



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



Mayor: Mario Garza
Mayor Pro-Tem: Jesus “Jesse” Ramirez
Commissioners: Mario Cantu
Gilbert Garza
Marco “Markie” Villegas

MEMORANDUM

TO: Ruben Guajardo, City Manager

FROM: Brenda Escalante, City Secretary

DATE: 07/06/2026

SUBJECT: 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.



PROCLAMATION

Recognizing the 36th Anniversary of the Americans with Disabilities Act and Designating July 26, 2026, as Americans with Disabilities Act Awareness Day

WHEREAS, on July 26, 1990, the Americans with Disabilities Act (ADA) was signed into law, establishing comprehensive civil rights protections that prohibit discrimination against individuals with disabilities and promote equal opportunity, full participation, independent living, economic self-sufficiency, and inclusion; and

WHEREAS, July 26, 2026, marks the 36th Anniversary of the Americans with Disabilities Act, recognizing more than three decades of progress toward creating accessible, equitable, and inclusive communities throughout the United States; and

WHEREAS, the ADA has improved access to employment, public services, transportation, telecommunications, education, housing, businesses, and civic participation, benefiting millions of Americans while strengthening communities through greater accessibility and inclusion; and

WHEREAS, the City of San Juan is committed to fostering an environment where all residents and visitors, including individuals with disabilities, are treated with dignity and respect and have equitable access to municipal programs, services, facilities, employment opportunities, and public spaces; and

WHEREAS, the City of San Juan recognizes that advancing accessibility is an ongoing responsibility and encourages residents, businesses, organizations, and public institutions to continue working together to eliminate barriers, promote universal access, and ensure every person has the opportunity to participate fully in community life.

NOW, THEREFORE, Be it Resolved that I, **Mario Garza**, by the power vested in me as Mayor of the City of San Juan, along with **Mayor Pro-Tem Jesus “Jesse” Ramirez**, **Commissioner Mario Cantu**, **Commissioner Gilbert Garza** and **Commissioner Marco “Markie” Villegas** hereby proclaim **do hereby proclaim July 26, 2026**, as:

“American with Disabilities Act Awareness Day”

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of San Juan to be affixed on this 14th day of July 2026.

CITY OF SAN JUAN, TEXAS

ATTEST:

Mario Garza, Mayor

Brenda Escalante, City Secretary



Mayor: Mario Garza
Mayor Pro-Tem: Jesus “Jesse” Ramirez
Commissioners: Mario Cantu
Gilbert Garza
Marco “Markie” Villegas

MEMORANDUM

TO: Ruben Guajardo, City Manager

FROM: Patrick Willingham, Director of Parks and Recreation

DATE: 07/06/2026

SUBJECT: 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]

Please see the Attached Flyer For This Event.



REDEMPTION BOXING



RGV BATTLE OF THE HEROES

SATURDAY
AUGUST 29, 2026



**THE CALL GOES OUT TO ALL POLICE OFFICERS,
FIREMAN, EMS, CORRECTIONAL OFFICERS, NURSES,
AMBULANCE DRIVERS, EMTS, MILITARY, AND
VETERANS**

**ARE YOU READY TO COMPETE IN A USA BOXING
SANCTIONED EVENT? WELL NOW IS YOUR CHANCE
TO ENTER THE RGV'S FIRST ANNUAL
BATTLE OF THE HEROES**

**ALL BOUTS WILL BE SANCTIONED UNDER THE USA BOXING RULE AND REGULATIONS.
BOXING GYMS AROUND THE RGV HAVE AGREED TO HELP TRAIN THE ATHLETES
LOOKING TO COMPETE.**

**TO ENTER TO COMPETE CALL/TEXT
JOSH 956-250-2757 JOEL 956-998-0617 ROBERTO 956-784-9483**



Mayor: Mario Garza
Mayor Pro-Tem: Jesus “Jesse” Ramirez
Commissioners: Mario Cantu
Gilbert Garza
Marco “Markie” Villegas

MEMORANDUM

TO: Ruben Guajardo, City Manager

FROM: Monica Gomez, Director of Planning and Zoning

DATE: 07/06/2026

SUBJECT: Department of Planning and Zoning Monthly Report. [Monica Gomez, Director of Planning]

The City of San Juan Planning & Zoning Department has been busy processing subdivision plats, rezoning applications, applications for special/conditional use permits, applications for variances, public information requests and undertaking other duties as listed below.

- 89 building permits were issued during the month of June with a \$9,441,751.00 in total valuation.
- 195 garage sale permits were issued with \$2,745.00 in total valuation.
- We provided customer service and support to 695 people and handled approximately 1,585 calls.
- The building inspectors conducted approximately 441 inspections.
- 21 building permits were issued for new houses with \$4,136,577.00 in total valuation.

HEALTH DIVISION

Inspections: 24

Permits Issued: 19

Valuation: \$1,775

CODE ENFORCEMENT

Code Enforcement Inspectors continue conducting site visits at businesses to verify that occupational licenses and permits are up to date. Inspectors also conducted food truck inspections, day care/foster home permits.

Business Permits: 29

Valuation of business permits renewed: \$1,450

Officer Rodriguez

- Weedy Lots: 26
- Garage Sale w/o permit: 13
- Banners & Temporary Signs: 14
- Building w/o permit: 1
- Certified Letters: 26
- Abandoned cars: 22
- Expired Business permit: 7
- Occupational Inspection: 7

Officer Munoz

- Work orders: 23
- Weedy Lots: 50
- Garage Sale w/o permit: 12
- Building without permit: 4
- Certified Letters: 28
- Commercial abandoned vehicles: 4
- Occupational Inspection: 18

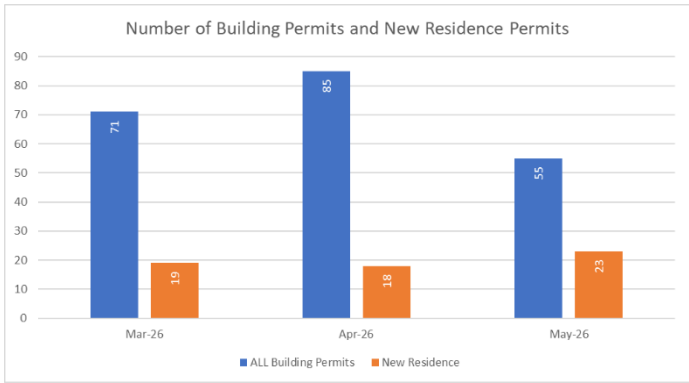
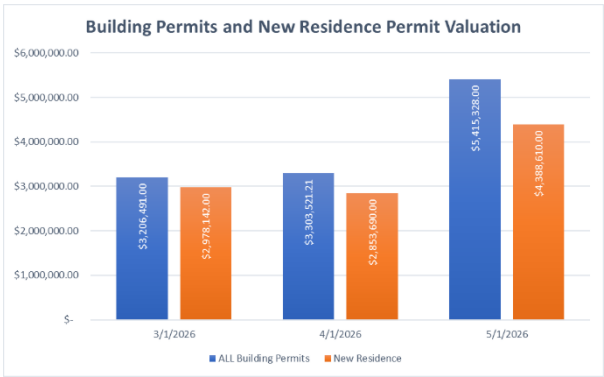
Officer Cavazos

- Work orders: 4
- Weedy Lots: 26
- Garage Sale w/o permit: 5
- Building without permit: 2
- Certified Letters: 7
- Abandoned cars: 3
- Occupational Inspection: 6

NEW BUSINESSES OPENING IN THE CITY DURING THIS MONTH

A total of eight (8) new businesses were opened in the City of San Juan during the month of June.

