



Mayor: Mario Garza
Mayor Pro-Tem: Leonardo “Lenny” Sanchez
Commissioners: Adina “Dina” Santillan
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 8, 2022

REGULAR MEETING AGENDA 6:00 PM

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS

V. PRESENTATIONS

- A. Presentation on New Fire Station.**
- B. Presentation Recognizing Jessica Villanueva as PSJA High School State Wrestling Champion.**
- C. Presentation on the San Juan Community Lions Club Pageant 2022.**
- D. Presentation of the Keep San Juan Beautiful and Department of Utilities Art Contest Winners.**
- E. Update on Hazardous Mitigation Action Plan.**

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

1. Department of Finance Monthly Report.
2. Fire Department Monthly Report.
3. Police Department Monthly Report.
4. Municipal Court Monthly Report.
5. Department of Utilities Monthly Report.
6. Planning and Zoning Monthly Report.
7. Parks and Recreation Monthly Report.
8. Department of Sanitation Monthly Report.
9. San Juan Memorial Library Monthly Report.

VI. PUBLIC HEARING/ORDINANCES

- A.** Hold Public Hearing and Consider an Ordinance for a Variance Request to 1) re-dedicate a 60' x 130' portion of East 7th Street (from Nebraska Avenue eastward a distance of 130') from a street right-of-way use to viable city property to construct a portion of a new Fire Department Facility and 2) the consideration of using this portion 60' x 130' portion of East 7th Street will result in 'E. 7th' Street' being a dead-end street which City Code requires a variance to be considered and awarded, as Requested by the City of San Juan.
- B.** Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit for the Sale and On-Site Consumption of Alcoholic Beverages (wine and beer) at the proposed Chili's Restaurant to be located at 1411 E. IH 2, legally described as Lot 3, Plaza San Juan Subdivision, as Requested by Brinker International, Inc.
- C.** Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit for the Sale and On-Site Consumption of Alcoholic Beverages (wine and beer) at Don Marisco Restaurant

located 901 N. Raul Longoria Road, Pecan Estates, Block 2, as Requested by Ernesto Lozano.

- D.** Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit to allow a Detail Shop at 1310 Sgt. Leonel Trevino Road, legally described as the East 300 feet of the South 218.2 feet of Lot 13, Block 39, Alamo Land and Sugar Company, located at the Northwest corner of Sgt. Leonel Trevino and Cesar Chavez Road, as Requested by Miguel Angel Aviles.
- E.** Consider an Ordinance for a Voluntary Annexation Petition for a 13.41-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, as Requested by AAAR Family, LTD.
- F.** Consider an Ordinance for a Voluntary Annexation Petition of the 24.85-acre tract of land out of Lot 7, Stewart's Addition to the Conway Gardens Subdivision, as per map recorded in Volume 0, Pages 43, Map Records, Hidalgo County, Texas, as Requested by Escon Development.
- G.** Hold a Public Hearing for a Conditional Use Permit to Allow Enterprise Car Sales and Rent-A-Car at 701 E. IH 2, legally described as the South 753.40 feet of the East 330 feet of the West 660 feet of Lot 7, Block 35, Alamo Land and Sugar Company, as Requested by Ples E. Schnitz.

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

- A.** Discussion and Possible Action to Authorize the City Manager to Declare a 2001 Ford Crown Victoria and 2010 Chevrolet Malibu as Surplus and for Final Disposal for Auction.
- B.** Consider Preliminary and Final Plat Approval of La Paloma Subdivision being a 20.83 acre tract of land out of Lot 14, Block 47, Alamo Land and Sugar Company Subdivision, located approximately a quarter of a mile West of Cesar Chavez Road, along the North side of Nolana Avenue, as Requested by Javier Hinojosa Engineering.
- C.** Consider Resolution to Approve a Waterline Access Agreement between the North Alamo Water Supply Corporation (NAWSC), City of San Juan and OC Development, LTD. for Christian Estates Subdivision.
- D.** Discussion and Possible Action to Adopt the Emergency Response Plan Required Per Senate Bill 3 and Authorize the City Manager to Execute All Related Documents and Budget Amendment as Needed.
- E.** Discussion and Possible Action to Authorize the City Manager to Declare a 2006 Ford F150,

Unit 260, as Surplus and for Final Disposal at Auction.

