Your answers will provide important insight into what is needed and what can be accomplished by the Study.

Thank you for responding to these questions. You may add your name or be anonymous. Please return the questionnaire to Xavier Cervantes, AICP, Director of Planning.

1. In your opinion what are the strengths and positive aspects about the study area right now?

The Properties are in the mid part of town and have easy access to expressway. The properties are raw land and easily to accommodate the sizes for the proposed use of the property. The district zoning to the properties can be changed to accommodate the use of the property, providing the zoning is appropriate for the area.

Strength - access to upper and lower Valley, 15 to 20 mile drive for purchases or service for over 1.5 million people

Strength - access to upper and lower Valley, 15 to 20 mile drive for purchases or service for over 1.5 million people

Strengths and positive aspects is the several areas are still available for development and have not been converted into a business that would not fit in with existing ones. There needs to be some type of rules or restrictions to keep the area with looking like our neighboring cities to the west.

The area is open for almost any high end business. It has high volumes of traffic, access to thoroughfare and majority of properties are commercially zoned. Most of the business established in this area will attract additional business and cooperation based on the location.

The area is developing nicely with many luxury auto dealerships (the city's new motto could be The Luxury Car Capital of South Texas) and the GILSA project which is a high-end home decor business from Mexico that decided to locate here because of the dealerships. Now we have Lexus coming for sure and possibly more luxury auto dealerships coming in the future. The area has so much potential since we still have many vacant large tracts of land along the expressway.

The greatest asset for the area is the presence of the Basilica of Our Lady of San Juan del Valle along the expressway. We attract close to 1.5 million visitors per year. The other positive for the area is the luxury car dealerships along the highway.

Strengths:

1. High traffic volumes
2. Good opportunity for business growth
3. Centralized location

Accessibility and central location to the Valley

Open door meetings cognizant of transparency provide greater public input toward public solutions by consensus.



2. What do you think is keeping the area from developing? The City isn't commercializing San Juan enough. City of San Juan need to post our good qualities in the media via TV, radio, Newspapers and online/website(s). Put up signs entering and exiting San Juan showing we are a friendly city, Events being conducted in the City to bring people around and spend money in the City of San Juan. Not just publicize City of San Juan during the holidays.....publicize City of San Juan itself. Let's make sure we don't have a Flea Market like the one located on the northeast side of Expressway and Cesar Chavez Rd. If we have a flea market, it has to have better buildings/structures and weather proof parking spaces.

2008 Real Estate Market drop made a huge impact in the economy. This was a huge factor that stalled any new growth in the community/

Almost did not come because of flea market

Conflicts of interest among wealthy business owners and selfish minded pork barrel politicians excluding homegrown small businesses. No progress.

3. What types of land uses and/or businesses would you like to see located in the area? Hotels, Hospitals, clinics (medical buildings). Also Restaurants, clothing/retail stores, Industrial warehouses/business. Refrigerated businesses that deliver meat, groceries and/or fruits and vegetable products to US and to Mexico. Entertaining business for both adults and children.

Types of Businesses – upper casual restaurants, fitness center, tech store, art gallery, pet grooming entrance signs, landscaping different lighting (LED) can become a quality corridor

The types of uses or businesses that I would like to see are nice restaurants, steak-house, seafood, tech stores that attract lots of customers, medium to big box retail stores. The types of business that will be complimentary to our dealerships and the Basilica – examples Hotel, coffee place, places where people can meet for business or family gatherings.

Either a strip plaza or a big retailer like Bass Pro Shops that plopped themselves down in Harlingen, and brought more businesses to that corridor.

Businesses needed

1. Restaurants
2. Shopping center
3. Hotels
4. Nightlife entertainment

I would love for restaurants such as Fogo de Chao or Rainforest Cafe to locate along the expressway in San Juan. Those restaurants are regional destinations that could really improve the city's image and would bring substantial property and sales tax revenues. A Neiman Marcus store would be nice too.

Businesses for health lifestyle—restaurants, boutiques and specialty stores, comfortable environment with parks for jogging and bike riding,

New businesses, Innovative landscaping

High-end restaurants; Chiles, Chick-Fil-A, Applebee's, etc. Hotels, work-out gyms, farmers market

We need some hotels (like the Marriott chain) and nationwide restaurant chains to come into the area (like Chili's, Café Express etc. Movie Theater to serve PSJA, another possible Main Event.

Indoor pool, low impact physical therapy for seniors and public at large



4. Are there internal or external pressures that you think would keep the area from moving forward?

Any infrastructures if city doesn't have any. City needs to assist the Developers with infrastructure in order to convince them we are here to help. City needs to conduct an environmental study report, like the one we are doing right now and notify the proposed developers of the study so they may show the banks the study because this is what the Banks require for their collateral. Not to accept junkyards or landfills along the expressway. The City needs to be cleaned up, starting with the streets. Not just fixing internal streets but planting greenery on the corners of the City streets. Also install more lighting. Make sure there is enough drainage in order not to have flooding in the City.

Pressures – need to understand progress is coming

External pressures would include financial restraints, incentives, support from city and county political personnel

In my opinion, political “Red Tape” and inconsistencies by public officials in supporting business may be a causal factor for the slow flow of business. In addition, the amount of “incentives” requested by potential businesses may be a factor based on budget restraints.

What is keeping the area from developing is probably the infrastructure, the type of business, access to and from frontage and what the developers want or envision. What are the areas zoned as? Developers want to make sure that their investment is going to fit in and not be next to business like to the east of San Juan.

There needs to be a teamwork approach for the City of San Juan to be able to grow.

There are some areas that still lack the proper water and sewer infrastructure along the Northeast end of the corridor. Apparently the land prices are high and that also keeps the area from developing.

Unfortunately, San Juan has nothing to offer people to draw them here, other than the aforementioned.

Other than the two positives already mentioned, there is nothing else to bring people here. Furthermore, political infighting has given this community a bad name. Who wants to invest in a place where the city leaders are always fighting against each other, instead of working together to better the community?

What is keeping from developing – unattractiveness

Pressures – lack of common goals/visions from leadership I can't think of any. The City of San Juan and the San Juan EDC are both doing everything possible to get the area to develop as quickly as possible but we also desire good quality development. Rome was not built in one day right.

The only ones that might complaining about the possible growth will be local homeowners that have been there since the 50s, 60s, etc. Born and raised in San Juan and now living in a very large city, San Juan NEEDS to get with the program. I think San Juan does not need any more auto dealerships. Don't need that strip of Hwy 83 to look like Lemmon Ave in Dallas that the majority of the businesses are auto sales. We need either HEB to expand, or have a 2nd grocery store. San Juan needs to get hotels, restaurants in the San Juan city limits so that out of town people that visit the Basilica leave their money in the city and not in McAllen or elsewhere.





You are invited to come and visit about what should be built along the
Us83/IH2 Freeway Corridor at a

Community Meeting

A study is underway to look at the land on each side of the Freeway as it crosses San Juan. What types of businesses and uses would you like to see close to the existing Basilica, luxury car dealerships, home improvement store, glass company, funeral home and more? Your ideas and thoughts as residents and business owners in San Juan are very important.

Please join the
San Juan Planning and Zoning Commission
and

San Juan Economic Development Corporation

Thursday, March 3, 2016 for this important meeting at 6:30 PM in the
City Commission Room next to the San Juan Memorial Library
1010 S. Standard Avenue.

Light refreshments will be provided

For more information, please contact
the San Juan Economic Development Corporation at
956-783-3448

or

the City of San Juan Planning Department of the at
956-223-2220

You can also look online at www.cityofsanjuantexas.com or www.sjedc.com





COMMENTS FROM THE COMMUNITY MEETING ON MARCH 16, 2016

Attendees were asked to write on poster sheets on the wall to input their thoughts.

From the Uses poster

Department stores

Fitness

Upscale car wash

Hotels

Restaurants – steakhouse, seafood

Tax producing entities for sales and property taxes

Day spa

From the “Name That Brand” poster

Ikea

Cheesecake Factory

Spaghetti Warehouse

Wholesale food

Health and Fitness/Gym

Cheddar’s

Steakhouses – Ruth’s Chris, Fleming’s, Morton’s

Chase Bank

Apple Store

Hotel with conference capabilities

Starbucks or similar

Upscale spa – Bliss

Hotel – Hotel Zaza, Hotel Indigo or similar boutique hotel with restaurant and bar

La Madeline

Rainforest Café

Saks Off 5th

Nordstrom Rack

Neiman Marcus store or outlet Last Call

Amazon Store



FROM THE WEDNESDAY MARCH 9, 2016 *McALLEN MONITOR*

San Juan conducts Master Plan study



Posted: Wednesday, March 9, 2016 8:10 pm
MITCHELL FERMAN | STAFF WRITER



• Posted on Mar 9, 2016
by Mitchell Ferman

Sheets hung on the wall during a San Juan master plan meeting last Thursday. Ann Bagley, an urban planner from Dallas who's helping with the project, thought to put up the posters for the community to give their suggestions on what they'd like to see in the city.

The San Juan Economic Development Corporation wants to develop the underutilized area by the U.S. 83/Interstate 2 expressway corridor, and Bagley was brought in to provide a study. There are 381.02 acres in the study area, and 60 percent of it is vacant or undeveloped.

The main goals are to support existing businesses, attract complementary new businesses, protect the area from detracting uses and promote the area as an economic destination.

The study is organized in three phases. Phase I will identify existing conditions and issues, including input from property owners and interested persons. Phase II is the development of appropriate zoning uses and criteria. Phase III is making recommendations and potential adoption of new zoning criteria.

A handful of community members in attendance shouted out a few ideas for developing the area in focus. But that's where the sheets on the wall came in.

One sheet asked community members to suggest specific businesses they would like to see. Suggestions included: Ikea, Cheesecake Factory, Whole Foods, Cheddar's, Apple Store, upscale coffee shop.

The other sheet asked for something similar but more so the types of businesses they'd like to see. Those suggestions included a health and fitness club, department stores, nice hotels and a steakhouse.

Citizens, the EDC and other officials said they are excited about the possibilities.

mferman@themonitor.com



FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 02/02/17 Commissioner Alaniz made a motion to adopt the Expressway Corridor Master Plan. Commissioner Gonzalez seconded the motion. The motion passed unanimously with a (7-0) vote.

Mr. Cervantes introduced Ms. Bagley, Consultant of the Expressway Corridor Study who conducted a power point presentation.

Ms. Bagley stated that more than a year ago she started a project which is funded by the San Juan Economic Development Corporation. The purpose of that study is to provide ground work for the area development, to support existing businesses, to add some complementary businesses, to protect the area from distracting uses and to promote the area as a regional destination. She said that the first thing she looked was the existing conditions.

Ms. Bagley showed in the power point presentation the 2.5 miles of the study area along the expressway, which is 381 acres, 109 parcels which 60% is vacant at this time. The existing land uses of those properties are a mixture of single-family, multi-family and commercial areas.

Chairwoman Castillo asked if TxDOT has any projects along the expressway. Ms. Bagley responded that she knows that TxDOT will be working to upgrade the expressway interchange in Pharr. Mr. Cervantes added that TxDOT may redo the ramps in the San Juan area during that project but that has not been determined yet.

Ms. Bagley said that one of her observations is that the Basilica of San Juan attracts a lot of people from the outside and the City has a lot of empty parcels around it. She added that there are no nice restaurants or places to go while people are waiting for services or after the services.

Ms. Bagley remembered the community meeting that EDC hosted 11 months ago in conjunction with the City during which land owners along the corridor and people from the community showed-up and expressed their thoughts about this project and gave feedback about what kind of businesses they would like to see along the expressway corridor. She said she obtained very good feedback from the people that attended that meeting.

Commissioner Alaniz asked if there are any grants that the city can pursue with her adoption of the plan. Ms. Bagley responded that she doesn't know if the EDC is going to help with some grants. Mr. Cervantes added that the EDC applied for a grant in order to help the Lexus Dealership with the offsite infrastructure. He said that the Texas Economic Development Agency awarded the city a \$500,000 grant to extend streets and water and sewer lines in the Lexus Dealership area.

Ms. Bagley stated that after the study is adopted the next step will be to work on an overlay zoning district that will place additional regulations along the corridor to help implement the plan.

Ms. Bagley said that there would be a few workshops for the Board to attend to work on the overlay zoning ordinance.

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 14, 2017

Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at the Proposed “The Voodoo Lounge” located at 1618 N. Veteran’s Boulevard, Suite M, legally described as the West 335 feet, of the North 440 feet of Lot 12, Block 5, John Closner Subdivision, as Requested by Adan Palacios. (Xavier Cervantes, Director of Planning)

STAFF COMMENTS AND RECOMMENDATIONS:

The applicant is proposing to take over the business formally known as Artie’s Place under the name “The Voodoo Lounge”. The proposed days and hours of operation are Monday thru Saturday from 12:00 p.m. to 2:00 a.m. and Sundays from 12:00 p.m. to 12:00 a.m. (see attached affidavit).

The Planning Department requested calls for service from the San Juan Police Department and the records show one call only for intoxicated subject during the year 2015.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to twelve (12) property owners within two hundred (200) feet and received no comments in favor or against the request.

RECOMMENDATION:

During their regularly scheduled meeting of February 2, 2017, the Planning and Zoning Commission recommended approval of the conditional use permit subject to the conditions outlined in the report with a 6-1 vote.

PREPARED BY:

Xavier Cervantes,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 02/02/2017
CITY COMMISSION – 02/14/2017
DATE PREPARED – 02/03/2017

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Conditional Use Permit for the Sale and On-Premise Consumption of Alcohol at the proposed “The Voodoo Lounge.”
APPLICANT:	Adan Palacios
SURVEYOR/ENGINEER:	N/A
LEGAL:	The West 335 feet of the North 440 feet of Lot 12, Block 5, John Closner Subdivision.
LOCATION:	1618 N. Veterans Boulevard, Suite M
LOT/TRACT SIZE:	Suite is approximately 1,500 square feet in area.
CURRENT USE OF PROPERTY:	Vacant
PROPOSED USE OF PROPERTY:	Bar
EXISTING LAND USE/ ADJACENT ZONING:	<u>North</u> – Commercial; General Business District (C-2) <u>South</u> – Residential; General Business District (C-2) / Single Family Residential District (R-S) <u>East</u> – Vacant; General Business District (C-2) <u>West</u> – Vacant; Outsider City Limits
ACCESS AND CIRCULATION:	This property has access onto Veteran’s Boulevard and FM 495.
PUBLIC SERVICES:	Water and Sewer Services are provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval subject to the list of requirements.

EVALUATION AND CONDITIONS FOR APPROVAL

The applicant is proposing to take over the business formally known as Artie's Place under the name "The Voodoo Lounge" and is requesting a late hours permit until 2:00 a.m. The proposed days and hours of operation are Monday thru Saturday from 12:00 p.m. to 2:00 a.m. and Sundays from 12:00 p.m. to 12:00 a.m. (see attached affidavit).

The Planning Department requested calls for service from the San Juan Police Department and the records shows one call only for intoxicated subject during the year 2015.

The following are the list of requirements for the proposed The Voodoo Lounge:

1. The property line of the lot of any business, especially those having late hours (after 10:00 p.m.) must be a minimum of three hundred (300) feet from the nearest residence, church, school or publicly-owned property or must provide sufficient buffering and sound insulation of the building such that the business is not visible and cannot be heard from the residential areas, and must be designed to prevent disruption of the character of adjacent residential areas.
2. The business must be as close as possible to a major arterial, and shall not allow the traffic it generates onto residential streets, or allow it to exit into and disrupt residential areas;
3. The business must provide parking in accordance with the City off-street parking regulations and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking.
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances. The loading and unloading of equipment to be on premises only.
5. The business should do everything possible and be designed to discourage criminal activities and vandalism, both on site and on adjacent properties. Provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site form a public street;
6. The business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
7. The business shall restrict the number of persons within the building to the number determined for occupancy levels by the Fire Department.
8. The business must comply with the city's noise ordinance.
9. The applicant must provide security personnel at all times during events and must comply with the City's *Security Cameras Ordinance*.
10. The proposed days and hours of operation are Monday thru Saturday from 12:00 p.m. to 2:00 a.m. and Sundays from 12:00 p.m. to 12:00 a.m.

**CONDITIONAL USE PERMIT
"THE VOODOO LOUNGE"
FEBRUARY 14, 2017**

PAGE 3

11. Owner agrees to pay an annual fee to the City of San Juan to maintain the alcohol license.
12. Owner agrees to abide by the hours of operation as submitted by the enclosed affidavit.
13. There shall be no smoking inside the premises at any time.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to twelve (12) property owners within a two hundred (200) feet radius and received no comments in favor or against this request.

ATTACHMENTS:

Location Map
Aerial Photo
Zoning Map
Site Plan
Operation Hours Letter
Police Report
List of neighboring property owners receiving notice
Photos
Ordinance

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 02/02/17 Commissioner Guajardo made a motion to approve the conditional use permit for the sale of alcoholic beverages for on-premise consumption subject to the list of conditions. Commissioner Alaniz seconded the motion. The motion passed with a (6-1) vote. Commissioner Gonzalez voted nay.

Mr. Cervantes explained that Mr. Palacios wanted to open a bar and that for the past several years that suite has been used as a bar and it has not been a problem for the city.

Chairwoman Castillo asked Mr. Palacios if he is aware of the requirements that he needed to comply with. Mr. Palacios said yes and that he was doing some repairs in the place. He added that this will not be a typical bar. He said it will be a place with sofas and tv's where people can relax and have a glass of wine.

Chairwoman Castillo asked about the operation hours. Mr. Palacios said for the moment he is applying with TABC from noon to midnight. Mr. Cervantes added that he is applying with the City for the late hours permit in case Mr. Palacios wants to extend the hours with TABC in the future.

Chairwoman Castillo asked Mr. Palacios if he is going to serve food in the bar. Mr. Palacios said not for the moment. Mr. Cervantes said that the City has not required to serve food in bars in the past and that it would be difficult to monitor.

VETERANS BLVD. ("I" RD.)

CITY LIMITS

200' Radius

FM 495

U.S. EXPRESSWAY 83

ALAMEDA ROAD

HACKBERRY AVENUE

HACKBERRY AVENUE

LETICIA ST.

FRANCIS ST.

ALFREDO ST.

JAIME ST.

COUGAR ST.

BUFFALO ST.

OLMITOS AVENUE

PROPOSED THOROUGHFARE

SAFARI DR.

ZEBRA CT.

LION CT.

TIGER AVE.

OBLATE ST.

PLANNED EXTENSION OF OBLATE ST.

WEST GARFIELD STREET

SIOUX ROAD

W. THELMA STREET

ALTA STREET

ALFREDO STREET

JAIME STREET

STANDARD AVE.

SANDRA STREET

DEANNA DRIVE

DEANNA DRIVE

MARIA LANE

LOS EBANOS

SAN DIEGO ST.

HAZEL ST.

SALAZAR ST.

CIRO DRIVE

AMY DR.

SANTA FE DRIVE

EXPWY 83

N. RAUL LONGORIA (F.M. 1426)

DOEDY ELEMENT

CIRO

AMY

GOM

GARFIELD

W. THELMA

ALTA

ALFREDO

JAIME

SANDRA

DEANNA

DEANNA

MARIA

LOS EBANOS

SAN DIEGO

HAZEL

SALAZAR

CIRO

AMY

GOM

SANTA FE

EXPWY 83

N. RAUL LONGORIA

DOEDY

CIRO

AMY

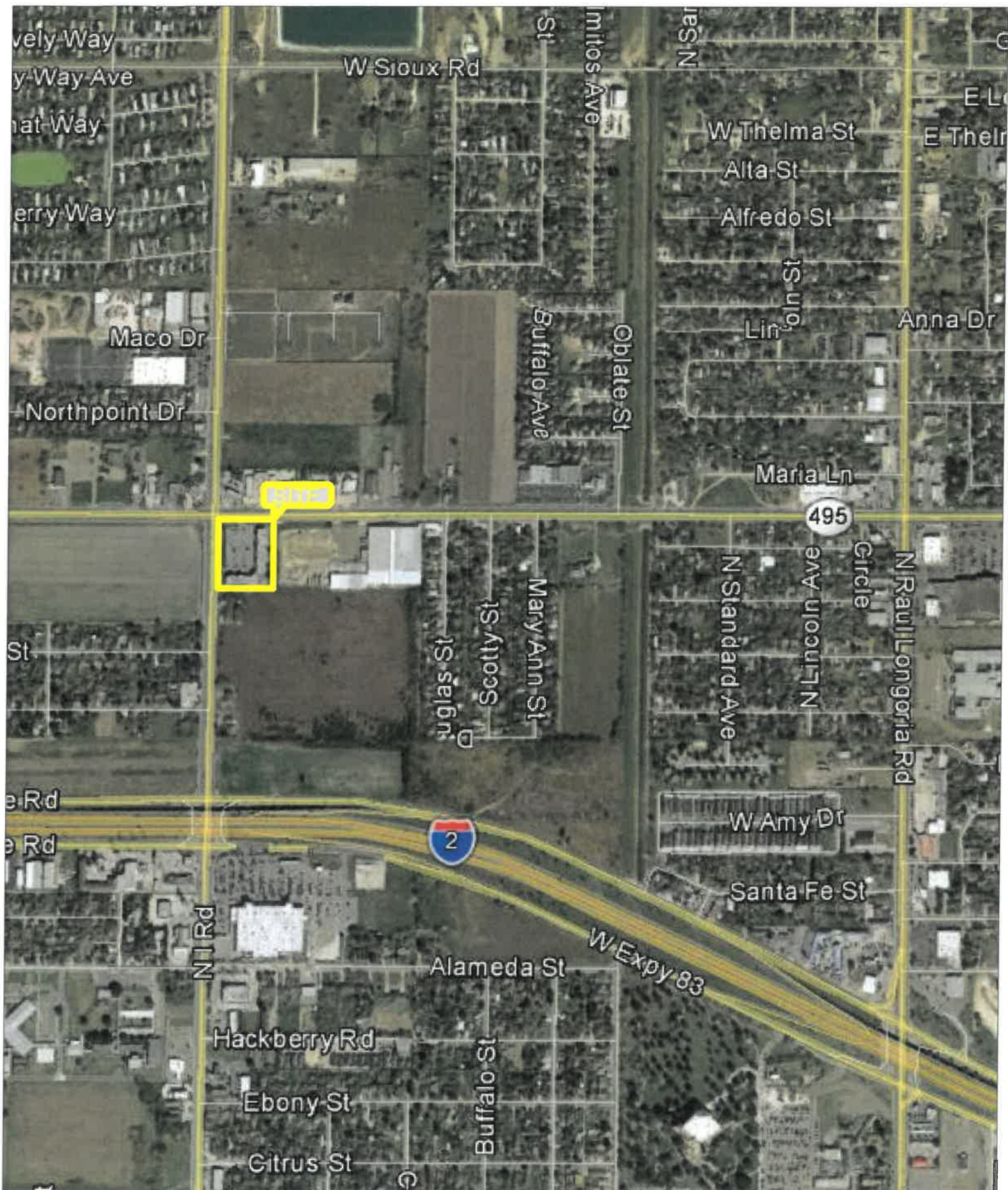
GOM

Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at the proposed "The Voodoo Lounge" located at 1618 N. Veteran's Boulevard, Suite M, legally described as the West 335 feet, of the North 440 feet of Lot 12, Block 5, John Closner Subdivision, as Requested by Adan Palacios.





Legend

- CITY LIMITS
- Proposed area

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VETERANS BLVD. ("I" RD)

CITY LIMITS

1618

FM 495

U.S. EXPRESSWAY 83

EXPWY 83

ALAMEDA ROAD

HACKBERRY AVENUE

HACKBERRY AVENUE

PLANNED EXTENSION OF OBLATE ST

PROPOSED THOROUGHFARE

N. RAUL LONGORIA (F.M.1426)

N. RAUL LONGORIA (F.M.1426)

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

Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at the proposed "The Voodoo Lounge" located at 1618 N. Veteran's Boulevard, Suite M, legally described as the West 335 feet, of the North 440 feet of Lot 12, Block 5, John Closner Subdivision, as Requested by Adan Palacios.





