



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, March 9, 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, March 5, 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, March 9, 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. Presentation by Community Loan Center Small Dollar Loans, to Provide Loans to our City Employees at a Lower Cost, other Financial Counseling, and other Financial Programs. .

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

1. Planning and Zoning Monthly Report.

2. Parks and Recreation Monthly Report.

3. San Juan Memorial Library Monthly Report.

4. Sanitation Department Monthly Report.

VI. PUBLIC HEARINGS

A. Hold First Public Hearing for the Ordinance for the Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) for an 8.65-Acre Tract of Land out of Lot 12, Block 31, Alamo Land and Sugar Company's Subdivision, Located at the Southwest Corner of Ridge and Cesar Chavez Road, as Requested by Esponjas Development, Ltd.

B. Hold First Public Hearing of the Ordinance for the Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2) of Tract I – the 5.43-Acre Tract of Land of the South 500 Feet of the West 495 Feet of Lot 14, Block 47, Alamo Land and Sugar Company's Subdivision. Tract II - the 9.32-Acre Tract of Land of the West 495 Feet of the North 820 Feet of Lot 14, Block 47, Alamo Land and Sugar Company's Subdivision, Located Approximately Three Quarter of a Mile East of Raul Longoria Road, Along the North Side of Nolana Avenue, as Requested by Juan Maldonado.

C. Hold Second and Final Public Hearing for the Voluntary Annexation Petition of the Proposed Meadows on Ridge being a 5.42 Acre Tract of Land Out of Lot 12, Block 31, Alamo Land and Sugar Company's Subdivision, as per Map Recorded in Volume 1, Pages 24 thru 26, Map Records, Hidalgo County, Texas, Located at the Southwest Corner of Ridge and Cesar Chavez Road, as Requested by Esponjas Development, LTD.

D. Hold Second and Final Public Hearing for the Voluntary Annexation Petition of the Proposed Valley Ranch Subdivision Being a 23.70-Acre Tract of Land out of Lot 6, Block 27, Alamo Land and Sugar Company's Subdivision, as per Map Recorded in Volume 1, Pages 24 thru 26, Map Records, Hidalgo County, Texas, Located at the Northwest Corner of Hall Acres and Cesar Chavez Road, as Requested by OC Development, LTD.

- E. Hold Second and Final Public Hearing for the Voluntary Annexation Petition of the Drainage Canal Being 5.68 Acre Tract of Land out of Lot 4, 5 and 6, Block 27, Alamo Land and Sugar Company's Subdivision, as per Map Recorded in Volume 1, Pages 24 thru 26, Map Records, Hidalgo County, Texas, Located at the Northwest Corner of Hall Acres and Cesar Chavez Road, as Requested by the Hidalgo County Drainage District.

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

- A. Preliminary and Final Plat Approval of the Sioux Coves Subdivision being a 20.0-acre tract of land out of Lot 2, Block 39, Alamo Land and Sugar Company's Subdivision, located at the Southwest corner of Sioux Road and Retama Street, as Requested by Javier Hinojosa Engineering.
- B. Consider Recommendation of Election Judges for the Upcoming City's Municipal Election for Place One (1), Two (2) and Three (3) to be Held on May 1, 2021 to Hidalgo County Elections Department.

VIII. RESOLUTIONS

- A. Consider Resolution for a Voluntary Annexation Petition of the Valley Ranch Phase 2 Subdivision, Setting Dates and Times of Public Hearings and Directing the Planning Department to Prepare Service Plan of the 18.32-acre tract of land out of Lot 5, Block 27, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile West of Cesar Chavez Road, along the North side of Hall Acres Road, as Requested by OC Development, LTD.
- B. Consider Amendment of Resolution 21-05 Issuing Order and Notice of City Election to Correct the Statement of Applications by Mail to be Sent to Hidalgo County Instead of City Secretary.

IX. CONTRACTUALS

- A. Considering Entering into an Interlocal Cooperation Agreement between the City of San Juan and Hidalgo County to Provide Efficient and Effective Library Service to County Residents.

X. CONSENT AGENDA

- A. Tax Collection Report - January 2021
- B. Meeting Minutes
- December 14, 2020

XI. EXECUTIVE SESSION

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

1. Pursuant to Section §551.087 ECONOMIC DEVELOPMENT NEGOTIATIONS; Deliberation Regarding Financial Incentives to a Business Prospect Project SC.

2. Pursuant to Section 551.087 ECONOMIC DEVELOPMENT NEGOTIATIONS and 551.071 CONSULTATION WITH ATTORNEY; Deliberation Regarding the Economic Development Incentive Agreement between the City of San Juan, San Juan EDC and The Shops at San Juan, LLC.

XII. RECONVENE

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

1. Discussion and Possible Action Regarding Economic Development Negotiations and Possible Agreements Regarding Financial Incentives to Project SC.

2. Discussion and Possible Action Regarding Amendment to the Economic Development and Incentive Agreement between the City of San Juan, San Juan EDC and The Shops at San Juan, LLC.

XIII. ADJOURNMENT

CERTIFICATION

I certify that the above notice of the Regular Called Meeting of the City of San Juan is true and correct; and that I posted such notice on the bulletin board. A place convenient and readily accessible to the public on the 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