



Mayor: Mario Garza
Mayor Pro-Tem: Leonardo “Lenny” Sanchez
Commissioners: Jesus “Jesse” Ramirez
Ernesto “Neto” Guajardo
Marco “Markie” Villegas

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

SAN JUAN CITY COMMISSION

Location: San Juan Memorial Library
Multipurpose Meeting Room
1010 S. Standard
San Juan, Texas 78589
Tuesday, September 8, 2020

REGULAR MEETING AGENDA **6:00 PM**

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS

- A.** It is the Intent of the City Commission to Conduct this Meeting Primarily via Teleconference Pursuant to the Open Meetings Act Procedures Announced by Governor Abbott. Due to the COVID-19 Pandemic, the City has Established an Alternative for Residents to Make Public Comments During the Meeting. If you Would Like to Participate Under Public Comments, You Must Submit a Request Beginning Friday, August 7, 2020 by (1) Sending an Email to publiccomments@sjtx.us or (2) by Dropping Off the Request in the Drop Box Next to the Drive-Thru Behind City Hall at 709 S. Nebraska San Juan, Texas 78589. All Requests Must be Received no Later than 5:00 p.m. on Tuesday, August 11, 2020. Your Request Should Include Your Name, Address, Telephone Number and Your Comment. We Ask for Everyone's Cooperation with this Procedure.

V. PRESENTATIONS

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

1. Department of Planning and Zoning Monthly Report.

2. Department of Parks and Recreation Monthly Report

3. San Juan Memorial Library Monthly Report

4. Department of Sanitation Monthly Report.

VI. PUBLIC HEARINGS

- A. Hold Public Hearing on the Adopting the Proposed Tax Rate and Levy for the City of San Juan, Texas for the Fiscal Year Beginning October 1, 2020 and Ending September 30, 2021.
- B. Hold a Public Hearing for the Voluntary Annexation Petition of the Proposed Cesar Heights Subdivision being a 1.61 acre tract of land out of Lot 4, Block 27, Alamo Land and Sugar Company's Subdivision, as per map recorded in Volume 1, Pages 24 thru 26, Map Records, as Requested by Ricardo Cazares.

VII. ORDINANCES

- A. Discussion and Possible Action to Amend the Personnel Policy Manual, Chapter 4: Leaves of Absence, Section 4.04 Holiday Leave and Ordinance 2005-030.

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

- A. Consider Authorizing the City Manager to enter into an Inter-Local Agreement with the City of Weslaco for Animal Shelter Professional Services.
- B. Consider Authorizing the City Manager to Declare Various Vehicles as Salvage and Surplus Property.

IX. CONTRACTUALS

- A. Consider Authorizing the City Manager to Enter Into an Inter-local Agreement between the Lower Rio Grande Valley Development Council Weslaco, Texas and the City of San Juan, Texas Regarding for provision of 911 Service.

X. CONSENT AGENDA

- A.** Consider Second and Final Reading of an Ordinance for a Rezoning Request from Neighborhood Commercial District (C-1) to Single-Family Residence District (R-S) of a 0.36 acre tract of land out of Lot 9, Block 35, Alamo Land and Sugar Company's Subdivision, located at the Southeast corner of 4th and Morelos Street, as Requested by Luis Muro.
- B.** Consider Second and Final Reading of an Ordinance for a Rezoning Request from Neighborhood Commercial District (C-1) to Single-Family Residence District (R-S) of a 0.50 acre tract of land out of Lot 9, Block 35, Alamo Land and Sugar Company's Subdivision, located at the Southeast corner of 4th and Morelos Street, as Requested by Margarita Aguirre.
- C.** Consider Second and Final Reading of an Ordinance Amending Ordinance No. 2002-012 and Chapter Traffic and Vehicles, Article 12.04 Truck and Commercial Vehicles, Section 12.04.002 Truck Routes Designated of the City of San Juan's Code of Ordinances to Amend the Routes for Truck and Commercial Vehicles.
- D.** Consider an Ordinance Adopting the Proposed Tax Rate and Levy for the City of San Juan Texas at \$0.6926 per \$100 Valuation for Fiscal Year Beginning October 1, 2020 and Ending September 30, 2020.

XI. ADJOURNMENT

CERTIFICATION

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

DIANA CAVAZOS
CITY SECRETARY
CITY OF SAN JUAN, TEXAS

CERTIFICATION OF REMOVAL

CITY COMMISSION MEETING AGENDA

SEPTEMBER 8, 2020

PAGE 4

I certify that the agenda of items to be considered by the City Commission was removed by the City Secretary's Office from the San Juan City Hall bulletin area on the the _____ of _____, 2020.

OFFICE OF THE CITY SECRETARY



Mayor: Mario Garza
Mayor Pro-Tem: Leonardo “Lenny” Sanchez
Commissioners: Jesus “Jesse” Ramirez
Ernesto “Neto” Guajardo
Marco “Markie” Villegas

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Roberto Escobar, Planning Director

DATE: 8/26/2020

SUBJECT: Department of Planning and Zoning Monthly Report.

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

- 89 building permits were issued during the month of August, \$2,314,681.34 in total valuation.
- Provide customer service and support to 395 people and handled approximately 1,476 calls.
- The building inspectors made approximately 330 inspections.
- Seventeen (17) building permits were issued for new houses \$1,429,575.00 in total value.

HEALTH DEPARTMENT

City Inspectors continue visiting all the businesses to check if occupational licenses and health permits were up to date. A total of thirty-eight (38) yearly letters were sent out to existing businesses to renew their licenses. A total of seven (7) business permits were renewed with a \$350.00 in total valuation and six (6) health inspections were issued during the month of August with an \$675.00 in total valuation. Health Inspector was assisting business owners about the latest State's orders regarding the Covid-19 pandemic.

NEW BUSINESSES OPENING IN THE CITY DURING THIS MONTH

- Pika Pebble Snack at 4011 N. Raul Longoria Road

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

- The Wings Bar and Grill at 205 W Nolana Avenue

CODE ENFORCEMENT

Code Enforcement Inspectors sent forty-five (45) weedy lot letters, five (5) illegal dumping violations, thirty (30) work orders for weedy lots, three (3) junk vehicles violations, seven (7) violations for building without a permit and eight (8) garage sales without a permit.

SUBDIVISIONS IN PROCESS

- Cesar Heights
- Re-Plat of Texas National
- Sepulveda Subdivision
- Uresti Subdivision
- Shops at Chavez
- ND Sonic
- Area Holdings
- Luna Subdivision
- Solis-Trevino Phase 1 Subdivision
- Valley Ranch
- Cesar Heights
- Royal Ridge
- Garza Estates
- Carroll Road
- Trump Subdivision
- Black Hills Estates
- Hacienda San Fernando
- County Park
- Perez-Garza
- Las Misiones de San Juan
- Garco

REZONING REQUEST

- Request by Luis Muro at the Southeast corner of 4th and Morelos Street.
- Request by Margarita Aguirre at the Southeast corner of 4th and Morelos Street.

PLANNING AND ZONING MEETING

- August 20, 2020



Mayor: Mario Garza
Mayor Pro-Tem: Leonardo “Lenny” Sanchez
Commissioners: Jesus “Jesse” Ramirez
Ernesto “Neto” Guajardo
Marco “Markie” Villegas

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Patrick Willingham, Director of Parks and Recreation

DATE: 9/1/2020

SUBJECT: Department of Parks and Recreation Monthly Report

For the month of August 2020, we have the following to report:

Parks Division, staff continues to maintain our city parks and landscape areas as needed. This past month staff worked on the following areas.

- Assisted Emergency Management with preparing sandbags for the community.
- Assisted Sanitation Department with brush and trash pick up around the city.
- Maintaining all the city parks trimming trees and cutting grass.
- Working on Municipal Park ballfields cutting and training grass as well as controlling weeds.
- Sanitizing all parks vehicles and equipment.
- Assisted EDC with preparations for ground breaking ceremony for the new Sonic restaurant.

Events Division, Event Coordinator Ruben Rodriguez and staff having been working the following areas.

- Staff assisted with ground breaking ceremony set up for the new Sonic restaurant.
- Assisted with some quotes for amenities at Municipal Park.
- Acquired quotes for bed liners, tool boxes and hitches for new fleet vehicles.
- Assisted parks staff with taking vehicles to 4 signs for logo installation on new fleet.
- Had all equipment and machines serviced that were under warranty.
- Purchased equipment for severe weather, raincoats, boots, etc...

Recreation Division, this past month staff has been coordinating and organizing upcoming fall events and leagues.

- Due to Covid-19 all recreation programs have been suspended until the fall of 2020. We will continue to monitor the situation as to when we can properly and effectively begin to offer youth programs.

At this time we continue to monitor the parks and make sure they are clean and that proper sanitation is being done on a regular basis.

Maintenance Division, staff continues to provide professional maintenance and custodial service throughout the city. The following areas were addressed this past month.

- Staff continues to monitor A/C units around the city.
- Staff continues to address minor repairs after the hurricane.
- Custodial staff stationed at city hall continuously cleaning and sanitizing the high traffic areas.
- Currently our city custodial staff's priority to ensure that all city buildings are being properly sanitized.

Upcoming Events:

Parks and Recreation Advisory Board met on September 1, 2020 at 6 pm. Notes and minutes will be updated in October's report.



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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Armandina Sesin, Director of Library

DATE: 9/1/2020

SUBJECT: San Juan Memorial Library Monthly Report

Enclosed is the August monthly report including statistics and programs:

For the month of August, we had, 1,367 visitors. Out of those visitors, 424 were here for computer use only. The library checked out a total of 756 items both adult and children. We had 26 in-house circulation items. We requested and received twenty-one (21) Interlibrary Loans (ILL). We had 51 new patrons added to our circulation system. We helped the public with an estimated 431 reference/informational questions. We had 39 fax transactions. The monthly amount deposited was \$1,210.10 both fines and fees.

Please see the attached statistical report.

During the month of August

- The Library Board does not meet in August
- Attended the Emergency called meetings
- Attended the Directors’ meeting.
- Attended, virtually, the City Commission meetings.
- Went to City Hall to make the money deposits for the library.
- Managed the day to day operations of the San Juan Memorial Library.
- **Meetings to be held in September 2020**

Multipurpose Room

Budget Workshop, September 2nd

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

Baby Shower, September 3rd

City Commission meetings, September 8th & 22nd

Directors' Meetings, September 9th & 23rd

Storm Water meeting, September 9th

EDC meetings, September 15th

Training Room:

No meetings are scheduled in the Training room.

San Juan Memorial Library
August 2020 Statistics

Statistics	
Total Visitors	1,367
Computer Users	424
Total Checkouts	756
In-House Use	26
Inter-Library Loans	21
New Patrons	51
Reference\ Informational Questions	431
FAX transactions	39
Children's Programs	3
Attendance	18

Multipurpose Room Reservations	Attendance
11th City Commission	7
12th Directors Meeting	14
15th Utilities Workshop	5
17th TWC Teleconference - Executive Room	5
18th EDC Meeting	80
19th Budget Workshop	15
21st City Manager	5
25th City Commission	7
26th Directors Meeting	14
Total	152

Checkouts	
DVDs	84
Books Juvenile	502
Books Adult	170
Total	756

WiFi Usage	
LibGuest	1,120
LibStaff	173
Total	1,293

Study Room Attendance	
Study Rooms	37

Facebook Page	
Likes	2
Visitors	0

SJML Homepage	
Visitors	826

Deposits	
Fines	\$ 242.30
Copies	\$ 967.80
Total	\$ 1,210.10

Youth & Children's Programs/Attendance

Date	Program	Attendance
Saturday, August 1, 2020	*	0
Tuesday, August 4, 2020	*	0
Wednesday, August 5, 2020	*	0
Thursday, August 6, 2020	*	0
Friday, August 7, 2020	*	0
Saturday, August 8, 2020	*	0
Tuesday, August 11, 2020	*	0
Wednesday, August 12, 2020	*	0
Thursday, August 13, 2020	*	0
Friday, August 14, 2020	*	0
Saturday, August 15, 2020	*	0
Tuesday, August 18, 2020	*	0
Wednesday, August 19, 2020	*	0
Thursday, August 20, 2020	*	0
Friday, August 21, 2020	*	0
Saturday, August 22, 2020	*	0
Tuesday, August 25, 2020	*	0
Wednesday, August 26, 2020	*	0
Thursday, August 27, 2020	*	0
Friday, August 28, 2020	*	0
Saturday, August 29, 2020	*	0
August 3, 2020 - August 7, 2020	Take Home Crafts	6
August 10, 2020 - August 14, 2020	Take Home Crafts	7
Friday, August 14, 2020	Reading Prizes	5
Total	3	18
* No Programing for June		



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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Roel Garza, Sanitation Director

DATE: 9/2/2020

SUBJECT: Department of Sanitation Monthly Report.

