



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, January 10, 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 and Zoning Monthly Report. (Xavier Cervantes, Director of Planning and Zoning)

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

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

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

B. Presentation on City of San Juan Strategic Plan 2016-2021. (Benjamin Arjona, City Manager)

VI. APPOINTMENTS

A. Consider Nomination for the City of San Juan to the 2017 Rio Grande Walk of Fame, as requested by the City of Hidalgo. (Mayra Rodriguez, City Secretary)

B. Consider and Approve the resignation of City Secretary Mayra Rodriguez and authorize Adelaida Cordero, Director of Human Resources to proceed in offering the position of City Secretary to next candidate approved on November 29, 2016 meeting. (Mayor San Juanita Sanchez)

VII. CONTRACTUALS/RESOLUTIONS

A. Consider Authorizing the Chief of Police to Execute a Memorandum of Understanding between San Juan Crime Stoppers and San Juan Police Department. (Juan Gonzalez, Chief of Police)

B. Consider Reviewing New Financing Bond Options and Authorize the City of San Juan and First Southwest, a Division of Hilltop Securities, to Begin the Process to Obtain the City of San Juan Financial Contribution as Presented: the Financial Plan, The Method of Sale, and the Approval of Frost Bank as the Underwriter. (Pablo Garza, Director of Finance)

C. Consider Rejecting Bid # 16-50-12-06 and Authorizing the City Manager to Re-advertise for Request for Qualifications for Consulting Services for a Comprehensive Study. (Rene Jaime, Purchasing/Risk Manager)

VIII. CONSENT AGENDA

A. Monthly Collection Report-November 30, 2016. (Pablo Garza, Department of Finance)

B. Investment Report As of December 30, 2016. (Pablo Garza, Department of Finance)

- C. Consider an Ordinance in Second Reading for a Rezoning Request from Single-family Residence District (R-S) to Neighborhood Commercial District (C-1) for the Property Legally Described as Lot 1, Block 1, Salazar Subdivision # 2, Located at the Northwest Corner of Raul Longoria Road and Salazar Street as Requested by G&G Holding L.L.C. (Xavier Cervantes, Director of Planning)
- D. Consider an Ordinance in Second Reading for a Rezoning Request from Single-family Residence District (R-S) to Neighborhood Commercial District (C-1) for the Property Legally Described as 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 Calixto Hernandez. (Xavier Cervantes, Planning and Zoning Director)

IX. 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).

MAYRA RODRIGUEZ
CITY SECRETARY
CITY OF SAN JUAN, TEXAS

CERTIFICATION OF REMOVAL

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

OFFICE OF THE CITY SECRETARY



Mayor: San Juanita Sanchez
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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Xavier Cervantes, Planning Director

DATE: 01/04/2017

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

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.

- 52 building permits were issued with a \$496,745.00 in total valuation.
- 118 garage sale permits were issued (\$1,180.00 in revenues).
- Provided customer service and support to 492 people and handled approximately 1,129 calls.
- The building inspectors made approximately 494 inspections.
- Four (4) permits were issued for new houses.
- Provided customer service and handled approximately 452 calls regarding animal control.

SUBDIVISIONS IN PROCESS

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

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

- Minnesota Vegas Ranches Phase 1

NEW BUSINESSES OPENING IN THE CITY DURING THIS MONTH

- La Cocinita Restaurant – 201 S. Nebraska
- Soleil Beauty Room – 2025 N. Raul Longoria Rd.
- Destiny's Cakes – 2604 N. Raul Longoria Rd.

SUBSTANTIAL BUILDING PERMITS ISSUED OR PROCESSED IN THE PAST MONTH

- None

CONDITIONAL AND SPECIAL USE PERMITS IN PROCESS

- None

REZONING APPLICATIONS IN PROCESS

- Rezoning to Neighborhood Commercial at the Northwest Corner of Raul Longoria Road and Salazar Street.
- Rezoning to Neighborhood Commercial at 1911 N. Raul Longoria Road.

VARIANCE APPLICATIONS IN PROCESS

- None

ORDINANCES

- None

PUBLIC SAFETY BUILDING PROJECT

The City went out for statements of qualifications in 2015 for architectural services for the construction of a police substation at the City's Ridge Road property. The

Commission selected and entered into a contract with PBK architects for the project. After several meetings with city staff and the project architect, an elevation, floor plan and master plan for the entire property was approved by the City Commission on February 23, 2016. The master plan depicts space for a future fire station that would replace the downtown station, future jail and municipal court, and a future indoor shooting range. A presentation was made to the City Commission on May 24 and June 28 to obtain approval of the floor plan and site plan and to go over the estimated expenses. The construction plans are complete and the project went out for bids on Sunday, September 18, 2016. The bids went before the City Commission on Tuesday, October 25, 2016. Signatures for the construction contract with the building contractor are pending.

NEW FREEDOM (SIDEWALK) PROJECT

Kick-off meeting for the project took place on September 29, 2014. The Department and the City's Grant Writer are coordinating the concrete sidewalks and brick pavers project at various locations near bus shelters and along Valley Metro bus routes. Staff was granted permission from Valley Metro to finish the project using building contractors. The awarding of the bids went before the City Commission on June 8, 2016 and the pre-construction meeting took place on Monday, June 27, 2016. The project is 95 percent complete and is scheduled to be completed in October, 2016. The contract amount with RDH Site and Concrete, LLC is for \$123,555.00. The final walkthrough was conducted on November 22, 2016 and several ramps were found to be not in compliance with the slope requirements of the Americans with Disabilities Act. The contractor is in the process of rebuilding the ramps that did not pass the ADA test. Project should be completed by the middle of January, 2017.

EASEMENTS

The Department continues to assist the City Engineers in obtaining easements for various utility and paving projects.

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 27 (2014) project involves the installation of new sewer lines along the alleys between Railroad and 4th Streets and between 3rd and 4th Streets near downtown is almost complete. The bid opening was held on May 11 and the project was awarded by the County Commissioners Court to OMT Utilities in June 7, 2016. The pre-construction meeting for the project was held on June 23, 2016. The project was completed on October 11, 2016.

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 notice to proceed for the engineering was issued on July 6, 2016. The engineering was completed in September 2016. The bid opening for the project was held on October 19, 2016. The pre-construction meeting for this project is scheduled for Tuesday December 6. The project is anticipated to be completed in February or March 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

Spring of 2017.

Fiscal Year 30 (2017) project includes paving improvements in the Clark Terrace Phase 1 & 2 Subdivisions. The papers 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 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. If everything goes according to schedule, the project is anticipated to be completed by January or February of 2017. The project is 70 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 85 percent complete at this time.

\$2.1 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.

DECEMBER 2016 MONTHLY REPORT

Activity	Total	Valuation	Fees
<i>Commercial</i>	0	\$ -	\$ -
<i>Apartments</i>	0	\$ -	\$ -
<i>New Residence</i>	4	\$ 253,200.00	\$ 1,727.01
<i>Additions</i>	3	\$ 36,000.00	\$ 282.98
<i>Repair/Renew/Remodel/Re-Inspect</i>	20	\$ 150,200.00	\$ 1,514.75
<i>House Moving</i>	0	\$ -	\$ -
<i>Mobile Homes</i>	0	\$ -	\$ -
<i>Carports/D-ways/Sidewalk/Concrete</i>	10	\$ 12,752.00	\$ 294.77
<i>Fences</i>	7	\$ 4,225.00	\$ 196.02
<i>Storage Rooms/Porches/Signs</i>	7	\$ 32,368.00	\$ 328.36
<i>Misc.</i>	1	\$ 8,000.00	\$ 188.95
Total Permits	52	\$ 496,745.00	\$ 4,532.84
<i>Plumbing</i>	17	\$ -	\$ 1,640.00
<i>Electrical</i>	25	\$ -	\$ 2,330.00
<i>Mechanical</i>	10	\$ -	\$ 835.00
<i>Electrical Licenses</i>	2	\$ -	\$ 110.00
<i>Occupational Licenses</i>	4	\$ -	\$ 160.00
<i>Demolitions</i>	0	\$ -	\$ -
<i>Garage Sales</i>	118	\$ -	\$ 1,180.00
Total Permit:	176		\$ 6,255.00
Grand Total:	228	\$ 496,745.00	\$ 10,787.84

Code Enforcement

December 2016 Report

I. Cano & R. Ureste, Code Enforcement

Inspections Department

December 2016 Report

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

Illegal Dumping	6	Setbacks	4
Work Orders	38	Foundation	15
Commercial, Abandoned & Junked Vehicles	16	CSI /Backflow	5
Garage Sale Signs & W/out Permits	8	Nail Pattern	7
Rubbish	2	Framing/Poly-Seal/Windstorm	28
Banners & Temp. Signs	4	Rough Electrical	44
Fowl Odor	2	Rough Plumbing	12
Building w/o Permit	4	Rough Mechanical	19
Certified Letters	20	Vents & Pipes	22
Complaints Filed in Court	0	Sewer	12
Towed, Abandoned & Junked Vehicles	2	Gas	3
Street Vendor	2	Driveway/Sidewalk	15
Conducting Business in Residence		Insulation	14
		Infiltration	10
Total Code Enforcement Activities	104	Final	38
		Occupational Inspection	2
		Mobile Home Inspection	0
		House Inspection	2
Zoila Martinez & Janie Soto		Plan Review	41
		Permit Sign Off	45
		Other	156
Total In-Person	492		
Total Call-in's	1129		
Animal Control Calls	452	Total Activities	494



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: JANUARY 4, 2017
RE: December 2016 Monthly Report

For the month of December 2016, we have the following to report:

Our department continues to have vacancies in the following positions:

- 1 –Assistant Director of Parks & Recreation
- 1 – HVAC Technician

HVAC Technician position has been advertised and interviews for this position were held during the week of December 19th. We have made a recommendation and have submitted the name for formal approval. The position for Assistant Director of Parks and Recreation has been posted and interviews will begin around mid-January.

Parks Division staff continues to maintain the parks and grounds as needed. Parks' staff along with Events Coordinator, Ruben Rodriguez, worked throughout the month maintaining the city's decorations for the Holiday season. Staff also assisted with the Noche De Paz parade and helped with the set-up and take down of the event as well as kept the park clean during and after the event.

Events Coordinator, Ruben Rodriguez, along with parks and recreation staff assisted with the coordination of the Noche De Paz event. Staff took the lead and coordinated the parade which was held on December 17, 2016 at 6p.m. In total 45 entries participated in this year's parade. In addition staff was able to secure the carnival rides and snow area that were available to the public throughout the day and evening during the event. In addition staff helped to coordinate a breakfast and gift give away with the kids attending the Hidalgo County Head Start Program. This event took place on December 15, 2016 with approximately 120 kids attending.

Recreation Division staff has worked with PSJA, ISD in coordinating the use of their facilities for our upcoming youth basketball and soccer programs. Girls youth basketball and boys youth soccer will kick off the new year with games beginning around January 16th.

Maintenance Division staff continues to provide professional maintenance and custodial services. Maintenance Supervisor, Juan Govea has worked diligently in addressing some of the AC issues we had at City Hall and other city buildings. In addition, Mr. Govea and his staff continue to help our department as well as all other city departments fulfilling the needs of the city.

Overall all full time staff is sometimes used to help in all areas of the department as needed and their assistance is essential to the success of fulfilling the expectations from our department. Over the last few weeks staff and I have been working on wrapping up the fall programs and have begun preparations for what promises to be a very busy and exciting spring recreational season.



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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Mayra Rodriguez, City Secretary

DATE: 01/05/2017

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

Enclosed is the December monthly report including statistics and programs:
For the month of December we had 3,725 visitors. Out of those visitors, 1,578 were here for computer use only. We had 102 new patrons added to our circulation system. We requested and received twenty four (24) Interlibrary Loans (ILL). The library checked out a total of 1,448 items both adult and children's. We had 155 in-house circulation items. We helped the public with an estimated 485 reference/informational questions. We had 11 children's programs with an attendance of 165 people. The monthly amount deposited was \$1,403.90 both fines and fees.

Please see attached statistical report.

During the month of December:

- Attended the Directors' meeting
- Attended the City Commission meeting
- Went to City Hall to make the weekly money deposits for the library
- Hosted the HCLS meeting
- Attended the Noche de Paz Festivity
- Attended an HCLS meeting in Edinburg
- Attended the Hidalgo County Commissioners court meeting
- Managed the day to day operations of the San Juan Memorial Library

Meetings to be held in January, 2017

709 S. Nebraska Ave. • San Juan, Texas 78589-2649
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Multipurpose Room

Directors' meetings, January 3rd & 16th

United Way meetings, January 5th & 6th

Delta Kappa Gamma, January 7th

Pete Romero Stage Reading, January 9th

City Commission meetings, January 19th & 24th

San Juan PD HIT Course, January 10th

Keep San Juan Beautiful, January 11th

EDC Board meeting, January 12th & 26th

Planning and Zoning, January 19th

Civil Service Fire Exam, January 25th

Training Room:

Computer classes on Tuesdays and Thursdays, from January 3rd to January 31st

**San Juan Memorial Library
December 2016 Statistics**

Statistics	
Total Visitors	3,725
Computer Users	1,578
Total Checkouts	1,448
In-House Use	155
Inter-Library Loans	24
New Patrons	102
Reference\ Informational Questions	485
Children's Programs	11
Attendance	165

Multipurpose Room Reservations	Attendance
5th Directors Meeting	15
5th Noche de Paz Meeting - Conference Room	15
7th Library Board Meeting	7
8th HEB Read 3	73
9th Noche de Paz Meeting - Conference Room	13
13th Water Storm Meeting	17
13th City Commission Meeting	71
15th HCLS Meeting	24
15th Planning & Zoning	9
16th Head Start San Juan 1	73
19th Directors Meeting - City Hall	
21st Planning & Zoning - Conference Room	7
Total	324

Training Room Reservations	Attendance
1st Planning & Zoning	13
6th Computer Class	6
8th Computer Class	5
13th Computer Class	4
14th Keep San Juan Beautiful	5
15th Computer Class	3
16th Noche de Paz	17
28th Library Director Meeting	3
Total	28

Computer Classes	
Attendance	28

Checkouts	
DVDs	588
Books Juvenile	671
Books Adult	189
Total	1,448

WiFi Usage	
LibGuest	526
LibStaff	24
LibAdmin	0
Total	550

Study Room Attendance	
Study Rooms	62

Facebook Page	
Likes	11
Visitors	24

SJML Homepage	
Visitors	50,579

Deposits	
Fines	\$ 377.05
Copies	\$ 1,026.85
Total	\$ 1,403.90

Youth & Children's Programs/Attendance

Date	Program	Attendance
Thursday, December 1, 2016	Coloring	4
Thursday, December 1, 2016	Homework	3
Saturday, December 3, 2016	Story Time/Craft	3
Thursday, December 8, 2016	HEB Read 3	73
Tuesday, December 13, 2016	Coloring	4
Wednesday, December 14, 2016	Toddler Time	4
Thursday, December 15, 2016	Coloring	2
Thursday, December 15, 2016	Homework	3
Friday, December 16, 2016	Headstart	61
Wednesday, December 21, 2016	Coloring	2
Wednesday, December 28, 2016	Coloring	6
Total	11	165



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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Carmen Gonzalez, Sanitation Director

DATE: 01/05/2017

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

The month of December the departments accomplished the following:

SANITATION DEPARTMENT

- Heavy truck drivers worked Christmas and had their routes finished by 1:00 p.m. There were containers that did not get picked up because vehicles were in front of containers, brush, grass and tires were in containers and the containers were over-filled or not out for pickup.
- Staff began issuing 90 gallon containers to those residents that needed new lids.
- Brush pickup is on schedule on the northwest. The brush and alley crews are doing a great job in keeping the schedule, bearing in mind; there were holiday days and a couple of days of bad weather.
- The residents continue to place brush mixed with debris and continue to place the brush out after it has just been picked up. The department is visiting with the residents advising them why their brush was not picked up and to educate them on the brush ordinance. This system of visiting with the residents has shown great support by the residents.
- Alleys are being cleaned and are on schedule for brush pick up.
- Employees have completed the cleanup of the brush site. The department has approximately ten tires that will be loaded and sent for recycle. There are still a lot of tires that are being disposed of on city right-of-way and alleys.
- The right-of-ways are continuously being cleaned. The mowing are once again working on the main streets.
- There will be a neighborhood cleanup every other Saturday weather permitting.

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All employees who will work on Saturday's will concentrate on the chosen neighborhood (cleanup will be done by quadrants).

CENTRAL GARAGE

- Mechanics are keeping up with the repairs of City vehicles, tractor mowers and other heavy equipment.
- The body and fender employee has been putting strobe lights on the grapple trucks, flatbeds, lawnmowers and trucks that do not have overheads. The cost per vehicle is \$100. The employee is fixing all broken 30 cubic yard containers.

STREETS DEPARTMENT

- Repair of streets is a continuous effort by the department. Small potholes are continuously being repaired at all major intersections, neighborhoods as well as alleys.
- Street signs are replaced when the signs are either reported or the street crew sees a sign that needs replacement.



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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Benjamin Arjona, City Manager

DATE: 01/04/2017

SUBJECT: Presentation on City of San Juan Strategic Plan 2016-2021. (Benjamin Arjona, City Manager)

Presentation on City of San Juan Strategic Plan 2016-2021

City of San Juan



Strategic Plan 2016-2021



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Our 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.

Our 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.

The City of San Juan Moving Forward

The City of San Juan is a vibrant community of residents who take pride in their city. They look forward to the city's growth and development. For our residents, growth and development are critically important because this is where they want their families to grow. Likewise, businesses see San Juan as a great place to start a business.

Our residents and businesses depend on the City of San Juan to keep moving forward. It is with this in mind that the city embarked on a strategic planning process. Working with city staff and others, the city commission explored a number of issues that are key to our growth and the needs of the community residents and businesses.

We identified the key priorities for the city for the next five years and developed realistic and achievable goals. This plan will give us the blueprint that will get us to the next stage of the city's development. The plan will be set in action immediately. The San Juan City Commission, the San Juan Economic Development Corporation, other city boards and the city staff will use this Strategic Plan on a routine basis when deciding on how we invest our time and money.

City residents and businesses will be able to see and measure how successful we are in achieving our goals. They will be able to see which projects we are working on and which are scheduled for future work.

While this strategic plan will provide a grand picture for where we want to take the city, it will allow us the flexibility to work on new ways to improve the quality of life in San Juan. We want to work with our residents to continue to expand and grow. We will be reviewing this plan to allow for new ideas and to address your concerns.

I ask you to work with us to make our city a better place to live and raise a family and a better place for our businesses.

Sincerely,

San Juanita Sanchez,
Mayor



City of San Juan City Commission



Mayor San Juanita Sanchez



Mayor Pro-Tem Mario Garza



Commissioner Jesus "Jesse" Ramirez



Commissioner Raudel "Raudy" Maldonado



Commissioner Pete Garcia

About City of San Juan: 2021 Strategic Plan

EXECUTIVE SUMMARY

In 2015, the City of San Juan Mayor and City Commission approved the development of a five-year Strategic Plan to re-establish the City's mission, vision and goals to guide the City's future. In early 2016, the City Commission started the strategic planning process. The City of San Juan Mayor and City Commission, the City Manager, and City staff worked diligently to develop a five-year Strategic Plan covering the period from 2016 to 2021. This plan sets the course for the City of San Juan to ensure the City remains true to its Mission and Vision.

