

MINUTES OF SPECIAL MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE:

Wednesday, November 12, 2025

TIME:

6:00 P.M.

PLACE:

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

MEMBERS PRESENT:

Mario Garza, Mayor
Jesus “Jesse” Ramirez, Mayor Pro-Tempore
Mario Cantu, Commissioner
Gilbert Garza, Commissioner
Marco “Markie” Villegas, Commissioner
Rick Palacios, City Attorney

STAFF PRESENT:

Ruben Guajardo, City Manager
Brenda Escalante, City Secretary
Chief Tirso Garza, Fire Chief
Leandro Sifuentes, Chief of Police
Adelaida Cordero, Director of Human Resources
Maria L. Beltran, Director of Finance
Christina Perez, Library Director
Monica Gomez, Interim Director of Planning
Israel Garza, Director of Sanitation/ Public Works
Alfredo De Leon, Interim Director of Utilities
Mary Enriquez, Court Administrator
Pat Karr, Director of Information Technology
Ramiro Moreno, Interim Director of Parks & Recreation

ORDER OF BUSINESS

I. CALL MEETING TO ORDER:

Mayor Mario Garza called meeting to order at 6:00 p.m.

II. INVOCATION:

Ruben Guajardo, City Manager led the Invocation.

III. PLEDGE OF ALLEGIANCE:

Mayor Mario Garza led the 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.

Polo Flores reported an incident involving ICE officers at the San Juan Basilica. Mr. Flores advocated for roof repairs at the San Juan Memorial Library and inquired about the construction progress and expenditures for Northside Park. Mae Anzaldua Trevino commented on the annexation petition near the Hall Acres area, noting that sewer odors reach Sam Houston. She requested an update on the Nebraska Avenue repairs, noting the project has been discussed for years. She also expressed frustration regarding public information requests, stating that responses often indicate no records exist or provide no answers. Stephanie Alvarez reported an incident involving ICE at the San Juan Basilica over the weekend. Mrs. alleged that the Chief of Police provided inaccurate information regarding a border security and task force line-item account as recorded on last year’s budget. She stated that the city has denied requests for a community town hall meeting for the past two years.

CITY OF SAN JUAN
CITY COMMISSION MEETING
WEDNESDAY, NOVEMBER 12, 2025

V. PRESENTATIONS

- A. Presentation of the San Juan Parks & Recreation 2024-2025 School Participation Award [Interim Director of Parks & Recreation, Ramiro Moreno].

DISCUSSION: Ramiro Moreno, Interim Director of Parks & Recreation, recently presented the 2024-2025 School Participant Awards. Austin Middle School was recognized, with Mr. Moreno thanking the coaches for their support. The 2024-2025 School Participation Award for elementary grades was presented to Carman Elementary, where Mr. Moreno expressed gratitude to the coaches and staff for their continued commitment to the programs. Additionally, Mr. Moreno recognized Mr. Alex Lopez for his leadership in spearheading these programs and for his outstanding work. Mayor Mario Garza also extended his thanks to PSJA ISD for their ongoing support and for partnering with the city to utilize their facilities.

- 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]

No Question or Concerns

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]

DISCUSSION: Monica Gomez, Interim Director of Planning, presented the second reading for the annexation petition of a 3.03-acre tract of land out of Lot 12, Stewart's Addition to Conway Gardens, located approximately 600 feet north of Hall Acres Road along the west side of Stewart Road. Ms. Gomez noted that on September 23, 2025, the San Juan City Commission adopted Resolution No. 2025-19, formally accepting the property owner's petition and establishing the dates for the required public hearings. Following the completion of the annexation process and the official recording of the subdivision plat, the City of San Juan will assume responsibility for issuing building permits and conducting inspections for the proposed residential development. Staff recommended approval of the petition.

Mayor Mario Garza opened the Public Hearing at 6:20 p.m.

Polo Flores expressed concerns regarding the city's infrastructure and the potential for the city to incur costs for new connections.

Mayor Mario Garza closed the Public Hearing at 6:24 p.m.

Commissioner Mario Cantu made a motion to approve and was seconded by Commissioner Marco “Markie” Villegas. Motion passed (5-0)

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

- A. Discussion and Possible Action, if any, to Approve the Hidalgo County Urban County Preliminary Workplan for Fiscal Year 2026 Funds. [Monica Gomez, Interim Director of Planning]

DISCUSSION: Monica Gomez, Director of Planning, has stated that this request is for the approval of the preliminary workplan for the Hidalgo County Urban County Program. According to Mrs. Gomez, a public hearing was held on October 14, 2025, where various non-profit organizations submitted funding requests through the Community Development Block Grant (CDBG) program. These funds support infrastructure, public services, and facility improvements for low- to moderate-income residents.