Sanitation Department (August 2020)

- Solid Waste Collection ran on schedule all month
- Brush Pickup ran on schedule all month
- Drop off Site - „1,431 Residents
- Residential - 1,217.77 Tons
- Commercial – 552.48 Tons
- Roll-Off – 154.79 Tons 29 loads (rental)
- Brush – 934.12 Tons & 235 loads of brush

Central Garage (August 2020)

- Open 13
- Closed 19
- 6 Residential Side Loaders operating
- 1 Commercial Side Loaders operating
- 2 Commercial Front Loaders operating
- 3 Brush truck operating, 1 Brush Truck down
- 1 Brush tractor (grapple) operating
- 3 Brush Grapple Truck operating, 1 Brush Grapple Truck down
- 3 Roll-Off Trucks operating

Recycling (August 2020)

Cardboard: 12.48 tons / \$938.14

Mixed White Paper: 2.90 tons / \$162.51

Alum Cans: 0.06 tons / \$37.12

Metal: 3.39 tons / \$365.20

Total Tons / Revenue: 18.83 tons / \$938.14

Savings of: \$376.60

Walk – Ins: 876

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
SEPTEMBER 8, 2020

Hold Public Hearing on the Adopting the Proposed Tax Rate and Levy for the City of San Juan, Texas for the Fiscal Year Beginning October 1, 2020 and Ending September 30, 2021.

STAFF COMMENTS AND RECOMMENDATIONS:

On Tuesday, August 25, 2020, the City Commission voted and approved the Proposed Tax Rate of (\$0.6926/\$100) for Fiscal Year October 1, 2020 through September 30, 2021 and scheduled one required public hearing on September 08, 2020. However, in accordance with property tax law, if the proposed tax rate (\$0.6926/\$100) exceeds the effective tax rate of (\$0.6534/\$100) or rollback tax rate (\$0.6926/\$100), therefore public hearing on the proposed rate will be required before the City Commission adopts the tax rate ordinance.

The ordinance Adopting the Tax Rate for the Tax Year 2020 and Fiscal Year beginning October 1, 2020 through September 30, 2021 will be considered on first reading by the Commission on September 08, 2020.

RECOMMENDATION:

Consider Reading of Ordinance Adopting the Proposed Tax Rate and Levy for the City of San Juan, Texas, for Fiscal Year Beginning October 1, 2020, Ending September 30, 2021.

PREPARED BY:

Leroy Gonzales,
Director of Finance

APPROVED BY:

Benjamin Arjona, City
Manager

2020 Governing Body Summary #1A*

Benchmark 2020 Tax Rates

City of San Juan

Date: 08/20/2020 10:11AM

DESCRIPTION OF TAX RATE	TAX RATE PER \$100	THIS YEAR'S TAX LEVY**	ADDITIONAL TAX LEVY
No New Revenue Tax Rate	0.6534	7,172,865	0
One Percent Tax Increase***	0.6599	7,244,220	71,355
One Cent Tax Increase***	0.6634	7,282,642	109,777
De Minimis Rate****	0.0000	0	-7,172,865
Voter Approval Tax Rate	0.6926	7,603,193	430,328
Last Year's Tax Rate	0.6993	7,676,744	503,879
Proposed Tax Rate	0.6926	7,603,193	430,328

*These figures are provided as estimates of possible outcomes resulting from varying the tax rate. Please be aware that these are only estimates and should not be used alone in making budgetary decisions.

**Tax levies are calculated using line 21 of the No New Revenue Tax Rate Worksheet and this years frozen tax levy on homesteads of the elderly or disabled.

***Tax increase compared to no new revenue tax rate.

Benchmark 2019 and 2020 Tax Rate Comparison
City of San Juan, Texas

2019 Total Taxable Value \$ 1,002,624,028
2020 Total Taxable Value \$ 1,097,775,420
2019-2020 Taxable Value Increase \$ 95,151,392

	2019			2020			
	Tax Rate Per \$100	Tax Levy		Tax Rate Per \$100	Tax Levy	Additional Tax Levy	2019-2020 Comparison
Effective Tax Rate	0.6721	\$ 6,738,636		0.6534	\$ 7,172,865	\$	434,229
One Cent per \$100 Tax Increase	0.6821	\$ 6,838,898		0.6634	\$ 7,282,642	\$ 109,778	
Two Cent per \$100 Tax Increase	0.7021	\$ 7,039,423		0.6834	\$ 7,502,197	\$ 219,555	
Notice of Hearing Limit	0.6721	\$ 6,738,636		0.6926	\$ 7,603,193	\$	
Rollback Tax Rate	0.7366	\$ 7,385,329		0.6926	\$ 7,603,193	\$	
Last Year's Current Tax Rate	0.6993	\$ 7,011,350		0.6993	\$ 7,676,744	\$ 503,879	\$ 665,394
Proposed Tax Rate	0.6993	\$ 7,011,350		0.6926	\$ 7,603,193	\$ 430,328	

ORDINANCE NO. ____

AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF SAN JUAN, TEXAS ADOPTING THE TAX RATE AND LEVYING AD VALOREM TAXES FOR THE USE AND SUPPORT OF THE MUNICIPAL GOVERNMENT OF THE CITY OF SAN JUAN, TEXAS, FOR THE 2020-2021 FISCAL YEAR ENDING SEPTEMBER 30, 2021 AND THE TAX YEAR 2020 IN CONFORMITY WITH THE CHARTER PROVISIONS AND ORDINANCES OF THE CITY AND THE PROPERTY TAX CODE OF THE STATE OF TEXAS: PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR PUBLICATION; AND ORDIAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER THEREOF.

WHEREAS, Section 26.05 Texas Tax Code provides for the procedures for adoption of the ad valorem tax rate for municipalities; and

WHEREAS, the vote on the tax rate must be a record vote as reflected hereunder and such vote was separate from the vote of the City Commissioners adopting the budget as required by law; and

WHEREAS, a motion being first made as follows: "I move that property taxes be decreased by the Adoption of the Rate of \$0.6926", and upon vote of the City Commissions as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
Mayor Mario Garza	___	___	___
Mayor Pro-Leronardo "Lenny" Sanchez	___	___	___
Commissioner Jesus "Jesse" Ramirez	___	___	___
Commissioner Ernesto "Neto" Guajardo	___	___	___
Commissioner Marco "Markie" Villegas	___	___	___

AND, WHEREAS, THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

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

SECTION I: There shall be and is hereby levied for the fiscal year ending September 30, 2021, and the Tax year 2020, upon the assessed taxable value of all property of every description subject to taxation within the City of San Juan, Texas, on the 1st day of January A.D. 2020, the following tax rates, to wit:

- (a) An ad valorem tax to be computed at the rate of \$0.5164 per \$100.00 of the assessed taxable value thereof estimated in lawful currency of the United States of America for the purpose of paying the general expenses of the City Government for the period ending **September 30, 2021**, as provided in the appropriate ordinance adopted by the Board of Commissioners of the City of San Juan, Texas, and when collected such monies are to be deposited in the fund known as the "General Fund" and disbursed for the purposes stated in said ordinance.
- (b) An ad valorem tax to be computed at the rate of \$0.1762 per \$100.00 of the assessed taxable value thereof estimated in lawful currency of the United States of America for the purpose of paying the interest and principal on the several outstanding debt issues of the City of San Juan, Texas, such levy being in conformity with the requirement of the levy of taxes heretofore made by ordinance and orders of the Board of Commissioners of the said City of San Juan, Texas relating to such indebtedness.

SECTION II: All ordinances or parts of ordinance in conflict herewith are hereby repealed.

SECTION III: This Ordinance shall be and remain in full force and effect from and after its passage by the Board of Commissioners.

SECTION IV: The City Secretary is hereby authorized and directed to cause the caption of this ordinance to be published in a newspaper having general circulation in San Juan, Hidalgo County, Texas in accordance with the Home Rule Charter of the City of San Juan, Texas, Section 2.15 (C) **Printing of Ordinances and Resolutions**; but it shall not be published in the Code of Ordinances of the City of San Juan as it is not amendatory thereof; however, it shall be cited in the appropriate appendix of the Code of Ordinances.

SECTION V: If any part or parts of this Ordinance are found to be invalid or unconstitutional by a court having competent jurisdiction, then such invalidity or unconstitutionality shall not affect the remaining parts hereof and such remaining parts shall remain in full force and effect, and to the extent this Ordinance is considered severable.

READ, CONSIDERED, PASSED and APPROVED on FIRST READING at a regular meeting of the City Commission of the San Juan, Texas at which a quorum was present and which was held in accordance with Chapter 551 of the Texas Government Code on this **08 day of September 2020**.

CITY OF SAN JUAN

By: _____

Mario Garza, Mayor

ATTEST:

By: _____

Diana Cavazos, City Secretary

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
SEPTEMBER 8, 2020

Hold a Public Hearing for the Voluntary Annexation Petition of the Proposed Cesar Heights Subdivision being a 1.61 acre tract of land out of Lot 4, Block 27, Alamo Land and Sugar Company's Subdivision, as per map recorded in Volume 1, Pages 24 thru 26, Map Records, as Requested by Ricardo Cazares.

STAFF COMMENTS AND RECOMMENDATIONS:

The Planning Department is processing a residential subdivision located approximately a quarter or a mile South of Moore Road, along the West side of Cesar Chavez Road. Part of the subdivision is outside the city limits but within the City of San Juan Extraterritorial Jurisdiction (ETJ). It is the City's policy to annex subdivisions processed and approved within the city's ETJ. On August 11, 2020 the City Commission approved a Resolution 20-14 accepting petition for voluntary annexation and setting dates and times for public hearings.

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

RECOMMENDATION:

Hold the First Public Hearing for a Voluntary Annexation of the proposed Cesar Heights Subdivision.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager



Planning & Zoning Department

VOLUNTARY ANNEXATION SCHEDULE

Subject Property	Being 1.61 acre tract of land out of Lot 4, Block 27, Alamo Land and Sugar Company Subdivision, as per map recorded in Volume 1, Pages 24 thru 26, Map Records, Hidalgo County, Texas, as Requested by Ricardo Cazares.
Monday, July 27, 2020	Planning Department distributes location map, annexation map and subdivision plat to other city departments for their review and comments.
Monday, July 27, 2020	Negotiate written service agreement with property owner and City.
Tuesday, August 11, 2020	City Commission accepts the petition for Voluntary Annexation, setting dates and times for public hearings by a Resolution.
Tuesday, August 19, 2020	First Public Hearing Notice is published in local newspaper. Send Written Notice by Certified Letter to school district, public entity, and appraisal district, etc.
Tuesday, September 8, 2020	City Commission holds public hearing on Voluntary Annexation.
Wednesday, September 16, 2020	Notice of 2 nd Public Hearing is published in the local newspaper.
Tuesday, October 13, 2020	City Commission holds 2 nd public hearing on Voluntary Annexation.
Tuesday, October 27, 2020	First Reading: City Commission Approves Voluntary Annexation Ordinance.
Tuesday, November 10, 2020	2 nd Reading: City Commission Approves Voluntary Annexation Ordinance.

RESOLUTION NO. 20-14

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS, ACCEPTING PETITION FOR VOLUNTARY ANNEXATION; SETTING THE DATES AND TIMES FOR PUBLIC HEARINGS REGARDING THE PROPOSED ANNEXATION OF THE BELOW MENTIONED PROPERTIES; AND DIRECTING THE PLANNING DEPARTMENT TO PREPARE A PLAN OF SERVICES FOR SAID ANNEXATION.