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.

By fulfilling its Mission and Vision, the City aligns its efforts and resources to accomplish goals and make positive progress for the community of San Juan.

The strategic plan is a living document which features a framework that can be adjusted based on the current needs of the community. On a periodic basis, the City will provide updates on the progress and performance of each goal, objective, and strategy. As such, the plan may be modified to ensure that stated goals are aligned with the needs of the community. Furthermore, with the adoption of the 5-year strategic plan, the strategic planning and budgeting process are now linked to ensure that the City's budget reflects City Commission and community priorities.

With the development and implementation of the strategic plan, the City of San Juan reaffirms its commitment to continue to provide exceptional services and programs to its community.



SAN JUAN STRATEGIC PLAN

What is a Strategic Plan?

A strategic plan is a clear statement of where the City is going and how it intends to get there. It includes a vision, a description of the mission of the organization, a set of multi-year goals that guide decisions, objectives and strategies for each goal, and a plan for implementation and accountability. The strategic plan will provide the framework to link identified objectives to the budget process, capital improvement plan, important policy considerations, economic development initiatives, and the organization's desire for continuous improvement. In summary, the plan helps translate the City Commission's vision and goals to the organization – enabling the organization to better serve the community.

The Strategic Planning process focused on those critical issues and elements that will bolster the city's growth and those that are currently obstacles and challenges. The process involved: background information gathering; Strengths, Weaknesses, Opportunities, Threats (SWOT) analysis; Setting Priorities; and developing Goals and Objectives.

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The SWOT analysis looked at the city's current state. It represents a snapshot of the environment currently found within San Juan and the environment around San Juan.

Strengths are those assets and capabilities currently available within the community that can be leveraged to achieve desired results.

Weaknesses are those problem areas or aspects of the government organization that are currently standing in the way of strategic success and that must be overcome to achieve optimal results.

Threats are current or potential future internal or external events that, if unmitigated, have the potential to seriously impair the organization's ability to realize strategic success. These may be political, economic, societal, natural or man-made in nature.

Opportunities are future-focused and are conditions that can, if properly understood, be captured to obtain strategic advantage through capitalizing on strengths, overcoming weaknesses and mitigating threats.

Through a series of structured workshops, the Planning group looked at all of these issues. What resulted was a host of ideas

and possible initiatives. The group further worked to pare down the list to a workable focus.

After confirming the City's overall vision, mission and values, systematically scanning the external environment, evaluating the strengths and weakness of the organization, identifying opportunities and threats, the workshop participants next turned their attention to the specific actions and results they believe to be likely to have the greatest positive impact on the long-term success of the community and city governance.

The goals and objectives followed a structured approach what would make it easy for the City Commission and staff to have a clear picture of what they hope to accomplish, how they will achieve it and by when they expect to complete separate tasks. The format is as follows:

Goal: Specifies the general result to be achieved.

Objective: Focuses on measurable results.

Timeframe: Explains when the activities will occur.

Performance Measures: Shows how the objective will be evaluated.

STRATEGIC GOALS AND OBJECTIVES

This is the heart of the strategic plan. It is not meant to be focused on details and specific directives. It provides the guidelines for how to move the city toward its growth and development. Because it is not rigid, it allows the city to address each goal independently as resources and time are available. It also allows the city the flexibility to deal with unforeseen circumstances (new challenges, emergencies and opportunities) as they occur without changing the overall plan. The plan continues even if it has to be adjusted along the way. While the following goals and objectives point to activities to be completed by staff, the city commission is expected to be involved in all steps along the process, as members of specific committees and as part of the review process.



GOAL ONE: TO INVEST \$10M IN INFRASTRUCTURE TO SUPPORT THE CITY'S GROWTH AND DEVELOPMENT

Objective: Complete a \$10M Capital Improvement Plan (CIP) within 5 years

- Identify infrastructure needs and priorities (streets, water, sewer, sidewalks, parks, equipment, personnel, etc.); to be carried out by City Manager, and department heads; to be completed within 6-12 months.
- Hold town hall meetings with local businesses and residents to review tentative plans and priorities; to be carried out by City Manager and Director of Planning and Zoning; to be completed within 6-12 months.
- Develop financial plan for funding of CIP to include grant funds, San Juan Economic Development Corporation (EDC) resources, local taxes and other sources; to be carried out by City Manager, Grant Writer, Financial Advisor, and Director of Finance; to be completed within 12 months.
- Create written plan in yearly phases; to be carried out by City Manager and Director of Finance; to be completed within 12 months.
- Implement the CIP in phases as funding becomes available for specific activities; to be handled by the City Commission and City Manager; to be completed annually through 2021.





GOAL TWO: TO LEVERAGE TRAFFIC TO THE LUXURY AUTO DEALERSHIPS TO ATTRACT OTHER BUSINESSES AND TO CAPITALIZE ON THE TRAFFIC FOR EXISTING BUSINESSES

Objective: Capitalize on 85% of the market of the South Texas luxury vehicles

- Explore legislative initiatives to create income generating tool from sales of vehicles and naming of expressway corridor as “Golden Corridor”; to be developed by City Commission, EDC, City Attorney, City Manager and South Texas delegation; to be completed during 6 months in Legislative session 2017.
- Develop new business recruitment and marketing plan (high retail merchants, business class hotel and conference, family recreational area, shopping and restaurant, spa, comedy/entertainment area); to be implemented by EDC, City Manager and Director of Planning and Zoning; plan to be completed within six months.
- Develop master plan for the Expressway Corridor, including ordinances to address aesthetics; to be developed by the EDC and Department of Planning and Zoning; to be completed within 6-12 months.
- Create new business developments that will take advantage of traffic to luxury dealerships based on business recruitment plan; to be implemented by EDC and City Manager; to be completed by 2021.

GOAL #3: TO DEVELOP PARTNERSHIPS/ORGANIZATIONS/ AGENCIES FOR COMMUNITY EVENTS

Objective: Organize successful community events to enhance community engagement and improve quality of life by 2021

- Establish committee; to be developed by City Manager and City Commission; one month.
- Survey citizens on interests and preferences of events; to be developed by IT and Department of Planning and Zoning; 3 months.
- Create rules and guidelines for events handbook; events committee, Department of Planning and Zoning, Department of Parks and Recreation, Fire Department and Police Department; 3 months.
- Develop list of types of events from surveys; to be developed by IT and Department of Planning and Zoning; 2 weeks after survey completion.
- Identify agencies and organizations; to be developed by City Commission, City Manager and events committee; 2 weeks.
- Develop budget for events; to be completed by City Manager, Director of Finance and events committee; one month.
- Set time line for action plan of events; events committee, Department of Planning and Zoning, Department of Parks and Recreation, Fire Department and Police Department; 6 months after surveys.
- Implement community events; events committee, Department of Planning and Zoning, Department of Parks and Recreation, Fire Department and Police Department; annually.



GOAL #4: TO INCREASE TOURISM

Objective: Identify city tourism attractions and recreational areas to increase Tourism by 20% by 2021

- Identify and inventory tourist attractions; to be developed by Library staff, Department of Parks and Recreation staff, and Director of Planning and Zoning; to be completed by September 2017.
- Survey community interest and database on attractions; to be completed by the Department of IT and the Department of Planning and Zoning; to be completed within 6 months.
- Coordinate with marketing plan (Goal 2); to be completed by the Department of Parks and Recreation; to be completed annually.





GOAL #5: TO STRENGTHEN THE CITY'S PERSONNEL BASE

Objective: Implement a strategic training program for all staff by 2021

- Research and develop model training program for municipal employees; Department of Human Resources, City Manager and department heads; to be completed within 3 months.
- Identify training needs; department heads; to be completed within 3 months.
- Create or identify professional training courses; to be completed by Department of Human Resources; to be completed within 6 months.
- Allocate training funding; to be developed by City Commission and City Manager; to be completed within 3 months after courses identified.
- Create plan and schedule trainings; Department of Human Resources, City Manager and department heads; to be completed within 3 months.
- Implement training program; to be done by Department of Human Resources; to be done annually.

GOAL #6: TO UPDATE THE CITY'S EQUIPMENT NEEDS

Objective: Replace aging equipment by 2021

- Inventory capital items and conduct needs assessment; to be done by department heads; to be completed within 3 months.
- Develop and update database; to be developed by Purchasing/Risk Manager; to be completed within 3 months.
- Prioritize overall equipment needs; to be done by City Manager and department heads; within one month.
- Develop purchasing/replacement plan; to be developed by City Manager, Director of Finance and City Commission.
- Complete replacement/upgrading of equipment according to plan; by City Manager and department heads; to be completed in phases annually by 2021.





GOAL #7: TO HIRE AND RETAIN HIGHLY QUALIFIED PERSONNEL

Objective: Improve the salary structure to obtain qualified personnel by 2021

- Conduct salary comparability study; to be done by Department of Human Resources; to be completed within 3 months.
- Adjust budget accordingly; to be done by City Commission, City Manager and Director of Finance; to be completed in six months.

GOAL #8: TO IMPROVE AND STRENGTHEN CONTROL OF EXPENDITURES

Objective: Create a process for approval of expenditures above a certain amount by 2017

- Create form that would need to be submitted by the department director to justify why the purchase is needed and not a want; to be developed by Director of Finance; to be completed within 3 months.
- Approve new purchasing procedures; City Commission; to be completed within 3 months.
- Implement new purchasing procedures; City Manager, Director of Finance and department heads; to be completed within 6 months.



GOAL #9: TO IMPROVE THE CITY'S FINANCIAL RESOURCES FOR INVESTMENT AND IMPROVEMENTS

Objective: Develop new sources of revenues for investment by 2017

- Evaluate the fees ordinances on an annual basis; done by the Department of Planning and Zoning and Department of Finance; to be done annually.
- Develop feasibility study on the creation of a health department; to be done by the Director of Finance and Director of Planning and Zoning or by an outside consultant; to be completed within six months.
- Submit feasibility study to commission for review and action; to be completed by Department of Planning Zoning, Department of Finance and City Commission; to be completed within 7 months.





GOAL #10: TO GROW THE CITY BY TAKING ADVANTAGE OF THE EXPRESSWAY CORRIDOR

Objective: Develop and implement a marketing plan for the city by 2021

- Work with the San Juan EDC to recruit businesses that yield a return on investments measured by sales tax.
- Develop a marketing plan for the city to include business, residential, industrial, tourist and other developments (in conjunction with Goal #2); to be completed by the EDC, Department of Planning Zoning, Department of Finance and City Manager; to be completed in 3 months.
- Get approval from the EDC Board; EDC staff and City Manager; to be completed in one month.
- Get approval from the City Commission; EDC staff and City Manager; to be completed in one month.
- Meet with existing and new businesses to make them aware of the marketing plan; to be done by the EDC and Department of Planning and Zoning; to be done in February 2017.
- Implement the marketing plan; EDC and Department of Planning and Zoning; to be started by March 2017 and measured monthly by changes in the city's sales tax revenues and other information.



AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 10, 2017

Consider Nomination for the City of San Juan to the 2017 Rio Grande Walk of Fame, as requested by the City of Hidalgo. (Mayra Rodriguez, City Secretary)

STAFF COMMENTS AND RECOMMENDATIONS:

The City of San Juan has participated in the Rio Grande Valley Walk of Fame since 2005. The City has participated every year since then and the time has come for the city to nominate a representative for 2017. The Rio Grande Walk of Fame at the State Farm Arena was created as part of the 2005 BorderFest Festivals. The City of Hidalgo, BorderFest Association, Hidalgo Chamber of Commerce and City of Hidalgo Texas Municipal Facilities Corporation created the Rio Grande Valley Walk of Fame at the State Farm Arena. New Inductees in the Walk will be unveiled during the BorderFest 2017 "Celebrating the U.S.A." people from all walks of life are inducted into the walk. The Walk celebrates the life, achievements and significant civic contributions of outstanding men and women to communities in the Rio Grande Valley of South Texas.

RECOMMENDATION:

Nominating an individual from the City of San Juan to the 2017 Rio Grande Walk of Fame, as requested by the City of Hidalgo.

PREPARED BY:

Mayra Rodriguez,
City Secretary

APPROVED BY:

Benjamin Arjona, City
Manager

**Rio Grande Valley Walk of Fame
State Farm Arena
Hidalgo, Texas
2017**

Introduction

As you know the Rio Grande Valley Walk of Fame at the State Farm Arena was created as part of the 2005 BorderFest "A Salute to the Rio Grande Valley," The City of Hidalgo and Hidalgo's BorderFest Committee created the Rio Grande Valley Walk of Fame at the State Farm Arena. New inductees in The Walk of fame will be unveiled during the 2017 Hidalgo's BorderFest "Celebrating U.S.A." People from all walks of life are inducted into the Walk. The walk celebrates the life, achievements and significant civic contributions of outstanding men and women to communities in the Rio Grande Valley and South Texas.

Selection Process

The Rio Grande Valley Walk of Fame Commission will make the final selection for inductions into the Walk. The commission includes key people from the Rio Grande Valley. Representatives from local libraries, arts organizations, media journalists and other citizens with an informed understanding of the Rio Grande Valley cultural heritage will serve on the commission. The previous groups of inductees include one person selected by every City Council in the Rio Grande Valley and one person selected by each Chamber in the Rio Grande Valley each year. In addition, the previous groups also include persons selected by the Hidalgo's BorderFest Committee and the City of Hidalgo. Additional persons will be inducted and recognized during BorderFest each year. Any individual previously nominated into the walk cannot be considered for re-nomination. To avoid any duplications attached please find a copy of all the previous inductees.

Nomination Criteria

Submit the name, date and place of birth, and a short history or autobiography of the person you wish to nominate. Include the Rio Grande Valley connection, life achievements and a description of his or her contributions to the community.

Anyone may participate in the nomination process. Simply complete the Walk of Fame nomination form, which would include facts and contributions the person has made to the Rio Grande Valley. Please send to:

**Rio Grande Valley Walk of Fame Commission
704 East Texano Drive
Hidalgo, Texas 78557
(956) 843-2286
(956) 843-2317 Fax
Email address: mcabrera@cityofhidalgo.net
Attention: Maggie Cabrera**

Rio Grande Valley Walk of Fame

Nomination Form

2017

Nominee _____ Address _____

City _____ State _____ Zip _____

Phone # (Day) _____ (Evening) _____ (Cell) _____

Business Association / Organization _____ Title _____

E-Mail Address _____

Date of Birth _____ Still Living Yes _____ No _____ Date of Death _____

Born in Rio Grande Valley Yes _____ No _____

Did this person spend most of his/her life in Rio Grande Valley or Texas? Yes _____ No _____
How many years? _____

What contribution has this nominee made to your Community, the Rio Grande Valley or Texas?

What impact has this nominee's work had on the Community, Rio Grande Valley or Texas?

List Nominee's Community or Volunteer Work.

List Nominee's participation in Civic or Non-Profit Organizations.

List Nominee's Family Information.

List Nominee's Professional Organization Affiliations.

Describe how this nominee has gone above and beyond the call of duty in their work for the community.

Are there other indicators of the nominee's achievements not listed previously? (Honors, Memberships, Recognition, Awards, Publications, etc.)

Nominator Organization

Contact PersonAddress

CityStateZip

Phone # (Day)(Evening)(Cell)

Business Association / OrganizationTitle

E-Mail Address

Nominator's Signature	Title	Nominator's Signature	Title
Nominator's Signature	Title	Nominator's Signature	Title
Nominator's Signature	Title	Nominator's Signature	Title

Walk of Fame Inductees

City of Alamo

2016	Carmen West Cortez
2015	Rick Cano
2014	Odie Carden
2013	Father Arturo F. Escobedo
2012	Irma Chavez
2011	Roel Landa Jr.
2010	Eleazar Escobedo
2009	Ricardo Chavez
2008	Diana Martinez
2007	Victor Perez
2006	Rudy Villarreal
2005	Francisco "907" Sandoval

City of Alton

2016	Alejandro Perez
2015	Juan Olivarez
2014	Tommy Thompson+
2013	Emilio Cantu Jr.
2012	San Juanita Zamora +
2011	Carla Garza
2010	Manuel De La Garza +
2009	Transito Vargas
2008	Arturo R. Galvan Jr.
2007	Felipe Gomez

City of Brownsville

2013	Pete Gonzalez
2012	Dr. Rose M. Z. Gowen
2011	Edward C. Camarillo
2010	Ricardo Longoria Jr.
2009	Charles Atkinson
2007	Eddie Trevino Jr.
2006	Blanca S. Vela
2005	Senator Eddie Lucio

Alamo Chamber of Commerce

2016	Richard Wright
2015	John Kautsch
2014	Mark J. Eby
2013	Carrol Moering
2012	Gloria Espinosa
2011	Rolando Espinoza
2010	Bob Acosta
2009	Keith Hackland
2006	Arturo Espinosa
2005	Albert Garcia

Alton Chamber of Commerce

2016	Leandro Garcia
2015	Manuel "Memo" De La Garza
2014	Sylvia Vela
2013	Richard Arevalo
2012	Arturo Galvan Sr.
2011	Calixto Hernandez
2010	Ricardo Garza
2009	Humberto Salinas Sr. +
2008	Salvador Vela

Brownsville Chamber of Commerce

2014	S. Mark Roberts
2013	Carl S. Chilton Jr.
2012	John Wood
2011	Father Armand Mathew
2010	Rene Capistran
2009	Maribel M. Baca
2008	Fred W. Rusteberg
2007	Traci Wickett
2006	Reba Cardenas McNair
2005	William Hudson

Donna Tourist Information Center/Donna

Hooks Fletcher Museum

2016 Donna Hooks Fletcher+
2015 Joe A. Segura
2014 Melinda Sandoval Saucedo
2013 Simon Saucedo
2012 Earl Scott
2011 Viola Jimenez De Reyna
2010 Roberto Lugo
2008 Ricardo V. Rios
2007 Estela Villegas
2006 Adan Hernandez
2005 Hilda R. Adame

City of Donna

2016 Norma G. Garcia
2013 Michael Flores
2012 Filogonio A. Sandoval
2011 Jose Guadalupe Garza +
2010 David S. Simmons
2009 Dr. Celestino Avila
2008 Miles W. Boyce +
2007 Oscar G. Adame
2006 Mr. Isabel Infante +
2005 Pedro L. Ayala +

Delta Area Chamber of Commerce

2005 Los Hermanos Layton

City of Edinburg

2016 Judge Toribio "Terry" Palacios
2015 Ramiro Garza Jr.
2014 Dr. Robert Nelsen
2013 Richard H. Garcia
2012 Noe Garza +
2011 Alfonso Rene Ramirez +
2010 Ciro Trevino
2009 Shawn M. Snider
2005 Charlie Rankin

Edinburg Chamber of Commerce

2016 Letty Gonzalez
2015 Byron Jay Lewis
2014 Johnny Rodriguez
2013 Bob & Janet Vackar
2012 Cris M. Torres
2011 Doug Martin
2010 Lionel Aron Pena Sr.
2009 Cullen R. Looney
2008 Elva Jackson Garza
2007 Robert Gandy III
2006 Alfred Andrew Martin
2005 Lucille De La Garza

