



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

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, August 8, 2023

REGULAR MEETING AGENDA **6:00 PM**

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. PUBLIC COMMENTS

IV. PRESENTATIONS

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

- 1. Department of Planning and Zoning Monthly Report.** [Daniel Tijerina, Director of Planning]

June 2023 Monthly Report.

July 2023 Monthly Report.

- 2. Department of Parks and Recreation Monthly Report.** [Patrick Willingham, Director of Parks and Recreation]

June 2023 Monthly Report.

July 2023 Monthly Report.

3. Department of Sanitation Monthly Report. [Israel Garza, Director of Sanitation]

June 2023 Monthly Report.

July 2023 Monthly Report.

4. San Juan Memorial Library Monthly Report. [Armandina Sesin, Library Director]

June 2023 Monthly Report.

July 2023 Monthly Report.

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

6. Fire Department Monthly Report. [Tirso Garza, Fire Chief]

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

8. Municipal Court Monthly Report. [Mary Enriquez, Court Administrator]

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

V. PUBLIC HEARING/ORDINANCES

- A. Hold a Public Hearing and Consider an Ordinance for a Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of the property legally described as 9.59-acre tract of land out of Lots 9, 10 and 11, San Juan Hacienda Estates, as Requested by Mario Anaya. [Daniel Tijerina, Director of Planning]
- B. Hold a Public Hearing and Consider an Ordinance for a Voluntary Annexation Petition of La Cantera Subdivision, being a 33.774-acre tract of land out of Lots 34, 37 and 38, San Juan

- Hacienda Estates Unit No. 1, located at the Northeast corner of Nebraska and Hall Acres Road, as Requested by Espino Construction, LLC. [Daniel Tijerina, Director of Planning]
- C. Hold a Public Hearing for the Voluntary Annexation Petition of the Proposed Valley Ranch Subdivision No. 5, 6 and 7; Tract 1: being a 36.99-acre tract of land out of Lots 14 and 15, Stewarts Addition to the Conway Garden Subdivision and Tract 2: being a 3.03-acre tract of land out of Lot 14, Block 27, Alamo Land and Sugar Company's Subdivision, as Requested by Esponjas Development, LTD. [Daniel Tijerina, Director of Planning]
- D. Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages (BG – Wine and Beer Retailer's Permit) for On-Premise Consumption at "Cheers Food Truck Park Bar, LLC." located at 232 E. Business 83, legally described as Lettered Blocks (San Juan) Lot 1, Block B, as Requested by Francisco Gortarez. [Daniel Tijerina, Director of Planning]
- E. Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit to operate "Marlen's Event Center" at 905 W. 1st Street Suites A and B, legally described as Lot 2, B.T. No. 1 Subdivision, as Requested by Fernando Rocha. [Daniel Tijerina, Director of Planning]
- F. Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit to allow "SJ Food Truck Park" at 2506 N. Raúl Longoria Road, legally described as Lot 1, Uresti Subdivision, as Requested by Jose and Eliecer Uresti. [Daniel Tijerina, Director of Planning]
- G. Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit to operate "Kairo's Event Center" at 5201 N. Raul Longoria Road Suite 3, legally described as Lots 5 and 6, Arco Iris Unit No. 2 Subdivision, as Requested by Evangelina Garza Gonzalez. [Daniel Tijerina, Director of Planning]
- H. Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit to operate "Ruby's Event Center" at 2003 N. Veterans Boulevard Suites 1 and 2, legally described as Lot 1, Porciones Center Subdivision, as Requested by Elsa Rubi Juarez. [Daniel Tijerina, Director of Planning]
- I. Hold a Public Hearing and Consider an Ordinance for a Rezoning Request from the Neighborhood Commercial District (C-1) to the General Business District (C-2) of the 1.32-acre tract of land out of Lot 13, Block 35, Alamo Land and Sugar Company's Subdivision, located at the Southwest corner of U.S. Business 83 and Cesar Chavez Road, as Requested by Raul Cantu. [Daniel Tijerina, Director of Planning]

VI. APPOINTMENTS

- A. Consider Removal and Appointment of Board Member(s) to the Keep San Juan Beautiful Board. [Brenda Escalante, City Secretary]

