



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 St.
San Juan, Texas 78589
Tuesday, February 28, 2023

REGULAR MEETING AGENDA **6:00 PM**

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS

V. PRESENTATIONS

- A.** Presentation on Proclamation Honoring and Recognizing Raul Abrego.
- B.** Presentation on Proclamation Supporting the Hidalgo County's Prosperity Task Force.
- C.** Presentation of the Texas Amateur Athletic Federation City of The Year Award to the City Of San Juan Parks and Recreation Department. [Patrick Willingham, Director of Parks and Recreation]
- D.** Presentation on Departmental Reports: Department of Finance, Fire Department, Police Department, Municipal Court, and Department of Utilities.

1. Department of Finance Monthly Report. [Leroy Gonzales, Director of Finance]
2. Fire Department Monthly Report. [Tirso Garza, Fire Chief]
3. Police Department Monthly Report. [Leandro Sifuentes, Interim Chief of Police]
4. Municipal Court Monthly Report [Mary Enriquez, Court Administrator]
5. Department of Utilities Monthly Report. [Juan Carlos Martinez,Interim Director of Utilities]

VI. PUBLIC HEARING/ORDINANCES

- A. An Ordinance of the City of San Juan, Texas, Renaming a Certain Portion of 3rd Street From Veterans Boulevard “I Road” to Washingtonia Palm Avenue to be Renamed as “Raul Abrego Street”; Authorizing the Mayor to Execute the Documents Needed to Accomplish Said Renaming of a Public Roadway; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for a Repealer Clause.
- B. Hold a Public Hearing for the Rezoning Request from Single-Family Residential District (R-S) to Multi-Family Residential District (R-MF) for a 3.87-Acre Tract of Land out of Lot 16, Block 8, John Closner Subdivision Excluding the West 100’ (Drain Ditch), as Requested by Javier A. Peña. [Daniel Tijerina, Director of Planning]
- C. Hold a Public Hearing for a Conditional Use Permit for the Sale of Alcoholic Beverages (BG – Wine and Beer Retailer’s Permit) at “Cazadores Bar and Grill” Located at 901 N. Raul Longoria Road, Legally Described as Pecan Estates Block 2, as Requested by Alberto Cortez Lopez. [Daniel Tijerina, Director of Planning]
- D. Hold a Public Hearing for a Conditional Use Permit for the Sale of Alcoholic Beverages (BG – Wine and Beer Retailer’s Permit) at “El Grullo Drive-Thru” Located at 912 E. Business 83, Legally Described as Lot 1, Mireles Subdivision, as Requested by Ricardo Lara. [Daniel Tijerina, Director of Planning]
- E. Hold a Public Hearing for a Voluntary Annexation Petition for the Proposed Stewart Coves Subdivision, which is a 16.579-Acre Tract of Land out of Lots 1 and 6, Stewart's Addition to the Conway Gardens, Located at the Northwest Corner of Moore and Stewart Road, as Requested by the Joyce E. Soulek Living Trust. [Daniel Tijerina, Director of Planning]
- F. Consider Approval on Second and Final Reading of the Ordinance Amending Chapter 4. Business Regulations, Article 4.12. Food Establishment Regulations of the City of San Juan's Code of Ordinances by Adding Division 3. Mobile Food Court to Provide for Additional

Regulations Applicable to Mobile Food Courts Located within the City Limits of San Juan; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for Severability Clause; and Providing for a Repealer Clause. [Daniel Tijerina, Director of Planning]

- G.** Consider Approval on Second and Final Reading of the Ordinance Amending Appendix A. Unified Development Code, Chapter 2. Zoning Regulations, Article IV. District Use and Area Regulations, Section 5.00 General Business District (C-2), Subsection 5.02 Conditional Uses (Required Permits) of the City of San Juan's Code of Ordinances to Provide for the Requirement of a Conditional Use Permit for Mobile Food Courts; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for a Repealer Clause. [Daniel Tijerina, Director of Planning]

VII. APPOINTMENTS

- A.** Consideration and Action to Appoint, Re-appoint and/or Remove one (1) Board Member of the Planning and Zoning Commission. [Brenda Escalante, City Secretary]

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

- A.** Discussion and Action, if any, to Provide a Letter of Support to the Rio Grande Valley Metropolitan Planning Organization (RGVMPO) for their Rio Grande Valley Regional Transit Authority Feasibility Study (RGV RTA Feasibility Study) Application Under the Federal Transit Administration's Areas of Persistent Poverty Grant Program (AoPP) and Authorize the Mayor to Execute any Related Documents.
- B.** Consider Authorizing the San Juan Interim Chief of Police to Dispose of and Trade in Recon Scout Robot to Recon Robotics Trade-it Program for a \$2,500 Discount on the New Robot.

IX. RESOLUTIONS

- A.** Consideration and action, if any, on Resolution authorizing the San Juan Police Department to submit a grant application to the Office of the Governor, Rifle-Resistant Body Armor 2023 Project for FY 2023-2024. [Leandro Sifuentes, Interim Chief of Police]
- B.** Consideration and action, if any, on Resolution authorizing the San Juan Police Department to submit a grant application to the Office of the Governor, Body Worn Cameras Project for FY 2023-2024. [Leandro Sifuentes, Interim Chief of Police]
- C.** Consideration and action, if any, on Resolution authorizing the San Juan Police Department to submit a grant application to the Office of the Governor, SHSP Regular Project for FY 2023-2024. [Leandro Sifuentes, Interim Chief of Police]

D. Consideration and action, if any, on Resolution authorizing the San Juan Police Department to submit a grant application to the Office of the Governor, LETPA Project for FY 2023-2024. [Leandro Sifuentes, Interim Chief of Police]

E. Consideration and action, if any, on Resolution authorizing the San Juan Police Department to submit a grant application to the Office of the Governor, Justice Assistance Program for FY 2023-2024. [Leandro Sifuentes, Interim Chief of Police]

X. CONSENT AGENDA

A. Consider Approval of City Commission Meeting Minutes:
- February 13, 2023

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 §551.071 CONSULTATION WITH ATTORNEY and Section §551.087, ECONOMIC NEGOTIONS; Deliberation Regarding City/EDC Real Estate Properties.

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. Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY and Section §551.087, ECONOMIC NEGOTIONS; Deliberation Regarding City/EDC Real Estate Properties.

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 24th day of February 2023 at 5:00 p.m. 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 _____, 2023.

OFFICE OF THE CITY SECRETARY



PROCLAMATION

Honoring and Recognizing the Bravery and Heroism of Raul Abrego

WHEREAS, Raul Abrego is a San Juan native who comes from a military family that proudly served in the United States military; and

WHEREAS, from March 1964 to January 1968, he served in the United States Military, first in the Navy as a Corpsman and later in the Marine Corps, where he served with the 3rd Engineer Battalion and 3rd Marine Division. He spent a year as a Corpsman at Dong Ha in Vietnam, where he worked in the Military Medical Unit; and

WHEREAS, Raul Abrego throughout his military career received numerous awards, including the Vietnam Campaign Ribbon, the National Defense Service Medal, the Vietnam Service Medal, and the Presidential Unit Citation Ribbon; and

WHEREAS, after his military career ended, Raul Abrego went to work as a Border Patrol Agent and Texas Social Worker before retiring from the State of Texas Child Support Division under the Attorney General's Office; and

WHEREAS, on behalf the City Commission we would like to express our gratitude to Raul Abrego for the ultimate sacrifice he made for our country.

Now, Therefore, Be It Resolved that I, Mario Garza, by the power vested in me as Mayor of the City of San Juan, along with Mayor Pro-Tempore Leonardo "Lenny" Sanchez, Commissioner Adina "Dina" Santillan, Commissioner Ernesto "Neto" Guajardo, and Commissioner Marco "Markie" Villegas, hereby issue this proclamation to Raul Abrego on this 28th day of February 2023.

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Brenda Escalante, City Secretary



PROCLAMATION

In Support of Hidalgo County's Prosperity Task Force

WHEREAS, Hidalgo County is the 8th most populous county in Texas with some estimates showing a population of 1 million people; and

WHEREAS, Hidalgo County demographics show that as much as 92 percent of the population is of Hispanic origin and analysts say that Hidalgo County is a microcosm of what Texas will look like overall in the future; and

WHEREAS, Hidalgo County has a disproportionate number of people living at or below the federal poverty level, with some estimates showing that as many as 40 percent living in poverty locally, meaning that as many as 400,000 residents may be financially struggling; and

WHEREAS, the contributors to poverty are multifaceted and complicated with the effects of poverty extending to issues of health, food insecurity, educational attainment and even crime; and

WHEREAS, another contributor to poverty is the disproportionate numbers of residents who are underemployed in Hidalgo County, including one in four people who either have attended some college or have college degrees earning wages at or below poverty level; and

WHEREAS, Hidalgo County and its municipalities are committed to providing essential services to its residents but recognize that the most effective way to combat this challenge is to help people escape poverty with proper job training and effective financial literacy; and

WHEREAS, The Hidalgo County Prosperity Task Force, composed of more than 160 community leaders and policymakers, has been formed with the mission of providing help to those who need it while identifying candidates for job training with the aim of developing human capital, enhancing existing business and attracting new business.

Now, Therefore, Be It Resolved that I, Mario Garza, Mayor of the City of San Juan, Texas, by the power vested in me and on behalf of the City Commission, hereby acknowledge the challenges of poverty locally and endorse the efforts of the Hidalgo County Prosperity Task Force.

In Witness Whereof, I have hereunto set my hand and caused the seal of the City of San Juan to be affixed on this 28th day of February 2023.

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Brenda Escalante, City Secretary



Mayor: Mario Garza
Mayor Pro-Tem: Leonardo “Lenny” Sanchez
Commissioners: Adina “Dina” Santillan
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Marco “Markie” Villegas

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Patrick Willingham, Director of Parks and Recreation

DATE: 02/24/2023

SUBJECT: Presentation of the Texas Amatuer Athletic Federation City of The Year Award to the City Of San Juan Parks and Recreation Department. [Patrick Willingham, Director of Parks and Recreation]

On February 9th, 2023 the Parks and Recreation Department for the City of San Juan was recognized in the City of Grand Prarie, Tx. as the City of the Year by the Texas Amatuer Athletic Federation.



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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Leroy Gonzales, Director of Finance

DATE: 02/23/2023

SUBJECT: Department of Finance Monthly Report. [Leroy Gonzales, Director of Finance]

Finance Department

Department Description

Finance Department has the responsibility to safeguard City’s financial assets and manage its resources in according with state law, City Charter, and ordinances enacted by the City Commission.

- Process accounts payable and payroll for the City of San Juan and
- Economic Development Corporation.
- Provide monthly financial reports to Departments and City Commission
- Generate financial reporting according to GAAP
- Maintain an adequate level of liquidity and meet financial responsibility of City’s
- investments policy prioritizing objective of safety, liquidity and yield

Additional Information

7 STAFF MEMBERS

Maintained 26 funds, assisted 24 departments and posted 3,367 journal entries, issued 1,177 disbursement checks, 142 Bank Drafts and processed 1,786 payroll checks and direct deposits, through the months of January, 2023.

January Sales Tax 24.91% Increase of \$112,847 Compared to last year.

Audit FY 2021/2022 Started November 10, 2022 (90% complete)

Reconciled 11 Bank Accounts

Budget Adjustments (1)

Budget Amendments (1)

Internal Budget Amendments (1)

Manage a 30.2 million budget

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

- General Fund Budget of 15.8 million
- Utility & Sanitation Fund 4.3 million
- Stormwater Fund 305 thousand
- Debt Service Fund 2.3 million
- Sanitation Fund 4.0 million
- Other Funds 1.7 million

Utility Billing & Collection Department

Department Description

The Utility Billing Department is responsible for billing and collection of water usage, sanitary sewer, residential garbage collection and responding to customers complaints.

- The City of San Juan collects about 7,070 water, 10,013 sewer and Brush 7,082 accounts.
- North Alamo Water Supply Corporation service 3,336 sewer accounts and Garbage and Brush 4,098 accounts.
- Per Audited Financial Report, in FY ending 9/30/2021, Utility Fund collected 5.7 million and Sanitation Fund 3.3 million with a combined 9 million.
- Email Billing (312)

Service Orders

1. Connects	85
2. Meter information	25
3. Disconnect	39
4. Dead Meters Change	14
5. Past Due Notice	1,735
6. Cut Off Register	152
7. Cut List	18

Payments are made by

61 % paid in person
 1 % juniors
 28 % online
 5 % bank drafts
 6 % other locations

- Staff of 7 Employees

Purchasing Division

Purchasing Description

Purchasing Division is responsible for acquiring goods and services for the City, in accordance with state law, the City's purchasing policies and annual budget.

Activity through December, 2022.

• Purchase Orders Issued	1,309
• Purchase Order Changes/Voids	40
• Bid Openings	8
• Public Auction	1



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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Tirso Garza, Fire Chief

DATE: 02/21/2023

SUBJECT: Fire Department Monthly Report. [Tirso Garza, Fire Chief]

The San Juan Fire Department did the following activity during the month of January 2023:

Emergency Calls

A total of 70 Calls for the month of January 2023. (Please see attached report.)

- A Shift = 23
- B Shift = 25
- C Shift = 22

Med-Care Response

Due to COVID-19 Med-Care, EMS responded along with the Fire Department for a total of 18 calls with one delay for the month of January 2023. Med-Care has not submitted the monthly report.

County Calls

There were no County Calls for the Month of January 2023.

Volunteer Department

The San Juan Volunteer Fire Department was not able to meet for a monthly business meeting due to COVID-19.

Fire Inspections

A total of 34 inspections were conducted in the month of January 2023. Please see attached for detailed information about each completed inspection.

Plan Reviews

The following plans were reviewed for the month of January 2023:

- Paraiso Escondido

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- Valley Ranch Subdivision
- Old Oak Properties LLC Subdivision
- Ramirez Four Plex Apartments
- Cantu Subdivision
- Gustavo Lopez
- Arctic Ice I Subdivision

Fuel Utilization

Please note that the total amount of gallons mentioned in this report belongs only to the logs submitted by the Fire Chief, Lieutenant, or Firefighter in Charge for January 2023 to the Administration Office.

- A total of 103.8 Gallons of Unleaded
- A total of 251.84 Gallons of Diesel



Custom ▾

Jan 1, 2023 - Jan 31, 2023 ▾

61%

FIRE

Percentage of Total Incidents

39%

EMS

Percentage of Total Incidents

70

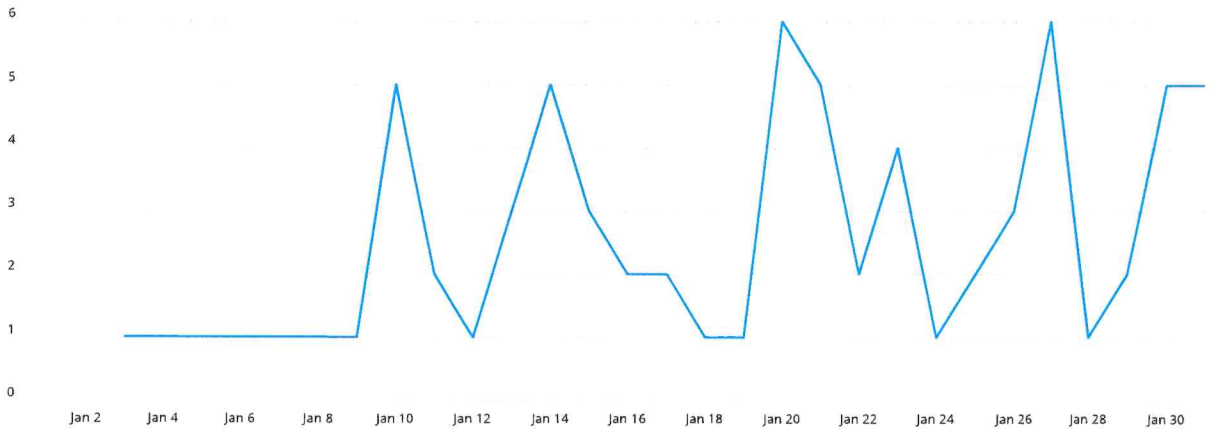
INCIDENTS

In Selected Time Slice

31

DAYS

In Selected Time Slice



Sep '22

Oct '22

Nov '22

Dec '22

Jan '23

Feb '23

Counts

% Rows

% Columns

% All

Week Ending	1/1/23	1/8/23	1/15/23	1/22/23	1/29/23	2/5/23	2/12/23	2/19/23	2/26/23	3/5/23	3/12/23	3/19/23	3/26/23	Total
(10) Fire, other			1			1								2
(13) Mobile property (vehicle) fire						1								1
(14) Natural vegetation fire					1									1
(15) Outside rubbish fire			2		1									3
(16) Special outside fire			1											1
(30) Rescue, emergency medical call (EMS), other			2											2
(31) Medical assist			1	4	6	2								13
(32) Emergency medical service (EMS) incident			3	5	2	2								12
(33) Lock-In		2	1	1										4
(41) Combustible/f... spills & leaks				1	1	1								3
(44) Electrical wiring/equipm. problem					1									1
(50) Service call, other			2											2
(51) Person in distress			1											1
(54) Animal problem or rescue				1										1
(55) Public service assistance			1	1										2

Week Ending	1/1/23	1/8/23	1/15/23	1/22/23	1/29/23	2/5/23	2/12/23	2/19/23	2/26/23	3/5/23	3/12/23	3/19/23	3/26/23	Total
(60) Good intent call, other			1											1
(61) Dispatched and canceled en route					1									1
(63) Controlled burning				2										2
(67) HazMat release investigation w/no HazMat				2										2
(70) False alarm and false call, other			4	1	4	1								10
(73) System or detector malfunction					2	2								4
(74) Unintentional system/detect... operation (no fire)				1										1
Total		2	20	19	19	10								70



Alarm Date Time	Incident Number	Apparatus	Incident Category	Incident Subcategory	Incident Type	Locked
01/03/2023 08:35:00	0000005	UNK	(3) Rescue & Emergency M.	(31) Medical assist	(311) Medical assis...	Yes
01/09/2023 06:48:00	0000017	UNK, UNK	(3) Rescue & Emergency M.	(31) Medical assist	(311) Medical assis...	Yes
01/09/2023 12:48:00	0000020	UNK	(3) Rescue & Emergency M.	(31) Medical assist	(311) Medical assis...	Yes
01/09/2023 23:37:00	0000022	UNK, UNK	(3) Rescue & Emergency M.	(31) Medical assist	(311) Medical assis...	Yes
01/10/2023 10:40:00	23-01-10-000590	BRUSH3, ENGIN1	(3) Rescue & Emergency M.	(31) Medical assist	(311) Medical assis...	Yes
01/15/2023 19:50:00	0000039	UNK	(3) Rescue & Emergency M.	(31) Medical assist	(311) Medical assis...	Yes
01/18/2023 17:13:00	23-01-18-001122	BRUSH3, ENGIN1	(3) Rescue & Emergency M.	(31) Medical assist	(311) Medical assis...	Yes
01/20/2023 22:07:00	23-01-20-001308	BRUSH3	(3) Rescue & Emergency M.	(31) Medical assist	(311) Medical assis...	Yes
01/21/2023 04:24:00	23-01-21-001338	BRUSH3, ENGIN1	(3) Rescue & Emergency M.	(31) Medical assist	(311) Medical assis...	Yes
01/22/2023 11:33:00	23-01-22-001401	BRUSH3, ENGIN1	(3) Rescue & Emergency M.	(31) Medical assist	(311) Medical assis...	Yes
01/23/2023 15:45:00	23-01-23-001494	BRUSH3, ENGIN1	(3) Rescue & Emergency M.	(31) Medical assist	(311) Medical assis...	Yes
01/23/2023 22:28:00	23-01-22-001428	ENGIN1	(3) Rescue & Emergency M.	(31) Medical assist	(311) Medical assis...	Yes
01/24/2023 12:32:00	23-01-24-001565	BRUSH3, ENGIN1	(3) Rescue & Emergency M.	(31) Medical assist	(311) Medical assis...	Yes
01/25/2023 09:44:00	23-01-25-001623	BRUSH3, ENGIN2	(3) Rescue & Emergency M.	(31) Medical assist	(311) Medical assis...	Yes
01/27/2023 06:41:00	23-01-27-001754	BRUSH1, ENGIN1	(3) Rescue & Emergency M.	(31) Medical assist	(311) Medical assis...	Yes
01/29/2023 18:47:00	23-01-29-001954	BRUSH1	(3) Rescue & Emergency M.	(31) Medical assist	(311) Medical assis...	Yes
01/30/2023 07:02:00	23-01-30-001980	BRUSH3, ENGIN2	(3) Rescue & Emergency M.	(31) Medical assist	(311) Medical assis...	Yes
01/30/2023 22:17:00	23-01-30-002045	BRUSH3, ENGIN2	(3) Rescue & Emergency M.	(31) Medical assist	(311) Medical assis...	Yes