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

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

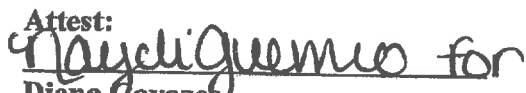
Section 2. The City Commission of the City of San Juan hereby calls two (2) public hearings at which time all interested persons shall have the right and opportunity to appear and be heard upon such proposal to annex the territories described above. The first public hearing shall be held in the City Commission Meeting at the San Juan Memorial Library located at 1010 S. Standard Avenue, San Juan, Texas 78589 at 6:00 p.m. on September 8, 2020. The second public hearing shall be held at the City Commission Meeting at the San Juan Memorial Library located at 1010 S. Standard Avenue, San Juan, Texas 78589 on October 13, 2020 at 6:00 p.m. The annexation proceeding, of which notice of intention to annex is given by this Resolution, shall be instituted not less than eleven (11) days nor more than twenty (20) days subsequent to such public hearings.

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

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

CONSIDERED, PASSED AND APPROVED on this 11th day of August, 2020, at a meeting of the City Commission of the City of San Juan, at which a quorum was present and which was held in accordance with Chapter 551, Texas Government Code.


Mario Garza
Mayor

Attest:

Diana Cavazos
City Secretary

Date: _____
Taken by: _____

**REQUEST FOR ANNEXATION
BY THE OWNER OF AREA ANNEXED**

To: The Honorable Mayor and
Board of Commissioners of the city of San Juan.

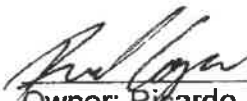
The undersigned owner of the hereinafter described land hereby request that you extend the present corporate limits of the city of San Juan so as to include as part of the city of San Juan, Hidalgo County, Texas, the following described property;

A 1.61 ACRE TRACT OF LAND OUT OF LOT 4, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS.

See attached Survey and Metes and Bounds.

I certify that the above described tract of land lies adjacent to and adjoins the city of San Juan , Texas, and that petition is signed and dully acknowledged be each and every person owning any interest in said land.

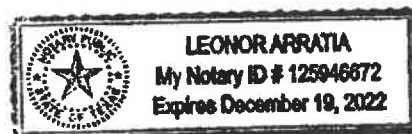
WITNESS my hand this 13th day of July 2020


Owner: Ricardo Cazares
Address: 1337 W. Moore Road
Alamo Texas 78516

State of Texas
County of Hidalgo

Sworn and subscribed before me on the 13th day of July, 2020


Notary Public
State of Texas



METES AND BOUNDS

A 1.61 acre tract of land out of Lot 4, Block 27, Alamo Land and Sugar Company Subdivision, according to the map recorded in volume 1, pages 24-26, map records, Hidalgo County, Texas, and being more particularly described by metes and bounds as follows;

Beginning at a point for the southwest corner of this tract, said point bears, S 81°15'E, 150.00 and N 08°45' E, 330.00 feet from the southwest corner of lot 4;

THENCE; N 08°45' E, a distance of 330.00 feet to a point for the northwest corner of this tract;

THENCE; S 81°15' E, a distance of 213.00 feet to a point for the northeast corner of this tract;

THENCE; S 08°45' W, a distance of 330.00 feet to a point for the southeast corner of this tract;

THENCE; N 08°45' W, a distance of 213.00 feet to the point of beginning and containing 1.61 acres of land more or less.

NOTE: THIS PROPERTY IS SUBJECT TO THE CITY OF SAN JUAN/ HIDALGO COUNTY SUBDIVISION RULES AND REGULATIONS.

LEGEND

- Found 1/2" iron rod
- Set 1/2" iron rod with a plastic cap stamped "R&A"

20370

BASIS OF BEARINGS: 1/2" I.R. FND ON CESAR CHAVEZ R.O.W. AT SOUTH LINE LOT 4 AND 660 FT. NORTH

N

CITY LIMITS
SAN JUAN

VOLUME 1509, PAGE 301
H.C.D.R.

1.136 AC.
DOC. #881150
H.C.O.R.

S 81°15'E 524.00'

APPROX. LOCATION
U.G. IRRIG. LINE

RESIDUE TRACT
DOC. #1192164
H.C.O.R.

IRRIGATION
VALVE

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1.136 AC.
DOC. #881148
H.C.O.R.

N 8°45'E
330.00'

1.61 AC.

6.417 AC.

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S 81°15'E 646.00'

N 81°15'W 1170.00'

DOC. #2606585
H.C.O.R.

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22.7' PVMT

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S.E. COR.
LOT 4

CESAR CHAVEZ ROAD

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SURVEY PLAT OF
6.417 ACRES OF LAND OUT OF
LOT 4, BLOCK 27,
ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION,
HIDALGO COUNTY, TEXAS
AS PER MAP RECORDED IN VOLUME 1, PAGES 24-26, H.C.M.R.

I, REYNALDO ROBLES, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION, THAT THERE ARE NO VISIBLE ENCROACHMENTS, NOR VISIBLE AND APPARENT EASEMENTS AT THE TIME OF SURVEY EXCEPT AS SHOWN AND BY GRAPHIC PLOTTING ONLY THIS PROPERTY LIES IN FLOOD ZONE "B" (AREAS BETWEEN LIMITS OF THE 100 YR AND 500-YR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YR FLOODING WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD) OF FIRM COMMUNITY PANEL NO. 480334 0425 C, DATED NOVEMBER 16, 1982.

Reynaldo Robles
REYNALDO ROBLES, R.P.L.S. #4032

PREPARED FOR: RICARDO CAZARES

RA

ROBLES &
ASSOCIATES, PLLC

PROFESSIONAL LAND SURVEYORS

P.O. BOX 478
107 W. HUISACHE ST.
WESLACO, TEXAS 78596

PHONE (956) 968-2422
FAX (956) 969-2011
FIRM No. 10096700

SURVEYED: 1-28-20	DRAWN BY: JR/2-04-20
SCALE: 1"=200'	JOB No. 20370
TITLE COMMITMENT No.	REVISED:

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL EMBOSSED SEAL OF SURVEYOR OF RECORD.

COPYRIGHT 2020



Legend

- CITY LIMITS
- Proposed area

Consideration and Action on a Resolution Accepting a Voluntary Annexation Petition, Setting Dates and Times of Public Hearings and Directing the Planning Department to Prepare Service Plan for a 1.61 acre tract of land out of Lot 4, Block 27, Alamo Land and Sugar Company's Subdivision, as per map recorded in Volume 1, Pages 24-26, Map Records, as Requested by Ricardo Cazares.



AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
SEPTEMBER 8, 2020

Discussion and Possible Action to Amend the Personnel Policy Manual, Chapter 4: Leaves of Absence, Section 4.04 Holiday Leave and Ordinance 2005-030.

STAFF COMMENTS AND RECOMMENDATIONS:

Recommend to to amend the Personnel Policy Manual, Chapter 4: Leaves of Absence, Section 4.04 Holiday Leave, Subsection A. Observed Holidays and Ordinance 2005-030. The City currently observes eleven (11) holidays during the year. Staff is is recommending to observe three (3) additional holidays to include Martin Luther King, Columbus Day and Veterans Day. The additional holidays will coincide with the business days of operation of other governmental agencies, which will ultimately provide a better service to our residents and anyone doing business with the City.

RECOMMENDATION:

Amend the Personnel Policy Manual, Chapter 4: Leaves of Absence, Section 4.04 Holiday Leave and Ordinance 2005-030, as recommended by staff.

PREPARED BY:

Diana Cavazos, City
Secretary

APPROVED BY:

Benjamin Arjona, City
Manager

ORDINANCE NO. 2020 - _____

AN ORDINANCE AMENDING THE CITY OF SAN JUAN PERSONNEL POLICY MANUAL, CHAPTER 4: LEAVES OF ABSENCE, SECTION 4.04 HOLIDAY LEAVE AND ORDINANCE 2005-030 BY PROVIDING THREE (3) ADDITIONAL DAYS AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER THEREOF.

WHEREAS, The existing Personnel Policy Manual, Chapter 4: Leaves of Absence, Section 4.04 Holiday Leave relating to holiday leave provided to the City employees provides for certain recognized and observed holidays, to include Martin Luther King, Columbus Day and Veterans Day; and

WHEREAS, Ordinance 2005-030 will be amended to include the holidays of Martin Luther King, Columbus Day and Veterans Day;

WHEREAS, The City Commission determines it to be in the best interest of the City to provide three (3) additional holidays.

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

SECTION I: The Personnel Policy Manual adopted on _____ be amended to include the three (3) additional holidays.

SECTION II: Ordinance 2005-030 approved on December 13, 2006 be amended to include the three (3) additional holidays.

SECTION III: The City Manager is hereby notified to impose such amendments which may be appropriate to carry out the intent of this ordinance.

SECTION IV: This ordinance shall be and remain in full force and effect from and after its passage by the City Commission and execution by the City.

SECTION V: If any part or parts of this Ordinance are found to be invalid or unconstitutional by a court having competent jurisdiction, then such invalidity or unconstitutionality shall not affect the remaining parts hereof and such remaining parts shall remain in full force and effect, and to that extent this Ordinance is considered severable.

READ AND CONSIDERED, PASSED AND APPROVED ON FIRST READING at a Regular Meeting of the City Commission of the City of San Juan, Texas at which a quorum was present and which was held in accordance with Chapter 551 of the Texas Government Code and Chapter 102 of the Texas Local Government Code on the on the 8th day of September, 2020.

CITY OF SAN JUAN

BY:

Mario Garza, Mayor

ATTEST:

BY: _____
Diana Cavazos, City Secretary

APPROVED AS TO FORM:

BY: _____
Palacios, Garza & Thompson, P.C.
City Attorney

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
SEPTEMBER 8, 2020

Consider Authorizing the City Manager to enter into an Inter-Local Agreement with the City of Weslaco for Animal Shelter Professional Services.

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Authorizing the City Manager to enter into an Inter-Local Agreement with the City of Weslaco for Animal Shelter Professional Services.

RECOMMENDATION:

Authorized the Approval of the Inter-Local Agreement.

PREPARED BY:

Albino Rodriguez,
Interim Chief of
Police

APPROVED BY:

Benjamin Arjona, City
Manager

STATE OF TEXAS	§	INTERLOCAL AGREEMENT
COUNTY OF HIDALGO	§	
SERVICE CONTRACT	§	

THIS AGREEMENT is made this ____ day of _____, 2020, by and between the **CITY OF WESLACO**, a Home Rule Municipal Corporation, hereinafter referred to as “**CITY**” located at 255 S. Kansas Avenue, Weslaco, Hidalgo County, Texas 78596 and **CITY OF SAN JUAN** a Home Rule Municipal Corporation, hereinafter referred to as “**SAN JUAN**”, located at 709 S. Nebraska Avenue San Juan, Hidalgo County, Texas 78589.

RECITALS

WHEREAS, SAN JUAN desires to engage with CITY for the provision of certain professional services, therefore CITY and SAN JUAN mutually agree as follows:

SECTION I CONTRACT AGREEMENT

CITY agrees to provide SAN JUAN Animal Control Operations and Impoundment as follows:

A. Impoundment services and all available information pertinent to said services, including reports and any other related data. CITY shall be responsible for the professional quality, technical accuracy, and the coordination of services furnished to SAN JUAN.

B. CITY shall perform the professional services necessary to accomplish the work specified in this Agreement in accordance with all applicable State and Federal requirements in effect on the date of execution.

C. CITY will provide blank door tags and SAN JUAN must provide individual door tags for each animal brought into CITY'S facility.

D. SAN JUAN must submit all documentation needed for owner relinquished animals and quarantine animals, which include owner relinquish forms and dog bite reports.

E. SAN JUAN must give CITY prompt written notice whenever SAN JUAN observes or otherwise becomes aware of any deficiencies in CITY services.

F. Hours of operation:

- Citizens of San Juan may drop off animals at the shelter from 8:00 a.m. to 5:00 p.m. Monday through Friday and 9:00 a.m. to 11:00 a.m. Saturdays and Sundays.

SECTION II
CALL NOTIFICATION / REPRESENTATIVE

Each party will have a designated representative to receive any notices under this agreement and to act on their behalf as follows:

i) CITY OF SAN JUAN

_____, _____.
709 S Nebraska Avenue
San Juan, Texas 78589

ii) CITY OF WESLACO

Jose Angel Pedraza, Health Official.
255 S. Kansas Avenue
Weslaco, Texas 78596

No other representative from SAN JUAN may request services from CITY.