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AFFIDAVIT

January 24, 2017

To whom it may concern:

I, Adan Palacios, am requesting a Conditional Use Permit for the Sale and On-Premise Consumption of Alcohol at "The Voodoo Lounge" located at 1618 N. Veteran's Boulevard, Suite "M", legally described as John Closner Subdivision, Lot 12, Block 5. The operation hours for the business will be

Monday from 12:00 p.m. to 2:00 a.m.

Tuesday from 12:00 p.m. to 2:00 a.m.

Wednesday from 12:00 p.m. to 2:00 a.m.

Thursday from 12:00 p.m. to 2:00 a.m.

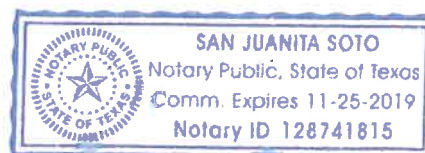
Friday from 12:00 p.m. to 2:00 a.m.

Saturday from 12:00 p.m. to 2:00 a.m.

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


Signature:


Notary Public



Calls For Service Report - SAN JUAN POLICE DEPARTMENT

Sorted by Call_Number, Call_Date, Call_Time

Call_Date : 01/30/2015 00:00 - 12/31/2016 23:59

Block_Number : 1618, 1618

Street : veterans

AddressCategory : LOCAL ADDRESS

Call Number	Date	Time	Agency	Call Type	Callers	Address	Zone	District	Disposition	Officer / Unit Role	Racial Profile
15-03370	03/04/2015	20:25:39	SAN JUAN PD	INTOXICATED SUBJECT	CYNTHIA MEDRANO ARTURO	1618 N VETERANS I SAN JUAN, TX 76586			OTHER	485 - Lopez, E Primary	NO
		Sent To Dispatch- 03/04/2015 20:28:44							BACKUP	482 - Sifuentes, L Primary	

Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at the proposed "The Voodoo Lounge" located at 1618 N. Veteran's Boulevard, Suite M, legally described as the West 335 feet, of the North 440 feet of Lot 12, Block 5 John Closner Subdivision, as Requested by Adan Palacios.

Palacios, Adan
3503 Barbara Ln.
Edinburg, TX 78541

Munoz, Elizabeth
P.O. Box 1669
San Juan, TX 78589-1669

495 & San Juan Crossing, LLC.
4000 S. Burns Dr.
McAllen, TX 78503

Sanchez, Jesus T. Jr.
1614 N. Veterans Blvd.
San Juan, TX 78589-3216

Three View Plaza, LLC.
1200 E. Jackson Ave.
Pharr, TX 78577-6162

JF Palmer & Sons Produce, Inc.
P.O. Box 518
Pharr, TX 78577-1609

Sanchez, Joaquin
607 Royal Palm St.
San Juan, TX 78589-3117

Orozco, Jose M and Maria G.
106 N. Cage Blvd.
Pharr, TX 78577-3903

B.G.S. Naraindas, Inc.
1225 N. Expressway, Suite G4
Brownsville, TX 78520-8357

Heavy Investments, Ltd.
414 E. Dove Ave.
McAllen, TX 78504-2240

Sanchez, Maria Luisa
802 N. Oblate
San Juan, TX 78589-2360

Aziz Convenience Stores, LLC.
4513 N. 4th Street
McAllen, TX 78504-2939

Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at the proposed "The Voodoo Lounge" located at 1618 N. Veteran's Boulevard, Suite M, legally described as the West 335 feet, of the North 440 feet of Lot 12, Block 5, John Closner Subdivision, as Requested by Adan Palacios.



ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES (WINE AND BEER) FOR ON-PREMISE CONSUMPTION AT “THE VOODOO LOUNGE” LEGALLY DESCRIBED AS THE WEST 335 FEET OF THE NORTH 440 FEET OF LOT 12, BLOCK 5, JOHN CLOSER SUBDIVISION, AS PROVIDED IN ARTICLE IV, OF THE ZONING ORDINANCE, CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS, PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; PROVIDING FOR A CODE DISPOSITION.

WHEREAS, Adan Palacios has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption at “The Voodoo Lounge”.

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 Adan Palacios has applied for a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at the “The Voodoo Lounge” located at 1618 N. Veterans Boulevard, Suite M, subject to the following conditions:

1. The property line of the lot of any business, especially those having late hours (after 10:00 p.m.) must be a minimum of three hundred (300) feet from the nearest residence, church, school or publicly-owned property or must provide sufficient buffering and sound insulation of the building such that the business is not visible and cannot be heard from the residential areas, and must be designed to prevent disruption of the character of adjacent residential areas.
2. The business must be as close as possible to a major arterial, and shall not allow the traffic it generates onto residential streets, or allow it to exit into and disrupt residential areas;
3. The business must provide parking in accordance with the City off-street parking regulations and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking.
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent 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 applicant must provide security personnel at all times during events and must comply with the City's *Security Cameras Ordinance*.
10. The proposed days and hours of operation are Monday thru Saturday from 12:00 p.m. to 2:00 a.m. and Sundays from 12:00 p.m. to 12:00 a.m.
11. Owner agrees to pay an annual fee to the City of San Juan to maintain the alcohol license.
12. Owner agrees to abide by the hours of operation as submitted by the enclosed affidavit.
13. There shall be no smoking inside the premises at any time.

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

PASSED and **APPROVED** on first reading on the 14th day of February, 2017.

PASSED and **APPROVED** on second and final reading on the 28th day of February, 2017.

CITY OF SAN JUAN

SAN JUANITA SANCHEZ, MAYOR

ATTEST:

APPROVED BY:

PALMIRA CEPEDA
INTERIM CITY SECRETARY

JAVIER VILLALOBOS
CITY ATTORNEY

ORDINANCE 2017-__

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF SAN JUAN ORDERING A GENERAL ELECTION IN THE CITY OF SAN JUAN ON SATURDAY MAY 06, 2017, FOR THE PURPOSE OF ELECTING THE CITY MAYOR, A CITY COMMISSIONER FOR PLACE NUMBER 2, A CITY COMMISSIONER FOR PLACE NUMBER 3 ON THE CITY COMMISSION TO HOLD OFFICE FOR A PERIOD OF FOUR YEARS; AND
TO HOLD A SPECIAL ELECTION ON A PROPOSITION TO DETERMINE WHETHER QUALIFIED VOTERS ARE IN FAVOR OR AGAINST THE ADOPTION OF THE STATE LAW APPLICABLE TO POLICE OFFICERS AND FIREFIGHTERS THAT ESTABLISH COLLECTIVE BARGAINING; AND
DESIGNATING POLLING PLACES, PROVIDING FOR DESIGNATION OF OFFICERS FOR SUCH ELECTION, ORDERING NOTICE OF ELECTION TO BE GIVEN AS PRESCRIBED BY LAW IN CONNECTION WITH SUCH ELECTION, AND PROVIDING FOR OTHER MATTERS RELATING TO THE GENERAL ELECTION.**

WHEREAS, the laws of the State of Texas and the Home Rule Charter of the City of San Juan, Texas require that the City of San Juan General Election be held on the first Saturday in May; and

WHEREAS, said first Saturday in May 2017 falls on May 06, 2017; and

WHEREAS, the City's Home Rule Charter, as amended stipulates that the City Mayor, and City Commissioners Place 2, and Place 3 shall be elected every four years; and

WHEREAS, the City Commission has received a petition pursuant to Texas Local Government Code which has been signed by qualified voters of the City of San Juan in a number greater than five percent of the number of qualified voters voting in the City of San Juan in the preceding general election.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS:

That notice is hereby given that a Special City Election will be held in and throughout the City of San Juan, Texas, on Saturday, May 06, 2017 at which there shall be submitted to the duly qualified resident electors of the City as to the election of a City Mayor, a city commissioner for the City Commissioner Place Two, a City Commissioner for City Commission Place 3, and which shall be submitted to the qualified resident electors as to the election of a proposition as follows:

In FAVOR or AGAINST: "Adoption of the state law applicable to police officers and fire fighters that establishes collective bargaining if a majority of the affected employees favor representation by an employee association, preserves the prohibition against strikes and lockouts,

and provides for penalties for strikes and lockouts.”

A FAVOR o EN CONTRA de la propuesta: “Adopción de la ley estatal pertinente a oficiales de la policía y bomberos que establece la negociación colectiva si la mayoría de los empleados afectados favorecen la representación de una asociación de empleados, preserva la prohibición de paros y huelgas, y asigna penalidades por paro y huelgas.”

That the Hidalgo County Elections Administrator is the early voting clerk for the election pursuant to Sec. 83.005 of the Election Code and that the Hidalgo County Elections Administrator may appoint deputy early voting clerks to assist with early voting pursuant to Sec. 83.031 and Sec. 83.032.

That the Palmira Cepeda, Interim City Secretary is hereby directed to cause notice to be given of said election by publication in a newspaper with a general circulation in San Juan and shall be posted on the City’s website, in accordance with the State Election Code and all necessary orders and writs for said election shall be issued by the proper authority.

That applications to have the name of a candidate placed on the ballot may not be filed earlier than thirty (30) days before the deadline prescribed by the State Election Code for filing applications with the Interim City Secretary at City Hall, 709 S. Nebraska, San Juan, Texas and that the earliest date for a candidate to file same will be January 18, 2017, at 8:00 AM, with the last day for filing to be on the 78th day before the election, February 17th, 2017, at 5:00 PM, in accordance with Election Code Sec. 143.001, 143.004, 143.006, and 143.007 (a).

Except as otherwise provided herein, the polling place for each voting precinct and the voting precincts for said Election and the boundaries thereof are as follows:

On May 06, 2017, during the hours of 7:00 AM to 7:00 PM

Voting Place One - Fire Station #2 Election Precincts 39, 59, 117, and 245
2301 N. Raul Longoria
San Juan, Texas 78589

Voting Place Two - Carman Elementary Election Precincts 4, 156, 118, 137, and 178
100 West ridge Road
San Juan, Texas 78589

That in accordance with Sec. 123.001 of the Texas Election Code, the use of the paper ballot is hereby adopted for the early voting and regular voting for the election of May 06, 2017.

That the City of San Juan will use the ESS Ivotronic Voting System, both being state certified provided such machines are available through Hidalgo County, Texas, for the City’s Special City Election to be held on May 06, 2017 for the Early Voting period starting April 24 through May 02 and also on Election Day, May 06, 2017.

That the Hidalgo County Elections Administrator shall serve as the General Custodian of election records for voting precincts.

That the Hidalgo County Elections Administrator is hereby authorized to appoint Election Presiding Judge and staff for said election:

That any further election staff appointments for this election shall be done in accordance with the provisions of the Texas Election Code and the City of San Juan Home Rule Charter.

That the personal appearance early voting for the above designated election shall be at the following locations beginning April 24 through May 02, 2017 (Except Federal, State and Local Holidays):

Fire Station #2
2301 N. Raul Longoria
San Juan, Texas 78589

Early voting hours are as follows:

Tuesday through Friday, April 25 through April 28, 2017

8:00 a.m. to 6:00 p.m.

Saturday, April 29, 2017

8:00 a.m. to 5:00 p.m.

Monday April 24, 2017 and Tuesday May 2, 2017 (designated 12 hour days) -

7:00 a.m. to 7:00 p.m.

Ballot applications and ballots voted by mail are to be sent via regular mail or e-mail to the Early Voting Clerk, Yvonne Ramon to the address of Hidalgo County Elections Department at P.O. Box 659, Edinburg 78540; 956-318-2570; FAX: 956-393-2039 or elections@co.hidalgo.tx.us

That the early voting ballot shall be canvassed by the Early Voting Ballot Board,

That if any provisions of this resolution or the Charter of the City are in conflict with the Texas Election Code, the terms and provisions of the Texas Election Code shall supersede.

That it is hereby officially found and determined that the meeting at which this ordinance is passed is open to the public as required by law, and that public notice of time, place, and purpose of said meeting was given as required by law.

PASSED, APPROVED, AND ADOPTED this 14th day of February 2017.

APPROVED:

San Juanita Sanchez, Mayor

ATTEST:

**Interim City Secretary
Palmira Cepeda**

APPROVED AS TO FORM:

**City Attorney
Javier Villalobos**

DRAFT

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 14, 2017

Consider Approval of a Budget Amendment to the Fire Department Budget for Machine, Equipment and Other Equipment. (Tirso Garza, Fire Chief)

STAFF COMMENTS AND RECOMMENDATIONS:

The Fire Department is requesting approval to amend funds from account Other Principles (10-470.8800) to Machine, Equipment and Other Equipment (10-470.7957) for the purchase of ten (10) sets of firefighting bunker gear. As per National Fire Protection Association (NFPA) standards, firefighting equipment has a life span of ten (10) years from date of manufacture. Firefighting bunker gear consists of coat, pants, boots and gloves. After conducting our daily advance inspection it was determined that ten (10) sets of gear are approaching noncompliance.

RECOMMENDATION:

Approval of a Budget Amendment to the Fire Department Budget for Machine, Equipment and Other Equipment.

PREPARED BY:

Tirso Garza, Fire
Chief

APPROVED BY:

Benjamin Arjona, City
Manager

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 14, 2017

Consider Resolution Authorizing the Submission of an Application Under the 2018 Local Border Security Program Solicitation to the Governor's Office Homeland Security Grants Division. (Chanel Borrego, Grants and Contracts Coordinator)

STAFF COMMENTS AND RECOMMENDATIONS:

The Homeland Security Grants Division (HSGD) of the Governor's Office is soliciting grant applications for projects that support Local Border Security during the 2018 grant cycle. The purpose of the program is to sustain interagency law enforcement operations and enhance local law enforcement patrols in an effort to reduce border-related criminal activity in Texas, such as drug and human smuggled through the Mexican border.

San Juan Police Department is requesting \$95,000 in grant funding which will be used to reimburse the city for personnel overtime and benefits associated with meeting the goals of the program. No match is required. The application is due March 30, 2017. If funded, the program will begin on or after September 1, 2017 and expire on or before August 31, 2018.

RECOMMENDATION:

Approve Resolution Authorizing the City of San Juan to Submit a FY 2018 Local Border Security Program Application to the Governor's Office Homeland Security Grants Division.

PREPARED BY:

Chanel Borrego,
Grants and Contracts
Coordinator

APPROVED BY:

Benjamin Arjona, City
Manager

RESOLUTION No. _____

**RESOLUTION AUTHORIZING THE CITY OF SAN JUAN TO SUBMIT A 2018
LOCAL BORDER SECURITY PROGRAM APPLICATION TO THE GOVERNOR'S
OFFICE HOMELAND SECURITY GRANTS DIVISION**

Whereas, The City of San Juan finds it in the best interest of the citizens of San Juan, that the Local Border Security Program be operated between September 1, 2017 to August 31, 2018; and

Whereas, The City of San Juan agrees that in the event of loss or misuse of the Homeland Security Grants Division funds, The City of San Juan assures that the funds will be returned to the Homeland Security Grants Division in full; and

Whereas, The City of San Juan agrees to provide applicable matching funds for the said project as required by the Office of the Governor, Homeland Security Division grant application; and

Whereas, The City of San Juan designates the San Juan City Manager as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

Now, therefore, be it resolved that the City of San Juan, Texas approves submission of the 2018 Local Border Security Program grant application to the Governor's Office Homeland Security Grants Division.

Approved and adopted by the board of commissioners of the City of San Juan, Texas on this the 14th day of February 2017.

CITY OF SAN JUAN

San Juanita Sanchez, Mayor

ATTEST:

Palmira Cepeda, Interim City Secretary

Grant Number: 2988803

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 14, 2017

Consider Resolution Authorizing the City of San Juan to Submit an Application for Funding to the Office of the Governor, Homeland Security Division for the Hidalgo 2016 Operation Stonegarden Project. (Chanel Borrego, Grants and Contracts Coordinator)

STAFF COMMENTS AND RECOMMENDATIONS:

The Fiscal Year 2016 Operation Stonegarden (OPSG) Grant Program has allocated \$80,000 to the City of San Juan. Funds are intended to enhance cooperation and coordination among various law enforcement agencies in a joint mission to secure and protect the United States borders.

The grant period will be budgeted for next fiscal year from October 1, 2017 to August 31, 2018 and requires no match. Funds will be used to purchase:

1 Dodge Charger = \$25,150
1 Mobile Radio = \$4,100
Operational Overtime and Fringe = \$50,750
TOTAL: \$80,000

RECOMMENDATION:

Adopt the Resolution Authorizing the City of San Juan to Submit an Application for Funding to the Office of the Governor, Homeland Security Division for the Hidalgo 2016 Operation Stonegarden Project

PREPARED BY:

Chanel Borrego,
Grants and Contracts
Coordinator

APPROVED BY:

Benjamin Arjona, City
Manager

RESOLUTION No. _____

**RESOLUTION AUTHORIZING THE CITY OF SAN JUAN TO SUBMIT AN
APPLICATION FOR FUNDING TO THE OFFICE OF THE GOVERNOR,
HOMELAND SECURITY DIVISION FOR THE HIDALGO 2016 OPERATION
STONEGARDEN PROJECT**

Whereas, The City of San Juan finds it in the best interest of the citizens of San Juan, that the Hidalgo-2016 Operation Stonegarden Project be operated between January 1, 2017 to August 31, 2018; and

Whereas, The City of San Juan agrees that in the event of loss or misuse of the Office of the Governor funds, The City of San Juan assures that the funds will be returned to the Office of the Governor in full; and

Whereas, The City of San Juan agrees to provide applicable matching funds for the said project as required by the Office of the Governor, Homeland Security Division grant application; and

Whereas, The City of San Juan designates the San Juan City Manager as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

Now, therefore, be it resolved that the City of San Juan, Texas approves submission of the grant application for the 2016 Operation Stonegarden to the Office of the Governor, Homeland Security Division.

Approved and adopted by the board of commissioners of the City of San Juan, Texas on this the 14th day of February 2017.

CITY OF SAN JUAN

San Juanita Sanchez, Mayor

ATTEST:

Palmira Cepeda, Interim City Secretary

Grant Number: 3173302

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 14, 2017

Consider Approval of the Amendments to Keep San Juan Beautiful By-Laws. (Carmen Gonzalez, Director of Sanitation)

STAFF COMMENTS AND RECOMMENDATIONS:

On February 10, 2016, the Keep San Juan Beautiful Board discussed and approved a set of by-laws. Since the approval of the by-laws on February, 2016, the Board has since discussed and amended (attached) the sections to the Membership Composition, Officers and Duties, Secretary and Ex-Officio. The amended by-laws were sent to and reviewed by the City Attorney.

RECOMMENDATION:

Approve the Amendments to the Keep San Juan Beautiful By-Laws.

PREPARED BY:

Carmen Gonzalez,
Sanitation Director

APPROVED BY:

Benjamin Arjona, City
Manager

SECTION 1
KEEP SAN JUAN BEAUTIFUL BOARD

1. AUTHORITY: Created by Ordinance # _____, adopted by City Commission on _____.
2. PURPOSE OF THE BOARD: Specific functions and responsibilities of the Keep San Juan Beautiful Board are outlined in Section 2 of this manual. The overall purpose of the Keep San Juan Beautiful Board is to:
 - a. Assist the City Commission in establishing a citywide policy for decreasing the amount of litter in the city.
 - b. Develop citywide refuse and environmental policy plan(s).
 - c. Evaluate City actions in light of environmental policy.
 - d. Recommend enforcement and additional program alternatives.
 - e. Monitor City performance from data collected and examined under the Keep American Beautiful, Inc. Affiliate System guidelines and make an annual report to the City Commission; and
 - f. Carry out such other tasks as the City Commission may designate.
3. MEMBERSHIP COMPOSITION: The Board shall consist of five (5) members, each to be a resident of the City of San Juan, or work in or operate a business in the city, and shall be at least eighteen (18) years of age, and of good moral character and standing in the community.
 - a. APPOINTMENT: With the recommendation of the Keep San Juan Beautiful Board, members shall be appointed by the Mayor and members of the City Commission.
 - b. TERM OF MEMBERS: Initial membership shall draw lots to determine which three (3) members will serve an initial **one** two-year term and which two (2) members will serve an initial **two** one-year term. **Subsequent membership terms shall be two (2) year terms.**
4. OFFICERS AND DUTIES: There shall be four officers on the Board, consisting of a President, Vice President, Secretary, and an Ex-Officio. Their duties are as follows:
 - a. PRESIDENT (1-year term): The President shall preside at all Board meetings and exercise parliamentary control in accordance with Roberts Rules of Order. The President shall, and in accordance with the requirements of these bylaws, set the agenda for each meeting.
 - b. VICE PRESIDENT (1-year term): Shall act in place of the President in the event of the President's absence, inability, or refusal to act, and shall exercise and discharge such other duties as may be required by the Keep San Juan Beautiful Board. The Vice President shall serve as the parliamentary and interpret any ambiguities of these bylaws.

- c. SECRETARY (1-year term): Shall be responsible for keeping records of board actions, including overseeing the taking of the minutes at all Board meetings, sending out meeting announcements, distributing copies of minutes and assuring that records are maintained. The Secretary shall attest to keep the bylaws and other legal records of or copies thereof, at the principal office.
 - d. EX-OFFICIO (1-year term): Shall relate all required business to the City Commission. The Ex-Officio must be a current member of the City Commission. This Member has no voting privileges nor do they adhere to any other rules of an active member.
5. MEMBERSHIP TERMINATION: Membership on the Board may **shall** be terminated before expiration of the appointment under the following conditions:
- a. RESIGNATION: A member may submit in writing to the Keep San Juan Beautiful Board of his or her resignation for any reason considered appropriate by the resigning member. A copy of the letter of resignation will be provided to the Board.
 - b. FORFEITURE: An appointee may **shall** forfeit his or her membership if such appointee fails to attend three (3) consecutive meetings and/or three (3) consecutive scheduled events in a calendar year.
6. FILLING VACANCIES: Whenever a vacancy exists, the Program Coordinator shall ensure that notice of vacancy is posted on the City Hall bulletin board until vacancy has been filled.
7. MEETINGS:
- a. QUORUM: Three (3) members present shall constitute a quorum for conducting official Board business at a regular meeting. A majority vote of quorum or a majority vote of members present, whichever is greater, shall determine all Board recommendations and actions.
 - b. CITY STAFF: All meetings shall be attended by the Program Coordinator or designated representative(s). Staff members shall provide all information required by the Board in the conduct of its official functions and within the scope of its responsibilities.
- Neither the Program Coordinator nor any staff member shall have a vote on any question considered by the Board.
- c. Robert's Rules of Order (newest version) shall be observed in the conduct of all Board meetings.
 - d. REGULAR MEETINGS: The Board shall convene as needed, but not less than once a quarter. The date and times are established to be the second Wednesday of each month in which the Board has business to conduct. From time to time, the date and location may be changed at the convenience of the membership or based on availability of facilities. Any permanent change in meeting date and time will be voted upon by the Board membership.

- e. SPECIAL MEETINGS: The Board may hold such special meetings as deemed necessary in the conduct of its business. Such special meetings may be called by the request of two or more Board Members.
- f. PUBLIC NOTICE OF MEETINGS: All meetings of the Board shall be open to the public. The Program Coordinator shall ensure that notice of all meetings — citing date, time place, and subjects to be considered — is posted on the City Hall bulletin board not later than 72 hours prior to the meeting.

