

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE:

Tuesday, February 27, 2024

TIME:

6:00 p.m.

PLACE:

San Juan Memorial Library
1010 S. Standard
San Juan, Texas 78589

MEMBERS PRESENT:

Mario Garza, Mayor
Marco “Markie” Villegas, Mayor Pro Tem
Leonardo “Lenny” Sanchez, Commissioner,
Ernesto “Neto” Guajardo, Commissioner
Ricardo Palacios, City Attorney

STAFF PRESENT:

Benjamin Arjona, City Manager
Brenda Escalante, City Secretary
Tirso Garza, Fire Chief
Leandro Sifuentes, Chief of Police
Leroy Gonzalez, Director of Finance
Adelaida Cordero, Director of Human Resources
Christina Pérez, Interim Library Director
Daniel Tijerina, Director of Planning and Zoning
Israel Garza, Director of Sanitation/ Public Works
Juan Carlos Martinez, Interim Director of Utilities
Mary Enriquez, Court Administrator
Gregorio Trevino, Public Information Officer
Ruben Guajardo, Assistant Director of Parks & Recreation. PAL

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: There were no Public Comments

V. PRESENTATIONS

A. Presentation of Carman Elementary 4th/5th Grade Flag Football - Team Kelly Green.

DISCUSSION: Ruben Guajardo, Assistant Director of Parks and Recreation, honored and acknowledged the 4th and 5th grade Carman Elementary Flag Football Teams that competed in the Winter Flag Football League. Mr. Guajardo expressed gratitude to the Carman Elementary administration, staff, and coaches for their support and engagement. Mr. Guajardo introduced the Team Kelly Green players.

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. Police Department Monthly Report.
4. Municipal Court Monthly Report.
5. Department of Utilities Monthly Report.

DISCUSSION: Mayor Mario Garza inquired about the quotations that were meant to be received for street repairs at the intersection of Standard and Railroad, adjacent to Central Ready Mix. Israel Garza, Director of Sanitation, reported that he acquired a bid that came in at \$28,370. Mayor Garza asked about Moore Road. Mr. Garza stated that he met with Mr. Roy from TXDOT about this matter, which is currently before County Court Judge Cortez, but he feels it will be approved. Commissioner Ernesto "Neto" Guajardo commended Mayor Garza for raising this matter. He added that he spoke to Mr. Olvera regarding this roadway being

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utilized as a bus route; according to Commissioner Guajardo, Mr. Olvera will communicate with the school district superintendent.

VI. PUBLIC HEARING/ORDINANCES

- A. Hold a Public Hearing and Consider an Ordinance Regarding a Rezoning Request from General Business District (C-2) to a Multi-Family Residence District (R-MF) of the 2.59-Acre Tract of Land, Being the North 300 Feet of Lot 6, Block 7, John Closner Subdivision, Located Approximately a Quarter of a Mile West of Raul Longoria Road, Along the South Side of Nolana Avenue, as Requested by Dora Alicia Lara. [Daniel Tijerina, Director of Planning]

DISCUSSION: Daniel Tijerina, Director of Planning, stated that this 2.59-acre tract is located west of Nolana Avenue, next to the Drainage Ditch. Back in November 2014, this property came before the city commission and was rezoned to commercial. However, at this moment, the applicant is proposing to change it from commercial to multi-family. Mr. Tijerina stated that the Planning and Zoning Commission went with the staff's recommendation for denial as it's a commercial corridor, as per the future land use map, for commercial. Furthermore, staff mailed a notice of the public hearing before the Planning and Zoning Commission to eight (8) property owners within a two hundred (200)-foot radius.

Mayor Mario Garza opened the Public Hearing at 6:20 p.m.

Rene Barrera, who represented the applicant, Ms. Dora Alicia Lara, indicated that the applicant preferred to keep the entire development as a multi-family fourplex. He went on to say that the applicant intended to maintain the structure and facade architecture the same, that a HOA would be involved in the development, and that they were prepared to follow all of the planning criteria.

Mayor Mario Garza closed the Public Hearing at 6:23 p.m.

Commissioner Leonardo “Lenny” Sanchez made motion to go with the city staff's recommendation and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion denied (5-0).

