

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, January 25, 2022

TIME: 6:00 p.m.

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

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

STAFF PRESENT: Benjamin Arjona, City Manager
Brenda Escalante, City Secretary
Tirso Garza, Chief of Fire
Ruben Morin, Chief of Police
Leroy Gonzales, Finance Director
Armandina Sesin, Library Director
Patrick Willingham, Director of Parks & Recreation
Daniel Tijerina, Director of Planning
Roel Garza, Director of Sanitation/ Public Works
David Salinas, Director of Utilities
Mary Enriquez, Court Administrator

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: No Public Comments.

Benjamin Arjona, City Manager informed the City Commission the city would be having COVID-19 testing site Thursday and Friday from 9:00 a.m. – 3:00 p.m. at the San Juan Municipal Park. In addition, on February 17th the City of San Juan along with Hidalgo County would be hosting a vaccine clinic for the 1st, 2nd and 3rd dose at Municipal Park.

V. PRESENTATIONS:

A. Proclamation Proclaiming P.S.J.A. High School as "The Most Spirited School and the Best School in Texas."

DISCUSSION: Mario Garza, Mayor read the proclamation and congratulated the P.S.J.A Administration. Mr. Carlos Villegas, Board Member thanked and commended the City Commission and the San Juan EDC for the hard work they are putting in for the City of San Juan and continued to congratulate the P.S.J.A Administration. Dr. Jorge L. Arredondo, Superintendent thanked the City Commission for working together with them to keep everyone safe and recognized the P.S.J.A Administration for their hard work. Jesus Zambrano, Board Member thanked the City Commission for the recognition, thanked Dr. Alejandro Elias for everything he does at the P.S.J.A Early High School, and recognized the school administration. Dr. Alejandro Elias thanked the City Commissioners for the proclamation and recognized the staff for their hard work.

B. Presentation on Departmental Reports: Department of Finance, Fire Department, Police Department, Municipal Court, and Department of Utilities.

1. Department of Finance Monthly Report

2. Fire Department Monthly Report
3. Municipal Court Monthly Report
4. Department of Utilities Monthly Report

DISCUSSION: Commissioner Ernesto Guajardo asked Tirso Garza, Fire Chief about a fire truck that broke down. Chief Garza stated he got with Mr. Arjona and they're working on looking at options since it's a 20-year-old truck. Mayor Pro-Tem Leonardo Sanchez asked Juan Soto, Interim Director of Sanitation for a status on the Citrus drain project. Mr. David Salinas stated the last thing Mr. Roel Garza reported was that they had received the new root cutter and there was some training pending. Mr. Salinas mentioned he would get with Mr. Soto to confirm if the training ever happened, since there is a large root that needed to be cut. Mayor Mario Garza asked if it was contracted out or was done in-house. Mr. Salinas replied the work was done in-house since they bought the equipment, which is why the training was scheduled. Commissioner Adina Santillan thanked Chief Garza for responding to the house fire at 13th Street. Commissioner Marco Villegas thanked the Fire Department staff for the hard work they've been doing the past couple of weeks.

VI. PUBLIC HEARINGS

A. Hold a Public Hearing for a Conditional Use Permit to Allow a Guest House at 2403 Deion Drive, legally described as Lot 30, Valley Ranch Subdivision, as Requested by Los Pingos Construction, LLC.

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning stated this item was a public hearing to allow a guest house at the address 2404 Deion Drive, the subject site is three quarters of a mile West of Cesar Chavez along the Northside of Hall Acres Rd. Mr. Tijerina stated staff recommends approval subject to compliance with the list of requirements. Mr. Tijerina mentioned staff mailed out notices to 15 property owners within a 200-foot radius and received no comments in favor or against the application. In addition, at the meeting of January 13, 2022 the Planning and Zoning Commission recommended approval of the conditional use permit.

Mayor Mario Garza opened the Public Hearing at 6:30 p.m. There being no comments from the public, the public hearing was closed at 6:30 p.m.