SECTION 2 FUNCTIONS AND RESPONSIBILITIES

- 1. **GENERAL:** Generally, the Board's function and responsibility is to educate and engage citizens to take responsibility for improving their community environment. They are expected to provide a link between the citizens of the community, elected officials of the City, and the professional staff of the Planning, Code Enforcement and Sanitation Department. The Board shall act in a review and advisory capacity. The Program Coordinator shall consider all recommendations and within the scope of the City fiscal and management policies, carry out such recommendations within that context.
- 2. **THE BOARD'S ACTION INSTRUMENT:** The Board shall express its consensus on such various questions concerning operating policies, projects and programming, budgetary considerations and other significant propositions it deems proper by way of a formal recommendation to City Commission.
- 3. **COMMUNITY LIAISON:**
 - a. It shall be the responsibility of all members of the Board to actively seek out the opinions, needs, and desires of the public regarding recycling, solid waste reduction, beautification and litter reduction and to convey these opinions to the Board and the Program Coordinator.
 - b. To effectively carry out this responsibility it is necessary that all Board members participate as fully as possible in all Board meetings and outside functions. The Program Coordinator shall maintain a calendar of events to keep the Board abreast of the plans and programs projected or under study.
 - c. The Board may, as it deems proper, from time to time, invite interested individuals and/or groups to attend Board meetings and to present appropriate suggestions and/or recommendations.
 - d. From these inputs the Program Coordinator shall, within the constraints of City fiscal and management policy, attempt to incorporate those suggestions and/or recommendations into the existing system or into future plans, providing that such suggestions or recommendations are, in the opinion of the Board, feasible and acceptable.

4. FINANCIAL REVIEW: Preparation of the Keep San Juan Beautiful annual operations budget is the Program Coordinator's responsibility. However, prior to submittal of the budget, the Program Coordinator will submit it to the Board concerning the general content of the budget and programs planned to solicit the sense of the Board regarding their budgetary suggestions.

Prior to budget submission to the City Manager, the Board will review said budget and express its approval or disapproval as it deems appropriate.

- a. PRIVATE DONATIONS:

1. As members of the community, it is entirely proper for the members of the Board to discuss with their friends and associates the merits of private donations to the City for planned programs including time, cash, in-kind (i.e. labor or special skills), or other material donations. Such donations can make significant contributions to the efforts of the Board and should be encouraged at every opportunity.
2. The Program Coordinator shall keep the Board cognizant of such projects in progress as well as possible grants opportunities to fund activities or to match such donations as may be made by others outside the organization.

5. PLAN OF WORK: The Board recognizes that there will be many competing ideas and opportunities. In s much as the budget is limited it will be necessary for the Board to prioritize its' programs and activities.

Each year, the Board should review the Plan of Work to determine which projects have been completed or are no longer necessary and if other priorities have changed. This will assist the Program Coordinator in the preparation of the annual report required for affiliation with Keep Texas Beautiful and assure that as priorities change in the community they are reflected in the Plan of Work.

In its contacts with the public, the Board members shall actively solicit ideas, suggestions, and recommendations regarding the type, scope, and locations of the various projects undertaken by Keep San Juan Beautiful participants.

6. CAPITAL IMPROVEMENTS PROGRAM:

- a. From time to time, the City may prepare and offer citizens, for approval or disapproval, capital improvements bond programs. In the preparation stage of such programs, the Board shall actively participate with the Planning, Code Enforcement and Public Works Department to ensure that those capital projects needed and desired by the various segments and groups of the community are thoroughly studied and, if feasible, included in the proposed bond program.
- b. Following formalization of the program and during the voter consideration period, the Board shall actively seek to convey the program to the public to ensure citizen understanding of the issues if projects related to their purpose are included within the bond program.

- c. In no way shall this section be construed as a requirement on Board members to support a particular bond program. Rather, it is meant to encourage Board participation, either pro or con, depending on the individual dictates of conscience.

SECTION 3 ADMINISTRATIVE SUPPORT

1. General: The Program Coordinator shall provide such administrative support as may be required by the Board to carry out its official functions. Meeting space in the offices of the city shall be made available as needed.
2. Preliminary Administrative Staff Work: The Program Coordinator shall provide briefing displays, project summaries, resolutions and any written material that will be helpful to the Board in its deliberations.
3. Reports:
 - a. The Program Coordinator shall prepare not less than once a year a report of department programs, facilities and projects. This report will be distributed to all members of the Board. He/she will also prepare upon request, such special reports as may be requested by the Board from time to time.
4. Preparation of Agenda:
 - a. Ten (10) days prior to the regularly scheduled monthly meeting the Program Coordinator will prepare a preliminary Board agenda. The Program Coordinator's secretary will contact the chairperson by phone to determine any other items that the Board may wish to consider.
 - b. A formal agenda will then be prepared and mailed or delivered to individual members, along with the date, time and place of the regularly scheduled meeting. Any pertinent reports or summaries will be included in this package so as to ensure adequate member preparation for the meeting.
 - c. Members should contact the Program Coordinator's secretary by phone no later than two (2) days prior to the meeting date if attendance is impossible.
 - d. Meetings that cannot meet a quorum may be held or cancelled at the discretion of the Keep San Juan Beautiful board, but no official meeting may be held nor may recommendation be made to the City Commission without a quorum acting upon it.
5. Minutes and Correspondence:
 - a. The Secretary or other designee will take the minutes of all meetings and will prepare copies of same.
 - b. A copy of the minutes of each meeting shall be reviewed by the Board at the next meeting and be approved and/or amended by vote of the Board.
 - c. All correspondence required by the Board will be prepared by the Program Director or his designated representative.

RESOLUTION _____

RESOLUTION IN SUPPORT OF A REGIONAL POTABLE WATER TRANSMISSION LINE

- WHEREAS,** potable water is a precious and vital commodity necessary to support human life, critical to economic development and for the general benefit of all communities; and
- WHEREAS,** the Rio Grande River is the most viable source of raw water for the residents of the Lower Rio Grande Valley; and
- WHEREAS,** the City of _____ recognizes the importance of a reliable source of potable water for their residents which will result in promoting tourism and support economic development opportunities for our region; and
- WHEREAS,** McAllen Public Utility has made strategic investments to insure the availability and reliability of potable water for its service area; and
- WHEREAS,** McAllen Public Utility has been successful in planning and programming capital improvements to achieve the availability of future potable water treatment capacities for the benefit of its rate payers; and
- WHEREAS,** McAllen Public Utility wishes to provide support to other water utility entities in the Rio Grande Valley by creating a partnership that will result in mutual benefit; and
- WHEREAS,** this can be accomplished by the extension of a potable water transmission line through various communities located immediately east of McAllen Public Utility's service area; and
- WHEREAS,** funding for this type of project may be available through various federal and state agencies, including but not limited to the Texas Water Development Board; and
- WHEREAS,** the City of _____ recognizes that the development and construction of a project of this nature will have a tremendous positive economic impact on both job creation and economic growth to their service area.

NOW, THEREFORE, BE IT RESOLVED that the City of _____ unanimously expresses its strong support and willingness to partner with McAllen Public Utility as it works to determine the feasibility of constructing a regional potable water transmission line to the east of its current service area.

Passed, Approved and Adopted on this ____ day of _____, 2016.

CITY OF _____

ATTEST:

Mayor

Interim City Secretary

RESOLUTION

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS AUTHORIZING AND APPROVING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION; COMPLYING WITH THE REQUIREMENTS CONTAINED IN SECURITIES AND EXCHANGE COMMISSION RULE 15c2-12; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Commission (the *City Commission*) of the City of San Juan, Texas (the *City*) has determined that it is advisable and necessary to issue and sell one or more series of certificates of obligation (the *Certificates*) in an amount not to exceed \$4,000,000 as provided pursuant to the provisions of the Certificate of Obligation Act of 1971, as amended, Texas Local Government Code, Section 271.041 through Section 271.064, for the purpose of paying contractual obligations of the City to be incurred for making permanent public improvements and for other public purposes, to-wit: (1) constructing street improvements (including utilities repair, replacement, and relocation), curb, gutters, and sidewalk improvements and drainage incidental thereto, (2) designing, constructing, renovating, improving and equipping a new City Hall Complex, (3) purchase of equipment and heavy machinery for the City, including the Sanitation, Public Safety, Public Works, Utilities, and Parks and Recreation departments, (4) designing, constructing, renovating, improving, and equipping the City's parks and recreational facilities, (5) the purchase of materials, supplies, equipment, machinery, landscaping, land, and rights-of-way for authorized needs and purposes relating to the aforementioned capital improvements; and (6) the payment of professional services related to the design, construction, project management, and financing of the aforementioned capital improvements; and

WHEREAS, prior to the offering, sale, and issuance of the Certificates, the appropriate officials of the City must review and approve the distribution of a "deemed final" preliminary official statement (the *Official Statement*) in order to comply with the requirements contained in 17 C.F.R. §240.15c2-12 (the *Securities and Exchange Commission Rule*); and

WHEREAS, based upon their review of the Official Statement, the appropriate officials of the City must find to the best of their knowledge and belief, after reasonable investigation, that the representations of facts pertaining to the City contained in the Official Statement are true and correct and that, except as disclosed in the Official Statement, there are no facts pertaining to the City that would adversely affect the issuance of the Certificates or the City's ability to pay the debt service requirements on the Certificates when due; and

WHEREAS, the City Commission will comply with the requirements contained in the Securities and Exchange Commission Rule concerning the creation of a contractual obligation between the City and the proposed purchaser(s) of the Certificates (the *Purchasers*) to provide the Purchasers with an Official Statement in a time and manner that will enable the Purchasers to comply with the distribution requirements and continuing disclosure requirements contained in the Securities and Exchange Commission Rule; and

WHEREAS, the City Commission authorizes the Mayor, City Manager, Director of Finance, Interim City Secretary, and the City Attorney, as appropriate, or their designees, to review, approve, and execute any document or certificate in order to allow the City to comply with the requirements contained in the Securities and Exchange Commission Rule; and

WHEREAS, prior to the issuance of the Certificates, the City Commission is required to publish notice of its intention to issue the Certificates in a newspaper of general circulation in the City, such notice stating (i) the time and place the City Commission tentatively proposes to pass the ordinance authorizing the issuance of the Certificates, (ii) the maximum amount proposed to be issued, (iii) the purposes for which the Certificates are to be issued, (iv) and the manner in which the City Commission proposes to pay the Certificates; and

WHEREAS, the City Commission hereby finds and determines that such documents pertaining to the sale of the Certificates should be approved, and the City should proceed with the giving of notice of intention to issue the Certificates in the time, form, and manner provided by law;

WHEREAS, the City Commission hereby finds and determines that the adoption of this Resolution is in the best interests of the residents of the City; now, therefore,

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

SECTION 1: The Interim City Secretary is hereby authorized and directed to cause notice to be published of the City Commission's intention to issue the Certificates in an amount not to exceed \$4,000,000 for the purpose of paying contractual obligations of the City to be incurred for making permanent public improvements and for other public purposes, to-wit: (1) constructing street improvements (including utilities repair, replacement, and relocation), curb, gutters, and sidewalk improvements and drainage incidental thereto, (2) designing, constructing, renovating, improving and equipping a new City Hall Complex, (3) purchase of equipment and heavy machinery for the City, including the Sanitation, Public Safety, Public Works, Utilities, and Parks and Recreation departments, (4) designing, constructing, renovating, improving, and equipping the City's parks and recreational facilities, (5) the purchase of materials, supplies, equipment, machinery, landscaping, land, and rights-of-way for authorized needs and purposes relating to the aforementioned capital improvements; and (6) the payment of professional services related to the design, construction, project management, and financing of the aforementioned capital improvements. The Certificates will be payable from the levy of an annual ad valorem tax, within the limitations prescribed by law, upon all taxable property within the City and additionally from a pledge of and lien on certain revenues derived from the operation of the City's utility system. The notice hereby approved and authorized to be published shall read substantially in the form and content of Exhibit A attached hereto, which notice is incorporated herein by reference as a part of this Resolution for all purposes.

SECTION 2: The Interim City Secretary shall cause the notice described in Section 1 to be published in a newspaper of general circulation in the City, once a week for two consecutive weeks, the date of the first publication shall be at least thirty (30) days prior to the date stated therein for passage of the ordinance authorizing the issuance of the Certificates.

SECTION 3: The Mayor, City Manager, Director of Finance, Interim City Secretary, and the City Attorney, as appropriate, or their designees, are authorized to review and approve the Official Statement pertaining to the offering, sale, and issuance of the Certificates and to execute any document or certificate in order to comply with the requirements contained in the Securities and Exchange Commission Rule.

SECTION 4: The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Commission.

SECTION 5: All ordinances and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

SECTION 6: This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 7: If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Commission hereby declares that this Resolution would have been enacted without such invalid provision.

SECTION 8: It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, as amended, Texas Government Code.

SECTION 9: This Resolution shall be in force and effect from and after the date of its adoption, and it is so resolved.

[The remainder of this page intentionally left blank.]

PASSED AND APPROVED, this the 14th day of February, 2017.

CITY OF SAN JUAN, TEXAS

Mayor

ATTEST:

Interim City Secretary

(CITY SEAL)

Exhibit A

NOTICE OF INTENTION TO ISSUE
CITY OF SAN JUAN, TEXAS
CERTIFICATES OF OBLIGATION
SERIES 2017

NOTICE IS HEREBY GIVEN that the City Commission of the City of San Juan, Texas will convene at its regular meeting place in the City Hall in San Juan, Texas, at 6:00 o'clock P.M., San Juan, Texas time on March 28, 2017, and, during such meeting, the City Commission will consider the passage of an ordinance or ordinances and take such other actions as may be deemed necessary to authorize the issuance of one or more series of certificates of obligation in an aggregate principal amount not to exceed \$4,000,000 for the purpose or purposes of paying contractual obligations of the City to be incurred for making permanent public improvements and for other public purposes, to-wit: (1) constructing street improvements (including utilities repair, replacement, and relocation), curb, gutters, and sidewalk improvements and drainage incidental thereto, (2) designing, constructing, renovating, improving and equipping a new City Hall Complex, (3) purchase of equipment and heavy machinery for the City, including the Sanitation, Public Safety, Public Works, Utilities, and Parks and Recreation departments, (4) designing, constructing, renovating, improving, and equipping the City's parks and recreational facilities, (5) the purchase of materials, supplies, equipment, machinery, landscaping, land, and rights-of-way for authorized needs and purposes relating to the aforementioned capital improvements; and (6) the payment of professional services related to the design, construction, project management, and financing of the aforementioned capital improvements. The certificates of obligation (the *Certificates*) will be payable from the levy of an annual ad valorem tax, within the limitations prescribed by law, upon all taxable property within the City and from a lien on and pledge of certain revenues derived by the City from the operation of the City's utility system. The Certificates are to be issued, and this notice is given, under and pursuant to the provisions of the Certificate of Obligation Act of 1971, as amended, Texas Local Government Code Section 271.041 through Section 271.064, Chapter 1502, as amended, Texas Government Code, and the City's Home Rule Charter.

/s/ Palmira Cepeda

Interim City Secretary,
City of San Juan, Texas

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 14, 2017

Preliminary and Final Plat Approval of the Montelongo Subdivision being a Re-subdivision of a 2.293-acre tract of land out of Lot 13, San Juan Hacienda Estates No. 1 Subdivision, located at the Northeast corner of Veteran's Boulevard and Hall Acres Road, as Requested by Melden & Hunt, Inc. (Xavier Cervantes, Director of Planning)

STAFF COMMENTS AND RECOMMENDATIONS:

The applicant is proposing to subdivide a 2.293-acre tract of land into one commercial lot. Mr. Montelongo is proposing to build a small truck stop with a small office in the property. There are no sanitary sewer lines available at this time in that area and the proposed office will need to use an on-site sewage facility that meets the Texas Commission on Environmental Quality and the County of Hidalgo's Health Department standards.

The Project Engineer is requesting a variance to not have to connect to the sanitary sewer system based on the fact that the nearest available sewer line is located several hundred feet North of the proposed development. The applicant agreed to pay a pro-rated fee to pay for his share of future sewer improvements in the area.

RECOMMENDATION:

During the regular scheduled meeting on January 19, 2017, the Planning and Zoning Commission unanimously recommended preliminary and final plat approval subject to the list of requirements as presented by staff and granting the variance request.

PREPARED BY:

Xavier Cervantes,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 01/19/2017
CITY COMMISSION – 02/14/2017
DATE PREPARED – 02/03/2017

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Preliminary and Final Plat Approval of the Montelongo Subdivision.
APPLICANT:	Jorge H. Mongelongo
ENGINEER:	Melden & Hunt, Inc.
LEGAL:	A 2.293-acre tract of land out of Lot 13, San Juan Hacienda Estates No. 1
LOCATION:	The property is located at the Northeast corner of Veteran's Boulevard and Hall Acres Road.
LOT/TRACT SIZE:	2.293 acres
CURRENT USE OF PROPERTY:	Vacant
PROPOSED ZONING/LAND USE:	Industrial / Vacant
EXISTING LAND USE AND ZONING:	<u>North</u> – Trucking Company; Heavy Commercial District (C-3) <u>South</u> – Golf Course; Single-family Residence District (R-S) <u>West</u> – Outside City Limits <u>East</u> – Empty property; Light Industrial District (L-1)
ACCESS AND CIRCULATION:	This property has access onto Veteran's Boulevard and Hall Acres Road.
PUBLIC SERVICES:	Water service is provided by the City of San Juan; sewer is not available.
VARIANCE:	The applicant is requesting the following variance (see enclosed letter): 1. To not connect to the city sanitary sewer system.
RECOMMENDATION:	Staff recommends approval of the preliminary and final plat subject to the conditions outlined in the staff's report. A comprehensive evaluation and identification of the conditions for approval is on the following page(s).

EVALUATION AND CONDITIONS FOR APPROVAL

The following is staff's evaluation and requirements for the approval of this plat application. The requirements represent a comprehensive review but do not preclude the City of San Juan from identifying other requirements deemed necessary for the proper development of the subdivision.

The applicant is proposing to subdivide a 2.293-acres into a one commercial lot. Mr. Montelongo is proposing to build a small truck stop with a small office in the property. There is no sanitary sewer available at this time and the proposed office will need to use an on-site sewage facility that meets the Texas Commission on Environmental Quality and the County of Hidalgo's Health Department standards.

It is noted that the Project Engineer is requesting a variance to not have to connect to the sanitary sewer system based on the fact that the nearest available sewer line is located several hundred feet north of the proposed development. The applicant agreed to pay a pro-rated fee for future sewer improvements.

PLAT REQUIREMENTS

Plat:

1. Note on plat: Sidewalk along Veteran's Boulevard to be required during building permit process.
2. Opaque buffer required adjacent to residential land uses required at the time of building permit.

Fire:

1. All designed waterlines shall be looped on a fire department approved water main.
2. One additional fire hydrant must be installed along Hall Acres Road, prior to subdivision recording.
3. Fire hydrant must be Mueller and painted safety yellow.
4. Fire hydrant must be installed before any construction is to begin.
5. Depending on what is going to be built, additional fire hydrants may be required by the fire department. If building is going to required sprinkler system a fire hydrant must be located within 100 ft. of the Fire Department Connection.
6. Fire lanes must be painted Red: 15 feet on each side of hydrant with lettering at least 3 inches tall FIRE LANE NO PARKING.
7. Once hydrants are installed, must advise fire department to have the fire hydrants tested before any construction is to begin.
8. If property is going to be gated, need to provide the Knox Box Rapid Entry System. Forms will be provided by fire department.

Park Fees:

1. \$500.00 per acre must be paid before subdivision recording (\$1,146.50 total).

Fees:

1. 4% inspection fee for the fire hydrant only. Cost estimate must be submitted and approved by the city engineer.

**PRELIMINARY AND FINAL PLAT APPROVAL
MONTELONGO SUBDIVISION
FEBRUARY 14, 2017**

PAGE 3

Miscellaneous:

1. Must escrow \$7,701.68 for the sewer system. (\$3,358.78 per acre x 2.293 acres)
2. Must escrow funds for 10 feet of additional pavement, curb and gutter and a 5-foot sidewalk along Hall Acres Road.

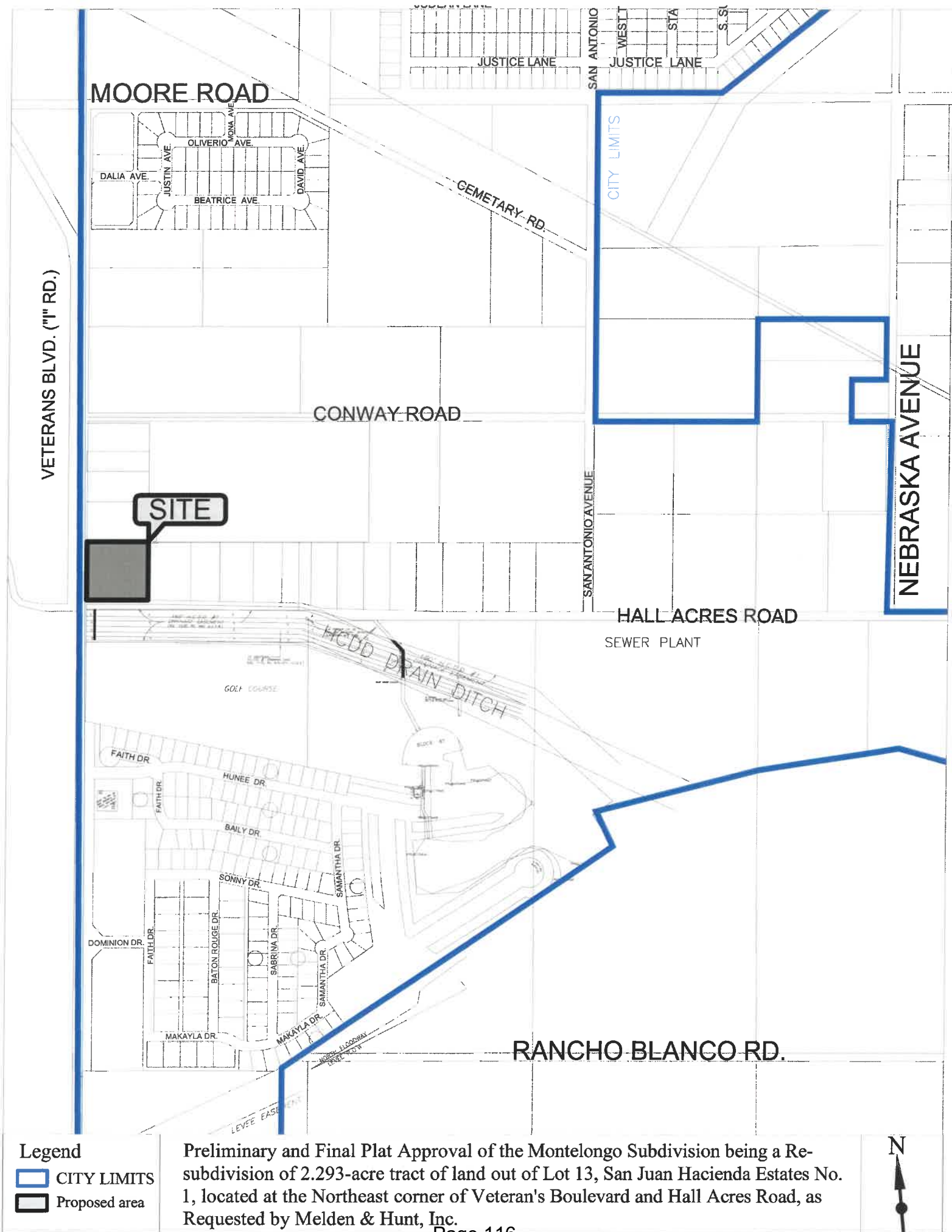
ATTACHMENTS:

- Location Map
- Aerial Photo
- Zoning Map
- Subdivision Plat
- Variance Request Letter
- Fire Department Comments
- Photos

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 01/19/17 - Commissioner Guajardo made a motion to approve the preliminary and final plat and granting the variance as requested. Commissioner Alaniz seconded the motion. The motion passed unanimously with a (6-0) vote.

