



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, June 23, 2026

REGULAR MEETING AGENDA **5:30 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 June 2026 as National Cancer Survivors Month.
- B.** Presentation Regarding the Disaster Recovery Reallocation Program (DRRP) Award Granted by the Texas General Land Office to the San Juan Housing Authority, for the Development of the San Juan Cottages.
- C.** Presentation on Departmental Reports: Department of Planning and Zoning, Department of Parks and Recreation, Department of Sanitation, San Juan Memorial Library, Department of Finance, Fire Department, Police Department, Municipal Court and Department of Utilities.
 - 1. Department of Planning and Zoning Monthly Report. [Monica Gomez, Director of Planning]
 - 2. Department of Parks and Recreation Monthly Report. [Patrick Willingham, Director of Parks and Recreation]
 - 3. Department of Sanitation Monthly Report. [Israel Garza, Director of Sanitation]
 - 4. San Juan Memorial Library Monthly Report. [Christina Perez, Library Director]
 - 5. Department of Finance Monthly Report. [Maria L. Beltran, Director of Finance]
 - 6. Fire Department Monthly Report. [Tirso Garza, Fire Chief]
 - 7. Police Department Monthly Report. [Leandro Sifuentes, Chief of Police]

8. Municipal Court Monthly Report. [Mary Enriquez, Court Administrator]
9. 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 the Conditional Use Permit for the Sale of Alcoholic Beverages (BQ – Wine and Malt Beverage Retailer’s Off-Premise) at M&M Chill Spot Drive-Thru located at 301 S. Cesar Chavez Road, legally described as Lot 1, M&M Subdivision, as Requested by MAR & MR 1994, LLC. [Monica Gomez, Director of Planning]
- B. Hold a Public Hearing and Consider an Ordinance for the Conditional Use Permit for the Sale of Alcoholic Beverages (BQ – Wine and Malt Beverage Retailer’s Off-Premise) at Dollar General Store #25987, located at 2703 N. Veterans Boulevard, legally described as Lot 1, DG Veterans Subdivision, as Requested by Dolgencorp of Texas, Inc. [Monica Gomez, Director of Planning]
- C. Hold a Public Hearing and Consider an Ordinance for the Conditional Use Permit for the Sale of Alcoholic Beverages (BG – Wine and Malt Beverage Retail Dealer’s On-Premise Permit) at Santa Chelada Drive-Thru located at 4101 N. Veterans Boulevard, legally described as the West 132.37 feet of the North 120 feet of Lot 5, Block 5, John Closner Subdivision, as Requested by Santa Chelada, Inc. [Monica Gomez, Director of Planning]
- D. Hold a Public Hearing and Consider an Ordinance for the Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) for the property located at 307 E. 11th Street, legally described as Lot 2 & 3, Block 1, Gossage Block Subdivision, as Requested by Elias Jair Gutierrez. [Monica Gomez, Director of Planning]
- E. Hold a Public Hearing for a Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of the 6.68-Acre Tract of Land Out of Lot 12, Stewarts Addition to the Conway Gardens Subdivision, located approximately 200 feet North from Hall Acres Road, along the West side of Stewart Road, as Requested by Teysha Group, LLC. [Monica Gomez, Director of Planning]

VII. APPOINTMENTS

- A. Consider the Removal, Appointment, or Reappointment of Member(s) to the Keep San Juan Beautiful Board. [Brenda Escalante, City Secretary]
- B. Consider the Removal, Appointment, or Reappointment of one (1) Member to the San Juan Parks & Recreation Advisory Board. [Brenda Escalante, City Secretary]

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

- A. Consider the Final Plat Approval of the Villas de Angelina Subdivision, being a 14.64-acre tract of land out of Lot 12, Block 27, Alamo Land and Sugar Company's Subdivision, located approximately 700 feet West of Cesar Chavez Road, along the South side of Hall Acres Road, as Requested by Quintanilla, Headley and Associates. [Monica Gomez, Director of Planning]
- B. Consider the Final Plat Approval of the Stewart Coves Phase II Subdivision, being a 16.00-acre tract of land out of Lots 1 and 6, Stewarts Addition to the Conway Gardens located approximately a quarter of a mile North of Moore Road, along the West side of Stewart Road, as Requested by Melden & Hunt, Inc. [Monica Gomez, Director of Planning]
- C. Discussion and Possible Action, if any, Regarding the Hidalgo County Elections Department's Request to use the San Juan Memorial Library and San Juan Fire Station No. 2 for the 2026 General Election and General Runoff Election. [Brenda Escalante, City Secretary]

IX. RESOLUTIONS

- A. Consideration and Action, if any, on Resolution Authorizing the Submission of an Application to the Texas Water Development Board (TWDB) Water Supply and Infrastructure Grant (WSIG) Program for the City of San Juan's 2025 Water Distribution and Comprehensive Master Plan Improvement Project and Authorizing the City Manager to act as the City's Authorized Representative. [Alfredo De Leon, Interim Director of Utilities]

X. CONTRACTUALS

- A. Consideration and Action, if any, on a Cooperation Agreement Between the County of Hidalgo and the City of San Juan to continue its Participation with the Urban County as a Unit of General Local Government (UGLG).

XI. CONSENT AGENDA

- A.** Consider Second and Final 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.** Consider Second and Final Reading of the Ordinance Regarding 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.** Consider Second and Final Reading of the Ordinance Regarding the 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.** Consider Second and Final Reading of the Ordinance Regarding the 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 Second and Final 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]
- F.** Consider Approval of City Commission Meeting Minutes:
- May 14, 2024
 - May 28, 2024
 - June 11, 2024
 - July 23, 2024
 - April 28, 2026
 - May 12, 2026

XII. 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 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. 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 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

XIV. 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 16th day of June 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
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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

CANCELLED