All notices required or permitted herein must be in writing and shall be forwarded by United States Mail, by Registered or Certified Mail, Return Receipt Requested, Postage Prepaid, to the party whom notice is to be given at the address set forth above or to such address as either party hereto may designate to the other by notice from time to time for the purpose. Notices shall be deemed given upon deposit in a receptacle of the United States Postal Service.

SECTION III
PAYMENTS AND FEES

SAN JUAN agrees to pay CITY for services contracted herein as follows:

- A. SAN JUAN shall pay CITY \$55.00 per animal impounded at CITY'S shelter.
- B. SAN JUAN shall pay CITY \$45.00 per deceased animal taken to CITY'S shelter.
- C. SAN JUAN citizens seeking to reclaim animals shall pay fees as set by CITY.
- D. SAN JUAN citizens who drop off animals at the Weslaco Animal Care Facility will not be assessed a fee.
- E. SAN JUAN shall pay CITY \$150.00 to tranquilize or euthanize an animal on site
- F. SAN JUAN shall pay CITY \$250.00 to quarantine an animal.

Invoicing shall be completed in accordance with CITY'S Finance Department regulations and an activity log will be provided with SAN JUAN'S invoice.

SAN JUAN will approve all work submitted and authorize all payments made for services within 30 days from receipt of CITY'S invoice.

SECTION IV CHOICE OF LAW

This Agreement shall be governed by the laws of the State of Texas. Venue and jurisdiction shall lie in Hidalgo County, Texas.

SECTION V TERM OF AGREEMENT AND TERMINATION

- A. This Agreement shall be for an initial term of one year, effective _____, 2020 and shall continue in full-force and effect through October 1, 2021.
- B. Either party to this Agreement shall have the right to terminate this Contract at any time without cause after 30 days written notice and upon payment to CITY for services rendered and obligations incurred to date.

SECTION VI NON-APPROPRIATIONS

If SAN JUAN cannot appropriate sufficient funding to fulfill its contractual obligations under this agreement, then CITY has the right to terminate this contract by providing ten (10) days written notice to SAN JUAN.

SECTION VII MEDIATION

It is the intent of the parties that litigation be avoided, and in order to allow for the quick resolution of any and all disputes, if any, the parties hereby agree that any claims, demands or disputes that cannot be amicably resolved between the parties upon written request by either party shall be submitted within two (2) weeks to a neutral, trained third party for assistance in dispute resolution by means of non-binding mediation. The parties agree to share cost of mediation equally.

IN WITNESS WHEREOF, CITY and SAN JUAN have executed three (3) copies of this Agreement as of the date set forth above.

CITY OF WESLACO

BY: _____

David Suarez, Mayor

255 S Kansas
Weslaco, Texas 78596
Phone: 956.968.3181
Fax: 956.973.3128

ATTEST:

BY: _____

Norma Cantu, City Secretary

APPROVED AS TO FORM ONLY:

Juan E. Gonzalez
Attorney at Law

City Attorney

CITY OF SAN JUAN

BY: _____

Mario Garza, Mayor

City Of San Juan
709 N Nebraska
San Juan, Texas 78589
956-223-2200

ATTEST:

BY: _____

Diana Cavazos, City Secretary

APPROVED AS TO FORM ONLY:

_____, City Attorney

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
SEPTEMBER 8, 2020

Consider Authorizing the City Manager to Declare Various Vehicles as Salvage and Surplus Property.

STAFF COMMENTS AND RECOMMENDATIONS:

The Parks and Recreation Department would like to recommend the following vehicles be declared salvage, they are as follows:

PK 310, PK 309, PK 302, PK 303, PK 304, PK 307, PK 308, and a cargo van.

RECOMMENDATION:

Staff recommends approval of this item.

PREPARED BY:

Patrick Willingham,
Director of Parks and
Recreation

APPROVED BY:

Benjamin Arjona, City
Manager

















AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
SEPTEMBER 8, 2020

Consider Authorizing the City Manager to Enter Into an Inter-local Agreement between the Lower Rio Grande Valley Development Council Weslaco, Texas and the City of San Juan, Texas Regarding for provision of 911 Service.

STAFF COMMENTS AND RECOMMENDATIONS:

The Lower Rio Grande Valley Development Council (LRGVDC) has referred the attached inter-local agreement to the city for review and approval. This agreement is needed in order to continue providing 911 services to our community.

The inter-local agreement with the LRGVDC addresses planning, development, operation and provision of 911 services, the use of wire-line and wireless 911 fees and equalization surcharges. The city is responsible to operate and maintain the system and to have it insured at the cost of the city.

RECOMMENDATION:

Authorize the City Manager to Enter into an Inter-local Agreement with the Lower Rio Grande Valley Development Council Regarding for provision of 911 services.

PREPARED BY:

Diana Cavazos, City
Secretary

APPROVED BY:

Benjamin Arjona, City
Manager

**INTERLOCAL COOPERATION AGREEMENT BETWEEN
LOWER RIO GRANDE VALLEY DEVELOPMENT COUNCIL WESLACO, TEXAS
AND CITY OF SAN JUAN, TEXAS**

THIS Agreement is made on this the 8 day of September 2020, by and between the **LOWER RIO GRANDE VALLEY DEVELOPMENT COUNCIL, PUBLIC SAFETY, EMERGENCY COMMUNICATIONS/9-1-1 DIVISION**, hereinafter referred to as the **(LRGVDC E-COMMS/9-1-1) WESLACO, TEXAS** and the **CITY OF SAN JUAN, TEXAS**, by and through its planning Department, hereinafter referred to as the “CITY OF SAN JUAN”, pursuant to the provisions of the Texas Interlocal Cooperation Act, as follows:

WITNESSETH:

PURPOSE OF THIS AGREEMENT is to memorialize the intent of the parties to obtain the most accurate 9-1-1 addresses from the cities so the LRGVDC E-COMMS/9-1-1 Division can maintain the latest information necessary to provide lifesaving emergency services to the residents within city limits and to move forward with Next Generation 9-1-1.

WHEREAS, the CITY OF SAN JUAN and the LRGVDC E-COMMS/9-1-1 desire to enter into the Agreement in an effort to provide 9-1-1 resources and make the most efficient use of the resources for necessary training, networking, and professional development as stated herein in the most practicable and efficient manner possible;

WHEREAS, the LRGVDC E-COMMS/9-1-1 will provide a free online web application, Spartan Pro, and utilize it for inserting address requests, subdivisions, and other address information.

WHEREAS, the LRGVDC E-COMMS/9-1-1 will scan, if any, all address paper subdivisions from the CITY OF SAN JUAN and store them on LRGVDC E-COMMS/9-1-1 storage server and return the address paper subdivisions to the CITY OF SAN JUAN, where there is no digital copies available.

WHEREAS, the CITY OF SAN JUAN is responsible for addressing inside their city limits. As well as providing the address letter notification to their customers.

WHEREAS, the LRGVDC E-COMMS/9-1-1 is responsible for addressing the ETJ for the city.

WHEREAS, the LRGVDC E-COMMS/9-1-1 will verify the address while making sure it does not create problems with the GIS database.

WHEREAS, the CITY OF SAN JUAN will follow the two-week policy established by LRGVDC E-COMMS/9-1-1 for delivery of address to customer. This will ensure that the address is established in the GIS map and at the Public Safety Answering Point (PSAP). This guarantees

that, in the event of an emergency, the first responders have the correct information for the CITY OF SAN JUAN.

WHEREAS, the LRGVDC and CITY OF SAN JUAN are authorized to enter into this Agreement pursuant to the Interlocal Cooperation Act, Texas Government Code 791.001 et seq., (the “Act”) which authorizes local governments to contract with each other to perform governmental functions and services under the terms of the Act;

NOW THEREFORE, the LRGVDC E-COMMS/9-1-1 and CITY OF SAN JUAN, in consideration of the mutual covenants expressed hereinafter, agree as follows:

1. Scope of Agreement

a. LRGVDC E-COMMS/9-1-1 shall:

- 1) provide training on the use of Spartan Pro if utilized by City with instructions of use.
- 2) scan and return addressed paper subdivisions within 90 days to the CITY OF SAN JUAN, when the entity doesn’t have electronic copies, if resources are available to LRGVDC E-COMMS/9-1-1.
- 3) assign the role of Location Validation (LV) to CITY OF SAN JUAN and designated as Quality Assurance/Quality Control (QA/QC) to LRGVDC E-COMMS/9-1-1.
- 4) maintain and update the GIS database, according to the Texas GIS Data model.
- 5) provide assistance when addresses have been established with validation of the assigned addresses and compare the information to the GIS database to prevent margin of error.
- 6) update and maintain the information on the PSAP GIS database.
- 7) will provide addressing training if requested by the CITY OF SAN JUAN

b. CITY OF SAN JUAN shall:

- 1) adhere to the Texas GIS Data model for addressing purposes.
- 2) provide any new addressed subdivision plat(s) within 1 week of being approved and recorded. In the case that any addresses are out of range, the plat will be returned to be corrected.
- 3) provide when requested all electronic subdivisions if available to LRGVDC E-COMMS/9-1-1
- 4) provide all previous addressing information if available in GIS format to LRGVDC E-COMMS/9-1-1 to validate and update the 9-1-1 Database and PSAP GIS database.
- 5) be responsible for gathering information and assigning the address to the resident inside city limits.
- 6) provide address letter to the resident.
- 7) provide preliminary subdivision plats for street verification.
- 8) provide an ETJ boundary.
- 9) provide documentation for new annexations/de-annexations, including a map of the annexed/de-annexed area within 2 weeks of being approved.

- 10) Provide documentation for any new dedicated street or change of street name within 2 weeks of being approved.
 - 11) follow the two-week policy when creating address ticket.
 - 12) in the event that the city wants to be responsible for the addressing of ETJ, a written request needs to be submitted by the city. LRGVDC E-COMMS/9-1-1 will evaluate request and will approve or deny such request. If request is approved, the addressing responsibility will be released to the city and the city shall make the appropriate changes to existing addresses in ETJ to meet their schema. The city shall provide relevant data and information within its possession and control, including regulatory information, Geographic Information Systems (GIS) data, and land use and transportation data.
- c. LRGVDC and the CITY OF SAN JUAN shall monitor the quality of 9-1-1 database and PSAP GIS database and work jointly to achieve and maintain a 98 percent match rate, as recommended by the National Emergency Number Association (NENA).
2. **Term:** This agreement will become effective on the day and year first written above and terminate upon either parties' written notice to no longer continue with the project. Upon termination, all obligations incurred under this Agreement shall terminate.
 3. **Property:** The software Spartan Pro is property of the LRGVDC E-COMMS/9-1-1 and cannot be duplicated. The GIS information inside City Limits and ETJ is owned by CITY OF SAN JUAN and LRGVDC E-COMMS/9-1-1.
 4. **Conflict with Applicable Law.** Nothing in this Agreement shall be construed so as to require the commission of any act contrary to law, and whenever there is any conflict between any provision of this Agreement and any present or future law, ordinance or administrative, executive or judicial regulation, order or decree, or amendment thereof, contrary to which the parties have no legal right to contract, the LRGVDC E-COMMS/9-1-1 terms and conditions prevail, but in such event the affected provision or provision of this Agreement shall be modified only to the extent to bring them within the legal requirements and only during the times such conflict exists.
 5. **No Waiver.** No waiver by any party hereto of any breach of any provisions of the Agreement shall be deemed to be a waiver of any preceding or succeeding breach of the same or any other provision hereof.
 6. **Entire Agreement.** This Agreement contains the entire contract between the parties hereto, and each party acknowledges that neither has made (either directly or through any agent or representative) any representation or agreement in connection with this Agreement not specifically set forth herein. This Agreement will not expire but may be modified or amended only by agreement in writing executed by LRGVDC E-COMMS/9-1-1 and CITY OF SAN JUAN, and not otherwise.
 7. **TEXAS LAW TO APPLY.** THIS AGREEMENT SHALL BE CONSTRUED UNDER AND IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS, AND ALL

OBLIGATIONS OF THE PARTIES CREATED HEREUNDER ARE PERFORMABLE WITHIN HIDALGO AND WILLACY COUNTY, TEXAS. THE PARTIES HEREBY CONSENT TO PERSONAL JURISDICTION IN HIDALGO COUNTY, TEXAS.