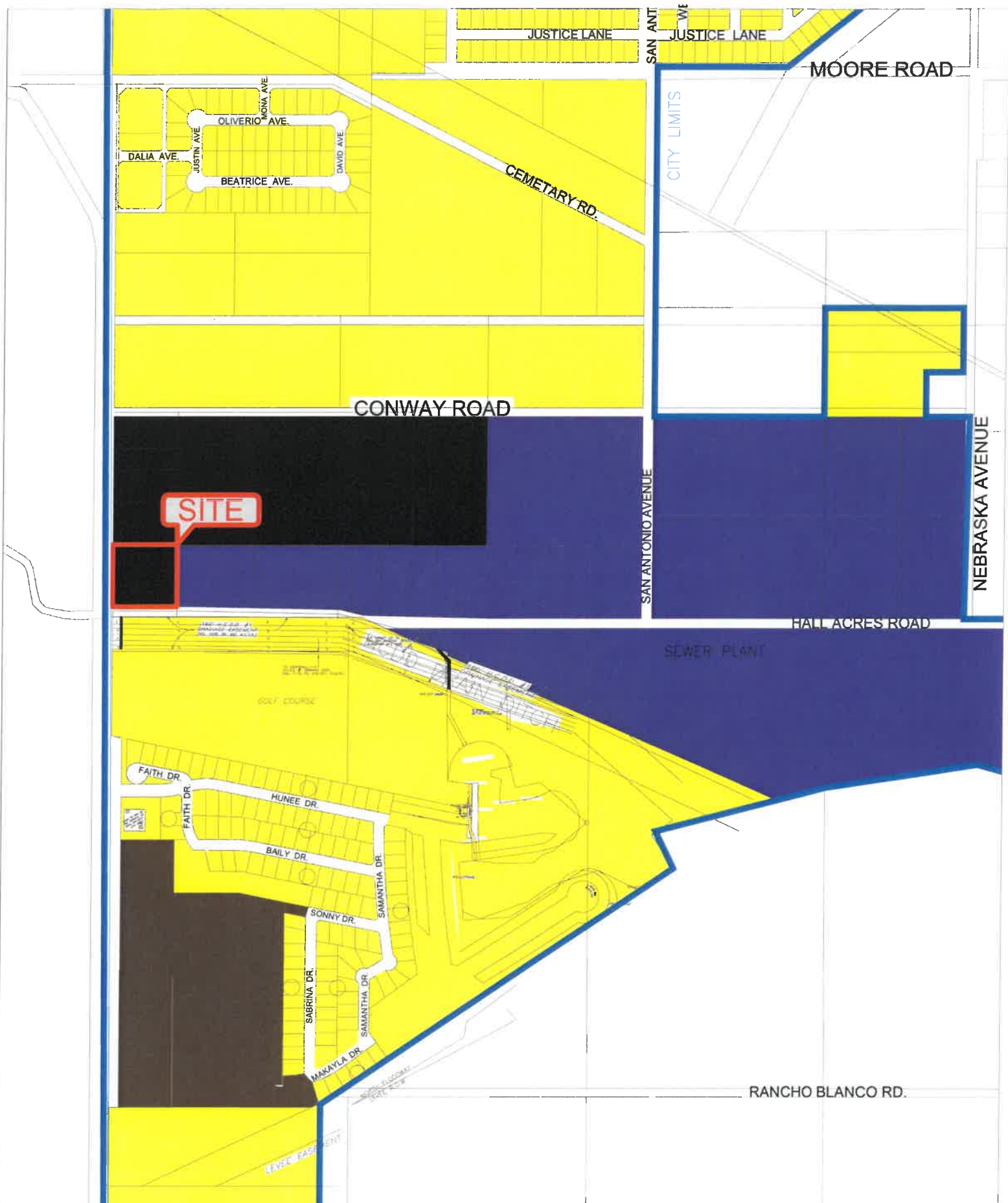
Mr. Cervantes said that the city has already processed two subdivisions in this area. He added that there is no sewer available in the area and that the city has been granting variances to not have to connect to the sewer. The developers are paying escrows to pay for their share of a sewer line when sewer becomes available there.



Legend

- CITY LIMITS
- Proposed area

Preliminary and Final Plat Approval of the Montelongo Subdivision being a Re-subdivision of 2.293-acre tract of land out of Lot 13, San Juan Hacienda Estates No. 1, located at the Northeast corner of Veteran's Boulevard and Hall Acres Road, as Requested by Melden & Hunt, Inc.



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

Preliminary and Final Plat Approval of the Montelongo Subdivision being a Re-subdivision of 2.293-acre tract of land out of Lot 13, San Juan Hacienda Estates No.1, located at the Northeast corner of Veteran's Boulevard and Hall Acres Road, as Requested by Melden & Hunt, Inc.



MAP OF MONTELONGO SUBDIVISION

BEING A RESUBDIVISION OF 2.293 ACRES OUT OF LOT 13, SAN JUAN HACIENDA ESTATES UNIT No. 1 VOL. 6, PG. 35, H.C.M.R. SAN JUAN, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS THE MONTELONGO SUBDIVISION, TO THE CITY OF SAN JUAN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

JORGE H. MONTELONGO,
2715 SINDRA AVENUE
MISSION, TEXAS 78572

DATE:

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JORGE H. MONTELONGO, KNOWN TO ME TO BE THE PERSONS WHOSE NAME ARE SUBSCRIBED TO THE FORGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF

OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, FRED L. KURTH, A LICENSED PROFESSIONAL ENGINEER AND REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

FRED L. KURTH, PE # 54151 RPLS # 4750
DATE SURVEYED: 04-19-13
DATE PREPARED: 08-01-16
T- 866, PG. 58-60 JOB NO. 16114.00
T- 866, PG. 58-60
T- 982, PG. 68 SURVEY JOB NO. 16114.08



THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION

DISTRICT No. 2 ON THIS, THE _____ DAY OF _____, 20____.

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

ATTEST: _____
PRESIDENT SECRETARY

THIS PLAT APPROVED BY THE CITY OF SAN JUAN PLANNING AND ZONING BOARD ON THIS THE _____ DAY OF _____, 20____.

CHAIRMAN, PLANNING COMMISSION

THIS PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS ON THE THE _____ DAY OF _____, 20____.

ATTEST: _____
MANAGER, CITY OF SAN JUAN

CITY SECRETARY

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER 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 THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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

NOTES:

1. THIS SUBDIVISION IS IN ZONE AH. ZONE AH IS DEFINED AS AREA OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET; BASE FLOOD ELEVATIONS ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED. IF 50-000 TEXAS FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0425 G, MAP REVISED NOVEMBER 16, 1992.
2. LOTS IN THE "AH" ZONE, AN ELEVATION CERTIFICATE SHALL BE REQUIRED BEFORE ISSUANCE OF A BUILDING PERMIT.
3. MINIMUM FINISHED FLOOR ELEVATION TO BE 18" ABOVE TOP OF CURB AS MEASURED AT CENTER OF LOT OR ELEVATION 80.00 WHICHEVER IS HIGHER.
4. BENCHMARK: SQUARE COT SET ON TYPE "A" INLET LOCATED AT THE EAST BACK OF CURB OF "T" ROAD APPROXIMATELY 175 FEET NORTH OF HALL ACRES. ELEV. 85.85.
5. THIS SUBDIVISION SHALL BE REQUIRED TO DETAIN 4,282 C.F. OF STORM RUNOFF. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT. DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THIS HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
6. MINIMUM SETBACKS SHALL BE AS FOLLOWS :
FRONT: 80'
REAR: 15' OR GREATER FOR EASEMENT
SIDE: 0' OR GREATER FOR EASEMENT
7. NO BUILDING ALLOWED OVER ANY EASEMENT.
8. THE DEVELOPER SHALL INSTALL A 6 FOOT BUFFER FENCE ALONG THE REAR OF LOT.
9. ONLY ONE COMMERCIAL BUILDING PERMITTED ON THIS LOT.
10. LOT OWNERS SHALL INSTALL A 5 FOOT SIDEWALK ALONG "T" ROAD AT BUILDING PERMITS STAGE.
11. A 5 FOOT LANDSCAPING STRIP IS REQUIRED ALONG "T" ROAD.
12. AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVAL BY THE CITY OF SAN JUAN SHALL BE REQUIRED FOR COMMERCIAL INDUSTRIAL OR MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF THE BUILDING AND/OR DEVELOPMENT PERMIT.
13. NO CONSTRUCTION OF ANY STRUCTURES ARE ALLOWED UNLESS FIRE PROTECTION IS IN PLACE.

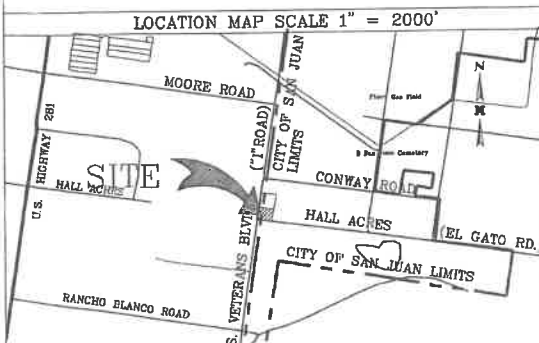
METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 2.293 ACRES SITUATED IN THE CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS, BEING A PART OF PORTION OF LOT 13, SAN JUAN HACIENDA ESTATES UNIT No. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6, PAGE 35, HIDALGO COUNTY MAP RECORDS, SAID 2.293 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF GINO'S BUSINESS PARK, ACCORDING TO THE PLAT THEREOF RECORDED UNDER INSTRUMENT NUMBER 2424207, HIDALGO COUNTY MAP RECORDS, FOR THE NORTHWEST CORNER OF THIS HEREIN TRACT;

1. THENCE, S 81° 25' 03" E ALONG THE SOUTH LINE OF LOT 12 OF SAID SAN JUAN HACIENDA ESTATES UNIT No. 1, AND THE NORTH LINE OF SAID LOT 13, A DISTANCE OF 302.73 FEET TO A NO. 4 REBAR SET [NORTHING: 16585386.192, EASTING: 1092129.869] FOR THE NORTHEAST CORNER OF THIS TRACT;
2. THENCE, S 08° 34' 57" W ALONG THE WEST BOUNDARY LINE OF A CERTAIN TRACT CONVEYED TO OSCAR SOLIS BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 593857 HIDALGO COUNTY OFFICIAL RECORDS, AT A DISTANCE OF 240.00 FEET PASS A NO. 4 REBAR SET FOR THE PROPOSED NORTH RIGHT-OF-WAY LINE OF EL GATO ROAD, AT A DISTANCE OF 310.00 FEET PASS THE NORTH RIGHT-OF-WAY LINE OF HALL ACRES ROAD ACCORDING TO SAID VOLUME 6, PAGE 35, HIDALGO COUNTY MAP RECORDS, CONTINUING A TOTAL DISTANCE OF 330.00 FEET TO A NO. 4 REBAR SET [NORTHING: 16585059.885, EASTING: 1092080.632] ON THE SOUTH LINE OF SAID LOT 13, FOR THE SOUTHEAST CORNER OF THIS TRACT;
3. THENCE, N 81° 25' 03" W ALONG THE SOUTH LINE OF SAID LOT 13 AND WITHIN THE RIGHT-OF-WAY OF HALL ACRES ROAD, A DISTANCE OF 302.73 FEET TO A NO. 4 REBAR SET THE SOUTHWEST CORNER OF THIS TRACT;
4. THENCE, N 08° 34' 57" E ALONG THE EAST RIGHT-OF-WAY LINE OF "T" ROAD ACCORDING TO A DEED CONVEYED TO THE COUNTY OF HIDALGO, BY VIRTUE OF A RIGHT-OF-WAY DEED RECORDED UNDER DOCUMENT NUMBER 992334, HIDALGO COUNTY OFFICIAL RECORDS, AT A DISTANCE OF 124.83 FEET PASS A NO. 4 REBAR FOUND UNDER DOCUMENT NUMBER 992334, HIDALGO COUNTY OFFICIAL RECORDS, AT A DISTANCE OF 124.83 FEET PASS A NO. 4 REBAR FOUND UNDER DOCUMENT NUMBER 992334, HIDALGO COUNTY OFFICIAL RECORDS, CONTAINING A TOTAL DISTANCE OF 2.293 ACRES, OF WHICH 0.139 OF ONE ACRE LIES IN THE EXISTING RIGHT-OF-WAY OF HALL ACRES ROAD, LEAVING A NET OF 2.154 ACRES OF LAND, MORE OR LESS.

LOCATION MAP SCALE 1" = 2000'



MELDEN & HUNT, INC.
TEXAS REGIST. F-1435



MELDEN & HUNT INC.
CONSULTANTS ENGINEERS SURVEYORS
115 N. MONTGOMERY
EDINBURG, TX 78541
227 N. F.M. 3167
RIO GRANDE CITY, TX 78562
E-MAIL: www.meldenandhunt.com

DRAWN BY _____
CHECKED BY _____

DATE: _____

DATE: _____



TBPE Firm # F-1435
TBPLS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS
FRED L. KURTH • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • MARIO REYNA

January 10, 2017

City of San Juan Planning Dept.
Mr. Xavier Cervantes, Planning Director
Via: San Juan Planning & Zoning Commission
709 S. Nebraska
San Juan, Texas 78589

Re: Montelongo Subdivision – Variance Request

Dear Mr. Cervantes:

On behalf of the owner, Jorge H. Montelongo, concerning the above referenced subdivision, we respectfully ask the City of San Juan to temporarily waive the requirement to connect to the uncompleted sanitary sewer system. Once the lift station has been completed, we will connect all existing businesses to the sewer system. Owner agrees to pay the Pro-rata fee for future sewer improvements.

Your consideration on this request is appreciated. If you have any questions, please feel free to contact us at 381-0981.

Respectfully,


Kelley Heller-Vela, P.E.
President

Cc: Jorge H. Montelongo, Owner

Preliminary and Final Plat Approval fo the Montelongo Subdivision being a Re-subdivision of 2.293-acre tract of land out of Lot 13, San Juan Hacienda Estates No. 1, located at the Northeast corner of Veteran's Boulevard and Hall Acres Road, as Requested by Melden & Hunt, Inc.



Propose Site

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 14, 2017

Preliminary and Final Plat Approval of the Minnesota Vegas Ranches Phase I Subdivision being a 8.894-acre tract of land out of Lot 7, Block 47, Alamo Land and Sugar Company's Subdivision, located approximately a half of a mile East of Raul Longoria Road, along the North side of Minnesota Road, as Requested by Quintanilla, Headley and Associates, Inc. (Xavier Cervantes, Director of Planning)

STAFF COMMENTS AND RECOMMENDATIONS:

The applicant is proposing to subdivide 8.894-acres into thirty-eight (38) residential lots. The developer is proposing to have two subdivision entrances along Minnesota Road. The subdivision was initially processed back in 2007 but it was never recorded.

The subdivision is proposed to have North Alamo Water Supply Corporation and the City of San Juan for water and sewer services. Streets and utility lines were constructed and installed back in 2007 and will need to be improved in order for them to meet city standards. A second phase of this subdivision is proposed to be developed in the future to the North of this property.

The developer is conducting a feasibility study at this time. If the developer decides to go forward with completing the subdivision process he will request annexation of the property to the City of San Juan city limits.

RECOMMENDATION:

During the regular scheduled meeting on January 19, 2017, the Planning and Zoning Commission unanimously recommended preliminary and final plat approval subject to the list of requirements as presented by staff.

PREPARED BY:

Xavier Cervantes,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 01/19/2017
CITY COMMISSION – 02/14/2017
DATE PREPARED – 02/03/2017

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Preliminary and Final Plat Approval of Minnesota Vegas Ranches Phase I Subdivision.
APPLICANT:	Tax Ranch LLC.
ENGINEER:	Quintanilla, Headley and Associates, Inc.
LEGAL:	An 8.894 acre tract of land out of the West half of Lot 7, Block 47, Alamo Land and Sugar Company's Subdivision.
LOCATION:	The property is located approximately one half of a mile East of Raul Longoria Road, along the North side of Minnesota Road.
LOT/TRACT SIZE:	8.894 acres
CURRENT USE OF PROPERTY:	Vacant
PROPOSED ZONING/LAND USE:	Single-family Residential / Vacant
EXISTING LAND USE AND ZONING:	<u>North</u> – Vacant; Outside City Limits <u>South</u> – Outside City Limits <u>West</u> – Residential; Single-family Residence District (R-S) <u>East</u> – Outside City Limits
ACCESS AND CIRCULATION:	This property has access onto Minnesota Road
PUBLIC SERVICES:	Water service is provided by the North Alamo Water Supply Corporation; sewer is provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval of the preliminary and final plat subject to the conditions outlined in the staff's report. A comprehensive evaluation and identification of the conditions for approval is on the following page(s).

EVALUATION AND CONDITIONS FOR APPROVAL

The following is staff's evaluation and requirements for the approval of this plat application. The requirements represent a comprehensive review but do not preclude the City of San Juan from identifying other requirements deemed necessary for the proper development of the subdivision.

The applicant is proposing to subdivide 8.894-acres into thirty-eight (38) residential lots. The developer is proposing to have two entrances along Minnesota Road. It is noted that the subdivision was initially processed in 2007 but was never recorded. The subdivision is proposed to have North Alamo Water Supply Corporation and the City of San Juan for water and sewer services. Streets were constructed back in 2007 and will need to be improved in order for them to meet the city standards. A second phase of this subdivision is proposed to be developed in the future to the North of this property.

PLAT REQUIREMENTS

General Comments:

1. A 4% Inspection Fee shall be paid to the City of San Juan based on the final cost estimates for sewer, storm sewer and paving improvements. Escrow funds must be submitted for geotechnical services as per the city fees ordinance.
2. The developer must install traffic and street signs as necessary prior to subdivision recording.
3. Street lights must be installed and operational every 240 feet or verification from Magic Valley Electric Cooperative must be obtained that the lights have been paid for prior to subdivision recording. Street lights to be required every 240 feet along Minnesota Road as well.
4. Decorative fencing along Minnesota Road must be completed before subdivision recording as per the subdivision ordinance.
5. Landscaping and an irrigation system within the Minnesota Road right-of-way must be installed before subdivision recording as per the subdivision ordinance.
6. Paved temporary cul-de-sacs shall be constructed as required by Fire Department prior to subdivision recording.
7. Must escrow funds with the City of San Juan for 10 feet of additional pavement, curb and gutter along Minnesota Road prior to subdivision recording
8. Infrastructure as-built plans must be submitted prior to subdivision recording.
9. Notice of Intent for stormwater regulations must be submitted to TCEQ before construction takes place.
10. Bylaws and the Declaration of Covenants, Conditions, and Restrictions must be recorded in the courthouse before subdivision recording (to maintain the right-of-way landscaping).

**PRELIMINARY AND FINAL PLAT* APPROVAL
MONTELONGO SUBDIVISION
FEBRUARY 14, 2017**

PAGE 3

11. Letter from the property owner requesting annexation to the City of San Juan must be submitted prior to subdivision recording.

Water:

1. Water System must be looped as required by the Fire Department.
2. Must submit a copy of the 30-year service agreement with the North Alamo Water Supply Corporation.

Sewer:

1. All sewer lines need to be tested for compliance to the City's requirement.
2. Sewer line system must be approved by the City Engineer and the Utilities Director.

Streets and Drainage:

1. All streets must be to City standards prior to subdivision recording and must be approved by both the City Engineer and the Public Works Director prior to subdivision recording.
2. The storm sewer system must be approved by both the City Engineer and the Public Works Director prior to subdivision recording.
3. 5-foot sidewalk must be constructed along Minnesota Road prior to subdivision recording.

Fire Department:

1. All designed waterlines shall be looped on a fire department approved water main and installed before any construction is to begin.
2. Two (2) fire hydrants have already been installed on property but are not in working conditions.
3. Two (2) additional fire hydrants will need to be installed of per Fire Code.
4. Fire hydrants must be installed before any construction is to begin and must be in working conditions.
5. Fire hydrants must be Mueller and painted safety yellow.
6. Fire lanes must be painted Red: 15 feet on each side of hydrant with lettering at least 3 inches tall FIRE LANE NO PARKING.
7. Once hydrants are installed, must advise fire department to have the fire hydrants tested before any construction is to begin.
8. At the end of the property owner must provide a 96' foot diameter cul-de-sac, to have proper turn radius for all fire apparatus.
9. Also a plat not must state that when future construction is to begin in the back of the property additional fire hydrants will be required.
10. If subdivision is going to be gated, must provide Knox Box Rapid entry system.

Park Fees:

1. \$550.00 per lot must be paid before subdivision recording (\$20,900.00 total).

ATTACHMENTS:

Location Map
Aerial Photo
Zoning Map
Subdivision Plat
Fire Department Comments
Photos

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 01/19/17 - Commissioner Magallan made a motion to approve the preliminary and final plat with the conditions as listed in the packet. Commissioner Alaniz seconded the motion. The motion passed unanimously with a (6-0) vote.

Mr. Cervantes said that the subdivision was initially processed in 2007, but was never recorded. They are proposing to subdivide 8.894-acres into thirty-eight (38) residential lots and no variances are being requested.

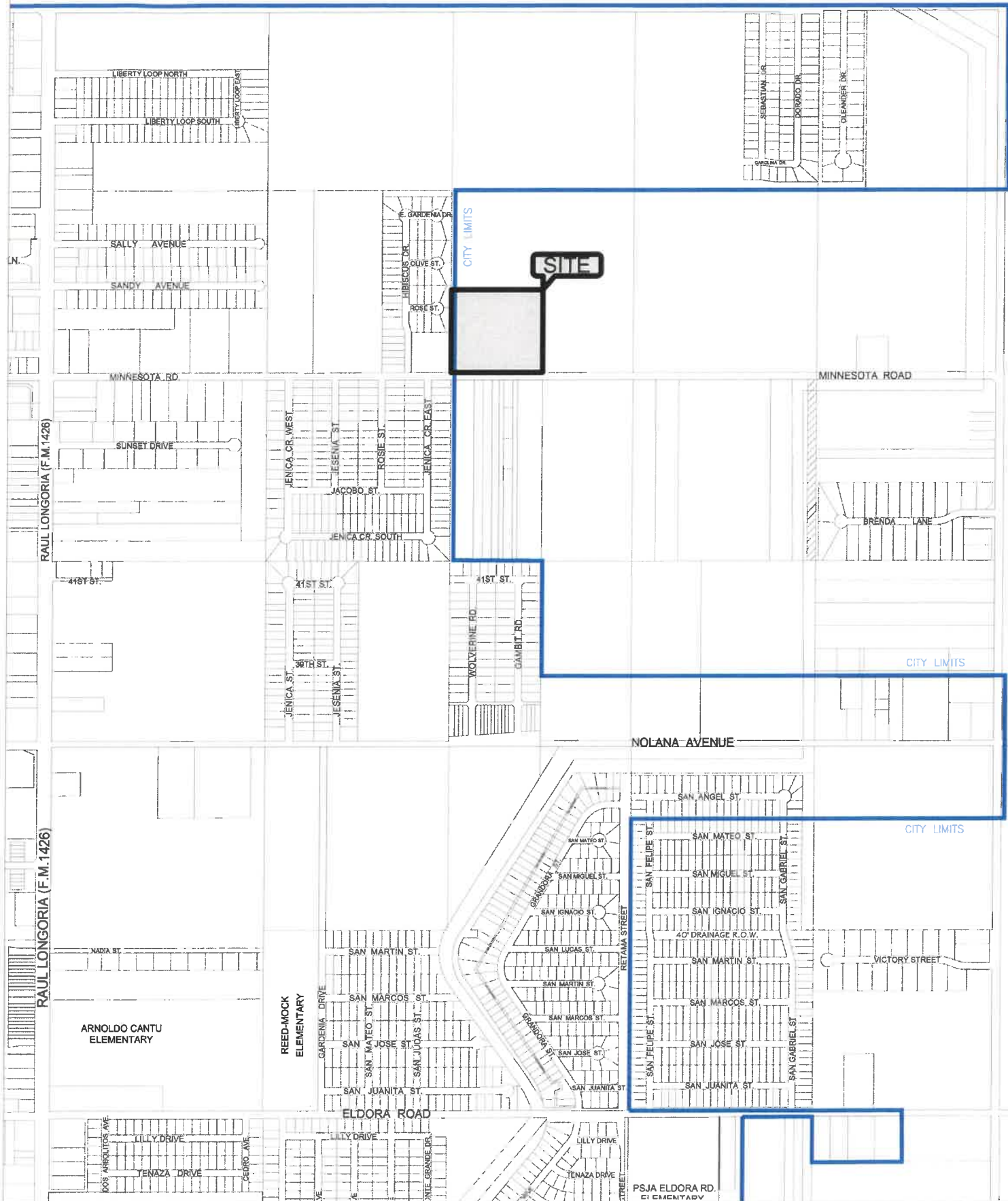
Commissioner Alaniz asked about the status of the infrastructure. Mr. Cervantes said that the subdivision was built 10 years ago, but now needs to comply with the City's standards. Some streets, sidewalks, curb and gutter will have to be re-done or connected.