- B. Consideration and Action Regarding an Ordinance Authorizing the Mayor to Execute an Unimproved Property Contract and Amendment Thereto and Related Documents for the Purchase of Real Property Legally Described as a 5-Acre Tract of Land (Consisting of Tract I and Tract II) Being Out of Lot 9, Block 6, John Closner Subdivision, W165'-E463', City of San Juan, Hidalgo County, Texas, also known as 504 Sioux Road; Providing for an Effective Date; Providing for Publication; Providing for Codification; Providing for Severability; Providing for a Repealer Clause; and Ordaining all Other Provisions Related to the Subject Matter Hereof.

DISCUSSION: Benjamin Arjona, City Manager, noted that the purpose of this ordinance is to acquire the land situated north on Sioux Road close to North San Juan Park, which was discussed at our most recent city commission meeting.

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

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

- A. Preliminary and Final Plat Approval for the Westview IV Lot 1 Subdivision, Being a 19.639-Acre Tract of Land out of Lot 2, Block 47, Alamo Land and Sugar Subdivision, Located Approximately Half of a Mile East of Raul Longoria Road, Along the South Side of Owassa Road, as Requested by CDS Muery Engineers.

DISCUSSION: Daniel Tijerina, Director of Planning, stated that the Delias Tamales factory will be built along Owassa Road in a one-lot subdivision of around 20 acres. He went on to say that they have been working with Juan Dudwick of CVS Murray Engineers, that they have received easements from PSJA ISD, and that they have completed the building's final platting and construction. Furthermore, it was stated that this plant will produce tamales for distribution throughout the state. According to Mr. Tijerina, the North Alamo Water Supply Corporation will supply water service, while the City of San Juan will offer sewage. Water lines must be looped to 8-inch water line following San Juan Fire Department specifications. Additional fire hydrants shall be located every 300 feet of the existing fire hydrant. All entrances and exits must be 26 feet wide. Mr. Tijerina stated that the Planning Commission and staff recommended approval of the preliminary and final plat.

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

- B. Discussion and Possible Action on the San Juan Municipal Court 2024 Case Resolution Campaign.

DISCUSSION: Mary Enriquez, Court Administrator, indicated that the Municipal Court would hold its 2024 Case Resolution Campaign from March 2 to March 31, 2024. Individuals with outstanding warrants are

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encouraged to make arrangements with the court to resolve their unpaid fees. In addition, throughout the case resolution campaign, failure to appear on each warrant will be waived. Citizens may pay their outstanding warrants without being arrested. Mayor Mario Garza inquired if the court would assist with payment arrangements, to which Ms. Enriquez answered yes.

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

VIII. CONTRACTUALS

- A. Discussion and Possible Action Authorizing the Mayor to Enter into a Memorandum of Agreement Between the City of San Juan and the Lower Rio Grande Valley TPDES Stormwater Task Force Partnership, Inc for Preparation of a Regional Texas Pollution Discharge Elimination System (TPDES) Stormwater Permit Application and Stormwater Plan for the Lower Rio Grande Valley TPDES Stormwater Task Force.

DISCUSSION: Israel Garza, Director of Sanitation, stated this agreement is between the City of San Juan and the Lower Rio Grande Valley TPDES Stormwater Task Force Partnership, Inc. for the preparation of a Regional Texas Pollution Discharge Elimination System (TPDES). Mr. Garza stated staff recommended approval.

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

IX. CONSENT AGENDA

- A. Consider Approval of City Commission Meeting Minutes:

- May 31, 2023
- November 14, 2023
- January 23, 2024

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

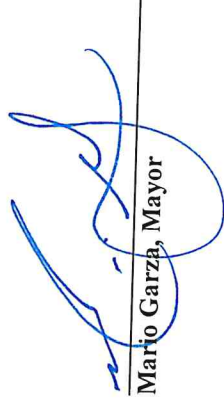
X. ADJOURNMENT

Commissioner Leonardo “Lenny” Sanchez made motion to adjourn at 6:30 p.m. and was seconded by Mayor Pro Tem Marco “Markie” Villegas. Motion Passed (5-0).

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ATTEST:


Brenda Escalante, City Secretary


Mario Garza, Mayor