8. **Governing Provisions.** CITY OF SAN JUAN shall comply with all applicable laws and regulations. A non-exclusive list of regulations commonly applicable to Federal and State grants and equipment can be found in the 2 CFR 200 Uniform Administrative Requirements, Cost Principles and Audit Requirements.
9. **Notice.** Except as may be otherwise specifically provided in this Agreement, all notices, demands, requests or communication required or permitted hereunder shall be in writing and shall either be (i) personally delivered against a written receipt, or (ii) sent by registered or certified mail, return receipt requested, postage prepaid and addressed to the parties at the addresses set forth below, or at such other addresses as may have been theretofore specified by written notice delivered in accordance herewith:

If to LRGVDC:	Attention: Manuel Cruz Executive Director 301 W. Railroad ST. Weslaco, Texas 78596
---------------	---

If to City of San Juan :	Benjamin Arjona City Manager 709 S Nebraska Ave San Juan, TX 78589
--------------------------	---

Each notice, demand, request or communication, which shall be delivered or mailed in the manner described above, shall be deemed sufficiently given for all purposes at such time as it is personally delivered to the addressee or, if mailed, at such time as it is deposited in the United States mail.

10. **Additional Documents.** The parties hereto covenant and agree that they will execute such other and further instruments and documents as are or may become necessary or convenient to effectuate and carry out the terms of this Agreement. Additional document is attached. Refer to Appendix A.
11. **Successors.** This Agreement shall be binding upon and to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representative, successors, and assigns where permitted by this Agreement.

12. **Assignments.** This Agreement shall not be assignable.
13. **Headings.** The headings and captions contained in this Agreement are solely for convenience reference and shall not be deemed to affect the meaning or interpretation of any provision of any paragraph hereof.
14. **Gender and Number.** All pronouns used in this Agreement shall include the other gender, whether used in the masculine, feminine or neuter gender, and singular shall include the plural whenever and as often as may be appropriate.
15. **Authority to Execute.** The execution and performance of this Agreement by LRGVDC E-COMMS/9-1-1 and CITY OF SAN JUAN have been duly authorized by all necessary laws, resolutions or corporate action, and this Agreement constitutes the valid and enforceable obligations of LRGVDC E-COMMS/9-1-1 and CITY OF SAN JUAN in accordance with its terms.
16. **Governmental Purpose.** Each party hereto is entering into this Agreement for the purpose of providing for governmental services or functions and will pay for such services out of current revenues available to the paying party as herein provided.
17. **Commitment of Current Revenues Only.** If, during any term hereof, the governing body of any party does not appropriate sufficient funds to meet the obligations of such party under this Agreement, then any party may terminate this Agreement upon ninety (90) days' written notice to the other party. Each of the parties hereto agrees, however, to use its best efforts to secure funds necessary for the continued performance of this Agreement. The parties intend this provision to be a continuing right to terminate this Agreement at the expiration of each budget period of each party hereto pursuant to the provisions of Tex. Loc. Govt. Code §271.903.

WITNESS THE HANDS OF THE PARTIES effective as of the day and year first written above.

City of San Juan, Texas

Lower Rio Grande Valley Development Council

Benjamin Arjona
City Manager

Manuel Cruz
Executive Director

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
SEPTEMBER 8, 2020

Consider Second and Final Reading of an Ordinance for a Rezoning Request from Neighborhood Commercial District (C-1) to Single-Family Residence District (R-S) of a 0.36 acre tract of land out of Lot 9, Block 35, Alamo Land and Sugar Company's Subdivision, located at the Southeast corner of 4th and Morelos Street, as Requested by Luis Muro.

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on August 25, 2020 the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

The applicant is proposing to rezone his property into Single-Family Residence District (R-S) in order to build a single-family home. There is water and sewer service available with the City of San Juan. The property owner will be required to subdivide the property in order to undertake any improvements to the property.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to nine (9) property owners within a two hundred (200) foot radius and received no comments in favor or against the request.

RECOMMENDATION:

Approve the Second Reading of the Rezoning Ordinance as presented by Staff.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 08/20/2020
CITY COMMISSION – 08/25/2020
DATE PREPARED – 08/14/2020

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Rezoning Request from Neighborhood Commercial District (C-1) to Single-Family Residence District (R-S)
APPLICANT:	Luis Muro
AGENT:	N/A
LEGAL:	A 0.36 acre tract of land out of Lot 9, Block 35, Alamo Land and Sugar Company's Subdivision.
LOCATION:	The property is located at the Southeast corner of 4 th and Morelos Street.
LOT/TRACT SIZE:	75 feet by 208.71 feet (approximately 15,650 square feet)
CURRENT USE OF PROPERTY:	Vacant
PROPOSED USE OF PROPERTY:	Residential / Single-Family Residence District (R-S)
EXISTING ZONING:	Neighborhood Commercial District (C-1)
EXISTING LAND USE/ ADJACENT ZONING:	<u>North</u> – Vacant; Neighborhood Commercial District (C-1) <u>South</u> – Vacant; Neighborhood Commercial District (C-1) <u>East</u> – Vacant; Neighborhood Commercial District (C-1) <u>West</u> – Residential; Neighborhood Commercial District (C-1)
PUBLIC SERVICES:	Water and sewer services are provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval of the rezoning request.

EVALUATION AND CONDITIONS FOR APPROVAL

The applicant is proposing to rezone his property into Single-Family Residence District (R-S) in order to build a single-family home. There is water and sewer service available with the City of San Juan. The property owner will be required to subdivide the property in order to undertake any improvements to the property.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to nine (9) property owners within a two hundred (200) foot radius and received no comments in favor or against the request.

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



Proposed Site

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 08/20/20 Commissioner Guajardo made a motion to approve the rezoning request as presented by staff. Commissioner Yzaguirre seconded the motion, the motion passed unanimously with a 7-0 vote.

ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING ORDINANCE NO. 98-006, THE ZONING ORDINANCE OF THE CITY OF SAN JUAN, TO CHANGE THE ZONING DISTRICT FROM NEIGHBORHOOD COMMERCIAL DISTRICT (C-1) TO SINGLE-FAMILY RESIDENCE DISTRICT (R-S) OF A 0.36 ACRE TRACT OF LAND OUT OF LOT 9, BLOCK 35, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, LOCATED AT THE SOUTHEAST CORNER OF 4TH AND MORELOS STREET, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS:

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

The zoning district of the property legally described as 0.36 acre tract of land out of Lot 9, Block 35, Alamo Land and Sugar Company's Subdivision located at the Southeast corner of 4th and Morelos Street from Neighborhood Commercial District (C-1) to Single-Family Residence District (R-S) and the zoning map shall be amended accordingly.

PASSED and **APPROVED** on first reading on the 25th day of August, 2020.

PASSED and **APPROVED** on second and final reading on the 8th day of September, 2020.

CITY OF SAN JUAN

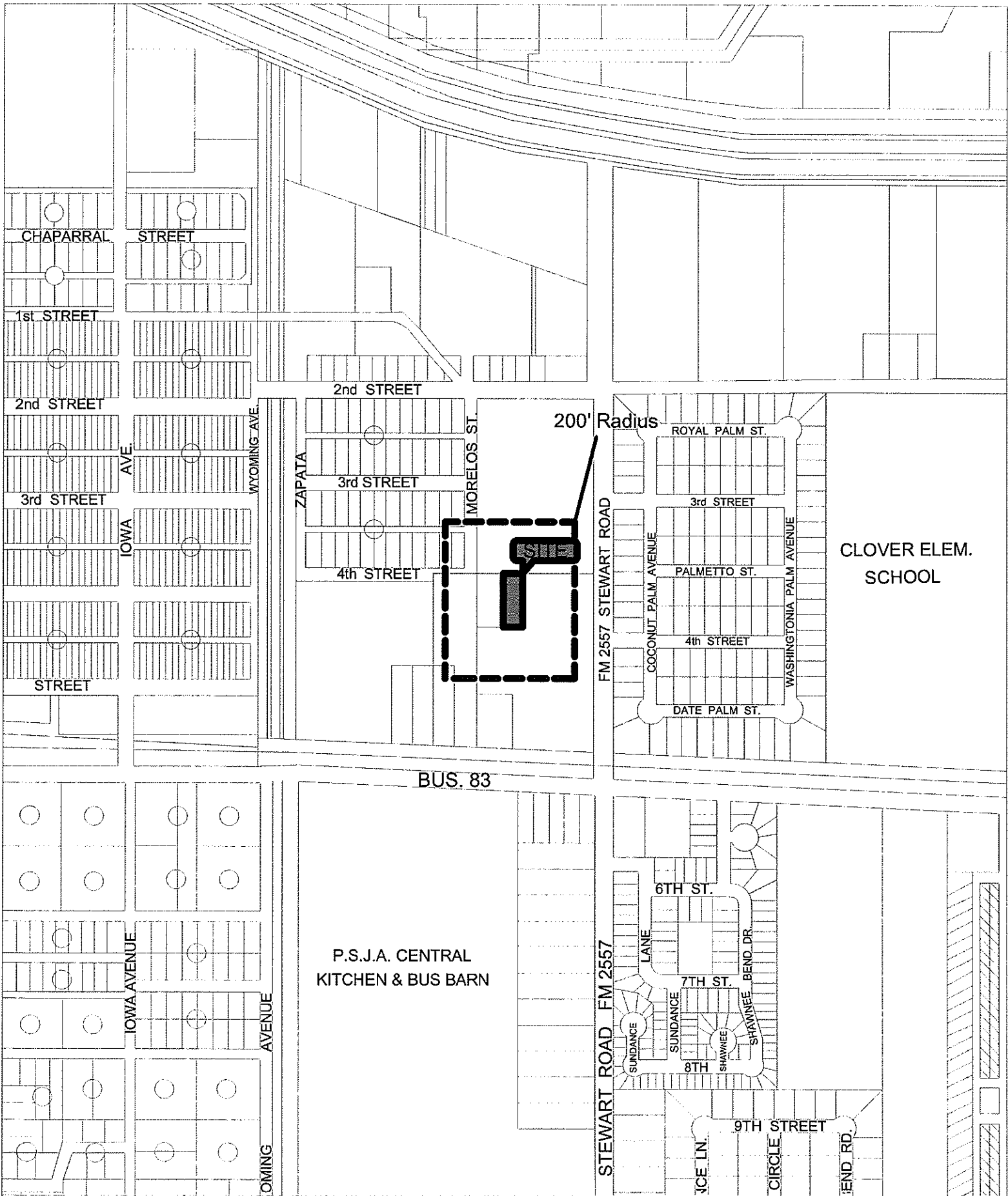
MARIO GARZA
MAYOR

ATTEST:

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

DIANA CAVAZOS
CITY SECRETARY

CITY ATTORNEY



Legend

- CITY LIMITS
- Proposed area

Rezoning Request from Neighborhood Commercial District (C-1) to Single-Family Residence District (R-S) of a 0.36 acre tract out of Lot 9, Block 35, Alamo Land and Sugar Company's Subdivision, located at the Southeast corner of 4th Street and Morelos Street, as Requested by Luis Muro.