Fire Inspection January 2023

	Date	Name of Business	Address	Contact	Inspector	App/Deny
1	1/3/23	Aygee Boutique	111 W Nolana LOOP, Ste 3	Geyka Anahi Alvarez	J. Salinas	Approved
2	1/3/23	The Industrial Ballroom, LLC	1200 E 83	Johnny Rodriguez	J. Salinas	Approved
3	1/3/23	All Natural by Laura Calderon	2207 N Raul Longoria RD, Ste E	Laura del Rocio Calderon Cepeda	J. Salinas	Approved
4	1/6/23	El Rancho Grande Rest and Canting	101 S Nebraska AVE, 2 - 3	Nena Flores	J. Salinas	Approved
5	1/6/23	Children First Academy	1208 El Presidente DR	Socorro Martinez	J. Salinas	Approved
6	1/6/23	ABC Stars Academy	615 Royal Palms ST	Aida E Gonzalez	J. Salinas	Approved
7	1/6/23	Velvet Flowers Shop	101 W 83	Blanca Cepeda	J. Salinas	Approved
8	1/6/23	Monkey House Smoke Shop, LLC	1708 N Raul Longoria RD, B	Cassidy Anes	J. Salinas	Approved
9	1/6/23	Monkey House Smoke Shop #2	4811 N Raul Longoria RD, Ste A	Melida Alvarado	J. Salinas	Approved
10	1/6/23	D'Lash Castle	4810 N Raul Longoria RD, Ste 7	Daniela Elizondo	J. Salinas	Approved
11	1/6/23	Taqueria Rios	5107 N Raul Longoria RD	Ilianna Chavez	J. Salinas	Approved
12	1/6/23	Taco H Restaurant	915 E 495		J. Salinas	Approved
13	1/9/23	Gilsa North America LLC	801 E Interstate 2 HWY E	Karina Garcia	J. Salinas	Approved
14	1/10/23	Lavanda Body Spa	2012 N Raul Longoria RD, Ste E	Mayra Munoz	J. Salinas	Approved
15	1/10/23	Fast Auto Sales	100 W Salazar ST	Aldo Guerra	J. Salinas	Approved
16	1/10/23	Cutting-Edge Insurance Consultants, LLC	1618 N Veterans RD, Ste J	Yessica L Molina	J. Salinas	Approved
17	1/11/23	Ruben Meat Market	4309 N Raul Longoria RD	Deisy Torres	J. Salinas	Approved
18	1/11/23	Tire Plus	2411 N Veterans RD, Ste A	Luis E Garcia	J. Salinas	Approved
19	1/11/23	Family Dollar	704 W Business 83	Edna Moncivais	J. Salinas	Approved
20	1/11/23	Ready to Learn Academy	2211 S Veterans RD, Ste 6&7A	Irma Rodriguez	J. Salinas	Approved
21	1/17/23	Angel's on Earth Home Care	4810 N RAUL LONGORIA RD,	Leticia Gonzalez	J. Salinas	Approved
22	1/17/23	Companerismo Cristiano FE	303 N Nebraska Ave	Rios Xochiquitzal	J. Salinas	Approved
23	1/17/23	Life Span Reheb Center LLC	1200 E Business 83	Johnny Rodriguez	J. Salinas	Approved
24	1/17/23	Church's Chicken	1612 N Raul Longoria		J. Salinas	Approved
25	1/18/23	Cory's Cakes	1309 S Cesar Chavez	Aurora Cory Ramirez	J. Salinas	Approved
26	1/19/23	Little Caesars Pizza	106 E 495	Lupe Gonzalez	J. Salinas	Approved
27	1/19/23	TOP XNOTCH BARBERSHOP	205 W NOLANA LOOP, STE 12	Robert Acosta	J. Salinas	Approved

	Date	Name of Business	Address	Contact	Inspector	App/Deny
28	1/23/23	YESENIA BEAUTY SALON	114 CALLE JACARANDA ST	Yesenia Z Avila	J. Salinas	Approved
29	1/23/23	Eddie Drive Inn	2801 N Veterans	Edgar Gutierrez	J. Salinas	Approved
30	1/24/23	Noah Ark	221 Encino	Natalia Avilez	J. Salinas	Approved
31	1/25/23	IDALIA'S FLOWER SHOP	614 S. NEBRASKA	Idalia Cisneros	J. Salinas	Approved
32	1/25/23	SPEEDY GONZALEZ AUTO SALES	4011 N Raul Longoria	Jorge Gonzalez	J. Salinas	Approved
33	1/25/23	BOSS BEAUTY SUITES,	111 W Nolana Ste 10	Yesenia Cantu	J. Salinas	Approved
34	1/31/23	Boys and Girls Club	509 E Earling	Migrated Occupancy Contact	J. Salinas	Approved
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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Leandro Sifuentes, Interim Police Chief

DATE: 02/15/2023

SUBJECT: Police Department Monthly Report. [Leandro Sifuentes, Interim Chief of Police]

This memorandum is to keep you all informed on our monthly operational statistics and any other significant cases or events that occurred during the month of JANUARY 2023.

STATISTICS: POLICE

	<u>JANUARY</u>
• Calls for Service:	2045
• Incident reports:	317
• Accidents:	151
• 911 Calls:	2466
• Patrol Citations Issued:	111
• Violations:	161
• Patrol & CID Arrests:	32
• CID Issued Warrants:	4

SPECIAL GRANT DETAILS: JANUARY

• Border Star hours:	36.25
• Vehicle Stops:	16
• Contacts:	25
• Misdemeanor Arrest:	1
• Felony Arrest:	2
• Cases Investigated:	0
• Citations:	8

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

SAN JUAN POLICE PERSONNEL:

13 Police officers' vacancies still exist

Civil Service entry level exam February 28, 2023

2 Corporals passed the exam on January 18, 2023

3 Corporal vacancies still exist

2 San Juan Police Officers passed the Basic SWAT and will be assigned to the SWAT response team.

STATISTICS: ANIMAL CONTROL NOVEMBER

• Calls for Service:	294
• Citations Issued:	3
• Violations:	4

SPECIAL EVENTS:

- **Axon** has chosen the San Juan Police department to host the **2023 Axon Roadshow**, which consists of showing off their latest public safety technology in our area to our department, and other local agencies as well as the public. It allows officers, government officials, and citizens to get hands-on with their latest public safety technology products. It will also serve to build better relationships with our neighboring agencies that are attending. They will have free lunch and free merchandise.
- March 1, 2023, 5:30 PM pinning ceremony for new officers and Corporals. It will be held at the San Juan Library. The City Mayor, Commission, and City Manager are cordially invited to attend.



Mayor: Mario Garza
Mayor Pro-Tem: Leonardo “Lenny” Sanchez
Commissioners: Adina “Dina” Santillan
Ernesto “Neto” Guajardo
Marco “Markie” Villegas

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Mary Enriquez, Court Administrator

DATE: 02/23/2023

SUBJECT: Municipal Court Monthly Report [Mary Enriquez, Court Administrator]

The Municipal Court is responsible for the enforcement of City Ordinances and laws. It deposits and prepares daily reports to the Department of Finance.

Amount Collected \$ 18,341.80

Defensive Driving 0

Deferred 0

Pre-Trials 0

Bench Trials 0

Scofflaw \$ 5,068.00

COLLECTIONS 2022	COLLECTIONS 2023
January - \$ 15,141.40	January - \$ 18,341.80

CITATIONS ISSUED 2022	CITATIONS ISSUED 2023
January - 170	January - 111

SCOFFLAW COLLECTIONS 2022	SCOFFLAW COLLECTIONS 2023
January - \$ 0	January - \$ 5,068.00

City Marshal - Warrants and Fines Collected - \$ 3,227.80

Phone Calls - 80

Warrants - 11

Total warrants issued - 108

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Mayor: Mario Garza
Mayor Pro-Tem: Leonardo “Lenny” Sanchez
Commissioners: Adina “Dina” Santillan
Ernesto “Neto” Guajardo
Marco “Markie” Villegas

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Juan Martinez

DATE: 02/23/2023

SUBJECT: Department of Utilities Monthly Report. [Juan Carlos Martinez, Interim Director of Utilities]

Texas Drought Outlook

- 55% of Texas is in a drought (January 23, 2023)
- RGV is Abnormally Dry (No Change In the watershed)
- Falcon and Amistad are @ 30.35%
- STAGE II IS STILL IN FULL EFFECT

System Outlook

- Water Connections – 7,188
- Sewer Connections – 9,891 (3,212 NAWSC)

Water Treatment Facility

- Combined Gallons Treated: 73.89 MG
- Combined Gallons Produced: 73.892 MG

Water Treatment Facility No. 1

- 0.394 MG treated
- 34.768 MG delivered
- 32.31 MG Transferred from WTF No. 2
- 8.35 MG RAW (Reservoir)
- 0.03 MG Backwash
- 0 MG Well

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Water Treatment Facility No. 2

- 73.501 Treated
- 39.124 MG Delivered
- 32.31 MG Transferred to WTF No. 1
- 56.67 MG RAW (Reservoir)
- 2.291 MG Backwash

WTP 3.5 MGD Expansions and Rehab 100%
Operated Water Plant as Efficiently as Possible
Sludge Management Continues to be Critical

Water Distribution System

- Leaks – 05
- Breaks – 05
- Taps – 03
- Locates - 10

Water Loss

- Reported – 215,000 gals
- Unreported – 106,000 gals

Hydrants

- Flushed – 13
- Repaired/Replaced – 0
- STAGE II WATER CONSERVATION STILL IN EFFECT

Valves

- Worked – 15
- Repaired/Replaced – 0

Utility Billing

- Work Orders –02

We Continue Our Hydrant and Valve Maintenance
Installed 520' of 10" Water Line
One Vacancy – WD M
Wastewater Treatment Facility

- Treated – 61,897 MG
- Wetland – 0 MG
- 340 - Cubic Yards of Sludge Hauled to Landfill
- Bio-Monitoring – All Passed

Wastewater Collections

Work orders - 35

- Sewer Main Repaired – 0
- Sewer Backups Reported –20
- Sewer Backups Cleared – 20
- Odor Complaints – 01
- Locates – 14
- Replaced Manhole covers – 03
- Unauthorized Discharges - 0

Administration

Financials

- Administration – 85.49 %
- Water Treatment – 60.19 %
- Distribution: – 71.28 %
- Sewer Collection – 55.00 %
- Wastewater Treatment – 59.65 %

Projects

- WTF No. 2 Pending TWDB Budget Approval
- WWTF Rehab Design – 100% Complete (CHC) Pending Constructability Review
- WTF No. 1 Rehab – 100%, Pending Constructability Review
- LS 13 – Construction on sewer force main completed (100%).
- LS 13 – Construction of Lift Station 13 Delayed due to parts back order.
- Sanitary Sewer Improvement Project RFB NO.22-015-09-23 Completed January 26,2023

Certification

- Water Treatment - 0
- Distribution – 0
- Sewer Collection - 0
- Wastewater Treatment – 0
- Renewals - 1

-

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 28, 2023

An Ordinance of the City of San Juan, Texas, Renaming a Certain Portion of 3rd Street From Veterans Boulevard "I Road" to Washingtonia Palm Avenue to be Renamed as "Raul Abrego Street"; Authorizing the Mayor to Execute the Documents Needed to Accomplish Said Renaming of a Public Roadway; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for a Repealer Clause.

STAFF COMMENTS AND RECOMMENDATIONS:

An Ordinance of the City of San Juan, Texas, Renaming a Certain Portion of 3rd Street From Veterans Boulevard "I Road" to Washingtonia Palm Avenue to be Renamed as "Raul Abrego Street"; Authorizing the Mayor to Execute the Documents Needed to Accomplish Said Renaming of a Public Roadway; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for a Repealer Clause.

RECOMMENDATION:

Staff recommends approval of the first reading as presented.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Benjamin Arjona, City
Manager

ORDINANCE NO.: _____

AN ORDINANCE OF THE CITY OF SAN JUAN, TEXAS, RENAMING A CERTAIN PORTION OF 3RD STREET FROM VETERANS BOULEVARD "I ROAD" TO WASHINGTONIA PALM AVENUE TO BE RENAMED AS "RAUL ABREGO STREET"; AUTHORIZING THE MAYOR TO EXECUTE THE DOCUMENTS NEEDED TO ACCOMPLISH SAID RENAMING OF A PUBLIC ROADWAY; PROVIDING FOR EFFECTIVE DATE; PROVIDING FOR PUBLICATION; PROVIDING FOR CODIFICATION; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR A REPEALER CLAUSE.

WHEREAS, the City of San Juan, Texas, a home-rule city, in accordance with its powers and the authority granted to it by state law and City Charter, seeks to re-name a public roadway within its' territorial city limits as indicated herein; and

WHEREAS, Section 311.001 of the Texas Transportation Code provides that a home-rule municipality has exclusive control over and under the public highways, streets, and alleys within municipality's corporate limits and that the municipality may: (1) control, regulate, or remove an encroachment or obstruction on a public street or alley of the municipality; (2) open or change a public street or alley of the municipality; or (3) improve a public highway, street, or alley of the municipality; and

WHEREAS, in accordance with Section 311.001 of the Texas Transportation Code, the City Commission desires to rename a certain portion of 3rd Street from Veterans Boulevard "I Road" to Washingtonia Palm Avenue to be renamed as "Raul Abrego Street".

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS; THAT:

SECTION 1. AUTHORITY OF LAW: All requirements of the law have been met in the passing of this Ordinance.

SECTION 2. PUBLIC ROADWAY NAME CHANGE. As indicated herein and as more specifically described in **Exhibit "A"**, which is attached hereto and made a part hereof, the City Commission of the City of San Juan, Texas, hereby orders that, as of the effective date of this

Ordinance, a certain portion of 3rd Street from Veterans Boulevard “I Road” to Washingtonia Palm Avenue shall now be known, re-named, and referred to as: Raul Abrego Street.

SECTION 3. EFFECTIVE DATE. This ordinance shall take effect after a second reading, where it is read, considered and adopted by the City Commission and until the fifteen (15) days has passed after its first reading.

SECTION 4. PUBLICATION. The City Secretary of the City of San Juan is hereby authorized and directed to cause the caption of this ordinance to be published in a newspaper having general circulation in San Juan, Texas, and in accordance with the applicable laws of this State.

SECTION 5. CODIFICATION. That this Ordinance shall not be codified in the Code of Ordinances of the City of San Juan, Texas, as it is not amendatory thereof.

SECTION 6. SEVERABILITY. If any section, part, or provision of this Ordinance is declared unconstitutional or invalid, by a court of competent jurisdiction, then, in that event, it is expressly provided, and it is the intention of the City Commission in passing this Ordinance that its parts shall be severable and all other parts of this Ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION 7. REPEALER CLAUSE. This Ordinance shall be cumulative of all other ordinances dealing with the same subject and any provision of any ordinance in direct conflict with any provision of this Ordinance is hereby repealed and the provisions of this Ordinance shall supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

READ, PASSED AND APPROVED ON FIRST READING at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held in accordance with Vernon’s Texas Codes Annotated, Government Code, Section 551.041 on the 13th day of February, 2023.

READ, PASSED AND APPROVED IN SECOND READING at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held in accordance with Vernon’s Texas Codes Annotated, Government Code, Section 551.041 on the ____ day of February, 2023.

CITY OF SAN JUAN, TEXAS

BY: _____
Mario Garza, Mayor

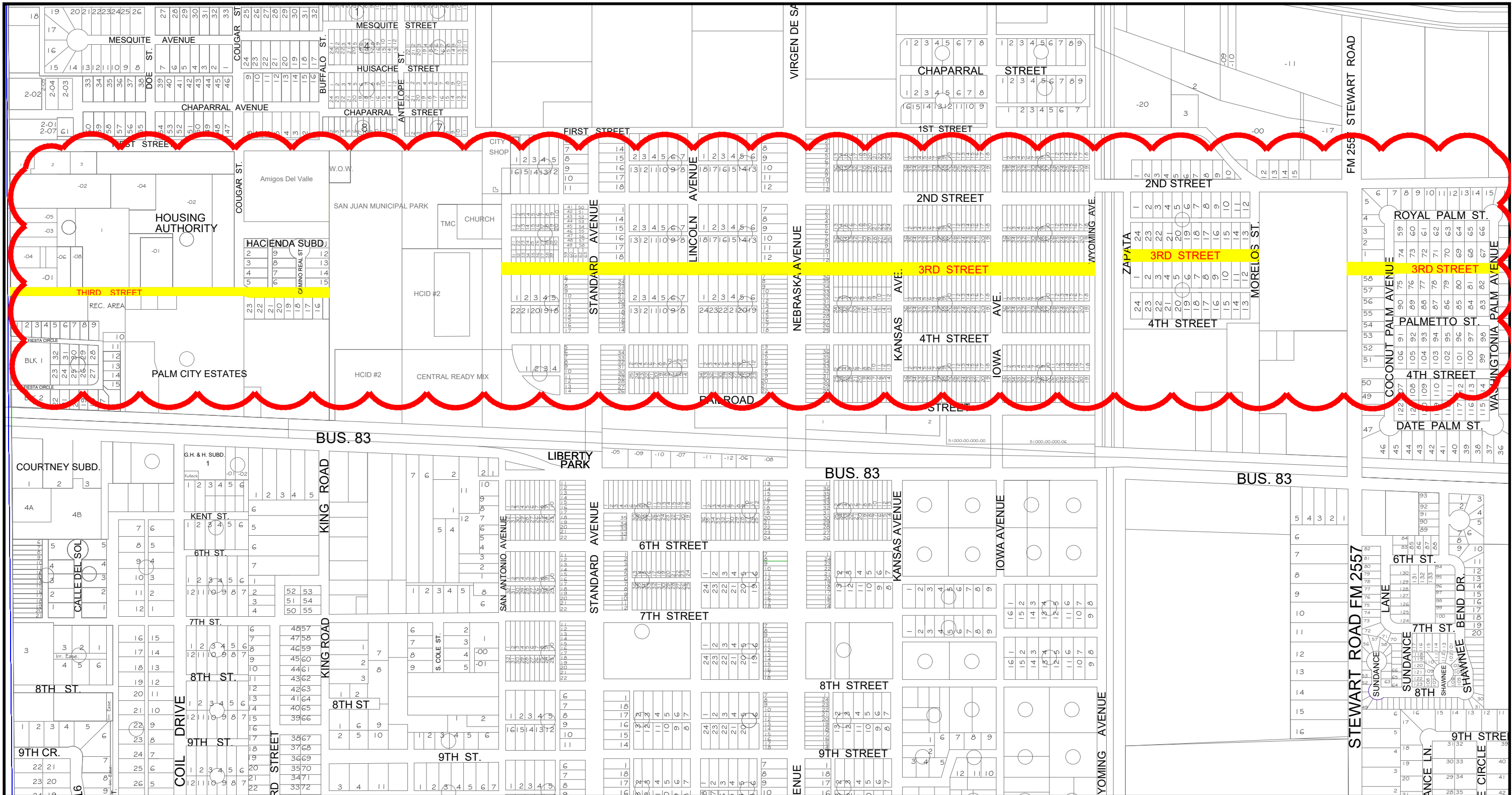
ATTEST:

BY: _____
Brenda Escalante, City Secretary

APPROVED AS TO FORM:

Palacios Garza & Thompson, P.C.

BY: _____
City Attorney



INTERVENTION AREA

**3 RD. STREET RENAMING PROPOSAL
(STANDARD AVENUE - WASHINGTONIAN AVENUE)**



PLANNING DEPARTMENT



Exhibit "A"

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 28, 2023

Hold a Public Hearing for the Rezoning Request from Single-Family Residential District (R-S) to Multi-Family Residential District (R-MF) for a 3.87-Acre Tract of Land out of Lot 16, Block 8, John Closner Subdivision Excluding the West 100' (Drain Ditch), as Requested by Javier A. Peña. [Daniel Tijerina, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

Mr. Pena is applying for a rezoning request from Single-Family Residential District (R-S) to Multi-Family Residential District (R-MF) of the property located just North of the Dollar General Store. The surrounding properties consist of commercial and residential uses.

The property owner will be required to subdivide the property in order to do any improvements to the property.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to thirteen (13) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

RECOMMENDATION:

Staff recommends approval.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 02/02/2023
CITY COMMISSION – 02/14/2023
DATE PREPARED – 02/07/2023

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residential District (R-MF)

APPLICANT: Javier A. Pena

SURVEYOR/ENGINEER: Homero Luis Gutierrez

LEGAL: Being a 3.87 acre tract of land out of Lot 16, Block 8, John Closer Subdivision Excluding the West 100' (Drain Ditch).

LOCATION: The property is located just North of the Dollar General Store

EXISTING ZONING: Single-Family Residential District (R-S)

EXISTING LAND USE/ *North* – Storage Units; Single-Family Residence District (R-S) / General Business District (C-2)

ADJACENT ZONING: *South* – Retail; Multi-Family Residence District (R-MF) / General Business District (C-2)
East – Residential; Single-Family Residence District (R-S)
West – Residential; Single-Family Residence District (R-S)

ACCESS AND CIRCULATION: This property has access along 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.

EVALUATION AND CONDITIONS FOR APPROVAL

Mr. Pena is applying for a rezoning request from Single-Family Residential District (R-S) to Multi-Family Residential District (R-MF) of the property located just North of the Dollar General Store. The surrounding properties consist of commercial and residential uses.

The property owner will be required to subdivide the property in order to do any improvements to the property.