- | | |
|------------------------------------|---------------------------------|
| • Rio Bravo Packing & Logistics | 5316 S Stewart Rd |
| • McAllen Dot Exams & Drug Testing | 200 W Expressway 83 Ste. N |
| • San Juan Chiropractic Center | 3306 N Raul Longoria Rd. Ste. 2 |
| • Fit Lupita | 1801 N Raul Longoria Rd. |
| • Royal Rehab | 905 W FM 495 Ste. 3 |
| • Dee-licious Nutrition | 2105 N Raul Longoria Rd. Ste B |
| • Grace Glow Nutrition | 200 W Frontage Rd. Ste. A |
| • Migar LLC | 304 W Expressway 83 Ste. 4 |





**PLANNING AND ZONING COMMISSION
JUNE 16, 2026
SAN JUAN MEMORIAL LIBRARY
6:00 P.M.**

P&Z PRESENT

Irma Castillo
Daniel Garza
Eliza Yzaguirre
Valerie Cardenas
Mark Salinas
Martin Gamboa

P&Z ABSENT

Luis Mancillas

STAFF PRESENT

Monica Gomez
Clarissa Aviles
Brianda Perez

GUESTS PRESENT

Marisol Ramirez
Avelino Gonzalez
Ismael Morin
Pedro Villa
Isaac Gonzalez
Hector Cruz
Perla Oyervides
Cesar Castillo
Fernando Maldonado
Mark Villa
Lalo Ramirez, P.E.
D. Rodriguez
Mark Perez, Rhodes Const.
Marlon Garza
Elias Gutierrez
Jose L. Martinez, Jr.
Guadalupe Martinez
Erica Estrada
Jaime Estrada
Carla Gonzalez
Sylvia Maldonado
Magali Castillo
Jessica Franco
Brenda Zuniga
Allison Villa Arroyo

1. CALL TO ORDER

Chairwoman Cardenas called the meeting to order at 6:00 p.m.

2. APPROVAL OF MINUTES - May 14, 2026 Regular Meeting.

Vice Chair Castillo made a motion to approve the minutes as presented by staff. Commissioner Garza seconded the motion. The motion passed unanimously with a 5-0 vote.

3. PUBLIC HEARINGS

3.1 Conditional Use Permit

For the Sale of Alcoholic Beverages (*BQ – Wine and Malt Beverage Retailer's Off-Premise*)

"M & M Chill Spot Drive-Thru"

Location: 301 S. Cesar Chavez Road

Legal Description: Lot 1, M & M Subdivision

Applicant: MAR & MR 1994, LLC.

REVIEW COMMENTS: Ms. Gomez explained that the applicant is requesting a Conditional Use Permit to sell alcoholic beverages for off-premise consumption at M&M Chill Spot Drive-Thru, which has operated since 2010 and recently changed ownership. The operation hours are Monday through Sunday from 10:00 am to 12:00 am. Public hearing notices were published and mailed to eight nearby property owners, with no comments received. Staff recommended approval subject to the conditions in the attached report.

Chair Cardenas opened the public hearing at 6:02 p.m.

Mr. Ismael Morin, representing the applicants, stated they would comply with all City requirements and that the business had passed Building and Fire Department inspections.

Chair Cardenas closed the public hearing at 6:03 p.m.

Commissioner Garza asked staff whether there had been any complaints regarding the business. Ms. Gomez responded that no incidents or complaints had been reported at the location.

Vice-Chair Castillo made a motion to approve the conditional use permit as presented by city staff. Commissioner Salinas second the motion. The motion passed unanimously with a 5-0 vote.

3.2 Conditional Use Permit

**For the Sale of Alcoholic Beverages (*BQ – Wine and Malt Beverage Retailer’s Off-Premise*)
“Dollar General Store #25987”
Location: 2703 N. Veterans Boulevard
Legal Description: Lot 1, DG Veterans Subdivision
Applicant: Dolgencorp of Texas, Inc.**

REVIEW COMMENTS: Ms. Gomez explained that applicant is proposing to sell alcoholic beverages for off-premise consumption at the Dollar General Store located at the southeast corner of Eldora and Veterans Boulevard. Operation hours are Monday through Sunday from 8:00 am to 10:00 pm. Public hearing notices were published and mailed to nine nearby property owners, with no comments received. Staff recommended approval subject to the conditions in the attached report.

Chair Cardenas opened the public hearing at 6:04 p.m.
No discussion took place on this item.

Chair Cardenas closed the public hearing at 6:05 p.m.

Commissioner Yzaguirre made a motion to approve the conditional use permit as presented by city staff. Commissioner Garza second the motion. The motion passed unanimously with a 5-0 vote.

3.3 Conditional Use Permit

**For the Sale of Alcoholic Beverages (*BQ – Wine and Malt Beverage Retailer’s Off-Premise*)
“Santa Chelada Drive-Thru”
Location: 4101 N. Veterans Boulevard
Legal Description: The West 132.37 feet of the North 120 feet of Lot 5, Block 5, John Closner Subdivision
Applicant: Santa Chelada, LLC.**

REVIEW COMMENTS: Ms. Gomez explained that the applicant is requesting a Conditional Use Permit to sell alcoholic beverages for off-premise consumption at Santa Chelada Drive-Thru, which has operated since 2010 and recently changed ownership. The operation hours are Monday through Friday from 11:00 am to 11:00 pm, Saturday from 12:00 p.m. to 1:00 a.m. and Sunday from 12:00 p.m. to 10:00 p.m. Public hearing notices were published and mailed to thirteen nearby property owners, with no comments received. Staff recommended approval subject to the conditions in the attached report.

Chair Cardenas opened the public hearing at 6:06 p.m.

Commissioner Garza asked whether the business was under new ownership. Ms. Gomez responded that the business had recently changed ownership, which is why the applicants were required to obtain a new permit from the City and TABC.

Chair Cardenas closed the public hearing at 6:07 p.m.

Vice Chair Castillo made a motion to approve the conditional use permit as presented by city staff. Commissioner Yzaguirre second the motion. The motion passed unanimously with a 5-0 vote.

