

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, April 11, 2023

TIME: 6:00 p.m.

PLACE: San Juan Memorial Library
Multipurpose Meeting Room
1010 S. Standard
San Juan, Texas 78589

MEMBERS PRESENT: Mario Garza, Mayor
Mayor Pro – Tempore Leonardo “Lenny” Sanchez
Adina “Dina” Santillan, Commissioner
Ernesto “Neto” Guajardo, Commissioner
Marco “Markie” Villegas, Commissioner
Cris Palacios, City Attorney

STAFF PRESENT: Benjamin Arjona, City Manager
Brenda Escalante, City Secretary
Tirso Garza, Chief of Fire
Leandro Sifuentes, Interim Chief of Police
Leroy Gonzales, Finance Director
Adelaida Cordero, Director of Human Resources
Armandina Sesein, Library Director
Ramiro Moreno, Recreation Supervisor
Daniel Tijerina, Director of Planning
Israel Garza, Director of Sanitation/ Public Works
Diana Elizondo, Administrative Clerk
Mary Enriquez, Court Administrator
Pat Karr, Director of Information Technology

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 comments.
 - V. **PRESENTATIONS**
 - A. **Presentation to Recognize the PSJA Lady Bears Golf Team for their District 31-6A Golf Championship.**
- DISCUSSION:** The City Manager, Benjamin Arjona, requested that item A be skipped and brought up at the next City Commission meeting.
- B. **Presentation and Update by the Hidalgo County Drainage District No. 1 as it Relates to the 2023 Drainage Bond Program.**

DISCUSSION: Benjamin Arjona, City Manager, indicated that this issue was reviewed at the previous meeting and introduced Raul Sesein, who delivered a presentation and update on the 2023 Drainage Bond Program by Hidalgo County Drainage District No. 1. Mayor Mario Garza requested that item A under VII be moved forward. Discussion and Possible Action on All of the Following Matters:

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

- A. Discussion and Action, if any, Ratifying the Hidalgo County Drainage District No. 1 Request for the Use of City Facilities as Early Voting and Election Day Polling Locations for the May 6, 2023 General Election. Tabled [Brenda Escalante, City Secretary]**

Mayor Mario Garza made motion to untable the item and was seconded by Commissioner Marco "Markie" Villegas. Motion Passed (5-0)

Raul Sesin, General Manager of Hidalgo County Drainage District No. 1, delivered a brief presentation to inform the Hidalgo County community on the planned 2023 Drainage Bond Program and the upcoming election. According to Mr. Sesin, there will be no tax implications. Mayor Mario Garza requested clarification that there will be no tax increase for this plan.

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

- C. 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. Sanitation Monthly Report. [Israel Garza, Director of Sanitation]**
- 3. Parks and Recreation Monthly Report. [Patrick Willingham, Director of Parks and Recreation]**
- 4. San Juan Memorial Library Monthly Report. [Armandina Sesin, Library Director]**

DISCUSSION: Benjamin Arjona, City Manager, congratulated the City Commission and the San Juan EDC Board for their hard work and devotion to the community. Mayor Mario Garza notified the community that a Whataburger restaurant is coming to San Juan and congratulated the City Commission and the San Juan Economic Development Corporation. Commissioner Adina "Dina" Santillan requested that the business ordinance concerning cameras be followed up on. Commissioner Marco "Markie" Villegas praised Mr. Israel Garza for his efforts in addressing the chronic illegal dumping problem near Sam Houston and the drainage district canal. Commissioner Villegas requested Mr. Garza and Chief Sifuentes' assistance in enforcing and educating the community about unlawful dumping. Commissioner Ernesto "Neto" Guajardo requested an update from Mr. Garza on the ongoing drainage problem at the intersection of Stewart and Castillo. Mr. Garza responds that he and Mr. Daniel Tijerina are now dealing with the contractor.

VII. PUBLIC HEARING/ORDINANCES

- A. Hold a Public Hearing for a Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of the 3.24-Acre Tract of Land out of the South 5.00 Acre Tract of Lot 16, Block 8, John Closner Subdivision, as Requested by Javier A. Pena. [Daniel Tijerina, Director of Planning]**

DISCUSSION: Daniel Tijerina, Director of Planning, stated Mr. Javier Pena is applying for a rezoning request for a 3.24-acre tract of property located just south of the Dollar General, along Raul Longoria Road. Mr. Tijerina stated that Mr. Pena has purchased the back portion behind Dollar General and two portions above Dollar General. Furthermore, he is proposing to keep what is commercial on the two parcels north of the Dollar General commercial and, on the rear, make it apartment complexes. The rezoning request is from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF). Also, the project is in compliance with the future land use map and the surrounding land uses and zoning. Mr. Tijerina mentioned that staff mailed a notice of the public hearing before the Planning and Zoning Commission to seventy (70) property owners within a two hundred (200)-foot radius and received no comments in favor of or against this request. This was presented to the Planning and Zoning Commission on February 6, 2023, with a 6-0 unanimous approval recommendation, which staff also recommends.

Mayor Mario Garza opened the public hearing at 6:15 p.m.

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Commissioner Ernesto "Neto" Guajardo asked for confirmation in regards to what would remain commercial.