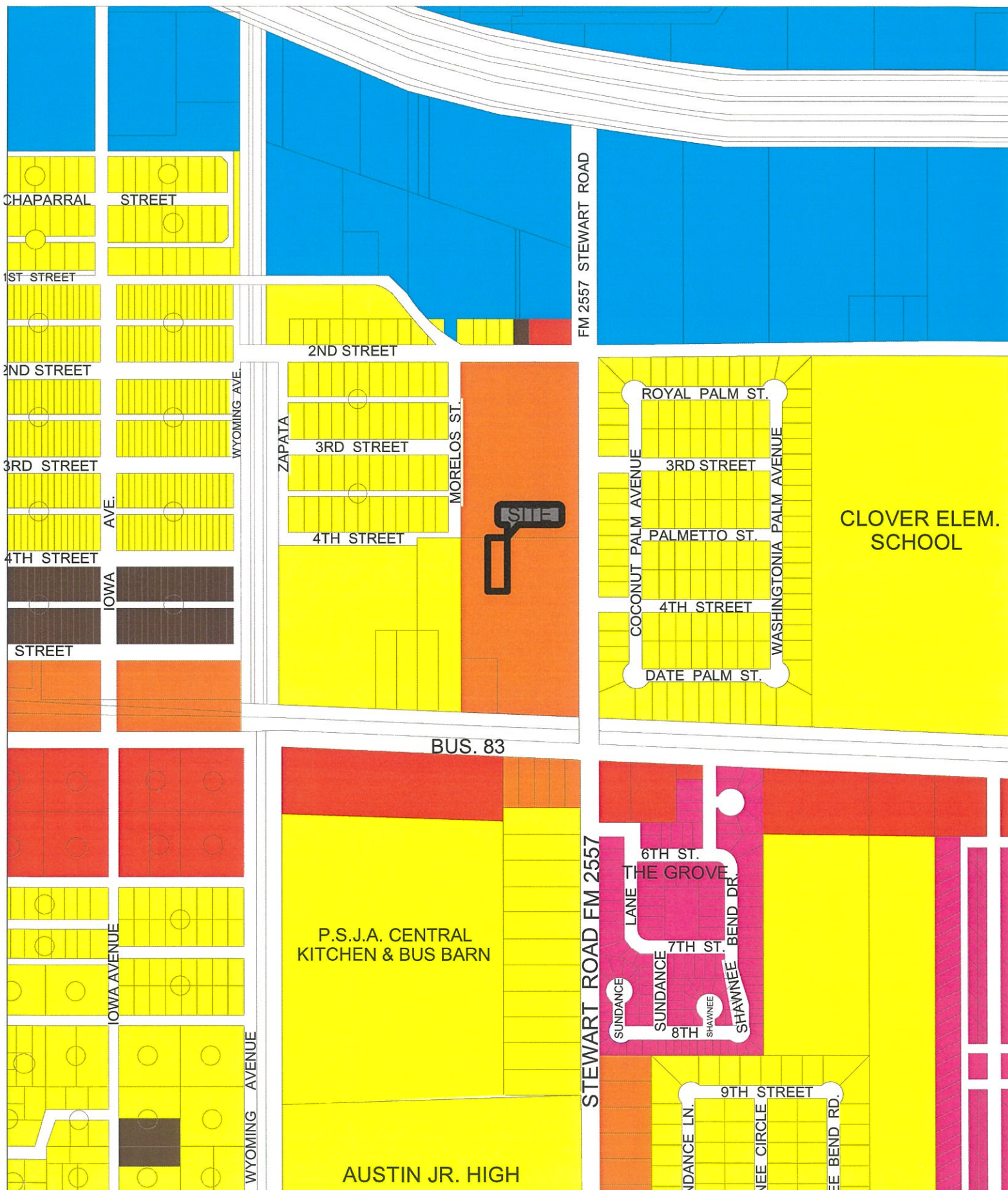


Legend

- CITY LIMITS
- Proposed area

Rezoning Request from Neighborhood Commercial District (C-1) to Single-Family Residence District (R-S) of a 0.36 acre tract out of Lot 9, Block 35, Alamo Land and Sugar Company's Subdivision, located at the Southeast corner of 4th Street and Morelos Street, as Requested by Luis Muro.





Zoning Districts

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

Rezoning Request from Neighborhood Commercial District (C-1) to Single-Family Residence District (R-S) of a 0.36 acre tract out of Lot 9, Block 35, Alamo Land and Sugar Company's Subdivision, located at the Southeast corner of 4th Street and Morelos Street, as Requested by Luis Muro.



LOT 1
PALMS ADDITION
V. 12 PG. 41 M.R.

MORALES STREET

VOL. 1546 PAGE 660 D.R.

4TH. STREET

25' ROAD EASEMENT
VOL. 2160 PAGE 660 D.R.

CHAINLINK FENCE

SCALE 1"=40'

○ FND 1/2" I.R.

● SET 1/2" I.R.

W/CAP (JAG)

□ ELEC BOX

△ TEL PED

⊙ LIGHT POLE

⊙ POWER POLE

SW SIDEWALK

BC BACK OF CURB

UE UTILITY ESMT

EE ELEC. ESMT

DOC NO. 478940

S81°15'00"E
75.00'

N81°15'00"W

315.65'

25.0'

25.0'

208.71'

208.71'

0.3593 AC GROSS (+/-)

N08°45'00"E

183.71'

S08°45'00"W

N08°45'00"E

719.15'

STEWART ROAD

75.00'
N81°15'00"W

DOC NO. 1829753

THE PURPOSE OF THIS SURVEY IS FOR RE-ZONING

SE COR

LOT 9

PREPARED FOR: AMERICAN VALUE CONSTRUCTION

THIS IS TO CERTIFY THAT I HAVE ON THIS DATE MADE A STANDARD LAND SURVEY ON THE GROUND UNDER MY SUPERVISION OF PROPERTY WHICH IS LOCATED AT 504 E 4TH STREET IN THE CITY OF SAN JUAN HIDALGO COUNTY, TEXAS, DESCRIBED AS FOLLOWS: BEING A 0.3593 OF ONE ACRE GROSS OUT OF LOT 9, BLOCK 35, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, IN HIDALGO COUNTY, TEXAS ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 24, MAP RECORDS OF HIDALGO, COUNTY, TEXAS.

NOTES:

BASIS OF BEARING: N81 15'00" W FND 1/2 IRON ROD AT THE SWC OF LOT 13 AND THE SWC OF LOT 15 BLOCK 2 PALM ADDITION SUBDIVISION REC. VOL 12 PG 41 MAP RECORDS

Rezoning Request from Neighborhood Commercial District (C-1) to Single-Family Residence District (R-S) of a 0.36 acre tract of land out of Lot 9, Block 35, Alamo Land and Sugar Company's Subdivision, located at the Southeast corner of 4th Street and Morelos Street, as Requested by Luis Muro.

Muro, Luis A.
110 N. 16th Street
McAllen, TX 78501

Aguirre, Margarita
P.O. Box 426
San Juan, TX 78589

Elizondo Valley Properties, LP.
403 N. 38½ Street
McAllen, TX 78501

Aleman, Oscar
P.O. Box 253
San Juan, TX 78589

Sanchez, Juan Ramon and Fatima
121 E. Emil St.
Pharr, TX 78577

Vega, Ignacio and Ida
423 E. 4th Street
San Juan, TX 78589

Martinez, Fernando and Anita
422 E. 3rd Street
San Juan, TX 78589

Cruz, Victor
P.O. Box 538
San Juan, TX 78589

Aguirre, Margarita
P.O. Box 426
San Juan, TX 78589

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
SEPTEMBER 8, 2020

Consider Second and Final Reading of an Ordinance for a Rezoning Request from Neighborhood Commercial District (C-1) to Single-Family Residence District (R-S) of a 0.50 acre tract of land out of Lot 9, Block 35, Alamo Land and Sugar Company's Subdivision, located at the Southeast corner of 4th and Morelos Street, as Requested by Margarita Aguirre.

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on August 25, 2020 the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

The applicant is proposing to rezone his property into Single-Family Residence District (R-S) to be in consistent with the land use. There is an existing house that was built in 1985, when the property was located outside the city limits of San Juan.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to fourteen (14) property owners within a two hundred (200) foot radius and received no comments in favor or against the request.

RECOMMENDATION:

Approve the Second Reading of the Rezoning Ordinance as presented by Staff.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 08/20/2020
CITY COMMISSION – 08/25/2020
DATE PREPARED – 08/14/2020

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Rezoning Request from Neighborhood Commercial District (C-1) to Single-Family Residence District (R-S)
APPLICANT:	Margarita Aguirre
AGENT:	N/A
LEGAL:	A 0.50 acre tract of land out of Lot 9, Block 35, Alamo Land and Sugar Company's Subdivision.
LOCATION:	The property is located at the Southeast corner of 4 th and Morelos Street.
LOT/TRACT SIZE:	104.35 feet by 208.71 feet (approximately 21,778 square feet)
CURRENT USE OF PROPERTY:	Vacant
PROPOSED USE OF PROPERTY:	Residential / Single-Family Residence District (R-S)
EXISTING ZONING:	Neighborhood Commercial District (C-1)
EXISTING LAND USE/ ADJACENT ZONING:	<u>North</u> – Vacant; Neighborhood Commercial District (C-1) <u>South</u> – Vacant; Neighborhood Commercial District (C-1) <u>East</u> – Vacant; Neighborhood Commercial District (C-1) <u>West</u> – Vacant; Neighborhood Commercial District (C-1)
PUBLIC SERVICES:	Water and sewer services are provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval of the rezoning request.

EVALUATION AND CONDITIONS FOR APPROVAL

The applicant is proposing to rezone his property into Single-Family Residence District (R-S) to be in consistent with the land use. There is an existing house that was built in 1985, when the property was located outside the city limits of San Juan.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to fourteen (14) property owners within a two hundred (200) foot radius and received no comments in favor or against the request.

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



Proposed Site

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 08/20/20 Commissioner Yzaguirre made a motion to approve the rezoning request as presented by staff. Commissioner Perez seconded the motion, the motion passed unanimously with a 7-0 vote.

ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING ORDINANCE NO. 98-006, THE ZONING ORDINANCE OF THE CITY OF SAN JUAN, TO CHANGE THE ZONING DISTRICT FROM NEIGHBORHOOD COMMERCIAL DISTRICT (C-1) TO SINGLE-FAMILY RESIDENCE DISTRICT (R-S) OF A 0.50 ACRE TRACT OF LAND OUT OF LOT 9, BLOCK 35, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, LOCATED AT THE SOUTHEAST CORNER OF 4TH AND MORELOS STREET, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS:

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

The zoning district of the property legally described as 0.50 acre tract of land out of Lot 9, Block 35, Alamo Land and Sugar Company's Subdivision located at the Southeast corner of 4th and Morelos Street from Neighborhood Commercial District (C-1) to Single-Family Residence District (R-S) and the zoning map shall be amended accordingly.

PASSED and **APPROVED** on first reading on the 25th day of August, 2020.

PASSED and **APPROVED** on second and final reading on the 8th day of September, 2020.

CITY OF SAN JUAN

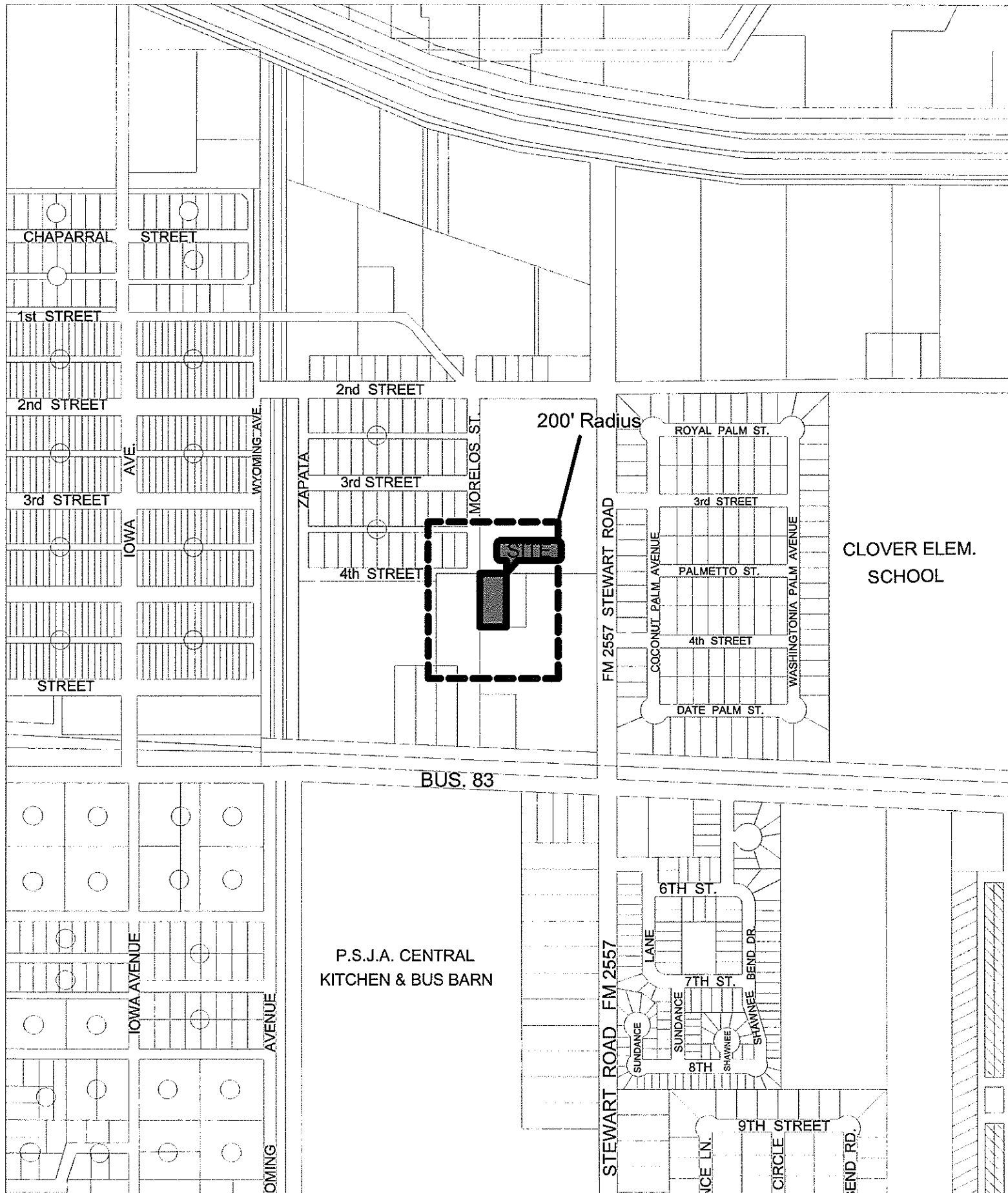
MARIO GARZA
MAYOR

ATTEST:

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

DIANA CAVAZOS
CITY SECRETARY

CITY ATTORNEY



Legend

- CITY LIMITS
- Proposed area

Rezoning Request from Neighborhood Commercial District (C-1) to Single-Family Residence District (R-S) of a 0.50 acre tract out of Lot 9, Block 35, Alamo Land and Sugar Company's Subdivision, located at the Southeast corner of 4th Street and Morelos Street, as Requested by Margarita Aguirre.