Commissioner Ernesto "Neto" Guajardo made motion to approve and was seconded by Mayor Mario Garza. Motion Passed. (5-0)

B. Hold a Public Hearing for a Conditional Use Permit to Allow a Pool House at 2800 Richies Circle, legally described as Lot 4, Summer Heights Subdivision as Requested by Ricardo and Esmeralda Renteria.

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning stated the applicant was requesting a conditional use permit to allow a pool house at Summer Heights Subdivision, a residential subdivision located at the Southwest corner of Hall Acres and Stewart Rd. Mr. Tijerina also stated the applicant is proposing a 370 sq ft pool house on a 12,300 sq ft lot. Mr. Tijerina stated they are the same conditions as the first item and pointed out that the lot had to be larger than 8,000 sq. ft., which it is. Mr. Tijerina mentioned staff mailed out notices to 15 property owners within a 200 radius and received no comments in favor or against the applications. In addition, at the meeting of January 13, 2022 the Planning and Zoning Commission recommended approval of the conditional use permit.

Mayor Mario Garza opened the Public Hearing at 6:32 p.m. There being no comments from the public, the public hearing was closed at 6:32 p.m.

Mayor Pro-Tempore Leonardo "Lenny" Sanchez made motion to approve and was seconded by Mayor Mario Garza. Motion Passed. (5-0)

C. Hold a Public Hearing for a Conditional Use Permit to operate "YM Events" at 618 E. Nolana Avenue Suite A, legally described as Lot 1-B through 1-D, Wolverine Subdivision, as Requested by Yadith Reyes.

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning stated Ms. Reyes is taking over the event center that was in operation for a couple of years, the event center has a total of 3,000 sq. ft. and an occupancy load of approximately 120 people with a total of 24 parking spaces. Mr. Tijerina also stated 11 notices were mailed to property owners within a 200 ft radius and received no comments in favor or against it. In addition, at the meeting of January 13, 2022 the Planning and Zoning Commission recommended approval of the conditional use permit.

Mayor Mario Garza opened the Public Hearing at 6:33 p.m.

Mayor Mario Garza asked if this was a purchase or a lease, to which Mr. Tijerina replied it was leased.

Mayor Mario Garza closed the Public Hearing at 6:34 p.m.

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

- D. Hold a Public Hearing for a Conditional Use Permit for the Sale and On-Site Consumption of Alcoholic Beverages (wine and beer) at the proposed “El Puerto del Tio Jerry #3” Restaurant to be located at 111 W. Nolana Avenue, Suites 1 & 2, legally described as Lot 2, Circle K #9123 Subdivision, as Requested by Gerardo Chapa J.**

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning stated Mr. Chapa applied for a conditional use permit for the sale and on-site consumption of alcoholic beverages at the proposed “El Puerto del Tio Jerry #3” seafood restaurant, which is located at the Southwest corner of Raul Longoria Rd. and Nolana Ave. just West of Stripes. Furthermore, the applicant is proposing to sell alcohol as far as the hours would be from 12pm to 12am, Monday-Sunday. Mr. Tijerina also stated there are requirements set by TABC that must be followed. He mentioned 8 notices were mailed out to property owners within a 200 ft radius and did not receive any comments in favor or against the request. Also, at the meeting of January 13, 2022 the Planning and Zoning Commission recommended approval.

Mayor Mario Garza opened the Public Hearing at 6:36 p.m.

Mayor Mario Garza asked what type of alcohol would be sold. Mr. Tijerina replied only beer.

Mayor Mario Garza closed the Public Hearing at 6:37 p.m.

Mayor Pro-Tempore Leonardo “Lenny” Sanchez made motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed. (5-0)

- E. Hold a Public Hearing for a Rezoning Request from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) of the 21.68-acre tract of land out of Lot 1, Block 14, John Closner Subdivision, located approximately a quarter of a mile South of Hall Acres Road, along the East side of Veterans Boulevard, as Requested by Villarreal-Nelson Development, LTD.**

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning stated the applicant is proposing to rezone 21.61 acres from a multi-family residence to single-family residence. Mr. Tijerina also stated future land use and comprehensive maps designated this property as single family use. He furthermore stated 76 notices were mailed out to property owners within 200ft radius and did not receive any comments in favor or against the request. Planning and Zoning recommended approval on January 13, 2022 and city staff recommended approval as well.