City of Elsa

2016 Eliazar "Eli" Rodriguez
2009 Dr. Rene Rodriguez
2008 Arturo C. Trevino

Edcouch, Elsa, La Villa Chamber of Commerce

2010 Frances S. Rocha
2009 Robert Capello Sr.
2008 Mary Pena Moreno
2007 Jose Borrego
2006 Dr. Ricardo R. Gonzalez

City of Granjeno

2016	Mr. & Mrs. Eulogio & Ara De Rueda III (Pacho & Ara)
2015	Guadalupe+ & Maria Rendon
2014	Esperanza Avila
2013	Alberto "Maga" Magallan Sr.
2012	Gloria Garza
2011	Manuel Olivarez Sr. +
2010	Maria Isabel Garza
2010	Santos Graciela Garza
2009	Vicente Garza Sr.
2008	Yvette Cabrera Prevot
2007	Manuel Olivarez Jr.
2006	Rafael Garza
2005	Lupita Segura

City of Harlingen

2009	Jim Solis
2007	David E. Allex
2006	Matt E. Gorges
2005	Col. H. William (Bill) Card

Harlingen Chamber of Commerce

2016	Mr. & Mrs. Juan & Connie Salas
2010	Ruthie Ewers
2008	Alan Johnson
2007	R.K. (Randy) Whittington
2006	Salomon Maldonado
2005	Frank N. Boggus

City of Hidalgo

2016	Claudia Arredondo
2015	Mayor Martin Cepeda
2015	Javier A. Rodriguez
2014	Pedro Fonseca
2013	Ricardo Ortiz
2012	Siglinde Franz
2011	Elliott & Adelle Bottom
2010	Ester Franz Rodriguez +
2009	Concepcion Franz +
2008	Josefina Fonseca
2007	Mr & Mrs. Paul & + Anita Henderson
2006	Mr. & Mrs. Pedro Cisneros
2006	Olaf Frandsen
2005	Mayor Eduardo C. Vela
2005	Mayor Eduardo Vela +
2005	Mayor J.P. Baker +
2005	Mayor Enedina F. Garza
2005	Mayor Thomas Perez Jr. +
2005	Mayor John David Franz
2005	Joe Vera III

Hidalgo Chamber of Commerce

2015	Crisoforo S. and Maria Del Refugio Vela Sr. +
2015	Ruth Hinojosa
2014	Aurora Mijangos
2013	Joe & Gloria Vera Jr. +
2012	Martin+ & Tina Vazquez
2011	Calvin Bentsen
2010	Ramon Garcia
2009	Henry + & Elsie Kawahata
2008	Jud & Gloria Brady
2007	Mr. & Mrs. Abel & Alicia Longoria +
2006	Dr. Daniel King

City of La Feria

2008 Sunny K. Philip

City of La Joya

2016 Anna Lisa Ruiz
2015 Margarita Salinas +
2014 Elizandro De La Rosa
2013 Victorio Salinas Jr.
2013 Roberto Jackson Jr.
2012 Mike Alaniz
2012 Mary A. Salinas
2011 Lee Roy Alaniz
2011 Jose A. "Fito" Salinas
2010 Martha E. Trevino
2010 Gonzalo Gonzalez
2009 Rodolfo "Fito" Farias
2009 Socorro Garza
2008 Alicia Montes
2007 William "Billy" Leo
2007 Dr. Javier Andres Saenz
2006 Mari Gonzalez
2006 Angelica "Angie" Garza
2005 Filomena Leo

City of Los Fresnos

2016 Ruby Jean Cheshire+
2015 Manuel Abrego
2014 Antonio R. Lopez Sr. +
2013 Luis Romero+
2012 James A. Keillor
2011 Eduardo "Eddie" Cantu +
2009 F. Feliberto Pereira
2008 Harry H. Whipple +
2007 Carmen Silva

City of McAllen

2015 Phyllis Griggs
2014 Richard F. Cortez
2013 Veronica Gonzalez
2012 Elva M. Cerda
2011 Alida Salinas Hernandez +
2010 Representative Roberto Gutierrez Sr.
2009 Dr. Lauro Guerra
2008 Lucile Hendricks +
2007 Mr. Jan M. Klinck
2005 Othal Brand Sr. +

Linn-San Manuel

2005 Rafael Guerra Sr.

Los Fresnos Chamber of Commerce

2013 Mark W. Milum
2012 Gene Daniels
2011 Mercedes Vicinaiz Cantu
2010 Don R. badeaux Sr.
2008 Antonio Rivas
2007 Erwin W. Scott Jr. "Scottie"+
2006 Dora Romero +

McAllen Chamber of Commerce

2016 Sister Norma Pimentel
2015 Gary Gurwitz
2014 Frank S. Plummer
2013 Ruben R. Cardenas
2012 Frank Birkhead
2011 Paul Moxley
2010 Dora Brown
2009 Kirk Clark
2008 Robert L. Lozano
2007 Rick D. Guerra
2006 Tony Aguirre
2005 Leo Montalvo

City of Mercedes

2011 Ricardo Garcia
2008 Joel Quintanilla
2005 Liborio Hinojosa

Mercedes Chamber of Commerce

2007 Congressman Ruben Hinojosa
2005 Frances R. Cooper

City of Mission

2016 Amancio Chapa Jr.
2015 Wm. Carl Davis
2014 Richard Hernandez
2013 James Joseph Schroeder+
2012 Ricardo Martinez
2011 Ricardo A. Perez
2010 Tomas Tijerina
2009 Father Roy Snipes OMI
2008 Pat Townsend Jr.
2007 Jo Beth (J.B.) Townsend
2006 June K. Brann +
2005 Leonel "Leo" Pena +

Mission Chamber of Commerce

2016 Gen Long
2015 Beatriz Ramirez Esqueda
2014 Beatriz Tijerina
2013 Sandra Vecchio
2012 Sylvia Wolf
2011 Julio Cerda
2010 Yvonne Salinas
2009 Ruben Dario Plata
2008 Joseph (Joe) Roseland
2007 Norberto "Beto" Salinas
2006 Ben A. Cavazos
2005 Linda Z. Castaneda

City of Palmhurst

2016 Darrell Davis
2016 Gary Wilson Toothaker
2015 Jackie Field
2015 Roy "Bear" Barrera
2014 Lazaro "Larry" Gallardo Jr.
2014 Richard Trevino Jr.
2013 Mark Richards
2013 Ruben De Leon
2012 Robert A. Salinas
2012 Irma Garcia
2011 Jose E. Garza
2010 Alicia C. Sandoval +
2010 Maria G. Leal
2008 Will Klement
2007 Elton Key +
2006 Ramiro J. Rodriguez Jr.

City of Palmview

2016 Joel Garcia Jr.
2015 Ramiro Vela
2014 Eraclio Villarreal +
2013 Alfredo Rodriguez
2012 Noe Ruben Munoz
2011 Aida Rivas
2008 Graciela S. Flores
2007 Irene M. Garcia
2006 Gerardo "Jerry" Perez
2005 Jorge G. Garcia

City of Penitas

2016 Blas M. Loya Sr. +
2014 Marcos L. Ochoa
2014 Cecilio Garza Jr.
2013 Servando Ramirez
2013 Armando Garza
2012 Jerry Bell
2012 Roberto Cardenas Jr.
2011 Jose Roel Cardenas
2011 Efren Garza
2010 Vidal G. Loya +
2005 Dr. Mauro L. Reyna Jr.

Palmview Chamber of Commerce

2016 Linda Ruiz Sarabia
2015 Leo James Leo Jr.
2014 Joel Garcia
2013 Leonel Julian Lopez

City of Pharr

2016 Ambrosio Hernandez
2015 Oscar Elizondo Jr.
2014 Eduardo Cantu
2013 Fred Sandoval
2012 Adan Farias
2011 Leopoldo "Leo" Palacios
2010 Cris S. Vela
2009 Elva I. Michal
2005 A.C. "Beto" Jaime

Pharr Chamber of Commerce

2012 Gary Lewis Rodriguez
2011 Gene & Gracie Williams
2010 Quentin Newcomb Jr.
2007 Anna Mae Kelly
2006 Quentin Newcomb
2005 Dr. Tully Mayer

City of Progresso Lakes

2007 John Trainor Evans
2006 Sam Sparks
2005 William C. Cain

City of Port Isabel

2016 Leo F. "Speck" Sanders
2012 Scott Friedman
2011 Benito Ochoa III
2010 Donald Raymond Guillot
2009 Juan Castillo
2005 Eliseo Vega +

Port Mansfield Chamber of Commerce

2009 Betty Glaze

City of Raymondville

2016 Brenda Guerrero
2015 Dr. George Cantu
2013 Eleazar Garcia Jr.
2012 Hector Ramirez
2011 Paul E. Whitworth
2010 Father Richard MacDonald, SCJ
2009 SSG Hector Leija +
2008 Albert Tijerina +
2007 Ezequiel A. (Zeke) Martinez
2006 Anna Gause Smith (Mrs. Gene)
2005 Katheryn Hanshaw

Raymondville Chamber of Commerce

2016 Sheriff Larry Spence
2015 Armando Duarte Rios
2014 Cissie Watson
2013 Albert Marshall Pickard
2012 Mary Casillas
2011 Virginia Torres
2010 Elma Chavez
2009 Frank Torres
2008 Mary Gutierrez
2007 Viola Franks
2006 Winifred Raymond Wetegrove
2005 Glenn Harding

City of Roma

2005 Arnulfo Guerra +

City of Rio Grande City

2016 Antonio Falcon, MD
2015 Ruben Klein
2014 James Edwin Peterson+
2013 Roel A. Gonzalez
2012 Ruben D. Saenz
2011 Basilio D. Villarreal Jr.
2010 Representative Ryan Guillen
2009 Albert Barrera
2008 Mayor Basilio Villarreal Sr. +
2007 Ernestina C. Trevino
2006 Baldemar Garza
2005 Sam Vale

Rio Grande City Chamber of Commerce

2016 Rodolfo Carlos "R.C." Salinas
2015 Rose Benavidez
2014 Kenny Anderson +
2013 Rosa E. Gonzalez
2012 Ruben O. Villarreal
2010 U. David Gonzalez
2009 Ruben Saenz
2007 Manuel Benavidez Jr.
2005 Judge Ricardo Hinojosa

Rio Grande Valley Partnership Chamber of Commerce

2016 David Garza
2015 Julio Reyes
2014 John D. Bradford
2013 Sergio Contreras
2012 Obidio C. "Billy" Canales
2011 H. William "Bill" Card III
2009 Representative Armando Martinez

City of San Benito

- 2016 Lionel C. Betancourt
- 2015 Antonio Puentes Gonzales
- 2014 Martha Ann McClain
- 2013 Charlie & Bertha Wilson
- 2012 Victor Garza
- 2011 Manuel Lara
- 2010 Lupita Passement
- 2009 Joe Hodges Hernandez
- 2008 Mark Moody
- 2007 San Benito Montalvo +
- 2005 Cesar Gonzalez

City of Santa Rosa

- 2005 Pedro Garza

City of San Juan

- 2016 Tomas Cruz
- 2015 Pedro Sanchez
- 2014 Octaviano “Tony” Gonzalez
- 2013 CWO-2 Jose Luis Montenegro Jr.+
- 2012 Rick Diaz
- 2011 Roberto F. Loreda
- 2010 Commission Hector “Tito” & Bertha Palacios
- 2009 Juan Pedro Contreras
- 2008 Roel Garza
- 2007 Raul Yzaguirre
- 2006 Arnolando Cantu Sr.
- 2005 Jorge Arcuate

Town of South Padre Island

- 2016 Sam A. Listi
- 2015 Madeleine Sandefur
- 2014 Robert Guy Blatnik
- 2013 Shane Wilson
- 2012 Robert Nixon
- 2011 Leslie Ruth Blasing
- 2010 Paul Y. Cunningham Jr.
- 2009 Peggy Trahan
- 2008 Lucinda “Sandy Feet” Wierenga
- 2007 Minnie Solomonson +
- 2006 John L. Tompkins +
- 2005 Ila Loetscher +

San Benito Chamber of Commerce

- 2016 Paco Betancourt+
- 2015 Celeste Zepeda Sanchez
- 2014 Dulce Maria America Madrigal
- 2010 Hector Jalomo
- 2005 Freddy Fender +

San Juan Chamber of Commerce

- 2010 Leon & Velma Sue De Leon
- 2007 Estela Salazar
- 2006 James C. Shawn
- 2005 Eleazar Romero

South Padre Island Chamber of Commerce

- 2016 Joseph M. (Mickey) Furcron
- 2015 JoAnn Evans
- 2014 Gary E. Meschi
- 2013 Bill Donahue
- 2012 Lynne Tate
- 2011 David Friedman
- 2010 Dan Stanton
- 2009 Darrell Mangham
- 2008 Jake Falgout
- 2007 Robert N. Pinkerton Jr.
- 2006 Richard Franke
- 2005 Troy W. Giles

City of Sullivan City

2009 Rosendo "Cheno" Benavides +
2007 Guillermina "Ginger" Villarreal
2006 Reynaldo Ruiz
2005 Gumaro "Maro" Flores

City of Weslaco

2016 Pablo G. Pena
2015 Blanca Munoz
2014 Soyla Gonzalez
2013 Charles & Christine Warren
2012 Eloy R. Alaniz
2011 Robert A. McAllen
2010 Eugene Richard Vaughn Jr.
2009 Dr. Robert Sepulveda
2008 Mayor Hector "Buddy" de la Rosa
2007 Dr. Benigno (Ben) Villalon
2006 Isaac D. Rodriguez
2005 Joe V. Sanchez

Weslaco Chamber of Commerce

2015 Glenn + & Margret Housley
2014 Bob Davis
2013 Ramon "Monse" Montalvo
2012 Margaret Looney McAllen
2011 Noble C. Allen
2010 Robert W. Vanderveer
2009 Patti Dittburner
2008 Ruben Cardenas
2007 Fred McCaleb
2006 Dr. Armando Cuellar +
2005 Gene A. Braught +

United States Ambassadors of International Goodwill

2016 Luis Coronel
2015 Raul Gonzalez
2014 Adamari Lopez
2014 Lupillo Rivera
2013 Dra. Ana Maria Polo
2012 Diana Reyes
2011 Lazaro G. Megret
2010 Maria Antonietta Collins
2009 Raul De Molina "El Gordo"
2008 Yolanda De La Cruz
2007 Raul Gonzalez
2006 Raul Brindis
2005 Joe Morales
2004 Fernando Arau
2003 Alberto Kreimerman
2002 Tony De La Rosa
2001 Intocable
2000 Ana Maria Canseco
1999 Freddy Martinez
1998 Roberto Pulido
1997 Carlos Guzman
1996 Hugo De La Cruz
1995 Rogelio Botello Rios
1994 Johnny Canales
1993 Nano Ramirez
1992 Othal Brand Jr.

Mexico Ambassadors of International Goodwill

2016	Rafael Amaya
2015	Joel Cano
2014	Jorge Salinas
2013	Mariachi Vargas de Tecalitlan
2012	Gabriel Soto
2011	Beatriz Adriana
2010	El Comediante – Teo Gonzalez
2009	Gilberto Gless
2008	Sergio Sendel
2007	Sergio Goyri
2006	Ninel Conde
2006	Eric Del Castillo
2005	Bronco El Gigante De America
2004	Pablo Montero
2003	Laura Flores
2002	Alicia Villarreal y Limite
2001	Veronica Castro
2000	Lupita D'Alesio
1999	Maribel Guardia
1998	Laura Leon
1997	Martin Urieta
1996	Carlos Cuevas
1995	Jorge Vargas
1994	Lucila Mariscal "Dona Lencha"
1993	Angeles Ochoa
1992	Queta Jimenez "La Prieta Linda"
1991	Ramon Ayala y Los Bravos
1990	Rosenda Bernal
1989	Maria De Lourdes
1988	Arianna
1987	Prisma
1986	Aida Cuevas
1985	Francisco "Charro" Avitia

Border Texan of the Year

2014	Chief Judge Ricardo H. Hinojosa
2013	Sam L. Susser
2012	Senator Juan J. "Chuy" Hinojosa
2011	Lt. Gov. David Dewhurst
2010	Frank N. Boggus
2009	Mayor John David Franz
2008	Lt. Gen. (Ret.) Ricardo Sanchez
2007	Dr. Shirley Reed
2006	Michael Allen
2005	Senator John Cornyn
2004	Joe La Mantia Jr.
2003	Tony Garza
2002	Senator Phil Gramm
2001	Governor Rick Perry
2000	Senator Kay Bailey Hutchinson
1999	Charles C. Butt
1998	Governor George W. Bush
1997	Lt. Governor Bob Bullock +
1996	Wayne W. Showers
1995	Dr. Mario Ramirez
1994	Lloyd M. Bentsen +
1993	Dr. Miguel Nervarez
1992	Congressman Enrique "Kika" De La Garza
1991	Morris Atlas
1990	Glen E. Roney
1989	Celia Hare Martin +

Federal and State Leaders

2012	Francisco "Paco" Valentin Jr.
2007	Senator Juan "Chuy" Hinojosa
2006	Bill Summers +
2005	Bryan Daniels
2005	Pedro Garza
2005	Amadeo Saenz

Outstanding Community Supporters

2007	Charles Chuck Snyder
2006	Bob Roux
2006	Dr. Robert + & Mrs. Vi Norton
2005	Representative Ismael "Kino" Flores

Outstanding Entertainers

2014 George Strait
2012 Estudiantina Guadalupana Cesar Cervantes
2012 Charo
2011 Bill & Helen Dillard +
2011 Rene Sandoval
2011 Tina Compean
2010 Edwin M. Bigsby +
2010 Roland Garcia
2006 Joseph "German Joe" Sakulenzki
2006 Doria Avila +
2005 Myron Floren
2005 Jimmy Gonzalez y Grupo Mazz
2005 Wiley Hutchinson

At Large Inductee

2016 Dr. Miguel De Los Santos
2015 Larry Wingert
2015 Martha Noell
2014 Roy and Victoria Lepovitz
2014 Luis Lauro Moreno Rodriguez
2014 Most Reverend Leo Francis Daniel
2014 R. David Guerra
2014 Eloy Vera
2013 Rev. Msgr. Juan Nicolau
2013 Consul Erasmo Martinez
2013 Senior Pastor Aaron De La Torre
2012 United Way Hero Jenise Diaz
2012 Judy Anderson
2012 Jim Deuser
2009 Dr. Bert D. Levine +

Mr. Internacional

2015 Juan Pablo Llano

Mrs. Internacional

2015 Elizabeth Robaina

BorderFest Association

2015 Raul Mijangos
2015 Kay Wolf

IFEA Volunteer of the Year

2015 Mary Bernarski



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

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Mayra Rodriguez, City Secretary

DATE: 01/06/2017

SUBJECT: Consider and Approve the resignation of City Secretary Mayra Rodriguez and authorize Adelaida Cordero, Director of Human Resources to proceed in offering the position of City Secretary to next candidate approved on November 29, 2016 meeting. (Mayor San Juanita Sanchez)

Letter of Resignation

To Mayor and Commissioners:

Please accept this letter of resignation as of 1/6/2016 this will be my last day at the City of San Juan. Thank you for the opportunity.

Mayra Rodriguez

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 10, 2017

Consider Authorizing the Chief of Police to Execute a Memorandum of Understanding between San Juan Crime Stoppers and San Juan Police Department. (Juan Gonzalez, Chief of Police)

STAFF COMMENTS AND RECOMMENDATIONS:

Crime Stoppers is a partnership involving the police, the community, and the media with the aim of solving crime and keeping our streets safe by encouraging persons to report information about crimes in their communities while remaining anonymous. Since the inception of San Juan Crime Stoppers program in 2009, we have had an impressive record of success and have assisted the San Juan Police Department in a number of areas, including efforts to curtail crime in schools and to host annual events that foster a positive relationship between youth, community, and law enforcement.