3.4 Rezoning Request

From Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF)

Location: 307 E. 11th Street

Legal: Lot 2 & 3, Block 1, Gossage Block Subdivision

Applicant: Elias Jair Gutierrez

REVIEW COMMENTS: Ms. Gomez explained that the applicant is requesting to rezone two residential lots to allow multi-family residential district. Each lot measures 60 feet by 150 feet. According to the Future Land Use Map and Zoning Map, the surrounding area is predominantly residential in nature. Public hearing notices were published in the local newspaper, and notification letters were mailed to twenty-two (22) property owners within the required radius. Two emails were received in opposition to the rezoning request.

Ms. Gomez also noted that both the Planning and Zoning Commission and the City Commission denied a similar rezoning request involving one of the rear properties located near 11th Street and Wyoming Avenue in November 2024.

Based on the inconsistency with the Comprehensive Plan, the potential creation of spot zoning, and the incompatibility of the proposed zoning with the established residential character of the surrounding area, staff recommended denial of the rezoning request.

Commissioner Martin Gamboa entered the meeting at 6:08 p.m.

Chair Cardenas opened the public hearing at 6:08 pm.

Mr. Elias Jair Gutierrez, the applicant, explained that he is proposing to construct a four- to six-unit apartment complex because the existing house on the property is in poor condition. He stated that he intends to develop a project that would beautify the area and potentially provide an exclusive residential option.

Mr. Hector Cruz, a resident, spoke in opposition to the rezoning request. He stated that he has lived in the area for more than 40 years and expressed concerns about the existing traffic congestion caused by the nearby school. He indicated that additional apartment units would increase traffic in the neighborhood and stated that residents would like to review the development plans before any approval is granted.

Mr. Dagoberto Rodriguez, a resident, also spoke in opposition to the request, citing concerns regarding the heavy traffic in the area.

Mr. Pedro Villa, a resident, spoke in opposition to the request and asked the applicant about future plans for the property.

Mr. Abelino Gonzalez, a resident, spoke in opposition to the request, stating that the area is predominantly single-family residential and expressing concerns that introducing a multi-family use could create hazards for nearby residents.

Chair Cardenas clarified that the Commission was considering only the rezoning request and noted that, should the rezoning be approved, the applicant would still be required to comply with all applicable City ordinances, including lot size requirements, setbacks, and other development standards.

Chair Cardenas closed the public hearing at 6:16 p.m.

Commissioner Garza asked staff about the minimum lot size required for multi-family development. Ms. Gomez responded that the minimum lot size requirement is 150 feet by 150 feet. She further explained that, if the rezoning were approved, the applicant would also be required to comply with parking requirements, landscaping standards, and setback regulations applicable to the property.

Commissioner Garza asked staff to provide some background regarding the similar rezoning request denied in 2024. Ms. Gomez responded that the previous request involved two lots seeking multi-family zoning near the corner of 11th Street and Wyoming Avenue. The request was denied due to concerns regarding compatibility with the surrounding zoning districts and the established character of the area.

Commissioner Gamboa made a motion to denied the rezoning request as presented by city staff. Commissioner Salinas second the motion. The motion passed unanimously with a 6-0 vote.

3.5 Rezoning Request

From Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF)

Location: the property is located approximately 670 feet North of Hall Acres Road, along the West side of Stewart Road

Legal: 6.68-acre tract of land out of Lot 12, Stewarts

Addition to the Conway Gardens Subdivision

Applicant: Teysha Group, LLC.

REVIEW COMMENTS: Ms. Gomez explained that the applicant is requesting to rezone a 6.68-acre tract to a Multi-Family Residential District. According to the Future Land Use Map and Zoning Map, the surrounding area is predominantly residential in nature. Public hearing notices were published in the local newspaper, and notification letters were mailed to eighteen (18) property owners within the required notification radius. In addition, staff received two phone calls in opposition to the request and a formal zoning protest signed by sixteen (16) property owners opposing the proposed rezoning.

Based on the inconsistency of the proposed rezoning with the established residential character of the area and the concerns raised by neighboring property owners, staff recommended denial of the rezoning request as presented.

Chair Cardenas opened the public hearing at 6:21 p.m.

Mr. Cesar Castillo, a resident, spoke in opposition to the request and stated that the residents located north of the subject property were unanimously opposed to the rezoning. He expressed concerns regarding existing sewer and drainage issues, stating that the addition of a multi-family development would further aggravate those problems. He also cited concerns related to increased traffic, accidents along Stewart Road, and potential health issues associated with septic tanks.

Ms. Sylvia Maldonado, a resident, also spoke in opposition to the request. She expressed concerns about flooding and traffic accidents in the area and stated that when residents purchased their properties, they anticipated a peaceful neighborhood intended for residential use.

Chair Cardenas opened the public hearing at 6:25 p.m.

Commissioner Gamboa made a motion to denied the rezoning request as presented by city staff. Vice Chair Castillo second the motion. The motion passed unanimously with a 6-0 vote.

4. SUBDIVISIONS

4.1 Final Plat Approval

Stewart Coves Phase II Subdivision
Being a 16.002-acre tract of land out of Lots 1 and 6,
Stewarts Addition to the Conway Gardens
Location: The property is located on the West side of
Stewart Road, approximately 1,214 feet North of Moore
Developer: HDP Stewart Coves, LLC.
Engineer: Melden & Hunt, Inc.
Flood Zone: B
Water: City of San Juan
Sewer: City of San Juan

REVIEW COMMENTS: Ms. Gomez stated that development encompasses a 16.00-acre tract of land situated at the northwest corner of Moore Road and Stewart Road (FM 1426). The preliminary plat for this subdivision was previously approved in June 2025.

The project consists of an 89-lot residential subdivision featuring ingress and egress along Stewart Road. According to the applicable FEMA Flood Insurance Rate Map, the property is located within Flood Zone "C" (areas of minimal flooding).

All required infrastructure is currently in place. A final walk-through has been conducted and approved by City staff and the City Engineer.

Staff recommends approval of the final plat for the Stewart Coves Phase 2 Subdivision to proceed with formal recording.

No discussion took place on this item.

Vice Chair Castillo made a motion to approve the final plat approval as presented by city staff. Commissioner Gamboa second the motion. The motion passed unanimously with a 6-0 vote.

4.2 Final Plat Approval

Villas de Angelina Subdivision

14.64-acre tract of land out of Lot 12, Block 27, Alamo Land and Sugar Company's Subdivision

Location: the property is located approximately 700 feet West of Cesar Chavez Road, along the South side of Hall Acres Road

Developer: OC Development, LTD.

Engineer: Quintanilla, Headley & Associates, Inc.

Water: Military Water Supply Corporation

Sewer: City of San Juan

REVIEW COMMENTS: Ms. Gomez explained this serves as the recommendation for the final plat approval of the Villas de Angelina Subdivision. The development encompasses 14.64-acre tract of land situated approximately a quarter or a mile West from Cesar Chavez Road, along the south side of Hall Acres Road. The preliminary plat for this subdivision was previously approved in November 2024.