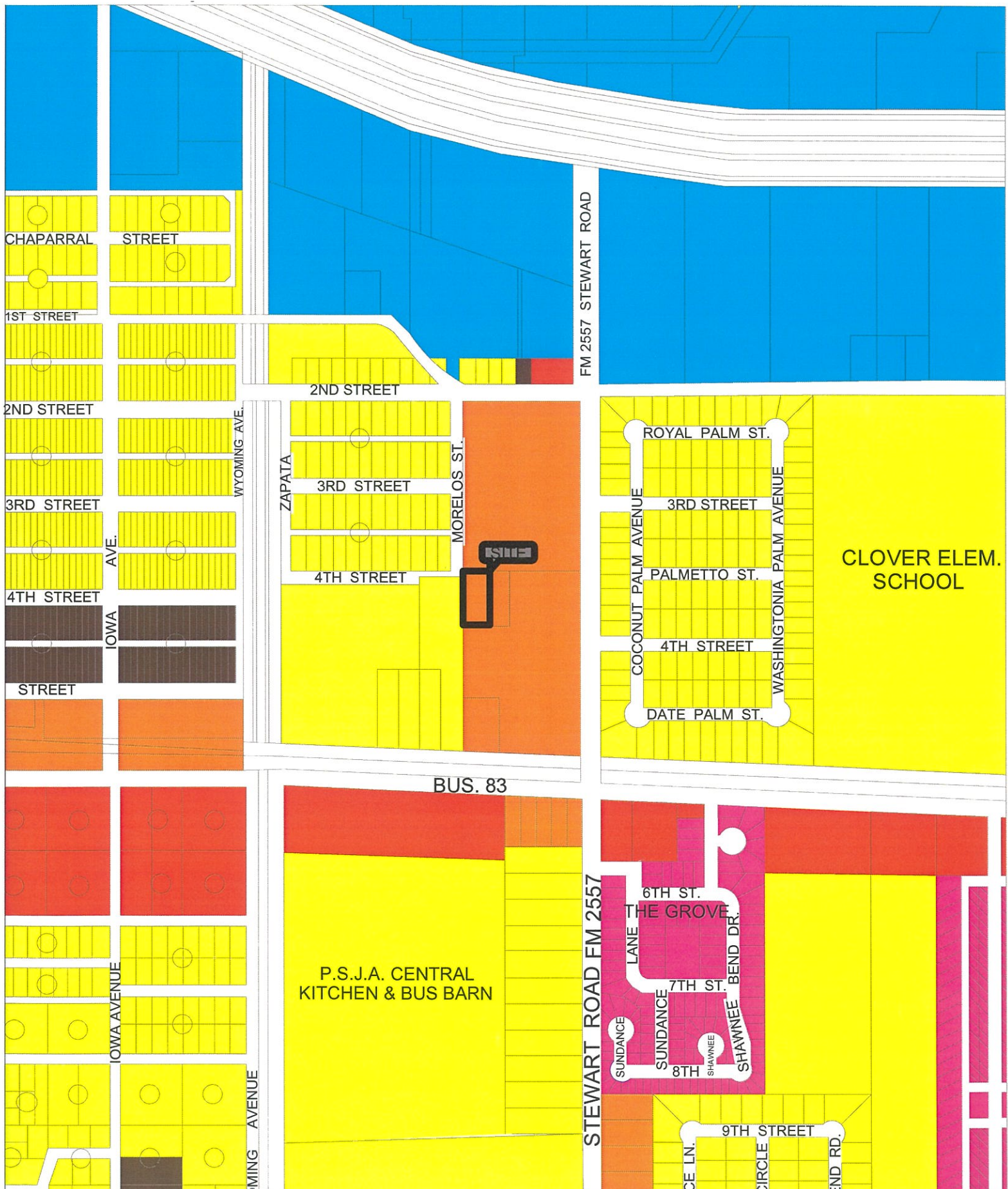


Legend

- CITY LIMITS
- Proposed area

Rezoning Request from Neighborhood Commercial District (C-1) to Single-Family Residence District (R-S) of a 0.50 acre tract out of Lot 9, Block 35, Alamo Land and Sugar Company's Subdivision, located at the Southeast corner of 4th Street and Morelos Street, as Requested by Margarita Aguirre.

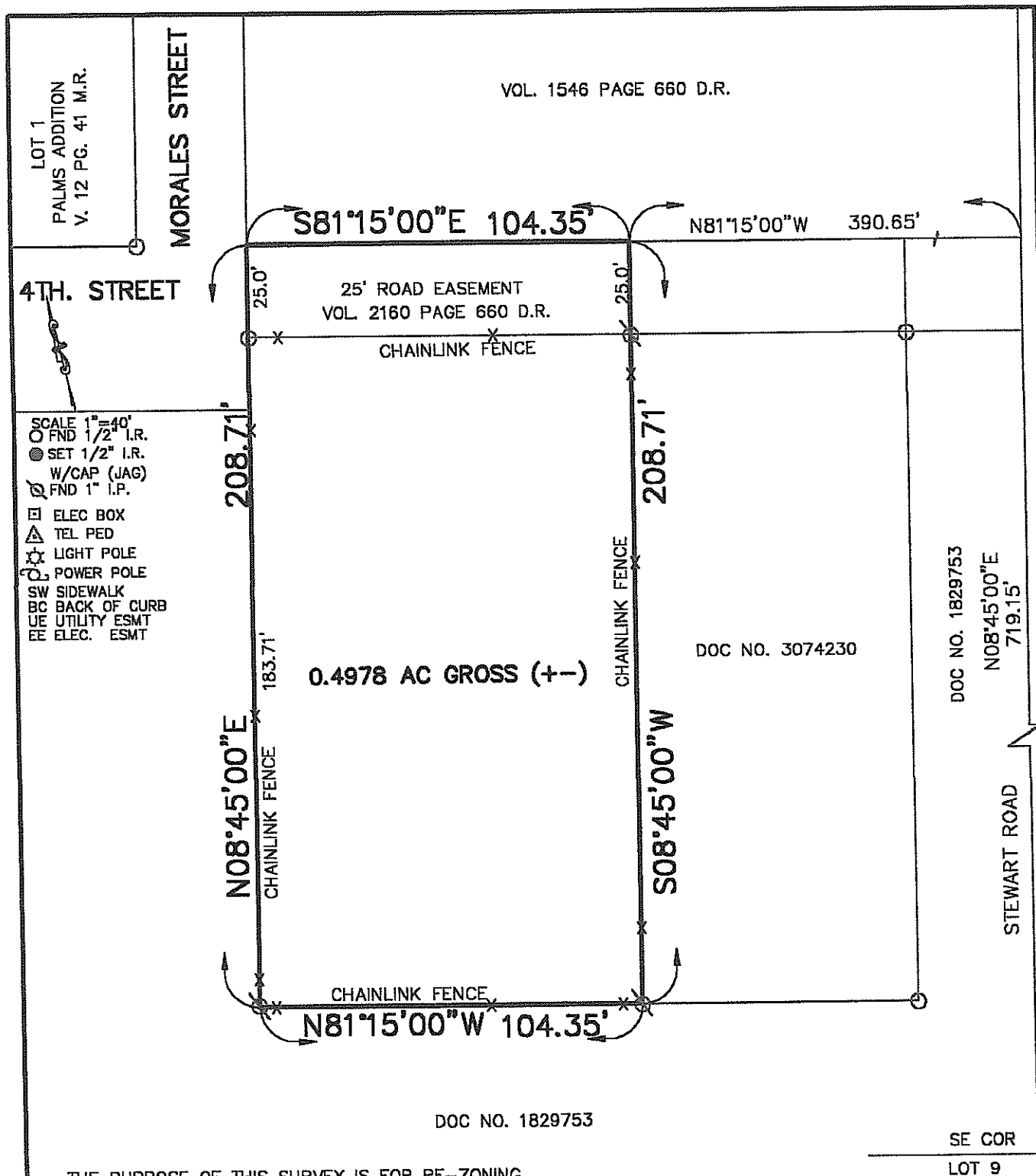




Zoning Districts			
	Single Family Residential (R-S)		Heavy Commercial (C-3)
	Manufactured Home (R-MH)		Light Industrial (I-1)
	Multi-Family Residential (R-MF)		Heavy Industrial (I-2)
	Neighborhood Commercial (C-1)		Open Space (O)
	General Business (C-2)		Exp. Corridor (EC)

Rezoning Request from Neighborhood Commercial District (C-1) to Single-Family Residence District (R-S) of a 0.50 acre tract out of Lot 9, Block 35, Alamo Land and Sugar Company's Subdivision, located at the Southeast corner of 4th Street and Morelos Street, as Requested by Margarita Aguirre.





THE PURPOSE OF THIS SURVEY IS FOR RE-ZONING

PREPARED FOR: AMERICAN VALUE CONSTRUCTION

THIS IS TO CERTIFY THAT I HAVE ON THIS DATE MADE A STANDARD LAND SURVEY ON THE GROUND UNDER MY SUPERVISION OF PROPERTY WHICH IS LOCATED AT 502 E 4TH STREET IN THE CITY OF SAN JUAN HIDALGO COUNTY, TEXAS, DESCRIBED AS FOLLOWS: BEING A 0.4978 OF ONE ACRE GROSS OUT OF LOT 9, BLOCK 35, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, IN HIDALGO COUNTY, TEXAS ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 24, MAP RECORDS OF HIDALGO, COUNTY, TEXAS.

NOTES:

BASIS OF BEARING: N81°15'00" W FND 1/2 IRON ROD AT THE SWC OF LOT 13 AND THE SWC OF LOT 15 BLOCK 2 PALM ADDITION SUBDIVISION REC. VOL 12 PG 41 MAP RECORDS

Rezoning Request from Neighborhood Commercial District (C-1) to Single-Family Residence District (R-S) of a 0.50 acre tract of land out of Lot 9, Block 35, Alamo Land and Sugar Company's Subdivision, located at the Southeast corner of 4th Street and Morelos Street, as Requested by Margarita Aguirre.

