



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, January 14, 2025

REGULAR MEETING AGENDA 6:00 PM

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS

V. PRESENTATIONS

A. Presentation on Departmental Reports: Department of Planning and Zoning, Department of Parks and Recreation, Department of Sanitation, San Juan Memorial Library, Department of Finance, Fire Department, Police Department, Municipal Court, and Department of Utilities.

1. Department of Planning and Zoning Monthly Report. [Javier J. Garcia, Director of Planning]

2. Department of Parks and Recreation Monthly Report. [Ruben Guajardo, Director of Parks & Recreation.]

3. Department of Sanitation Monthly Report. [Israel Garza, Director of Sanitation]

4. San Juan Memorial Library Monthly Report. [Christina Perez, Library Director]
5. Department of Finance Monthly Report. [Leroy Gonzales, Director of Finance]
6. Fire Department Monthly Report. [Tirso Garza, Fire Chief]
7. Police Department Monthly Report. [Leandro Sifuentes, Chief of Police]
8. Municipal Court Monthly Report. [Mary Enriquez, Court Administrator]
9. Department of Utilities Monthly Report. [Juan Carlos Martinez, Director of Utilities]

VI. PUBLIC HEARING/ORDINANCES

- A. Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit Regarding the Sale of Alcoholic Beverages (BG – Wine and Malt Beverage Retail Dealer's On-Premise Permit) at Santa Chelada Drive-Thru, located at 4101 N. Veterans Boulevard, legally described as Lot 5, Block 5, John Closner Subdivision, as Requested by KSNA, LLC. [Jorge J. Garcia, Director of Planning]
- B. Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages (BG – Wine and Beer Retailer's Permit) at Mariscos El Bucanero located at 205 W. Nolana Avenue Suite #3, legally described at Lot 1, San Juan Plaza Subdivision, as Requested by Mariscos El Bucanero, LCC. [Jorge J. Garcia, Director of Planning]
- C. Consideration and Action of an Ordinance Regarding 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, Hidalgo County, Texas, according to the plat or map thereof recorded in Volume 1, Pages 24-26, Map Records, Hidalgo County, Texas. [Jorge J. Garcia, Director of Planning]

VII. RESOLUTIONS

- A. Consideration and Action on a Resolution to Approval of the Final Workplan for Fiscal Year 38 (2025) for the Hidalgo County Urban County Program. [Jorge J. Garcia, Director of Planning]

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

- A. Preliminary Plat Approval with Variances for Rafael Estates Subdivision being a 24.74-acre tract of land out of Lots 14 and 15, Stewart's Addition to the Conway Gardens and Lot 14, Block 27, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile West from Cesar Chavez Road, along the South side of Hall Acres Road, as Requested by Quintanilla, Headley and Associates, Inc. [Jorge J. Garcia, Director of Planning] *Tabled*

- B. Preliminary Plat Approval with Variances of the Villas de Angelina Subdivision Being a 14.64-Acre Tract of Land out of Lot 12, Block 27, Alamo Land and Sugar Subdivision, Located Approximately a Quarter of a Mile West from Cesar Chavez Road, along the South side of Hall Acres Road, as Requested by Quintanilla, Headley & Associates, Inc. [Jorge J. Garcia, Director of Planning]

IX. CONSENT AGENDA

- A. Consider Approval of the Tax Collection Report for the Month of October 2024.[Leroy Gonzales, Director of Finance]
- B. Consider Approval of the Tax Collection Report for the Month of November 2024. [Leroy Gonzales, Director of Finance]
- C. Consider Approval of the Budget Expenditure Report for the Month of October 2024.[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 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; Discussion and Possible Action Regarding Legal Issues Concerning the Long-Term Rental Agreement with Texas Red Post Grad SATX.
 - 2. Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY; Discussion Regarding Legal Issues Concerning Notice of Claim for Overcharges of Utilities to Diocese of Brownsville.
 - 3. Pursuant to Section §551.074 (Personnel Matters) and §551.071 (Consultation with Attorney) of the Texas Government Code, Discussion and Possible Action Regarding the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline, or Dismissal of a Public Officer or Employee, Specifically the City Manager.

XI. RECONVENE

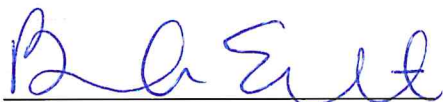
- A. The City Commission will Reconvene in Open Session to Take Necessary Action if any, in Accordance with Chapter 551, Open Meeting Subchapter E, Procedures Relating to Closed Meeting 551, Requirements to Vote or Take Final Action in Open Meeting.

1. Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding Legal Issues Concerning the Long-Term Rental Agreement with Texas Red Post Grad SATX.
2. Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY; Discussion Regarding Legal Issues Concerning Notice of Claim for Overcharges of Utilities to Diocese of Brownsville.
3. Pursuant to Section §551.074 (Personnel Matters) and §551.071 (Consultation with Attorney) of the Texas Government Code, Discussion and Possible Action Regarding the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline, or Dismissal of a Public Officer or Employee, Specifically the City Manager.

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 10th day of January 2025 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 _____, 2025.

OFFICE OF THE CITY SECRETARY