



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, May 26, 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 Departmental Reports: Department of Finance, Fire Department, Police Department, Municipal Court and Department of Utilities.

1. Department of Finance Monthly Report. [Maria Beltran, Director of Finance]
2. Fire Department Monthly Report. [Tirso Garza, Fire Chief]
3. Police Department Monthly Report. [Leandro Sifuentes, Chief of Police]
4. Municipal Court Monthly Report. [Mary Enriquez, Court Administrator]
5. Department of Utilities Monthly Report. [Alfredo de Leon, Interim Director of Utilities]

B. Presentation of the 2025-2026 Scholarship Recipients for the San Juan Police Athletic League and San Juan Parks and Recreation. [Patrick Willingham, Director of Parks and Recreation]

VI. PUBLIC HEARING/ORDINANCES

- A. Hold a Public Hearing and Consider the First Reading of an Ordinance Amending Chapter 13 Utilities, Article 13.04 Water Conservation; Drought Contingency and Emergency Management Plan of the Code of the City of San Juan, Texas by Amending Section 13.04.001 Adoption of Plans to Formally Adopt the May 2026 Water Conservation and Drought Contingency Plan; Providing for a Penalty not to Exceed Two Hundred Fifty (\$250.00) Dollars for each Offense; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for Repealer Clause. [Alfredo De Leon, Interim Director of Utilities]**
- B. Hold a Public Hearing and Consider an Ordinance for the Sale of Alcoholic Beverages for Off-Premise Consumption (BQ – Wine and Malt Beverage Retailer’s Off-Premise) at the Proposed 7-Eleven located at 2023 N. Veterans Boulevard, Legally Described as a 1.99-Acre Tract of Land out of Lot 10, Block 5, John Closner Subdivision, as Requested by 7-Eleven, Inc. [Monica Gomez, Director of Planning]**
- C. Hold a Public Hearing for a Rezoning Request from Light Industrial District (L-1) to Single-Family Residence District (R-S) for Lot 30, San Juan Hacienda Estates Unit No. 1, Legally Described as 300 feet West of Nebraska Avenue, along the South side of Conway Road, as Requested by Indio Gomez, LLC. [Monica Gomez, Director of Planning]**

- D. Hold a Public Hearing for a Rezoning Request from Light Industrial District (L-1) to Single-Family Residence District (R-S) of Lot 32, San Juan Hacienda Estates Unit No. 1, Legally Described as 300 feet West of Nebraska Avenue, along the South side of Conway Road, as Requested by Indio Gomez, LLC. [Monica Gomez, Director of Planning]
- E. Consider First Reading of the Ordinance Regarding the Voluntary Annexation Petition of the 20.00-Acre Tract of Land Out of Lot 7, Block 47, Alamo Land and Sugar Company's Subdivision, Located Approximately Half of a Mile West from Cesar Chavez Road Along the North side of Minnesota Road, as Requested by Bona Fide Re LLC. [Monica Gomez, Director of Planning]

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

- A. Consider Preliminary and Final Plat Approval of the Vaquero San Juan Subdivision, being a 2.18-Acre Tract of Land Out of Lot 3, Block 8, John Closner Subdivision, Located at the South-East corner of Raul Longoria and Owassa Road, as Requested by Vaquero San Juan Partners, LP. [Monica Gomez, Director of Planning]
- B. Discussion and Possible Action, if any, on Extending the City of San Juan Municipal Court Amnesty Program from June 8 to August 31, 2026. [Mary Enriquez, Court Administrator]

VIII. CONSENT AGENDA

- A. Consider Second and Final Reading of the Ordinance Regarding the Conditional Use Permit for the Sale of Alcoholic Beverages (BG- Wine and Malt Beverage Retail Dealer's On-Premise Permit) at Vapes and Smoke Shop El Primo located at 3306 N. Raul Longoria Road Suite 5, legally described as Lots 6 through 10, Block 1, South Ridge Estates Subdivision, as Requested by Georgina Garza de Lujan. [Monica Gomez, Director of Planning]
- B. Consider the Second and Final Reading of an Ordinance Amending the Code of Ordinances of the City of San Juan, Chapter 1 General Provisions, Article 2 Administration, Division 4. City Commission, Section 1.02.092 Procedures by adding Paragraph (k) to Provide the City Commission Meeting Date and Time; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for Repealer Clause.
- C. Consider Approval of the Expenditure Report for the Month of March 31, 2026. [Maria L. Beltran, Director of Finance]
- D. Consider Approval of the Tax Collection Report for the Month of April 30, 2026. [Maria L. Beltran, Director of Finance]
- E. Consider Approval of City Commission Meeting Minutes:

- November 24, 2025
- December 4, 2025
- December 15, 2025
- April 14, 2026

IX. 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 19th day of May 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

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