



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 22, 2023

REGULAR MEETING AGENDA
6:00 PM

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS

V. PROCLAMATIONS

- A.** Presentation on a Proclamation Proclaiming the Month of September 2023 as Ovarian Cancer Awareness Month.

VI. PRESENTATIONS

- A.** 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
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VII. PUBLIC HEARING/ORDINANCES

- A. Consider an Ordinance for a 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]
- B. Hold a Public Hearing and Consider an Ordinance Regarding the Rezoning Request from Neighborhood Commercial District (C-1) to the Multi-Family Residence District (R-MF) of Lots 21 thru 24, Block 32, San Juan Original Townsite, located at the Southwest corner of Lincoln and 6th Street, as Requested by Alberto Treviño. [Daniel Tijerina, Director of Planning]
- C. Hold a Public Hearing and Consider an Ordinance Regarding the Conditional Use Permit to operate "The Party Factory" at 1208 N. Raul Longoria Road Suites 7-8, legally described as Lot 1, Gutierrez-Duncan Subdivision, as Requested by Carolina Sandoval. [Daniel Tijerina, Director of Planning]
- D. Consider the Adoption of an Ordinance in First Reading Amending the Code of Ordinances under Appendix A. Unified Development Code, Chapter 2. Zoning Regulations, Article IV. District Use and Area Regulations, Section 1.00 "R-S" Single Family Residential District, Item (j) to Allow Non-enclosed Metal Carports within the Front Setback in Single Family Residential Districts in Subdivisions Recorded before 2015; Providing for Publication; Providing for Codification; Providing for a Severability Clause; Providing for a Repealer Clause; and Ordaining other Provisions Related to the Subject Matter Hereof.
- E. Hold Public Hearing on Adopting the Proposed Tax Rate and Levy for the City of San Juan, Texas for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024. [Leroy Gonzales, Director of Finance]
- F. Considering Adoption of an Ordinance in First Reading Amending Chapter 1 General Provisions, Article 1.02 Administration, Division 1 Generally, Section 1.02.004 Agenda Items of the Code of Ordinances of the City of San Juan, Texas, to Modify the Procedures for Placing Agenda Items for Consideration by the City Commission; Providing for Effective Date;

Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for a Repealer Clause. [Benjamin Arjona, City Manager]

- G. Consideration and Action of an Ordinance Authorizing the Issuance of "City of San Juan, Texas Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2023"; Providing for the Payment of said Certificates by the Levy of an Ad Valorem Tax upon all Taxable Property within the City; and Resolving other Matters Incident and Related to the Issuance, Payment, Security, Sale, and Delivery of said Certificates.

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

- A. Preliminary and Final Plat Approval of the Keystone Plaza Subdivision being a 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 US Business 83 and Cesar Chavez Road, as Requested by Salinas Engineering and Associates. [Daniel Tijerina, Director of Planning]
- B. Consideration and Action regarding a Planned Unit Development at Stewart Coves Subdivision being a 37.258-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 Melden & Hunt, Inc. [Daniel Tijerina, Director of Planning]
- C. Consideration and Action on the Variance Request to the Subdivision Ordinance at the Proposed Valley Ranch Subdivision No.6 being a 21.07-acre tract of land out of Lot 14, Stewarts Addition, as Requested by Quintanilla, Headley and Associates, Inc. [Daniel Tijerina, Director of Planning]
- D. Consideration and Action to Allow a Haunted House at the Old San Juan Hotel located at 125 W. US Business 83, legally described as lots 1 thru 6, Block 28, San Juan Original Townsie, as Requested by ZAEFF, LLC. [Daniel Tijerina, Director of Planning]
- E. Consideration and Action to Review the Conditional Use Permit Granted to "El Grullo Drive-Thru" located at 912 E. Business 83, legally described as Lot 1, Mireles Subdivision. [Daniel Tijerina, Director of Planning]
- F. Discussion and Possible Action to Approve \$1,898,984.00 in Rehabilitation Work Needed at the Wastewater Treatment Plant Lift Station by Buy-Board Vendor Southern Trenchless Solutions. Funding is available through American Rescue Plan (ARP) Funds. [Juan Carlos Martinez, Interim Director of Utilities]
- G. Discussion and Possible Action on Stewart Road Safety Concerns.

IX. CONTRACTUALS

- A. Consideration and Approval of an Interlocal Agreement Between Hidalgo County and the City of San Juan (San Juan I Head Start Center), Located at 200 North Cougar, San Juan, TX.
- B. Consideration and Action of an Interlocal Agreement for the 2023-2024 Fiscal Year with the Hidalgo County Urban County Program. [Daniel Tijerina, Director of Planning]

X. CONSENT AGENDA

- A. Consider Second and Final Reading of 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. Consider Second and Final Reading of 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]
- C. Consider Second and Final Reading of 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]
- D. Consider Second and Final Reading of an Ordinance for a Conditional Use Permit to allow “SJ Food Truck Park” at 2506 N. Raul Longoria Road, legally described as Lot 1, Uresti Subdivision, as Requested by Jose and Eliecer Uresti. [Daniel Tijerina, Director of Planning]
- E. Consider Second and Final Reading of 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]
- F. Consider Second and Final Reading of 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]
- G. Consider Second and Final Reading of 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]

- H. Consider Second and Final Reading of 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]
- I. Consider Approval of the Tax Collection Report for the Month of July 2023 [Leroy Gonzales, Director of Finance]

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 Possible Legal Issues Concerning TXDOT Future Raised Median Project.
 - 2. Pursuant to Section §551.071, CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding Legal Issues Concerning the Agreement with Pharr Emergency Ambulance Services.
 - 3. Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding the Entertainment for 2023 Noche De Paz.
 - 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 Possible Legal Issues Concerning TXDOT Future Raised Median Project.
 - 2. Pursuant to Section §551.071, CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding Legal Issues Concerning the Agreement with Pharr Emergency Ambulance Services.

3. Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding the Entertainment for 2023 Noche De Paz.
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 18th 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.

OFFICE OF THE CITY SECRETARY