



**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, July 14, 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 Recognizing the 36th Anniversary of the Americans with Disabilities Act (ADA) and Designating July 26, 2026, as Americans with Disabilities Act Awareness Day.
- B. Presentation on the 1st Annual RGV Battle of The Heroes Event Hosted by Redemption Boxing. [Patrick Willingham, Director of the San Juan Police Athletic League]
- C. Presentation on Departmental Reports: Department of Planning and Zoning, Department of Parks and Recreation, Department of Sanitation, and San Juan Memorial Library.
  - 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]

**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]
- F. Consider the First Reading of an Ordinance to Establish a Fee to Defray Costs of Collecting Recorded Municipal Liens Pursuant to Subchapter A of Chapter 54, Texas Local Government Code and Subchapter A of Chapter 214, the Texas Local Government Code; Providing for Effective Date; Providing for Publication; Providing for a Severability Clause; and Providing for Repealer Clause.

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

- A. Discussion and Possible Action, if any, to Authorize Staff to Solicit a Request for Qualifications for Engineering Services. [Lori A. Maldonado, Purchasing Agent]

**VIII. CONTRACTUALS**

- A. Discussion and Action, if any, to Adopt Written Findings as to the Collection Services Contract and Approve a Contingency Fee Contract with Perdue Brandon Fielder Collins & Mott LLP for the Collection of Delinquent Municipal Liens owed to the City of San Juan and Notice of said Contract is Posted with the Agenda in accordance with Section 2254 of the Government Code.

**IX. CONSENT AGENDA**

- A. Consider Approval of City Commission Meeting Minutes:
  - May 08, 2018
  - June 25, 2024

**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 Consultation with Attorney; Discussion Regarding any Matters Related to Legal Advice on Pending or Contemplated Litigation, Settlement Offer.

**XI. 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; Discussion Regarding any Matters Related to Legal Advice on Pending or Contemplated Litigation, Settlement Offer.

**XII. 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 8th day of July 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