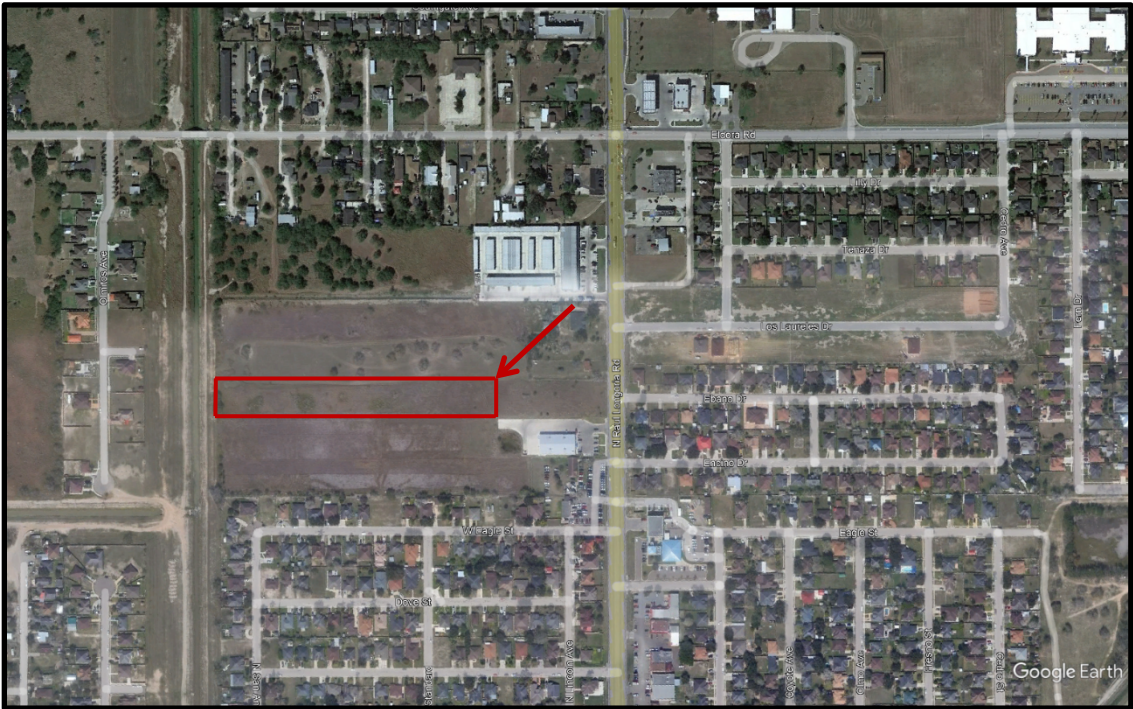
Staff mailed a notice of the public hearing before the Planning and Zoning Commission to thirteen (13) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

ATTACHMENTS:

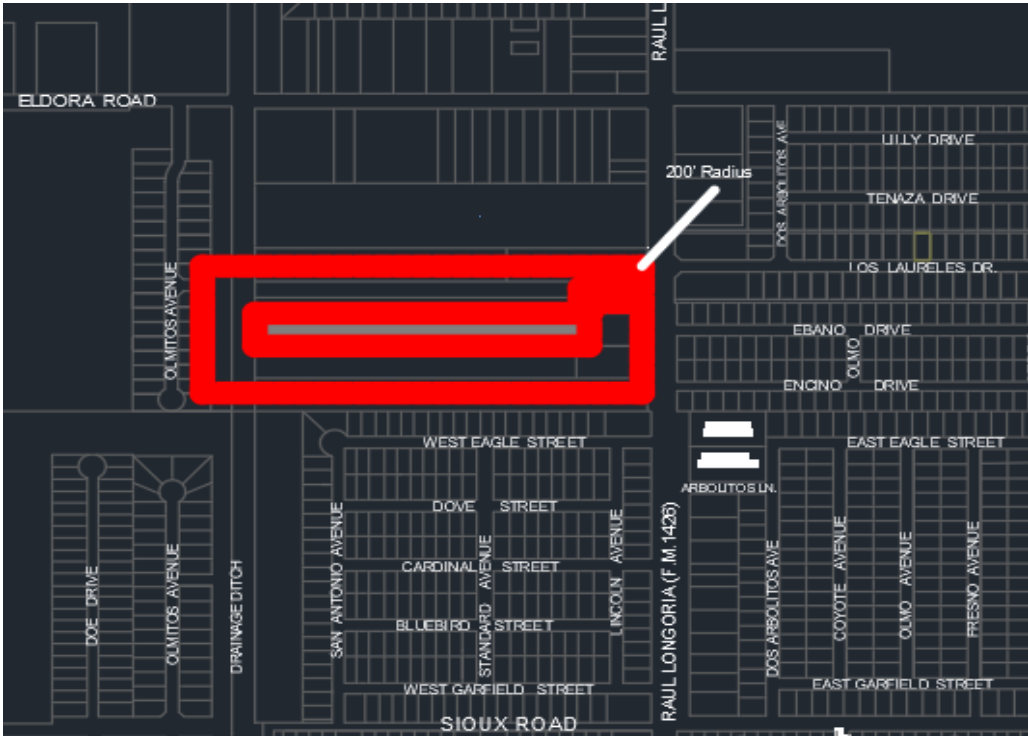
Proposed Site
Location Map
Base Map
Zoning map
Survey of the property
List of neighboring property owners receiving notice
Ordinance



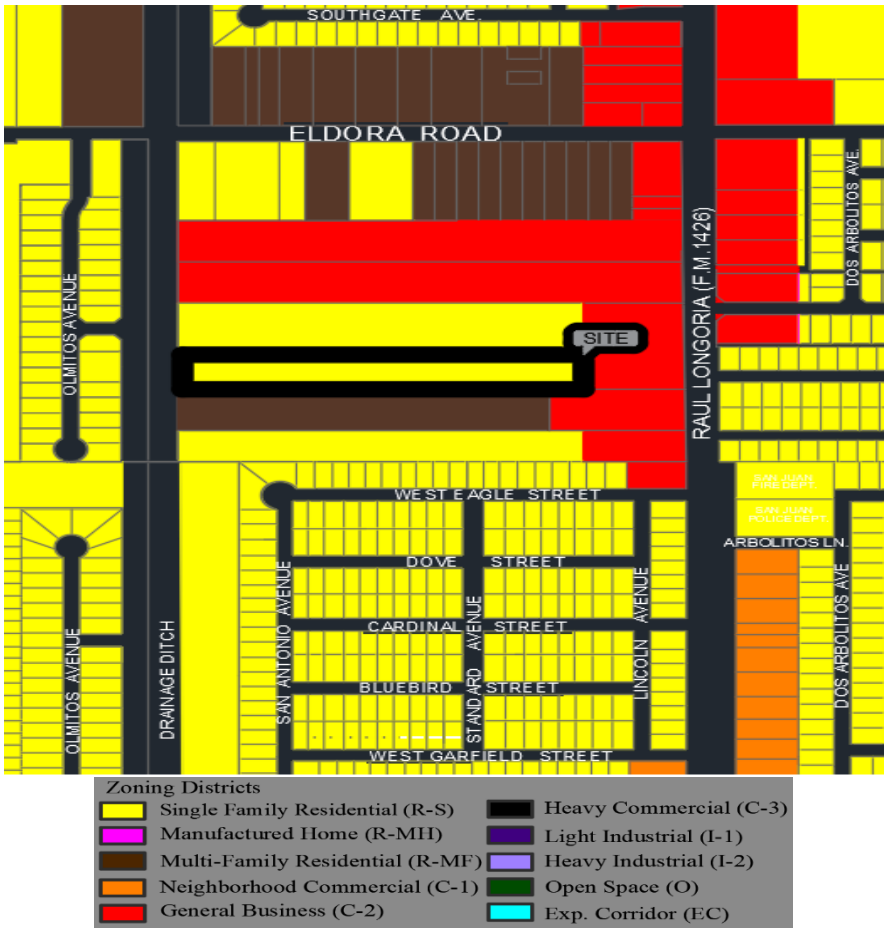
Proposed Property



Location Map



Base Map



Zoning Map



ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING ORDINANCE NO. 98-006 OF THE CITY OF SAN JUAN, TO CHANGE THE ZONING DISTRICT FROM SINGLE-FAMILY RESIDENCE DISTRICT (R-S) TO MULTI-FAMILY RESIDENCE DISTRICT (R-MF) OF A PROPERTY LEGALLY DESCRIBED 3.87-ACRE TRACT OF LAND OUT OF LOT 16, BLOCK 8, JOHN CLOSNER SUBDIVISION, EXCLUDING THE WEST 100' (DRAIN DITCH) 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 Zoning Ordinance, and consistent with the City's intentions of allowing and encouraging multi-family district development that generates property taxes, water and sewer revenues and sales tax revenues.

The zoning district of the property legally described as 3.87-acre tract of land out of Lot 16, Block 8, John Closner Subdivision Excluding the West 100' (Drain Ditch) shall be changed to Multi-Family Residence District (R-MF) and the zoning map shall be amended accordingly.

PASSED and **APPROVED** on first reading on the 24th day of January, 2023.

PASSED and **APPROVED** on second and final reading on the 28th day of February, 2023.

CITY OF SAN JUAN

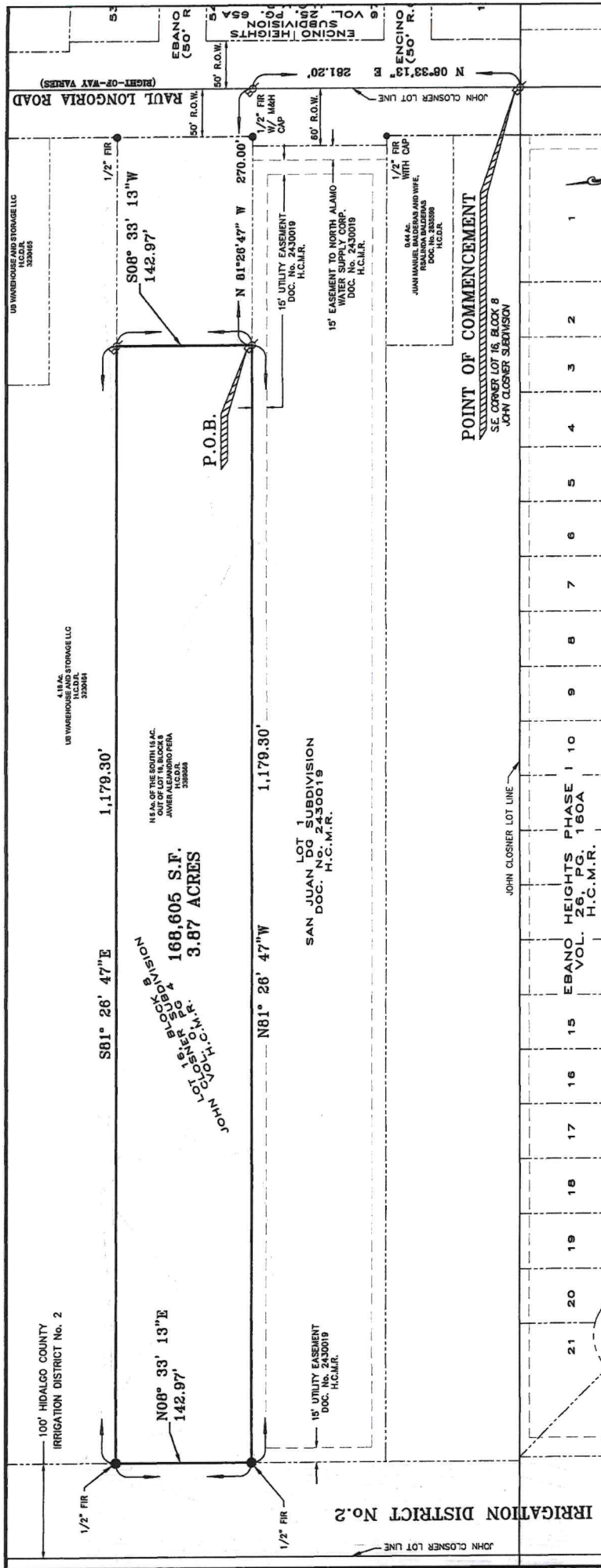
MARIO GARZA, MAYOR

ATTEST:

APPROVED BY:
Palacios, Garza & Thompson, P.C.

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY



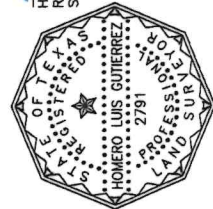
NOTES:

- 1) SURVEY IS VALID IF PRINT HAS ELECTRONIC SEAL AND ORIGINAL SIGNATURE OF SURVEYOR.
- 2) SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY, WHICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS TRACT. SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT ADDITIONAL EASEMENTS MAY BE ON THIS TRACT.
- 3) HOMERO L. GUTIERREZ, DID NOT RESEARCH OR PREPARE A TITLE REPORT OR ABSTRACT OF TITLE ON THE ABOVE PROPERTY.
- 4) THE EXISTENCE, IF ANY, UNDERGROUND GAS LINES OR OTHER UNDERGROUND UTILITIES NOT SHOWN ON THIS SURVEY SHOULD BE THOROUGHLY INVESTIGATED BY THE OWNER PRIOR TO ANY CONSTRUCTION ON THIS SITE. THE SURVEYOR HAS LIMITED HIS INVESTIGATION OF UNDERGROUND UTILITIES ON THIS SITE TO THAT WHICH CAN BE SEEN.
- 5) SURVEYOR STATEMENT: THE PROPERTY CORNERS OF THE TRACT SURVEYED WERE STAKED OUT BASED ON THE BEST FIT OF MONUMENTS FOUND FOR THIS PROPERTY AND OTHERS WITHIN THE IMMEDIATE VICINITY, TAKING INTO ACCOUNT THE INTENT OF THE SURVEYOR'S ORIGINAL FOOT STEPS.
- 6) FLOOD ZONE STATEMENT: SUBJECT PROPERTY IS LOCATED IN ZONE "B" (MEDIUM SHADING). ZONE "B" IS DESCRIBED AS: AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

COMMUNITY-PANEL NUMBER: 480334 0425 C
MAP REVENUE DATED: NOVEMBER 16, 1983.

JOHN CLOSNER SUBDIVISION, AS RECORDED IN VOLUME 0, PAGE 4,
SOUTH HALF OF LOT 16, BLOCK 8,
OUT OF THE NORTH HALF OF THE
BEING OUT OF A 4.76 ACRE TRACT,
OF 3.87 - ACRE TRACK OF LAND

EXHIBIT "B" SURVEY PLAT OF 3.87 - ACRE TRACK OF LAND



HOMERO L. GUTIERREZ
REG. PROFESSIONAL LAND
SURVEYOR NO. 2791

DATE

Homero L. Gutierrez 11/07/2023

BEARING BASIS - TEXAS STATE
PLANE COORDINATE SYSTEM,
TEXAS SOUTH ZONE 4205
(NAD 83, NAVD 88, GEOID 12B)

SCALE 1" = 100'

LEGEND

- 1/2" FIR ● 1/2" IRON ROD FOUND
- 1/2" SIR ○ 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED 2791
- ⊗ CALCULATED POINT "Cp"
- EASEMENT LINE
- PROPERTY LINE
- POINT OF BEGINNING
- RIGHT OF WAY
- DEED RECORDS HIDALGO COUNTY TEXAS
- MAP RECORDS HIDALGO COUNTY TEXAS
- VOLUME
- PAGE

DATE: 12-21-2022 JOB NO. P-123 DRAWN BY: CADTch4

HOMERO L. GUTIERREZ, P.E., R.P.L.S.
P.O. BOX 548
McAllen, Texas 78505
(956) 369-0988

EXHIBIT "A"
METES AND BOUNDS
3.87-Acre Tract

A 3.87-Acre Tract of land, more or less, being out of a 4.76-Acre Tract out of the North half of the South half of Lot 16, Block 8, John Closner Subdivision, Hidalgo County, Texas, map or plat thereof recorded in Volume 0, Page 4, Map Records, Hidalgo County, Texas, reference to which is here made for all purpose, located at 270.00 feet on the West side of Raul Longoria Road approximately 880 feet South of Eldora Road, is described by metes and bounds as follows:

The **POINT OF COMMENCEMENT (P.O.C.)** being at a point of reference on the apparent existing 100-foot right-of-way centerline of said Raul Longoria Road for the apparent Southeast corner of said Lot 16, Block 8; **THENCE**, North 08 degrees 33 minutes 13 seconds East, with the apparent East line of said Lot 16, and with the said Raul Longoria Road existing 100-foot right-of-way centerline, a distance of 281.20 feet to a point for the apparent Southeast corner of said 4.76-Acre Tract; **THENCE**, North 81 degrees 26 minutes 47 seconds West, parallel to the apparent South lot line of said Lot 16, and with the apparent South lot line of said 4.76-Acre Tract, a distance of 50.00 feet past a No. 4 Rebar found on the apparent existing West Right-of-Way line of said Raul Longoria Road, thence another 10.00 feet past a No. 4 Rebar set with plastic cap stamped 2791 on the Proposed West Right-of-Way line of said Raul Longoria Road via this plat, continuing with the said South lot line of 4.76-Acre Tract and the North lot line of San Juan DG Subdivision (Document No. 2430019, Map Records, Hidalgo County, Texas), for a total distance of 270.00 feet to a point for the Southeast corner of said 3.87-Acre Tract, and also being the **POINT OF BEGINNING (P.O.B.)** of said 3.87-Acre Tract of land herein described:

THENCE, North 81 degrees 26 minutes 47 seconds West, parallel to the said South lot line of Lot 16, and with the said South lot line of 4.76-Acre Tract and of said 3.87-Acre Tract, a distance of 1,179.30 feet to a No. 4 Rebar found on the apparent East line of Hidalgo County Irrigation District No. 2 Existing 100-foot easement for the apparent Northwest corner of said San Juan DG Subdivision and the Southwest corner of said 4.76-Acre Tract and of said 3.87-Acre Tract of land herein described;

THENCE, North 08 degrees 33 minutes 13 seconds East, with the said East line of Hidalgo County Irrigation District No. 2 Existing 100-foot easement and with the apparent West lot line of said 3.87-Acre Tract, a distance of 142.97 feet to a No. 4 Rebar found for the apparent Southwest corner of a 4.18 acre tract of land vested in UB Warehouse and Storage, LLC (Document No. 3230464. Deed Records, Hidalgo County, Texas) and the Northwest corner of said 4.76-Acre Tract and of said 3.87-Acre Tract of land herein described;

THENCE, South 81 degrees 26 minutes 47 seconds East, parallel to the said South lot line of Lot 16, and the apparent South lot line of said 4.18 acre tract vested in UB Warehouse and Storage, LLC and the North lot line of said 4.76-Acre Tract and of said 3.87-Acre Tract, a distance of 1,179.30 feet to a point for the Northeast corner of said 3.87-Acre Tract of land herein described;

THENCE, South 08 degrees 33 minutes 13 seconds West, parallel with the said East lot line of Lot 16 and with the East lot line of said 3.87-Acre Tract, a distance of 142.97 feet to the said point for the Southeast corner of said 3.87-Acre Tract of land herein described, and also being the **POINT OF BEGINNING (P.O.B.)**, containing a gross of 3.87 acres of land, more or less.

Bearing basis as per NAD 1983 State Plane Coordinates Texas South FIPS 4205 Feet.

THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON NOVEMBER 17, 2022. SEE ACCOMPANIED SURVEY PLAT OF SAID 3.87-ACRE TRACT OF LAND.



Homero Luis Gutierrez
Homero Luis Gutierrez – R.P.L.S. # 2791

January 04, 2022
Date

Rezoning Request from Single-Family Residential District (R-S) to Multi-Family Residential District (R-MF) for 3.87 acre tract of land out of Lot 16, Block 8, John Closner Subdivision Excluding the West 100" (Drain Ditch), as Requested by Javier A. Pena.

Pena, Javier
410 Hackberry Ave.
Mission, Texas 78572

UB Warehouse & Storage
2912 N. Raul Longoria
San Juan, Texas 78589

Spacious Skies Land
9 Unio Square Plaza No.172
Southbury, CT 06488

Alvarez, Amador
2508 Olmitos Ave.
San Juan, Texas 78589

Rodriguez, Maria
5311 Hamilton Rd.
Medina, OH 44256

Bernal, Daniela
2206 Olmito Ave.
San Juan, Texas 78589

ARG DGSJNTX001, LLC
Attn Ryan LLC
P.O. Box 460369
Dept. 100
Houston, Texas 77056

Balderas, Juan
2401 N. Raul Longoria Rd.
San Juan, Texas 78589

Rios, Sirlene
2000 Loma Verde Dr.
San Juan, Texas 78589

Sanchez, Carlos
815 Eeller
Pharr, Texas 78577

Valencia J Jesus & Flor E.
2814 N. 44th Lane
McAllen, Texas 78501

Hidalgo CO. Drain Dist #1
902 N. Doolittle Rd.
Edinburg, Texas 78542

Garcia, Ruben Torres
300 E. 1st Street
San Juan, Texas 78589

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 28, 2023

Hold a Public Hearing for a Conditional Use Permit for the Sale of Alcoholic Beverages (BG – Wine and Beer Retailer’s Permit) at “Cazadores Bar and Grill” Located at 901 N. Raul Longoria Road, Legally Described as Pecan Estates Block 2, as Requested by Alberto Cortez Lopez.
[Daniel Tijerina, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

Mr. Cortez Lopez is requesting a Conditional Use Permit for the Sale of Alcoholic Beverages (BG-Wine and Beer Retailer’s Permit) for On-Premise Consumption and late hours permit until 2:00 a.m. at the proposed “Cazadores Bar & Grill” Restaurant, located at the Northeast corner of Sgt. Leonel Trevino and Raul Longoria Road, where Papa John’s were located.

The applicant is proposing a Lounge and Grill place to relax after work counting with live music, pool tables, karaoke nights, big screens and dance floor with operation hours, seven days at week from 4:00 p.m. to 2:00 a.m. (See attached letter)

The applicant will need to comply with the Texas Alcoholic Beverages Commission (TABC) requirements. Additional permits may be required with the City of San Juan for different alcohol permit.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to eighteen (18) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

RECOMMENDATION:

Staff recommends approval.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 02/09/2023
CITY COMMISSION – 02/14/2023
DATE PREPARED – 02/09/2023

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STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Conditional Use Permit for the sale of Alcoholic Beverages (BG- Wine and Beer Retailer’s Permit) and late hours permit at “Cazadores Bar and Grill”
APPLICANT:	Alberto Cortez Lopez
SURVEYOR/ENGINEER:	N/A
LEGAL:	Pecan Estates Block 2
LOCATION:	901 N. Raul Longoria Road, Suite 2
EXISTING ZONING:	General Business District (C-2)
EXISTING LAND USE/ ADJACENT ZONING:	<i>North</i> – Retail / General Business District (C-2) <i>South</i> – Retail / Expressway Corridor District (EC) <i>East</i> – Hotel / Expressway Corridor District (EC) <i>West</i> – Residential / Multi-Family Residence District (R-MF) and Single-Family Residential District (R-S)
ACCESS AND CIRCULATION:	This property has access along Raul Longoria Road, Sgt. Leonel Trevino Road and Gonzalez Drive.
PUBLIC SERVICES:	Water and sewer services are provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval of the conditional use permit contingent to close until 1:00 a.m.

EVALUATION AND CONDITIONS FOR APPROVAL

Mr. Cortez Lopez is requesting a Conditional Use Permit for the Sale of Alcoholic Beverages (BG-Wine and Beer Retailer's Permit) for On-Premise Consumption and late hours permit until 2:00 a.m. at the proposed "Cazadores Bar & Grill" Restaurant, located at the Northeast corner of Sgt. Leonel Trevino and Raul Longoria Road, where Papa John's were located.

The applicant is proposing a Lounge and Grill place to relax after work counting with live music, pool tables, karaoke nights, big screens and dance floor with operation hours, seven days at week from 4:00 p.m. to 2:00 a.m. (See attached letter)

The applicant will need to comply with the Texas Alcoholic Beverages Commission (TABC) requirements. Additional permits may be required with the City of San Juan for different alcohol permit.