Commissioner Alaniz asked about Minnesota Road; Mr. Cervantes responded the City is requesting escrows for 10 feet of additional pavement and curb and gutter along Minnesota Road.

Chairwoman Castillo asked about the annexation. Mr. Cervantes responded that right now the developer is conducting a feasibility study to find out if the purchase of the property will work. If the developer decides to purchase the property and pursue the subdivision, the next step will be the annexation of the property. After that it will involve working with the city and NAWSC to bring the subdivision to the city standards.

OWASSA ROAD

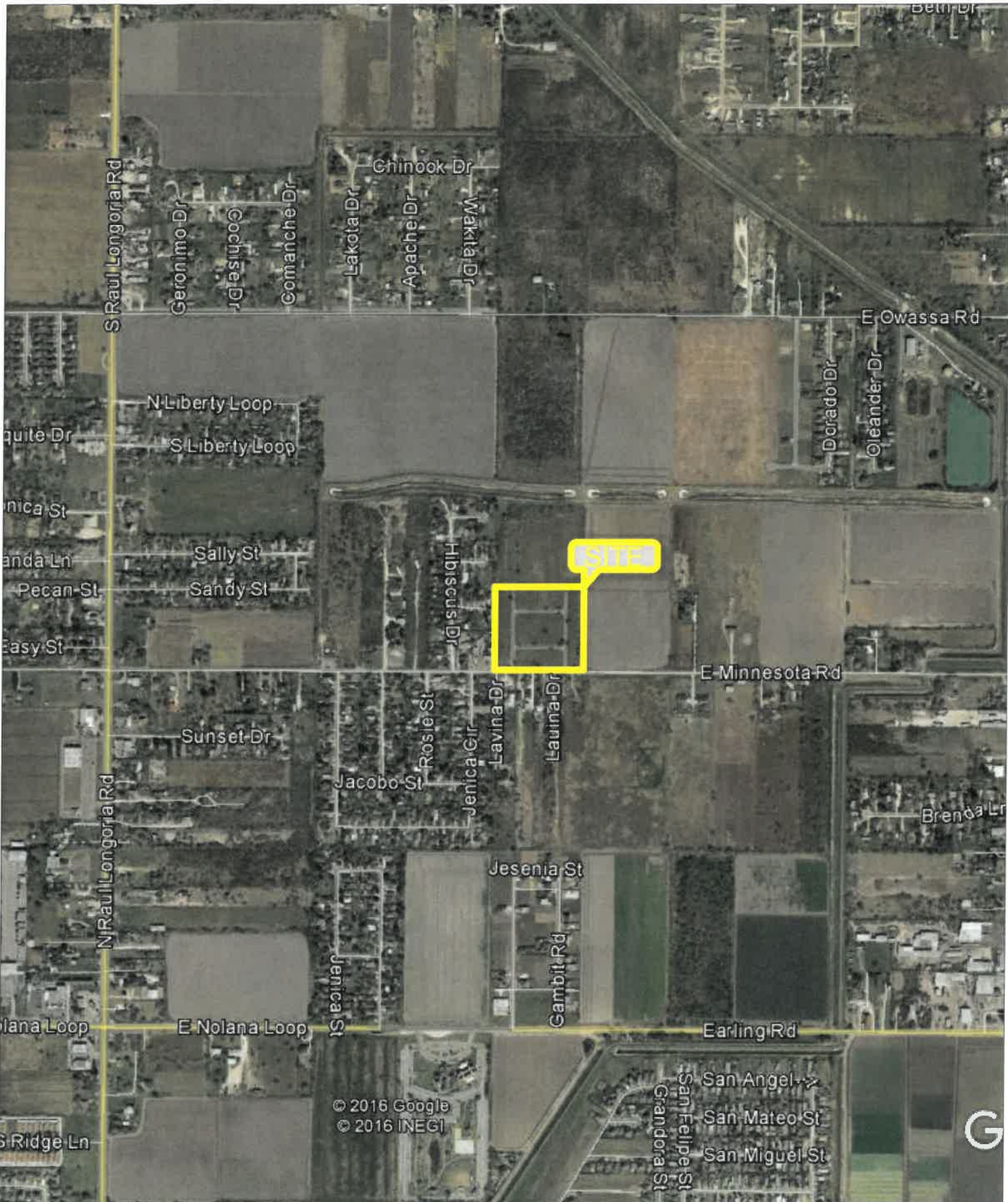
CESAR CHAVEZ ROAD



Legend

- CITY LIMITS
- Proposed area

Preliminary and Final Plat Approval of the Minnesota Vegas Ranches Phase I Subdivision being a 8.894-acre tract of land out of Lot 7, Block 47, Alamo Land and Sugar Company's Subdivision, located approximately a half of a mile East of Raul Longoria Road, along the North side of Minnesota Road, as Requested by Quintanilla, Headley and Associates, Inc.



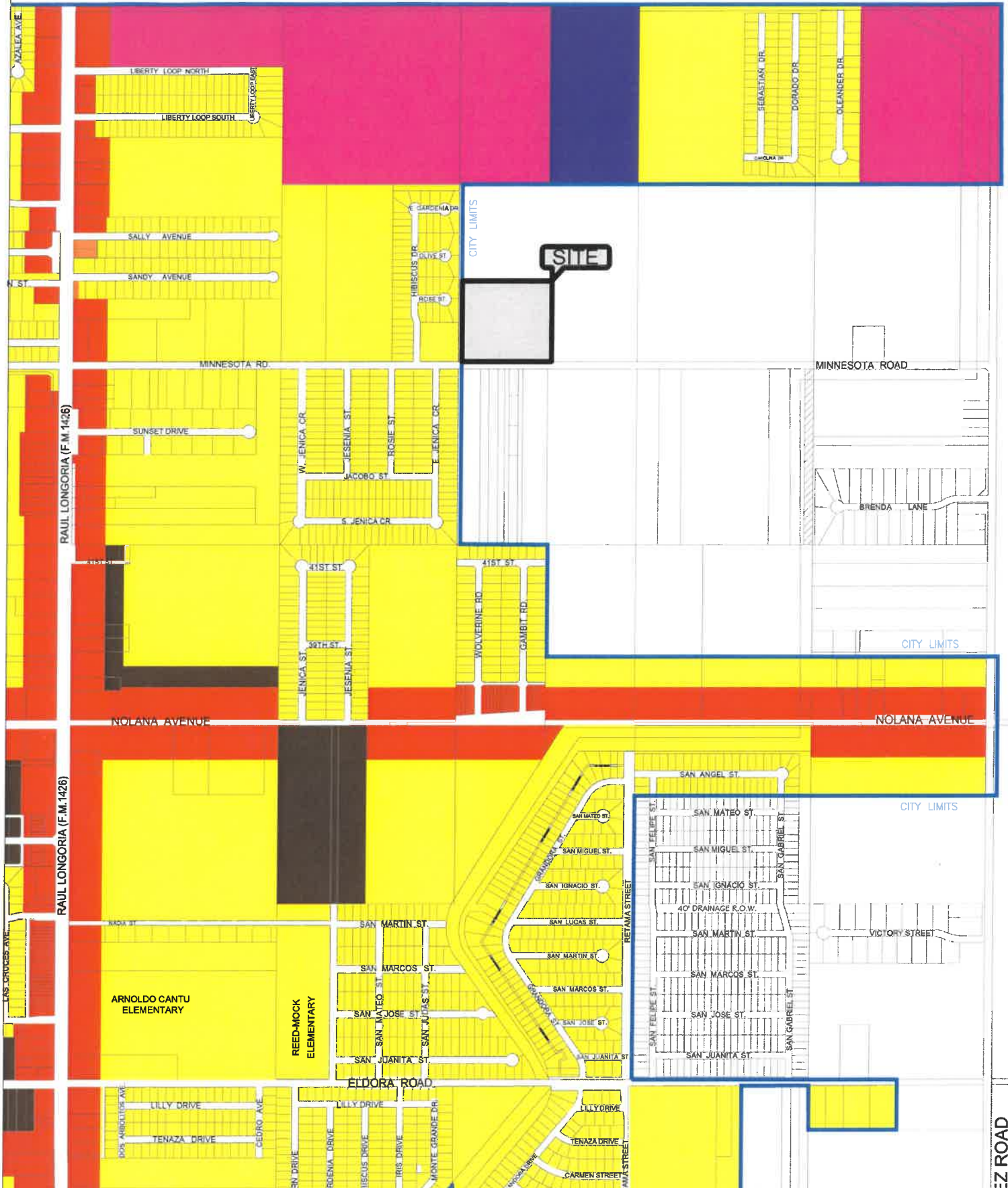
Legend

-  CITY LIMITS
-  Proposed area

Preliminary and Final Plat Approval of the Minnesota Vegas Ranches Phase I Subdivision being a 8.894-acre tract of land out of Lot 7, Block 47, Alamo Land and Sugar Company's Subdivision, located approximately a half of a mile East of Raul Longoria Road, along the North side of Minnesota Road, as Requested by Quintanilla, Headley and Associates, Inc.



OWASSA ROAD



CESAR CHAVEZ ROAD

CITY LIMITS

N
EZ ROAD

Zoning Districts

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

Preliminary and Final Plat Approval of the Minnesota Vegas Ranches Phase I Subdivision being a 8.894-acre tract of land out of Lot 7, Block 47, Alamo Land and Sugar Company's Subdivision, located approximately a half of a mile East of Raul Longoria Road, along the North side of Minnesota Road, as Requested by Quintanilla, Headley and Associates, Inc.

SUBDIVISION PLAT OF MINNESOTA VEGAS RANCHES PHASE I

LOT 1, BLOCK 47,
ALAMO LAND & SUGAR COMPANY,
RECORDED IN VOLUME 1, PAGES 24-26,
MAP RECORDS, HIDALGO COUNTY, TEXAS.

LOT 2, BLOCK 47,
ALAMO LAND & SUGAR COMPANY,
RECORDED IN VOLUME 1, PAGES 24-26,
MAP RECORDS, HIDALGO COUNTY, TEXAS.

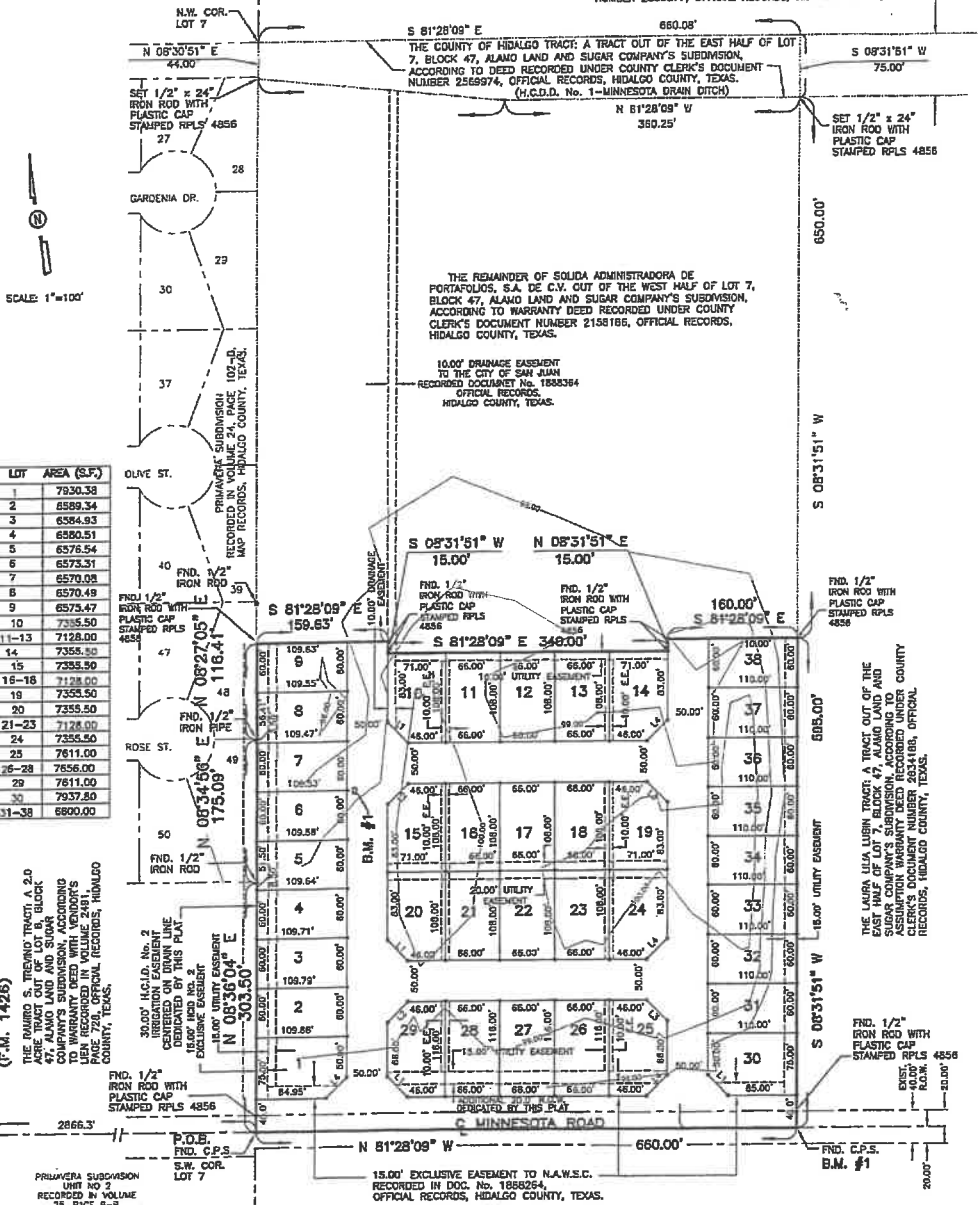
THE COUNTY OF HIDALGO TRACT: A TRACT OUT OF THE EAST HALF OF LOT 7, BLOCK 47, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 256974, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. (H.C.D. No. 1-MINNESOTA DRAIN DITCH)

PLAT NOTES AND RESTRICTIONS:

- 1.- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "AH"
BASE FLOOD ELEVATION=100.00

AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET; BASE FLOOD ELEVATIONS ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED. COUNTY-PANEL No. 460334 0425 0
EFFECTIVE DATE: NOVEMBER 15, 1982
- 2.- MINIMUM BUILDING SETBACK LINES:
FRONT..... 20.00 FEET
REAR..... 15.00 FEET
SIDE..... 5.00 FEET
CORNER SIDE..... 10.00 FEET
CORNER SIDE TO MINNESOTA ROAD..... 15.00 FEET
CORNER GARAGE SIDE..... 15.00 FEET

OR EASEMENT WHICHEVER IS GREATER IN ALL CASES.
- 3.- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
- 4.- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE ELEVATION 100.50 AN E CERTIFICATE WILL BE REQUIRED.
- 5.- BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. No. 1 - 97.59 TOP ON INLET FOUND NEAR THE SOUTHEAST COR LOT 7 OF THIS SUBDIVISION. N.A.Y.D. 88 DATUM.
- 6.- DRAINAGE DETENTION: 18,689.00 C.F.
PROVIDED IN H.C.D. No. 1 MINNESOTA DRAIN DITCH
- 7.- LEGEND: S - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- 8.- E.E. DENOTES ELECTRICAL EASEMENT.
- 9.- NO ACCESS WILL BE ALLOWED ONTO MINNESOTA ROAD FROM LOT 1
- 10.- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 11.- A 4.0' SIDEWALK ON BOTH SIDES OF ALL INTERNAL STREETS IS REQUIRED AT BUILDING PERMIT STAGE. A 5.0' SIDEWALK ALONG THE NORTH SID MINNESOTA ROAD IS REQUIRED DURING SUBDIVISION CONSTRUCTION.



C. RAUL LONGORIA ROAD
(F.M. 1426)

THE DAIRO S. TREVIÑO TRACT: A 2.0 AC. TRACT OUT OF THE EAST HALF OF LOT 7, BLOCK 47, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED WITH VENDOR'S SURVEY, RECORDED IN VOLUME 1, PAGE 721, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

30.00' H.C.D. No. 2
IRREGULAR EASEMENT
TO THE CITY OF SAN JUAN
RECORDED IN VOLUME 1, PAGE 1500, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

15.00' UTILITY EASEMENT
TO THE CITY OF SAN JUAN
RECORDED IN VOLUME 1, PAGE 1500, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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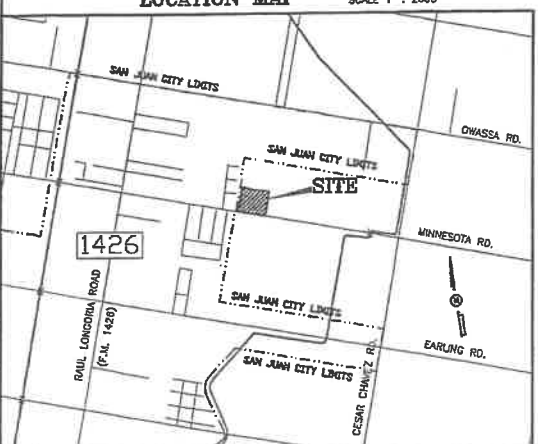
15.00' UTILITY EASEMENT
TO THE CITY OF SAN JUAN
RECORDED IN VOLUME 1, PAGE 1500, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

15.00' UTILITY EASEMENT
TO THE CITY OF SAN JUAN
RECORDED IN VOLUME 1, PAGE 1500, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

15.00' UTILITY EASEMENT
TO THE CITY OF SAN JUAN
RECORDED IN VOLUME 1, PAGE 1500, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

LOCATION MAP

SCALE 1" = 2000'



DATA	BEARING	LENGTH
L1	S 36°28'00" W	35.36'
L2	S 53°31'51" E	35.36'
L3	N 36°28'09" E	35.36'
L4	N 53°31'51" W	35.36'

Preliminary and Final Plat Approval of the Minnesota Vegas Ranches Phase I Subdivision being a 8.894-acre tract of land out of Lot 7, Block 47, Alamo Land and Sugar Company's Subdivision, located approximately a half of a mile East of Raul Longoria Road, along the North side of Minnesota Road, as Requested by Quintanilla, Headley and Associates, Inc.



Proposed Site

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 14, 2017

Consider Adoption of a Resolution Establishing the Budget for Fiscal Year 30 (2017) of the Hidalgo County Urban County Program. (Xavier Cervantes, Director of Planning)

STAFF COMMENTS AND RECOMMENDATIONS:

Enclosed is a resolution with the proposed budget for Fiscal Year 30 (2017) of the Hidalgo County Urban County Program. A preliminary budget was approved by the City Commission on October 25, 2016.

The budget includes \$3,000.00 for administrative expenses, \$4,000.00 to Senior Community Outreach, \$7,500.00 to Amigos del Valle, \$7,500.00 to the Boys and Girls Club of Alamo/San Juan, \$5,000.00 to CASA of Hidalgo County, \$5,000.00 to Nuestra Clinica del Valle, and \$247,535.00 for street improvements.

The \$247,535.00 for street improvements will cover the materials and engineering/geotechnical expenses for the repaving of the streets in the Clark Terrace Phase 1 and 2 subdivisions.

RECOMMENDATION:

Adopt a resolution for the Fiscal Year 30 (2017) Budget of the Hidalgo County Urban County Program.

PREPARED BY:

Xavier Cervantes,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

RESOLUTION NO. 17-

A RESOLUTION ADOPTING THE WORK PLAN AND BUDGET FOR YEAR THIRTY (30) URBAN COUNTY PROGRAM

WHEREAS, the City of San Juan, Texas is participating in the Urban County Program; and

WHEREAS, the City of San Juan, Texas conducted a Public Hearing on Tuesday October 11, 2016 at 6:00 p.m. at the City Commission Chambers at 1010 South Standard Avenue to solicit public input on community needs in compliance with CDBG requirements;

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

The Urban County work plan and budget for Fiscal Year Thirty (30) 2017 is hereby adopted as follows:

Year 30

<u>PROGRAM ACTIVITY</u>	<u>BUDGET</u>
General Administration	\$3,000.00
Street Improvements	\$247,535.00
Public Services	\$29,000.00

READ, CONSIDERED and APPROVED this the 14th day of February, 2017.

San Juanita Sanchez, Mayor
San Juan, Texas

ATTEST:

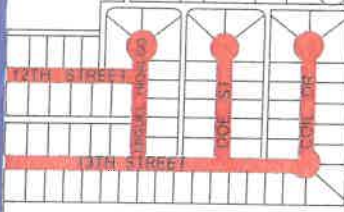
Palmira Cepeda, Interim City Secretary
San Juan, Texas

AVAILABLE FUNDS: \$ 279,535.00

MATRIX	PROJECT NAME	ESTIMATED
CODE	BRIEF DESCRIPTION (INCLUDE AGENCY NAME)	AMOUNT
21A	General Administration	\$ 3,000.00
03J	Street Improvements	\$ 247,535.00
05A	Senior Services-Sr. Community Outreach	\$ 4,000.00
05A	Senior Services-Amigos Del Valle	\$ 7,500.00
05	Public Services(General)- B&G Club of Alamo/SJ	\$ 7,500.00
05N	Abused & Neglected Children-CASA of Hidalgo	\$ 5,000.00
05M	Nuestra Clinica del Valle	\$ 5,000.00
	TOTAL:	\$ 279,535.00

VETERANS BLVD. (1/4" RD.)

OPTION 3	
12th Street	417 feet
13th Street	1,035 feet
Miguel Hidalgo St.	417 feet
Doe Street	417 feet
Coil Dr.	417 feet
Total:	2,703 linear feet



PSJA
MIDDLE
SCHOOL

PSJA HIGH SCHOOL

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 14, 2017

Preliminary and Final Plat Approval of the Golden Chick San Juan Subdivision, being a 1.828-acre tract of land out of Lot 19, Block 8, John Closner Subdivision, located at 1911 N. Raul Longoria Road, as Requested by HL Engineering Group. (Xavier Cervantes, Director of Planning)

STAFF COMMENTS AND RECOMMENDATIONS:

Mr. Hernandez is proposing to subdivide a 1.828-acre property into two (2) commercial lots. The proposed Lot 1 is for a proposed Golden Chick Restaurant and Lot 2 for a small commercial plaza or for another stand-alone business. Both lots are required to share the entrance along Raul Longoria Road as per TxDOT requirements.

Mr. Hernandez recently changed the zoning of the property from residential to commercial in order to comply with the zoning ordinance. In addition, he will be required to apply for a conditional use permit for a drive-thru restaurant for Lot 1.

RECOMMENDATION:

During their regularly scheduled meeting of February 2, 2017, the Planning and Zoning Commission unanimously recommended preliminary and final plat approval subject to the list of requirements as presented by staff.

PREPARED BY:

Xavier Cervantes,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 02/02/2017
CITY COMMISSION – 02/14/2017
DATE PREPARED – 02/03/2017

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Preliminary and Final Plat Approval of the Golden Chick San Juan Subdivision.
APPLICANT:	Calixto Hernandez
SURVEYOR/ENGINEER:	HL Engineering Group
LEGAL:	A 1.828-acre tract of land out of Lot 9, Block 8, John Closner Subdivision
LOCATION:	The property is located approximately 250 feet from Anna Street along the East side of Raul Longoria Road.
LOT/TRACT SIZE:	10.25 acres
EXISTING LAND USE AND ZONING:	<u>North</u> – Trucking Company; Neighborhood Commercial District (C-1) <u>South</u> – Residential; Single-Family Residence District (R-S) <u>West</u> – Commercial; Neighborhood Commercial District (C-1) <u>East</u> – Residential; Single-Family Residence District (R-S)
ACCESS AND CIRCULATION:	The property has access onto Raul Longoria Road.
PUBLIC SERVICES:	Water service is provided by the North Alamo Water Supply Corporation; sewer is provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval of the preliminary and final plat subject to the conditions outlined in the staff's report. A comprehensive evaluation and identification of the conditions for approval is on the following page(s).