The project consists of a 69 residential lot subdivision featuring ingress and egress along Hall Acres Road. According to the applicable FEMA Flood Insurance Rate Map, the property is located within Flood Zone "B" (areas between limits of the 100-year and 500-year floodplains).

All required infrastructure is currently in place. A final walk-through has been conducted and approved by City staff and the City Engineer.

Staff recommends approval of the final plat for the Villas de Angelina Subdivision to proceed with formal recording.

Vice Chair Castillo made a motion to approve the final plat approval as presented by city staff. Commissioner Salinas second the motion. The motion passed unanimously with a 6-0 vote.

5. NEXT MEETING – TBD

6. ADJOURNMENT

There being no further discussion, Chairwoman Cardenas made a motion to adjourn; Vice Chair Castillo second the motion. The meeting was adjourned at 6:31 p.m.

City of San Juan, Texas

Irma Castillo, Chairwoman
Planning and Zoning Commission

Attest:

Planning Director



Mayor: Mario Garza
Mayor Pro-Tem: Jesus “Jesse” Ramirez
Commissioners: Mario Cantu
Gilbert Garza
Marco “Markie” Villegas

MEMORANDUM

TO: Ruben Guajardo, City Manager

FROM: Patrick Willingham, Director of Parks and Recreation

DATE: 07/06/2026

SUBJECT: Department of Parks and Recreation Monthly Report. [Patrick Willingham, Director of Parks and Recreation]

For June 2026, we have the following to report: During June 2026, our department addressed the following areas.

Parks Division-

- Parks Staff continues to maintain the grounds of our city parks, land scaping departmental buildings and other assigned areas through-out the City.
- Park preparations are ongoing for the PONY Baseball/Softball All -Star Invitational, Sectional and Regional Tournaments the month of June.
- On Thursday, June 18, Parks Staff assisted with the Boys and Girls Club grand opening.
- On Friday, June 26, Parks Staff assisted with the set and take down for the Library Summer Reading Dino Hunt

Recreation Division-

- Staff has been assisting opening and closing the weekday and weekend rentals, opening and closing the new San Juan Parks & Recreation Park.
- San Juan had 6 All-Star Baseball Teams and 5 All-Star Softball Teams.
- All-Star Invitational Tournaments was held the week of June 1-6 and our Department hosted 6U baseball and 14U baseball.
- All-Star Invitational Tournaments was held the week of June 1-6 and our Department hosted

512 S. Nebraska Ave. • San Juan, Texas 78589-2649
Phone: (956)223-2200 • Fax: (956) 787-5978

6U baseball and 14U baseball.

- All-Star Invitational Tournaments was held the week of June 8-13 and our Department hosted 10U softball and 14U baseball.
- All-Star Sectional Tournaments was held the week of June 15-21 and our Department hosted 4U baseball, 12U baseball and 14U baseball.
- All-Star Regional Tournaments was held the week of June 22-28 and our Department hosted 12U baseball and 14U baseball.
- San Juan All Stars 12U Softball team qualified for the World Series in San Marcos, TX July 6 – 12. Head Coach Jesse Martinez, Assistant Ramiro Valle & Assistant Flor Quintero.
- San Juan All Stars 10U Baseball team qualified for the South Regional Zone in Scott, LA July 15-18. Head Coach Sean Davis, Assistant Michael Tijerina & Assistant Luis Espinoza.
- Saturday, June 20, 2026, the High School Boys Basketball Tournament was held at the new San Juan Parks & Recreation facility. The tournament was the conclusion to the High School Basketball League. There was a total of 6 high schools participating.
- Summer Middle School Volleyball commenced on Thursday, June 11. We interlocked with Alamo Parks & Recreation and hosted all the games at the new San Juan Parks & Recreation facility. A total of 6 teams were playing in the volleyball league. Three volleyball teams are registered with San Juan.
- San Juan Summer Programs are ongoing and in full force. This is the largest and most registered summer participants. The number of participants per program: Summer Track & Field 259; Tennis 28; Swim 24; Softball Pitching & Hitting Camp 40; Soccer Camp 50; Baseball Camp 31; Quarterback & Receiver Camp 24; Cheerleading Session One 21; Dance Session One 31; Open Gym 23; and Adult Open Gym 52.
- Track & Field, Swim and Tennis participants have been participating weekly in the scheduled Summer TAAF Meets throughout the RGV.

Building Maintenance Division-

-

- Staff has continued daily and weekly cleaning, repairing, and maintaining all city buildings. Along with coordinating the Amigo del Valle Rentals, City Hall EOC Room, Library set-ups for weekly meetings as needed
- Regular care & preventative maintenance of A/C at City Buildings
- Monthly city hall elevator test
- Opening the new San Juan Parks & Recreation Park on a daily basis and cleaning the restrooms.

Parks and Recreation Advisory Board- Next Meeting July 22, 2026

San Juan Police Athletic League – Next Meeting July 22, 2026



Mayor: Mario Garza
Mayor Pro-Tem: Jesus “Jesse” Ramirez
Commissioners: Mario Cantu
Gilbert Garza
Marco “Markie” Villegas

MEMORANDUM

TO: Ruben Guajardo, City Manager

FROM: Israel Garza, Sanitation Director

DATE: 07/02/2026

SUBJECT: Department of Sanitation Monthly Report. [Israel Garza Director of Sanitation]

June 2026 Report

Sanitation Department (June 2026)

- Solid Waste Collection ran on schedule all month
- Brush Pickup ran on schedule all month
- Drop off Site: 1,161
- Residential: 1,215.17 tons
- Commercial: 800.90 tons
- Roll-Off Containers: 346.70 tons/83 loads
- Brush: 480.23 tons/188 loads of brush

Recycling (June 2026)

• Cardboard:	17.74 tons/\$1,196.77
• Curbside:	5.47 tons
• Mix White Paper:	0.00 tons/\$0.00
• Batteries:	0.00 tons/\$0.00
• Metal:	0.00 tons/\$0.00
• Books:	0.08 tons/\$0.00
• Tin Cans:	0.00 tons/\$0.00
• Plastic:	0.54 tons/\$0.00
• E-Waste:	0.00 tons/\$0.00
• Aluminium:	0.00 tons/\$0.00

Total Tons/Revenue:	23.53 tons/\$1,196.77
Savings of:	\$470.60
Walk-Ins:	291

Code Enforcement – Esteban Garcia (June 2026)

• Violation Notice Issued:	23
• Illegal Dumping:	24
• Contact People:	46
• Construction Material:	7
• Tires:	0
• Total Revenue:	\$589.44

Code Enforcement – Ruben Navarro (June 2026)

• Violation Notice Issued:	16
• Illegal Dumping:	10
• Contact People:	15
• Construction Material:	9
• Tires:	10
• Total Revenue:	0 (Didn't submit revenue)

Central Garage (June 2026)

- 69 Total Work Orders Created
- 58 Closed Work Orders
- 11 Pending Work Orders - See Attachment
- 6 Residential Side Loaders operating
- 1 Commercial Side Loaders operator
- 2 Commercial Front Loaders operator