- F.** Discussion and Possible Action to Approve an Agreement with TRIMA Consultants, L.L.C. for Engineering Services and Associated Budget for the Installation of a Dual Voltage Magnetic Flow Meter for the Sgt. Leonel Trevino Reservoir and Authorize the City Manager to Execute All Related Documents and Budget Amendment as Needed.
- G.** Discussion and Possible Action to Approve an Agreement with TRIMA Consultants, L.L.C. for Engineering Services and Associated Budget for Improvements to the Existing Sanitary Sewer Collection System that has Partially Collapsed Under an apartment Building in the F.R. Speaks Subdivision and Authorize the City Manager to Execute All Related Documents and Budget Amendment as Needed.

VIII. CONTRACTUALS

- A.** Consider Entering Into an Interlocal Cooperation Agreement Between the City of San Juan and Hidalgo County to Provide Efficient and Effective Library Services for County Residents.

IX. CONSENT AGENDA

- A.** Consider Second and Final Reading of the Ordinance for a Conditional Use Permit to allow a kettle corn portable food stand at San Juan H-E-B located at 901 W. IH 2, legally described as Lot 2, HEB San Juan Unit 2 Subdivision, as Requested by Melissa Martinez.
- B.** Consider Second and Final Reading of an Ordinance for a Conditional Use Permit for the Sale and On-Site Consumption of Alcoholic Beverages (wine and beer) at the proposed Olive Garden Restaurant to be located at 1403 E. IH 2, legally described as Lot 2, Plaza San Juan Subdivision, as Requested by Olive Garden Holdings, LLC.
- C.** Consider Second and Final Reading of Ordinance for a Rezoning Request from Neighborhood Commercial District (C-1) to General Business District (C-2) of the property legally described as Lots 19 thru 21, Block 4, Tierra del Sol Inc. No. 2 Subdivision, located at the Northeast corner of 7th Street and Veterans Boulevard, as Requested by Perla Castillo.
- D.** Approval of Minutes

- November 23, 2021 - Regular Meeting

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 §551.087 ECONOMIC DEVELOPMENT NEGOTIATIONS; Deliberation Regarding Financial Incentives to the Following Business Prospects:
 - a. Project Tri
 - b. Project Stay
 - 2. Pursuant to Section §551.074 PERSONNEL MATTERS; Discuss the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee (Director of Sanitation).
 - 3. Pursuant to Section §551.071 of the Texas Government Code (Consultation with Attorney), Discussion and Possible Action Regarding Case No. AAA-01-21-0002-6837 and Case No. AAA-01-21-0002-6435, Arbitration Matters Regarding Concerning Joseph Martinez v. City of San Juan.
 - 4. Pursuant to Section §551.071 of the Texas Government Code (Consultation with Attorney), Discussion and Possible Action Regarding the City of San Juan Wrecker Ordinance Article 4.04.
 - 5. Pursuant to Section §551.072 of the Texas Government Code (Real Estate Matters) and §551.071 of Texas Government Code (Consultation with Attorney), Discussion and Possible Action Regarding a Possible Transfer of Property to the San Juan Economic Development Corporation (EDC), Legal Description Alamo Land & Sugar Co., 1.13 AC an IRR TR N 168.8'-S313.80'-W412'-E947.73' Lot 8 Blk 35 1.13 Net.

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.
 - 1. Pursuant to Section §551.087 ECONOMIC DEVELOPMENT NEGOTIATIONS; Deliberation Regarding Financial Incentives to the Following Business Prospects:
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 - b. Project Stay

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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).

BRENDA ESCALANTE
INTERIM 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 _____ of _____, 2022.

OFFICE OF THE CITY SECRETARY

CITY COMMISSION MEETING AGENDA

MARCH 8, 2022

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