EVALUATION AND CONDITIONS FOR APPROVAL

Mr. Hernandez is proposing to subdivide a 1.828-acre property into two (2) commercial lots. The proposed Lot 1 is for a proposed Golden Chick Restaurant and Lot 2 for a small commercial plaza or another standalone business. Both lots are required to share the entrance along Raul Longoria Road. Water and sewer services are available.

It is noted that Mr. Hernandez changed the zoning of the property from residential to commercial in order to comply with the zoning ordinance. In addition, he will be required to apply for a conditional use permit for a drive-thru restaurant for Lot 1.

PLAT REQUIREMENTS

Plat:

1. A 15-foot utility easement is required along the perimeter of the subdivision as per ordinance.
2. Plat Note needed that an 8' opaque buffer is required next to residential during the building permit process.
3. Plat Note – One entrance for both lots allowed along Raul Longoria Road.
4. Plat Note – 5 foot sidewalk required along Raul Longoria Road during the building permit process.
5. Infrastructure as-built plans must be submitted prior to subdivision recording.
6. Notice of Intent (NOI) for stormwater pollution prevention regulations must be submitted to TCEQ before the pre-construction meeting takes place.

Fire:

1. One additional fire hydrant must be installed along Raul Longoria Road.
2. All designed waterlines shall be looped on a Fire Department approved water main.
3. Fire hydrant will be decided on where to be placed once building plans have been submitted.
4. Depending on what is going to be developed on Lot 2 additional fire hydrants may be required.
5. Fire hydrants must be Mueller and painted safety yellow.
6. Fire hydrants must be installed before any construction is to begin.
7. Fire lanes must be painted Red: 15 feet on each side of hydrant with lettering at least 3 inches tall FIRE LANE NO PARKING, must also provide blue marker on road to identify hydrant location.
8. Once hydrants are installed, must advise fire department to have the fire hydrants tested before any construction is to begin.

Additional Fees:

1. Recording Fee \$106.00
2. Hidalgo County Drainage District \$250.00
3. A Park Dedication Fee of \$500.00 per acre being platted for commercial purposes shall be paid prior to subdivision recording (\$914.00)
4. A 4% Inspection Fee shall be paid to the City of San Juan based on the final cost estimates for any sanitary sewer, storm sewer and paving improvements inspected by the City.

ATTACHMENTS: Location Map
 Aerial Photo
 Zoning Map
 Subdivision Plat
 Photos

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 02/02/17 Commissioner Alaniz made a motion to approve the preliminary and final plat as requested subject to the list of requirements. Commissioner Guajardo seconded the motion. The motion passed unanimously with a (7-0) vote.

Mr. Cervantes said that the proposed subdivision was in front of the Starlite Fried Chicken Restaurant along Raul Longoria Road between FM 495 and Sioux Road. The developer is proposing a two (2) lot subdivision, one lot is for a Golden Chick Restaurant and the other is for a small commercial plaza or another stand-alone business. He said that both lots are going to share the entrance along Raul Longoria Road as per TxDOT requirements.

Chairwoman Castillo asked about lighting in the subdivision. Mr. Cervantes responded that lighting of the parking lot will be handled during the building permit phase.

Commissioner Magallan asked about the stormwater regulations. Mr. Cervantes responded that there was a plat note about the stormwater retention requirements for the subdivision and that the information was reviewed by the City Engineer. Once the subdivision plat is recorded, the builder will have to comply with those requirements.

DRAINAGE DITCH

N. RAUL LONGORIA (F.M.1426)

ARBOLITOS LN.
DOS ARBOLITOS AVE.
COYOTE AVENUE
OLMO AVENUE
FRESNO AVENUE
CEDRO STREET

MONTE GRANDE PAF

SAN ANTONIO AVENUE
DOVE STREET
CARDINAL STREET
BLUEBIRD STREET
STANDARD AVENUE
LINCOLN AVENUE
WEST GARFIELD STREET
SIOUX ROAD

GARFIELD STREET

W. THELMA STREET

LETICIA STREET

E. THELMA STREET

ALTA STREET

ALFREDO STREET

JAIME STREET

SANDRA STREET

DEANNA DRIVE

DEANNA DRIVE

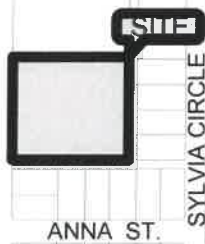
MARIA LANE

FM 495

LOS EBANOS

SAN DIEGO ST.

SAN DIEGO CR.



ANNA ST.

SYLVIA CIRCLE

SYLVIA CIRCLE

CURTIS DRIVE

ROBERT DRIVE

SYLVIA CIRCLE

SYLVIA CIRCLE

CALLE DEL JARDIN

CALLE AMISTAD

C. DE PALMAS

CALLE LINDA

CALLE ANACUA

CALLE TULIPAN

CALLE JACARANDA

DITCH CANAL

PUERTO VALLARTA DR.

VERACRU

GU

C

C

A

LOS EBANOS

SAN DIE

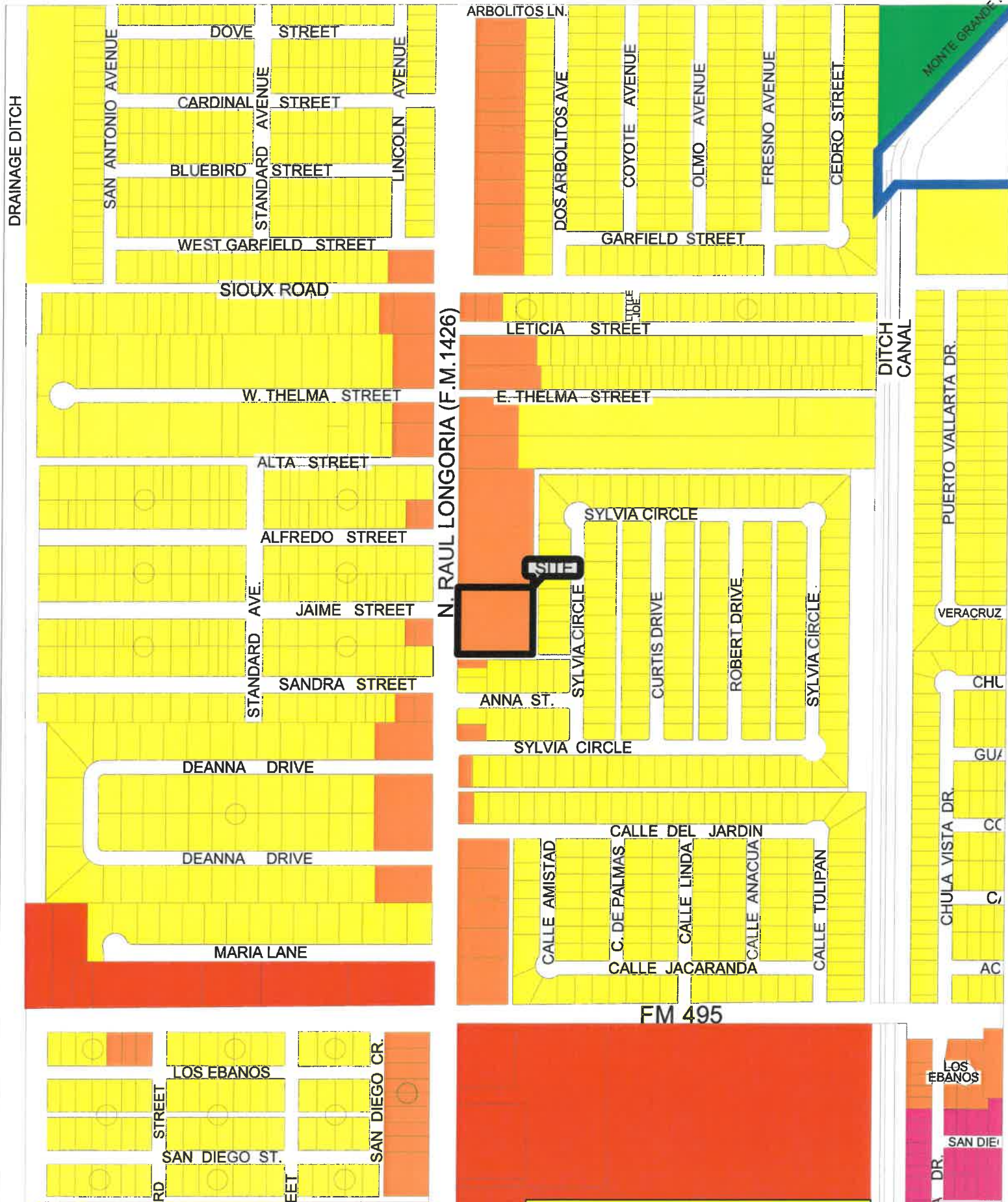
Legend

CITY LIMITS

Proposed area

Preliminary and Final Plat Approval of the Golden Chick San Juan Subdivision, being a 1.828-acre tract of land out of Lot 19, Block 8, John Closner Subdivision, located at 1911 N. Raul Longoria Road, as Requested by HL Engineering Group.

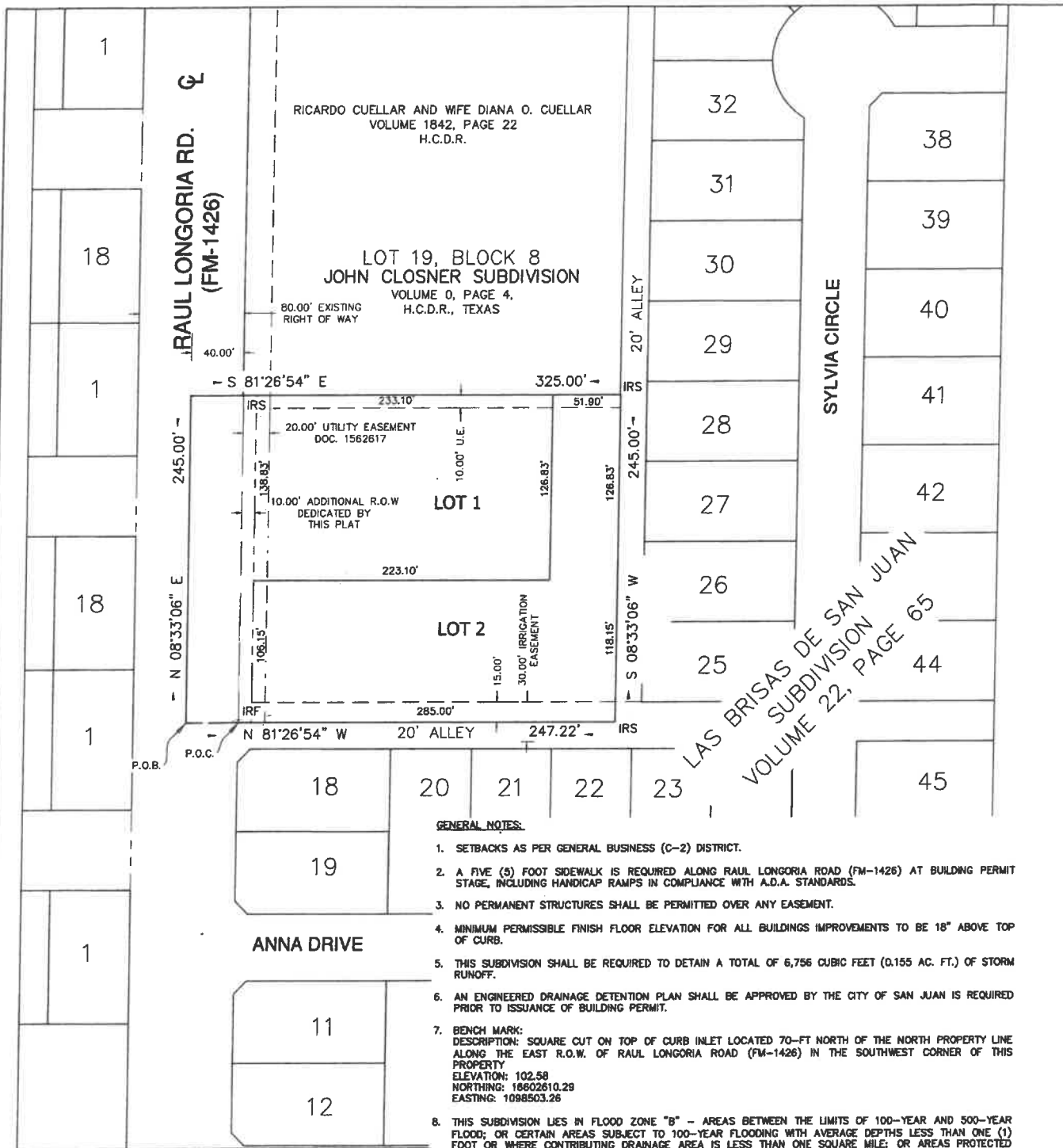




Zoning Districts	
	Single Family Residential (R-S)
	Manufactured Home (R-MH)
	Multi-Family Residential (R-MF)
	Neighborhood Commercial (C-1)
	General Business (C-2)
	Heavy Commercial (C-3)
	Light Industrial (I-1)
	Heavy Industrial (I-2)
	Open Space (O)

Preliminary and Final Plat Approval of the Golden Chick San Juan Subdivision, being a 1.828-acre tract of land out of Lot 19, Block 8, John Closner Subdivision, located at 1911 N. Raul Longoria Road, as Requested by HL Engineering Group.

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GENERAL NOTES:

1. SETBACKS AS PER GENERAL BUSINESS (C-2) DISTRICT.
2. A FIVE (5) FOOT SIDEWALK IS REQUIRED ALONG RAUL LONGORIA ROAD (FM-1426) AT BUILDING PERMIT STAGE, INCLUDING HANDICAP RAMPS IN COMPLIANCE WITH A.D.A. STANDARDS.
3. NO PERMANENT STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENT.
4. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION FOR ALL BUILDINGS IMPROVEMENTS TO BE 18" ABOVE TOP OF CURB.
5. THIS SUBDIVISION SHALL BE REQUIRED TO DETAIN A TOTAL OF 6,756 CUBIC FEET (0.155 AC. FT.) OF STORM RUNOFF.
6. AN ENGINEERED DRAINAGE DETENTION PLAN SHALL BE APPROVED BY THE CITY OF SAN JUAN IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
7. BENCH MARK:
DESCRIPTION: SQUARE CUT ON TOP OF CURB INLET LOCATED 70'-FT NORTH OF THE NORTH PROPERTY LINE ALONG THE EAST R.O.W. OF RAUL LONGORIA ROAD (FM-1426) IN THE SOUTHWEST CORNER OF THIS PROPERTY.
ELEVATION: 102.58
NORTHING: 18602810.29
EASTING: 1098503.26
8. THIS SUBDIVISION LIES IN FLOOD ZONE "B" - AREAS BETWEEN THE LIMITS OF 100-YEAR AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (COMMUNITY PANEL No. 480334 0425 C, REVISED NOVEMBER 16, 1982.
9. ALL LOT CORNERS MARKED WITH No. 4 REBAR UNLESS OTHERWISE NOTED.
10. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT STAGE.
11. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED PUBLIC WATER SUPPLY WITH ADEQUATE QUANTITY FOR HUMAN USE AND OPERATION OF AN APPROVED SEWER SYSTEM.
12. CONSTRUCTION SHALL COMPLY WITH ALL STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
13. SITE PLAN APPROVAL IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
14. ALL COMMON ACCESS, DETENTION AREAS, PARKING AND LANDSCAPING AREAS WILL BE MAINTAIN BY THE PROPERTY OWNERS.



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

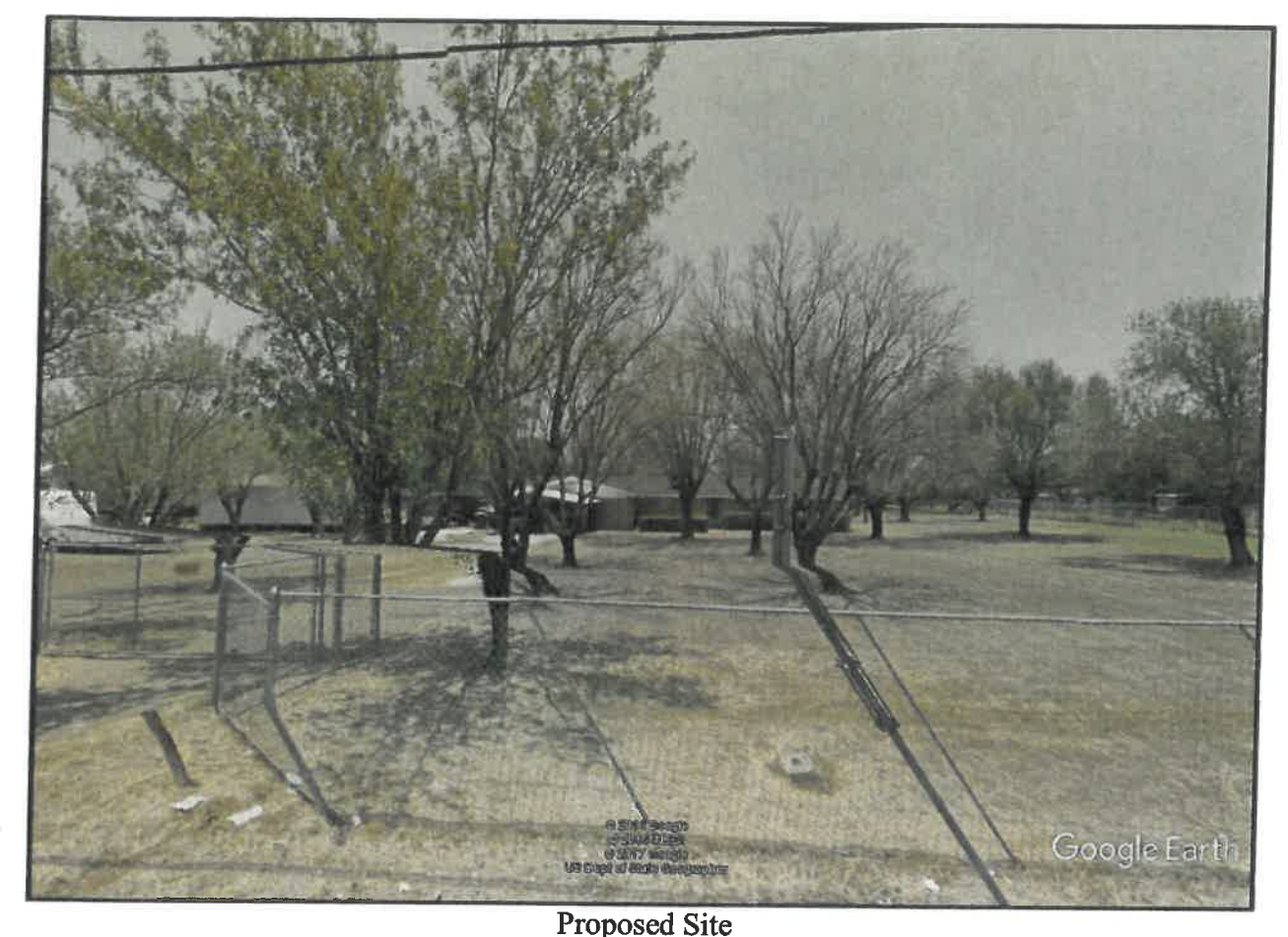
ON: _____ AT _____ AM/PM OF _____
INSTRUMENT NUMBER _____ THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

CONTACT INFORMATION

	NAME	ADDRESS	PHONE
OWNER	CALIXTO HERNANDEZ, INC	1811 W. KUHN AVE. EDINBURG, TX 78539	(956) 655-2205
ENGINEER	HERNAN A. LUGO	5111 N. 10TH ST. STE. 236 MCALLEN TX 78501	(956) 648-9799
SURVEYOR	PABLO SOTO JR.	1208 IRONWOOD ST. PHARR, TX 78540	(956) 460-1605



Civil & Environmental Design ♦ Land Development
Planning ♦ Project Management



Proposed Site

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 14, 2017

Consider Selection and Authorizing the City Manager to enter into an agreement for Bank Depository Services. (Rene J. Jaime, Purchasing/Risk Manager)

STAFF COMMENTS AND RECOMMENDATIONS:

On November 2, 2016 and November 9, 2016, staff advertised for Requests for Sealed Proposals # 16-48-11-16 for Depository Services.

In response we received Sealed Proposals from the following Financial Institutions:

1. Frost Bank
2. Lone Star National Bank
3. Plains Capital Bank
4. Wells Fargo Bank

All proposals were provided to our Finance Director for his review and recommendation.

Staff is recommending Authorizing the City Manager to enter into an agreement for Bank Depository Services.

RECOMMENDATION:

Staff recommend selecting and Authorizing the City Manager to enter into an Agreement for Depository Services with Plains Capital Bank.

PREPARED BY:

Rene Jaime,
Purchasing/Risk
Manager

APPROVED BY:

Benjamin Arjona, City
Manager

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 14, 2017

Consider Selection and Authorizing the City Manager to Enter into a Contract for Geotechnical Services on a Rotating Basis. (Rene J. Jaime, Purchasing/Risk Manager)

STAFF COMMENTS AND RECOMMENDATIONS:

On February 1, 2017, staff meet and evaluated all (5) submissions for "Request for Qualifications" for Geotechnical Services # 16-49-11-16.

The different firms were scored by each committee member with our "Geotechnical Services" evaluation form.

RECOMMENDATION:

Based on the scores of each committee member the engineering firms were ranked by their combined overall scores.

Staff is recommending authorizing the City Manager to enter into a contract for Geotechnical Services on a rotating basis with the two top scoring engineering firms.

PREPARED BY:

Rene Jaime,
Purchasing/Risk
Manager

APPROVED BY:

Benjamin Arjona, City
Manager

Recommendations on Engineering Firms - Geotechnical Services

A. Overall Score	420
MEG	400
Raba Kistner	386
Terracon	376
PSI	363
EarthCo	339

B. Scorer's Ranking	Scorer 1	Scorer 2	Scorer 3	Scorer 4
MEG	1	1/2	1	1/2
Raba Kistner	2	1/2	2	3/4
Terracon	4	3	4	1/2
PSI	5	4	3	5
EarthCo	3	5	5	3/4

(A forward slash this indicates a tie)

C. Individual Scores	Scorer 1	Scorer 2	Scorer 3	Scorer 4	Overall Score
MEG	104	98	93	105	400
Raba Kistner	102	98	87	99	386
Terracon	94	97	80	105	376
PSI	89	95	83	96	363
EarthCo	99	92	49	99	339

(Maximum score could have been 105 points)

Committee Members in Alphabetical Order

Xavier Cervantes, Planning Director
 Carmen Gonzalez, Sanitation Director
 Rene J. Jaime, Purchasing/Risk Manager
 David Salinas, Utilities Director

“Professional Engineering Services – Geo Technical Services”

Evaluator's Signature: _____ Date: _____



**City of San Juan, Texas
Budget Highlights
As of December 31, 2016**

21

The City of San Juan, Texas current budget target is at 25% based on the third(3) month of fiscal year 2016-2017.

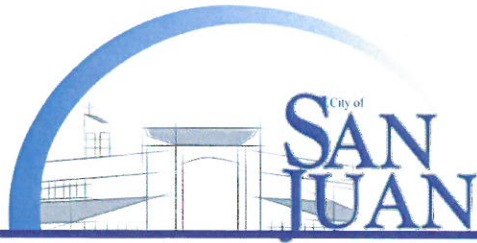
Revenues

Our City revenues on property taxes, sales tax, and franchise taxes are up to budget. Our current collection on property taxes is at 41.03%, sales tax at 25.99%, and franchise taxes at 15.80% with an overall revenues collected of 31.45%. Solid waste revenues are at 26.62% and utility revenues at 24.81 %.

Expenses

Most departments did an excellent job on following the budget as planned for current FY 16-17. The overall expenditures at the General Fund finished at 23.82%, Sanitation at 21.26%, and Utilities at 22.38%.