The following are the list of requirements:

1. The property line of the lot of any of the above-mentioned businesses, especially those businesses having late hours (after 10:00 p.m.), must be at a minimum three hundred (300) feet from the nearest residence, church, school or publicly owned property, or must provide sufficient buffering and sound insulation of the building such that the business is not visible and cannot be heard from the residential area, and must be designed to prevent disruption of the character of adjacent residential areas;
2. The business must be as close as possible to a major arterial, and shall not allow the traffic it generates onto residential streets, or allow it to exit into and disrupt residential areas;
3. The businesses must provide parking in accordance with the City off-street parking regulations as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking;
4. The businesses must do everything possible to prevent the unauthorized parking of its patrons on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
5. The businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;

6. The businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties; and
7. The businesses shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the fire marshal, chief building official and director of planning. This number cannot exceed the number provided for in existing City regulations.
8. The applicant must comply with the City's *Security Cameras Ordinance*.
9. Owner agrees to pay an annual fee to the City of San Juan to maintain the alcohol license, conditional use, occupational license and health permits.
10. No loading or unloading of merchandise in a public street.
11. There shall be no smoking inside the premises at any time.
12. The business must comply with the city's noise ordinance.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to eighteen (18) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

ATTACHMENTS:

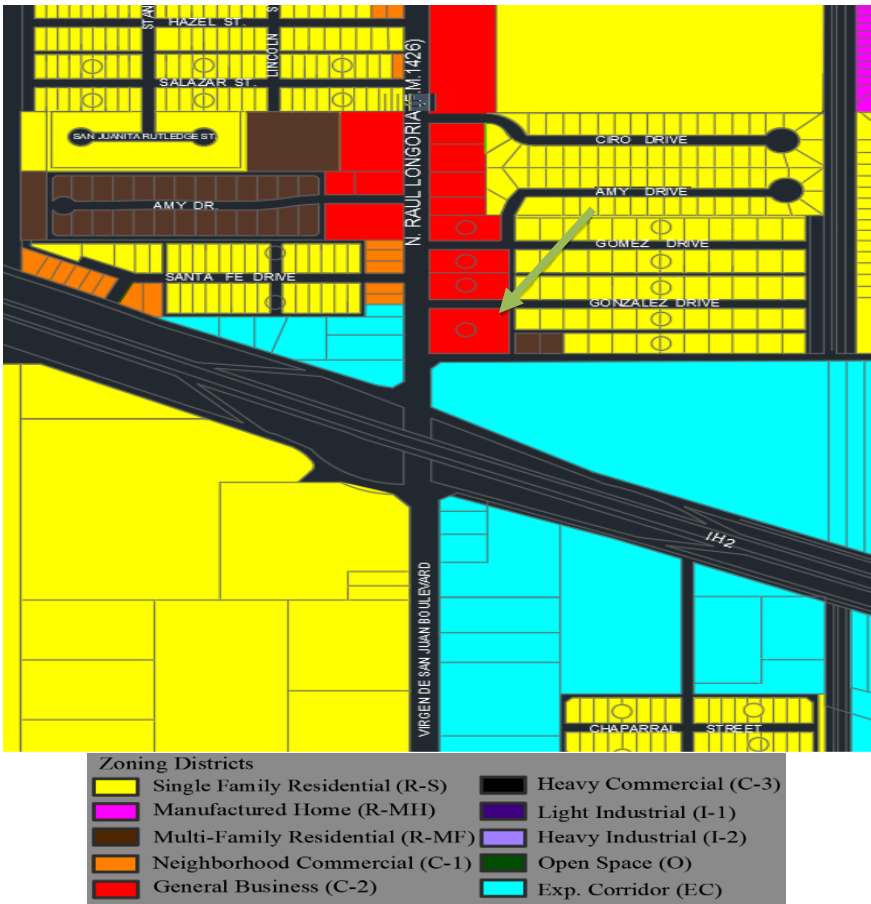
Proposed Site
Location Map
Zoning Map
Site Plan
Menu
Request letter from applicant
List of neighboring property owners receiving notice
Ordinance



Proposed Site



Location Map



Zoning Map

ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION AT “CAZADORES BAR & GRILL” LOCATED AT 901 N. RAUL LONGORIA ROAD SUITE 2, LEGALLY DESCRIBED AS PECAN ESTATES BLOCK 2. AS PROVIDED IN ARTICLE IV, OF THE ZONING ORDINANCE, CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS, PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; PROVIDING FOR A CODE DISPOSITION.

WHEREAS, Alberto Cortez Lopez has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan for the Sale of Alcoholic Beverages for On-Premise Consumption and Late Hours Permit at “Cazadores Bar & Grill”.

WHEREAS, this type of activity is prohibited by said Zoning Ordinance unless a Conditional Use Permit is granted; and,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS, AS FOLLOWS:

SECTION I. That a Conditional Use Permit under Article IV of the Zoning Ordinance of the City of San Juan, Texas, be granted to Alberto Cortez Lopez for the Sale of Alcoholic Beverages for On-Premise Consumption at “Cazadores Bar & Grill” at property legally described as the Pecan Estates Block 2, subject to the following conditions:

1. The property line of the lot of any business, especially those having late hours (after 10:00 p.m.) must be a minimum of three hundred (300) feet from the nearest residence, church, school or publicly-owned property or must provide sufficient buffering and sound insulation of the building such that the business is not visible and cannot be heard from the residential areas, and must be designed to prevent disruption of the character of adjacent residential areas.
2. The business must be as close as possible to a major arterial, and shall not allow the traffic it generates onto residential streets, or allow it to exit into and disrupt residential areas;
3. The business must provide parking in accordance with the City off-street parking regulations and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking.
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances. The loading and unloading of equipment to be on premises only.
5. The business should do everything possible and be designed to discourage criminal activities and vandalism, both on site and on adjacent properties. Provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;

6. The business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
7. The business shall restrict the number of persons within the building to the number determined for occupancy levels by the Fire Department.
8. The business must comply with the city's noise ordinance.
9. The business must comply with the City's *Security Cameras Ordinance*.
10. Owner agrees to pay an annual fee to the City of San Juan to maintain the alcohol license, conditional use, occupational license and health permits.
11. There shall be no smoking inside the premises at any time.
12. Owner agrees to pay an annual fee to the City of San Juan to maintain the alcohol license.
13. There shall be no smoking inside the premises at any time.

SECTION II. PUBLICATION AND EFFECTIVE DATE CLAUSE. This Ordinance shall be published in the official newspaper of the City of San Juan, Texas, as provided by law, and shall be and remain in full force and effect from the after said date of publication.

PASSED and **APPROVED** on first reading on the 9th day of February, 2023.

PASSED and **APPROVED** on second and final reading on the 28th day of February, 2023.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

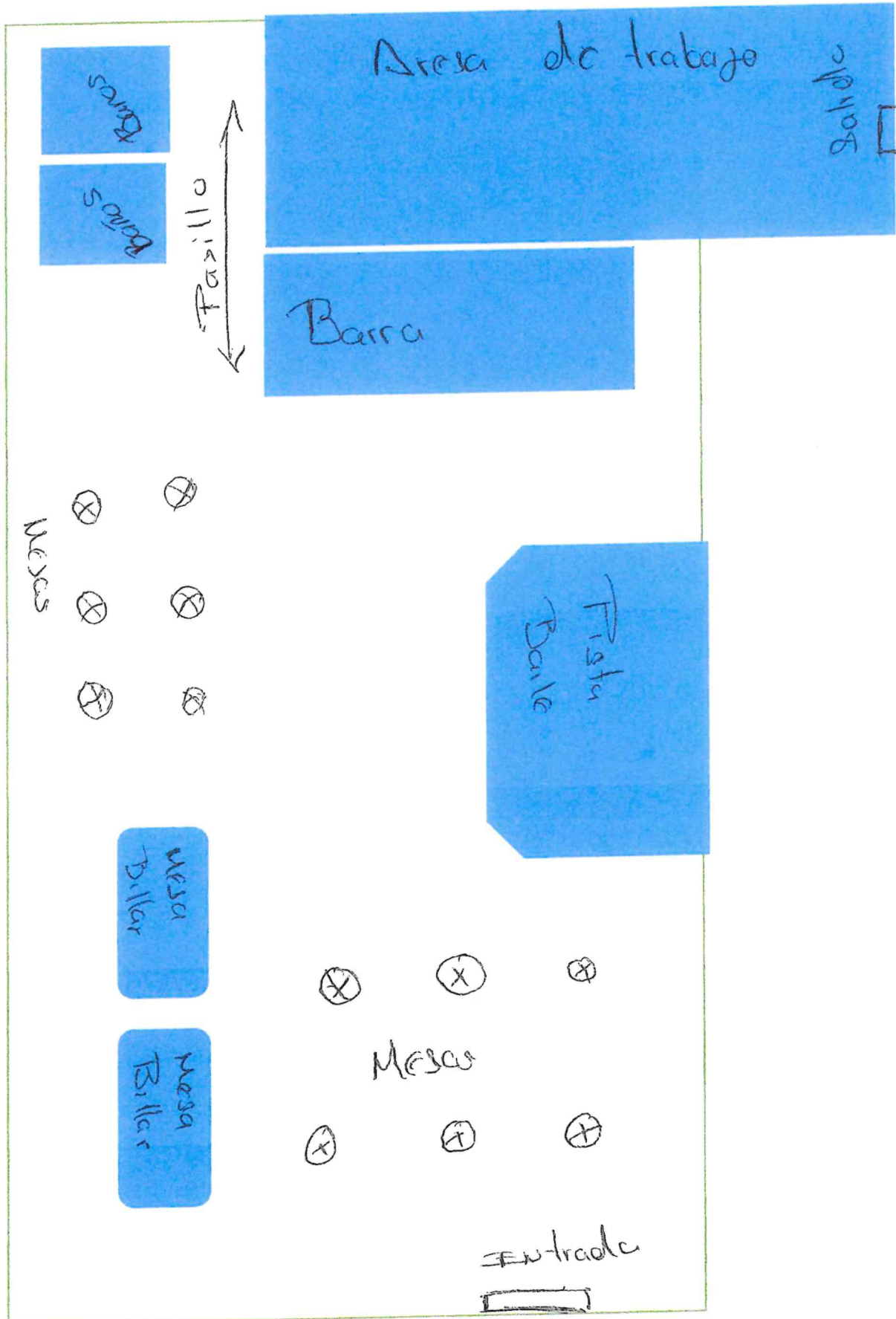
ATTEST:

APPROVED BY:
Palacios, Garza & Thompson, P.C.

Brenda Escalante
CITY SECRETARY

CITY ATTORNEY

SITE PLAN



Menú

Mariscos

Tostada de ceviche de pescado

Tostada de ceviche de camarón.

Tostada jarocho (pescado, camarón y pulpo)

Aguachiles de camarón verde

Aguachiles de camarones hawaiano

(incluye mango fresco)

Torre de mariscos cazador

COCTELES DE GRAN CAZADOR

Coctel chico de camarones

Coctel mediano de camarones

Coctel grande camarones

VUELVE A LA VIDA CAZADORES

VUELVE A LA VIDA MEDIANO (camarón, ceviche de pescado, pulpo y ostiones)

VUELVE A LA VIDA GRANDE (camarón, ceviche de pescado, pulpo y ostiones)

OSTIONES

Ostiones en su concha frescos.

Ostiones borrachos con camarón.

Bebidas

Cervezas

Bud light

Miller

Budweiser

Michelod ultra

Michelod ultra golg

Cocos light

Mexicanas

Corona

Corona premier

Modelo espacial

Negra modelo

Dos xx

Indio

Micheladas

Michelada de la casa

Michelada espacial (camaron fresco, olivos,apio,paleta de tamarindo)

Michelada cazadores espacial (copa grande de 24 oz, camaron fresco, olivos, fruta jicama pepino limón,naranja, dulcesde chamoy)

Margaritas

Margarita de mango

Margarita tradicional.

Piña colada

Breve descripción del plan de trabajo

Cazadores bar & grill tiene como meta de trabajo traer un ambiente familiar y juvenil 'para todo tipo de opciones de celebraciones ya sea un cumpleaños, despedida de solteros, reunión de amigos o simplemente ir a distraerte ya que contaremos con mesas de billar, pista de baile y un karaoke para poder cantar tus canciones y simplemente ver un partido ya sea de futbol u otro tipo de juego que este televisándose queremos brindar un lugar para distracción a la comunidad de san juan Texas por lo cual pedimos de antemano su permiso para poder trabajar y formar parte de la comunidad de san juan.

MENU



La Vitamina Jarocha LLC d/b/a Cazadores Bar & Grill

901 Raul Longoria Road, Suite 2

San Juan, Texas 785598

(956) 500-2427

La Vitamina Jarocha LLC d/b/a Cazadores Bar & Grill will be operated by Alberto Cortez Lopez, the LLC Manager to be located at 901 Raul Longoria Road, Suite 2, San Juan, Hidalgo County, Texas 78589

La Vitamina Jarocha LLC wishes to operate a Lounge and Grill located in the Mel Rose Plaza.

Our Businesses will operate daily as needed seven days a week especially on weekends Primarily during the evenings hours and will open from 4:00 P.M. till 2:00 AM.

We will employ approximately 10 employees including a Manager, Bartender, Wait Staff, and janitorial services. We have over 15 years' experience in the BAR & restaurant industry.

We feel we can operate a Safe AND Friendly neighborhood lounge and provide a comfortable atmosphere resulting in a positive experience, for families, friends and guests who can enjoy and relax in a comfortable setting for socializing with Friends and Family. We will provide food for our hungry customers.

We have a small bar offering domestic and imported Beers, Wine and setups including our homemade Micheladas. We plan to operate under a Wine and Beer Retailer's Permit which authorized the sale of Beer and Wine for On Premise Consumption. We will comply with all City of San Juan Regulations and or Recommendations.

We will have live music, live Mariachi, and Karaoke when requested by certain events.

We have a large and adequate parking area as well as additional parking in our neighbors' parking lot in case of over- crowding.

Alberto Cortez Lopez-Manager

Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at "Cazadores Bar and Grill" located at 901 N. Raul Longoria Road Suite 2, legally described as Pecan Estates 2 Subdivision, as Requested by Alberto Cortez Lopez.

Cortez Lopez, Alberto
1908 Delmar Street
Zapata, Texas 78076

Orozco, Leticia
P.O. Box 1433
San Juan, Texas 78589

Gonzalez, John J & Gloria
102 W. Gonzalez Dr.
San Juan, Texas 78589

Tijerina, Christian
2705 Quamasia Avenue
McAllen, Texas 78504

Estrada, Jose E.
405 E. SGT. Trevino Road
San Juan, Texas 78589

2019 San Juan/ 83 LLC
5300 Camp Bowie Blvd.
Fort Worth, Texas 76107

Palacios Bros. Investments Inc.
2919 N. Kenyon Road.
Edinburg, Texas 78542

Valencia ML Family LP
1103 N. Raul Longoria Road
San Juan, Texas 78589

Jack in the Box Properties LLC
13636 Breton Ridge Street Suite A
Houston, Texas 77070

Villarreal, Maria E
47163 N 30th Lane
McAllen, Texas 78504

Garza, Tomasita
202 E. Gomez Dr.
San Juan, Texas 78589

Suarez, Irene
203 E. Gomez, Dr
San Juan, Texas 78589

Devora, Oralia F
104 Gonzalez Dr.
San Juan, Texas 78589

Guajardo, Ramon & Guajardo,
Elizabeth
100 Garfield Dr.
San Juan, Texas 78589

McAllen Ventures LLC
19 Palm Blvd.
Missouri City, Texas 77459

Zacarias, Jose Cruz & Maria
101 E. SGT. Leonel Trevino Road
San Juan, Texas 78589

Gomez, Carlos & Carmen
P.O. Box 406
San Juan, Texas 78589

De Mange, Robert C
P.O. Box 296
San Juan, Texas 78589

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 28, 2023

Hold a Public Hearing for a Conditional Use Permit for the Sale of Alcoholic Beverages (BG – Wine and Beer Retailer’s Permit) at “El Grullo Drive-Thru” Located at 912 E. Business 83, Legally Described as Lot 1, Mireles Subdivision, as Requested by Ricardo Lara. [Daniel Tijerina, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

Mr. Lara is requesting a Conditional Use Permit for a Drive-Thru Business and the Sale of Alcoholic Beverages (wine and beer) for Off-Premise Consumption. He is taking over the Drama Llama Drive-Thru that was open in 2021.

The proposed days and hours of operation are Monday thru Sunday from 10:00 a.m. to 12:00 a.m.

The applicant will need to comply with the Texas Alcoholic Beverages Commission (TABC) requirements. Additional permits may be required with the City of San Juan for different alcohol permit.

The following are the list of requirements:

1. The applicant must comply with the City’s Security Cameras Ordinance.
2. Owner agrees to pay an annual fee to the City of San Juan to maintain the alcohol license, conditional use, occupational license and health permits.
3. No loading or unloading of merchandise in a public street.
4. Must maintain the buffer with the residential uses.
5. There shall be no smoking inside the premises at any time.
6. The business must comply with the city’s noise ordinance.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to five (5) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

RECOMMENDATION:

Staff recommends approval.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 02/09/2023
CITY COMMISSION – 02/14/2023
DATE PREPARED – 02/09/2023

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) for Off-Premise Consumption at “El Grullo Drive-Thru”
APPLICANT:	Ricardo Lara
SURVEYOR/ENGINEER:	N/A
LEGAL:	Lot 1, Mireles Subdivision
LOCATION:	912 E. Business 83
EXISTING ZONING:	<i>North</i> – Residential; Single-Family Residence District (R-S) /
ADJACENT ZONING:	Neighborhood Commercial District (R-MF) <i>South</i> – Commercial; Heavy Commercial District (C-3) <i>East</i> – Commercial; Heavy Commercial District (C-3) <i>West</i> – Commercial; General Business District (C-2)
ACCESS AND CIRCULATION:	This property has access along Business 83
PUBLIC SERVICES:	Water and sewer service are provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval.

EVALUATION AND CONDITIONS FOR APPROVAL

Mr. Lara is requesting a Conditional Use Permit for a Drive-Thru Business and the Sale of Alcoholic Beverages (wine and beer) for Off-Premise Consumption. He is taking over the Drama Llama Drive-Thru that was open in 2021.

The proposed days and hours of operation are Monday thru Sunday from 10:00 a.m. to 12:00 a.m.

The applicant will need to comply with the Texas Alcoholic Beverages Commission (TABC) requirements. Additional permits may be required with the City of San Juan for different alcohol permit.

The following are the list of requirements:

1. The applicant must comply with the City's *Security Cameras Ordinance*.
2. Owner agrees to pay an annual fee to the City of San Juan to maintain the alcohol license, conditional use, occupational license and health permits.
3. No loading or unloading of merchandise in a public street.
4. Must maintain the buffer with the residential uses.
5. There shall be no smoking inside the premises at any time.
6. The business must comply with the city's noise ordinance.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to five (5) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

ATTACHMENTS:

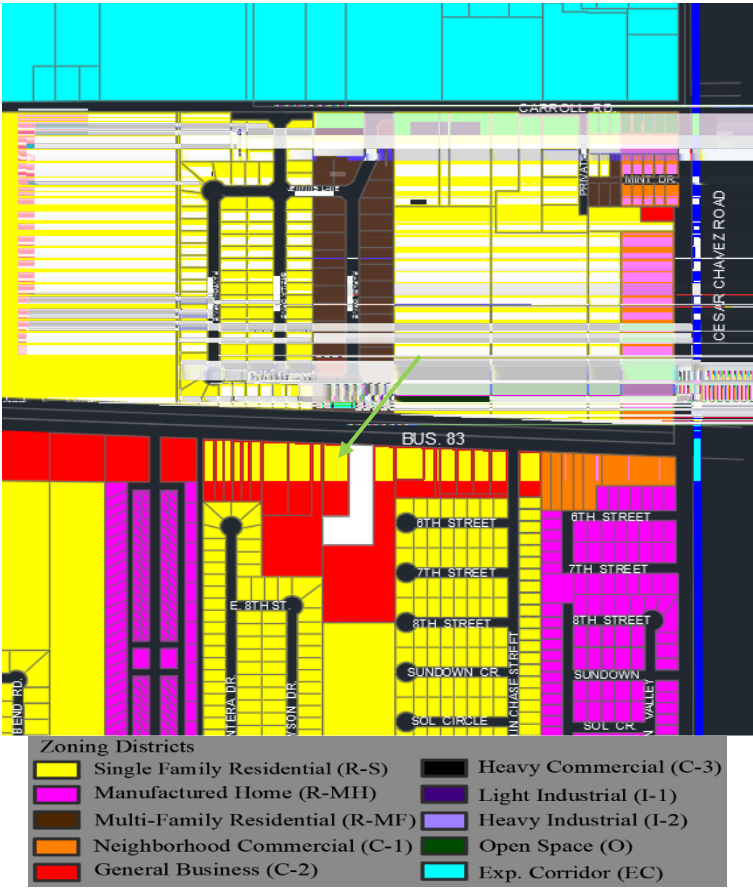
Proposed Site
Location Map
Base Map
Zoning map
Site Plan
List of neighboring property owners receiving notice
Ordinance



Proposed Property



Location Map



Zoning Map



ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES (WINE AND BEER) FOR OFF-PREMISE CONSUMPTION AT “EL GRULLO DRIVE-THRU” LOCATED AT 912 E. BUSINESS 83, LEGALLY DESCRIBED AS LOT 1, MIRELES SUBDIVISION, AS PROVIDED IN ARTICLE IV, OF THE ZONING ORDINANCE, CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS, PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; PROVIDING FOR A CODE DISPOSITION.

WHEREAS, Ricardo Lara. has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan for the Sale of Alcoholic Beverages (wine and beer) for Off-Premise Consumption at “El Grullo Drive-Thru”.

WHEREAS, this type of activity is prohibited by said Zoning Ordinance unless a Conditional Use Permit is granted; and,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS, AS FOLLOWS:

SECTION I. That a Conditional Use Permit under Article IV of the Zoning Ordinance of the City of San Juan, Texas, be granted to Ricardo Lara has applied for a Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at “El Grullo Drive-Thru” located at 912 E. Business 83, subject to the following conditions:

1. The applicant must comply with the City’s *Security Cameras Ordinance*.
2. Owner agrees to pay an annual fee to the City of San Juan to maintain the alcohol license, conditional use, occupational license and health permits.
3. No loading or unloading of merchandise in a public street.
4. Must maintain the buffer with the residential uses to the South.
5. There shall be no smoking inside the premises at any time.
6. The business must comply with the city’s noise ordinance.