This MOU is being established to memorialize and confirm an agreement between both parties and understanding concerning the terms of that cooperation and their respective responsibilities concerning information disseminated and collected.

RECOMMENDATION:

Authorize the Chief of Police to Execute a Memorandum of Understanding between San Juan Crime Stoppers and San Juan Police Department.

PREPARED BY:

Chanel Borrego,
Grants and Contracts
Coordinator

APPROVED BY:

Benjamin Arjona, City
Manager

Memorandum of Understanding

This Memorandum of Understanding (MOU) is made as of this 4th day of January, 2017, by and between the SAN JUAN POLICE DEPARTMENT (hereinafter "SJPD") and the [SAN JUAN CRIME STOPPERS], INC.

Recitals

A. The SJPD is the police department for the City of San Juan, Texas. The Chief of Police, Juan Gonzalez, is the chief law enforcement officer for the SJPD.

B. San Juan Crime Stoppers is operated and governed by a volunteer, unpaid Board of Directors composed of business representatives and other citizens of the City of San Juan, Texas. San Juan Crime Stoppers is an IRS 501(c)(3) tax-exempt organization formed pursuant to offer rewards to citizens for anonymous tips leading to the solving of crimes, recovery of stolen property and illicit contraband and the apprehension of wanted fugitives in the City of San Juan.

C. Since [2009], the SJPD and San Juan Crime Stoppers have cooperated in the mission of solving crime, which includes: (i) to publicly solicit information from anonymous informants concerning criminal activity; (ii) to gather such information from informants; (iii) offering and paying rewards to informants for such information; and (iv) communicating such information to law enforcement agencies, including the SJPD.

D. The parties now wish to memorialize and confirm their agreement and understanding concerning the terms of that cooperation and their respective responsibilities concerning the information disseminated and collected.

Now Therefore, the parties hereby covenant and agree as follows:

24 1. San Juan Crime Stoppers will maintain a system for receiving information ("tips")
25 from informants leading to the solving of crimes, the recovery of stolen property and illicit
26 contraband and the apprehension of wanted fugitives in the City of San Juan, Texas, and
27 paying rewards to anonymous informants whose tips lead to arrests, the recovery of
28 stolen property and illicit contraband and/or the prosecution of criminals. The system will
29 consist of such means as San Juan Crime Stoppers may employ, in its sole discretion, of:
30 (a) providing telephonic, internet or other technological means of
31 communicating anonymous tips to SJPD (hereinafter "confidential tip lines") and (b)
32 communicating with the public information concerning the confidential tip lines, the nature
33 of unsolved crimes, the identities of wanted fugitives, and the availability of rewards for
34 successful tips. San Juan Crime Stoppers will, in its sole discretion, pay rewards to
35 those informants whose tips result in arrests, the recovery of stolen property and
36 illicit contraband or prosecutions.

37 2. The SJPD will provide a police Crime Stoppers Coordinator (hereinafter the "Crime
38 Stoppers Coordinator") to work with San Juan Crime Stoppers and to serve as a conduit
39 for information between and among San Juan Crime Stoppers, anonymous informants
40 and the SJPD. The Crime Stoppers Coordinator will be appointed by the Chief of Police
41 or his deputy, will devote so much of his/her time to San Juan Crime Stoppers as the
42 Chief of Police shall in his/her reasonable discretion direct, and shall be paid solely by
43 SJPD. The San Juan Crime Stoppers Coordinator will, among such other duties as the
44 Chief of Police may direct: (a) meet on a regular basis with the San Juan Crime Stoppers
45 Board; (b) monitor confidential tip lines for anonymous tips and communicate those tips to
46 investigating officers of the SJPD; (c) communicate with anonymous informants about tips
47 and rewards for tips; (d) make recommendations to San Juan Crime Stoppers concerning
48 the payment of rewards; and (e) communicate information to San Juan Crime Stoppers
49 concerning crimes and/or wanted fugitives as to which assistance from the public through
50 San Juan Crime Stoppers as requested.

51 3. The SJPD will provide information concerning crimes and wanted fugitives to San
52 Juan Crime Stoppers for dissemination to the public. The SJPD will promptly notify San

Juan Crime Stoppers of the facts and circumstances concerning any errors in information provided to San Juan Crime Stoppers.

4. The SJPD shall handle all information received from anonymous informants through confidential tip lines with the discretion appropriate to the nature of the information provided.

5. This MOU shall continue in force and effect until terminated: (a) by the mutual agreement of the parties or (b) by 90 days written notice by either party.

6. This MOU shall be governed and construed in accordance with the laws of The State of Texas.

7. By signing this MOU, the undersigned represent that they are authorized to sign this MOU and that the organization that they represent is authorized to enter into this MOU.

Entered into as of the date above first written:

Name/Title

Name/Title



SAN JUAN POLICE



POLICE CHIEF JUAN GONZALEZ

Date: January 4, 2017

Office of the Governor
Texas Crime Stoppers Council
P.O. Box 12428
Austin, Texas 78711

TO Whom It May Concern:

On behalf of San Juan Police Department, I am much honored to endorse San Juan Crime Stoppers in their endeavor to improve community relations. San Juan Crime Stoppers has been instrumental to our department for assisting in several cases.

San Juan Crime Stoppers has shown dedication with San Juan Police Department in combating crime and improving a better way of life for the citizens of the City of San Juan.

Additionally, I am looking forward to continue working effectively to make a difference in our community.

A handwritten signature in black ink, appearing to be "J. Gonzalez".

Chief of Police
Juan Gonzalez

2301 N. RAUL LONGORIA, SAN JUAN, TEXAS 78589

PH: 956-223-2400 / FAX: 956-783-3503

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 10, 2017

Consider Reviewing New Financing Bond Options and Authorize the City of San Juan and First Southwest, a Division of Hilltop Securities, to Begin the Process to Obtain the City of San Juan Financial Contribution as Presented: the Financial Plan, The Method of Sale, and the Approval of Frost Bank as the Underwriter. (Pablo Garza, Director of Finance)

STAFF COMMENTS AND RECOMMENDATIONS:

RECOMMENDATION:

Approve the Financial Plan, The Method of Sale, and the Approval of Frost Bank as the Underwriter to Close the New Bond Financing.

PREPARED BY:

Pablo Garza, Finance
Director

APPROVED BY:

Benjamin Arjona, City
Manager

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 10, 2017

Consider Rejecting Bid # 16-50-12-06 and Authorizing the City Manager to Re-advertise for Request for Qualifications for Consulting Services for a Comprehensive Study. (Rene Jaime, Purchasing/Risk Manager)

STAFF COMMENTS AND RECOMMENDATIONS:

In a Regular Commission Meeting in November 16, 2016, the City Commission authorized the City Manager to go out for Requests for Qualifications (RFQ's) for Consulting Services for a Comprehensive Study.

On Tuesday, December 6, 2016, staff received only one proposal from from "The Leadership Resource Group," from Pharr, Texas.

Staff is seeking authorization to re-advertise for RFQ's for Qualifications for Consulting Services for a Comprehensive Study.

RECOMMENDATION:

Authorize the City Manager to Re-advertise for Requests for Qualifications for Consulting Services for a Comprehensive Study.

PREPARED BY:

Rene Jaime,
Purchasing/Risk
Manager

APPROVED BY:

Benjamin Arjona, City
Manager

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 10, 2017

Monthly Collection Report-November 30, 2016. (Pablo Garza, Department of Finance)

STAFF COMMENTS AND RECOMMENDATIONS:

RECOMMENDATION:

PREPARED BY:

Pablo Garza, Finance
Director

APPROVED BY:

Benjamin Arjona, City
Manager



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

To: Mayor and City Commission

From: Pablo Garza, Director of Finance

Date: December 16, 2016

Subject: Monthly Collection Report – November 30, 2016 *81*

Attached you will find the above referenced monthly tax collection report as submitted by Pablo "Paul" Villarreal Jr., County of Hidalgo, Tax Collector for the City of San Juan, Texas.

According to the property tax code, Section 10 **Reports and Remittances of Other Taxes**, "Each month the collector of taxes for a taxing unit shall prepare and submit to the governing body of the unit a written report made under oath accounting for all taxes collected for the unit during the preceding month".

The following summary is included into this memorandum for information purposes:

SUMMARY OF TAX LEVY COLLECTIONS					
Tax Year	2016	2015	2014	2013	2012
Tax Levy	6,638,277.98	6,363,985.51	6,062,874.30	6,026,969.81	5,863,668.66
Adjustment to date	(3,422.70)	16,343.86	60,140.93	4,339.90	0.00
Adjusted Tax Levy	6,634,855.28	6,380,329.37	6,123,015.23	6,031,309.71	5,863,668.66
Collections to date	484,217.14	473,930.57	492,588.40	601,876.01	394,574.30
Percentage Collected	7.30%	7.43%	8.04%	9.98%	6.73%

A property Tax Adjustments Report (by account) for the same month and prior months is available from the Finance Department.

If you have any questions, please do not hesitate in calling me at 956-223-2232.

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

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

PABLO "PAUL" VILLARREAL JR., ASSESSOR & COLLECTOR
CITY OF SAN JUAN TAXES COLLECTED FOR:
NOVEMBER 2016

COMPARATIVE RATE OF COLLECTIONS

CITY OF SAN JUAN CSJ (37)	ORIGINAL TAX LEVY	COLLECTED TO DATE	DROPPED YRS AFTER PURGE	MODIF. TO DATE	TAXES OUTSTANDING	PERCENT 2016/2017	COLLECTED 2015/2016
2016 TAX ROLL	6,638,277.98	484,217.14	-	(3,422.70)	6,150,638.14	7.30%	7.43%
2015 & PRIOR YRS ROLLBACK	1,435,488.73 2,534.74	58,917.73 -	- -	372.26 -	1,376,943.26 2,534.74	4.10% 0.00%	5.00% 0.00%
TOTALS	8,076,301.45	543,134.87	-	(3,050.44)	7,530,116.14		

BREAKDOWN OF TAX COLLECTIONS AND FEES FOR THE MONTH OF NOVEMBER 2016

CITY OF SAN JUAN	MONTHLY MODIFICATIONS
CURRENT YEAR-BASE TAX	446,179.12 (1,178.17) CURRENT
CURRENT YEAR-P&I	-
PRIOR YEARS-BASE TAX	27,918.39 (2,811.90) PRIOR
PRIOR YEARS-P&I	11,069.29
ROLLBACK	- ROLLBACK
ROLLBACK P&I	-
ATTORNEY FEES	5,937.25 - PURGED
TOTAL COLLECTIONS	491,104.05 (3,990.07)
LESS TRANSFERRED	349,597.78
LESS IN TRANSIT	138,278.78
LESS DUE TO HCAD COMM. FEE	11.49
LESS DUE TO CO TREASURER	3,216.00
BALANCE	-

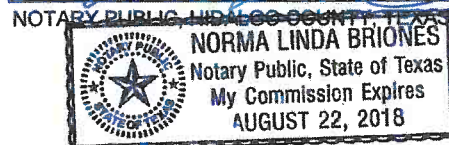
*****AFFIDAVIT*****

I, PABLO "PAUL" VILLARREAL JR., ASSESSOR-COLLECTOR OF TAXES FOR THE CITY OF SAN JUAN, DO
SOLEMNLY SWEAR THAT THE ABOVE STATEMENT OF TAXES COLLECTED BY ME FOR
THE MONTH OF NOVEMBER 2016 IS CORRECT

ASSESSOR-COLLECTOR OF TAXES FOR CITY OF SAN JUAN, TEXAS



SWORN AND SUBSCRIBED BEFORE ME THIS 8TH DAY OF DECEMBER 2016 A.D.



Levy 2016 (16-17 YR)

Levy 2015 (15-16 YR)Levy 2014 (14-15 YR)Levy 2013 (13-14 YR)Levy 2012 (12-13 YR)

PREPARED BY: Rene Castillo

December 16, 2016

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 10, 2017

Investment Report As of December 30, 2016. (Pablo Garza, Department of Finance)

STAFF COMMENTS AND RECOMMENDATIONS:

RECOMMENDATION:

PREPARED BY:

Pablo Garza, Finance
Director

APPROVED BY:

Benjamin Arjona, City
Manager

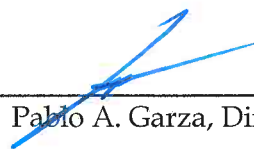


Investment Report

As of December 30, 2016

First Quarter(1st) of Fiscal Year 2016-2017

Prepared by:


Pablo A. Garza, Director of Finance

Investments by Maturity Date

		Fund	Investment at Cost	Market Value	Current Yield	Maturity Date
CAPITAL COMM BANK	PCB WEALTH MGMT	GENERAL FUND	249,000.00	249,000.00	0.85%	2/8/2017
COMMUNITY FIRST BANK	PCB WEALTH MGMT	GENERAL FUND	249,000.00	249,000.00	0.85%	12/18/2016
NORTHPOINTE BANK	PCB WEALTH MGMT	GENERAL FUND	249,000.00	249,000.00	0.89%	12/30/2016
STERLING NAT'L BANK	PCB WEALTH MGMT	GENERAL FUND	249,000.00	249,000.00	0.76%	12/18/2016
WASHINGTON BUS BANK	PCB WEALTH MGMT	GENERAL FUND	249,000.00	249,000.00	0.85%	12/13/2016
SPIRITBANK	PCB WEALTH MGMT	SOLID WASTE	249,000.00	249,000.00	0.83%	12/12/2016
AMALGAMATED BANK	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	0.09%	2/13/2017
AMERICAN METRO BANK	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	0.84%	2/8/2017
BUILDERS BANK	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	0.84%	1/23/2017
CAPITAL BANK	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	0.80%	1/15/2017
CRESTMARK BANK	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	0.85%	12/24/2016
EH NATIONAL BANK	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	0.82%	1/23/2017
FARMERS AND MERCHANTS BANK	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	0.84%	1/15/2017
THE FEDERAL SAVINGS BANK	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	0.84%	2/23/2017
FORTS PRIVATE BANK	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	0.85%	1/14/2017
GRAND BANK, NA	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	0.84%	1/19/2017
IDAHO FIRST BANK	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	0.81%	2/11/2017
MCHENRY SAVINGS BANK	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	0.83%	1/23/2017
NOAH BANK	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	0.84%	1/25/2017
PINELAND BANK	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	0.84%	2/14/2017
PREMIER BUSINESS BANK	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	0.80%	12/25/2016
PROFICIO BANK	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	0.84%	2/13/2017
SECURITY BANK	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	0.85%	1/15/2017
STOCKMANS BANK	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	0.88%	1/1/2017
MBANK	PCB WEALTH MGMT	CAPITAL PROJECTS	249,000.00	249,000.00	0.85%	2/6/2017
CENTRUST BANK	PCB WEALTH MGMT	2014 BOND REVENUES	249,000.00	249,000.00	0.84%	12/25/2016
			6,474,000.00	6,474,000.00		

CASHED-OUT INVESTMENTS:

Fund Allocation Summary

Book and Market Value

	<u>Fund Total</u>	<u>Texpool</u>	<u>PCB Wealth Mgmt</u>
Solid Waste(22)	249,628.36	628.36	249,000.00
Park Development(26)	375.25	375.25	-
Debt Service(36)	1,111.23	1,111.23	-
Water Systems Operations(56)	4,483,152.66	1,152.66	4,482,000.00
General Disbursements(10)	1,246,690.76	1,690.76	1,245,000.00
Capital Projects(52)	249,000.00	-	249,000.00
2014 Bond(54)	249,000.00	-	249,000.00
Payroll	-	-	-
Sub-totals	\$ 6,478,958.26	\$ 4,958.26	\$ 6,474,000.00
EDC-Sales Tax Fund	1,358.98	1,358.98	-
EDC Revolving Fund	804.96	804.96	-
Totals	\$ 6,481,122.20	\$ 7,122.20	\$ 6,474,000.00

Book Value Comparison

Description	Coupon/ Discount	Settlement Date	September 30, 2016		Purchases at Cost	Sales/ Maturities	December 30, 2016	
			Original Face\ Par Value	Book Value			Original Face\ Par Value	Book Value
PCB Wealth Management	0.81%	12/30/2016	6,474,000.00	6,474,000.00	-	-	6,474,000.00	6,474,000.00
Texpool	0.00%	12/30/2016	4,953.50	4,948.03	-	-	4,958.26	4,958.26
TOTAL			\$ 6,478,953.50	\$ 6,478,948.03	\$ -	\$ -	\$ 6,478,958.26	\$ 6,478,958.26

Market Value Comparison

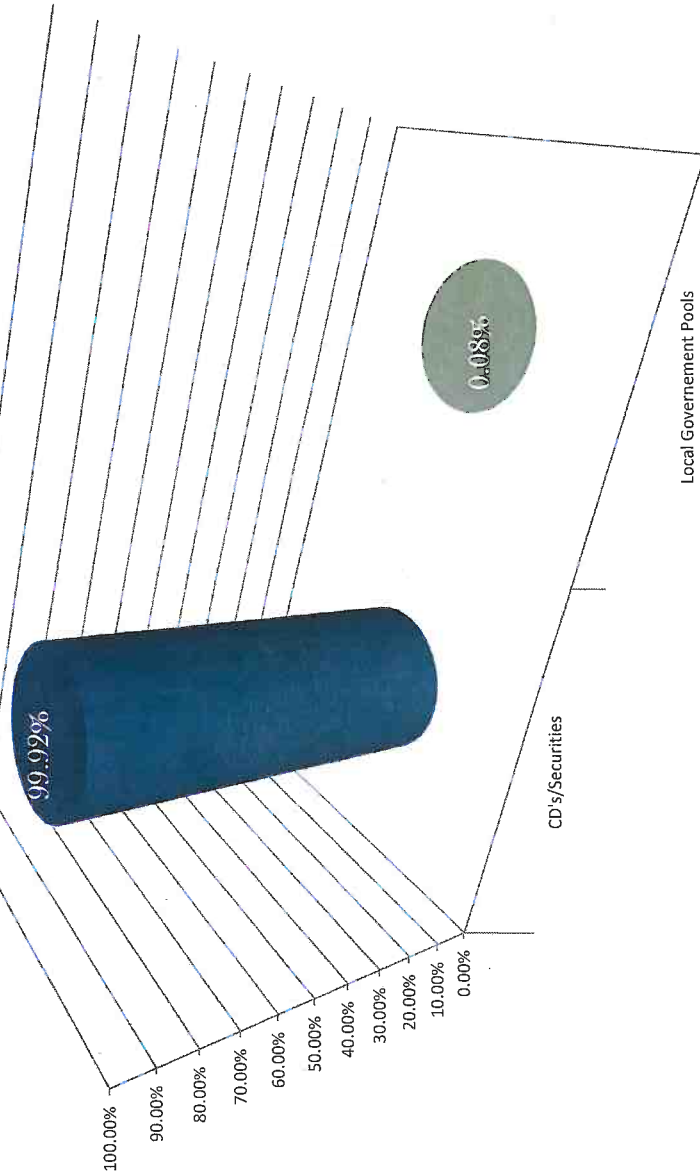
Description	Coupon/ Discount	Original Face\ Par Value	September 30, 2016		Qtr-to-Qtr Change	December 30, 2016	
			Market Price	Market Value		Original Face\ Par Value	Market Price Market Value
PCB Wealth Management	0.81%	6,474,000.00	1.00	6,474,000.00	-	6,474,000.00	1.00 6,474,000.00
Texpool	0.00%	4,953.50	1.00	4,953.50	-	4,958.26	1.00 4,958.26
TOTAL				\$ 6,478,953.50	\$ -	\$ 6,478,958.26	\$ 6,478,958.26