<u>Fund/Department</u>	<u>Account</u>	<u>Class</u>	<u>%Exp.</u>	<u>Notes</u>
<u>GF/Legislative</u>	Supplies	Office Supplies	45.97	I Pad Cases
		Food, Ice, & Water	26.85	Food, Ice, & Bottled Water
	Miscellaneous	Aid to Other Govts	54.55	Lower Rio Grande Valley Agreement Annual Payment
		Newspaper & Periodicals	82.33	The Monitor Annual Membership
		Other Special Events	81.84	Employee Christmas Bonus
<u>GF/City Manager</u>	Pur Prop Srvs & Other	Travel and Training	45.52	TML Conference
	Supplies	Office Supplies	47.14	I Pad Cases
		Food, Ice, & Water	33.13	Food, Ice, & Bottled Water
<u>GF/City Secretary</u>	Miscellaneous	Contract Serv. Not Otherwise	29.56	County Payment for Election Voting Machines
<u>GF/Municipal Court</u>	Purchased Prof/Tech Srvs	Other Professional Srvs	81.92	Court Judge Fees Yearly Retainer and Software Search Yearly Fees
	Pur Prop Srvs & Other	Travel and Training	57.31	Travel and Training
		Printing and Binding	64.71	2 Part Paper
<u>GF/Finance</u>	Supplies	Office Supplies	36.94	I Pad Cases
	Miscellaneous	Contract Serv. Not Otherwise	100.00	Yearly Armored Car Service
<u>GF/ Planning and Zoning</u>	Purchased Prof/Tech Srvs	Other Profess. & Para Profess	79.45	Yearly Mowing and Weedy Lots
	Pur Prop Srvs & Other	Rental of Machinery	100.00	Plotter Yearly Fee
	Supplies	Office Supplies	49.98	Copy Paper
		Food, Ice, & Water	64.04	Food, Ice, & Bottled Water
		Motor Vehicle Parts	43.50	Replaced Compressor, Batteries, and Radiator on One Unit
	Miscellaneous	Contract Serv. Not Otherwise	44.27	Palm Valley Yearly Services and Tranquilizer Gun
<u>GF/Police</u>	Purchased Prof/Tech Srvs	Legal Services	94.75	Civil Service Attorney Cases
	Pur Prop Srvs & Other	Buildings	73.31	Metal Siding Repair
		Travel and Training	107.22	Travel and Training
		Cable	100.00	Yearly Service Payment
	Supplies	Supplies	34.58	Impound Forms, Ammunitions, and Vehicle Maintenance
<u>GF/Fire</u>	Miscellaneous	Dues and Memberships	34.12	Texas Commission on Fire Protection Membership
<u>GF/Streets and Alleys</u>	Pur Prop Srvs & Other	Rental of Machinery	27.70	Roller and Asphalt Cutter Rental
<u>Parks</u>	Pur Prop Srvs & Other	Travel and Training	62.62	Travel and Training
<u>Municipal Swimming Pool</u>	Pur Prop Srvs & Other	Electricity	41.13	Electricity
<u>Library</u>	Pur Prop Srvs & Other	Repair and Maint.	77.35	Fire Alarm and Service Calls
		Travel and Training	91.57	TML Conference & TSLAC
	Supplies	Office Supplies	42.02	I Pad Cases and Paper
<u>Recreation</u>	Purchased Prof/Tech Srvs	Other Profess. & Para Profess	95.22	RecDesk Annual Subscription
<u>Administration</u>	Pur Prop Srvs & Other	Rental of Machinery	100.00	Postage Meter Equipment Yearly Payment
<u>Human Resources</u>	Pur Prop Srvs & Other	Travel and Training	40.52	TML Conference
<u>Information Technology</u>	Purchased Prof/Tech Srvs	Purchased Prof/Tech Srvs	65.28	Sharefile, iBoss, HR Software, Tyler Services, Seamless Annual Pmt
	Pur Prop Srvs & Other	Pur Prop Srvs & Other	71.90	Telephone, Internet, and Phone System Yearly Payment
<u>Emergency Management</u>	Purchased Prof/Tech Srvs	Other Profess. & Para Profess	78.95	Mass Notification System Yearly Payment
<u>Sanitation</u>	Pur Prop Srvs & Other	Other Profess. & Para Profess	30.31	Telephone and Internet Yearly Fees
	Supplies	Supplies	29.63	Fuel and Chemicals
	Capital Outlay	Solid Waste Disposal	100.00	Containers
<u>Sanitation-Organizational</u>	Pur Prop Srvs & Other	Building, Auto, General Ins.	35.36	Insurance Increase
<u>Utility- Billing and Collection</u>	Purchased Prof/Tech Srvs	Other Profess. & Para Profess	88.20	Tyler Technology Yearly Support
	Supplies	Office and Maint Supplies	27.26	Envelopes and Meters Supplies
	Miscellaneous	Contract Serv. Not Otherwise	98.63	ETS Merchant Fees and Armored Car Service Yearly Payment
<u>Utility-Administration</u>	Pur Prop Srvs & Other	Telephone	100.00	Yearly Cell Phone Payment
<u>Utility-Water Plant</u>	Purchased Prof/Tech Srvs	Other Profess. & Para Profess	72.57	Lab Work and Tyler Technology Yearly Support
	Pur Prop Srvs & Other	Water Plant	88.54	Valve Replacement to Sludge Basin
		Rental of Equipment	59.66	Sludge Removal
		Internet	100.00	Internet Yearly Payment
	Supplies	Office Supplies	78.40	Office Supplies
		Raw Water	52.45	Raw Water
	Miscellaneous	Assessing Fees	95.91	TCEQ Water System Yearly Fee
		Small Tools	67.70	GPS and Hammerdrill
<u>Utility-Water Distribution</u>	Miscellaneous	Dues and Memberships	40.34	Dues for TWUA in San Juan
<u>Utility-Sewer Plant</u>	Purchased Prof/Tech Srvs	Electricity	25.86	Electricity
	Miscellaneous	Miscellaneous	54.76	Sludge Removal and TCEQ Permit
<u>Utility-Organizational</u>	Pur Prop Srvs & Other	Insurance	35.36	Insurance Increase



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

Memorandum

To: Benjamin Arjona , City Manager
From: Pablo Garza, Director of Finance
Date: February 01, 2017
Subject: Budget Expenditure Report- December 31, 2016

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

The funds are listed as follows:

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

Component Unit:

- San Juan Economic Development Corp. 24 26

C: Mayor, San Juanita Sanchez

Mayor Pro-Tem, -Mario Garza

Commissioners: Jesus "Jesse" Ramirez

Raudel Maldonado

Pete Garcia

City of San Juan, Texas
Budget Expenditures Report
December 31, 2016

Budget
25.0%

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-16	Dec-16	% RECEIV. EXPENDED
REVENUE SUMMARY							
Property Taxes	5,147,426	2,111,737.23	-	3,035,688.77	293,309.15	1,765,138.81	41.03
Sales Tax Revenue	2,598,916	675,496.19	-	1,923,419.81	246,236.49	219,949.14	25.99
Franchise Tax	847,991	134,024.27	-	713,966.73	51,018.12	37,700.95	15.80
Licenses & Permits	227,613	42,509.95	-	185,103.05	13,065.19	11,266.67	18.68
Fees & Fines	467,361	104,877.37	-	362,483.63	33,415.64	35,983.28	22.44
Intergovernmental Revenue	750,307	182,253.38	-	568,053.62	59,288.74	61,661.42	24.29
Other Revenue	318,701	7,196.94	-	311,504.06	20,709.82	16,748.98	2.26
TOTAL REVENUES	10,358,315	3,258,095.33	-	7,100,219.67	717,043.15	2,148,449.25	31.45
EXPENDITURE SUMMARY							
400-LEGISLATIVE							
Purchased Prof/Tech Svcs	-	-	-	-	-	-	-
Pur Prop Svcs & Other Svcs	17,850	1,528.20	-	16,321.80	1,528.20	-	8.56
Supplies	3,180	988.34	207.60	1,984.06	576.89	-	37.61
Capital Outlay	-	-	-	-	-	-	-
Miscellaneous	90,740	45,284.58	-	45,455.42	30,764.15	14,382.44	49.91
LEGISLATIVE	111,770	47,801.12	207.60	63,761.28	32,869.24	14,382.44	42.95
410-CITY MANAGER							
Salaries & Wages/Benefits	167,714	35,837.98	-	131,876.02	13,234.33	12,861.71	21.37
Purchased Prof/Tech Svcs	-	-	-	-	-	-	-
Pur Prop Svcs & Other Svcs	4,900	2,002.88	-	2,897.12	1,663.20	28.65	40.88
Supplies	707	258.14	-	448.86	101.88	90.00	36.51
Capital Outlay	-	-	-	-	-	-	-
Miscellaneous	1,350	-	-	1,350.00	-	-	-
CITY MANAGER	174,671	38,099.00	-	136,572.00	14,999.41	12,980.36	21.81
420-CITY SECRETARY							
Salaries & Wages/Benefits	157,966	35,609.37	-	122,356.63	14,485.29	12,164.14	22.54
Purchased Prof/Tech Svcs	12,360	864.70	-	11,495.30	-	-	7.00
Pur Prop Svcs & Other Svcs	7,907	743.81	-	7,163.19	507.28	229.53	9.41
Supplies	3,896	345.47	-	3,550.53	279.21	-	8.87
Capital Outlay	-	-	-	-	-	-	-
Miscellaneous	15,515	4,434.00	-	11,081.00	4,434.00	-	28.58
CITY SECRETARY	197,644	41,997.35	-	155,646.65	19,705.78	12,393.67	21.25
430-MUNICIPAL COURT							
Salaries & Wages/Benefits	148,642	29,422.62	-	119,219.38	10,919.18	10,407.50	19.79
Purchased Prof/Tech Svcs	81,808	16,233.99	50,785.30	14,788.71	256.00	15,977.99	81.92
Pur Prop Svcs & Other Svcs	5,100	2,305.42	132.00	2,662.58	1,451.58	230.76	47.79
Supplies	4,140	449.57	407.06	3,283.37	94.97	213.98	20.69
Capital Outlay	-	-	-	-	-	-	-
Miscellaneous	100	-	-	100.00	-	-	-
MUNICIPAL COURT	239,790	48,411.60	51,324.36	140,054.04	12,721.73	26,830.23	41.59

City of San Juan, Texas
Budget Expenditures Report
December 31, 2016

Budget
25.0%

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-16	Dec-16	% RECEIV. EXPENDED
440-FINANCE							
Salaries & Wages/Benefits	282,420	59,521.75	-	222,898.25	21,584.32	21,766.80	21.08
Purchased Prof/Tech Svcs	3,500	-	-	3,500.00	-	-	-
Pur Prop Svcs & Other Svcs	9,550	2,447.68	-	7,102.32	1,687.28	233.83	25.63
Supplies	4,861	1,305.40	360.91	3,194.69	698.18	512.89	34.28
Capital Outlay	-	-	-	-	-	-	-
Miscellaneous	4,529	765.25	1,020.00	2,743.75	205.75	205.75	39.42
FINANCE	304,860	64,040.08	1,380.91	239,439.01	24,175.53	22,719.27	21.46
450-PLANNING							
Salaries & Wages/Benefits	471,062	89,935.85	-	381,126.15	34,164.79	31,389.23	19.09
Purchased Prof/Tech Svcs	28,180	1,701.60	8,380.00	18,098.40	300.00	1,101.60	35.78
Pur Prop Svcs & Other Svcs	15,227	4,331.43	3,270.02	7,625.55	1,127.71	594.40	49.92
Supplies	21,425	6,704.96	813.42	13,906.62	2,160.59	2,312.56	35.09
Capital Outlay	-	-	-	-	-	-	-
Miscellaneous	156,550	26,879.10	33,825.90	95,845.00	18,679.10	8,200.00	38.78
PLANNING	692,444	129,552.94	46,289.34	516,601.72	56,432.19	43,597.79	25.39
460-POLICE							
Salaries & Wages/Benefits	3,055,555	680,670.28	-	2,374,884.72	248,368.80	255,101.40	22.28
Purchased Prof/Tech Svcs	50,500	33,677.19	(923.80)	17,746.61	367.00	22,828.53	64.86
Pur Prop Svcs & Other Svcs	69,650	30,248.33	3,028.00	36,373.67	11,484.02	6,199.97	47.78
Supplies	162,600	38,790.53	17,429.32	106,380.15	19,258.75	10,756.70	34.58
Capital Outlay	-	-	-	-	-	-	-
Miscellaneous	24,675	3,886.50	2,427.50	18,361.00	1,149.00	275.50	25.59
POLICE	3,362,980	787,272.83	21,961.02	2,553,746.15	280,627.57	295,162.10	24.06
470-FIRE							
Salaries & Wages/Benefits	1,176,126	255,614.68	-	920,511.32	93,608.09	99,953.01	21.73
Purchased Prof/Tech Svcs	24,500	387.06	-	24,112.94	43.53	235.03	1.58
Pur Prop Svcs & Other Svcs	86,800	12,413.49	(120.00)	74,506.51	3,966.09	4,582.97	14.16
Supplies	118,348	16,455.64	2,859.08	99,033.28	2,891.59	7,514.18	16.32
Capital Outlay	-	-	-	-	-	-	-
Debt Service	44,205	-	-	44,205.00	-	-	-
Miscellaneous	6,175	2,107.00	-	4,068.00	219.00	214.00	34.12
FIRE	1,456,154	286,977.87	2,739.08	1,166,437.05	100,728.30	112,499.19	19.90
480-STREETS, ALLEY, OTHER							
Salaries & Wages/Benefits	346,308	59,943.59	-	286,364.41	22,890.08	16,485.29	17.31
Purchased Prof/Tech Svcs	-	-	-	-	-	-	-
Pur Prop Svcs & Other Svcs	251,070	69,556.04	-	181,513.96	22,882.35	22,849.72	27.70
Supplies	87,600	11,606.60	3,072.44	72,920.96	4,117.24	658.09	16.76
Capital Outlay	-	-	-	-	-	-	-
Miscellaneous	1,000	-	-	1,000.00	-	-	-
STREETS, ALLEY, OTHER	685,978	141,106.23	3,072.44	541,799.33	49,889.67	39,993.10	21.02

City of San Juan, Texas
Budget Expenditures Report
December 31, 2016

Budget
25.0%

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-16	Dec-16	% RECEIV. EXPENDED
490-CENTRAL GARAGE							
Salaries & Wages/Benefits	68,107	18,593.57	-	49,513.43	6,557.23	4,590.28	27.30
Pur Prop Srvs & Other Srvs	4,250	172.07	-	4,077.93	56.09	57.99	4.05
Supplies	8,100	1,301.33	(114.32)	6,912.99	598.54	329.15	14.65
Capital Outlay	-	-	-	-	-	-	-
CENTRAL GARAGE	80,457	20,066.97	(114.32)	60,504.35	7,211.86	4,977.42	24.80
500-PARKS							
Salaries & Wages/Benefits	503,910	99,503.74	-	404,406.26	40,167.25	34,878.49	19.75
Purchased Prof/Tech Srvs	500	-	-	500.00	-	-	-
Pur Prop Srvs & Other Srvs	82,311	24,692.13	(45.00)	57,663.87	13,307.77	8,097.16	29.94
Supplies	55,095	11,624.52	2,105.33	41,365.15	3,261.89	4,926.65	24.92
Capital Outlay	-	-	-	-	-	-	-
Miscellaneous	600	-	-	600.00	-	-	-
PARKS	642,416	135,820.39	2,060.33	504,535.28	56,736.91	47,902.30	21.46
510-MUNICIPAL SWIMMING POOL							
Salaries & Wages/Benefits	-	-	-	-	-	-	-
Purchased Prof/Tech Srvs	2,000	-	-	2,000.00	-	-	-
Pur Prop Srvs & Other Srvs	2,000	553.12	-	1,446.88	243.19	198.54	27.66
Supplies	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
MUNICIPAL SWIMMING POOL	4,000	553.12	-	3,446.88	243.19	198.54	13.83
520-BUILDING MAINTENANCE							
Salaries & Wages/Benefits	168,350	28,814.27	-	139,535.73	10,810.36	10,270.75	17.12
Purchased Prof/Tech Srvs	1,000	-	-	1,000.00	-	-	-
Pur Prop Srvs & Other Srvs	23,407	4,925.42	(400.00)	18,881.58	3,322.55	970.89	19.33
Supplies	45,000	9,363.70	720.63	34,915.67	2,976.26	2,954.02	22.41
Capital Outlay	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
BUILDING MAINTENANCE	237,757	43,103.39	320.63	194,332.98	17,109.17	14,195.66	18.26
530-LIBRARY							
Salaries & Wages/Benefits	252,465	55,131.68	-	197,333.32	21,287.12	19,432.62	21.84
Purchased Prof/Tech Srvs	3,000	-	-	3,000.00	-	-	-
Pur Prop Srvs & Other Srvs	38,290	12,108.50	-	26,181.50	4,101.04	4,176.63	31.62
Supplies	2,650	441.74	356.56	1,851.70	101.88	339.86	30.12
Capital Outlay	-	-	-	-	-	-	-
Miscellaneous	18,960	3,331.35	298.97	15,329.68	776.14	2,494.10	19.15
LIBRARY	315,365	71,013.27	655.53	243,696.20	26,266.18	26,443.21	22.73

City of San Juan, Texas
Budget Expenditures Report
December 31, 2016

Budget
25.0%

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-16	Dec-16	% RECEIV. EXPENDED
540-RECREATION							
Salaries & Wages/Benefits	261,419	48,656.25	-	212,762.75	18,607.20	17,505.54	18.61
Purchased Prof/Tech Svcs	4,200	3,999.40	-	200.60	31.60	29.30	95.22
Pur Prop Svcs & Other Svcs	6,600	660.00	-	5,940.00	128.00	420.00	10.00
Supplies	12,000	441.90	8.34	11,549.76	-	-	3.75
Capital Outlay	-	-	-	-	-	-	-
Miscellaneous	185,500	44,151.85	(3,028.53)	144,376.68	14,923.28	3,857.12	22.17
RECREATION	469,719	97,909.40	(3,020.19)	374,829.79	33,690.08	21,811.96	20.20
551-PURCHASING/RISK MGMT							
Salaries & Wages/Benefits	69,073	4,668.94	-	64,404.06	14.17	4,639.60	6.76
Purchased Prof/Tech Svcs	500	-	-	500.00	-	-	-
Pur Prop Svcs & Other Svcs	4,670	-	-	4,670.00	-	-	-
Supplies	2,013	300.37	-	1,712.63	138.09	128.57	14.92
Miscellaneous	500	-	-	500.00	-	-	-
PURCHASING/RISK MGMT	76,756	4,969.31	-	71,786.69	152.26	4,768.17	6.47
560-ADMINISTRATION							
Purchased Prof/Tech Svcs	314,520	44,728.59	-	269,791.41	26,295.72	15,212.49	14.22
Pur Prop Svcs & Other Svcs	125,839	40,998.91	4,608.00	80,232.09	12,709.04	14,114.28	36.24
Supplies	2,300	254.64	-	2,045.36	15.00	48.43	11.07
Capital Outlay	-	-	-	-	-	-	-
Miscellaneous	51,000	-	-	51,000.00	-	-	-
ADMINISTRATION	493,659	85,982.14	4,608.00	403,068.86	39,019.76	29,375.20	18.35
570-HUMAN RESOURCES							
Salaries & Wages/Benefits	124,628	29,906.41	-	94,721.59	11,092.75	10,769.23	24.00
Purchased Prof/Tech Svcs	10,000	773.50	-	9,226.50	423.00	-	7.74
Pur Prop Svcs & Other Svcs	7,300	2,301.35	-	4,998.65	1,585.79	690.62	31.53
Supplies	1,500	288.77	(60.63)	1,271.86	101.88	60.00	15.21
Capital Outlay	-	-	-	-	-	-	-
Miscellaneous	700	-	-	700.00	-	-	-
HUMAN RESOURCES	144,128	33,270.03	(60.63)	110,918.60	13,203.42	11,519.85	23.04
580-INFORMATION TECHNOLOGY							
Salaries & Wages/Benefits	193,703	43,202.17	-	150,500.83	16,894.29	14,878.04	22.30
Purchased Prof/Tech Svcs	77,615	47,497.33	3,171.82	26,945.85	29,378.24	7,019.83	65.28
Pur Prop Svcs & Other Svcs	103,748	31,287.59	43,302.60	29,157.81	25,090.69	4,345.32	71.90
Supplies	15,200	1,892.35	328.31	12,979.34	678.66	997.43	14.61
Capital Outlay	-	(2,470.00)	-	2,470.00	-	-	-
Miscellaneous	5,620	951.82	-	4,668.18	951.82	-	16.94
INFORMATION TECHNOLOGY	395,886	122,361.26	46,802.73	226,722.01	72,993.70	27,240.62	42.73

**City of San Juan, Texas
Budget Expenditures Report
December 31, 2016**

Budget
25.0%

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-16	Dec-16	% RECEIV. EXPENDED
590-EMERGENCY MANAGEMENT							
Purchased Prof/Tech Svcs	19,000	15,000.00	-	4,000.00	-	-	78.95
Pur Prop Svcs & Other Svcs	2,000	-	-	2,000.00	-	-	-
Supplies	1,000	66.26	-	933.74	-	-	6.63
Miscellaneous	-	-	-	-	-	-	-
EMERGENCY MANAGEMENT	22,000	15,066.26	-	6,933.74	-	-	68.48
601-STORMWATER DIVISION							
Salaries & Wages/Benefits	57,334	352.65	-	56,981.35	-	-	0.62
Purchased Prof/Tech Svcs	-	-	-	-	-	-	-
Pur Prop Svcs & Other Svcs	-	-	-	-	-	-	-
Supplies	60,000	481.66	-	59,518.34	-	481.66	0.80
Capital Outlay	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
STORMWATER DIVISION	117,334	834.31	-	116,499.69	-	481.66	0.71
800-LONG TERM DEBT							
Long Term Debt	132,547	-	-	132,547.00	-	-	-
Sanitation Loan	-	73,333.33	-	(73,333.33)	-	-	-
LONG TERM DEBT	132,547	73,333.33	-	59,213.67	-	-	-
TOTAL EXPENDITURES	10,358,315	2,289,542.20	178,226.83	7,890,545.97	858,775.95	769,472.74	23.82
EVENUES OVER/(UNDER) EXPENDITURE							
	-	968,553.13	(178,226.83)	(790,326.30)	(141,732.80)	1,378,976.51	-
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ UNDER) EXPENDITURES & OTHER (USE:	-	968,553.13	(178,226.83)	(790,326.30)	(141,732.80)	1,378,976.51	-

City of San Juan, Texas
Budget Expenditures Report
December 31, 2016

Budget
25.0%

22 -SOLID WASTE FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-16	Dec-16	% RECEIV. EXPENDED
REVENUE SUMMARY							
Refuse Collection System	2,642,717	702,833.10	-	1,939,883.90	235,403.41	236,055.17	26.60
Other Revenue	19,137	5,763.14	-	13,373.86	1,805.64	989.77	30.12
TOTAL REVENUES	2,661,854	708,596.24	-	1,953,257.76	237,209.05	237,044.94	26.62
=====							
EXPENDITURE SUMMARY							
700-SANITATION							
Salaries & Wages/Benefits	1,084,732	157,880.59	-	926,851.41	74,329.08	78,309.48	14.55
Purchased Prof/Tech Srvs	3,000	-	1,000.00	2,000.00	-	-	-
Pur Prop Srvs & Other Srvs	231,107	59,145.15	10,902.80	161,059.05	19,902.16	16,632.38	30.31
Supplies	273,800	78,686.54	2,443.61	192,669.85	26,361.57	31,396.20	29.63
Capital Outlay	133,300	39,572.00	-	93,728.00	-	39,572.00	29.69
Miscellaneous	512,100	38,535.83	2,600.00	470,964.17	2,171.50	36,216.83	8.03
SANITATION	2,238,039	373,820.11	16,946.41	1,847,272.48	122,764.31	202,126.89	17.46
640-ORGANIZATIONAL							
Purchased Prof/Tech Srvs	88,345	18,606.25	-	69,738.75	6,185.00	6,218.75	21.06
Pur Prop Srvs & Other Srvs	17,587	6,218.01	-	11,368.99	1,616.77	2,528.57	35.36
Debt Service	50,250	-	-	50,250.00	-	-	-
Miscellaneous	213,930	53,877.31	-	160,052.69	18,077.87	18,180.27	25.18
ORGANIZATIONAL	370,112	78,701.57	-	291,410.43	25,879.64	26,927.59	21.26
TOTAL EXPENDITURES	2,608,151	452,521.68	16,946.41	2,138,682.91	148,643.95	229,054.48	18.00
=====							
REVENUES OVER/(UNDER) EXPENDITURES	53,703	256,074.56	(16,946.41)	(185,425.15)	88,565.10	7,990.46	445.28

