

MINUTES OF REGULAR CALLED MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE:

Tuesday, April 28, 2026

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
Mario Cantu, Commissioner
Gilbert Garza, Commissioner
Criselda Palacios, City Attorney

STAFF PRESENT:

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

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.

No Public Comments

V. PRESENTATIONS

A. Presentation on 2026 Emergency Management Hurricane Preparedness Update. [Tirso Garza, Fire Chief]

DISCUSSION: Fire Chief Tirso Garza noted that Hurricane season began on June 1, 2026, and Emergency Management is currently preparing a presentation in anticipation of a potential request from the City Commission. Chief Garza reports that 85% of maintenance in relevant areas is complete and identified flooding zones have been addressed.

Additionally, the department has acquired new equipment capable of producing approximately 600 sandbags per hour. However, please note that the trailer previously used for storage has been sold, so there is currently no designated storage space for these bags. The department also has four pumps and one generator available; should dewatering become necessary, we will coordinate with the county for assistance.

CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, APRIL 28, 2026

We continue to monitor weather conditions closely to determine if sandbag distribution will be required.

The current distribution plan is as follows:

- Businesses: 6 bags (potentially increasing to 10)
- Residential: 4 bags

B. 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. Municipal Court Monthly Report. [Mary Enriquez, Court Administrator]
5. Department of Utilities Monthly Report. [Alfredo de Leon, Interim Director of Utilities]

No Questions or Concerns

VI. PUBLIC HEARING/ORDINANCES

- A. Consider Second and Final Reading of an Ordinance Amending the Budget for the 2025-2026 Fiscal Year by Providing Additional Appropriation to the General Fund, Solid Waste, Storm Water and Utility Fund. Tabled [Maria L. Beltran, Director of Finance]

Mayor Mario Garza made motion to untable the item and was seconded by Commission Gilbert Garza. Motion passed (3-0)

DISCUSSION: Maria L. Beltran, Director of Finance stated that this ordinance was to amend the fiscal year 2025-2026 Budget. This amendment included additional appropriation for the general fund, solid waste, stormwater and the utility fund.

General Fund: \$950,174 from the Fund Balance
Solid Waste Fund: \$196,469 from the Retained Earning Balance
Storm water Fund: \$2,471 from the Retained Earning Balance
Utility Fund: \$891,306 from the Retained Earning Balance

APPROPRIATIONS \$950,174

City Manager	\$71,231	Police	\$458,531	Building Maintenance	\$68,018
City Secretary	\$2,023	Fire	\$62,277	Library	\$3,055
Municipal Court	\$22,279	Streets	\$4,115	Human Resources	\$3,148
Finance	\$3,935	Central Garage	\$1,903	Information Tech.	\$134,364
Planning	\$6,494	Parks & Recreation	\$107,973	Animal Control	\$828

SOLID WASTE FUND: FUNDING SOURCE - Retained Earnings \$196,469

APPROPRIATIONS - Sanitation

STORM WATER FUND: FUNDING SOURCE - Retained Earnings \$2,471

APPROPRIATIONS- Storm Water

UTILITY FUND: FUNDING SOURCE - Retained Earnings \$891,306

APPROPRIATIONS

Utility Billing & Collection	\$3,483	Water Distribution	\$12,912
Utility Administration	\$3,748	Sewer Collection	\$264,384
Water Plant	\$484,126	Sewer Plant	\$122,653

Commissioner Mario Cantu made a motion to approve and was seconded by Mayor Mario Garza. Motion passed (3-0).

- B. 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 April 2024 Water Conservation and Drought Contingency and Emergency Management Plan; Providing for a Penalty not to Exceed Two Thousand (\$2,000.00) Dollars for each Offense; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for Repealer Clause.

CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, APRIL 28, 2026

No Action Taken

- C. Hold a Public Hearing 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]

DISCUSSION: Monica Gomez, Director of Planning and Zoning, stated that the Planning Department is processing a residential subdivision located half a mile west of Cesar Chavez Road, along the north side of Minnesota Road. In accordance with City policy to annex subdivisions within the extraterritorial jurisdiction (ETJ), the City Commission approved Resolution 2026-29 on April 14, 2026, accepting the petition for voluntary annexation and scheduling public hearings. The property owner has submitted a formal petition for voluntary annexation to the City of San Juan. Upon completion of the annexation and the recording of the subdivision plat, the City will handle all building permits and inspections for the proposed residences. This process is being conducted pursuant to the Texas Local Government Code, Chapter 43, Section 43.028, and the City Charter.

Mrs. Gomez noted that staff recommends approval of the first public hearing for the voluntary annexation petition as presented.

Mayor Mario Garza opened the Public Hearing at 6:10 p.m.

Polo Flores inquired about the annexation request process and asked if the city would assume the expenses of the project upon completion. Mrs. Gomez informed Mr. Flores that the city would not take over these costs; the developer is responsible for the expenses of any upgrades performed.

Mayor Mario Garza closed the Public Hearing at 6:10 p.m.

Commissioner Mario Cantu made a motion to approve and was seconded by Commissioner Gilbert Garza. Motion passed (3-0).

- D. Hold a Public Hearing and Consider the First Reading of the Ordinance Regarding the Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2) of the property located at 1307 S. Nebraska Avenue, legally described as the North 70 feet of the West 130 feet of the West 200 feet of Lot 10, Block L, San Juan Original Townsite, as Requested by David Mata Hernandez. [Monica Gomez, Director of Planning]

DISCUSSION: Monica Gomez, Director of Planning and Zoning, stated that the applicant has submitted a request to rezone the property from Residential (R-S) to Commercial (C-2). The subject site measures approximately 70 feet by 130 feet. She further stated that the area along Nebraska Avenue near the subject property is predominantly developed for residential use. According to the adopted Future Land Use Map, both the subject property and the surrounding area are designated as residential. While there are existing institutional uses along Nebraska Avenue, such as churches and schools, these are generally permitted within residential zoning districts.