SECTION II. PUBLICATION AND EFFECTIVE DATE CLAUSE. This Ordinance shall be published in the official newspaper of the City of San Juan, Texas, as provided by law, and shall be and remain in full force and effect from the after said date of publication.

PASSED and **APPROVED** on first reading on the 9th day of February, 2023.

PASSED and **APPROVED** on second and final reading on the 28th day of February, 2023.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

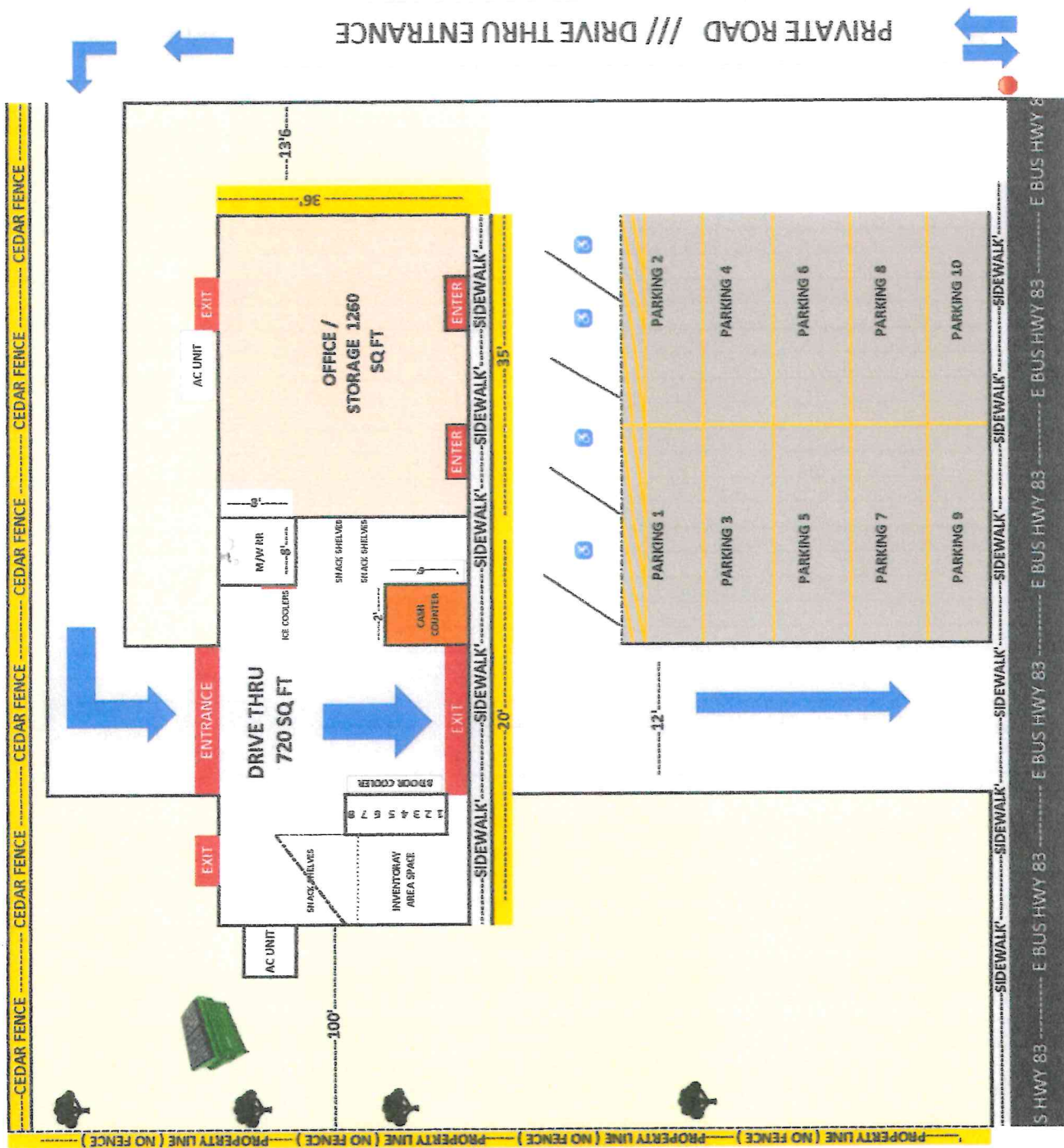
APPROVED BY:

Palacios, Garza & Thompson, P.C.

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY

El Grullo Drive Thru LLC
 DBA El Grullo Drive Thru
 912 E Bus 83
 San Juan, TX 78589
 956-517-9878



Conditional Use Permit for a Drive Thru Business and for the Sale of Alcoholic Beverages for Off-Premise Consumption at "El Grullo Drive-Thru" located at 912 E. Business 83, legally described as Lot 1, Mireles Subdivision, Requested by Ricardo Lara.

Lara, Ricardo
912 E. Business 83
San Juan, Texas 78589

Phillips, Thomas F.
1312 Bluebird Avenue
McAllen, Texas 78504

Castro, Edgar & Maria Dávila
2304 E. 28th Street
Mission, Texas 78574

Mireles, Armando & Elizabeth
1201 Houston Way
San Juan, Texas 78589

TDL Properties LLC
Agent: Dulce Hernandez
120 W. Jonquil Ave.
McAllen, Texas 78501

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 28, 2023

Hold a Public Hearing for a Voluntary Annexation Petition for the Proposed Stewart Coves Subdivision, which is a 16.579-Acre Tract of Land out of Lots 1 and 6, Stewart's Addition to the Conway Gardens, Located at the Northwest Corner of Moore and Stewart Road, as Requested by the Joyce E. Soulek Living Trust. [Daniel Tijerina, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The Planning Department is working on the annexation of a 16.579 acre tract of land to build the Stewart Coves Subdivision, which is 37.258 acres total. The property is located at the Northwest corner of Moore and Stewart Roads with 184 residential lots.

The property owner of the subject property has submitted a petition for the voluntary annexation to the City of San Juan. Annexation of this property is being undertaken in accordance with the provisions of the Texas Local Government Code, Chapter 43, Municipal Annexation, Section 43.028 and the City Charter.

Resolution No. 2023-01 was approved by the City Commission on January 10, 2023 and dates and times of the public hearings were set to incite the annexation process.

RECOMMENDATION:

Staff recommends approval of the First Public Hearing for the Voluntary Annexation Petition.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager



RESOLUTION NO. 2023-01

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS, ACCEPTING PETITION FOR A VOLUNTARY ANNEXATION OF THE PROPOSED STEWART COVES SUBDIVISION BEING 37.25 - ACRE TRACT OF LAND OUT OF LOTS 1 AND 6, STEWARTS ADDITION TO THE CONWAY GARDENS; SETTING THE DATES AND TIMES FOR PUBLIC HEARINGS REGARDING THE PROPOSED ANNEXATION OF THE BELOW MENTIONED PROPERTIES; AND DIRECTING THE PLANNING DEPARTMENT TO PREPARE A PLAN OF SERVICES FOR SAID ANNEXATION.

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS:

Section 1. The City of San Juan has received a petition from the following property owners for voluntary annexation of properties described in Exhibit "A". The City Commission of the City of San Juan hereby declares its intention to institute proceedings to annex to the City the territory generally described in Exhibit "A" and being out of the and made a part hereof by the passage of an ordinance of annexation extending the general corporate limits of the City of San Juan for all purposes to include such territory. A map of such proposed annexation is attached hereto as Exhibit "A" and made a part hereof for all purposes.

Section 2. The City Commission of the City of San Juan hereby calls two (2) public hearings at which time all interested persons shall have the right and opportunity to appear and be heard upon such proposal to annex the territories described above. The first public hearing shall be held in the City Commission Meeting at the San Juan Memorial Library located at 1010 S. Standard Avenue, San Juan, Texas 78589 at 6:00 p.m. on January 24, 2023. The second public hearing shall be held at the City Commission Meeting at the San Juan Memorial Library located at 1010 S. Standard Avenue, San Juan, Texas 78589 on February 14, 2023 at 6:00 p.m. The annexation proceeding, of which notice of intention to annex is given by this Resolution, shall be instituted not less than eleven (11) days nor more than twenty (20) days subsequent to such public hearings.

Section 3. The City Secretary of the City of San Juan is hereby directed to cause notices of such public hearings to be given by publication in a newspaper having general circulation within the City of San Juan and within the territory proposed to be annexed, the publication of notice of each public hearing to be made at least once in such newspaper not less than eleven (11) days nor more than twenty (20) days prior to the day of that public hearing.

Section 4. The Planning Department is hereby directed to cause to be prepared a service plan that provides for the extension of municipal services to the territories that are proposed to be annexed. The proposed service plan shall be made available for public inspection and shall be explained to the inhabitants of the territory at the public hearings called herein. Such service plan shall be prepared in accordance with the provisions of Chapter 43 of the Texas Local Government Code.

CONSIDERED, PASSED AND APPROVED on this **10th day of January, 2023** at a meeting of the City Commission of the City of San Juan, at which a quorum was present and which was held in accordance with Chapter 551, Texas Government Code.

Attest:

A blue ink signature of Brenda Escalante, written in a cursive style.

Brenda Escalante
City Secretary

A blue ink signature of Mario Garza, written in a cursive style.
Mario Garza
Mayor



**Planning & Zoning Department
VOLUNTARY ANNEXATION SCHEDULE**

Subject Property	Stewart Coves Subdivision Being 16.579-acre tract of land out of Lots 1 and 6, Stewarts Addition to the Conway Gardens, as per map recorded in Volume 0, Page 43, Map Records, Hidalgo County, Texas.
Wednesday January 4, 2023	Planning Department distributes location map, annexation map and subdivision plat to other city departments for their review and comments.
Wednesday, January 4, 2023	Negotiate written service agreement with property owner and City.
Tuesday, January 10, 2023	City Commission accepts the petition for Voluntary Annexation, setting dates and times for public hearings by a Resolution.
Wednesday, February 1, 2023	First Public Hearing Notice is published in local newspaper. Send Written Notice by Certified Letter to school district, public entity, and appraisal district, etc.
Tuesday, February 14, 2023	City Commission holds public hearing on Voluntary Annexation.
Wednesday, February 15, 2023	Notice of 2 nd Public Hearing is published in the local newspaper.
Tuesday, February 28, 2023	City Commission holds 2 nd public hearing on Voluntary Annexation.
Tuesday, March 14, 2023	First Reading: City Commission Approves Voluntary Annexation Ordinance.
Tuesday, March 28, 2023	2 nd Reading: City Commission Approves Voluntary Annexation Ordinance.

PETITION FOR ANNEXATION

To the Mayor and City Council, City of San Juan:

The undersigned, owner of land or representative of the majority of landowners hereby petitions the Mayor and City Council of the City of San Juan, Texas to annex a tract of land being the N. 429' of W. 680' of the E. 1180' out of Lot 6 & The S. 633' of the W. 680' of the E 1180' out of Lot 1 out Lots 1 and 6, Stewarts Addition to The Conway Gardens, Volume 0, Page 43, H.C.M.R City of San Juan, Hidalgo County, Texas

Joyce E. Soulek Living Trust

[Signature]

Mario A. Reyna P.E, Authorized Agent

Alejandra Contreras

[Signature]

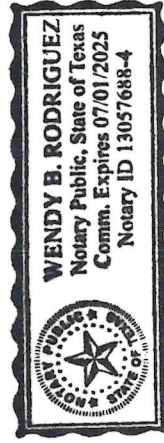
Mario A. Reyna P.E, Authorized Agent

STATE OF TEXAS §

COUNTY OF HIDALGO §

Before me, the undersigned authority, on this day personally appeared Mario A. Reyna, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration herein stated.

Given under my hand and seal of office, this the 24th day of October, 2022.



[Signature]

Notary Public, State of Texas

EXHIBIT "A"

September 19, 2022

**METES AND BOUNDS DESCRIPTION
16.579 ACRES OUT OF LOTS 1 AND 6,
STEWARTS ADDITION TO THE CONWAY GARDENS,
CITY OF SAN JUAN,
COUNTY OF HIDALGO, TEXAS**

A tract of land containing 16.579 acres situated in the City of San Juan, County of Hidalgo Texas, out of Lots 1 and 6, Stewarts Addition to the Conway Gardens, according to the plat thereof recorded in Volume 0, Page 43, Hidalgo County Map Records, which said 16.579 acres being out of a tract conveyed to Joyce E. Soulek Living Trust by virtue of a General Warranty Deed recorded under Document Number 33503363, Hidalgo County Official Records, and a tract of land conveyed to Alejandra Contreras by virtue of a Warranty Deed recorded under Document Number 658482, Hidalgo County Official Records, said 16.579 acres also being more particularly described as follows:

COMMENCING, at a Nail set at the Southeast corner of said Lot 6;

THENCE, N 81° 23' 26" W along the South line of said Lot 6, a distance of 500.00 feet;

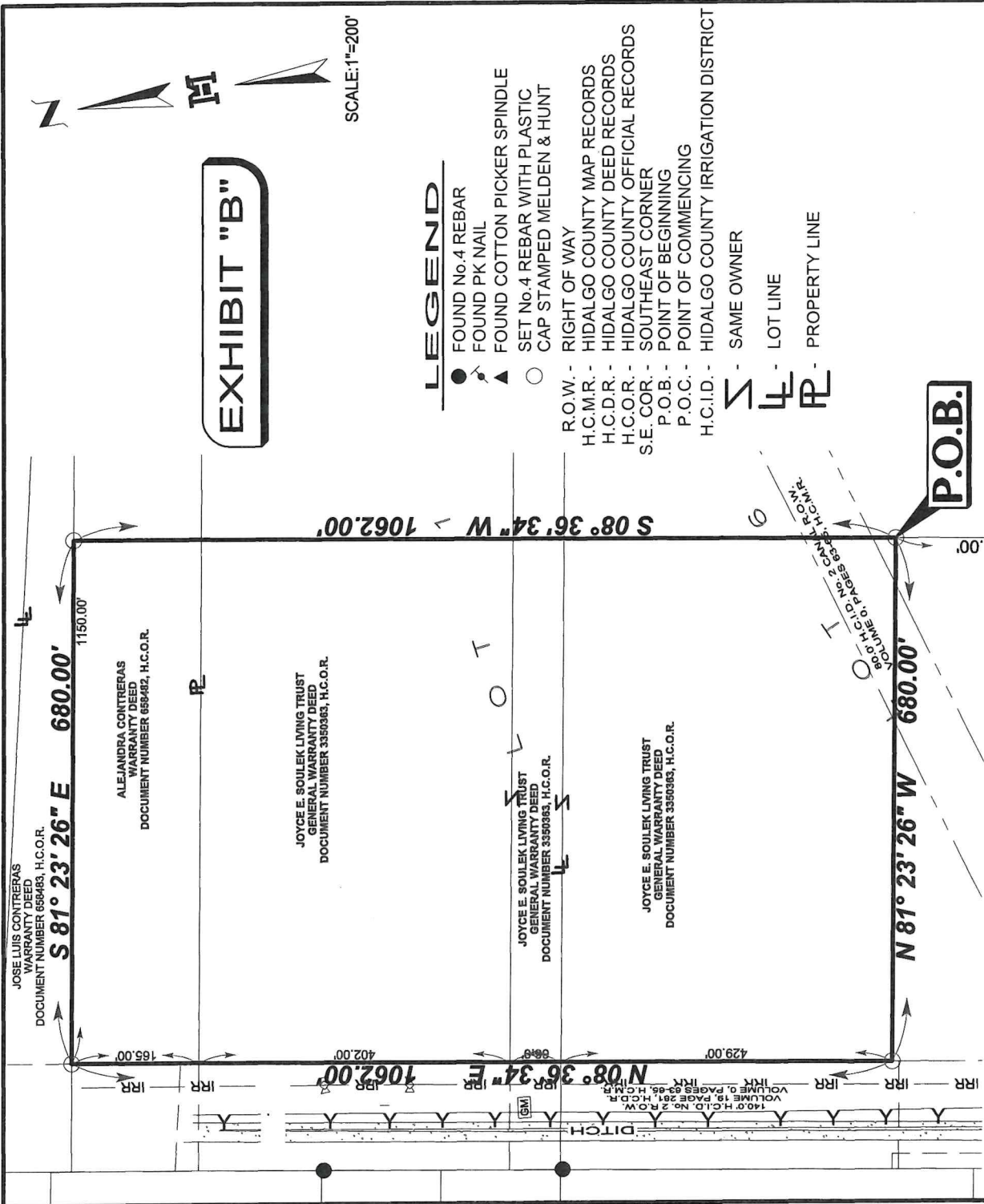
THENCE, N 08° 36' 34" E a distance of 891.00 feet to a No. 4 rebar set for the Southeast corner and POINT OF BEGINNING of this herein described tract;

1. THENCE, N 81° 23' 26" W, a distance of 680.00 feet to a No. 4 rebar set on the East line of a 140.00-foot right-of-way claimed in fee by Hidalgo County Irrigation District No. 2, for the Southwest corner of this tract;
2. THENCE, N 08° 36' 34" E, along the East line of said 140.00-foot right-of-way claimed in fee by Hidalgo County Irrigation District No. 2, at a distance of 429.00 feet pass the North line of said Lot 6 and the South line of said Lot 1, at a distance of 897.00 feet pass the South line of said certain tract conveyed to Alejandra Contreras, continuing a total distance of 1,062.00 feet to a No. 4 rebar set on the South line of a certain tract conveyed to Jose Luis Contreras by virtue of a Warranty Deed recorded under Document Number 658483, Hidalgo County Official Records, for the Northwest corner of this tract;
3. THENCE, S 81° 23' 26" E, a distance of 680.00 feet to a No. 4 rebar set, for the Northeast corner of this tract;
4. THENCE, S 08° 36' 34" W, along the East line of said Lot 1, at a distance of 633.00 feet pass the South line of said Lot 1 and the North line of said Lot 6, continuing a total distance of 1,062.00 feet, to the POINT OF BEGINNING and containing 16.579 acres of land, more or less.

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 06/20/2022 UNDER MY DIRECTION AND SUPERVISION.



Robert N. Tamez
ROBERTO N. TAMEZ, R.P.L.S. #6238
09/19/2022
DATE:



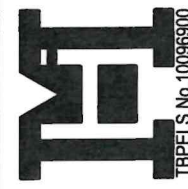
**PLAT SHOWING
16.579 ACRES OUT OF
LOTS 1 AND 6,
STEWARTS ADDITION TO THE
CONWAY GARDENS
VOLUME 0, PAGE 43, H.C.M.R.
CITY OF SAN JUAN
HIDALGO COUNTY, TEXAS**



THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREON, WAS MADE ON THE GROUND ON 06/20/22 UNDER MY DIRECTION, THAT THE ONLY IMPROVEMENTS ON THE GROUND ARE AS SHOWN, THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPPING, APPARENT CONFLICTS, OR VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON.

Roberton Tamez
ROBERTON. TAMEZ, RPLS No. 6238 DATE: 09/19/2022

- NOTES:**
1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL & SIGNATURE OF SURVEYOR.
 2. BEARING BASIS IS FROM THE PK NAIL FOUND AT THE SOUTHWEST CORNER OF LOT 6, AND THE COTTON PICKER SPINDLE FOUND ON THE SOUTH LINE OF SAID LOT 6.
 3. ALL BEARINGS AND DISTANCES AS PER TEXAS COORDINATE SYSTEM SOUTH ZONE 4205, GRID COORDINATES.
 4. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY SHOW EASEMENTS AFFECTING THIS TRACT. THE SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT EASEMENTS MAY AFFECT THIS TRACT.



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

TBPELS No. 10096900

PAGE 2 OF 2
DATE: 09/19/2022
JOB No. 22134
FILE NAME: 22134
DRAWN BY: J.G.

115 W. MCINTYRE
EDINBURG, TX 78541
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AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 28, 2023

Consider Approval on Second and Final Reading of the Ordinance Amending Chapter 4. Business Regulations, Article 4.12. Food Establishment Regulations of the City of San Juan's Code of Ordinances by Adding Division 3. Mobile Food Court to Provide for Additional Regulations Applicable to Mobile Food Courts Located within the City Limits of San Juan; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for Severability Clause; and Providing for a Repealer Clause. [Daniel Tijerina, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The purpose of this Amendment to Chapter 4, Business Regulations, is to add Division 3. Mobile Food Court by adding regulations to the Food Courts within the San Juan City Limits. The requested changes were made to the ordinance presented at the Special Called Meeting held on January 31, 2023.

RECOMMENDATION:

Staff recommends approval of the Food Court Ordinance as presented.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager



ORDINANCE NO. 2023 - _____

AN ORDINANCE AMENDING CHAPTER 4. BUSINESS REGULATIONS, ARTICLE 4.12. FOOD ESTABLISHMENT REGULATIONS OF THE CITY OF SAN JUAN'S CODE OF ORDINANCES BY ADDING DIVISION 3. MOBILE FOOD COURT TO PROVIDE FOR ADDITIONAL REGULATIONS APPLICABLE TO MOBILE FOOD COURTS LOCATED WITHIN THE CITY LIMITS OF SAN JUAN; PROVIDING FOR EFFECTIVE DATE; PROVIDING FOR PUBLICATION; PROVIDING FOR CODIFICATION; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR A REPEALER CLAUSE.