- 2 Brush Truck Operating
- 1 Brush Tractor (grapple) operating
- 2 Brush Grapple Truck operating
- 2 Roll- Offs Trucks operating



Mayor: Mario Garza
Mayor Pro-Tem: Jesus “Jesse” Ramirez
Commissioners: Mario Cantu
Gilbert Garza
Marco “Markie” Villegas

MEMORANDUM

TO: Ruben Guajardo, City Manager

FROM: Christina Perez, Director of Library

DATE: 07/06/2026

SUBJECT: San Juan Memorial Library Monthly Report. [Christina Perez, Library Director]

Enclosed is the June Monthly Report including statistics and programs:

For the month of June, we had 2,239 visitors. The library checked out a total of 841 physical items for both adult and children. We had 25 in-house circulation items. We requested and received twenty-nine (29) Interlibrary Loans (ILL). We had 62 new patrons added to our circulation system. We helped the public with an estimated 168 reference questions and 197 informational questions. We had 17 fax transactions. The monthly amount deposited was \$1,015.53 both fines and fees.

Please see the attached statistical report.

During the month of May

- Hosted Father’s Day Event with SJFD
- Concluded Parent Workshop Program partnering with Professor Belinda Rivas from UTRGV
- Hosted Summer Reading Activities
- Partnered with Different Agencies to host some Summer Reading Programs
- Hosted Truck Event with SJFD, SJPD, Utilities, Sanitation, and Agrilife Forest Service
- Attended HEB 250th Celebration
- Attended Hidalgo County Library System Meeting
- Managed the day-to-day operations of the San Juan Memorial Library

Meetings to be held in July 2026

Multipurpose Room

Summer Reading Program, July 1st – 8th

512 S. Nebraska Ave. • San Juan, Texas 78589-2649
Phone: (956)223-2200 • Fax: (956) 787-5978

Keep San Juan Beautiful, July 8th

Rio Grande Early Childhood Assoc., July 11th

Lions Club, July 11th

City Commission, July 14th

Training Room:

HOA Meeting, July 2nd

June 2026 Youth & Children's Programs/Attendance

[illegible]

Total Visitors	2,239
Computer Users	463
Total Checkouts	841
In-House Use	25
Inter-Library Loans	29
New Patrons	62
Reference	168
Informational Questions	197
FAX transactions	17
Children's Programs	17
Attendance	385

Multipurpose Room Reservations	Attendance
08 Summer Reading Program (Butterfly Center Visit)	19
09 Summer Reading Program (Dino if the Day)	15
10 Summer Reading Program (Easterseals Visit)	22
10 KSJB	14
12 Summer Reading Program (Birds are Dino?)	17
13 Fathers Day Event	20
13 Museum Visit	13
17 E/C Literacy	59
22 Summer Reading Program (Teen Dino Painting)	21
24 Summer Reading Program (toddler vocano expirment)	16
26 Summer Reading Program (fossil hunters)	21
27 HEB Centennial Event	61
29 CHAPS Visit	46
30 Summer Reading Program (Gem Smash)	11
30 City Commission meeting	39
Total	360

Training Room Reservations	Attendance
04 Parent Workshop	10
11 Parent Workshop	13
18 Parent Workshop	6
25 Parent Workshop	15
Total	51

Total DVD Checkouts	
Children's DVDs	22
Other than Children's DVDs	4
Total	26

Total Book Checkouts	
Children's Books	671
Other than Children's Books	144
Total	815

WiFi Usage	
LibGuest	1,883 *
LibStaff	471 *
Total	2,354

Study Room Attendance	
Study Rooms	76

Likes	282
Visitors	29,503

Deposits	
Fines	\$ 260.83
Copies	\$ 754.70
Surcharges	\$ -
	\$1,015.53

Total + Surcharges

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JULY 14, 2026

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]

STAFF COMMENTS AND RECOMMENDATIONS:

The applicant is requesting a Conditional Use Permit for the sale of alcoholic beverages for off-premise consumption at the M&M Chill Spot Drive-Thru located at 301 S. Cesar Chavez Road. The business has been in operation since 2010. However, due to a recent change in ownership, the applicant is required to apply for a new permit with the City of San Juan and the Texas Alcoholic Beverage Commission (TABC).

Hours of Operation

- Monday – Sunday 10:00 AM – 12:00 AM

The applicant will be required to comply with all regulations established by the Texas Alcoholic Beverage Commission (TABC) as well as all applicable City of San Juan ordinances and requirements governing the sale of alcoholic beverages. Additional permits may be required depending on the type of alcohol sales authorized.

Notice of the public hearing was published in the local newspaper, and notification letters were mailed to eight (8) property owners within the required 200-foot radius of the subject property. No comments were received.

Staff recommends approval of the Conditional Use Permit subject to the conditions listed above.

RECOMMENDATION:

During the Special Called Planning and Zoning Meeting held on June 16, 2026, the Planning and Zoning Commission recommended approval of the conditional use permit with a 5-0 vote.

PREPARED BY:

Monica Gomez,
Director of Planning
and Zoning

APPROVED BY:

Ruben Guajardo, City
Manager

**CONDITIONAL USE PERMIT
“M&M CHILL SPOT DRIVE-THRU”
JUNE 23, 2026**

PAGE 1

Conditional Use Permit

Applicant: MAR & MR 1994, LLC.

Request: Conditional Use Permit for the Sale of Alcoholic Beverages (*BQ – Wine and Malt Beverages Retailer’s Off-Premise*) at M&M Chill Spot Drive-Thru

Address: 301 S. Cesar Chavez Road

Legal Description: Lot 1, M & M Subdivision

Project Description:

The applicant is requesting a Conditional Use Permit for the sale of alcoholic beverages for off-premise consumption at the M&M Chill Spot Drive-Thru located at 301 S. Cesar Chavez Road. The business has been in operation since 2010; however, due to a recent change in ownership, the applicant is required to apply for a new permit with the City of San Juan and the Texas Alcoholic Beverage Commission (TABC).

