



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
Tuesday, March 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 Proclaiming the Month of April 2026 as National Cancer Control Month.
- B. Presentation on the 2026 Community Clean Up Calendar Presented by the Keep San Juan Beautiful Board and the Department of Sanitation. [Israel Garza, Director of Sanitation]
- C. 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, Police Chief]
 - 4. Municipal Court Monthly Report. [Mary Enriquez, Court Administrator]
 - 5. Department of Utilities Monthly Report. [Alfredo de Leon, Interim Director of Utilities]

VI. PUBLIC HEARING/ORDINANCES

- A. Hold a Public Hearing and Consider the First Reading of an Ordinance Amending Chapter 13 Utilities, Article 13.02; Solid Waste and Stormwater Pollution Prevention, Division 1. Generally, Section 13.02.005 Receptable; Placement of Waste for Collection and Section 13.02.006 Exemptions, Divisions 2. Rate Charges and Billing, Section 13.02.051 Customer Classification; Rate Schedule and Divisions 3. Private Collectors to Amend Placement of Waste, Modify Rate and Deposit Fees, Eliminate Private Collections and Other Related Regulations; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for Severability Clause; and providing for Repealer Clause.
- B. Hold a Public Hearing and Consider the First Reading of an Ordinance Regarding the Voluntary Annexation Petition Concerning a 6.814-acre tract of land out of Lot 55, Stewart's Addition to the Conway Gardens Subdivision, located approximately 450 feet West of Stewart Road, along the South side of Las Milpas Road, as Requested by Agricore Properties, LLC. [Monica Gomez, Director of Planning]
- C. Hold a Public Hearing and Consider the First Reading of an Ordinance Regarding the 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, as Requested by S&ML Properties, LLC. [Monica Gomez, Director of Planning]

- D. Hold a Public Hearing and Consider the First Reading of an Ordinance Regarding the 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]
- E. Hold a Public Hearing and Consider the First Reading of an Ordinance Regarding the 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]
- F. Hold a Public Hearing and Consider the First Reading of an Ordinance Regarding the 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]
- G. Hold a Public Hearing and Consider the First Reading of an Ordinance Regarding the 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 Nacional Proveedora de Hortalizas S.A. de C.V. [Monica Gomez, Director of Planning]
- H. Hold a Public Hearing and Consider the First Reading of an Ordinance Regarding the Conditional Use Permit for the Sale of Alcoholic Beverage (FB – Food & Beverage Certificate and MB – Mixed Beverages) for On-Premise Consumption at The Post Oak Beer Garden at GW's BBQ, located at 107 N. Nebraska Avenue, as Requested by Post Oak Beer Garden at GW's BBQ, LLC. [Monica Gomez, Director of Planning]
- I. Hold a Public Hearing and Consider the First Reading of an Ordinance Regarding the Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2) located at 311 N. Standard Avenue, legally described as the W ½ of Lots 17 through 20, Block 17, San Juan Original Townsite Subdivision, as Requested by Ernesto Gonzalez, Jr. [Monica Gomez, Director of Planning]

VII. RESOLUTIONS

- A. Consideration and Action on a Resolution Suspending the May 9, 2026, Effective Date of the Rate Increase by Texas Gas Service Company, Under the Gas Reliability Infrastructure Program (GRIP).

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

- A. Preliminary Plat Approval with Variances of the DG South Veterans Subdivision being a 1.713-acre tract of land out of Lot 9, San Juan Hacienda Estates, Unit No. 1 Subdivision, located approximately 620 feet South from Moore Rd, along the East side of Veterans Boulevard, as Requested by AEC Engineering, LLC. [Monica Gomez, Director of Planning]
- B. Preliminary Plat Approval with Variances of the Krystal Estates Subdivision being a 1.00-acre tract of land out of Lot 20, Block 8, John Closner Subdivision, located at 200 W. Thelma Street, as Requested by Guajardo Engineering, LLC. [Monica Gomez, Director of Planning]
- C. Discussion and Possible Action, if any, Regarding Hidalgo County Elections Department's Request for Early Voting/Election Day Polling Location of the San Juan Fire Station No. 2 for the 2026 Local Entities Elections and Local Entities Runoff Elections. [Brenda Escalante, City Secretary]
- D. Consideration and Approval of the Annual Audited Financial Report for the Fiscal Year September 30, 2025. [Maria L. Beltran, Director of Finance]

IX. CONTRACTUALS

- A. Consideration and Action, if any, to Approve an Agreement Between the City of San Juan and TRB Capital Markets, LLC for Municipal Advisory Services. [Maria L. Beltran, Director of Finance]

X. CONSENT AGENDA

- A. Consider Approval of the Tax Collection Report for the Month of February 28, 2026. [Maria L. Beltran, Director of Finance]
- B. Budget Expenditure Report — January 31, 2026. [Maria L. Beltran, Director of Finance]
- C. Consider Approval of City Commission Meeting Minutes:
- February 11, 2026

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 Pertaining to Litigation Concerning an Employment Contract.
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 Pertaining to Litigation Concerning an Employment Contract.
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 March 2026 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

CITY COMMISSION MEETING AGENDA
MARCH 24, 2026
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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