Quarter End Results by Investment Category:

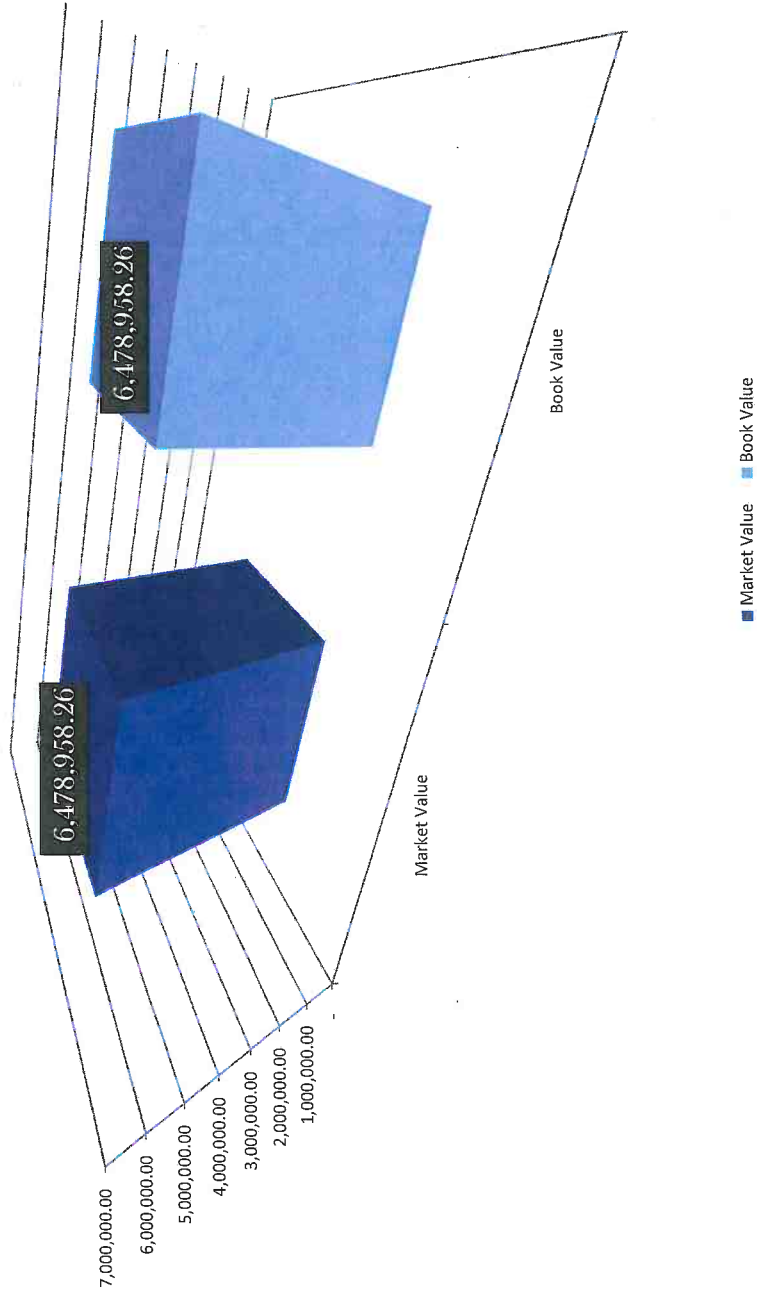
Asset Type	Ave. Yield	September 30, 2016		December 30, 2016	
		Book Value	Market Value	Book Value	Market Value
Local Government Pools	0.00%	4,948.03	4,953.50	4,958.26	4,958.26
CD's/Securities	0.81%	6,474,000.00	6,474,000.00	6,474,000.00	6,474,000.00
Totals		\$ 6,478,948.03	\$ 6,478,953.50	\$ 6,478,958.26	\$ 6,478,958.26

Quarterly Interest Income	\$ -
YTD Interest Income	\$ 13,715.68

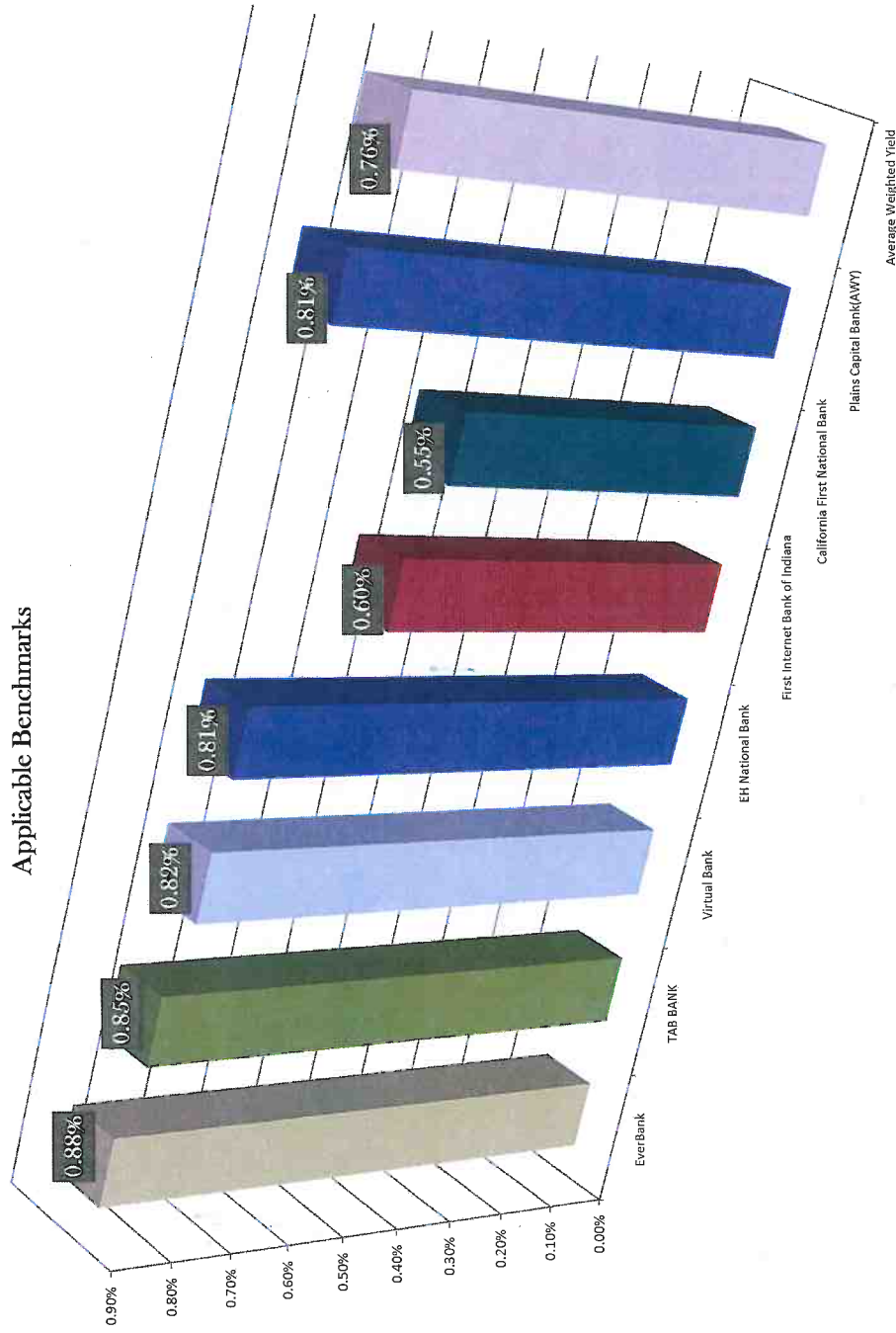
Portfolio Composition



Market Vs Book Value



Applicable Benchmarks



AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 10, 2017

Consider an Ordinance in Second Reading for a Rezoning Request from Single-family Residence District (R-S) to Neighborhood Commercial District (C-1) for the Property Legally Described as Lot 1, Block 1, Salazar Subdivision # 2, Located at the Northwest Corner of Raul Longoria Road and Salazar Street as Requested by G&G Holding L.L.C. (Xavier Cervantes, Director of Planning)

STAFF COMMENTS AND RECOMMENDATIONS:

G&G Holding LLC recently purchased the property and is requesting a zoning change to Neighborhood Commercial District to allow them to rent the property for commercial purposes. The property has been used for commercial purposes for many years but it was never zoned commercial. Because it is located along a major thoroughfare, a new family is unlikely to want to live in the property in the future.

The future business will generate property and sales taxes for the community.

RECOMMENDATION:

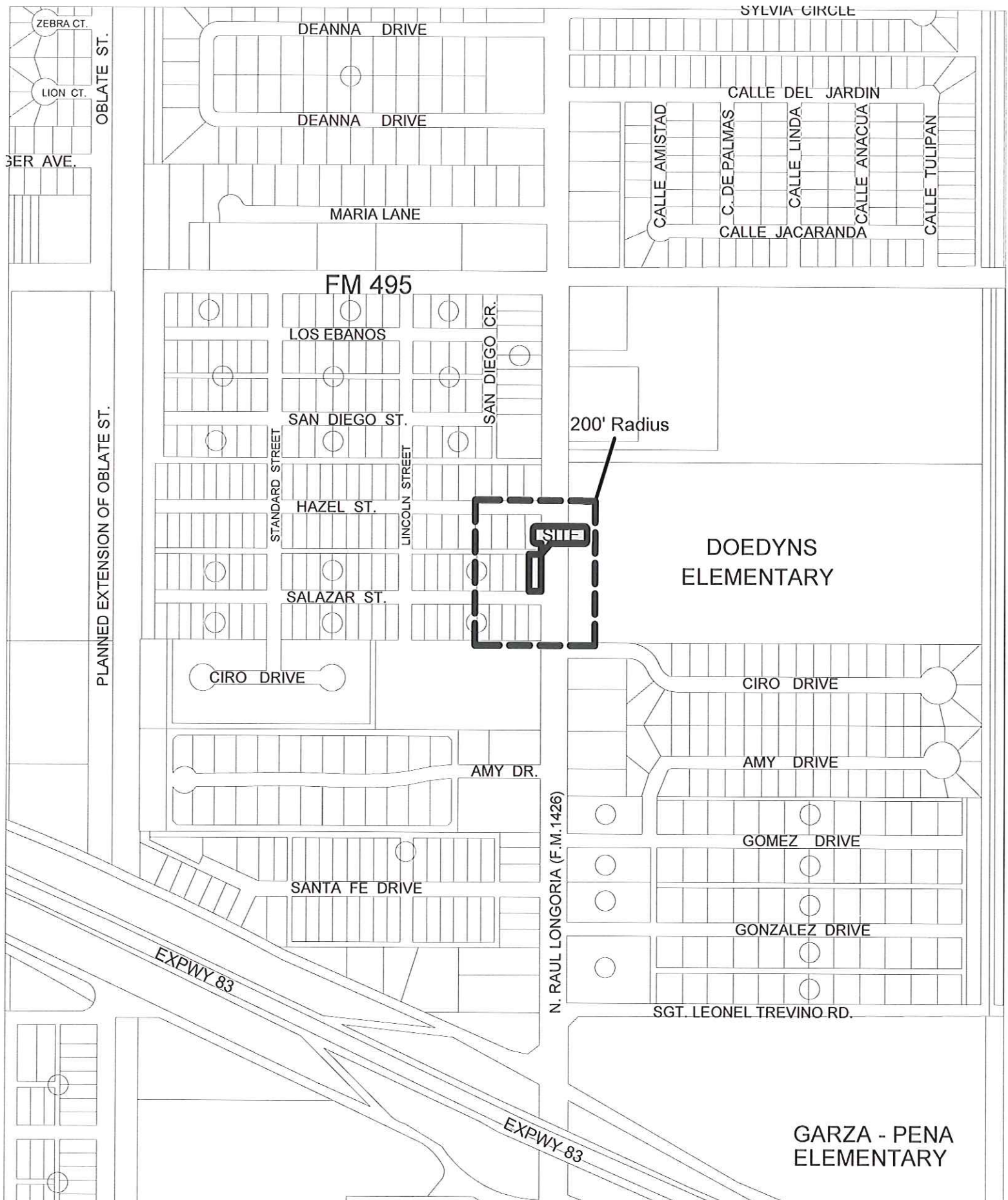
During a regular scheduled meeting on November 17, 2016, the Planning and Zoning Commission unanimously recommended approval of the rezoning request.

PREPARED BY:

Xavier Cervantes,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

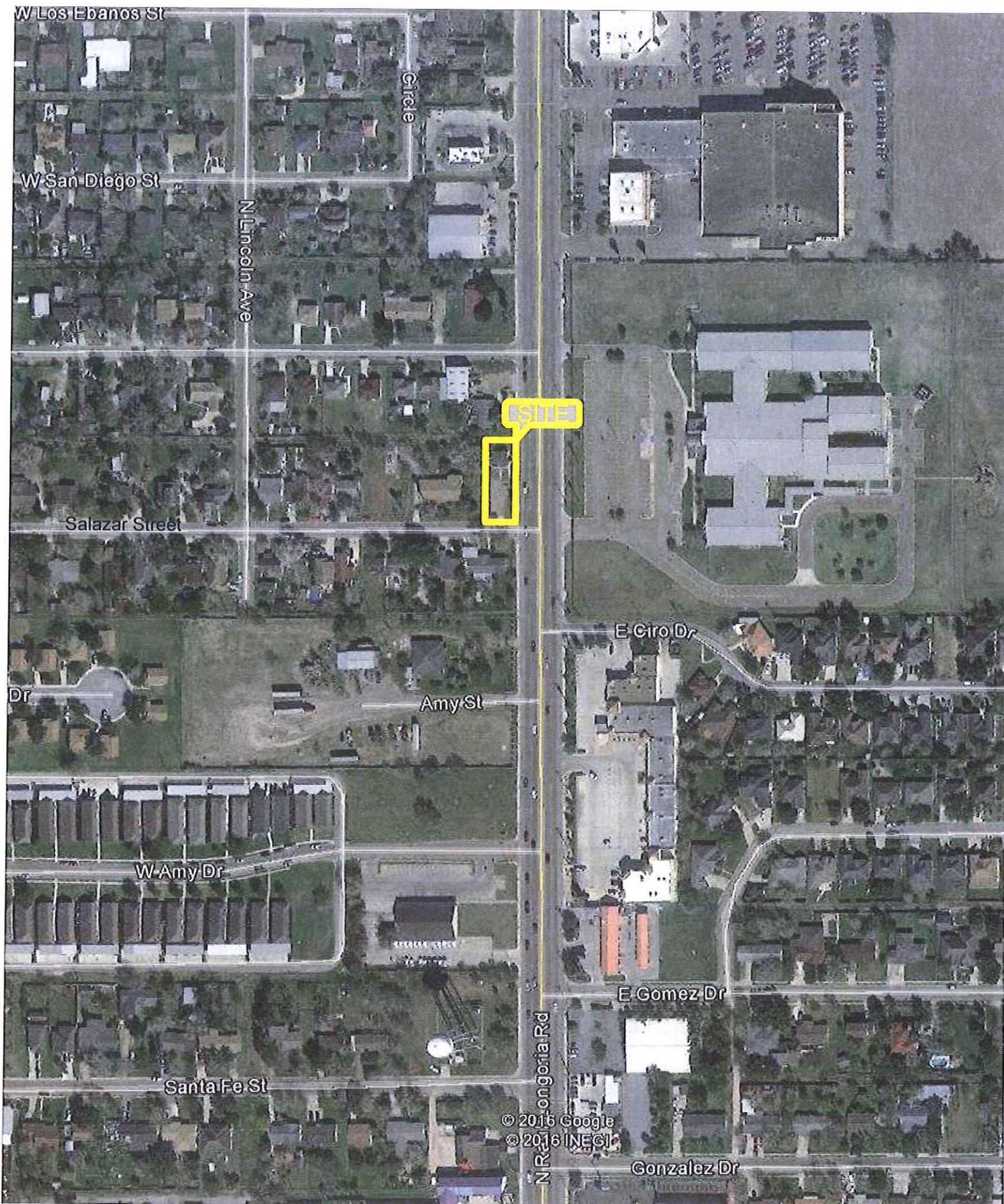


Legend

- CITY LIMITS
- Proposed area

Rezoning Request from Single-Family Residence District (R-S) to Neighborhood Commercial District (C-1) for the property legally described as Lot 1, Block 1, Salazar Subdivision #2, located at the Northwest corner of Raul Longoria Road and Salazar Street as Requested by G&G Holding, LLC.



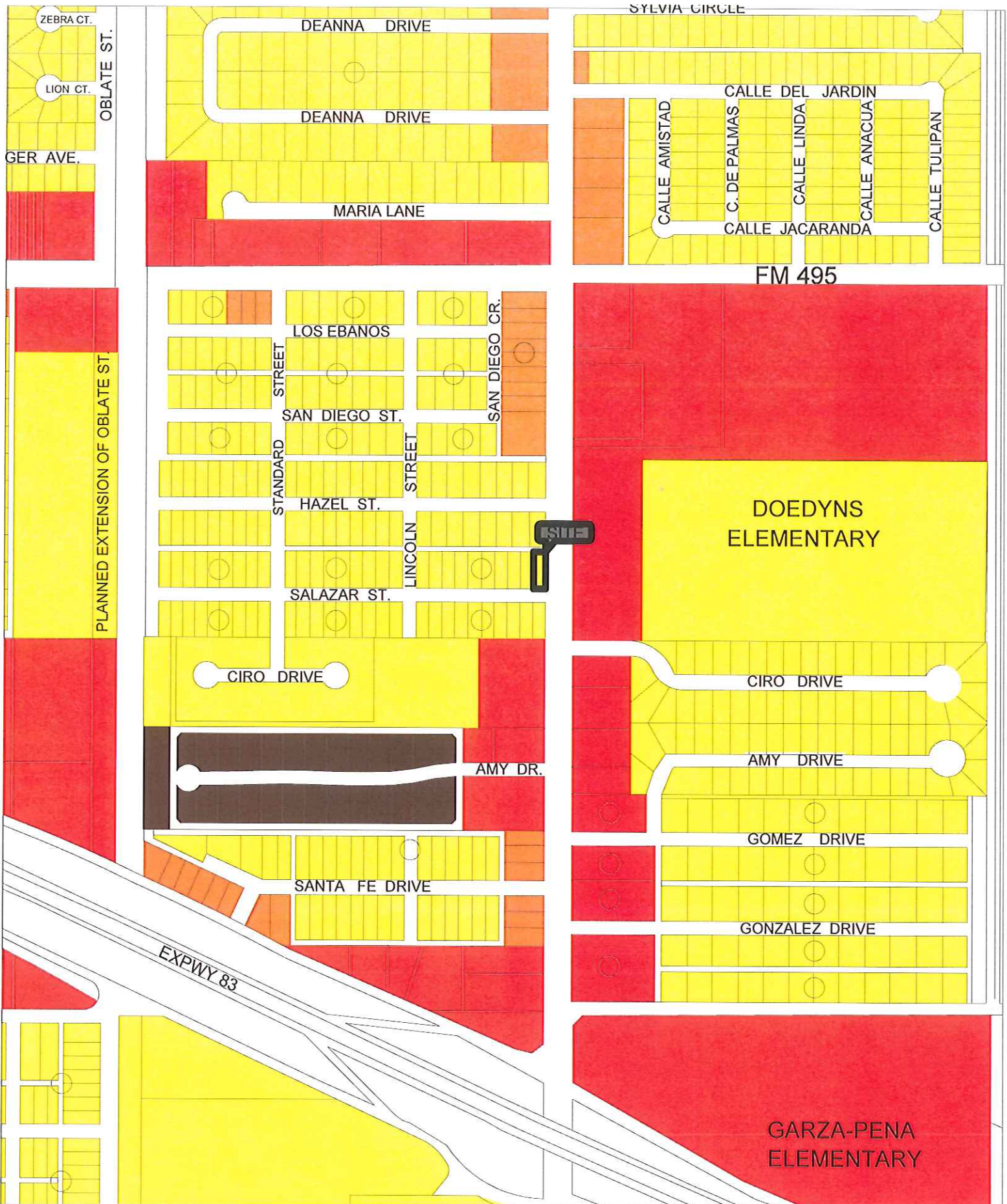


Legend

- CITY LIMITS
- Proposed area

Rezoning Request from Single-Family Residence District (R-S) to Neighborhood Commercial District (C-1) for the property legally described as Lot 1, Block 1, Salazar Subdivision #2, located at the Northwest corner of Raul Longoria Road and Salazar Street as Requested by G&G Holding, LLC.