Mayor Mario Garza closed the public hearing at 6:16 p.m.

Commissioner Ernesto "Neto" Guajardo motion to approve and was seconded by Mayor Mario Garza. Motion Passed (5-0)

- B. Hold a Public Hearing of an Ordinance for the Voluntary Annexation Petition of the Stewart Coves Subdivision, Which is 16.579-Acre Tract of Land out of Lots 1 and 6, Stewart's Addition to the Conway Gardens, Located at the Northwest Corner of Moore and Stewart Road, as Requested by Joyce E. Soulek Living Trust. [Daniel Tijerina, Director of Planning]**

DISCUSSION: Daniel Tijerina, Director of Planning, stated that a significant development is coming to the city, however a section of this area is beyond the city limits. Mr. Tijerina stated that the subject property's owner has filed a petition with the City of San Juan for voluntary annexation. In addition, this is the first public hearing to adopt the ordinance to voluntarily annex the property into the city, and staff recommends approval.

Mayor Mario Garza opened the public hearing at 6:17 p.m.

Mayor Mario Garza closed the public hearing at 6:17 p.m.

Commissioner Ernesto "Neto" Guajardo motion to approve and was seconded by Mayor Pro-Tem Leonardo "Lenny" Sanchez. Motion Passed (5-0)

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

- B. Preliminary and Final Plat Approval of the Starlite Subdivision being a 11.02-Acre Tract of Land out of Lot 1, Leighann Subdivision and an 0.60-Acre Tract of Land out of Lot 6, M.L. Woods Tract No. 3 Subdivision, as Requested by Trevino Engineering. [Daniel Tijerina, Director of Planning]**

DISCUSSION: According to Daniel Tijerina, Director of Planning, this plat has been in the works for some time. It is an 11-acre parcel split into four (4) business lots along the Expressway Corridor. Lots 1-3 will face Frontage Road, while Lot 4 will face Sgt. Leonel Trevino Road. Mr. Tijerina stated that the City Commission authorized this subdivision in January 2021, but the subdivision plat was never registered; hence, it had to be examined again, and staff is now ready to move forward. Furthermore, staff recommends approval, subject to all requirements being met. Commissioner Adina "Dina" Santillan requested a list of the requirements they had to meet. Mr. Tijerina said that they must follow the subdivision regulations when installing water, sewage, storm, and fire hydrants. According to Tomas Alvizo of Texas GMS, there is currently no plan for the lot at the back. Mayor Mario Garza asked to make sure that it stays commercial.

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

- C. Discussion Variance Request to the Subdivision Ordinance for the Plantation Heights Subdivision Being a 21.68 Acre Tract of Land out of Lot 1, Block 14, John Closner Subdivision, Located Approximately a Quarter of a Mile South of Hall Acres Road, Along the East side of Veterans Boulevard, as Requested by Quintanilla, Headley and Associates, Inc. [Daniel Tijerina, Director of Planning]**

DISCUSSION: Daniel Tijerina, Director of Planning, stated that they received a variance request from the Quintanilla, Headley, and Associates offices and that the applicant, Mr. Garza, was present tonight. Mr. Tijerina mentioned that the subdivision plat was approved on February 3, 2022, according to Mr. Tijerina. Furthermore, upon permission, a gas line was installed, reducing the size of the lots. Mr. Tijerina stated that upon assessment, staff recommended acceptance of the proposed deviations, which included:

To not comply with the lot depths for single family residential district (R-S)

- Lot 15
- Lot 16

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- Lot 17
To not install a sidewalk along South Veterans Blvd.

Eulalio Ramirez of Quintanilla, Headley and Associates, Inc. responded to Commissioner Ernesto "Neto" Guajardo's concern about the installation of the sidewalk along S. Veterans, ensuring that ADA sidewalks will be installed within the subdivision despite the lack of a sidewalk along Veterans.

Mayor Mario Garza motion to approve and was seconded by Commissioner Ernesto "Neto" Guajardo. Motion Passed (5-0)

XII. CONSENT AGENDA

- A. Consider Second and Final Reading of an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages (BG – Wine and Beer Retailer's Permit) at "Las Cariñosas Drive-Thru" Located at 4101 N. Veterans Boulevard, Legally Described as the West 132.37 feet of the North 120 feet of Lot 5, Block 5, John Closner Subdivision, as Requested by Ivan Rodriguez Lucio. [Daniel Tijerina, Director of Planning]
- B. Consider Second and Final Reading of an Ordinance for a Special Use Permit for the Installation of a Portable Building, Camera and Antenna at 171 Deanna Drive, Legally Described as Lot 5 and the East ½ of Lot 6, Block 1, Azteca Acres, as Requested by La Palabra Viviente Ministries. [Daniel Tijerina, Director of Planning]

Commissioner Marco "Markie" Villegas made motion to approve all items under consent agenda and was seconded by Commissioner Ernesto "Neto" Guajardo. Motion Passed (5-0)

XII. ADJOURNMENT

Commissioner Ernesto "Neto" Guajardo made motion to adjourn at 6:29 p.m. and was seconded by Mayor Mario Garza. Motion passed. (5-0)

CITY OF SAN JUAN, TEXAS



Mario Garza, Mayor

ATTEST:



Brenda Escalante, City Secretary