



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, July 12, 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 Departmental Reports: Department of Planning and Zoning, Department of Parks and Recreation, Department of Sanitation and San Juan Memorial Library.

- 1. Planning and Zoning Monthly Report.**
- 2. Parks and Recreation Monthly Report.**
- 3. Sanitation Monthly Report.**

4. San Juan Memorial Library Monthly Report.

VI. PUBLIC HEARING/ORDINANCES

- A.** Hold a Public Hearing and Consider an Ordinance for a Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of Lots 4 thru 6, Block 1, Paradise Park Subdivision, as Requested by Hector Bowie.
- B.** Hold a Public Hearing and Consider an Ordinance for a Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2) of the property legally described as Lots 16 thru 18, Block 4, Small No. 2 Subdivision, as Requested by Yolanda de la Cruz Presenta, LLC.
- C.** Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit to allow "The Spot" Food Truck Park and Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption at 103 Alta Street, legally described as Lots 16 thru 18, Block 4, Small No. 2 Subdivision, located at the Southwest corner of Alta Street and Raul Longoria Road, as Requested by Yolanda de la Cruz Presenta, LLC.
- D.** Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit to allow "La Condesa Event Center" located at 111 W. Nolana Avenue Suites 5 through 7, legally described as Lot 2, Circle K No. 9123 Subdivision, as Requested by Jose Santos.
- E.** Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit to allow "Sweet Events" at 2003 N. Veterans Boulevard Suites 1-2, legally described as Lot 1, Porciones Center, as Requested by Andrea Ramirez.
- F.** Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit to allow "De la Mancha Event Center" at 502 N. Veterans Boulevard Suite E, legally described as the West 193 feet of the North 162 feet of Lot 2, Knights Subdivision, as Requested by Juan Sanchez.
- G.** Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) for Off-Premise Consumption at Cabrera's Meat Market located at 2211 S. Veterans Boulevard Suite 3, legally described as Lot 3, Hacienda Palms Subdivision, as Requested by Ricardo Cabrera.
- H.** Hold Second and Final Hearing for the Voluntary Annexation Petition (Giants Subdivision) being a 3.00 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 approximately a quarter of a mile West of Cesar Chavez Road, along the North side of Hall Acres Road, as Requested by Jose Luis Hernandez.

VII. APPOINTMENTS

- A. Consider Removal and Appointment of Board Members Related to the Parks and Recreation Advisory Board.

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

- A. Preliminary and Final Plat Approval of the Meadows on Ridge Block I Subdivision being 8.65 acre tract of land out of Lot 12, Block 31, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile West from Cesar Chavez Road, along the South side of Ridge Road, as Requested by Quintanilla, Headley and Associates, Inc.
- B. Variance Request to the Subdivision Ordinance at the Proposed Plantation Heights Subdivision being 21.68 acre tract of land out of Lot 1, Block 14, John Closner Subdivision, located approximately a quarter of a mile South of Hall Acres Road, along the East side of Veterans Boulevard, as Requested by Quintanilla, Headley and Associates, LLC.

IX. CONSENT AGENDA

- A. Consider Approval of the Collection Report for the Month of May 31, 2022.
- B. Consider Approval of City Commission Meeting Minutes:
-January 25, 2022

X. 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 and 551.071 CONSULTATION WITH ATTORNEY; Deliberation Regarding the Economic Development Incentive Agreement between the City of San Juan and Olive Garden Holdings, LLC.

XI. 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.

CITY COMMISSION MEETING AGENDA

JULY 12, 2022

PAGE 4

1. 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 and Olive Garden Holdings, LLC.

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
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