For Fiscal Year 2026, the City of San Juan was awarded a total of \$279,996.00 in CDBG funds. Based on previous years, the allocation is as follows:

- General Administration: \$3,000.00
- Street Improvements: \$247,996.00
- Los Laureles Estates:
 - Guadalupe Drive (from San Francisco to San Ramon Street)
 - San Ramon Street (from Guadalupe Drive to Santa Fe Drive)

CITY OF SAN JUAN
CITY COMMISSION MEETING
WEDNESDAY, NOVEMBER 12, 2025

- Senior Services — Amigos Del Valle, Inc.: \$10,000.00
- Senior Services — Lower Rio Grande Valley Development Council: \$5,000.00
- Health Services — Nuestra Clinica Del Valle, Inc.: \$10,000.00
- Abused and Neglected Children — Children's Advocacy Center of Hidalgo and Starr Counties: \$5,000.00

Commissioner Marco “Markie” Villegas made a motion to approve and was seconded by Commissioner Gilbert Garza. Motion passed (5-0)

- 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]

DISCUSSION: Monica Gomez, Interim Director of Planning, has shared a proposal to subdivide a 13.46-acre tract of land located approximately a quarter-mile west of Cesar Chavez Road, along the south side of Sioux Road. The developer intends to create a sixty-six (66) lot single-family residential subdivision with two points of access along Sioux Road.

Mrs. Gomez noted that the property is zoned as a Single-Family Residence District (R-S) and is located within Flood Zone “B,” which indicates minimal flood risk. Water services will be provided by North Alamo Water Supply Corporation, and sewer services will be handled by the City of San Juan. Furthermore, the developer is requesting the following variances from the Unified Development Code (Appendix A, Chapter 2, Article VI, Section 1):

- Minimum lot width: Reduction from 60 feet to 54 feet.
- Minimum lot depth: Increase from 100 feet to 114 feet.

Staff recommends approval of the Preliminary Plat and the requested variances, subject to the resolution of all staff comments.

Mayor Pro-Tem Jesus “Jesse” Ramirez made a motion to approve and was seconded by Commissioner Marco “Markie” Villegas. Motion passed (5-0)

- 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]

DISCUSSION: Monica Gomez, Interim Director of Planning, has provided details regarding a proposed development to subdivide a subdivide 1.10-acre tract of land located approximately a half of a mile West of Cesar Chavez Road, along the North side of FM 495 for the development of a one (1) lot commercial subdivision. The property is located in a General Business District (C-2) zone and lies within Flood Zone “B”, indicating minimal flood risk. Water services will be provided by North Alamo Water Supply Corporation, and sewer services will be handled by the City of San Juan.

The developer is requesting the following variances from the Unified Development Code (Appendix A, Chapter 2, Article VI, Section 1):

- Reduce the required 15-foot utility easement around the subdivision to 10-feet.

Staff recommends approval of the preliminary plat and the requested variances, subject to the resolution of all staff comments.

Commissioner Marco “Markie” Villegas made a motion to prove and was seconded by Commissioner Gilbert Garza. (5-0)

- 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]

DISCUSSION: Fire Chief Tirso Garza indicated that this award was provided through the border zone for specialized firefighting equipment.

Mayor Pro-Tem Jesus “Jesse” Ramirez made a motion to approve and was seconded by Commissioner Marco “Markie” Villegas. Motion passed (5-0)

- 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]

DISCUSSION: Fire Chief Tirso Garza has confirmed that the city was awarded a FEMA Homeland Security grant. Although the initial submittal was for \$240,000.00, the city was awarded \$64,000.00. This award requires a \$5,000.00 match and will be used for additional firefighter equipment.

CITY OF SAN JUAN
CITY COMMISSION MEETING
WEDNESDAY, NOVEMBER 12, 2025

Mayor Pro-Tem Jesus “Jesse” Ramirez made a motion to approve and was seconded by Commissioner Marco “Markie” Villegas. Motion passed (5-0).

VIII. RESOLUTION

- 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]

DISCUSSION: Brenda Escalante, City Secretary informed the City Commission that there are five nominees and the City of San Juan holds twenty-two votes. The city has the option to divide these votes among the five candidates or cast all twenty-two votes for a single nominee. City Attorney Rick Palacios noted that this is a consensus item. Therefore, a motion and a second will be required to determine how the votes will be distributed.

Mayor Mario Garza made a motion to give the 22 votes to Richard A. Garza and was seconded by Mayor Pro-Tem Jesus “Jesse” Ramirez. Motion passed (5-0).

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

Commissioner Gilbert Garza made a motion to approve all items under consent agenda and was seconded by Commissioner Marco “Markie” Villegas. Motion Passed (5-0).

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.

Commissioner Marco “Markie” Villegas made a motion to enter executive session at 6:38 p.m. and was seconded by Commissioner Gilbert Garza. Motion passed (5-0).

Mayor Mario Garza left the meeting at 6:39 p.m.

Commissioner Marco “Markie” Villegas made a motion to reconvene at 8:02 p.m. and was seconded by Commissioner Mario Cantu. Motion passed (4-0).

CITY OF SAN JUAN
CITY COMMISSION MEETING
WEDNESDAY, NOVEMBER 12, 2025

XI. RECONVENE

A. The San Juan City Commission will Convene in 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.

Commissioner Marco “Markie” Villegas made a motion to proceed as directed under executive session and was seconded by Commissioner Mario Cantu. Motion Passed (4-0).

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.

No Action was taken.

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.

No Action was taken.

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.

No Action was taken.

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.

Commissioner Marco “Markie” Villegas made a motion to authorize the City Manager and City Attorney to proceed as discussed under executive session and was seconded by Commissioner Gilbert Garza. Motion passed (4-0).

XII. ADJOURNMENT

Commissioner Marco “Markie” Villegas made a motion to adjourn at 8:04 p.m. and was seconded by Commissioner Mario Cantu. Motion passed (4-0)

CITY OF SAN JUAN, TEXAS

ATTEST:


Brenda Escalante, City Secretary


Mario Garza, Mayor