City of San Juan, Texas
Budget Expenditures Report
December 31, 2016

Budget
25.0%

56-UTILITY FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-16	Dec-16	% RECEIV. EXPENDED
REVENUE SUMMARY							
Water Systems	2,592,924	628,413.98	-	1,964,510.02	221,255.77	195,912.63	24.24
Sewer Systems	2,653,348	665,201.11	-	1,988,146.89	223,937.91	212,278.53	25.07
Other Revenues	75,647	26,644.10	-	49,002.90	4,764.45	17,660.42	35.22
Other Financing (use)	-	-	-	-	-	-	-
TOTAL REVENUES	5,321,919	1,320,259.19	-	4,001,659.81	449,958.13	425,851.58	24.81
EXPENDITURE SUMMARY							
441-UTILITY BILLING & COLLEC							
Salaries & Wages/Benefits	216,481	35,042.32	-	181,438.68	19,438.33	13,752.85	16.19
Purchased Prof/Tech Svcs	29,660	23,441.72	2,718.00	3,500.28	23,097.72	344.00	88.20
Pur Prop Svcs & Other Svcs	72,174	11,524.47	2,102.17	58,547.36	3,573.08	3,634.56	18.88
Supplies	47,261	11,738.26	1,143.80	34,378.94	1,565.90	5,311.89	27.26
Capital Outlay	-	-	-	-	-	-	-
Miscellaneous	16,050	8,223.74	7,607.01	219.25	2,904.80	2,717.81	98.63
UTILITY BILLING & COLLEC	381,626	89,970.51	13,570.98	278,084.51	50,579.83	25,761.11	27.13
451-UTILITY ADMINISTRATION							
Salaries & Wages/Benefits	101,775	18,818.97	-	82,956.03	6,759.59	7,254.66	18.49
Purchased Prof/Tech Svcs	17,790	-	1,000.00	16,790.00	-	-	-
Pur Prop Svcs & Other Svcs	13,028	1,648.05	8,888.42	2,491.53	184.00	1,397.71	80.88
Supplies	5,600	424.69	24.30	5,151.01	398.91	25.78	8.02
Capital Outlay	410	-	-	410.00	-	-	-
Miscellaneous	680	301.00	-	379.00	206.00	85.00	-
UTILITY ADMINISTRATION	139,283	21,192.71	9,912.72	108,177.57	7,548.50	8,763.15	22.33
600-WATER PLANT							
Salaries & Wages/Benefits	398,840	100,472.72	-	298,367.28	32,491.72	67,430.67	25.19
Purchased Prof/Tech Svcs	24,200	16,672.00	890.00	6,638.00	15,662.00	330.00	72.57
Pur Prop Svcs & Other Svcs	217,296	59,768.45	6,490.56	151,036.99	16,931.04	24,562.44	30.49
Supplies	307,900	115,656.28	2,850.28	189,393.44	69,249.81	37,658.10	38.49
Capital Outlay	161,200	6,747.80	(668.20)	155,120.40	602.70	602.70	3.77
Miscellaneous	31,180	15,727.42	-	15,452.58	15,146.05	260.47	50.44
WATER PLANT	1,140,616	315,044.67	9,562.64	816,008.69	150,083.32	130,844.38	28.46
610-WATER DISTRIBUTION							
SALARIES & WAGES/BENEFIT	246,389	40,295.59	-	206,093.41	21,273.87	19,562.74	16.35
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	13,100	46.52	-	13,053.48	-	46.52	0.36
SUPPLIES	58,900	5,764.92	1,950.90	51,184.18	3,305.63	1,244.46	13.10
CAPITAL OUTLAY	700	-	-	700.00	-	-	-
MISCELLANEOUS	1,340	540.50	-	799.50	-	469.00	40.34
WATER DISTRIBUTION	320,429	46,647.53	1,950.90	271,830.57	24,579.50	21,322.72	15.17
620-SEWER COLLECTION							
SALARIES & WAGES/BENEFIT	291,603	44,521.83	-	247,081.17	22,328.28	20,929.82	15.27
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	387,200	40,334.08	(5,938.88)	352,804.80	16,858.42	6,910.45	8.88
SUPPLIES	130,900	12,171.86	10,643.23	108,084.91	7,809.59	2,033.65	17.43
CAPITAL OUTLAY	80,000	-	-	80,000.00	-	-	-
MISCELLANEOUS	6,640	242.00	-	6,398.00	-	182.00	3.64
SEWER COLLECTION	896,343	97,269.77	4,704.35	794,368.88	46,996.29	30,055.92	11.38

City of San Juan, Texas
Budget Expenditures Report
December 31, 2016

Budget
25.0%

56 -UTILITY FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-16	Dec-16	% RECEIV. EXPENDED
630-SEWER PLANT							
SALARIES & WAGES/BENEFIT	202,488	29,607.87	-	172,880.13	13,059.89	13,441.84	14.62
PURCHASED PROF/TECH SRVS	37,000	6,640.00	2,844.00	27,516.00	900.00	2,896.00	25.63
PUR PROP SRVS & OTH SRVS	402,000	105,559.99	3,412.05	293,027.96	4,171.91	72,356.66	27.11
SUPPLIES	78,850	6,098.99	6,160.66	66,590.35	2,091.79	3,283.55	15.55
CAPITAL OUTLAY	7,400	-	4,687.32	2,712.68	-	-	-
MISCELLANEOUS	84,700	34,609.88	11,775.00	38,315.12	31,049.88	3,550.00	54.76
SEWER PLANT	812,438	182,516.73	28,879.03	601,042.24	51,273.47	95,528.05	26.02
640-ORGANIZATIONAL							
PURCHASED PROF/TECH SRVS	108,985	12,411.25	-	96,573.75	4,120.00	4,151.25	11.39
PUR PROP SRVS & OTH SRVS	51,334	18,149.47	-	33,184.53	5,154.36	6,945.28	35.36
DEBT SERVICE	500	-	-	500.00	-	-	-
MISCELLANEOUS	419,286	104,095.58	-	315,190.42	34,817.20	34,919.88	24.83
ORGANIZATIONAL	580,105	134,656.30	-	445,448.70	44,091.56	46,016.41	23.21
TOTAL EXPENDITURES	4,270,840	887,298.22	68,580.62	3,314,961.16	375,152.47	358,291.74	22.38
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	1,051,079	432,960.97	(68,580.62)	686,698.65	74,805.66	67,559.84	34.67
Transfer In	(1,048,541)	(424,487.26)	-	(624,053.74)	(150,489.83)	(123,507.60)	87.65
Transfer Out	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	2,538	8,473.71	(68,580.62)	62,644.91	(75,684.17)	(55,947.76)	(2,368.28)
	=====	=====	=====	=====	=====	=====	=====

City of San Juan, Texas
Budget Expenditures Report
December 31, 2016

Budget 25.0%

60 -UTILITY I&S FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-16	Dec-16	% RECEIV. EXPENDED
REVENUE SUMMARY							
Other Revenues	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
=====							
EXPENDITURE SUMMARY							
641-DEBT SERVICE							
Debt Service	1,055,541	734,619.48	-	320,921.52	-	734,619.48	69.60
Miscellaneous	-	4,670.00	-	(4,670.00)	4,670.00	-	-
DEBT SERVICE	1,055,541	739,289.48	-	316,251.52	4,670.00	734,619.48	70.04
TOTAL EXPENDITURES	1,055,541	739,289.48	-	316,251.52	4,670.00	734,619.48	70.04
=====							
REVENUES OVER/(UNDER) EXPENDITURES	(1,055,541)	(739,289.48)	-	(316,251.52)	(4,670.00)	(734,619.48)	70.04
TRANSFER IN	1,048,541	424,487.26	-	624,053.74	150,489.83	123,507.60	40.48
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	(7,000)	(314,802.22)	-	307,802.22	145,819.83	(611,111.88)	4,497.17
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City of San Juan, Texas
Budget Expenditures Report
December 31, 2016

Budget 25.0%

20 -MUNICIPAL COURT-BLDG SEC. FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-16	Dec-16	% RECEIV. EXPENDED
REVENUE SUMMARY							
Other Revenue	7,622	953.10	-	6,668.90	273.00	345.10	12.50
TOTAL REVENUES	7,622	953.10	-	6,668.90	273.00	345.10	12.50
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
430-MUNICIPAL COURT							
Pur Prop Srvs & Other Srvs	500	-	-	500.00	-	-	-
MUNICIPAL COURT	500	-	-	500.00	-	-	-
TOTAL EXPENDITURES	500	-	-	500.00	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	7,122	953.10	-	6,168.90	273.00	345.10	13.38

City of San Juan, Texas
Budget Expenditures Report
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							Budget 25.0%
21 -MUNICIPAL COURT-TECH. FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-16	Dec-16	% RECEIV. EXPENDED
REVENUE SUMMARY							
Other Revenues	5,000	1,000.00	-	4,000.00	314.00	306.00	20.00
TOTAL REVENUES	5,000	1,000.00	-	4,000.00	314.00	306.00	20.00
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
430-MUNICIPAL COURT							
Capital Outlay	-	-	-	-	-	-	-
MUNICIPAL COURT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	5,000	1,000.00	-	4,000.00	314.00	306.00	20.00

City of San Juan, Texas
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Budget 25.0%

23 -REVOLVING LOAN FUND FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-16	Dec-16	% RECEIV. EXPENDED
REVENUE SUMMARY							
Other Revenue	-	171.60	-	(171.60)	14.16	13.95	-
TOTAL REVENUES	-	171.60	-	(171.60)	14.16	13.95	-
EXPENDITURE SUMMARY							
512-ADMINISTRATION							
Purchased Prof/Tech Srvs	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-
ADMINISTRATION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	171.60	-	(171.60)	14.16	13.95	-

City of San Juan, Texas
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Budget 25.0%

25 -PARKS SPORT FEE FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-16	Dec-16	% RECEIV. EXPENDED
REVENUE SUMMARY							
Other Revenue	-	142.82	-	(142.82)	-	142.82	-
TOTAL REVENUES	-	142.82	-	(142.82)	-	142.82	-
=====							
EXPENDITURE SUMMARY							
540-RECREATION							
Pur Prop Srvs & Other Srvs	-	-	-	-	-	-	-
ADMINISTRATION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
=====							
REVENUES OVER/(UNDER) EXPENDITURES	-	142.82	-	(142.82)	-	142.82	-

City of San Juan, Texas
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Budget 25.0%

26 -PARK DEVELOPMENT FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-16	Dec-16	% RECEIV. EXPENDED
REVENUE SUMMARY							
Intergovernmental Revenue	-	0.03	-	(0.03)	-	0.03	-
Park Development Fees	7,000	-	-	7,000.00	-	-	-
TOTAL REVENUES	7,000	0.03	-	6,999.97	-	0.03	0.00
EXPENDITURE SUMMARY							
512-PARKS							
Pur Prop Svcs & Other Svcs	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-
Capital Outlay	25,000	-	-	25,000.00	-	-	-
PARKS	25,000	-	-	25,000.00	-	-	-
TOTAL EXPENDITURES	25,000	-	-	25,000.00	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	(18,000)	0.03	-	(18,000.03)	-	0.03	(0.00)

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Budget 25.0%

27 -WRECKER LAW ENFORCEMENT FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-16	Dec-16	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
EXPENDITURE SUMMARY							
460-POLICE							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
ADMINISTRATION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	-	-	-	-	-	-

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Budget
0.25

28 -ASSET FORFEITURE-STATE FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-16	Dec-16	% RECEIV. EXPENDED
REVENUE SUMMARY							
Other Revenue	200,000	37,200.00	-	162,800.00	38,100.00	-	18.60
Forfeit Local	-	-	-	-	-	-	-
TOTAL REVENUES	200,000	37,200.00	-	162,800.00	38,100.00	-	18.60
EXPENDITURE SUMMARY							
460-POLICE							
Salaries & Wages/Benefits	-	-	-	-	-	-	-
Purchased Prof/Tech Srvs	-	-	-	-	-	-	-
Pur Prop Srvs & Other Srvs	-	-	-	-	-	-	-
Supplies	-	271.81	(309.50)	37.69	110.00	161.81	-
Capital Outlay	199,000	-	-	199,000.00	-	-	-
Miscellaneous	-	-	-	-	-	-	-
POLICE	199,000	271.81	(309.50)	199,037.69	110.00	161.81	(0.02)
TOTAL EXPENDITURES	199,000	271.81	(309.50)	199,037.69	110.00	161.81	(0.02)
REVENUES OVER/(UNDER) EXPENDITURES	1,000	36,928.19	309.50	(36,237.69)	37,990.00	(161.81)	3,723.77

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							Budget 25.0%
30-MISCELLANEOUS GRANTS FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-16	Dec-16	% RECEIV. EXPENDED
REVENUE SUMMARY							
Intergovernmental Revenue	629,483	49,379.14	-	580,103.86	118.86	47,379.14	7.84
Other Revenue	-	-	-	-	-	-	-
TOTAL REVENUES	629,483	49,379.14	-	580,103.86	118.86	47,379.14	7.84
EXPENDITURE SUMMARY							
460-POLICE							
Salaries & Wages/Benefits	182,934	27,568.06	-	155,365.94	11,178.53	11,366.88	15.07
Pur Prop Srvs & Other Srvs	3,644	-	-	3,644.00	-	-	-
Supplies	-	-	-	-	-	-	-
Capital Outlay	93,420	39,350.35	52,773.62	1,296.03	35,400.35	-	98.61
POLICE	279,998	66,918.41	52,773.62	160,305.97	46,578.88	11,366.88	42.75
470-FIRE							
SALARIES & WAGES/BENEFIT	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
FIRE	-	-	-	-	-	-	-
480-STREETS, ALLEY, OTHER							
SUPPLIES	-	-	-	-	-	-	-
MISCELLANEOUS	108,706	-	-	108,706.00	-	-	-
STREETS, ALLEY, OTHER	108,706	-	-	108,706.00	-	-	-
500-PARKS							
SALARIES OF EMPLOYEES	1,400	-	-	1,400.00	-	-	-
PURCHASED PROF/TECH SRVS	12,875	3,500.00	-	9,375.00	3,500.00	-	27.18
PUR PROP SRVS & OTH SRVS	4,952	-	-	4,952.00	-	-	-
SUPPLIES	18,565	240.70	171.00	18,153.30	154.72	-	2.22
CAPITAL OUTLAY	153,000	-	-	153,000.00	-	-	-
AMIGOS DEL VALLE GREEN R	190,792	3,740.70	171.00	186,880.30	3,654.72	-	2.05
553-LIBRARY							
PURCHASED PROF/TECH SRVS	4,000	-	-	4,000.00	-	-	-
PUR PROP SRVS & OTH SRVS	9,551	200.76	-	9,350.24	54.02	64.32	2.10
SUPPLIES	650	-	-	650.00	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	6,782	-	-	6,782.00	-	-	-
LIBRARY	20,983	200.76	-	20,782.24	54.02	64.32	0.96
700-SANITATION							
SALARIES OF EMPLOYEES	18,992	3,587.52	-	15,404.48	1,187.44	2,220.08	18.89
EQUIPMENT SUPPLIES	37	-	-	37.00	-	-	-
CAPITAL OUTLAY	9,975	9,475.00	-	500.00	-	-	94.99
SANITATION	29,004	13,062.52	-	15,941.48	1,187.44	2,220.08	113.88
TOTAL EXPENDITURES	629,483.00	83,922.39	52,944.62	492,615.99	51,475.06	13,651.28	21.74
REVENUES OVER/(UNDER) EXPENDITURE	-	(34,543.25)	(52,944.62)	87,487.87	(51,356.20)	33,727.86	-

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Budget 25.0%

33 -HOTEL/MOTEL OCCUPANCY TAX FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-16	Dec-16	% RECEIV. EXPENDED
REVENUE SUMMARY							
TAX REVENUE	26,100	4,308.18	-	21,791.82	1,479.87	-	16.51
FINES & FEES	25,000	13,184.56	-	11,815.44	4,257.60	8,861.96	52.74
OTHER REVENUE	-	-	-	-	-	-	-
TOTAL REVENUES	51,100	17,492.74	-	33,607.26	5,737.47	8,861.96	34.23
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
553-CITY EVENTS							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	43,100	58,102.55	704.55	(15,707.10)	1,764.89	56,108.55	136.44
CITY EVENTS	43,100	58,102.55	704.55	(15,707.10)	1,764.89	56,108.55	136.44
701-MISCELLANEOUS DEPT							
MISCELLANEOUS	8,000	-	-	8,000.00	-	-	-
MISCELLANEOUS DEPT	8,000	-	-	8,000.00	-	-	-
TOTAL EXPENDITURES	51,100	58,102.55	704.55	(7,707.10)	1,764.89	56,108.55	115.08
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	(40,609.81)	(704.55)	41,314.36	3,972.58	(47,246.59)	-
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER (USES)	-	(40,609.81)	(704.55)	41,314.36	3,972.58	(47,246.59)	-
	=====	=====	=====	=====	=====	=====	=====

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Budget 25.0%

35 -ASSET FORFEITURE-FEDERAL FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-16	Dec-16	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	-	-	-	-	-	-
FORFEIT FEDERAL	180,000	9,603.79	-	170,396.21	-	-	5.34
TOTAL REVENUES	180,000	9,603.79	-	170,396.21	-	-	5.34
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
460-POLICE							
SALARIES & WAGES/BENEFIT	-	-	-	-	-	-	-
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
SUPPLIES	-	(80.00)	-	80.00	-	-	-
CAPITAL OUTLAY	1,100,000	5,445.00	(5,445.00)	1,100,000.00	5,445.00	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
POLICE	1,100,000	5,365.00	(5,445.00)	1,100,080.00	5,445.00	-	(0.01)
TOTAL EXPENDITURES	1,100,000	5,365.00	(5,445.00)	1,100,080.00	5,445.00	-	(0.01)
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(920,000.00)	4,238.79	5,445.00	(929,683.79)	(5,445.00)	-	(1.05)

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Budget 25.0%

36 -DEBT SERVICE FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-16	Dec-16	% RECEIV. EXPENDED
REVENUE SUMMARY							
PROPERTY TAXES	1,648,901	672,396.96	-	976,504.04	93,407.84	562,044.63	40.78
OTHER REVENUE	132,547	0.93	-	132,546.07	0.30	0.32	-
TOTAL REVENUES	1,781,448	672,397.89	-	1,109,050.11	93,408.14	562,044.95	37.74
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
ORGANIZATIONAL EXPENSE							
DEBT SERVICE	1,619,968	37,715.00	-	1,582,253.00	-	37,715.00	2.33
MISCELLANEOUS	-	4,670.00	-	(4,670.00)	4,670.00	-	-
ORGANIZATIONAL EXPENSE	1,619,968	42,385.00	-	1,577,583.00	4,670.00	37,715.00	2.62
	=====	=====	=====	=====	=====	=====	=====
TOTAL EXPENDITURES	1,619,968.00	42,385.00	-	1,577,583.00	4,670.00	37,715.00	2.62
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	161,480	630,012.89	-	(468,532.89)	88,738.14	524,329.95	-
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER (USES)	161,480	630,012.89	-	(468,532.89)	88,738.14	524,329.95	390.15
	=====	=====	=====	=====	=====	=====	=====

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Budget
25.0%

44-CIP-STREET-SERIES 2015 FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-16	Dec-16	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	-	-	-	-	-	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
EXPENDITURES							
STREETS	2,798,008	977,420.05	(253,968.13)	2,074,555.72	261,861.90	228,755.87	25.86
DEBT	-	-	-	-	-	-	-
SANITATION	-	-	-	-	-	-	-
LIBRARY	2,798,008	977,420.05	(253,968.13)	2,074,555.72	261,861.90	228,755.87	25.86
LONG TERM DEBT							
DEBT SERVICE	-	-	-	-	-	-	-
LONG TERM DEBT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	2,798,008	977,420	(253,968.13)	2,074,555.72	261,861.90	228,755.87	25.86
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	2,798,007.64	977,420.05	(253,968.13)	2,074,555.72	(261,861.90)	(228,755.87)	25.86

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Budget 25.0%

45-CAPITAL PROJECTS FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-16	Dec-16	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	-	-	-	-	-	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
LIBRARY							
CAPITAL OUTLAY	-	-	-	-	-	-	-
LIBRARY	-	-	-	-	-	-	-
LONG TERM DEBT							
DEBT SERVICE	-	-	-	-	-	-	-
LONG TERM DEBT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	-	-	-	-	-	-

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Budget 25.0%

52- Certificate of Obligation FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-16	Dec-16	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOVERNMENTAL REV.	1,500	527.74	-	972.26	179.79	173.98	35.18
TOTAL REVENUES	1,500	527.74	-	972.26	179.79	173.98	35.18
=====							
EXPENDITURE SUMMARY							
STREET							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
STREET	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
=====							
REVENUES OVER/(UNDER) EXPENDITURES	1,500	527.74	-	972.26	179.79	173.98	-

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Budget 25.0%

54-2014 BOND FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-16	Dec-16	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	589.54	-	(589.54)	204.15	198.43	-
TOTAL REVENUES	-	589.54	-	(589.54)	204.15	198.43	-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
640-WATER DISTRIBUTION							
CAPITAL OUTLAY	-	-	-	-	-	-	-
WATER DISTRIBUTION	-	-	-	-	-	-	-
ORGANIZATIONAL							
DEBT SERVICE	-	-	-	-	-	-	-
ORGANIZATIONAL	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	589.54	-	(589.54)	204.15	198.43	-

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Budget 25.0%

24 -SAN JUAN E. D. C. FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-16	Dec-16	% RECEIV. EXPENDED
REVENUE SUMMARY							
SALES TAX REVENUE	850,000	225,093.30	-	624,906.70	82,078.82	73,316.39	26.48
OTHER REVENUE	10,000	1.38	-	9,998.62	0.45	0.62	0.01
OTHR FINANCING SOURCES/U	-	-	-	-	-	-	-
TOTAL REVENUES	860,000	225,094.68	-	634,905.32	82,079.27	73,317.01	26.17
EXPENDITURE SUMMARY							
SAN JUAN ECONOMIC DEV							
SALARIES & WAGES/BENEFIT	115,696	4,813.43	-	110,882.57	36.41	4,758.65	4.16
PURCHASED PROF/TECH SRVS	165,800	22,188.00	-	143,612.00	8,265.00	7,210.00	13.38
PUR PROP SRVS & OTH SRVS	54,024	12,410.41	-	41,613.73	2,724.40	2,375.83	22.97
SUPPLIES	4,500	60.12	-	4,439.88	-	60.12	1.34
CAPITAL OUTLAY	-	-	-	-	-	-	-
DEBT SERVICE	350,080	44,776.53	-	305,303.33	14,925.51	14,925.51	12.79
MISCELLANEOUS	169,900	10,553.04	-	159,346.96	-	10,553.04	6.21
SAN JUAN ECONOMIC DEV	860,000	94,801.53	-	765,198.47	25,951.32	39,883.15	11.02
OTHER PROJECTS							
MISCELLANEOUS	-	-	-	-	-	-	-
OTHER PROJECTS	-	-	-	-	-	-	-
TOTAL EXPENDITURES	860,000	94,801.53	-	765,198.47	25,951.32	39,883.15	11.02
REVENUES OVER/(UNDER) EXPENDITURES	-	130,293.15	-	(130,293.15)	56,127.95	33,433.86	-