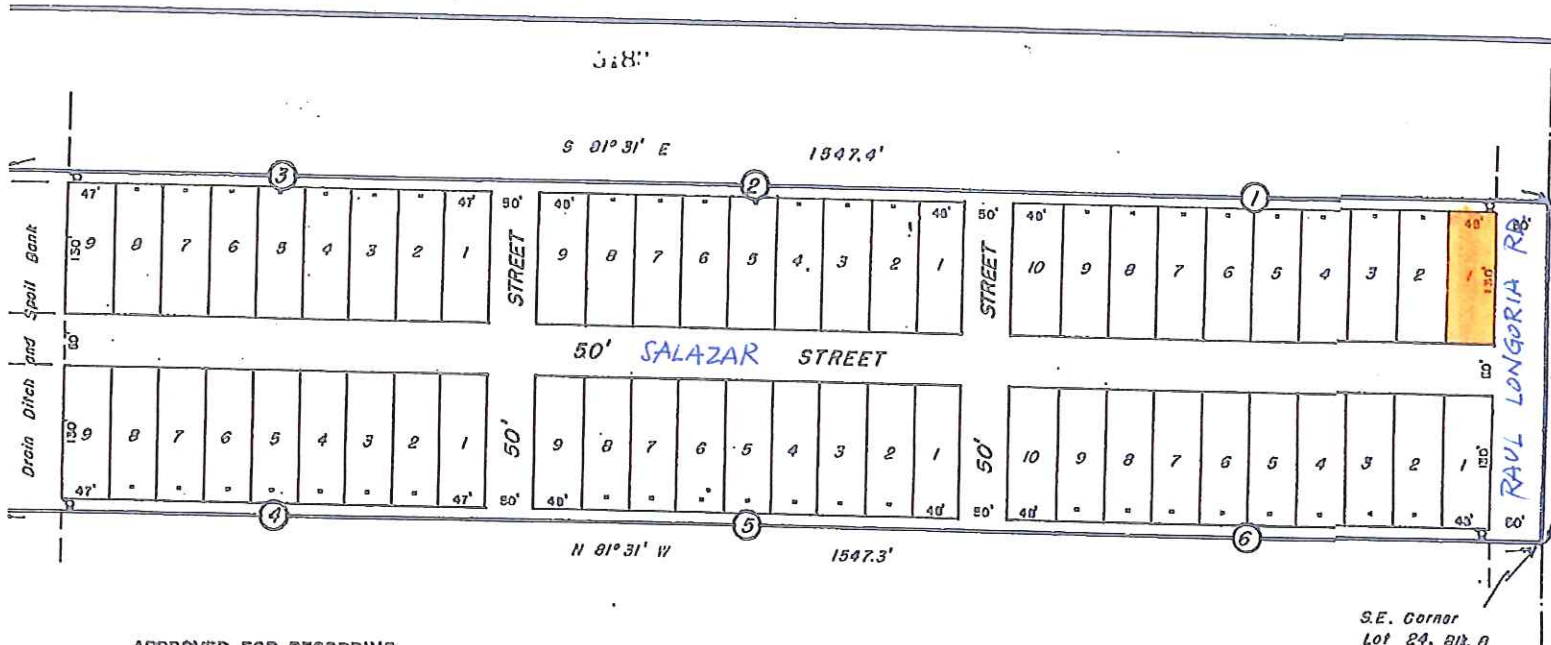


Zoning Districts

 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)

Rezoning Request from Single-Family Residence District (R-S) to Neighborhood Commercial District (C-1) for the property legally described as Lot 1, Block 1, Salazar Subdivision #2, located at the Northwest corner of Raul Longoria Road and Salazar Street as Requested by G&G Holding, LLC.





S.E. Corner
Lot 24, Blk. B

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 19th day of March, 1963
JULIO GUZMAN, County Clerk
[Signature] Deputy

MAP
OF
SALAZAR SUBDIVISION NO. 2
BEING A SUBDIVISION OF THE
SOUTH HALF OF SOUTH HALF, LOT 24, BLOCK B
JOHN CLOSNER ET AL SUBDIVISION
HIDALGO COUNTY, TEXAS

REGISTERED PUBLIC SURVEYOR,
ACCOMPANYING MAP TO BE A
PRESENTATION OF THE LANDS HERE-
AND SUBDIVIDED UNDER MY

[Signature]
CHARLES L. MELOEN
REGISTERED PUBLIC SURVEYOR
HOUSTON, TEXAS
MAY 12, 1963



STATE OF TEXAS:
COUNTY OF HIDALGO:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, CARLOS SALAZAR, OWNER OF THE PROPERTY HEREON
DESCRIBED, DO HEREBY ADOPT, DEDICATE, AND CONFIRM THE
ACCOMPANYING MAP AND DO HEREBY DEDICATE TO THE PUBLIC
THE SURFACE USE OF THE STREETS AND ALLEYS THEREON SHOWN.

[Signature]
CARLOS SALAZAR

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY
PERSONALLY APPEARED CARLOS SALAZAR, OV
TO BE THE PERSON WHOSE NAME IS SUBSCRI
GOING INSTRUMENT AND ACKNOWLEDGED T
THE SAME FOR THE PURPOSES AND CONSID
EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFIC
DAY OF March A. D. 1963

[Signature]
NOTARY PUBLIC
HIDALGO COUNTY

THIS PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS, ON THIS THE 12 DAY OF MARCH A.D. 1963.

ATTEST: *[Signature]*
CITY SECRETARY

[Signature]
MAYOR

FILED FOR REC
1135
MAY 12 1963
Hidalgo

Rezoning Request from Single-Family Residence District (R-S) to Neighborhood Commercial District (C-1) for the property legally described as Lot 1, Block 1, Salazar Subdivision #2, located at the Northwest corner of Raul Longoria Road and Salazar Street as Requested by G&G Holding, LLC.

Eduviges Cantu
PO Box 1427
San Juan, TX 78578-1427

Baldemar Rodriguez
7223 E Texas Rd
Edinburg, TX 78542-2755

Elena Salazar
PO Box 571
San Juan, TX 78589-0571

Felix Chavez
C/O Maria Monzerato
PO Box 1331
San Juan, TX 78589-1331

Rosalinda S Garza
1912 Fawn Cir
Edinburg, TX 78539-8432

Sabas Coronado
111 W Salazar St
San Juan, TX 78589-3608

Jose & Joaquina Cuellar
103 W Hazel St
San Juan, TX 78589-2616

Artemio C Martinez
323 W Saint Charles St
Brownsville, TX 78520-5516

Jaime & Genoveva Abitua
105 W Hazel St
San Juan, TX 78589-3614

Pharr-San Juan-Alamo ISD
PO Box 769
Pharr, TX 78577-1615

Sarah Rodriguez
107 W Hazel St
San Juan, TX 78589-3614

Raquel Murillo
7620 N 22nd St
McAllen, TX 78504-5647

G&G Holding LLC
901 W Hackberry Ave
McAllen, TX 78501-2656

Maria De La Luz Duran
PO Box 1167
San Juan, TX 78589-1167

Ernesto Galvan Jr., Jessica & Victoria
Garcia, Ernesto & Elvira Galvan
PO Box 1594
San Juan, TX 78589-1594

Rezoning Request from Single-Family Residence District (R-S) to Neighborhood Commercial District (C-1) for a property legally described as Lot 1, Block 1, Salazar Subdivision #2, located at the Northwest corner of Raul Longoria Road and Salazar Street.



View from Salazar Street



View from Raul Longoria Road

SECTION 4.00: (C-1) NEIGHBORHOOD COMMERCIAL DISTRICT:

- (a) Generally recognized retail businesses which supply commodities on the premises primarily for persons residing in adjacent residential areas, such as groceries, meats, dairy products, baked goods, clothing and notions, or hardware and similar uses;
- (b) Personal services establishments which perform services on the premises such as repair shops (watches, radios, T.V., shoes, etc.), tailor shops, beauty parlors or barbershops, photographic studios and self-service laundries; and similar uses but not including automotive or other repair services and armature repair services;
- (c) Dry-cleaning establishments or pickup stations dealing directly with the consumers. Central dry-cleaning plants servicing more than one retail outlet are not permitted;

- (d) Business establishments which perform services on the premises such as banks, loan companies, insurance and real estate offices;
- (e) Personal services including the following: Outpatient medical clinics, offices of doctors, dentists, osteopaths and similar or allied professions;
- (f) On-premises signs, including those that are animated or illuminated;
- (g) Commercial parking lots; or
- (h) Other uses similar to the above.

SECTION 4.01: CONDITIONAL USES (REQUIRE "CONDITIONAL" USE PERMITS):

- (a) All R-MF uses including conditional uses, except manufactured homes;
- (b) Gasoline service stations or retail outlets where gasoline products are sold;
- (c) Drive-in business establishments serving nearby residences which are so developed that its retail or service character is dependent on providing a driveway approach or parking spaces for motor vehicles, rather than within a building or structure, including drive-in restaurants;
- (d) Restaurants or bars in accordance with the adopted policies of the City, provided the site is not larger than four acres and that access be provided from a collector or larger street;
- (e) Planned neighborhood convenience centers, including any or all of the above permitted or conditional uses, provided the site is not larger than four (4.0) acres and that access to such center be from a designated collector or larger street;
- (f) Accessory structures and uses customarily incidental to the above permitted uses;
- (g) Portable buildings that meet applicable conditions (See Art. VIII Section 8.00(c)) [.]

SECTION 4.02: REQUIRED CONDITIONS:

- (a) All business establishments shall be retail service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail prices on premises where produced;
- (b) All businesses, servicing or processing shall be conducted within a completely enclosed building (except for off-street parking or loading) excluding drive-in businesses or gasoline service stations or retail outlets where gasoline products are sold;
- (c) Gasoline service stations or retail outlets where gasoline products are sold at retail prices, are limited in their activity to the sale of gasoline, oil and minor accessories only, and incidental service. Repair work, steam cleaning or undercoating, vehicle body repair, painting, tire recapping, engine rebuilding, auto dismantling, upholstery, auto glasswork and such other activities whose external effects could adversely extend beyond the property line are not permitted;

- (d) The curb cut, or ingress and egress to gasoline service stations, retail outlets for gasoline products and/or drive-in businesses shall not be permitted at locations where it will tend to create traffic hazards in the streets immediately adjacent thereto. Entrances shall be no less than thirty (30) feet from any street intersection (measured from right-of-way);
- (e) A front setback of sixty (60) feet from the right-of-way of any existing or proposed street shall be maintained by gas service stations or retail outlets where gasoline products are sold unless otherwise approved by the Planning and Zoning Commission. Gas pumps or driveway covers may be placed within the setbacks,
- (f) All lighting shall be shielded from adjacent residential districts;
- (g) A six-foot-high, completely obscuring wall shall be provided by all gasoline service stations, retail outlets where gasoline products are sold, or drive-in businesses, when abutting or adjacent to districts zoned for any residential use;
- (h) The minimum lot area for a gas service station or a retail outlet where gasoline products are sold should be twenty thousand (20,000) square feet and so arranged that ample space is available for motor vehicles which are required to wait, except that gasoline service stations intended solely for the purpose of selling gasoline, oil and minor accessories and having no facilities for repair or servicing automobiles may be permitted on lots of less than twenty thousand (20,000) square feet subject to all other provisions required;
- (i) Veterinary hospitals or clinics are subject to the limitation that all activities be conducted within a totally enclosed building with no open-air impoundment and no external effects such as noise or odor which could adversely extend beyond the property lines; and
- (j) The City may require a building line along any streets.

SECTION 4.03: PROHIBITED USES:

- (a) Any building erected or land used for other than one or more of the preceding specified uses;
- (b) Off-premises signs;
- (c) Any use of property that does not meet the required minimum lot size; front, side and rear yard dimension; and/or lot width; or exceeds the maximum height, building coverage or density per gross acre as required in Article VI.

ORDINANCE NO. 17-

AN ORDINANCE AMENDING THE ZONING ORDINANCE NO. 98-006, THE ZONING ORDINANCE OF THE CITY OF SAN JUAN, TO CHANGE THE ZONING DISTRICT FROM SINGLE-FAMILY RESIDENCE DISTRICT (R-S) TO NEIGHBORHOOD COMMERCIAL DISTRICT (C-1) FOR THE PROPERTY LEGALLY DESCRIBED AS LOT 1, BLOCK 1, SALAZAR SUBDIVISION NO. 2, LOCATED AT THE NORTHWEST CORNER OF RAUL LONGORIA ROAD AND SALAZAR 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 Comprehensive Plan, and consistent with the City's intentions of allowing and encouraging commercial development that generates property taxes, sales taxes, water, sewer and garbage revenues

The zoning district of the property legally described as Lot 1, Block 1, Salazar Subdivision No. 2, shall be changed from Single-family Residence District (R-S) to Neighborhood Commercial District (C-1) and the zoning map shall be amended accordingly.

PASSED and APPROVED on first reading on the 13th day of December, 2016.

PASSED and APPROVED on second reading on the 10th day of January, 2017.

CITY OF SAN JUAN

**SAN JUANITA SANCHEZ
MAYOR**

ATTEST:

**MAYRA RODRIGUEZ
CITY SECRETARY**

**JAVIER VILLALOBOS
CITY ATTORNEY**

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Rezoning Request from Single-family Residence District (R-S) to Neighborhood Commercial District (C-1)

APPLICANT: G & G Holding LLC

SURVEYOR/ENGINEER: N/A

LEGAL: Lot 1, Block 1, Salazar Subdivision # 2.

LOCATION: Located at the Northwest corner of Raul Longoria Road and Salazar Street.

LOT/TRACT SIZE: 48 feet by 130.00 feet

CURRENT USE OF PROPERTY: Abandoned commercial building

EXISTING LAND USE AND ZONING: North – Residential; Single-family Residence District (R-S)
South – Residential; Single-family Residence District (R-S)
East – School; General Business District (C-2)
West – Residential; Single-family Residence District (R-S)

ACCESS AND CIRCULATION: This property has access onto Salazar Street and Raul Longoria Road. TxDOT may not allow a driveway to the property.

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

EVALUATION AND CONDITIONS FOR APPROVAL

This property was designed to be used for single-family residential purposes but because it is located at the intersection with a major city thoroughfare a family may not find it suitable to live there.

A beauty salon business was in operation at the property for many years even though the property was not zoned commercial. There is a precedence of commercial activity within the property for many years.

Staff mailed a notice to 15 property owners within a two hundred-foot radius and received no comments in favor or against the request.

ATTACHMENTS:

Location Map
Aerial Photo
Zoning Map
Subdivision Map
List of neighboring property owners receiving notice
Photos
Code of Ordinances – Neighborhood Commercial District (C-1)
Ordinance

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 11/17/16 Commissioner Alaniz made a motion to approve the rezoning request. Commissioner Gonzalez seconded the motion. The motion passed unanimously with a (6-0) vote.

Staff recommended approval of the rezoning request. Mr. Cervantes said that the property has been used for commercial purposes for a long time.

Mr. Albert Garza, applicant, said that they have had several calls from people interested in leasing the property. He said that they have repaired the existing fence and they also upgraded the existing asphalt parking lot.

Chairwoman Castillo asked if Mr. Garza was made aware of the type of businesses that he can have for that type of zoning. Mr. Garza said yes, he was aware.

Commissioner Magallan asked if they had access to the alley and if they would be using it. Mr. Garza said that they would not be using the alley only the main entrance from Salazar Street.

ORDINANCE NO. 17-

AN ORDINANCE AMENDING THE ZONING ORDINANCE NO. 98-006, THE ZONING ORDINANCE OF THE CITY OF SAN JUAN, TO CHANGE THE ZONING DISTRICT FROM SINGLE-FAMILY RESIDENCE DISTRICT (R-S) TO NEIGHBORHOOD COMMERCIAL DISTRICT (C-1) FOR THE PROPERTY LEGALLY DESCRIBED AS LOT 1, BLOCK 1, SALAZAR SUBDIVISION NO. 2, LOCATED AT THE NORTHWEST CORNER OF RAUL LONGORIA ROAD AND SALAZAR 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 Comprehensive Plan, and consistent with the City's intentions of allowing and encouraging commercial development that generates property taxes, sales taxes, water, sewer and garbage revenues

The zoning district of the property legally described as Lot 1, Block 1, Salazar Subdivision No. 2, shall be changed from Single-family Residence District (R-S) to Neighborhood Commercial District (C-1) and the zoning map shall be amended accordingly.

PASSED and APPROVED on first reading on the 13th day of December, 2016.

PASSED and APPROVED on second reading on the 10th day of January, 2017.

CITY OF SAN JUAN

**SAN JUANITA SANCHEZ
MAYOR**

ATTEST:

**MAYRA RODRIGUEZ
CITY SECRETARY**

**JAVIER VILLALOBOS
CITY ATTORNEY**

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 10, 2017

Consider an Ordinance in Second Reading for a Rezoning Request from Single-family Residence District (R-S) to Neighborhood Commercial District (C-1) for the Property Legally Described as 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 Calixto Hernandez. (Xavier Cervantes, Planning and Zoning Director)

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting of December 13, 2016, the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

Mr. Calixto Hernandez recently purchased the property and is requesting a zoning change to Neighborhood Commercial District to develop the property for commercial purposes. The property has an abandoned house at the site. Because it is located along a major thoroughfare, a new family is unlikely to want to live in the property in the future. In addition, because of the size of the property it is ideal to be used for commercial purposes.

The future business or businesses will generate property and sales taxes for the community.

RECOMMENDATION:

During a regular scheduled meeting on December 1, 2016, the Planning and Zoning Commission unanimously recommended approval of the rezoning request.