Mrs. Gomez noted that staff recommended denial of the rezoning request. During the Regular Planning and Zoning Meeting held on April 16, 2026, the Planning and Zoning Commission unanimously recommended denial of the request.

Mayor Mario Garza opened the Public Hearing at 6:12 p.m.

Dewayne Warden, a long-time resident at 1319 State Avenue, expressed concern regarding the rezoning. He highlighted potential risks, specifically the possibility of future applicants seeking to rezone additional properties along Nebraska Avenue.

David Mata, the applicant, read a prepared letter explaining the current operation of the property as a registered home and his intention to use it as a licensed home daycare if the rezoning is approved.

Polo Flores stated his opposition to the petition. He noted that if staff recommended denial, the commission should investigate the underlying reasons and decline the request. Mae Anzaldua also stated her opposition to the petition.

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

Commissioner Gilbert Garza made a motion to deny Item D and was seconded by Commissioner Mario Cantu. Motion passed (3-0).

- E. Hold a Public Hearing and Consider the First Reading of the Ordinance Regarding the Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2) of a 1.99-acre tract of land out of Lot 10, Block 5, John Closner Subdivision, as Requested by James C. Keller. [Monica Gomez, Director of Planning]

DISCUSSION: Monica Gomez, Director of Planning and Zoning stated applicant requests rezoning for the east half of the property at Veterans Boulevard and Sioux Road from Single-Family Residence District (R-S) to General Business District (C-2). The surrounding area is predominantly commercial, and the Future Land Use Map designates Veterans Boulevard as a commercial corridor, supporting this request. Mrs. Gomez stated that notice of the public hearing was published in the local newspaper, and notification letters were mailed to five property owners within the

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, APRIL 28, 2026**

required 200-foot radius. No public opposition was received. Mrs. Gomez stated that staff recommended approval of the rezoning request. She further stated that during the regular Planning and Zoning Meeting held on April 16, 2026, the Planning and Zoning Commission unanimously recommended approval of the rezoning request.

Mayor Mario Garza opened the Public Hearing at 6:26 p.m.

Mayor Mario Garza closed the Public Hearing at 6:26 p.m.

Commissioner Mario Cantu made a motion to approve and was seconded by Commissioner Gilbert Garza. Motion passed (3-0).

- F. Hold a Public Hearing and Consider the First 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]

DISCUSSION: Monica Gomez, Director of Planning and Zoning, reported that the applicant is seeking a permit to allow the sale of alcoholic beverages at a vape shop located at 3306 N. Raul Longoria Road. This request is for the preparation and opening of containers for off-site consumption only; consumption on-site will not be permitted.

The proposed hours of operation are:

- Monday through Thursday: 7:00 a.m. – 11:00 p.m.
- Friday through Sunday: 7:00 a.m. – 12:00 a.m.

Mrs. Gomez confirmed that the public hearing notice was published in the newspaper and notification letters were sent to fourteen property owners within the 200-foot radius. No comments were received, and staff recommends approval of the request.

Additionally, during the Regular Planning and Zoning Meeting on April 16, 2026, the Planning and Zoning Commission recommended approval of the permit as presented.

Mayor Mario Garza opened the Public Hearing at 6:28 p.m.

Mayor Mario Garza closed the Public Hearing at 6:28 p.m.

Mayor Mario Garza made a motion to table Item F and was seconded by Commissioner Gilbert Garza. Motion passed (5-0).

VII. RESOLUTIONS

- A. Consideration and Action, if any, on a Resolution Approving and Adopting the 2025 Water and Wastewater Master Plan Prepared and Presented by Trimad Consultants, L.L.C. [Alfredo De Leon, Interim Director of Utilities]

DISCUSSION: Freddy Carmona with Trimad stated that this permit is necessary to approve the 2025 Water and Wastewater Master Plan, which was presented on March 11, 2026. He also confirmed that the required updates have been made and the plan is now complete.

Commissioner Gilbert Garza made a motion to approve and was seconded by Commissioner Mario Cantu. Motion passed (3-0).

VIII. CONSENT AGENDA

- A. Consider Approval of the Tax Collection Report for the Month of March 31, 2026. [Maria L. Beltran, Director of Finance]
- B. Consider Approval of the Investment Report for the Second Quarter Ending March 31, 2026. [Maria L. Beltran, Director of Finance]
- C. Consider Approval of City Commission Meeting Minutes:
- October 3, 2022
- November 12, 2025
- February 24, 2026
- March 10, 2026
- March 24, 2026

Commissioner Mario Cantu made a motion to approve all the items under consent agenda and was seconded by Commissioner Gilbert Garza. Motion Passed (3-0).

CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, APRIL 28, 2026

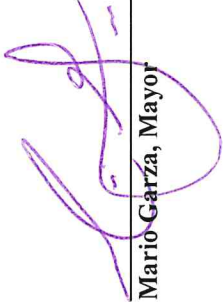
IX. ADJORNMENT

Commissioner Gilbert Garza made a motion to adjourn at 6:30 p.m. and was seconded by Mayor Mario Garza.
Motion passed (3-0).

CITY OF SAN JUAN, TEXAS

ATTEST:


Brenda Escalante, City Secretary


Mario Garza, Mayor