Mayor Mario Garza opened the public hearing at 6:39 p.m. There being no comments from the public, the public hearing closed at 6:41 p.m.

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

- F. Hold a Public Hearing for a Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of the 1.42-acre tract of land out of Lot 14, Block 8, John Closner Subdivision, located approximately a quarter mile East of Raul Longoria Road, along the North side of Eldora Road, as Requested by Mosa Development, LLC.**

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning stated the applicant is proposing to rezone 1.42-acre tract of land located at the Northeast corner of Eldora and Raul Longoria Road, next to a church, from Single-Family Residence Districts to Multi-Family Residence in order to build an apartment complex. Mr. Tijerina stated 17 notices were mailed to property owners within a 200 ft radius and received no comments in favor or against this request. He further stated at the meeting of January 13, 2022 the Planning and Zoning Commission recommended to deny the request and city staff recommended approval as well.

Mayor Mario Garza opened the Public Hearing at 6:43 p.m.

Ricardo Salazar with Trimad Consultants provided the City Commission with an exhibit of the proposed development. Commissioner Marco “Markie” Villegas asked the reason for denial. Mr. Tijerina replied they were concerned that along Eldora Road there were no other apartment complexes, but he noted that there are some to the westside. Roel Mora Jr. property owner stated it would be ideal for the city to have a multi-family since families can benefit from the schools and tax base for the city.

Mayor Mario Garza closed the Public Hearing at 6:50 p.m.

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

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

A. Consider the Approval of the Final Workplan for Fiscal Year 35 (2022) for the Hidalgo County Urban County Program.

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning stated this item was the final work Plan for the Hidalgo County Program for Fiscal Year 35 (2022). The final work plan approved in the last City Commission Meeting for the amount of \$300,037.00 included the following Street Improvements that will cover materials and engineering/geotechnical expenses for the repaving and curb and gutter of Alfredo Street, Jaime Street, Standard Avenue, 12th Street and the 3 Lomas Streets in the amount of \$283,037.00. Also included is CASA of Hidalgo for Abused and Neglected Children that covers the volunteer’s supervisors salaries when they are assisting current children in the precinct in the amount of \$2,000.00, Nuestra Clinica del Valle for health services that covers all medical, dental and support services, pharmacy, radiology and laboratory for low income and uninsured residents in San Juan in the amount of \$7,000.00, General Administration funds shall be used for CDBG expenses including advertisements, postings and coordinating project activities in the amount of \$3000.00 and finally Amigo Del Valle for expenses related to the delivery of meals to the elderly (62 years older) within the City of San Juan in the amount of \$5,000.00. Mr. Tijerina stated staff is recommending approval of the work plan.

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

B. Preliminary and Final Plat Approval of the Gutierrez-Duncan Subdivision being a 4.03-acre tract of land out of Lot 25, Block 8, John Closner Subdivision, located approximately 130 feet North of Amy Drive, along the West side of Raul Longoria Road, as Requested by Javier Hinojosa Engineering.

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning stated the developer proposed to subdivide 4.03-acre tract of land into two lots and gave a brief description of the property’s location. In addition, he stated that the subdivision will have access to Raul Longoria and Lincoln Avenue, lot 1 which is facing Raul Longoria will be for commercial use and Lot 2 will be for multi-family use with a CU flood zone. Also, water and sewer services will be provided by the City of San Juan and additional fire hydrants shall be located every 300 feet water line shall be looped to eight inch as per the San Juan Fire Department requirements and all entrances and exits must be at minimum 26 feet. He further stated that staff recommended approval and on January 13, 2022 the Planning and Zoning Commission recommended approval.