Hours of Operation

- Monday – Sunday 10:00 AM – 12:00 AM

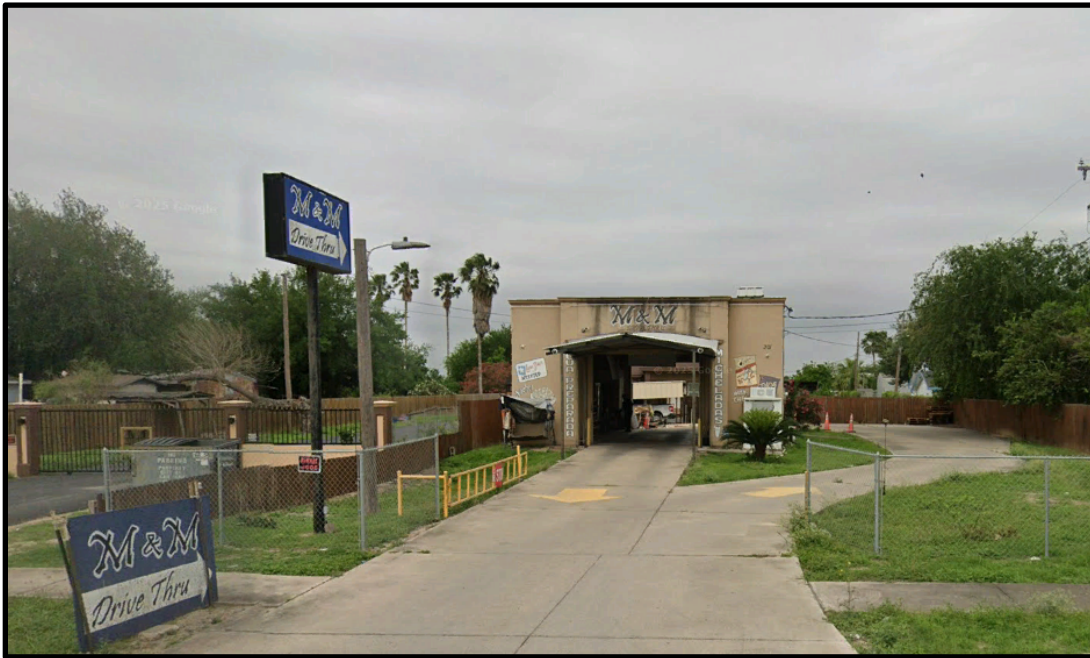
The applicant will be required to comply with all regulations established by the Texas Alcoholic Beverage Commission (TABC) as well as all applicable City of San Juan ordinances and requirements governing the sale of alcoholic beverages. Additional permits may be required depending on the type of alcohol sales authorized.

The following conditions are recommended should the Conditional Use Permit be approved:

1. The applicant shall comply with all City of San Juan ordinances and Texas Alcoholic Beverage Commission (TABC) regulations, including permitted hours of operation.
2. Adequate security lighting shall be provided to ensure customer safety and assist with crime prevention.
3. The applicant shall comply with all applicable City requirements, including but not limited to building codes, fire codes, landscaping, parking requirements, and other applicable regulations.
4. The business shall comply at all times with the City of San Juan Noise Ordinance.
5. Loading or unloading of merchandise shall not occur within any public street.
6. The owner shall agree to pay all required annual fees to the City of San Juan, including fees associated with the alcohol license, Conditional Use Permit, occupational license, and health permits.
7. The Conditional Use Permit may be revoked at any time by the Planning and Zoning Commission and/or the City Commission for noncompliance with any condition of approval.

Notice of the public hearing was published in the local newspaper, and notification letters were mailed to eight (8) property owners within the required 200-foot radius of the subject property. No comments were received.

Staff recommends approval of the Conditional Use Permit subject to the conditions listed above.



Proposed Site



Location Map

**CONDITIONAL USE PERMIT
“M&M CHILL SPOT DRIVE-THRU”
JUNE 23, 2026**

PAGE 3

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 06/16/2026 Vice-Chair Castillo made a motion to approve the conditional use permit as presented by city staff. Commissioner Salinas second the motion. The motion passed unanimously with a 5-0 vote.

REVIEW COMMENTS: Ms. Gomez explained that the applicant is requesting a Conditional Use Permit to sell alcoholic beverages for off-premise consumption at M&M Chill Spot Drive-Thru, which has operated since 2010 and recently changed ownership. The operation hours are Monday through Sunday from 10:00 am to 12:00 am. Public hearing notices were published and mailed to eight nearby property owners, with no comments received. Staff recommended approval subject to the conditions in the attached report.

Chair Cardenas opened the public hearing at 6:02 p.m.

Mr. Ismael Morin, representing the applicants, stated they would comply with all City requirements and that the business had passed Building and Fire Department inspections.

Chair Cardenas closed the public hearing at 6:03 p.m.

Commissioner Garza asked staff whether there had been any complaints regarding the business. Ms. Gomez responded that no incidents or complaints had been reported at the location.



ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGE (*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 PROVIDED IN ARTICLE IV, OF THE ZONING ORDINANCE, CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS, PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; PROVIDING FOR A CODE DISPOSITION.

WHEREAS, MAR & MR 1994, LLC. has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan for the Sale of Alcoholic Beverages (*BQ – Wine and Malt Beverages Retailer's Off-Premise*) at "M & M Chill Spot Drive-Thru," located at 301 S. Cesar Chavez Road, San Juan, Texas.

WHEREAS, this type of activity is prohibited by said Zoning Ordinance unless a Conditional Use Permit is granted; and,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS, AS FOLLOWS:

SECTION I. That a Conditional Use Permit under Article IV of the Zoning Ordinance of the City of San Juan, Texas, be granted to MAR & MR 1994, LLC. has applied for a Conditional Use Permit for the Sale of Alcoholic Beverages (*BQ – Wine and Malt Beverages Retailer's Off-Premise*) at "M & M Chill Spot Drive-Thru," subject to the following conditions:

1. The applicant shall comply with all City of San Juan ordinances and Texas Alcoholic Beverage Commission (TABC) regulations, including permitted hours of operation.
2. Adequate security lighting shall be provided to ensure customer safety and assist with crime prevention.
3. The applicant shall comply with all applicable City requirements, including but not limited to building codes, fire codes, landscaping, parking requirements, and other applicable regulations.
4. The business shall comply at all times with the City of San Juan Noise Ordinance.
5. Loading or unloading of merchandise shall not occur within any public street.
6. The owner shall agree to pay all required annual fees to the City of San Juan, including fees associated with the alcohol license, Conditional Use Permit, occupational license, and health permits.
7. The Conditional Use Permit may be revoked at any time by the Planning and Zoning Commission and/or the City Commission for noncompliance with any condition of approval.

SECTION II. PUBLICATION AND EFFECTIVE DATE CLAUSE. This Ordinance shall be published in the official newspaper of the City of San Juan, Texas, as provided by law, and shall be and remain in full force and effect from the after said date of publication.

PASSED and **APPROVED** on first reading on the 14th day of July, 2026.

PASSED and **APPROVED** on second and final reading on the _____ day of _____, 2026.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

APPROVED BY:

Palacios, Garza & Thompson, P.C.

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY

AFFIDAVIT OF FACTS

To Whom It May Concern:

**CITY OF SAN JUAN
PLANNING AND ZONING
512 S. NEBRASKA AVE.
SAN JUAN, TEXAS 78589**

**FROM: MARIO A. RAMIREZ BARRERA
DBA: M & M CHILL SPOT
Owner: M&M DRIVE THRU, LLC
Account Property ID Hidalgo: 20827963
Legal Description: M&M (SPA) LOT 1**

**REFERENCE: Affidavit / Permission / Letter of Authorization
To apply for a Wine and Malt Beverage Retailer's on
Premise Permit (BG)**

My name is Mario A. Ramirez Barrera, applicant for the above property.

