



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, September 12, 2023

REGULAR MEETING AGENDA

6:00 PM

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS

V. PRESENTATIONS

- A.** Presentation of Texas Amateur Athletic Federation Local Athletes of the Year. [Patrick Willingham, Director of Parks and Recreation.]
- 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. [Daniel Tijerina, Director of Planning]
 - 2.** Parks and Recreation Monthly Report. [Patrick Willingham, Director of Parks and Recreation]

3. Department of Sanitation Monthly Report. [Israel Garza, Director of Sanitation]
4. San Juan Memorial Library Monthly Report. [Armandina Sesin, Library Director]

VI. PUBLIC HEARING/ORDINANCES

- A. Consider First Reading of an Ordinance to Amend Chapter 4 Business Regulations of the City of San Juan's Code of Ordinance by Adding Article 4.13 Amusement Redemption Machines to Ban Use and Operation of Such Amusement Redemption Machines; 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]
- B. Hold First Public Hearing and Consider Ordinance Adopting the Budget for the City of San Juan, Texas for the Fiscal Year Beginning October 1, 2023 through September 30, 2024. [Leroy Gonzales, Director of Finance]

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

- A. Discussion and Possible Action to Award RFB NO. 23-015-08-10 City of San Juan Sgt. Leonel Trevino Sanitary Sewer Improvements Project Contract and Authorize the City Manager to Execute All Related Documents as Needed to the Most Responsible Bidder. [Lori A. Maldonado, Purchasing Agent]
- B. Discussion and Possible Action on a Variance Request to not Loop an 8" water line along the East Perimeter of the Proposed San Juan Oaks Subdivision, as Requested by Nain Engineering, LLC. [Daniel Tijerina, Director of Planning]

VIII. RESOLUTIONS

- A. Consideration and Action on a Resolution Suspending the August 23, 2023 Effective Date of the Statement of Intent of Texas Gas Service Company to Increase Rates within Incorporated Areas of its Service Territory.

IX. CONSENT AGENDA

- A. Consider Second Reading of 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. Consider Second and Final Reading of 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. Consider Second and Final Reading of 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 Second and Final Reading 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. Consider Second and Final Reading of an Ordinance 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]
- F. Consider Second and Final Reading of an Ordinance 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]
- G. Consider Approval of the Budget Expenditure Report for the Month of July 31, 2023. [Leroy Gonzales, Director of Finance]

X. EXECUTIVE SESSION

- A. The San Juan City Commission will Convene in Executive Session in Accordance with the Texas Open Meetings Act, Vernon's Texas Statutes and Code Annotated, Government Code Chapter 551 et seq., and 551.071 Consultation with Attorney.
 - 1. Pursuant to Section §551.071 Consultation with Attorney and Section §551.072, Real Estate Matters; Consideration and Action Regarding an Ordinance Authorizing the Mayor to Execute a Commercial Real Estate Contract and Related Documents for the Purchase of Real Property Legally Described as Lots 1-6, Block 28, San Juan Original Townsite and Situated at 128 W. US Highway Business 83 in San Juan, Hidalgo County, Texas.

2. Pursuant to Section §551.071, CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding Possible Legal Issues Concerning Employment Hiring Practices.

XI. RECONVENE

- A. The City Commission will Reconvene in Open Session to Take Necessary Action, if any, in Accordance with Chapter 551, Open Meetings, Subchapter E, Procedures Relating to Closed Meetings, and Requirements to Vote or Take Final Action in Open Meeting.
 1. Pursuant to Section §551.071 Consultation with Attorney and Section §551.072, Real Estate Matters; Consideration and Action Regarding an Ordinance Authorizing the Mayor to Execute a Commercial Real Estate Contract and Related Documents for the Purchase of Real Property Legally Described as Lots 1-6, Block 28, San Juan Original Townsite and Situated at 128 W. US Highway Business 83 in San Juan, Hidalgo County, Texas.
 2. Pursuant to Section §551.071, CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding Possible Legal Issues Concerning Employment Hiring Practices.

XII. ADJOURNMENT

CERTIFICATION

I certify that the above notice of the Regular Called Meeting of the City of San Juan is true and correct; and that I posted such notice on the bulletin board. A place convenient and readily accessible to the public on the 8th day of September 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