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

- A. Preliminary and Final Plat Approval of the Santa Anna Subdivision being a 11.225-acre tract of land out of the North half of the South half, of Lot 16, Block 8, John Closner Subdivision, located approximately 900 feet South of Eldora Road, along the West side of Raul Longoria Road, as Requested by M2 Engineering, PLLC. [Daniel Tijerina, Director of Planning]
- B. Preliminary and Final Plat Approval of the Valley Ranch No. 6 Subdivision being a 21.07-acre tract of land out of Lot 14, Stewart's Addition to the Conway Gardens, located at the Southeast corner of Stewart and Hall Acres Road, as Requested by Quintanilla, Headley and Associates, Inc. [Daniel Tijerina, Director of Planning]
- C. Discussion and Possible Action Regarding Hidalgo County Elections Department's Request for Early Voting/Election Day Polling Location of the San Juan Memorial Library for the 2023 General Election. [Brenda Escalante, City Secretary]
- D. Discussion and Consider Proposed Tax Rate for the City of San Juan for Fiscal Year Beginning October 1, 2023 through September 30, 2024 and set Public Hearing. [Leroy Gonzales, Director of Finance]
- E. Discussion and Consideration to Approve an Agreement with Troy & Banks for Audit Services, Examine Relevant Accounting Data on Franchise/Tax from our Local Cable Provider. [Leroy Gonzales, Director of Finance]
- F. Discussion and Consideration to Award RFB NO. 23-014-08-03 City of San Juan Tierra De Palmas Water Service Upgrades and Authorize the City Manager to Execute all Related Documents as Needed to the Most Responsible. [Lori A. Maldonado, Purchasing Agent]

VIII. RESOLUTIONS

- A. Consideration and Action Regarding Resolution in Support of the Lower Rio Grande Valley Development Council for Mexico to Comply with the Terms of the 1944 Treaty.
- B. Consideration and Action Regarding Resolution in Support of the Rio Grande Valley Partnership "One Region, One Voice " Initiative for Regional Partnerships and Marketing Efforts.

IX. CONTRACTUALS

- A. Consideration to Approve the Interlocal Agreement Between the City of San Juan and the City of Weslaco for Animal Control Operations and Impoundment Services and Authorize the Mayor to Execute any Related Documents. [Leandro Sifuentes, Interim Chief of Police]

X. CONSENT AGENDA

- A. Consider Approval of the Investment Report for the Quarter Ending June 30, 2023. [Leroy Gonzales, Director of Finance]
- B. Consider Approval of the Budget Expenditure Report for the Month of June 30, 2023. [Leroy Gonzales, Director of Finance]
- C. Consider Approval of the Tax Collection Report for the Month of June 2023. [Leroy Gonzales, Director of Finance]
- D. Consider Approval of City Commission Meeting Minutes:
 - June 27, 2023
 - July 11, 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 Code 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 Entertainment for 2023 Noche De Paz.
 - 2. Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding Legal Issues Concerning the Entertainment Agreement for Event to be held on September 30, 2023, Hosted by Keep San Juan Beautiful Board.
 - 3. Pursuant to Section §551.071, CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding Legal Issues Concerning the Agreement with Pharr Emergency Ambulance Services.
 - 4. Pursuant to Section §551.071 Consultation with Attorney and Section §551.087, ECONOMIC NEGOTIATIONS; Deliberation Regarding City 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 Meetings, and Requirements to Vote or Take Final Action in Open Meeting.

1. Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding the Entertainment for 2023 Noche De Paz.
2. Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding Legal Issues Concerning the Entertainment Agreement for Event to be held on September 30, 2023, Hosted by Keep San Juan Beautiful Board.
3. Pursuant to Section §551.071, CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding Legal Issues Concerning the Agreement with Pharr Emergency Ambulance Services.
4. Pursuant to Section §551.071 Consultation with Attorney and Section §551.087, ECONOMIC NEGOTIATIONS; Deliberation Regarding City 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 4th day of August 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.

CITY COMMISSION MEETING AGENDA
AUGUST 8, 2023
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OFFICE OF THE CITY SECRETARY