WHEREAS, the City of San Juan recognizes that economic development and diversification serves a public purpose for City residents and visitors; and

WHEREAS, public interest in developing mobile food courts has emerged as a way of expanding economic opportunities and proving City residents and visitors with increased dining operations; and

WHEREAS, the City of San Juan therefore wishes to establish guidelines and processes for the establishment of mobile food courts within the City to promote the health, safety, and general welfare of the City's residents and its visitors; and

WHEREAS, the City of San Juan desires to amend Chapter 4. Business Regulations, Article 4.12. Food Establishment Regulations of the City's Code of Ordinances to provide for additional regulations applicable to mobile food courts located within the city limits of the City of San Juan; and

WHEREAS, the City of San Juan finds that it is in the best interest of the citizens of San Juan to amend the Code of Ordinances as set forth below.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSIONERS OF THE CITY OF SAN JUAN, COUNTY OF HIDALGO, STATE OF TEXAS THAT:

SECTION I. The City Commission he by amends Chapter 4. Business Regulations, Article 4.12. Food Establishment Regulations, San Juan Code of Ordinances is hereby by adding Division 3. Mobile Food Court in its entirety underlined below:

Division 3. Mobile Food Court

§ 4.12.061 Definitions

A. EDIBLE GOODS: shall include, but are not limited to:

- (1) Prepackaged food including, but not limited to candy, beverages, and ice cream.
 - (2) Prepared food including, but not limited to hot dogs, desserts, and pizza.
 - (3) On-site prepared food including, but not limited to shaved ice, sandwiches, and tacos.
- B. FOOD SERVICE ESTABLISHMENT: shall mean businesses that sell edible goods and have been inspected and approved by the Health Department, including commercial kitchens and commissaries, and shall specifically exclude accessory or self-serve retail food sales.
- C. MOBILE: shall mean the state of being in active, but not necessarily continuous, movement.
- D. MOBILE FOOD VENDOR: shall mean any business which sells edible goods from a non-stationary location within the City of San Juan. The term shall include, but not be limited to:
- (1) Mobile Food Trucks: A mobile food truck is a self-contained food service operation, located in a readily movable motorized wheeled vehicle, used to store, prepare, display or serve food intended for individual portion service. See design requirement section for additional information. Mobile Ice Cream Trucks are not designated as a mobile food vendor under this ordinance and are not permitted to operate in the City of San Juan.
 - (2) Concession Trailers: A vending unit which is pulled by a motorized unit and has no power to move on its own which is used to store, prepare, display or serve food intended for individual portion service. See design requirement section for additional information.
 - (3) Portable Buildings: A non-permanent building utilized to store, prepare, display or serve food intended for individual portion service. Food Carts, hot dog carts, and any other type of push carts are not designated as a mobile food vendor under this ordinance and are not permitted to operate in the City of San Juan.
- E. MOBILE FOOD COURT: A 'Mobile Food Court' is a parcel of commercially zoned property where through the required conditional use permit regulatory process, mobile food vending structures congregate to offer food and/or beverages for sale to the public as the principal use of the property.
- F. NON-REFRIGERATED: shall mean edible goods that are not required to be kept at a temperature below 41 degrees Fahrenheit according to the Federal Food and Drug Administration and the Texas Food Establishment Rules.

- G. SELL: shall mean the act of exchanging a good for a profit or in return for a donation.
- H. STATIONARY LOCATION: shall mean the position of the mobile food vendor when not in motion and addressing the public for the purpose of sales.

§ 4.12.062. Permit and Application

- A. Permit. Every mobile food court shall obtain a Conditional Use Permit issued by the city to conduct business, and shall comply with the City of San Juan Code of Ordinances. Every permit, including an Occupational and Health Permits, shall be displayed at all times in a conspicuous place where it can be read by the general public on any mobile food truck, concession trailer, or portable building located within a mobile food court.
- B. A permit issued under this section is not transferable. Any new mobile food court operator must apply as a new applicant to fully comply with the applicable zoning regulations, before conducting any business as a mobile food court.
- C. It shall be unlawful for any individual directly or through an agent or employee to sell goods in a mobile food court within the corporate limits of the city after the expiration of the permit issued by the city under this Division.
- D. Permit form. In addition to the requirements of the San Juan Code of Ordinances, operator/applicant of a mobile food court, must submit the following information in order to be considered:
 - 1. Sales tax number with a copy of sales tax permit; legal name of business or entity.
 - 2. Signed (notarized) permission from the private property owner and a copy of any signed lease and/or rental agreement with said owner if the property is not owned by the mobile food court operator/applicant.
 - 3. Name, phone number, and driver's license number of the mobile food court operator/applicant, and its employees, and any mobile food vendor located operating within the mobile food court, and its employees. Should any mobile food court employee or mobile food vendors be added to the mobile food court, the owner/operator of the mobile food court shall be provided their information to the City within 72 working day hours.

4. Proposed vending location and days/hours of operation; later hours after 10 pm will likely require on-site uniformed security to monitor the noise and traffic.
5. Description of all products being sold; should items be added to the original inventory of products to be sold, these product descriptions shall be provided to the City within 72 working day hours.
6. Description of any signage and must comply with the City's sign regulations; a mobile food court applicant/operator shall only be permitted to display one free standing sign on the property. Such sign shall be related to the business and may display the name of the mobile food court and/or the mobile food vendors located within the mobile food court.
7. Photo of mobile food truck, concession trailer, or portable building located within the mobile food court; mobile food court, and mobile food vendors located within the mobile food court, shall be inspected and cleared by the City building inspector, fire marshal, and/or the Planning Department. Should there be incidental replacement of mobile food vendors in the food court setting, the replacement mobile food vendor shall comply with this regulation, too.
8. State or government issued photo identification of each applicant.

E. Permit fee.

1. The application for a a mobile food court conditional use permit shall be \$300.00, or as the CUP fee may be amended from time to time. Once the conditional use permit for mobile food court is approved, then all mobile food vendors located and/or operating within the mobile food court shall obtain, comply and pay for all applicable permits and/or inspections under the City's Code of Ordinances.
2. Mobile food court permits shall be valid for one year from the date of the conditional use permit approval. It is noted that if the permit is not used within six (6) months after the date granted, the permit shall be automatically cancelled.
3. Upon renewal, the owner/applicant shall pay the CUP renewal fee of \$50.00, and update any changes in the permitting documentation. The applicant must submit the application and the renewal fee within 30 calendar days before expiration of the conditional use permit or risk must reapplying as a new applicant.

- F. Permit denial, suspension or revocation. A permit may be denied, suspended or revoked through the process detailed in Article 4.12.007. Suspension of permit and 4.12.008. Revocation of permit (Ordinance 2019-04), of the City of San Juan Code of Ordinances.

§ 4.12.063. Zoning and Location Restrictions

A. Distance and Location Regulations.

1. No mobile food court shall conduct business within any residential zoning district or existing residential use. A mobile food court shall only be permitted through a conditional use permit within General Business District (C-2).
2. A mobile food vendor may not be located within 100 feet of the primary entrance of an open and operating fixed-location food service establishment or restaurant. It is noted that during a city-sponsored or other community or civic event, this threshold may be adjusted by the City of San Juan with utmost consideration to magnify traffic/pedestrian safety.
3. A mobile food court may have a mobile food vendor located in the mobile food court within 30 foot from a major thoroughfare or minor arterial, but with compensating safety features and screening such as solid barriers, signage, etc., as approved through the conditional use permit process.

B. Mobile Food Court Regulations.

1. No person shall distribute, deposit, place, throw, scatter or cast any commercial handbill in or upon any motor vehicle or upon any premises.
2. Due to the nature of a mobile food court, it may permit a limited number of tables as reviewed/approved through the conditional use permit process.
3. Each mobile food vendor located within a mobile food court shall be equipped with a portable trash receptacle, and shall be responsible for proper disposal of solid waste and waste water in the sanitation facility legally accessed by the mobile food court. The mobile food court property, including the perimeter of the mobile food court and the areas surrounding each mobile food vendor, as well as adjoining properties of the mobile food court, must be cleaned daily.
4. The use of mechanical loudspeakers or sound amplifiers for the purpose of advertising any show, sale or display of merchandise is prohibited. A mobile food court, nor any mobile food vendors located within the mobile food court, shall not be permitted to use any sound generating device attached as a means to generate attention to its' facility. Any violation to this sound/noise regulation may risk the applicable Permit to be immediately temporarily suspended; this measure supersedes the typical 'suspension' process since its temporary in nature.
5. A mobile food court, or any mobile food vendor located within the mobile food court, or the owner(s) of the subject property, shall not be permitted to have any flashing lights including strobe lights, blinking lights, etc.
6. A mobile food court, including mobile food vendors located within the mobile food court, will be subject to inspection upon permit application, random inspections,

and renewals through the Inspections, Fire and Health Departments, and/or the City's prevailing health authorities.

7. A mobile food court applicant/operator shall provide
8. Water shall be from an internal tank, and electricity shall be from a generator. A mobile food court may provide utility adjustments and connections, as metered and pre-approved by the Building Inspector, to result in a safe and economically feasible utility delivery.
9. A mobile food court, and the mobile food vendors located within the mobile food court, shall have the hours fixed during the conditional use permit process, but may be subject to intermittent adjustment at any time as deemed necessary to provide a reasonable measure of peace and tranquility to the general neighborhood. Should late hours (after 10 pm) be proposed, then the City will likely require on-site uniformed security, from a bona fide professional security firm, to assure that any generated noise and traffic may be properly controlled.
10. All food vending employees of the mobile food court and the mobile food vendors located within the mobile food court must have a current food handler's health permit issued by a bona fide health oversight authority. During the City's inspections, should an employees' food handler's health permit be expired, the option to cease operations will be imposed until said food handlers' permit is acquired and presented to the City of San Juan.
11. Although the conditional use permit review process will mandate the following, it is nevertheless herein stated that a mobile food court or any mobile food vendors located within a mobile food court, shall not conduct sales at a location other than what was approved by the San Juan City Commission and shall not:
 - a. Be located on any driveway or fire lanes.
 - b. Be located in congested areas where the operation impedes vehicular or pedestrian traffic.
 - c. Operate during any officially sponsored city event or activity, unless it has been authorized and approved by the City Commission.
12. In addition to the provisions applicable to mobile food courts, as cited in this Chapter, and as may be specifically imposed through the Conditional Use Permit (CUP) process, the following shall also be imposed to a mobile food court application:
 - a. Generally, a mobile food court shall be 150' from a single family residentially zoned or single family residentially used properties; however, a mobile food court may be within this range but the City may increase the (solid) 6' buffering requirement or restrict the hours of operation, either at the outset, or during the CUPs' tenure, and/or mandate uniformed on-site security to maximize

sensitivity to the nearby residents' need for a peaceful ambience. On-site security may be required for any late hours (after 10 pm) that the mobile food court operator/applicant may desire.

- b. The minimum property size for a Mobile Food Court shall be no less than ten thousand square feet (10,000 square feet).
- c. In a mobile food court setting, mobile food vendors may be within the 30' building setback, but if so, the City of San Juan shall impose reasonable safety measures. It is further stated that communal dining tables shall not be placed within thirty feet (30') from any property boundary that fronts a major thoroughfare or minor arterial.
- d. Mobile food vendors shall be a minimum of ten feet (10') from each other to avoid congestion, or the appearance of congestion.
- e. There shall be paved parking at mobile food courts' outset – there shall be no grace period to provide minimum paved parking. Furthermore, the vending units shall be on a paved surface, too. It is hereby required that there shall be a minimum of 2 parking spaces per mobile food unit or one parking space for each 4 seats for patron use, whichever is greater.
- f. As part of the parking plan, an engineered detention plan that complies with the property's pre-development storage capacity shall be provided for the City's review/examination.
- g. The parking plan shall also show compliance to the City's Landscaping Codes regarding perimeter shrubs (to simultaneously act as debris 'net'), trees, flower beds, etc.
- h. Any buffering that may be required shall not be less than six feet (6') in height. No signage/logo/emblem or similar feature, shall be placed, affixed, or painted on any buffer; but said buffer shall plainly remain as originally constructed, and shall be maintained at all times to serve its purpose.
- i. No mobile food vendor shall be placed in a manner that may cause a sight obstruction to general traffic/pedestrian patterns.
- j. The Fire Marshal may impose marked/painted fire lanes, or other safety guiding markings, as part of the conditional use permits' approval; such may be done at the outset, or at any time during the permits' tenure.
- k. A mobile food court shall have the owner(s) provide an on-site building for restroom facilities; with fixtures (stalls, urinals, etc.) for men and women to

comply with the prevailing building code(s) plus reasonable discernment based on the number of food vending units and potential patrons; said sanitary facilities shall comply with the American Disabilities Act (ADA) and shall always be subject to random inspection(s) to assure that they are in a constant state of full functionality.

- l. Vending units in a mobile food court setting shall have electrical service provided by a permitted temporary electrical connection, or on-board generators. The use of on-board generators shall require sound absorbing devices used to contain or deflect noise from any external generator.
- m. Each mobile food vendor shall have at least 1 garbage receptacle, as provided by the City's solid waste provider, to be placed for pick-up at a juncture that is safe for general traffic patterns; and once there has been pick-up service, each vending unit's representative/employee shall promptly place the unit in a location that is not readily visible nor in plain view.
- n. There shall be no individual free standing signage for each mobile food vendor. Only one free standing sign shall be located on the mobile food court property. Such sign's advertisement shall be related to the business, may contain the mobile food court name and/or any mobile food vendor's name and shall comply with the City's Sign regulations.
- o. Each mobile food vendor in a mobile food court setting must apply and secure their own business license/permit from the City of San Juan; should there be circumstances that are continuously delinquent and the individual mobile food vendor remains non-compliant, the City reserve the right to cancel/nullify that specific business license; should the individual food vendor continue to violate city codes, the City may further terminate the mobile food court's Conditional Use Permit, as outlined in the City of San Juan Code of Ordinances.
- p. Should there be a Declaration of an Emergency related to a health issue, each mobile food vendor may be required to provide a work safe plan to include, but not be limited to, maximizing social distancing, washing hands, providing sanitizing measures, etc., as part of their business practices to keep operating. However, the City reserves the right to impose whatever measures are reasonable and necessary to protect its citizens' general health.

§ 4.12.064. Design Requirements

The applicant/operator of a mobile food court, including a mobile food vendor located within the mobile food court, shall comply with the following provisions:

- A. Floors of the food truck, concession trailer, portable building must be durable, non-absorbent, and easily cleanable material, including, but not limited to, anodized

aluminum, stainless steel, or tile. All junctures must be properly sealed. All service lines and pipes must be installed off the floor to allow for easy cleaning.

- B. Walls must be durable, easily cleanable, non-absorbent and light in color. Minimum wall materials include, but are not limited to aluminum or fiberglass reinforced plastic (FRP). Walls at vent hood and grill areas must be covered with stainless steel or aluminum panels. Wall covering must be installed to cover the entire height of each wall. Stud and utility lines may not be unnecessarily exposed on the wall or prevent cleaning.
- C. Ceilings must be light in color, non-absorbent, and easily cleanable. Joints and rafters may not be exposed.
- D. An extinguishing vent hood, as required by prevailing codes, shall be required, and must be approved by the Fire Marshal. Said hood shall require testing in the presence of the Fire Marshal or his/her designee.
- E. The potable water tank must be permanently installed and of sufficient capacity for food preparation, dishwashing and general cleaning.
- F. The retention tank must be permanently installed and of at least 15 percent larger capacity than the potable water supply tank. Potable water tanks must be located to prevent contamination from the wastewater retention tank or other sources of contamination.
- G. A three compartment sink with a minimum of 110 degree water shall be provided for washing, rinsing, and sanitizing of utensils and equipment during food preparation on the vehicle. Hand washing lavatories shall be located convenient to all food preparation and utensil washing areas. Each lavatory must be provided with hot and cold water and shall have a fully functional water heater. Soap and sanitary towels must be available at each hand sink at all times.
- H. Refrigeration and hot food holding units must be provided to maintain the required temperature of potentially hazardous foods, and shall comply with the prevailing requirements of the Health Department.
- I. Food and single service articles must be properly protected and stored at least six inches above the floor.
- J. Adequate lighting must be provided and properly shielded.

- K. Outer opening including pop-up vents and sunroof must be insect and rodent proof. Screens must be tight fitting and in good repair. (Duct tape is not acceptable). Each mobile vending unit shall be treated at regular and necessary intervals with environmentally sensitive but effective insecticides, inside an out, by properly licensed/certified companies. During inspections, a fumigation certificate or rodent treatment receipts shall be made available for inspection and copying by the inspector(s).
- L. The food truck, concession trailer, or portable building must be clean, inside and out, painted, and in good condition. Only one servicing window is permitted.

§ 4.12.065. Enforcement

- A. The Planning Department, the Fire Department, and Health Department shall enforce the sections of this code. If it is determined that a violation of this chapter, or related others, has occurred, the requirements shall be implemented.

SECTION 2. EFFECTIVE DATE. This ordinance shall take effect after a second reading, where it is read, considered and adopted by the City Commission and until the fifteen (15) days has passed after its first reading.

SECTION 3. PUBLICATION. The City Secretary of the City of San Juan is hereby authorized and directed to cause the caption of this ordinance to be published in a newspaper having general circulation in San Juan, Texas, and in accordance with the applicable laws of this State.

SECTION 4. CODIFICATION. The City Secretary is hereby directed to cause this Ordinance to be codified in the Code of Ordinances of the City of San Juan, Texas, and in accordance with the applicable laws of this State.

SECTION 5. SEVERABILITY. If any section, part, or provision of this Ordinance is declared unconstitutional or invalid, by a court of competent jurisdiction, then, in that event, it is expressly provided, and it is the intention of the City Commission in passing this Ordinance that its parts shall be severable and all other parts of this Ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION 6. REPEALER CLAUSE. This Ordinance shall be cumulative of all other ordinances dealing with the same subject and any provision of any ordinance in direct conflict with any provision of this Ordinance is hereby repealed and the provisions of this Ordinance shall supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

READ, PASSED AND APPROVED ON FIRST READING at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held in accordance with Vernon's Texas Codes Annotated, Government Code, Section 551.041 on the 28th day of February, 2023.

READ, PASSED AND APPROVED IN SECOND READING at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held in accordance with Vernon's Texas Codes Annotated, Government Code, Section 551.041 on the _____ day of _____, 2023.

CITY OF SAN JUAN, TEXAS

BY: _____
Mario Garza, Mayor

ATTEST:

BY: _____
Brenda Escalante, City Secretary

APPROVED AS TO FORM:
Palacios Garza & Thompson, P.C.

BY: _____
City Attorney

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 28, 2023

Consider Approval on Second and Final Reading of the Ordinance Amending Appendix A. Unified Development Code, Chapter 2. Zoning Regulations, Article IV. District Use and Area Regulations, Section 5.00 General Business District (C-2), Subsection 5.02 Conditional Uses (Required Permits) of the City of San Juan's Code of Ordinances to Provide for the Requirement of a Conditional Use Permit for Mobile Food Courts; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for a Repealer Clause. [Daniel Tijerina, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The purpose of this Ordinance is to amend Appendix A, Unified Development Code, Chapter 2, Article IV. Section 5.00, Subsection 5.02 Conditional Uses of the City of San Juan Code of Ordinances by providing the requirements for the Mobile Food Court thru a Conditional Use Permit.

RECOMMENDATION:

Staff recommends approval as presented.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager



ORDINANCE NO. 2023-_____

AN ORDINANCE AMENDING APPENDIX A. UNIFIED DEVELOPMENT CODE, CHAPTER 2. ZONING REGULATIONS, ARTICLE IV. DISTRICT USE AND AREA REGULATIONS, SECTION 5.00 (C-2) GENERAL BUSINESS DISTRICT, SUBSECTION 5.02 CONDITIONAL USES (REQUIRED PERMITS) OF THE CITY OF SAN JUAN'S CODE OF ORDINANCES TO PROVIDE FOR THE REQUIREMENT OF A CONDITIONAL USE PERMIT FOR MOBILE FOOD COURTS; PROVIDING FOR EFFECTIVE DATE; PROVIDING FOR PUBLICATION; PROVIDING FOR CODIFICATION; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR A REPEALER CLAUSE.

WHEREAS, the City of San Juan recognizes that economic development and diversification serves a public purpose for City residents and visitors; and

WHEREAS, public interest in developing mobile food courts has emerged as a way of expanding economic opportunities and proving City residents and visitors with increased dining operations; and

WHEREAS, the City of San Juan therefore wishes to establish guidelines and processes for the establishment of mobile food courts within the City to promote the health, safety, and general welfare of the City's residents and its visitors; and

WHEREAS, the City of San Juan desires to amend Appendix A. Unified Development Code, Chapter 2. Zoning Regulations, Article IV. District Use and Area Regulations, Section 5.00 (C-2) General Business District, Subsection 5.02. Conditional Uses (Require Use Permits) of the City's Code of Ordinances to require that Mobile Food Court obtain a conditional use permit in order to operate within the City; and

WHEREAS, the City of San Juan finds that it is in the best interest of the citizens of San Juan to amend the Code of Ordinances as set forth below.

THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS THAT:

SECTION 1: The City Commission hereby orders that APPENDIX A. UNIFIED DEVELOPMENT CODE, CHAPTER 2. ZONING REGULATIONS, ARTICLE IV. DISTRICT USE AND AREA REGULATIONS, SECTION 5.00 (C-2) GENERAL BUSINESS DISTRICT, SUBSECTION 5.02 CONDITIONAL USES (REQUIRED PERMITS) OF THE CITY OF SAN JUAN'S CODE OF ORDINANCES be amended by adding the underlined provisions as follow:

§ 5.02 CONDITIONAL USES (REQUIRE USE PERMITS).

- (a) Gasoline service stations or retail outlets where gasoline products are sold;
- (b) Drive-in businesses;
- (c) Planned shopping centers;
- (d) Bars, nightclubs and social event centers in accordance with adopted policies;
- (e) Amusement parks, circus or carnival grounds, commercial amusement or recreation developments, or tents or other temporary structures used for temporary purposes, in accordance with all applicable City regulations and ordinances;
- (f) Portable buildings;
- (g) Owner-occupied residence in compliance with the setback requirements of this zoning district;
- (h) Automotive repair and service as a primary use, including auto paint and body work as a primary use, subject to required conditions. (See conditions listed in Section 5.04 hereof).
 - (1) All establishments engaged in automotive repair, services, maintenance, or paint and body work that are under construction or in existence and located in C-2 zone as of the date of adoption of this subsection shall hereby be classified as conforming uses and shall not be denied the right to expand, repair or rebuild such establishments.
- (i) Mobile food courts:
 - (1) All establishments engaged as a mobile food court as defined under Article 4.12 of Chapter 4 Business Regulations of the City's Code of Ordinances shall comply with all the applicable local, state and federal regulations, including but not limited to Division 1, 2, and 3 under Article 4.12 Food Establishment Regulations of Chapter 4 Business Regulations under the City's Code of Ordinances.

SECTION 2. EFFECTIVE DATE. This ordinance shall take effect after a second reading, where it is read, considered and adopted by the City Commission and until the fifteen (15) days has passed after its first reading.

