



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

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

SAN JUAN CITY COMMISSION

Location: San Juan Memorial Library
Multipurpose Meeting Room
1010 S. Standard
San Juan, Texas 78589
Tuesday, January 12, 2021

REGULAR MEETING AGENDA
6:00 PM

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS

- A.** It is the Intent of the City Commission to Conduct this Meeting Primarily via Teleconference Pursuant to the Open Meetings Act Procedures Announced by Governor Abbott. Due to the COVID-19 Pandemic, the City has Established an Alternative for Residents to Make Public Comments During the Meeting. If you Would Like to Participate Under Public Comments, You Must Submit a Request Beginning Friday, January 8, 2021 by (1) Sending an Email to publiccomments@sjtx.us or (2) by Dropping Off the Request in the Drop Box Next to the Drive-Thru Behind City Hall at 709 S. Nebraska San Juan, Texas 78589. All Requests Must be Received no Later than 5:00 p.m. on Tuesday, January 12, 2021. Your Request Should Include Your Name, Address, Telephone Number and Your Comment. We Ask for Everyone's Cooperation with this Procedure.

V. PRESENTATIONS

- A.** Proclamation Proclaiming January 2021 as National Human Trafficking Awareness and Prevention Month.

B. Presentation on Department Reports: Department of Planning and Zoning, Fire Department, Department of Utilities, Department of Finance, Municipal Court, San Juan Memorial Library, Department of Sanitation, Police Department and Department of Parks and Recreation.

1. Department of Planning and Zoning Monthly Report.

November 2020 Monthly Report

December 2020 Monthly Report

2. Fire Department Monthly Report for the Month of November 2020.

3. Fire Department Monthly Report for the Month of December 2020.

4. Department of Utilities Monthly Report for December 2020.

5. Department of Finance Monthly Report for November 2020.

6. Municipal Court Monthly Report for November 2020.

7. Municipal Court Monthly Report for December 2020.

8. San Juan Memorial Library Monthly Report for November & December 2020.

9. Department of Sanitation Monthly Report for November 2020.

10. Department of Parks and Recreation Monthly Report for December 2020.

11. Police Department Monthly Report for November & December 2020.

VI. PUBLIC HEARINGS

A. Hold Second and Final Public Hearing for the Voluntary Annexation Petition of the 9.32 acre tract of land out of Lot 14, Block 47, Alamo Land and Sugar Company's Subdivision as per map recorded in Volume 1, Pages 24 thru 26, Map Records, Hidalgo County, Texas located approximately three quarter of a mile East of Raul Longoria Road, along the North side of Nolana Avenue, as Requested by Juan Maldonado.

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- B.** Hold a Public Hearing for a Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of Lot 9, Block 3, Pecan Estates Subdivision, located approximately a quarter of a mile East of Raul Longoria Road along the North side of Sgt. Leonel Trevino Road, as Requested by Victor Limas.
- C.** Hold a Public Hearing for a Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at “Sunny Super Mart” located at 102 S. Nebraska Avenue, legally described as Lots 7-8, Block 4, San Juan Original Townsite, located at the Southwest corner of Nebraska and 1st Street, as Requested by Sunny G. Enterprises, Inc.
- D.** Hold a Public Hearing for a Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at “Tio Jerry Neighborhood Market” located at 205 W. Nolana Avenue, Suites 5-6, legally described as Lot 1, San Juan Plaza Subdivision, as Requested by Gerardo Chapa, Jr. dba Galopez Investment, LLC.
- E.** Hold a Public Hearing for a Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at “H&H Food Mart” located at 914 W. Sam Houston Boulevard, legally described as Lot 1, Clark Mellenbruch’s Subdivision, located at Southeast corner of Sam Houston and Veterans Boulevard, as Requested by Valley United, Inc.

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

- A.** Consideration and Approval of Planning Director's Determination of City's Annual Population for the Year Ending 2020.
- B.** Consideration and Action on the Variance Request to the Subdivision Ordinance to allow a 15-foot rear setback instead of 20-foot required by code at the Proposed Royal Ridge Subdivision being a 14.121 acre tract of land out of Lot 17, M.L. Woods Properties Unit No. 1, located at the Southwest corner of San Antonio Avenue and Ridge Road, as Requested by Melden and Hunt, Inc.
- C.** Consider Resolution Authorizing the City of San Juan to Submit and Accept an Application for Funding to the Office of the Governor, Homeland Security Division for the Hidalgo 2019 Operation Stone Garden Project.
- D.** Discussion and Possible Action on Approving two (2) additional Tow Wrecker Service Permits.

VIII. RESOLUTIONS

- A.** Consideration and Action on a Resolution Accepting a Voluntary Annexation Petition, Setting Dates and Times of Public Hearings and Directing the Planning Department to Prepare Service Plan for the proposed Meadows on Ridge Subdivision being a 5.42 acre tract of land out of Lot 12, Block 31, Alamo Land and Sugar Company's Subdivision, Hidalgo County, Texas According to the map recorded in Volume 1, Pages 24-26, Map Records, as Requested by Esponjas Development, Ltd.
- B.** Consideration and Action on a Resolution Accepting a Voluntary Annexation Petition, Setting Dates and Times of Public Hearings and Directing the Planning Department to Prepare Service Plan for a Proposed Valley Ranches Subdivision Phase 2 being a 23.70 acre tract of land out of Lot 6, Block 27, Alamo Land and Sugar Company's Subdivision, Hidalgo County, Texas According to the map recorded in Volume 1, Pages 24-26, Map Records, as Requested by OC Development, Ltd.
- C.** Consideration and Action on a Resolution Accepting a Voluntary Annexation Petition, Setting Dates and Times of Public Hearings and Directing the Planning Department to Prepare Service Plan for a Hidalgo County Drainage Canal being a 5.68 acre tract of land out of Lots 4, 5 and 6, Block 27, Alamo Land and Sugar Company's Subdivision, Hidalgo County, Texas According to the map recorded in Volume 1, Pages 24-26, Map Records and Special Warranty Deed Recorded under County Clerk's Document Number 881147 and 881148 as Requested by Hidalgo County Drainage District No. 1.

IX. CONSENT AGENDA

- A.** Budget Expenditure Report - October 2020
- B.** Budget Expenditure Report - November 2020
- C.** Consider Approval of the City of San Juan 2020 Certified Tax Roll Totals.
- D.** Tax Collection Report - October 2020
- E.** Tax Collection Report - November 2020

F. Meeting Minutes:

- July 14, 2020
- August 3, 2020
- August 11, 2020
- August 25, 2020
- September 8, 2020
- September 22, 2020

X. EXECUTIVE SESSION

- A.** The San Juan City Commission will Convene in Executive Session in Accordance with the Texas Open Meeting Act, Vernon's Texas Statutes and Codes Annotated, Government Code Chapter §551.071 (Consultation with Attorney).

- 1.** Pursuant to Section §551.074 PERSONNEL MATTERS; Discuss the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee (City Manager).

XI. RECONVENE

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

XII. ADJOURNMENT

CERTIFICATION

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

DIANA CAVAZOS
CITY SECRETARY
CITY OF SAN JUAN, TEXAS

CERTIFICATION OF REMOVAL

I certify that the agenda of items to be considered by the City Commission was removed by the City Secretary's Office from the San Juan City Hall bulletin area on the the _____ of _____, 2021.

OFFICE OF THE CITY SECRETARY