



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

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
Wednesday, November 12, 2025

SPECIAL CALLED 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. Presentation of the San Juan Parks & Recreation 2024-2025 School Participation Award [Interim Director of Parks & Recreation, Ramiro Moreno]
- B. 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. [Monica Gomez, Interim Director of Planning]
 - 2. Department of Parks & Recreation Monthly Report. [Interim Director of Parks & Recreation, Ramiro Moreno]
 - 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 and Consider an Ordinance Regarding the Voluntary Annexation Petition of the 3.03-Acre Tract of Land out of Lot 12, Stewart's Addition to the Conway Gardens, Located Approximately 600 feet North of Hall Acres Road, along the West side of Stewart Road, as Requested by Teysha Group, LLC. [Monica Gomez, Interim Director of Planning]

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

- A. Discussion and Possible Action, is any, to Approve the Hidalgo County Urban County Preliminary Workplan for Fiscal Year 2026 Funds. [Monica Gomez, Interim Director of Planning]
- B. Preliminary Plat Approval with Variances at Black Hills Estates II being a 13.46-acre tract of land out of Lot 3, Block 39, Alamo Land and Sugar Company's Subdivision, located approximately 2000 feet West of Cesar Chavez Road, along the South side of Sioux Road, as Requested by Barrera Infrastructure Group, Inc. [Monica Gomez, Interim Director of Planning]
- C. Preliminary Plat Approval with Variances for Espana Subdivision being a 1.10-Acre Tract of Land out of Lot 6, Block 39, Alamo Land and Sugar Company's Subdivision, Located Approximately 1,500 feet East from Cesar Chavez Road, along the North side of FM 495, as Requested by Barrera Infrastructure Group, Inc. [Monica Gomez, Interim Director of Planning]

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D. Discussion and Possible Action, if any, Authorizing the City Manager to Approve a Budget Amendment to Increase the San Juan Fire Department's Other Equipment (30-470.7957) Account for \$76,733.40 for the Fiscal Year 2025-2026. [Tirso Garza, Fire Chief]

E. Discussion and Possible Action, if any, Authorizing the City Manager to Approve a Budget Amendment to Increase the San Juan Fire Department's Other Equipment (30-470.7957) Account for \$64,400 for the Fiscal Year 2025-2026. [Tirso Garza, Fire Chief]

VIII. RESOLUTIONS

A. Consideration and Action, if any, on a Resolution Submitting Entitlement Vote for Candidate(s) to the Hidalgo County Appraisal District Board of Directors 2026-2029. [Brenda Escalante, City Secretary]

IX. CONSENT AGENDA

A. Consider Second and Final Reading of an Ordinance Regarding a Conditional Use Permit to Operate a Drive-Thru Business and the Sale of Alcoholic Beverages (BG – Wine and Malt Beverages Retailer's On-Premise Permit) at "El Toxico Drive Thru" Located at 912 E. Business 83, Legally Described as Lot 1, Mireles Subdivision, as Requested by Lorente Enterprises, LLC. [Monica Gomez, Interim Director of Planning]

B. Consider Second and Final Reading of an Ordinance Regarding a Conditional Use Permit for the Sale of Alcoholic Beverages (BG – Wine and Malt Beverages Retail Dealer's On-Premise Permit, FB – Food and Beverage Certificate, LH – Late Hours Certificate) at "Taki Takon Restaurant" Located at 2025 N. Raul Longoria Road, Suites B and C, Legally Described as Lots 1-3, Block 1, Paradise Park Subdivision, as Requested by Taki Takon, LLC. [Monica Gomez, Interim Director of Planning]

C. Consider Approval of City Commission Meeting Minutes:
- May 14, 2025
- July 22, 2025

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 of the Texas Government Code, Consultation with Attorney; Discussion and Possible Action Regarding Legal Matters Concerning Vexus Fiber Cable.

2. Pursuant to Section §551.071 of the Texas Government Code Consultation with Attorney;

Discussion and Possible Action on Legal Matters Concerning the North San Juan Park.

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.
4. Pursuant to Section §551.071 Consultation with Attorney and Pursuant to Section §551.074 Personnel Matters; Discussion Regarding the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee: Director of Planning and Zoning, Director of Utilities, Director of Park and Recreation, and Director of Finance.
5. Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney; Discussion and Possible Action Regarding Legal Matters Pertaining to Potential Litigation Concerning an Employment Contract.

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 of the Texas Government Code, Consultation with Attorney; Discussion and Possible Action Regarding Legal Matters Concerning Vexus Fiber Cable.
2. Pursuant to Section §551.071 of the Texas Government Code Consultation with Attorney; Discussion and Possible Action on Legal Matters Concerning the North San Juan Park.
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.
4. Pursuant to Section §551.071 Consultation with Attorney and Pursuant to Section §551.074 Personnel Matters; Discussion Regarding the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee: Director of Planning and Zoning, Director of Utilities, Director of Park and Recreation, and Director of Finance.
5. Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney; Discussion and Possible Action Regarding Legal Matters Pertaining to Potential Litigation Concerning an Employment Contract.

XII. ADJOURNMENT

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CERTIFICATION

I certify that the above notice of the Special 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 5th day of November 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