SECTION 3. PUBLICATION. The City Secretary of the City of San Juan is hereby authorized and directed to cause the caption of this ordinance to be published in a newspaper having general circulation in San Juan, Texas, and in accordance with the applicable laws of this State.

SECTION 4. CODIFICATION. The City Secretary is hereby directed to cause this Ordinance to be codified in the Code of Ordinances of the City of San Juan, Texas, and in accordance with the applicable laws of this State.

SECTION 5. SEVERABILITY. If any section, part, or provision of this Ordinance is declared unconstitutional or invalid, by a court of competent jurisdiction, then, in that event, it is expressly provided, and it is the intention of the City Commission in passing this Ordinance that its parts

shall be severable and all other parts of this Ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION 6. REPEALER CLAUSE. This Ordinance shall be cumulative of all other ordinances dealing with the same subject and any provision of any ordinance in direct conflict with any provision of this Ordinance is hereby repealed and the provisions of this Ordinance shall supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

READ, PASSED AND APPROVED ON FIRST READING at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held in accordance with Vernon's Texas Codes Annotated, Government Code, Section 551.041 on the 24th day of February 2023.

READ, PASSED AND APPROVED IN SECOND READING at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held in accordance with Vernon's Texas Codes Annotated, Government Code, Section 551.041 on the ____ day of _____ 2023.

CITY OF SAN JUAN, TEXAS

BY: _____
Mario Garza, Mayor

ATTEST:

BY: _____
Brenda Escalante, City Secretary

APPROVED AS TO FORM:
Palacios Garza & Thompson, P.C.

BY: _____
City Attorney

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 28, 2023

Consideration and Action to Appoint, Re-appoint and/or Remove one (1) Board Member of the Planning and Zoning Commission. [Brenda Escalante, City Secretary]

STAFF COMMENTS AND RECOMMENDATIONS:

The Planning and Zoning Commission consists of seven (7) members serving two (2)-year staggered terms. As per the Planning and Zoning Commission Bylaws, if absent more than three (3) consecutive times, members shall be automatically dropped from membership. The staff is asking to consider the removal of one member, Victor Perez, Jr., and the appointment of one new member to serve the remainder of his unexpired term.

RECOMMENDATION:

Consider the appointment of one member to the Planning and Zoning Commission.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Benjamin Arjona, City
Manager



PLANNING AND ZONING COMMISSIONERS
ATTENDANCE FORM
2022

Commissioners	JAN 1/13	FEB 2/3	FEB 2/17	MAR 3/3	APR 4/7	APR 4/21	JUN 6/2	JUL 7/7	JUL 7/18	AUG 8/4	AUG 8/18	SEP 9/1	SEP 9/15	OCT 10/6	NOV 11/3	% of Attendance
Irma Castillo	X	√	X	X	√	√	√	√	√	√	√	√	√	√	√	80%
Mark A. Salinas	-	-	-	-	-	-	-	-	-	-	-	X	√	√	√	75%
Adan Magallan	√	√	√	√	√	√	√	√	√	√	√	√	X	X	√	87%
Valerie Cardenas	√	√	X	√	√	√	√	√	√	X	√	√	√	√	X	80%
Eliza Yzaguirre	√	√	√	X	√	√	√	√	√	√	√	√	X	X	√	80%
Victor Perez	X	√	X	√	X	√	√	X	X	√	X	X	X	X	X	33%
Cesar Cantu	√	√	√	√	√	√	√	X	√	X	√	√	√	√	X	80%



PLANNING AND ZONING COMMISSIONERS
ATTENDANCE FORM
2023

Commissioners	JAN 1/19	FEB 2/2	FEB 2/9													% of Attendance
Irma Castillo	√	√	√													100%
Mark A. Salinas	X	X	X													0%
Adan Magallan	√	√	√													100%
Valerie Cardenas	√	√	X													67%
Eliza Yzaguirre	√	√	√													100%
Victor Perez	X	X	X													0%
Cesar Cantu	√	√	√													100%

City of San Juan

Application for Appointment



Date: 10/28/2021

Board / Commission / Committee: Planning and Zoning

Name: Laura Ann Martinez

Mailing Address: 503 E. 12th Street, San Juan, Texas 78589

Preferred Phone and Fax: (716) 400-1615

Employer: PSJA ISD Occupation: Clerk

Email Address: Lauramtz05@yahoo.com

Are you or can you be qualified to vote in a City of San Juan Election? ☒ Yes ☐ No

Are you a City of San Juan resident? ☒ Yes ☐ No How Long? 10

Have you ever represented any other private person, group or entity for compensation before the City Commission or any department, commission, board of committee of the city within the last three years? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in any contract with the City? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in the sale to the city of any land, materials, supplies or service? ☐ Yes ☒ No

List Professional or Social Membership(s)

St. John the Baptist Parishioner

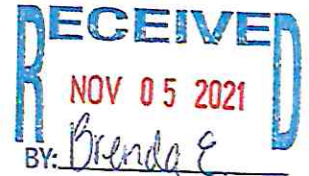
Experience / Knowledge Pertaining to Board / Commission / Committee of Interest:

Planning and Zoning Boards work closely with the city council in making recommendations on the development and regulation of land use in the city. As a board member I would use my analytical skills to collect data and ensure best practices are followed as it pertains to city planning and zoning. I would utilize my strategic communication skills to ensure the boards comprehensive plans and recommendations are communicated clear and concisely to ensure we maximize every opportunity to develop our city.

Application will be kept on file for two (2) years: thereafter applicants must reapply. Applications may be faxed (956) 787-5978, mailed to the City Secretary (709 S. Nebraska, San Juan, Tx 78589) or emailed to nguerrero@sjtx.us

City of San Juan

Application for Appointment



Date: 11/3/2021

Board / Commission / Committee: Planning and Zoning

Name: Laura Fonseca

Mailing Address: 506 E 11th street San Juan, Texas 78589

Preferred Phone and Fax: 956-460-2392

Employer: City of Pharr Occupation: Code Compliance Officer

Email Address: lagaf31@gmail.com

Are you or can you be qualified to vote in a City of San Juan Election? ☒ Yes ☐ No

Are you a City of San Juan resident? ☒ Yes ☐ No How Long?

Have you ever represented any other private person, group or entity for compensation before the City Commission or any department, commission, board of committee of the city within the last three years? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in any contract with the City? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in the sale to the city of any land, materials, supplies or service? ☐ Yes ☒ No

List Professional or Social Membership(s)

Girl Scout Leader

Cotillion Member

Experience / Knowledge Pertaining to Board / Commission / Committee of Interest:

10 year experience as troop advisor for Girl Scout of Greater South Texas. assisting girls to obtain their Bronze award and Silver Award by contributing to their community by doing a service project and serving community hours.

Application will be kept on file for two (2) years: thereafter applicants must reapply. Applications may be faxed (956) 787-5978, mailed to the City Secretary (709 S. Nebraska, San Juan, Tx 78589) or emailed to nguerrero@sjtx.us



City of San Juan

Application for Appointment

Date: 02-15-2023

Board / Commission / Committee: Planning and Zoning

Name: Isaac J Gonzalez

Mailing Address: 304 Campo Verde Cir, San Juan, Tx

Preferred Phone and Fax: 956-460-2608

Employer: Hidalgo County Drainage District No. 1

Occupation: Engineer

Email Address: ijgonzalez0@yahoo.com

Are you or can you be qualified to vote in a City of San Juan Election? Yes

Are you a City of San Juan resident? ☒ Yes ☐ No How long? 7 years

Have you ever represented any other private person, group or entity for compensation before the City Commission or any department, commission, board of committee within the last three years? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in any contract with the City? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in the sale to the city of any land, materials, supplies or service? ☐ Yes ☒ No

List of professional or social membership(s)

N/A

Experience/ Knowledge Pertaining to Board/ Commission/ Committee of Interest:

The P&Z Board plays a key role in ensuring the City's policies work for the City and the benefit of its citizens in regards to development and the City's growth. I believe my experience in my profession and passion for public service are essential elements required in any civil appointment.

Application will be kept on file for two (2) years: thereafter applicants must reapply. Applications may be faxed (956) 787-5978, mailed to the City Secretary (709 S. Nebraska, San Juan, TX 78589) or emailed to City Secretary Brenda Escalante at: bescalante@sjtx.us

PLANNING AND ZONING BOARD

#	NAME	POSITION	EMPLOYMENT/ BUSINESS	INITIAL TERM	INITIAL DATE	DATE TERM EXPIRES	MOBILE NUMBER	EMAIL ADDRESS	ADDRESS
1	Irma Castillo	Chairwoman	Hidalgo County Planning Dept.	2 Yrs.	3/26/2019	4/12/2024	(956) 802-2951	irma.castillo@co.hidalgo.tx.us	114 Deanna
2	Mark A. Salinas	Vice-Chairman	Synergy 1 Lending	2 Yrs.	8/23/2022	4/12/2024	(956) 777-0700	msalinas@sil.com	1308 El Presidente
3	Cesar Cantu			2 Yrs.	10/26/2021	10/26/2023	(956) 929-6000	ccantu71@yahoo.com	1501 Foster St.
4	Eliza Yzaguirre		Texas Gas Services	2 Yrs.	7/9/2019	4/12/2024	(956) 467-9775	e.yzaguirre@icloud.com	1217 S. Standard Ave.
5	Adan Magallan		Retired	2 Yrs.	2/27/2018	4/12/2024	(956) 279-4115	amagallan@rgv.rr.com	220 Stella Drive
6	Valerie Cardenas		Texas National Bank	2 Yrs.	2/27/2018	4/12/2024	(956) 331-6313	vcardenas@texasnational.com	205 Campo Verde
7	Victor Perez, Jr.		Eli Lilly	2 Yrs.	7/9/2019	4/24/2024	(956) 483-5850	viper5119@gmail.com	1218 Rio Blanco St.
8	Benjamin Arjona	Ex-Officio							

*Board consist of 7 members and 1 Ex-officio

*7 members serve a two-year staggered term.

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 28, 2023

Discussion and Action, if any, to Provide a Letter of Support to the Rio Grande Valley Metropolitan Planning Organization (RGVMPO) for their Rio Grande Valley Regional Transit Authority Feasibility Study (RGV RTA Feasibility Study) Application Under the Federal Transit Administration's Areas of Persistent Poverty Grant Program (AoPP) and Authorize the Mayor to Execute any Related Documents.

STAFF COMMENTS AND RECOMMENDATIONS:

The Rio Grande Valley Metropolitan Planning Organization (RGVMPO) is formally requesting a letter of support for their Rio Grande Valley Regional Transit Authority Feasibility Study (RGV RTA Feasibility Study) application under the Federal Transit Administration's Areas of Persistent Poverty Grant Program (AoPP). The RGVMPO is applying for a \$500,000 planning study coined the RGV RTA Feasibility Study. The RGVMPO's goal is to conduct a study to assess the potential for regional transit system improvements in areas of persistent poverty, analyze the financial structure(s) of the existing transit agencies, and highlight the potential benefits of a Regional Transit Authority (RTA) for the larger Rio Grande Valley Area.

RECOMMENDATION:

Staff recommends the approval of the letter of support.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Benjamin Arjona, City
Manager



Mayor: Mario Garza
Mayor Pro-Tem: Leonardo “Lenny” Sanchez
Commissioners: Adina “Dina” Santillan
Ernesto “Neto” Guajardo
Marco “Markie” Villegas

February 28, 2023

Federal Transit Administration
Nuria Fernandez
Office of the Administrator
1200 New Jersey Ave, SE
Washington, DC 20590

Dear Administrator Fernandez,

The City of San Juan would like to express our full support for the Rio Grande Valley Metropolitan Planning Organization’s (RGVMPO) application for the Rio Grande Valley Regional Transit Authority Feasibility Study which is funded under the Federal Transit Administration’s Areas of Persistent Poverty (AoPP) Grant Program. The RGVMPO is proposing to complete a feasibility study that encompasses their Metropolitan Area Boundary, which includes portions of Starr County and the entirety of Cameron and Hidalgo Counties. The development of a first-of-its-kind feasibility study would assess the potential for transit improvements in areas of persistent poverty, analyze the financial structure(s) of existing transit agencies, and highlight the potential benefits of a regional transit authority for the Rio Grande Valley

In 2019 the three MPO’s of the Rio Grande Valley merged to become the fifth largest MPO in the state of Texas by population. The April 2020 Census data states that the population of the Rio Grande Valley was 1,357,718 with the entirety of the region classified as an AoPP. With the entire population living in an AoPP and sparse infrastructure for pedestrian and transit users’ safety, the Rio Grande Valley is a prime candidate for this AoPP planning grant. It is vital to the growing population of the Rio Grande Valley to plan for the safety of motorists, pedestrians, cyclists, and transit users alike on our ever-growing transportation network.

The RGVMPO has experience in managing federal funds and coordinating efforts between multiple entities and jurisdictions. This experience will be crucial to the completion of a project on this scale. As part of a larger strategy to improve regional transportation systems, the RGVMPO has actively been pursuing new federal funding opportunities and recently secured a Safe Streets and Roads for All grant to develop a regional comprehensive safety action plan. Additionally, the RGVMPO is pending notifications for Reconnecting Communities Pilot Program and Strengthening Mobility and Revolutionizing Transportation grant applications. To ensure alignments of these efforts, the RGVMPO will assemble an Infrastructure Bill Grants Subcommittee to ensure these plans go hand-in-hand with each other to improve transportation safety and provide more access to safer transportation alternatives.

We look forward to being a part of the planning structure once awarded. In closing, I fully support the RGVMPO’s application for funding. Funding this project today will produce vast safety benefits, for generations to come, in a border region that has largely been under-funded and under-represented on the federal level.

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

As always, please feel free to contact me directly with any comments or questions via my cell phone or email.

Sincerely,

Mario Garza
Mayor, City of San Juan

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 28, 2023

Consider Authorizing the San Juan Interim Chief of Police to Dispose of and Trade in Recon Scout Robot to Recon Robotics Trade-it Program for a \$2,500 Discount on the New Robot.

STAFF COMMENTS AND RECOMMENDATIONS:

The San Juan Police Department purchased with Homeland Security grant #4033902 a **Throwbot 2 Robot** which will be utilized in the field by the San Juan Police SWAT team in hazardous officer safety situations to allow operators to quickly make informed decisions. The total purchase was \$23,600. The manufacturer, Recon Robotics, has a Trade-In Program which allows us to dispose of our old obsolete robot, Model: **Recon Scout** S/N 0110E872, and trade in to them for a \$2,500 discount.

RECOMMENDATION:

Staff recommends authorizing the San Juan Police Department to dispose of and trade in Robot Model Recon Scout S/N 0110E872

PREPARED BY:

Leandro Sifuentes,
Interim Police Chief

APPROVED BY:

Benjamin Arjona, City
Manager





AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 28, 2023

Consideration and action, if any, on Resolution authorizing the San Juan Police Department to submit a grant application to the Office of the Governor, Rifle-Resistant Body Armor 2023 Project for FY 2023-2024. [Leandro Sifuentes, Interim Chief of Police]

STAFF COMMENTS AND RECOMMENDATIONS:

The grant application from the Texas Office of the Governor-Criminal Justice Division is to purchase 30 rifle-resistance armor carriers and 10 complete rifle-resistant vests with armor plates. These rifle resistance carriers and armor plates will provide added protection for our officers from high-velocity rifles such as the one used in the Uvalde shooting.

The grant has no matching funds.

RECOMMENDATION:

Authorize the approval of the application and submission to the Governor's Office Criminal Justice Division.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Benjamin Arjona, City
Manager

RESOLUTION NO. 2023-

WHEREAS, The City of San Juan finds it in the best interest of the citizens of San Juan that the **Rifle-Resistant Body Armor 2023** be operated for the 2023-2024; and

WHEREAS, The City of San Juan agrees to provide applicable matching funds for the said project as required by the Texas OOG grant application; and

WHEREAS, The City of San Juan agrees that in the event of loss or misuse of the Office of the Governor funds, the City of San Juan assures that the funds will be returned to the Office of the Governor in full.

WHEREAS, the City of San Juan designates the City of San Juan, City Manager as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

NOW, THEREFORE, BE IT RESOLVED that the City of San Juan City Commission approves submission of the grant application for the **Rifle-Resistant Body Armor 2023** to the Office of the Governor.

PASSED AND APPROVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF SAN JUAN, TEXAS, THIS 14th DAY OF February 2023.

CITY OF SAN JUAN, TEXAS

BY: _____
MARIO GARZA, MAYOR

ATTEST:

BY: _____
BRENDA ESCALANTE, CITY SECRETARY
Grant Number: 4797601

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 28, 2023

Consideration and action, if any, on Resolution authorizing the San Juan Police Department to submit a grant application to the Office of the Governor, Body Worn Cameras Project for FY 2023-2024. [Leandro Sifuentes, Interim Chief of Police]

STAFF COMMENTS AND RECOMMENDATIONS:

The grant application from the Texas Office of the Governor-Criminal Justice Division is to purchase 50 Body Worn Cameras. The purpose is to equip all peace officers with body-worn cameras. Body-worn cameras improve the civility of police and citizen encounters and change citizens' perceptions of police transparency.

The grant has a 25% match.

RECOMMENDATION:

Staff recommends approval.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Benjamin Arjona, City
Manager

RESOLUTION NO. 2023-

WHEREAS, The City of San Juan finds it in the best interest of the citizens of San Juan that the **Body Worn Cameras** be operated for the 2023-2024; and

WHEREAS, The City of San Juan agrees to provide applicable matching funds for the said project as required by the Texas **OOG grant application**; and

WHEREAS, The City of San Juan agrees that in the event of loss or misuse of the Office of the Governor funds, the City of San Juan assures that the funds will be returned to the Office of the Governor in full.

WHEREAS, the City of San Juan designates the City of San Juan, City Manager as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

NOW, THEREFORE, BE IT RESOLVED that the City of San Juan City Commission approves submission of the grant application for the **Body Worn Cameras** to the Office of the Governor.

PASSED AND APPROVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF SAN JUAN, TEXAS, THIS 14th DAY OF February 2023.

CITY OF SAN JUAN, TEXAS

BY: _____
MARIO GARZA, MAYOR

ATTEST:

BY: _____
BRENDA ESCALANTE, CITY SECRETARY
Grant Number: 4797401

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 28, 2023

Consideration and action, if any, on Resolution authorizing the San Juan Police Department to submit a grant application to the Office of the Governor, SHSP Regular Project for FY 2023-2024. [Leandro Sifuentes, Interim Chief of Police]

STAFF COMMENTS AND RECOMMENDATIONS:

The grant application from the Texas Office of the Governors-Homeland Security Grants Division, State Homeland Security Program (SHSP) is to purchase ballistics helmets, full body armor, and breaching tools. This equipment will assist officers in being prepared for threats and hazards that pose the greatest risk to the security of our community.

The grant has no cost share.

RECOMMENDATION:

Staff recommends approval.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Benjamin Arjona, City
Manager

RESOLUTION NO. 2023-

WHEREAS, The City of San Juan finds it in the best interest of the citizens of San Juan that the **SHSP REGULAR** be operated for the 2023-2024; and

WHEREAS, The City of San Juan agrees to provide applicable matching funds for the said project as required by the Texas OOG grant application; and

WHEREAS, The City of San Juan agrees that in the event of loss or misuse of the Office of the Governor funds, the City of San Juan assures that the funds will be returned to the Office of the Governor in full.

WHEREAS, the City of San Juan designates the City of San Juan, City Manager as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

NOW, THEREFORE, BE IT RESOLVED that the City of San Juan City Commission approves submission of the grant application for the **SHSP REGULAR** to the Office of the Governor.

PASSED AND APPROVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF SAN JUAN, TEXAS, THIS 14th DAY OF February 2023.

CITY OF SAN JUAN, TEXAS

BY: _____
MARIO GARZA, MAYOR

ATTEST:

BY: _____
BRENDA ESCALANTE, CITY SECRETARY
Grant Number: 4797501

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 28, 2023

Consideration and action, if any, on Resolution authorizing the San Juan Police Department to submit a grant application to the Office of the Governor, LETPA Project for FY 2023-2024.
[Leandro Sifuentes, Interim Chief of Police]

STAFF COMMENTS AND RECOMMENDATIONS:

The grant application from the Texas Office of the Governors-Homeland Security Grants Division, Law Enforcement Terrorism Prevention (LETPA) grant project is to purchase communication radio headsets. This equipment will assist officers in being prepared for threats and hazards that pose the greatest risk to the security of our community.

The grant has no cost share.

RECOMMENDATION:

Staff recommends approval.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Benjamin Arjona, City
Manager

RESOLUTION NO. 2023-

WHEREAS, The City of San Juan finds it in the best interest of the citizens of San Juan that the **LETPA** be operated for the 2023-2024; and

WHEREAS, The City of San Juan agrees to provide applicable matching funds for the said project as required by the Texas OOG grant application; and

WHEREAS, The City of San Juan agrees that in the event of loss or misuse of the Office of the Governor funds, the City of San Juan assures that the funds will be returned to the Office of the Governor in full.

WHEREAS, the City of San Juan designates the City of San Juan, City Manager as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

NOW, THEREFORE, BE IT RESOLVED that the City of San Juan City Commission approves submission of the grant application for the **LETPA** to the Office of the Governor.

PASSED AND APPROVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF SAN JUAN, TEXAS, THIS 14th DAY OF February 2023.

CITY OF SAN JUAN, TEXAS

BY: _____
MARIO GARZA, MAYOR

ATTEST:

BY: _____
BRENDA ESCALANTE, CITY SECRETARY
Grant Number: 4797901

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 28, 2023

Consideration and action, if any, on Resolution authorizing the San Juan Police Department to submit a grant application to the Office of the Governor, Justice Assistance Program for FY 2023-2024. [Leandro Sifuentes, Interim Chief of Police]

STAFF COMMENTS AND RECOMMENDATIONS:

The grant application from the Texas Office of the Governors-Criminal Justice Division, criminal justice grant project is to purchase in-car dash camera systems. This equipment will assist officers in improving the civility of police and citizen encounters and change citizens' perceptions of police transparency.

The grant has no cost share.

RECOMMENDATION:

Staff recommends approval.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Benjamin Arjona, City
Manager

RESOLUTION NO. 2023-

WHEREAS, The City of San Juan finds it in the best interest of the citizens of San Juan that the **Justice Assistance Program** be operated for the 2023-2024; and

WHEREAS, The City of San Juan agrees to provide applicable matching funds for the said project as required by the Texas OOG grant application; and

WHEREAS, The City of San Juan agrees that in the event of loss or misuse of the Office of the Governor funds, the City of San Juan assures that the funds will be returned to the Office of the Governor in full.

