



Mayor: Mario Garza
Mayor Pro-Tem: Marco "Markie" Villegas
Commissioners: Mario Cantu
Gilbert Garza
Jesus "Jesse" Ramirez

The City of San Juan does not discriminate on the basis of disability in the admission of, access to, treatment of, or employment in its programs, activities, or public meetings. Any individual with a disability in need of an accommodation is encouraged to contact the Office of the City Secretary at 956-223-2200 at least 24 hours prior to the scheduled meeting to make proper arrangements.

SAN JUAN CITY COMMISSION

Location: San Juan Memorial Library
Multipurpose Meeting Room
1010 S. Standard St.
San Juan, Texas 78589
Tuesday, August 12, 2025

REGULAR MEETING AGENDA **6:00 PM**

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS ON AGENDA ITEMS

- A.** The Public Comment portion of the meeting ensures a fair and transparent process in the governance of the City. In accordance with the Texas Open Meetings Act, the Mayor and City Commissioners do not respond to comments during this time; they listen. Individuals wishing to address the governing body must register with the City Secretary fifteen (15) minutes prior to the scheduled start time of the meeting by completing the registration form. The City reserves the right to refuse a speaker if the registration form is incomplete. Registered speakers may only speak on items listed on the agenda and are limited to three (3) minutes. A registered speaker may not donate time to another speaker. To promote efficiency and minimize repetitive commentary, the governing body may request that an identifiable group appoint a spokesperson to represent their views. Additionally, the number of speakers representing the same group may be limited. Once the public comments under this section conclude, no further public comments will be permitted.

Any Public Comments regarding items listed under the Public Hearing section will be accepted when the governing body formally opens each item for discussion under the Public Hearing portion of the meeting.

V. PRESENTATIONS

- A. Proclamation Honoring the 10th Anniversary of the University of Texas Rio Grande Valley.
- B. Proclamation Recognizing GW's BBQ for Ranking #5 in the Texas Monthly Top 50 Best Barbecue Joints.
- C. Presentation Recognizing the 2025 TAAF State Games of Texas Participants.
- D. Presentation on Departmental Reports: Department of Planning and Zoning, Department of Parks and Recreation, Department of Sanitation, San Juan Memorial Library.
 - 1. Department of Planning and Zoning Monthly Report. [Jorge 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]

VI. PUBLIC HEARING/ORDINANCES

- A. Hold a Public Hearing Regarding a Conditional Use Permit for the Sale of Alcoholic Beverages (BG – Wine and Malt Beverage Retail Dealer's On-Premise Permit) at "Pizza Hut Restaurant #39501" Located at 651 Virgen de San Juan Boulevard, Legally Described as Lot 1, Pizza Hut No. 40 Subdivision, as Requested by Ayvaz Pizza, LLC. [Jorge J. Garcia, Director of Planning]
- B. Hold a Public Hearing Regarding a Conditional Use Permit for a Gasoline Service Station and Sale of Alcoholic Beverages (BQ – Wine and Beer Retailer's Off-Premise Permit) at 5212 N. Raul Longoria Road, Legally Described as the 2.181-Acre Tract of Land out of Lot 3, Block 8, John Closner Subdivision, as Requested by Vaquero San Juan Partners, LP. [Jorge J. Garcia, Director of Planning]

VII. APPOINTMENTS

- A. Consideration and Action to Appoint, Re-appoint and/or Remove one (1) Board Member of the Police Athletic League (PAL). [Brenda Escalante, City Secretary]

VIII. RESOLUTIONS

- A. Consideration and Action on a Resolution Suspending the August 19, 2025, Effective Date of

Texas Gas Service's Proposed Rate Increase and Authorizing Participation in Related Regulatory Proceedings.

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

- A. Preliminary Plat Approval of the Minnesota Oaks Subdivision with Variances being a 20.0-Acre Tract of Land out of Lot 7, Block 47, Alamo Land and Sugar Company Subdivision, Located Approximately half of a mile West of Cesar Chavez Road, along the North side of Minnesota Road, as Requested by SAMES Engineering and Surveying. [Jorge J. Garcia, Director of Planning]
- B. Discussion and Possible Action to Authorize the Interim City Manager to Advertise a Request for Proposals for Emergency Ambulance Services.
- C. Discussion and Possible Action to Adopt SB1173, Effective September 1, 2025, Raising the Statutory Threshold for Formal Competitive Sealed Bidding from \$50,000 to \$100,000, and to Authorize Staff to Internally Update the City's Procurement Manual. [Lori A. Maldonado, Purchasing Agent]
- D. Discussion and Possible Action, if any, on the Proposed Tax Rate for the City of San Juan for Fiscal Year Beginning October 1, 2025, through September 30, 2026, and Set Public Hearing. [Leroy Gonzales, Director of Finance]

X. CONTRACTUALS

- A. Consideration and Approval of an Interlocal Agreement Between Hidalgo County and the City of San Juan (San Juan I Head Start Center), Located at 200 North Cougar, San Juan, TX.

XI. CONSENT AGENDA

- A. Consider Second and Final Reading of the Ordinance Regarding the Rezoning Request from Multi-Family Residence District (R-MF) to General Business District (C-2) of a 1.71-Acre Tract of Land out of Lot 9, San Juan Hacienda Estates Subdivision, Located Approximately 600 feet South of Moore Road, along the East side of Veterans Boulevard, as Requested by Teysha Group, LLC. [Jorge J. Garcia, Director of Planning]
- B. Consider Approval of the Budget Expenditure Report for the Month of June 2025. [Leroy Gonzales, Director of Finance]
- C. Consider Approval of the Investment Report for the Quarter ending June 30, 2025. [Leroy Gonzales, Director of Finance]

- D. Consider Approval of City Commission Meeting Minutes:**
- February 11, 2025
 - March 17, 2025

XII. 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 and §551.072 Real Property of the Texas Government Code; Discussion and Possible Action Concerning the Potential Sale of City-Owned Properties.
 2. Pursuant to Section §551.071 Consultation with Attorney and §551.074 Personnel Matters of the Texas Government Code; Discussion and Possible Action Regarding the City Manager Review Committee.
 3. Pursuant to Section §551.071 of the Texas Government Code Consultation with Attorney; Discussion and Possible Action Regarding Legal Issues Concerning Entertainment for 2025 Noche de Paz.

XIII. 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 and §551.072 Real Property of the Texas Government Code; Discussion and Possible Action Concerning the Potential Sale of City-Owned Properties.
 2. Pursuant to Section §551.071 Consultation with Attorney and §551.074 Personnel Matters of the Texas Government Code; Discussion and Possible Action Regarding the City Manager Review Committee.
 3. Pursuant to Section §551.071 of the Texas Government Code Consultation with Attorney; Discussion and Possible Action Regarding Legal Issues Concerning Entertainment for 2025 Noche de Paz.

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 8th day of August 2025 at 4:00 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