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

C. Preliminary and Final Plat Approval of The Orchards of San Juan – Phase I Subdivision being a 20.17-acre tract of land out of Lot 7, Stewart’s Addition to the Conway Gardens, located at the Southwest Corner of Stewart and Moore Road, as Requested by Cruz-Hogan Consultants.

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning stated the developer is proposing to subdivide 20.17 acres located at the Southwest Corner of Stewart and Moore Road for a residential subdivision. Furthermore, he stated the subdivision shall be developed in two phases, phase one was presented to the City Commission which consist of 82 residential lots with four internal streets the subdivision will have two access points exiting out to Stewart Road with a B flood zone. Additionally, he mentioned that part of this subdivision is located outside of the city limits, but in our E.T.J. a voluntary annexation had been initiated. Also, water services will be provided by MHWSC and sewer services will be provided by the City of San Juan, fire hydrants shall be located every 300 feet water line shall be looped to eight-inch line, as per the San Juan Fire Department requirements and all entrances and exits must be at minimum 26 feet. He further stated on January 13, 2022 the Planning and Zoning Commission recommended approval subject to compliance with a list of requirements. Mr. Tijerina mentioned that the Engineer Ronnie Cruz on behalf of his client submitted a letter for variances to reduce the lot sizes. He concluded that the Planning and Zoning Commission and staff recommended approval of the plat subject to the variances requested based on the code requirements. Commissioner Adina “Dina” Santillan asked Mr. Tijerina to go over the FEMA flood zones. Mr. Tijerina provided the City Commission with a map of the plat with the plans and profiles for their review. Commissioner Santillan asked the difference between the flood zones. Mr. Tijerina stated that zone A, AH is flood prone, B and C the closer it is to C the better for water to flow or move. Mr. Ronnie Cruz stated it was his understanding that the city had been approving the 55 ft. lots therefore they were asking for the variances. Commissioner Ernesto “Neto” Guajardo asked for the living sq. ft. The developer with WestWind Homes stated the minimum square footage for the house would be 1200 living. Commissioner Santillan for the number of lots in phase one. Mr. Tijerina replied 82 lots. Mayor Mario Garza asked what other developments

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with variances have they approved. Benjamin Arjona, City Manager replied the one he recalled was over at Carroll.

Commissioner Adina “Dina” Santillan made motion to approve and was seconded by Mayor Pro-Tem Leonardo “Lenny” Sanchez. Motion Passed. (5-0)

D. Discussion and Possible Action to Start the City of San Juan Municipal Court Amnesty Program on February 2022.

DISCUSSION: Mayor Mario Garza asked to get clarification in reference to the Amnesty Program. Benjamin Arjona, City Manager stated that the Amnesty Program was to have anybody with warrants to come in to pay and won’t be arrested. Commissioner Adina “Dina” Santillan asked what type of payments the city was taking. Maria Enriquez stated payments may be done over the phone, in-person or by mail. Commissioner Santillan asked if online payment is available. Mr. Arjona informed the City Commission online payment was not available at the moment, but they could pay over the phone. Mayor Mario Garza asked Ms. Enriquez to make sure this information was shared with the public.

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

VIII. RESOLUTIONS

A. Consider Adoption of a Resolution Establishing the Budget for Fiscal Year 35 (2022) for the Hidalgo County Urban County Program.

DISCUSSION: Benjamin Arjona, City Manager stated this item was previously discussed and this resolution was to make it official.

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

IX. CONSENT AGENDA

A. Consider Approval of the Investment Report for the Quarter Ending December 31, 2021.

**B. City Commission Meeting Minutes:
- July 13, 2021**

DISCUSSION: No comments.

Mayor Pro-Tem Leonardo “Lenny” Sanchez made motion to approve and was seconded by Commissioner Adina “Dina” Santillan. Motion Passed. (5-0)

X. ADJOURNMENT 7:11 p.m.

Commissioner Adina “Dina” Santillan made motion to adjourn and was seconded by Mayor Mario Garza. Motion passed. 5-0

CITY OF SAN JUAN, TEXAS



Mario Garza, Mayor

ATTEST:



Brenda Escalante, City Secretary

Brenda Escalante, City Secretary