WHEREAS, the City of San Juan designates the City of San Juan, City Manager as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

NOW, THEREFORE, BE IT RESOLVED that the City of San Juan City Commission approves submission of the grant application for the **Justice Assistance Program** to the Office of the Governor.

PASSED AND APPROVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF SAN JUAN, TEXAS, THIS 14th DAY OF February 2023.

CITY OF SAN JUAN, TEXAS

BY: _____
MARIO GARZA, MAYOR

ATTEST:

BY: _____
BRENDA ESCALANTE, CITY SECRETARY
Grant Number: 4798001

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 28, 2023

Consider Approval of City Commission Meeting Minutes:
- February 13, 2023

STAFF COMMENTS AND RECOMMENDATIONS:

Approval of City Commission Meeting Minutes.

RECOMMENDATION:

Approval of Minutes.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Benjamin Arjona, City
Manager

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Monday, February 13, 2023

TIME: 6:00 p.m.

PLACE: San Juan Memorial Library
Multipurpose Meeting Room
1010 S. Standard St.
San Juan, Texas 78589

MEMBERS PRESENT: Mario Garza, Mayor
Leonardo “Lenny” Sanchez, Mayor Pro-Tempore
Adina “Dina” Santillan, Commissioner
Ernesto “Neto” Guajardo
Marco “Markie” Villegas, Commissioner
Rick Palacios, City Attorney

STAFF PRESENT: Benjamin Arjona, City Manager
Brenda Escalante, City Secretary
Tirso Gaza, Fire Chief
Leandro Sifuentes, Interim Chief of Police
Leroy Gonzales, Director of Finance
Adelaida Cordero, Director of Human Resources
Armandina Sesin, Library Director
Ruben Guajardo, Assistant Director of Parks & Recreation
Daniel Tijerina, Director of Planning
Israel Garza, Director of Sanitation/Public Works
Juan Carlos Martinez, Interim Director of Utilities
Melissa Sanchez, Court Administrator
Pat Karr, Director of Information Technology

ORDER OF BUSINESS

I. CALL MEETING TO ORDER:

Mayor Mario Garza called meeting to order at 6:00 p.m.

II. INVOCATION

Benjamin Arjona, City Manager led the Invocation.

III. PLEDGE OF ALLEGIANCE:

Mayor Mario Garza led the Pledge of Allegiance.

IV. PUBLIC COMMENTS

DISCUSSION: Commissioner Ernesto "Neto" Guajardo asked that everyone present pray for the passing of a former San Juan firefighter, Bert Hernandez. Mayor Mario Garza asked to have a moment of silence for Mr. Hernandez.

V. PRESENTATIONS

A. Presentation on Proclamation Honoring and Recognizing Raul Abrego.

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DISCUSSION: No presentation.

B. 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. Department of Sanitation Monthly Report.**
- 4. San Juan Library Monthly Report.**

DISCUSSION: Commissioner Adina "Dina" Santillan congratulated the San Juan Police Department for the fast apprehension regarding last week's shooting. Commissioner "Neto" Guajardo asked Daniel Tijerina, Director of Planning, for a status on the two employees whose exams were pending. Benjamin Arjona, City Manager, stated that issue had been resolved. Commissioner Guajardo moved forward, directing Israel Garza, Director of Sanitation, to consult with Rick Palacios, City Attorney, regarding the pending arrow order. Mayor Pro Tem Leonardo "Lenny" Sanchez asked Mr. Tijerina to revisit the ordinances regarding dogs at large and the sale of food on the streets. Commissioner Marco "Markie" Villegas asked Interim Chief Leandro Sifuentes to follow up on a break-in police report. Mayor Mario Garza thanks Mr. Garza and the Keep San Juan Beautiful Board for the clean-up event that was held this past Saturday. Mr. Garza informed the City Commission about their upcoming Earth Day event. Mayor Garza asked for an update on the 5K Run event, to which Ruben Guajardo, Assistant Director of Parks & Recreation, gave a brief update. Commissioner Santillan asked Mr. Guajardo for a brief update on their attendance at the TAFF banquet. Mr. Guajardo stated it was a great event where they traveled to Gran Prairie, Texas, where they received the TAFF Small City of the Year Award.

VI. PUBLIC HEARING/ORDINANCES

- A. An Ordinance of the City of San Juan, Texas, Renaming a Certain Portion of 3rd Street From Veterans Boulevard "I Road" to Washingtonia Palm Avenue to be Renamed as "Raul Abrego Street"; Authorizing the Mayor to Execute the Documents Needed to Accomplish Said Renaming of a Public Roadway; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for a Repealer Clause.**

DISCUSSION: No action was taken.

VII. DISCUSSION AND POSSIBLE ACTION ON ALL FOLLOWING MATTERS:

- A. Consider the Request by ESCON Development to Dedicate One Acre of Land for Park use in Lieu of Paying the Park Fees at the Proposed Orchards of San Juan Phase I Subdivision, Located at the Southwest Corner of Stewart Road and Moore Road. [Daniel Tijerina, Director of Planning]**

DISCUSSION: Daniel Tijerina, Director of Planning, stated that in the last meeting, the City Commission took no action on this item. Mr. Tijerina clarified this is a two-phase development for a total of 164 lots times \$675.00 and stated staff recommends they pay the fee instead of the dedication. Mayor Mario Garza stated that the city would lose about \$110,000 in park fees. Mayor Pro-Tem Leonardo "Lenny" Sanchez asked for details regarding the HOA's responsibility. Commissioner Adina "Dina" Santillan asked for a completion time frame. Mr. stated that Phase I would be completed this Friday. Benjamin Arjona, City Manager, addressed other issues that will arise with the approval of this park.

Mayor Mario Garza motioned to accept the staff's recommendation and was seconded by Mayor Pro-Tem Leonardo "Lenny" Sanchez. Motion Passed (5-0)

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- B. Consideration and Action to Authorize the City Manager to Accept the Offer Letter from the County of Hidalgo, Execute all Necessary Conveying Instruments Required For the Sale of Land for the Expansion of the East Nolana Loop Project Parcel 6, Being Described as 0.0419 acre (1,825 square feet) Tract of Land Situated in Lot 3, Block 43, Alamo Land and Sugar Company Subdivision with Respect to Construction of East Nolana Loop from North Raul Longoria Road to Alamo Road. [Daniel Tijerina, Director of Planning]**

DISCUSSION: Daniel Tijerina, Director of Planning, stated that the County of Hidalgo is working on the expansion of East Nolana Loop from Raul Longoria Road (FM 1426) to Alamo Road (FM 907). Furthermore, the City of San Juan owns the property along that area, as described in Exhibit "A"—Field Note Description for Parcel 6—a 0.0419-acre tract (1,825 square feet) of Lot 3, Block 43, Alamo Land, and Sugar Company Subdivision as shown in the attached documentation. Mr. Tijerina stated that the city received an offer letter to purchase the above property for \$530 based on the appraisal prepared by Leonel Garza, III. Mr. Tijerina stated that staff recommends approval of the sale, which would be beneficial to the City of San Juan.

Mayor Pro-Tem Leonardo “Lenny” Sanchez motioned to accept the staff’s recommendation and was seconded by Commissioner Marco “Markie” Villegas. Motion Passed (5-0)

- C. Consideration and Action on Selecting a New Sidewalk Location for the PSJA Tri-City Pedestrian Safety Improvements Project Phase II, as Requested by the Rio Grande Valley Metropolitan Planning Organization. [Daniel Tijerina, Director of Planning]**

DISCUSSION: Daniel Tijerina, Director of Planning, stated that the Transportation Policy Board held a regular meeting on February 23, 2022, and passed the FY 2019-2020 TASA Program and Resolution 2022-06 to approve the first amendment to the PSJA Tri-City Pedestrian Safety Improvements Project Phase II, CSJ: 0921-02-432. Furthermore, the amendment consists of two sidewalk relocations, with one of them being in the City of San Juan. The original description for this location included a new sidewalk on the west side of North Stewart Road (existing right-of-way of 80 feet), for an approximate total length of 0.27 miles (1,425 feet) between East 2nd Street and East Business 83. Mr. Tijerina states that the MPO is asking for the city to consider a new location, north right-of-way of East 11th Street between Nebraska Road and East Wyoming Avenue for approximately a total length of 0.28 miles, which would be equivalent to the Street Road project. According to Mr. Tijerina, the commission was asked to decide whether to approve the proposed sidewalk position, which was on the north side of 11th Street, given the specified criteria or to suggest another location. The revised site of the sidewalk was suggested by city manager Benjamin Arjona to be south-west of Stewart Road between Sam Houston and Ridge Road and if enough funds were available, they would include south-east of Stewart Road too.

Commissioner Marco “Markie” Villegas motioned to accept the staff’s recommendation and was seconded by Mayor Pro-Tem Leonardo “Lenny” Sanchez. Motion Passed (5-0)

- D. Consideration and Action, if any, Authorizing the City Manager to Enter Into a Memorandum of Understanding (MOU) with South Texas College to Award Continuing Education Units for Law Enforcement Related Trainings Coordinated and Conducted by the City of San Juan by and Through the City of San Juan Police Department. [Leandro Sifuentes, Interim Chief of Police]**

DISCUSSION: Leandro Sifuentes, Interim Chief of Police, stated this MOU would allow their Police Department instructors to teach at the STC Public Center. Chief Sifuentes stated that the officers will benefit as they will receive continuing education hours STC will assist with registration and conducting surveys.

Commissioner Marco “Markie” Villegas motioned to approve and was seconded by Mayor Pro-Tem Leonardo “Lenny” Sanchez. Motion Passed (5-0)

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- E. Consideration and Action, if any, Authorizing the City Manager to Enter Into a Memorandum of Understanding (MOU) with South Texas College for the Usage of the City of San Juan Target Range for Law Enforcement Activities such as Training and Education. [Leandro Sifuentes, Interim Chief of Police]**

DISCUSSION: Leandro Sifuentes, Interim Chief of Police stated this MOU was for the usage of the shooting range. Mayor Mario Garza asked who would be utilizing the shooting range to which Chief Sifuentes replied the Federal, DPS, Border Patrol and STC.

Commissioner Marco “Markie” Villegas motioned to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (5-0)

- F. Discussion and Consideration to Reject the Bids Submitted for RFB NO. 23-008-12-20 MAGNETIC FLOWMETER IMPROVEMENTS PROJECT as Recommended by Trimad Consultants, L.L.C. [Lori Maldonado, Purchasing Agent]**

DISCUSSION: Leroy Gonzales, Director of Finance, stated that on December 20, 2022, they received bids for the mentioned project from Reyna Constructions for \$191,780 and McAllen Multi Service for \$285,260. Mr. Gonzales stated staff recommended accepting Trimad Consultants recommendation to reject all submitted bids as they exceeded Trimad’s opinion of the probable construction cost. Rick Salazar, City Engineer, stated the bids received exceed the total cost of said project by up to fifty percent of the lowest estimate, therefore he recommended rejecting all bids received.

Commissioner Marco “Markie” Villegas motioned to accept staff’s recommendation to reject bids and was seconded by Commissioner Adina “Dina” Santillan. Motion Passed (5-0)

- G. Discussion and Possible Action to Approve the Procurement of Structured Cabling for the New City Hall and Authorize the City Manager to Execute any Agreement(s) and/or Budget Amendment(s) as Needed. [Pat Karr, Chief Technology Officer]**

DISCUSSION: Benjamin Arjona, City Manager, stated this item was for the new city hall internet cabling. Pat Karr, Director of IT, stated this item was for the structured cabling for the new city hall, what connects the computers together, wireless access points, printers, and security. Furthermore, they would be utilizing one of the state contracts and requesting that Superior provide a structured cabling solution. In addition to the procurement, they would also receive a 15-year warranty. Mr. Karr stated that staff recommends approval.

Commissioner Ernesto “Neto” Guajardo made motioned to approve and was seconded by Commissioner Marco “Markie” Villegas. Motion Passed (5-0)

- H. Consider Approval of a Budget Amendment to Increase the Recycling/KSJB Division, Keep San Juan Beautiful Line Item in the Amount of \$7,805 for the Fiscal Year 2022-2023. [Israel Garza, Director of Sanitation]**

DISCUSSION: Israel Garza, Director of Sanitation, stated this budget amendment was to increase the budget amounts for Keep San Juan Beautiful—Revenue and Expense FY 22–23 for sponsorships received for the Keep San Juan Beautiful Cook-Off Event that was held on November 5, 2022.

Mayor Pro-Tem Leonardo “Lenny” Sanchez motioned to accept the staff’s recommendation and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (5-0)

- I. Consider Approval of a Budget Amendment to Increase the Sanitation Division, Other Equipment Line Item in the Amount of \$35,244 for Fiscal Year 2022-2023, for the Purchase of New Fuel System, Unleaded Plus (89 Octane) and Highway Diesel Fuel (Ultra-Low Sulfur). [Israel Garza, Director of Sanitation]**

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DISCUSSION: Israel Garza, Director of Sanitation, stated this budget amendment was for the software fuel system upgrade. Mr. Garza stated that staff is recommending approval.

Commissioner Ernesto “Neto” Guajardo made motioned to approve and was seconded by Commissioner Marco “Markie” Villegas. Motion Passed (5-0)

VIII. RESOLUTIONS

A. Consideration and Action, if any, Amending Resolution No. 2023-03 Adopting the Work Plan and Budget for Fiscal Year 36 (2023) for the Hidalgo County Urban County Program. [Daniel Tijerina, Director of Planning]

DISCUSSION: Daniel Tijerina, Director of Planning, stated this resolution was previously brought before the commission, but some adjustments were needed as per Hidalgo County Urban County. Mr. Tijerina stated that the changes were as follows: General Administration was reduced from \$4,000.00 to \$3,000.00, Amigos del Valle was reduced from \$10,000.00 to \$5,000.00, and Nuestra Clinica del Valle was reduced from \$15,000.00 to \$7,000.00 in order to allocate more funds to street improvements. Making these adjustments would bring the Street Improvement Fund to \$271,199.00, for a total amount of \$286,199.00, which has been allocated from the Hidalgo County Urban County Program. Mr. Tijerina stated that staff recommends approval of amending the resolution as presented. Benjamin Arjona, City Manager, informed the City Commission that there would be a budget amendment needed in order to cover the repair costs of the other streets in the subdivision.

Mayor Mario Garza motioned to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (5-0)

B. Consideration and Action, if any, on Resolution Supporting Legislation Regarding the Provision of Solid Waste Disposal Services by Hidalgo County. [Benjamin Arjona, City Manager]

DISCUSSION: Benjamin Arjona, City Manager welcomed Mike Perez from the Hidalgo County. Mr. Perez stated that there is a brush and garbage growing problem in rural areas. Furthermore, the County Commissioners Court approves a thousand lots a month; rural area residents don’t have garbage service unless they pay for the service separately. There are about 68,000 residents that are in the unincorporated area, where Hidalgo County is spending about eight million dollars a year to address illegal dumping. Mr. Perez mentioned that there are three main issues-health and safety issue, drainage problems and fairness issue because of the actual percentage of taxes that are collected from city residents and residents from unincorporated areas. Additionally, he stated that all four major rural water supply corporations have agreed to put on their water bill the garbage bill, and after going out for proposals the service bill is going to be somewhere around thirty dollars a month. Due to how the law is written, the county is not allowed to provide garbage services in any city’s ETJ. Therefore, they are asking to pass this resolution supporting their efforts to provide garbage services in the City of San Juan’s ETJ to address brush and garbage issues.

Mayor Mario Garza motioned to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (5-0)

C. Consideration and Action, if any, on Resolution Issuing an Order and Notice of the City of San Juan General Municipal Election for May 6, 2023, for the Election of Commissioner Place 4 and Commissioner Place 5, and Designating Election Precincts and Polling Places. [Brenda Escalante, City Secretary]

DISCUSSION: Brenda Escalante, City Secretary stated this resolution was to issue an order and notice for the general municipal election for the City of San Juan to be held on Saturday, May 6, 2023. Mrs. Escalante stated that seats up for vote as part of the general election are Commissioner Place 4 and Commissioner Place

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5 to hold office for a period of four years. The last day to file for a place on the ballot is Friday, February 17, 2023, at 5:00 p.m.

<u>EARLY VOTING DAY AND DATE</u>		<u>HOURS</u>
Monday	April 24, 2023	- 7:00 a.m. to 7:00 p.m.
Tuesday	April 25, 2023	- 8:00 a.m. to 6:00 p.m.
Wednesday	April 26, 2023	- 8:00 a.m. to 6:00 p.m.
Thursday	April 27, 2023	- 8:00 a.m. to 6:00 p.m.
Friday	April 28, 2023	- 8:00 a.m. to 6:00 p.m.
Saturday	April 29, 2023	- 7:00 a.m. to 7:00 p.m.
Sunday	April 30, 2023	- Closed
Monday	May 1, 2023	- 8:00 a.m. to 6:00 p.m.
Tuesday	May 2, 2023	- 7:00 a.m. to 7:00 p.m.

<u>ELECTION DAY AND DATE</u>	<u>HOURS</u>
Saturday May 6, 2023	- 7:00 a.m. to 7:00 p.m.

Election Day polling locations would be at the San Juan Memorial Library and Fire Station No. 2, and the Early Voting polling place is at the San Juan Memorial Library. Commissioner Ernesto "Neto" Guajardo asked Mrs. Escalante the reason why we couldn't have two polling locations for early voting and for a cost estimate. Mrs. Escalante stated that the polling locations were based on the last election and that the cost was about \$26,000. Commissioner Guajardo mentioned that he has received complaints from residents regarding the drive for north San Juan residents and asked for the possibility of having two polling locations. Mayor Mario Garza stated that we don't have both locations because they are costly. Commissioner Marco "Markie" Villegas stated that the current polling location has been functioning. Commissioner Guajardo asked about maybe rotating the polling locations, as he wants equality for all the residents.

Mayor Mario Garza motioned to approve the resolution as presented and was seconded by Commissioner Marco "Markie" Villegas. Commissioner Ernesto "Neto" Guajardo opposed to the motion. Motion Passed (4-1)

- D. Consideration and Action, if any, on Resolution Authorizing the City of San Juan to Submit an Application to the Texas SmartBuy Membership Program to Participate in the Texas Comptroller of Public Accounts Cooperative Purchasing Program. [Lori Maldonado, Purchasing Agent]**

DISCUSSION: Leroy Gonzales, Director of Finance stated that staff recommends participation in the Texas Comptroller of Public Accounts Cooperative Purchasing Program.

Mayor Mario Garza motioned to approve and was seconded by Commissioner Marco "Markie" Villegas. Motion Passed (5-0)

IX. CONTRACTUALS

- A. Consideration and Action, if any, on Amendment Number 1 to the Interlocal Agreement with the City of Alamo, City of Pharr, and Pharr-San Juan-Alamo (PSJA) Independent School District for the PSJA Tri-City Pedestrian Safety Improvements Project Phase I. [Daniel Tijerina, Director of Planning]**

DISCUSSION: Daniel Tijerina, Director of Planning, stated the City of Pharr, San Juan, Alamo, and PSJA executed an interlocal agreement on July 14, 2020, for undertaking the PSJA Tri-City Pedestrian Safety Improvements Project Phase I, which needs to be amended by adding three (3) additional years to the term for a total of five (5) years to this approved interlocal agreement.

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- B. Consideration and Action in Ratifying an Interlocal Cooperation Agreement with the City of Pharr for Emergency Medical Services.**

DISCUSSION: No action was taken.

X. CONSENT AGENDA

- A. Consider Approval on Second and Final Reading of an Ordinance for a Conditional Use Permit to allow “Z&R Event Center” Located at 302 E. Business 83, Legally Described as Lettered Blocks (San Juan) Being the West 165 feet of Lot 2 and the West 165 feet of Lot 3, Block A #2, as Requested by Homer Ocanas. [Daniel Tijerina, Director of Planning]**
- B. Consider Approval on Second and Final Reading of an Ordinance for a Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residential District (R-MF) of a 2.99-Acre Tract of Land out of Lot 11, Block 35, Alamo Land and Sugar Company Subdivision, Located a Quarter of a Mile West of Cesar Chavez Road, Along the South Side of Carroll Road, as Requested by Petra Martinez. [Daniel Tijerina, Director of Planning]**
- C. Consider Approval on Second and Final Reading of an Ordinance Providing for a Fee to Defray Costs of Collecting Delinquent Fines, Fees, Court Costs, and Other Debts Pursuant to Article 103.0031 of the Texas Code of Criminal Procedure; Providing for Effective Date; Providing for Publication; Providing for a Severability Clause; and Providing for a Repealer Clause.**
- D. Consider Approval of the Investment Report for the Quarter Ending December 31, 2023.**
- E. Consider Approval of the Budget Expenditure Report for the Month of December 31, 2022**
- F. Consider Approval of City Commission Meeting Minutes:**
- June 14, 2022**
 - June 28, 2022**
 - July 12, 2022**
 - January 24, 2023**

Commissioner Marco “Markie” Villegas motioned to approve all item under consent agenda and was seconded by Mayor Pro-Tem Leonardo “Lenny” Sanchez. Motion Passed (5-0)

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 §551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding the Legal Issues Concerning the Entertainment Agreement for 2021 Noche De Paz.**

Commissioner Ernesto “Neto” Guajardo motioned to enter executive session at 7:10 p.m. and was seconded by Mayor Mario Garza. Motion Passed (5-0)

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XII. RECONVENE

Commissioner Ernesto “Neto” Guajardo motioned to reconvene at 8:20 p.m. and was seconded by Commissioner Adina “Dina” Santillan. Motion Passed (4-0)

- 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. Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding Legal Issues Concerning the Entertainment Agreement for 2021 Noche De Paz.**

Commissioner Adina “Dina” Santillan motioned to approve a discussed under executive session and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (4-0)

XIII. ADJOURNMENT

Commissioner Adina “Dina” Santillan made motion to adjourn the meeting at 8:21 p.m. and was seconded by Commissioner Marco “Markie” Villegas. Motion Passed (4-0)

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Brenda Escalante, City Secretary