



Mayor: Mario Garza
Mayor Pro-Tem: Marco "Markie" Villegas
Commissioners: Ernesto "Neto" Guajardo
Adina "Dina" Santillan
Jesus "Jesse" Ramirez

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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, November 12, 2024

REGULAR MEETING AGENDA
6:00 PM

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS

V. PRESENTATIONS

A. AGENCY TRILOGY AWARD - FBI LEEDA-[Police Chief, Leandro Sifuentes]

B. Status Update on City Hall Transit Terminal Grant from the Lower Rio Grande Valley Development Council.

C. Presentation on Departmental Reports: Department of Planning and Zoning, Department of Parks and Recreation, Department of Sanitation, and San Juan Memorial Library.

1. Department of Planning and Zoning Monthly Report. [Monica Gomez, Interim Director of Planning]

2. Department of Parks and Recreation Monthly Report. [Ruben Guajardo, Parks & Recreation Director]
3. Department of Sanitation Monthly Report. [Israel Garza, Director of Sanitation]
4. San Juan Memorial Library Monthly Report. [Christina Perez, Interim Library Director]

VI. PUBLIC HEARING/ORDINANCES

- A. Hold a Public Hearing for the Voluntary Annexation Petition of the 7.82-Acre Tract of Land out of Lot 12, Block 27, Alamo Land and Sugar Company's Subdivision, as Requested by OC Development, LTD. [Monica Gomez, Interim Director of Planning]
- B. Hold a Public Hearing and Consider an Ordinance Providing for the Conditional Use Permit for the Sale of Alcoholic Beverages (MB – Mixed Beverage Permit and LB – Mixed Beverage Late Hours Permit) at Home2 Suites by Hilton, Located at 1003 E. Carroll Road, Legally Described as Lot 4, Plaza San Juan Subdivision, as Requested by San Juan Foodservice, LLC. [Monica Gomez, Interim Director of Planning]
- C. Hold a Public Hearing and Consider an Ordinance Providing for the Rezoning Request from Single-Family Residence District (R-S) to a Multi-Family Residence District (R-MF) of Lot 9, Block 1, Gossage Subdivision, as Requested by Zapphire Construction & Development, LLC. [Monica Gomez, Interim Director of Planning]
- D. Hold a Public Hearing and Consider an Ordinance Providing for the Rezoning Request from Single-Family Residence District (R-S) to a Multi-Family Residence District (R-MF) of Lot 10, Block 1, Gossage Subdivision, as Requested by Nan-Avi Management, LLC. [Monica Gomez, Interim Director of Planning]
- E. Hold a Public Hearing and Consider an Ordinance Providing for the Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2) of Lot 2, Nadia Estates Subdivision, as Requested by Chris Lee. [Monica Gomez, Interim Director of Planning]

VII. APPOINTMENTS

- A. Consider Appointment of a Municipal Court Judge.

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

- A. Discussion and Possible Action on a Variance Request to the Zoning Ordinance to Not Comply with the 5-foot Side Setback at Lot 30, Stewart Coves Phase 1 Subdivision, as Requested by Melden and Hunt, Inc. [Monica Gomez, Interim Director of Planning]

- B. Discussion and Possible Action of an Interlocal Agreement for the 2024-2025 Fiscal Year with the Hidalgo County Urban County Program. [Monica Gomez, Interim Director of Planning]
- C. Discussion and Possible Action on the Selection of a Project and Funds Distribution for Hidalgo County Urban County Program FY 2025-2026 Funds. [Monica Gomez, Interim Director of Planning]
- D. Discussion and Possible Action to Request Assistance from the Health and Environmental Services within the San Juan City Limits. [Monica Gomez, Interim Director of Planning]
- E. Discussion and Possible Action Authorizing the City Manager to Accept Grant Funding Through the Border Zone Fire Department (BZFD) for an Amount of \$135,937.50. [Tirso Garza, Fire Chief]
- F. Discussion on Issues Regarding Lucky Drive Street.

IX. CONSENT AGENDA

- A. Consider Second and Final Reading of the Ordinance to Amend Appendix "A", Unified Development Code, Chapter 2, Article IV, Section 11, Expressway Corridor District by Modifying Subsection 11.03 Definitions and Subsection 11.04 Zoning Use Chart to Authorize the Use of Automobile Sales Corridor District. [Monica Gomez, Interim Director of Planning]

X. EXECUTIVE SESSION

- A. The San Juan City Commission will Convene in Executive Session in Accordance with the Texas Open Meeting Act, Vernon's Texas Statutes and Codes Annotated, Government Code Chapter §551.071 (Consultation with Attorney).
 - 1. Pursuant to Section 551.071 (Consultation with Attorney) of the Texas Government Code, Discussion and Possible Action Regarding Legal Issues Concerning Entertainment for 2024 Noche de Paz & Blue Santa Toy Drive Event.
 - 2. Pursuant to Section 551.071 (Consultation with Attorney) of the Texas Government Code, Discussion and Possible Action Regarding Legal Issues Concerning Governance Practices.

XI. RECONVENE

- A. The City Commission will Reconvene in Open Session to Take Necessary Action if any, in Accordance with Chapter 551, Open Meeting Subchapter E, Procedures Relating to Closed Meeting 551, Requirements to Vote or Take Final Action in Open Meeting.

1. Pursuant to Section 551.071 (Consultation with Attorney) of the Texas Government Code, Discussion and Possible Action Regarding Legal Issues Concerning Entertainment for 2024 Noche de Paz & Blue Santa Toy Drive Event.
2. Pursuant to Section 551.071 (Consultation with Attorney) of the Texas Government Code, Discussion and Possible Action Regarding Legal Issues Concerning Governance 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 November 2024 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 _____, 2024.

OFFICE OF THE CITY SECRETARY