PREPARED BY:

Xavier Cervantes,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Rezoning Request from Single-family Residence District (R-S) to Neighborhood Commercial District (C-1)
APPLICANT:	Calixto Hernandez
SURVEYOR/ENGINEER:	N/A
LEGAL:	A 1.828-acre tract of land out of Lot 19, Block 8, John Clonser Subdivision
LOCATION:	1911 N. Raul Longoria Road
LOT/TRACT SIZE:	325 feet by 245 feet (1.82 acres)
CURRENT USE OF PROPERTY:	Abandoned home
EXISTING LAND USE AND ZONING:	<i>North</i> – Commercial; Neighborhood Commercial District (C-2) <i>South</i> – Residential; Neighborhood Commercial District (C-1) and Single-family Residence District (R-S) <i>East</i> – Residential; Single-family Residence District (R-S) <i>West</i> – Residential; Neighborhood Commercial District (C-1) and Single-family Residential 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 rezoning request.

EVALUATION AND CONDITIONS FOR APPROVAL

This property has been used as a single-family home for many years but because it is located along a major thoroughfare a new family may not find it suitable to live there anymore. Most of the properties along Raul Longoria Road have Neighborhood Commercial zoning and this property is big enough to house several businesses. The property owner has plans to subdivide the property in the near future.

Staff mailed a notice to forty-two (42) property owners within a two hundred-foot radius and received no comments in favor or against the request.

ATTACHMENTS:

- Location Map
- Aerial Photo
- Zoning Map
- Survey of Property
- List of neighboring property owners receiving notice
- Photos
- Code of Ordinances – Neighborhood Commercial District (C-1)
- Ordinance

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 12/01/16 Commissioner Alaniz made a motion to approve the rezoning request. Commissioner Gonzalez seconded the motion. The motion passed unanimously with a (6-0) vote.

Staff recommended approval of the rezoning request. Mr. Cervantes said that the property has an abandoned home the will be demolished in the near future.

Mr. Calixto Hernandez, applicant, said that he wanted to develop the property for commercial use. Chairwoman Castillo asked Mr. Hernandez if he was made aware of the type of businesses that can be allowed for that type of zoning. Mr. Hernan Lugo, engineer, said that he received a copy of the allowable uses for neighborhood commercial zoning and that what Mr. Hernandez was proposing for the property fell within the allowable list.

Chairwoman Castillo asked if the property was subdivided. Mr. Cervantes said no, Mr. Hernandez said he will be subdividing the property but he was obtaining the zoning first.

Ms. Esperanza Valdez and Ms. Apolinar Muniz, residents, asked if there would be an increase in property taxes with the proposed zone change. Mr. Cervantes said that, in his opinion, their taxes would not increase but that they would increase for Mr. Hernandez.

**CONDITIONAL USE PERMIT
CALIXTO HERNANDEZ
JANUARY 10, 2017**

PAGE 3

Commissioner Alaniz said that as a Board they are there to protect the neighborhoods and to enforce the rules and regulations but at this time they can only consider zoning and not what it is going to be used for.

Commissioner Zambrano asked Ms. Valdez if she understood. Ms. Valdez said that she thought that there was going to be a zone change to their property also. Mr. Cervantes said that by state law the City has to notify all property owners within a two hundred (200) foot radius of the property but that the zoning for their property is not being changed.

ORDINANCE NO. 17-

AN ORDINANCE AMENDING THE ZONING ORDINANCE NO. 98-006, THE ZONING ORDINANCE OF THE CITY OF SAN JUAN, TO CHANGE THE ZONING DISTRICT FROM SINGLE-FAMILY RESIDENCE DISTRICT (R-S) TO NEIGHBORHOOD COMMERCIAL DISTRICT (C-1) FOR THE PROPERTY LEGALLY DESCRIBED AS A 1.828-ACRE TRACT OF LAND OUT OF LOT 19, BLOCK 8, JOHN CLOSER SUBDIVISION, LOCATED AT 1911 N. RAUL LONGORIA ROAD.

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 is a part of the City's Comprehensive Plan, and consistent with the City's intentions of allowing and encouraging commercial development that generates property taxes, sales taxes, water, sewer and garbage revenues.

The zoning district of the property legally described as a 1.828-acre tract of land out of Lot 19, Block 8, John Closner Subdivision as shown in Exhibit "A", shall be changed from Single-family Residence District (R-S) to Neighborhood Commercial District (C-1) and the zoning map shall be amended accordingly.

PASSED AND APPROVED on first reading on the 13th day of December, 2016.

PASSED AND APPROVED on second reading on the 10th day of January, 2017.

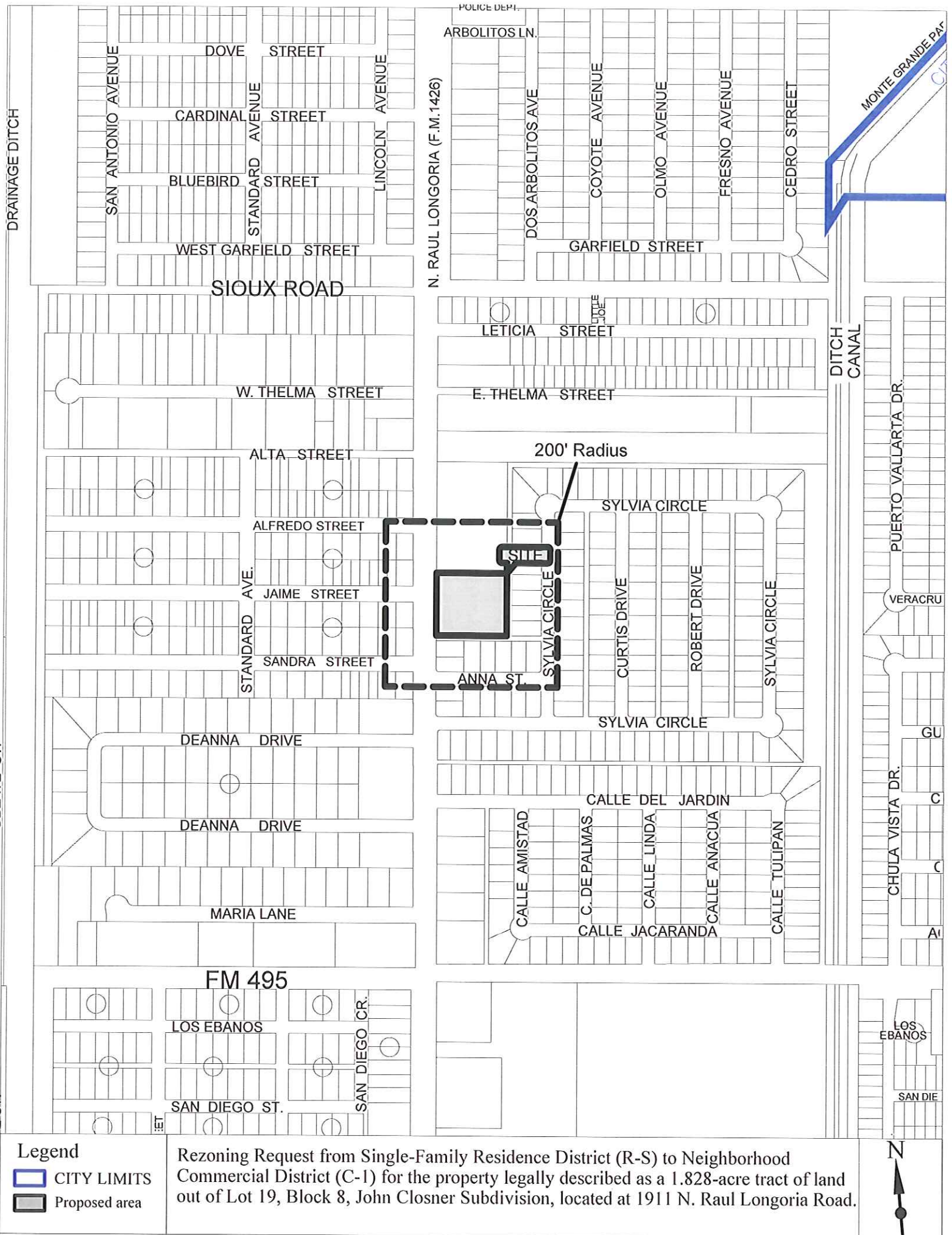
CITY OF SAN JUAN

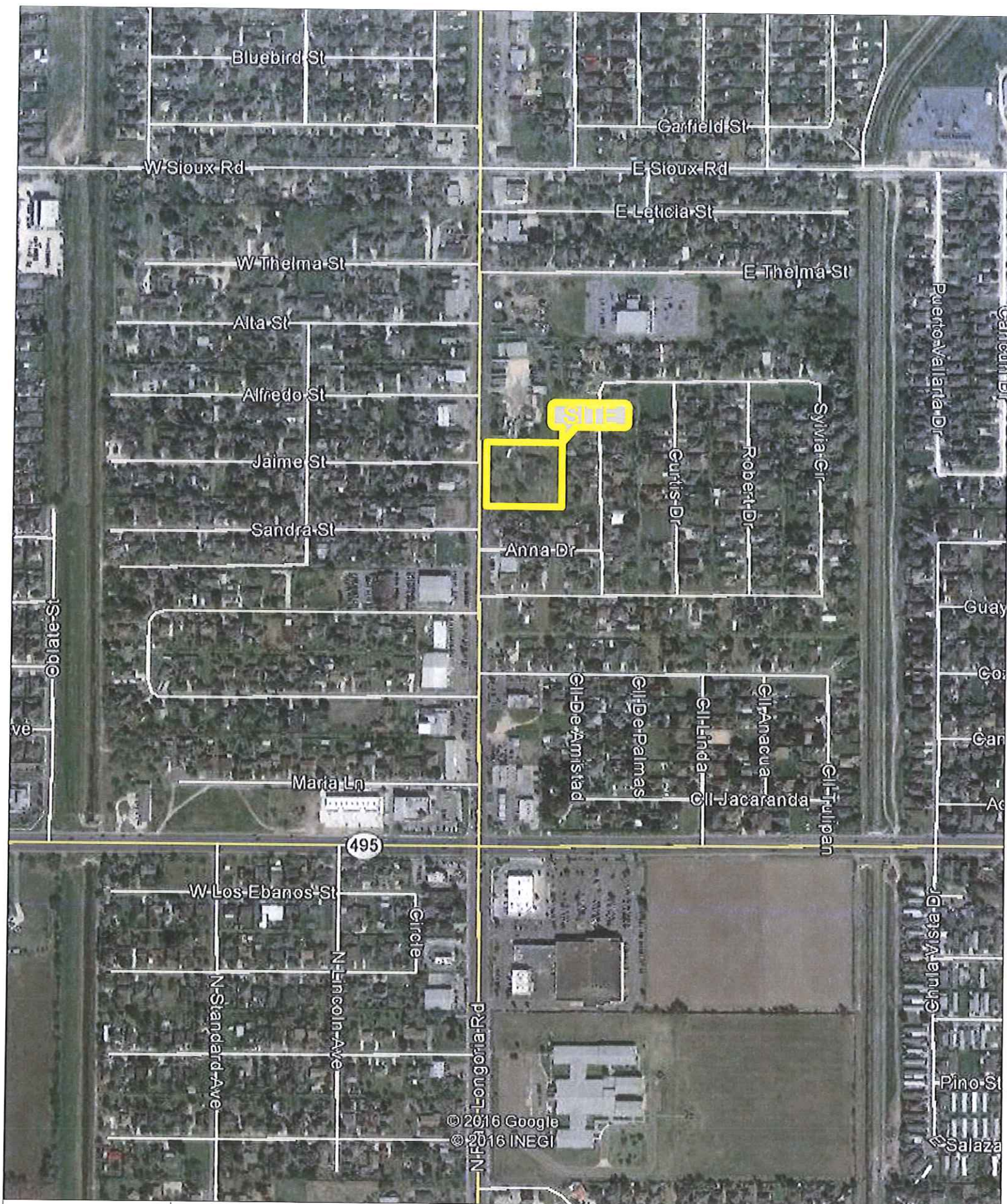
**SAN JUANITA SANCHEZ
MAYOR**

ATTEST:

**MAYRA RODRIGUEZ
CITY SECRETARY**

**JAVIER VILLALOBOS
CITY ATTORNEY**



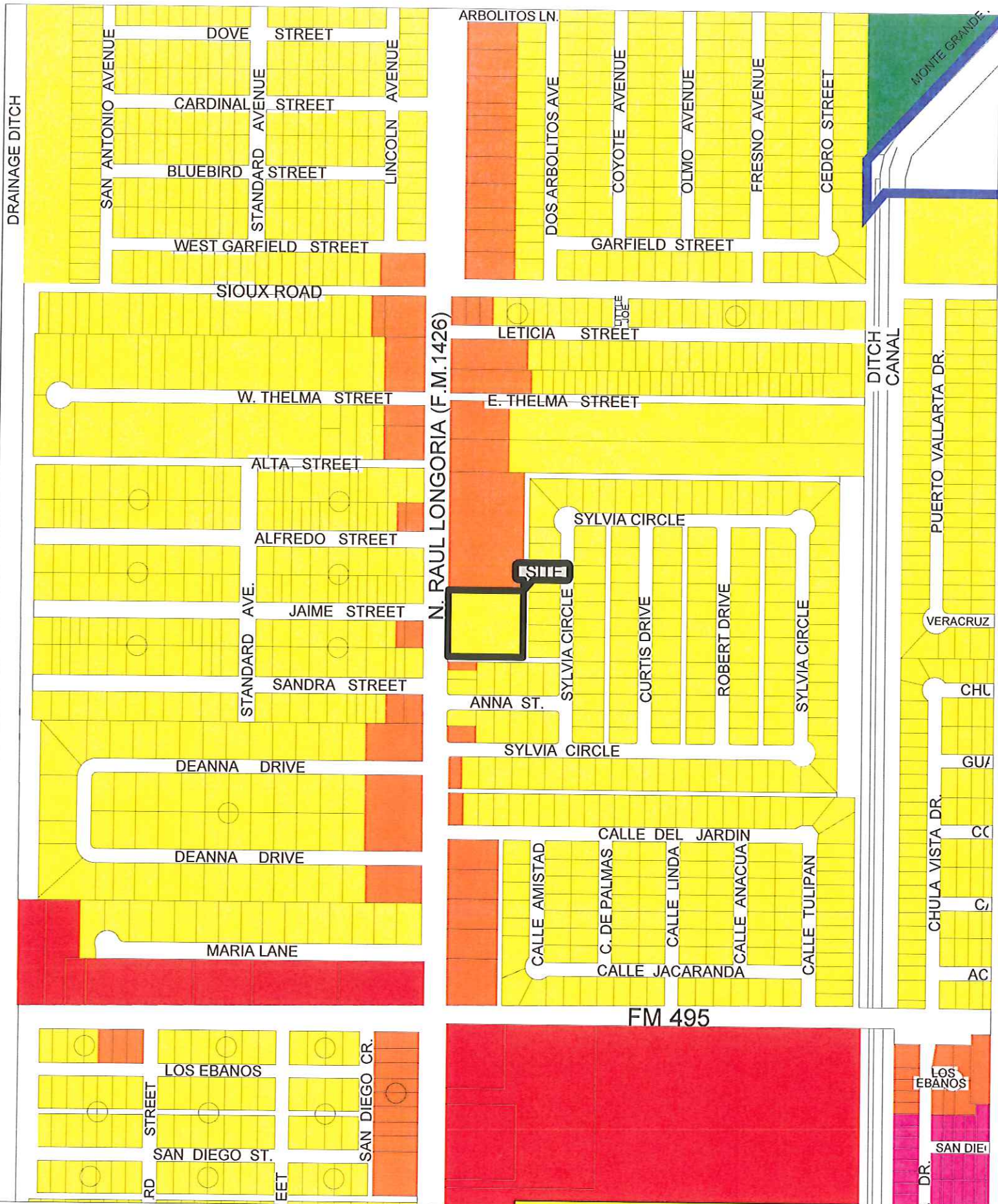


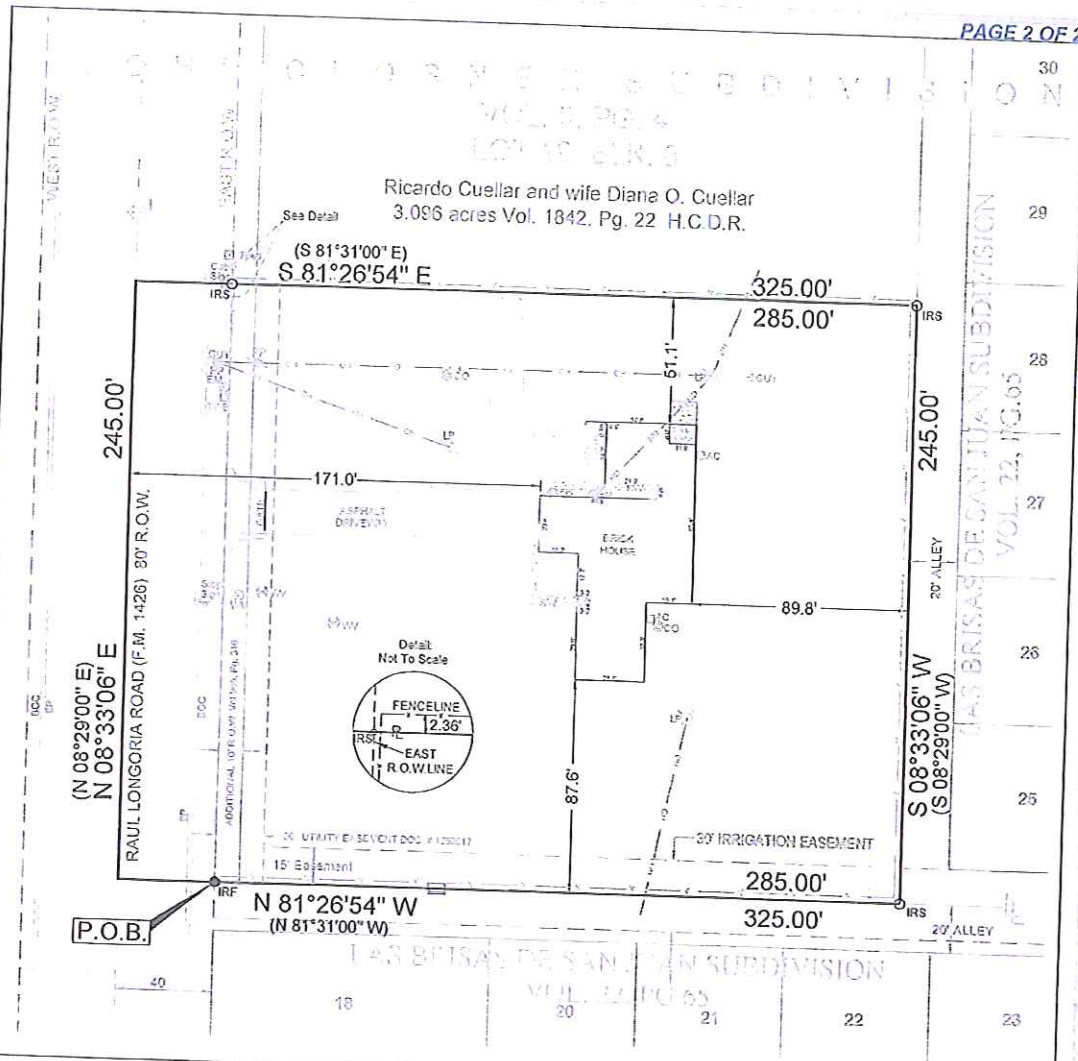
Legend

- CITY LIMITS
- Proposed area

Rezoning Request from Single-Family Residence District (R-S) to Neighborhood Commercial District (C-1) for the property legally described as a 1.828-acre tract of land out of Lot 19, Block 8, John Closner Subdivision, located at 1911 N. Raul Longoria Road.







