



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: Amigos Del Valle
601 W. 1st Street
San Juan, Texas 78589
Tuesday, February 24, 2026

REGULAR MEETING AGENDA **6:00 PM**

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS

- 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 on a Proclamation Recognizing the 2025 Miss San Juan Royal Court.
- B. Presentation on a Proclamation Recognizing the Raul Yzaguirre Middle School Cheerleading Team for Winning First Place at the NCA Nationals.
- C. Presentation of the Military Order of the Devil Dogs 5K Presented by the Marine Corp League of the RGV.
- D. Presentation on Departmental Reports: Department of Finance, Fire Department, Police Department, Municipal Court and Department of Utilities.
 - 1. Department of Finance Monthly Report. [Maria L. Beltran, Director of Finance]
 - 2. Fire Department Monthly Report. [Tirso Garza, Fire Chief]
 - 3. Police Department Monthly Report. [Leandro Sifuentes, Chief of Police]
 - 4. Department of Utilities Monthly Report. [Alfredo de Leon, Interim 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 (BQ – Wine and Malt Beverage Retail Dealer’s Off-Premise Permit) at “Viva Mini Mart #1” Located at 205 W Nolana Ave, Suite 11-12, Legally Described as Lot 1, San Juan Plaza Subdivision, as Requested by Luis Valencia. [Monica Gomez, Director of Planning]
- B. Hold a Public Hearing for a Rezoning Request from the Single-Family Residence District (R-S) to General Business District (C-2) of the 2.00-Acre Tract of Land Out of the South ½ of Lot 37, Stewart's Addition to Conway Gardens Subdivision, Located Approximately 875 Feet South of E Juan Balli Rd, Along the West Side of S Stewart Road, as Requested by Francisco Cerda. [Monica Gomez, Director of Planning]
- C. Hold a Public Hearing for a Voluntary Annexation Petition Concerning a 6.814-Acre Tract of and Out of Lot 55, Stewart’s Addition to the Conway Gardens Subdivision, Located Approximately 450 Feet West Stewart Road, Along the South Side of Las Milpas Road, at Requested by Agricore Properties, LLC. [Monica Gomez, Director of Planning]

- D. Hold a Public Hearing for a Voluntary Annexation Petition Concerning a 6.039-Acre Tract of Land Out of Lot 55, Stewart's Addition to the Conway Gardens Subdivision, Located Approximately 450 Feet West of Stewart Road and 417 Feet South of Las Milpas Road, as Requested by S&ML Properties, LLC. [Monica Gomez, Director of Planning]
- E. Hold a Public Hearing for a Voluntary Annexation Petition Concerning a 4.748-Acre Tract of Land Out of Lots 55 and Lot 60, Stewart's Addition to the Conway Gardens Subdivision, Located Approximately 450 Feet West of Stewart Road and 810 Feet South of Las Milpas Road, as Requested by Aldape Family Investments, LLC. [Monica Gomez, Director of Planning]
- F. Hold a Public Hearing for a Voluntary Annexation Petition Concerning a 7.708-Acre Tract of Land Out of Lots 55 and 60, Stewart's Addition to the Conway Gardens Subdivision, Located Approximately 450 Feet West of Stewart Road and 395 Feet South of Las Milpas Road, as Requested by Texas RGV Investment, LLC. [Monica Gomez, Director of Planning]
- G. Hold a Public Hearing for a Voluntary Annexation Petition Concerning a 5.936-Acre Tract of Land Out of Lot 60, Stewart's Addition to the Conway Gardens Subdivision, Located Approximately 450 Feet West of Stewart Road and 530 Feet South of Las Milpas Road, as Requested by RGV International Logistics, LLC. [Monica Gomez, Director of Planning]
- H. Hold a Public Hearing for a Voluntary Annexation Petition Concerning a 6.706-Acre Tract of Land Out of Lot 60, Stewart's Addition to the Conway Gardens Subdivision, Located Approximately 450 Feet West of Stewart Road and 650 Feet South of Las Milpas Road, as Requested by National Proveedora de Hortalizas S.A. de C.V. [Monica Gomez, Director of Planning]

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

- A. Consideration and Possible Action, if any, on a Variance Request to Allow a Detention Pond within a 20-foot Utility Easement Located at 1801 N. Veterans Boulevard, Legally Described as Lot 1, Castle Heights Subdivision, as Requested by Zambrano Investment Group, LLC. [Monica Gomez, Director of Planning]
- B. Discussion and Possible Action, if any, to Approve the 2025 Proposed Water and Wastewater Rate and Financial Forecast Prepared by Willdan Financial Services and Authorize the City Manager to Execute Any Related Documents. [Maria L. Beltran, Director of Finance]

VIII. RESOLUTION

- A. Consideration and Action, if any, on a Resolution Authorizing the Information Technology Department to Submit and Accept an Application for Funding from the Office of the Governor (OG) for FY27 Cybersecurity Assessment Grant Program. [Pat Karr, CTO]

- B. Consideration and Action, if any, on a Resolution Authorizing the City of San Juan Police Department to Accept an Award from the Office of the Governor for the Operation Stonegarden Grant Project FY25. [Leandro Sifuentes, Chief of Police]
- C. Consideration and Action, if any, on a Resolution Authorizing the City of San Juan to Make a Public Purpose Determination and Supporting Intergovernmental Cooperation Consistent with TDHCA 4% Housing Tax Credit Requirements.

IX. CONTRACTUALS

- A. Consider Authorizing the City of San Juan Mayor to Enter Into a Bi-Annual Interlocal Agreement Between the Rio Grande Valley 9-1-1 and the City of San Juan for 911 Services. [Leandro Sifuentes, Chief of Police]

X. CONSENT AGENDA

- A. Consider Approval of the Investment Report for the Quarter ending December 31, 2025. [Maria L. Beltran, Director of Finance]
- B. Consider Approval of the Tax Collection Report for the Month of January 30, 2026. [Maria L. Beltran, Director of Finance]
- C. Consider Approval of the Budget Expenditures Report for the Month of January 31, 2026. [Maria L. Beltran, Director of Finance]
- D. Consider Approval of City Commission Meeting Minutes:
- September 9, 2025

XI. 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 the Excavation Permit Applications Submitted by Vexus Fiber for the Installation of Vexus Fiber Cable.
 - 2. 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: City Manager.

XII. 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 the Excavation Permit Applications Submitted by Vexus Fiber for the Installation of Vexus Fiber Cable.
 2. 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: City Manager.

XIII. 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 18th day of February 2026 at 5:20 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 _____, 2026.

OFFICE OF THE CITY SECRETARY