- Legal Description of Property: M&M (SPA) LOT 1 / Property ID: 20827963
- The proposed use of location will be a Convenience Store Drive Thru.
- There will only be 2 employees.
- Days and Hours of Operation will be: Mon-Sun 10:00 A.M – 12:00 A.M



MARIO A. RAMIREZ BARRERA

**STATE OF TEXAS
COUNTY OF HIDALGO**

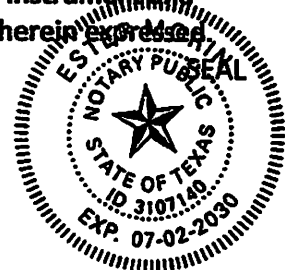
Before me, a notary public in and for the State of Texas, on this day personally appeared Mario A. Ramirez Barrera

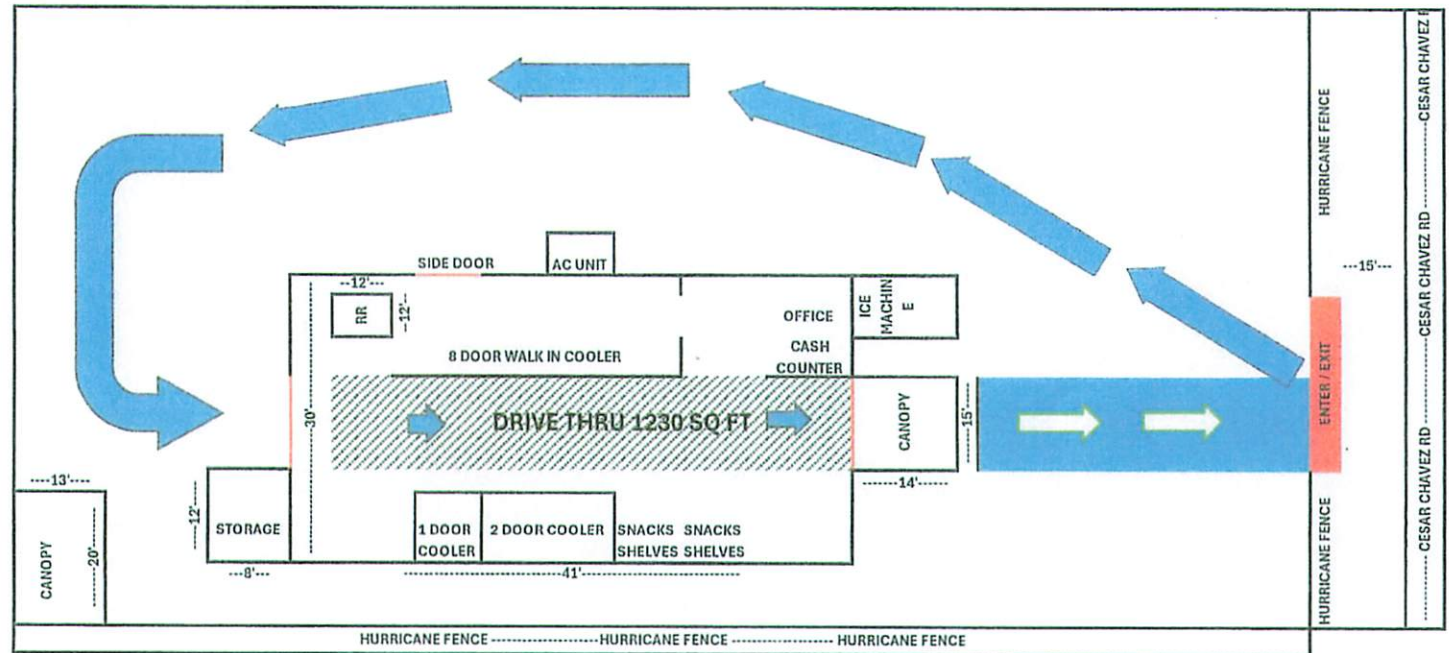
personally, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 16th of April 2026



Notary Public, State of Texas





SITE PLAN

MAR & MR 1994, LLC

DBA: M & M CHILL SPOT

Owner: Mario A Ramirez Barrera

Owner: Marisol Reyes Ramirez

301 South Cesar Chavez Rd

San Juan, Texas 78589

956-225-6271

E mail: mramirez091276@yahoo.com

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.

**MARTINEZ FRANCISCO & EVA
PO BOX 992
SAN JUAN, TX 78589-0992**

**MARTINEZ RICARDO S & RICARDO
JR
PO BOX 1023
SAN JUAN, TX 78589-1023**

**M&M DRIVE THRU, LLC
305 S CESAR CHAVEZ
SAN JUAN, TX 78589**

**VILLANUEVA EMIGDIO JR
PO BOX 943
MISSION, TX 78573-0015**

**CASTILLO JOSE JR
1118 MINT DR
SAN JUAN, TX 78589**

**TAMEZ EDUARDO & P LUCY M
1118 MINT DR
SAN JUAN, TX 78589-5190**

**SALAZAR JENNIFER CERDA ET AL
1808 VERSAILLES DR
SAN JUAN, TX 78589-2162**

**FARIAS ROBERT
PO BOX 1036
ALAMO, TX 78516-1036**

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JULY 14, 2026

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]

STAFF COMMENTS AND RECOMMENDATIONS:

The applicant is requesting a Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at the Dollar General located at the Southeast corner of Eldora Road and Veterans Boulevard.

Hours of Operation

- Monday – Sunday 8:00 AM – 10:00 PM

The applicant will be required to comply with all regulations established by the Texas Alcoholic Beverage Commission (TABC) as well as all applicable City of San Juan ordinances and requirements governing the sale of alcoholic beverages. Additional permits may be required depending on the type of alcohol sales authorized.

Notice of the public hearing was published in the local newspaper, and notification letters were mailed to nine (9) property owners within the required 200-foot radius of the subject property. No comments were received.

Staff recommends approval of the Conditional Use Permit subject to the conditions listed above.

RECOMMENDATION:

During the Special Called Planning and Zoning Meeting held on June 16, 2026, the Planning and Zoning Commission recommended approval of the conditional use permit with a 5-0 vote.

PREPARED BY:

Brianna Sanchez,
Administrative
Assistant III

APPROVED BY:

Ruben Guajardo, City
Manager

CONDITIONAL USE PERMIT
“DOLLAR GENERAL STORE #25987”
JUNE 23, 2026

PAGE 1

Conditional Use Permit

Applicant: Dolgencorp of Texas, Inc.

Request: Conditional Use Permit for the Sale of Alcoholic Beverages (*BQ – Wine and Malt Beverages Retailer’s Off-Premise*) at Dollar General

Address: 2703 N. Veterans Boulevard

Legal Description: Lot 1, DG Veterans Subdivision

Project Description:

The applicant is requesting a Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at the Dollar General located at the Southeast corner of Eldora Road and Veterans Boulevard.