LAND TITLE SURVEY:

Of land described on Title Commitment from Sierra Title Insurance Guaranty Company, Inc., GF No.0003165623 dated March 9, 2016, and described therein as follows:

A 1.828 tract of land out of Lot No. Nineteen (19), Block No. Eight (8), JOHN CLOSNER ET. AL. SUBDIVISION, Hidalgo County, Texas, according to map thereof recorded in Volume 0, Page 4, Map Records of Hidalgo County, Texas.

BASIS OF BEARING:

BEARINGS HEREIN ARE BASED ON TEXAS SOUTH (4205), NAD 83, PER THE WESTERN DATA SYSTEMS, TEXAS VIRTUAL REFERENCE SYSTEMS (VRS). DISTANCES AND BEARINGS IN PARENTHESES () REFLECT WHAT IS SHOWN ON THE RECORDED DESCRIPTION OR MAP FOR THE SUBJECT TRACT.

Property Address: 1911 Raul Longoria Road, Hidalgo County, Texas.

SITE



SURVEY SITE: NOT TO SCALE

This Survey was prepared for:

De Leon, Brent

Purpose: Land Title Survey



ARANDA & ASSOCIATES, INC.
Land Surveying • Engineering • GIS
Right-Of-Way Services • HSE Training
T&EPL # 10022500 and T&PE # F-14593
10000 ARANDA AVE., SUITE 100, DALLAS, TEXAS 75244
TEL: 972-441-1000 FAX: 972-441-1001
aranda@aranda-inc.com

Job No. 16.0024

Page 2 of 2 Pages - "Survey Drawing"

Field Work By: AR/AM

Date: 03/21/18

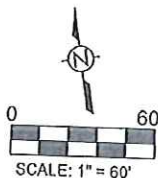
Drawn By: JTM

Date: 03/22/18

Checked By: DD

Date: 03/28/18

Revisions/Modifications			CHK'd
No.	DATE	DESCRIPTION	
1	03/28/18	Final Submittal	JTM DD
2			
3			
4			



LEGEND

- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- OIRS IRON ROD SET w/ YELLOW PLASTIC CAP STAMPED "ARANDA 4442"
- LL LOT LINE
- ROW RIGHT OF WAY LINE
- X-X- FENCELINE
- ⊙ WATER METER
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
- AC A/C CONDITION UNIT
- LP LIGHT POLE
- EM ELECTRIC METER
- BOC BACK OF CURB
- EP EDGE OF PAVEMENT
- ⊙ CO CLEANOUT
- ⊙ PP POWER POLE
- ⊙ TEL. PEDESTAL

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This survey is being provided, solely, to the above named parties and no license is being created, expressed or implied, to transfer or copy this survey for use in any other future transaction or exchange of the property surveyed.

Rezoning Request from Single-Family Residence District (R-S) to Neighborhood Commercial District (C-1) for the property legally described as 1 1.828-acre tract of land out of Lot 19, Block 8, John Closner Subdivision, located at 1911 N. Longoria Road as Requested by Calixto Hernandez.

Cesar & Norma Lopez
128 W Cardinal Ave
Pharr, TX 78577

Manuel Gonzalez
216 W Thelma St
San Juan, TX 78589

Gilberto Gonzalez
PO Box 347
San Juan, TX 78589

Juan & Blanca Huerta
PO Box 713
San Juan, TX 78589

Cesar & Enevelia Tijerina
105 Sandra St
San Juan, TX 78589

Alfredo & Guadalupe Hernandez
105 Sylvia Cir
San Juan, TX 78589

Hector J. Garza
3818 S Raul Longoria Rd
Edinburg, TX 78542

Carlos & Adela Torres
1903 W Raul Longoria Rd
San Juan, TX 78589

Rodolfo Hernandez
107 Sylvia Cir
San Juan, TX 78589

Apolinar Muniz
100 Jaime St
San Juan, TX 78589

Roberto & Apolonia Gonzalez
PO Box 347
San Juan, TX 78589

Rogelio Torres
26893 Patrick Ave
Hayward, CA 94544

Esperanza Tamez
102 Jaime St
San Juan, TX 78589

Francisco & Maria Rincones
104 Anna Dr
San Juan, TX 78589

Denise & Guadalupe Acevedo
113 Anna Dr
San Juan, TX 78589

Exiquio Vasquez
PO Box 428
San Juan, TX 78589

Isabel & Guadalupe Escobedo
106 Anna Dr
San Juan, TX 78589

Geraldo & Ana Rodriguez
3096 San Bernardino
Alamo, TX 78516

Josefa Rodriguez
111 Jaime St
San Juan, TX 78589

Maria M Pena
516 W Juarez St
Pharr, TX 78577

Jorge Almanza
Gladys Castillo
1706 Sylvia Cir
San Juan, TX 78589

Homer Solis
3303 Lancelot Ln
Edinburg, TX 78539

Xavier Martinez
110 Anna Dr
San Juan, TX 78589

Amando & Juana Ramirez
1710 Sylvia Cir
San Juan, TX 78589

Rogelio & Teresa Garza
110 Sandra St
San Juan, TX 78589

Fernando Galvan
112 Anna Dr
San Juan, TX 78589

Marco & Josefina Hernandez
1506 Pullin Ave
San Juan, TX 78589

Cutberto & Nohemi Viveros
704 Sylvia Cir
San Juan, TX 78589

Maria Quintero
702 Sylvia Cir
San Juan, TX 78589

Jesus & Maria Carrizales
PO Box 664
San Juan, TX 78589

Jeffery & Lottie Wiggins
618 Sylvia Cir
San Juan, TX 78589

Valerio & Maria Cantu
616 Sylvia Cir
San Juan, TX 78589

Aurora & Griselda Quintanilla
2825 Fortune Ave.
San Juan, TX 78589

Theodora Avila
612 Sylvia Cir
San Juan, TX 78589

Nora Villarreal
PO Box 986
San Juan, TX 78589

Ricardo & San Juanita Soto
1800 Sylvia Cir
San Juan, TX 78589

Rogelio & Alma Pena
2902 Nava Rd
Edinburg, TX 78589

Francisco Ma Elena Sanchez
Luisa Salazar
1804 Sylvia Cir
San Juan, TX 78589

Araceli Perales
10002 Victoria Point Ln
Houston, TX 78075

Maria E Martinez
1810 Sylvia Cir
San Juan, TX 78589

Ricardo & Diana Cuellar
1310 S Ebony St
Pharr, TX 78577

Calixto Hernandez
1811 W Kuhn St., Apt 1
Edinburg, TX 78541

Rezoning Request from Single-Family Residence District (R-S) to Neighborhood Commercial District (C-1) for the property legally described as a 1.828-acre tract of land out of Lot 19, Block 8, John Closner Subdivision, located at 1911 N. Raul Longoria Road.



Proposed Site

SECTION 4.00: (C-1) NEIGHBORHOOD COMMERCIAL DISTRICT:

- (a) Generally recognized retail businesses which supply commodities on the premises primarily for persons residing in adjacent residential areas, such as groceries, meats, dairy products, baked goods, clothing and notions, or hardware and similar uses;
- (b) Personal services establishments which perform services on the premises such as repair shops (watches, radios, T.V., shoes, etc.), tailor shops, beauty parlors or barbershops, photographic studios and self-service laundries; and similar uses but not including automotive or other repair services and armature repair services;
- (c) Dry-cleaning establishments or pickup stations dealing directly with the consumers. Central dry-cleaning plants servicing more than one retail outlet are not permitted;

- (d) Business establishments which perform services on the premises such as banks, loan companies, insurance and real estate offices;
- (e) Personal services including the following: Outpatient medical clinics, offices of doctors, dentists, osteopaths and similar or allied professions;
- (f) On-premises signs, including those that are animated or illuminated;
- (g) Commercial parking lots; or
- (h) Other uses similar to the above.

SECTION 4.01: CONDITIONAL USES (REQUIRE "CONDITIONAL" USE PERMITS):

- (a) All R-MF uses including conditional uses, except manufactured homes;
- (b) Gasoline service stations or retail outlets where gasoline products are sold;
- (c) Drive-in business establishments serving nearby residences which are so developed that its retail or service character is dependent on providing a driveway approach or parking spaces for motor vehicles, rather than within a building or structure, including drive-in restaurants;
- (d) Restaurants or bars in accordance with the adopted policies of the City, provided the site is not larger than four acres and that access be provided from a collector or larger street;
- (e) Planned neighborhood convenience centers, including any or all of the above permitted or conditional uses, provided the site is not larger than four (4.0) acres and that access to such center be from a designated collector or larger street;
- (f) Accessory structures and uses customarily incidental to the above permitted uses;
- (g) Portable buildings that meet applicable conditions (See Art. VIII Section 8.00(c)) [.]

SECTION 4.02: REQUIRED CONDITIONS:

- (a) All business establishments shall be retail service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail prices on premises where produced;
- (b) All businesses, servicing or processing shall be conducted within a completely enclosed building (except for off-street parking or loading) excluding drive-in businesses or gasoline service stations or retail outlets where gasoline products are sold;
- (c) Gasoline service stations or retail outlets where gasoline products are sold at retail prices, are limited in their activity to the sale of gasoline, oil and minor accessories only, and incidental service. Repair work, steam cleaning or undercoating, vehicle body repair, painting, tire recapping, engine rebuilding, auto dismantling, upholstery, auto glasswork and such other activities whose external effects could adversely extend beyond the property line are not permitted;

- (d) The curb cut, or ingress and egress to gasoline service stations, retail outlets for gasoline products and/or drive-in businesses shall not be permitted at locations where it will tend to create traffic hazards in the streets immediately adjacent thereto. Entrances shall be no less than thirty (30) feet from any street intersection (measured from right-of-way);
- (e) A front setback of sixty (60) feet from the right-of-way of any existing or proposed street shall be maintained by gas service stations or retail outlets where gasoline products are sold unless otherwise approved by the Planning and Zoning Commission. Gas pumps or driveway covers may be placed within the setbacks,
- (f) All lighting shall be shielded from adjacent residential districts;
- (g) A six-foot-high, completely obscuring wall shall be provided by all gasoline service stations, retail outlets where gasoline products are sold, or drive-in businesses, when abutting or adjacent to districts zoned for any residential use;
- (h) The minimum lot area for a gas service station or a retail outlet where gasoline products are sold should be twenty thousand (20,000) square feet and so arranged that ample space is available for motor vehicles which are required to wait, except that gasoline service stations intended solely for the purpose of selling gasoline, oil and minor accessories and having no facilities for repair or servicing automobiles may be permitted on lots of less than twenty thousand (20,000) square feet subject to all other provisions required;
- (i) Veterinary hospitals or clinics are subject to the limitation that all activities be conducted within a totally enclosed building with no open-air impoundment and no external effects such as noise or odor which could adversely extend beyond the property lines; and
- (j) The City may require a building line along any streets.

SECTION 4.03: PROHIBITED USES:

- (a) Any building erected or land used for other than one or more of the preceding specified uses;
- (b) Off-premises signs;
- (c) Any use of property that does not meet the required minimum lot size; front, side and rear yard dimension; and/or lot width; or exceeds the maximum height, building coverage or density per gross acre as required in Article VI.

ORDINANCE NO. 17-

AN ORDINANCE AMENDING THE ZONING ORDINANCE NO. 98-006, THE ZONING ORDINANCE OF THE CITY OF SAN JUAN, TO CHANGE THE ZONING DISTRICT FROM SINGLE-FAMILY RESIDENCE DISTRICT (R-S) TO NEIGHBORHOOD COMMERCIAL DISTRICT (C-1) FOR THE PROPERTY LEGALLY DESCRIBED AS A 1.828-ACRE TRACT OF LAND OUT OF LOT 19, BLOCK 8, JOHN CLOSER SUBDIVISION, LOCATED AT 1911 N. RAUL LONGORIA ROAD.

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 is a part of the City's Comprehensive Plan, and consistent with the City's intentions of allowing and encouraging commercial development that generates property taxes, sales taxes, water, sewer and garbage revenues.

The zoning district of the property legally described as a 1.828-acre tract of land out of Lot 19, Block 8, John Closner Subdivision as shown in Exhibit "A", shall be changed from Single-family Residence District (R-S) to Neighborhood Commercial District (C-1) and the zoning map shall be amended accordingly.

PASSED AND APPROVED on first reading on the 13th day of December, 2016.

PASSED AND APPROVED on second reading on the 10th day of January, 2017.

CITY OF SAN JUAN

SAN JUANITA SANCHEZ
MAYOR

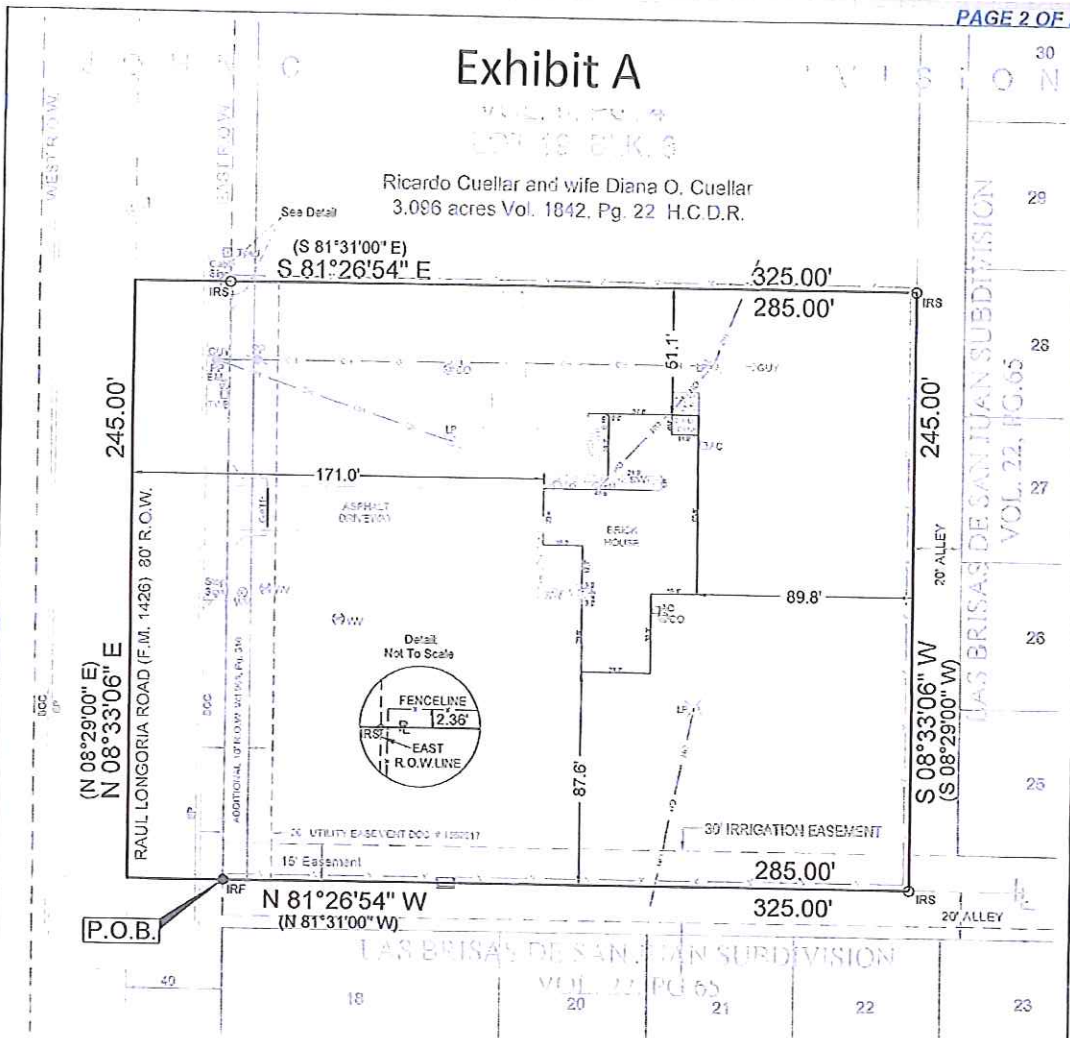
ATTEST:

MAYRA RODRIGUEZ
CITY SECRETARY

JAVIER VILLALOBOS
CITY ATTORNEY

Exhibit A

Ricardo Cuellar and wife Diana O. Cuellar
3.086 acres Vol. 1842, Pg. 22 H.C.D.R.

**LAND TITLE SURVEY:**

Of land described on Title Commitment from Sierra Title Insurance Guaranty Company, Inc., GF No.0003165623 dated March 9, 2016, and described therein as follows:

A 1.828 tract of land out of Lot No. Nineteen (19), Block No. Eight (8), JOHN CLOSER ET. AL. SUBDIVISION, Hidalgo County, Texas, according to map thereof recorded in Volume 0, Page 4, Map Records of Hidalgo County, Texas.

BASIS OF BEARING:

BEARINGS HEREIN ARE BASED ON TEXAS SOUTH (4205), NAD 83, PER THE WESTERN DATA SYSTEMS, TEXAS VIRTUAL REFERENCE SYSTEMS (VRS). DISTANCES AND BEARINGS IN PARENTHESIS (I) REFLECT WHAT IS SHOWN ON THE RECORDED DESCRIPTION OR MAP FOR THE SUBJECT TRACT

Property Address: 1911 Raul Longoria Road, Hidalgo County, Texas.

SITE

SURVEY SITE: NOT TO SCALE

This Survey was prepared for:

De Leon, Brent

Purpose: Land Title Survey



ARANDA & ASSOCIATES, INC.
Land Surveying • Engineering • GIS
Right-Of-Way Services • HSE Training
TBLPS # 10022500 and TBPE # F-14593
1911 Raul Longoria Road, Suite 101
Hidalgo County, Texas 79501
TEL: 957-431-4000 FAX: 957-431-4002
www.aranda-inc.com

Job No.16.0024

Page 2 of 2 Pages - "Survey Drawing"

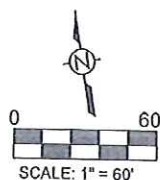
Field Work By: AR/RM Date: 03/21/16

Drawn By: JTM Date: 03/22/16

Checked By: DD Date: 03/28/16

This Survey has been prepared on several pages: Page 1, Block and Bounds Description and Certification, Page 2, Survey Drawing

No.	DATE	DESCRIPTION	Revisions/Modifications		CHKD BY
			BY	DD	
1	03/28/16	Final Submittal	JTM	DD	
2					
3					
4					



- LEGEND**
- IRF IRON ROD FOUND
 - IPF IRON PIPE FOUND
 - IRS IRON ROD SET w/ YELLOW PLASTIC CAP STAMPED "ARANDA 4442"
 - LL LOT LINE
 - X—X— RIGHT OF WAY LINE
 - X—X— FENCELINE
 - ⊗ WATER METER
 - H.C.M.R. HIDALGO COUNTY MAP RECORDS
 - H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
 - AC AIR CONDITION UNIT
 - LP LIGHT POLE
 - EM ELECTRIC METER
 - BOC BACK OF CURB
 - EP EDGE OF PAVEMENT
 - ⊙ CO CLEANOUT
 - ⊖ PP POWER POLE
 - ⊕ TEL PEDESTAL

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