Aguirre, Margarita
P.O. Box 426
San Juan, TX 78589

Munoz, Ruben R.
416 E. 3rd Street
San Juan, TX 78589

Muro, Luis A.
110 N. 16th Street
McAllen, TX 78501

Vega, Ernesto Jr. and Juana F.
418 E. 3rd Street
San Juan, TX 78589

Elizondo Valley Properties, LP.
403 N. 38½ Street
McAllen, TX 78501

Martinez, Fernando and Anita
422 E. 3rd Street
San Juan, TX 78589

Aleman, Oscar
P.O. Box 253
San Juan, TX 78589

Cruz, Victor
P.O. Box 538
San Juan, TX 78589

Sanchez, Juan Ramon and Fatima
121 E. Emil St.
Pharr, TX 78577

Garza, Simon and Consuelo
P.O. Box 502
Pharr, TX 78577

Rodriguez, Humberto and Eliza
505 W. 10th Street
San Juan, TX 78589

Martinez, Lupita
417 E. 4th Street
San Juan, TX 78589

Avila, Ernesto and Minerva
437 E. 4th Street
San Juan, TX 78589

Vega, Ignacio and Ida
423 E. 4th Street
San Juan, TX 78589

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
SEPTEMBER 8, 2020

Consider Second and Final Reading of an Ordinance Amending Ordinance No. 2002-012 and Chapter Traffic and Vehicles, Article 12.04 Truck and Commercial Vehicles, Section 12.04.002 Truck Routes Designated of the City of San Juan's Code of Ordinances to Amend the Routes for Truck and Commercial Vehicles.

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on August 25, 2020 the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

The proposed ordinance is to amend Ordinance No. 2002-012 and designated routes for Truck and Commercial Vehicle within the City of San Juan Municipal Boundaries.

The City designates the following streets as a Truck Route:

- Cesar Chavez Road, from Dicker Road to Sioux Road.
- FM 495, from Veterans Boulevard to Cesar Chavez Road.
- FM 1426/ Nebraska Avenue, from Business 83 to Owassa Road.
- Standard Avenue, from Business 83 to 8th Street.
- Stewart Road, from South of City Limits to IH-2.
- Business 83, from Veterans Boulevard to Cesar Chavez Road.
- Dicker Road, Veterans Boulevard to Stewart Road

RECOMMENDATION:

Approval of the Truck Route Ordinance as presented by Staff.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

ORDINANCE NO.

AN ORDINANCE AMENDING ORDINANCE NO. 2002-012 AND AMENDING CHAPTER 12 TRAFFIC AND VEHICLES, ARTICLE 12.04, TRUCKS AND COMMERCIAL VEHICLES, SECTION 12.04.002 TRUCK ROUTES DESIGNATED OF THE CITY OF SAN JUAN'S CODE OF ORDINANCES TO AMEND THE ROUTES FOR TRUCKS AND COMMERCIAL VEHICLES; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR PUBLICATION; PROVIDING FOR CODIFICATION; PROVIDING SEVERABILITY; PROVIDING FOR A REPEALER CLAUSE; AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF.

WHEREAS, the City Commission currently has provisions designating the truck and commercial vehicle routes under Chapter 12 titled Traffic and Vehicles of the City's Code of Ordinances; and

WHEREAS, the City Commission desires to make changes to the designated truck routes by amending Chapter 12 Traffic and Vehicles, Article 12.04 Trucks and Commercial Vehicles, Section 12.04.002 Truck Routes Designated; and

WHEREAS, the City Commission deems the amendment to the designated truck routes is in the best interest of the residents of the City of San Juan, Texas.

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

Section I. The City Commission hereby determines that the current Truck Routes for the City of San Juan are unreasonable or unsafe.

Section II. The City Commission hereby amends Chapter 12 Traffic and Vehicles, Article 12.04, Trucks and Commercial Vehicles, Section 12.04.002 Truck Routes Designated of the City's Code of Ordinances to specifically add the language underlined and delete the language stricken out as follows:

CHAPTER 12: TRAFFIC AND VEHICLES

ARTICLE 12.04 TRUCKS AND COMMERCIAL VEHICLES

SECTION 12.04.002. TRUCK ROUTES DESIGNATED

The City designates the following streets as a Truck Route:

Cesar Chavez Road, from Dicker Road to Sioux Road.

FM 495, from Veterans Boulevard to Cesar Chavez Road.

FM 1426/Nebraska Avenue, from Business 83 to Owassa Road.

~~Leopard Street (Oblate Street).~~

~~North and South Nebraska Avenue.~~

~~Raul Longoria Road.~~

~~Ridge Road (between Veterans Boulevard and South Nebraska Avenue).~~

~~Sam Houston Boulevard (between Veterans Boulevard and Standard Avenue).~~

~~San Antonio Avenue (South of Sam Houston Boulevard).~~

~~Sgt. Leonel Trevino Road.~~

~~Sioux Road.~~

~~South Standard Avenue, (between U.S. Highway 83 and Eleventh Street) from Business 83 to 8th Street.~~

~~Stewart Road, (South from Expressway 83) from South of City Limits to IH-2.~~

~~U.S. Highway Business 83, from Veterans Boulevard to Cesar Chavez Road.~~

See Referenced Map.

Section III. Effective Date. This ordinance shall take effect after a second reading, where it is read, considered and adopted by the City Commission and until fifteen (15) days has passed after its first reading and upon the placement of the appropriate signs by the City of San Juan.

Section IV. Publication. The City Secretary of the City of San Juan is hereby authorized and directed to cause the caption of this ordinance to be published in a newspaper having a general circulation in San Juan, Texas and in accordance with the applicable laws of this State.

Section V. Codification. The City Secretary is hereby directed to cause this Ordinance to be codified in the Code of Ordinances of the City of San Juan, Texas.

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

Section VII. Repealer Clause. This Ordinance shall be cumulative of all other ordinances dealing with the same subject and any provision of any ordinance in direct conflict with any provision of this Ordinance is hereby repealed and the provisions of this Ordinance shall supersede any provisions I conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

READ, PASSED AND APPROVED ON FIRST READING at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held in accordance with Vernon's Texas Codes Annotated, Government Code, Section 551.041 on the 25th day of August, 2020.

READ, PASSED AND APPROVED IN SECOND READING at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held in accordance with Vernon's Texas Codes Annotated, Government Code, Section 551.041 on the 8th day of September, 2020.

ATTEST:

CITY OF SAN JUAN, TEXAS

BY: _____
Diana Cavazos, City Secretary

BY: _____
Mario Garza, Mayor

APPROVED AS TO FORM:

PALACIOS, GARZA & THOMPSON, P.C.

BY: _____
City Attorney

2020 Governing Body Summary #1A*

Benchmark 2020 Tax Rates

City of San Juan

Date: 08/20/2020 10:11AM

DESCRIPTION OF TAX RATE	TAX RATE PER \$100	THIS YEAR'S TAX LEVY**	ADDITIONAL TAX LEVY
No New Revenue Tax Rate	0.6534	7,172,865	0
One Percent Tax Increase***	0.6599	7,244,220	71,355
One Cent Tax Increase***	0.6634	7,282,642	109,777
De Minimis Rate****	0.0000	0	-7,172,865
Voter Approval Tax Rate	0.6926	7,603,193	430,328
Last Year's Tax Rate	0.6993	7,676,744	503,879
Proposed Tax Rate	0.6926	7,603,193	430,328

*These figures are provided as estimates of possible outcomes resulting from varying the tax rate. Please be aware that these are only estimates and should not be used alone in making budgetary decisions.

**Tax levies are calculated using line 21 of the No New Revenue Tax Rate Worksheet and this years frozen tax levy on homesteads of the elderly or disabled.

***Tax increase compared to no new revenue tax rate.

Benchmark 2019 and 2020 Tax Rate Comparison
City of San Juan, Texas

2019 Total Taxable Value	\$ 1,002,624,028					
2020 Total Taxable Value	\$ 1,097,775,420					
2019-2020 Taxable Value Increase	\$ 95,151,392					
		2019		2020		
Effective Tax Rate		Tax Rate Per \$100	Tax Levy	Tax Rate Per \$100	Tax Levy	2019-2020 Comparison
One Cent per \$100 Tax Increase		0.6721	\$ 6,738,636	0.6534	\$ 7,172,865	\$ 434,229
Two Cent per \$100 Tax Increase		0.6821	\$ 6,838,898	0.6634	\$ 7,282,642	\$ 109,778
Notice of Hearing Limit		0.7021	\$ 7,039,423	0.6834	\$ 7,502,197	\$ 219,555
Rollback Tax Rate		0.6721	\$ 6,738,636	0.6926	\$ 7,603,193	\$ -
Last Year's Current Tax Rate		0.7366	\$ 7,385,329	0.6926	\$ 7,603,193	\$ 665,394
Proposed Tax Rate		0.6993	\$ 7,011,350	0.6993	\$ 7,676,744	\$ 430,328
		0.6993	\$ 7,011,350	0.6926	\$ 7,603,193	\$ -

ORDINANCE NO. ____

AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF SAN JUAN, TEXAS ADOPTING THE TAX RATE AND LEVYING AD VALOREM TAXES FOR THE USE AND SUPPORT OF THE MUNICIPAL GOVERNMENT OF THE CITY OF SAN JUAN, TEXAS, FOR THE 2020-2021 FISCAL YEAR ENDING SEPTEMBER 30, 2021 AND THE TAX YEAR 2020 IN CONFORMITY WITH THE CHARTER PROVISIONS AND ORDINANCES OF THE CITY AND THE PROPERTY TAX CODE OF THE STATE OF TEXAS: PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR PUBLICATION; AND ORDIAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER THEREOF.

WHEREAS, Section 26.05 Texas Tax Code provides for the procedures for adoption of the ad valorem tax rate for municipalities; and

WHEREAS, the vote on the tax rate must be a record vote as reflected hereunder and such vote was separate from the vote of the City Commissioners adopting the budget as required by law; and

WHEREAS, a motion being first made as follows: "I move that property taxes be decreased by the Adoption of the Rate of \$0.6926", and upon vote of the City Commissions as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
Mayor Mario Garza	—	—	—
Mayor Pro-Leronardo "Lenny" Sanchez	—	—	—
Commissioner Jesus "Jesse" Ramirez	—	—	—
Commissioner Ernesto "Neto" Guajardo	—	—	—
Commissioner Marco "Markie" Villegas	—	—	—

AND, WHEREAS, THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

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

SECTION I: There shall be and is hereby levied for the fiscal year ending September 30, 2021, and the Tax year 2020, upon the assessed taxable value of all property of every description subject to taxation within the City of San Juan, Texas, on the 1st day of January A.D. 2020, the following tax rates, to wit:

- (a) An ad valorem tax to be computed at the rate of \$0.5164 per \$100.00 of the assessed taxable value thereof estimated in lawful currency of the United States of America for the purpose of paying the general expenses of the City Government for the period ending **September 30, 2021**, as provided in the appropriate ordinance adopted by the Board of Commissioners of the City of San Juan, Texas, and when collected such monies are to be deposited in the fund known as the "General Fund" and disbursed for the purposes stated in said ordinance.
- (b) An ad valorem tax to be computed at the rate of \$0.1762 per \$100.00 of the assessed taxable value thereof estimated in lawful currency of the United States of America for the purpose of paying the interest and principal on the several outstanding debt issues of the City of San Juan, Texas, such levy being in conformity with the requirement of the levy of taxes heretofore made by ordinance and orders of the Board of Commissioners of the said City of San Juan, Texas relating to such indebtedness.

SECTION II: All ordinances or parts of ordinance in conflict herewith are hereby repealed.

SECTION III: This Ordinance shall be and remain in full force and effect from and after its passage by the Board of Commissioners.

SECTION IV: The City Secretary is hereby authorized and directed to cause the caption of this ordinance to be published in a newspaper having general circulation in San Juan, Hidalgo County, Texas in accordance with the Home Rule Charter of the City of San Juan, Texas, Section 2.15 (C) **Printing of Ordinances and Resolutions**; but it shall not be published in the Code of Ordinances of the City of San Juan as it is not amendatory thereof; however, it shall be cited in the appropriate appendix of the Code of Ordinances.

SECTION V: If any part or parts of this Ordinance are found to be invalid or unconstitutional by a court having competent jurisdiction, then such invalidity or unconstitutionality shall not affect the remaining parts hereof and such remaining parts shall remain in full force and effect, and to the extent this Ordinance is considered severable.

READ, CONSIDERED, PASSED and APPROVED on FIRST READING at a regular meeting of the City Commission of the San Juan, Texas at which a quorum was present and which was held in accordance with Chapter 551 of the Texas Government Code on this **08 day of September 2020**.

CITY OF SAN JUAN

By: _____

Mario Garza, Mayor

ATTEST:

By: _____

Diana Cavazos, City Secretary