



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

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SAN JUAN CITY COMMISSION

Location: San Juan Memorial Library
Multipurpose Meeting Room
1010 S. Standard St.
San Juan, Texas 78589
Tuesday, September 26, 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 a Proclamation Proclaiming October 2023 as Manufacturing Month.

B. 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. APPOINTMENTS

- A. Consideration and Action to Appoint, Re-appoint and/or Remove Board Member(s) of the Keep San Juan Beautiful Board (Commissioner Guajardo & Commissioner Santillan). [Brenda Escalante, City Secretary]

VII. PUBLIC HEARING/ORDINANCES

- A. Hold a Public Hearing and Consider an Ordinance Regarding the Conditional Use Permit for the Sale of Alcoholic Beverages at “Carlitos Snacks and Drinks” Located at 205 W. Nolana Avenue, Suite 14, Legally Described as Lot 1, San Juan Plaza Subdivision, as Requested by Carlitos Snacks and Drinks, LLC. [Daniel Tijerina, Director of Planning]
- B. Hold a Public Hearing and Consider an Ordinance Regarding the Conditional Use Permit for the Sale of Alcoholic Beverages (Wine and Beer) for On-Premise Consumption at “Tremendoz Drive-Thru” Located at 2201 N. Cesar Chavez Road, Legally Described as Lot 1, C&B Subdivision, as Requested by Tremendoz Drive Thru, LLC. [Daniel Tijerina, Director of Planning]
- C. Hold a Public Hearing and Consider an Ordinance Regarding the Conditional Use Permit to Operate a Group Home Child Daycare at 202 E. 14 1/2 Street, Legally Described as Lot 22, Lincoln Heights Subdivision, as Requested by Xochitl Rodriguez. [Daniel Tijerina, Director of Planning]
- D. Hold a Public Hearing and Consider an Ordinance Regarding a Rezoning Request from Single-Family Residence District (R-S) to Institutional District (IN) at 1212 S. Wyoming Avenue, Legally Described as Lots 23-26, Block I, L.F. Moore Subdivision, Block I, as Requested by Jesus Ramirez. [Daniel Tijerina, Director of Planning]
- E. Hold a Public Hearing and Consider an Ordinance Regarding a Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) at the Property Legally Described as 7.47-acre Tract of Land out of Lot 4, Block 39, Alamo Land and Sugar Company, as Requested by Gerardo Mireles. [Daniel Tijerina, Director of Planning]
- F. Hold a second and final public hearing and consider the ordinance adopting the budget 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]

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

- A.** Preliminary and Final Plat Approval of the Stewart Coves Phase I Subdivision Being a 20.449-acre Tract of Land out of Lot s 1 and 6, Stewart 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]
- B.** Preliminary and Final Plat Approval of the Royal Heights Subdivision Being a 10.280-acre Tract of Land out of Lot 2, Block 31, Alamo Land and Sugar Company's Subdivision, Located Approximately 0.15 miles South of Sam Houston Boulevard, Along the East side of Stewart Road, as Requested by Melden and Hunt, Inc. [Daniel Tijerina, Director of Planning]
- C.** Consideration and Action Regarding Lift Station #19 Emergency Repair Change Order #1 in the Amount of \$69,126.00. [Juan Carlos Martinez, Interim Director of Utilities]

IX. CONTRACTUALS

- A.** Consideration and Action to Approve the Reimbursement Contract Between the City of San Juan and OC Development, LTD. Regarding the Subdivision Improvements at the Valley Ranch Subdivision. [Daniel Tijerina, Director of Planning]

X. RESOLUTIONS

- A.** Consideration and Action on a Resolution to Approve the Waterline Access Agreement Between the North Alamo Water Supply Corporation, the City of San Juan and McDonald's Real Estate Company. [Daniel Tijerina, Director of Planning]
- B.** Consideration and Action on a Resolution Regarding the Nomination of Candidate(s) for the Hidalgo County Appraisal District Board of Directors 2024-2025. [Brenda Escalante, City Secretary]

XI. CONSENT AGENDA

- A.** Consider Second and Final 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.** Consider Approval of the Tax Collection Report for the Month of August 2023. [Leroy Gonzales, Director of Finance]

XII. 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 §551.074 PERSONNEL MATTERS; Discuss the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee (Interim Chief of Police).

XIII. 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 §551.074 PERSONNEL MATTERS; Discuss the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee (Interim Chief of Police).

XIV. 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 22nd day of September 2023 at 4:30 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
SEPTEMBER 26, 2023
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OFFICE OF THE CITY SECRETARY