Hours of Operation

- Monday – Sunday 8:00 AM – 10:00 PM

The applicant will be required to comply with all regulations established by the Texas Alcoholic Beverage Commission (TABC) as well as all applicable City of San Juan ordinances and requirements governing the sale of alcoholic beverages. Additional permits may be required depending on the type of alcohol sales authorized.

The following conditions are recommended should the Conditional Use Permit be approved:

1. The applicant shall comply with all City of San Juan ordinances and Texas Alcoholic Beverage Commission (TABC) regulations, including permitted hours of operation.
2. Adequate security lighting shall be provided to ensure customer safety and assist with crime prevention.
3. The applicant shall comply with all applicable City requirements, including but not limited to building codes, fire codes, landscaping, parking requirements, and other applicable regulations.
4. The business shall comply at all times with the City of San Juan Noise Ordinance.
5. Loading or unloading of merchandise shall not occur within any public street.
6. The owner shall agree to pay all required annual fees to the City of San Juan, including fees associated with the alcohol license, Conditional Use Permit, occupational license, and health permits.
7. The Conditional Use Permit may be revoked at any time by the Planning and Zoning Commission and/or the City Commission for noncompliance with any condition of approval.

Notice of the public hearing was published in the local newspaper, and notification letters were mailed to nine (9) property owners within the required 200-foot radius of the subject property. No comments were received.

Staff recommends approval of the Conditional Use Permit subject to the conditions listed above.



Proposed Site



Location Map

**CONDITIONAL USE PERMIT
“DOLLAR GENERAL STORE #25987”
JUNE 23, 2026**

PAGE 3

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 06/16/2026 Commissioner Yzaguirre made a motion to approve the conditional use permit as presented by city staff. Commissioner Garza second the motion. The motion passed unanimously with a 5-0 vote.

REVIEW COMMENTS: Ms. Gomez explained that applicant is proposing to sell alcoholic beverages for off-premise consumption at the Dollar General Store located at the southeast corner of Eldora and Veterans Boulevard. Operation hours are Monday through Sunday from 8:00 am to 10:00 pm. Public hearing notices were published and mailed to nine nearby property owners, with no comments received. Staff recommended approval subject to the conditions in the attached report.

Chair Cardenas opened the public hearing at 6:04 p.m.

No discussion took place on this item.

Chair Cardenas closed the public hearing at 6:05 p.m.



ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGE (*BQ – WINE AND MALT BEVERAGE RETAILER’S OFF-PREMISE*) AT “DOLLAR GENERAL STORE # 25987” LOCATED AT 2703 N. RAUL LONGORIA ROAD, LEGALLY DESCRIBED AS LOT 1, DG VETERANS SUBDIVISION, AS PROVIDED IN ARTICLE IV, OF THE ZONING ORDINANCE, CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS, PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; PROVIDING FOR A CODE DISPOSITION.

WHEREAS, Dolgencorp of Texas, Inc. has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan for the Sale of Alcoholic Beverages (*BQ – Wine and Malt Beverages Retailer’s Off-Premise*) at “Dollar General Store # 25987” located at 2703 N. Veterans Boulevard, San Juan, Texas.

WHEREAS, this type of activity is prohibited by said Zoning Ordinance unless a Conditional Use Permit is granted; and,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS, AS FOLLOWS:

SECTION I. That a Conditional Use Permit under Article IV of the Zoning Ordinance of the City of San Juan, Texas, be granted to Dolgencorp of Texas, Inc. has applied for a Conditional Use Permit for the Sale of Alcoholic Beverages (*BQ – Wine and Malt Beverages Retailer’s Off-Premise*) at “Dollar General Store # 25987” subject to the following conditions:

1. The applicant shall comply with all City of San Juan ordinances and Texas Alcoholic Beverage Commission (TABC) regulations, including permitted hours of operation.
2. Adequate security lighting shall be provided to ensure customer safety and assist with crime prevention.
3. The applicant shall comply with all applicable City requirements, including but not limited to building codes, fire codes, landscaping, parking requirements, and other applicable regulations.
4. The business shall comply at all times with the City of San Juan Noise Ordinance.
5. Loading or unloading of merchandise shall not occur within any public street.
6. The owner shall agree to pay all required annual fees to the City of San Juan, including fees associated with the alcohol license, Conditional Use Permit, occupational license, and health permits.
7. The Conditional Use Permit may be revoked at any time by the Planning and Zoning Commission and/or the City Commission for noncompliance with any condition of approval.

SECTION II. PUBLICATION AND EFFECTIVE DATE CLAUSE. This Ordinance shall be published in the official newspaper of the City of San Juan, Texas, as provided by law, and shall be and remain in full force and effect from the after said date of publication.

PASSED and **APPROVED** on first reading on the 14th day of July, 2026.

PASSED and **APPROVED** on second and final reading on the _____ day of _____, 2026.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

APPROVED BY:

Palacios, Garza & Thompson, P.C.

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY

Attn: Planning and Zoning
City of San Juan
512 S Nebraska Ave
San Juan, TX 78589
(956) 223-2220

4/22/2026

Dollar General #25987, 2703 N Veterans Blvd., San Juan, Texas 78589, Narrative of Proposal to Accompany Application for Conditional Use Permit for Sale of Beer and Wine for Off-Premises Consumption

Dear Sir/Madam:

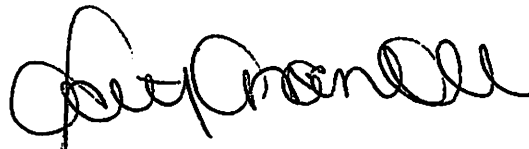
My firm represents Dolgencorp of Texas, Inc., as the applicant's representative, in its application for a conditional use permit ("CUP") from the City of San Juan to allow for the sale of beer & wine sales (for off-premise consumption only) at the business of Dollar General Store #25987, located at 2703 N Veterans Blvd, San Juan, Texas 78589 (the "Store"). This letter should accompany the application attached hereto and is meant to act as the required proposal statement.

Dolgencorp of Texas, Inc. is committed to providing for the safety and well-being of its customers. It is believed that since this CUP is desired for off-premise consumption, the likelihood of incidents involving drunkenness, disorderly conduct and raucous behavior is greatly reduced and will likely be non-existent. Furthermore, Dolgencorp of Texas, Inc. is experienced in providing appropriate control over its establishment for the benefit of all its customers. This Store will likewise continue to run a safe, sanitary, and welcoming business for the citizens of San Juan if the requested CUP is awarded. The Store will not produce excessive noise, dirt, litter and odors in the establishment and in the surrounding area. In fact, the introduction of beer and wine for off-premise consumption sales should not be expected to change much of anything in relation to how the store operates. As such, no disturbances to surrounding property owners or the community at large should occur and compliance with all applicable city ordinances and state laws will be followed. The hours of operation will be 8 am until 10 pm 7 days a week, with approximately 11 employees.

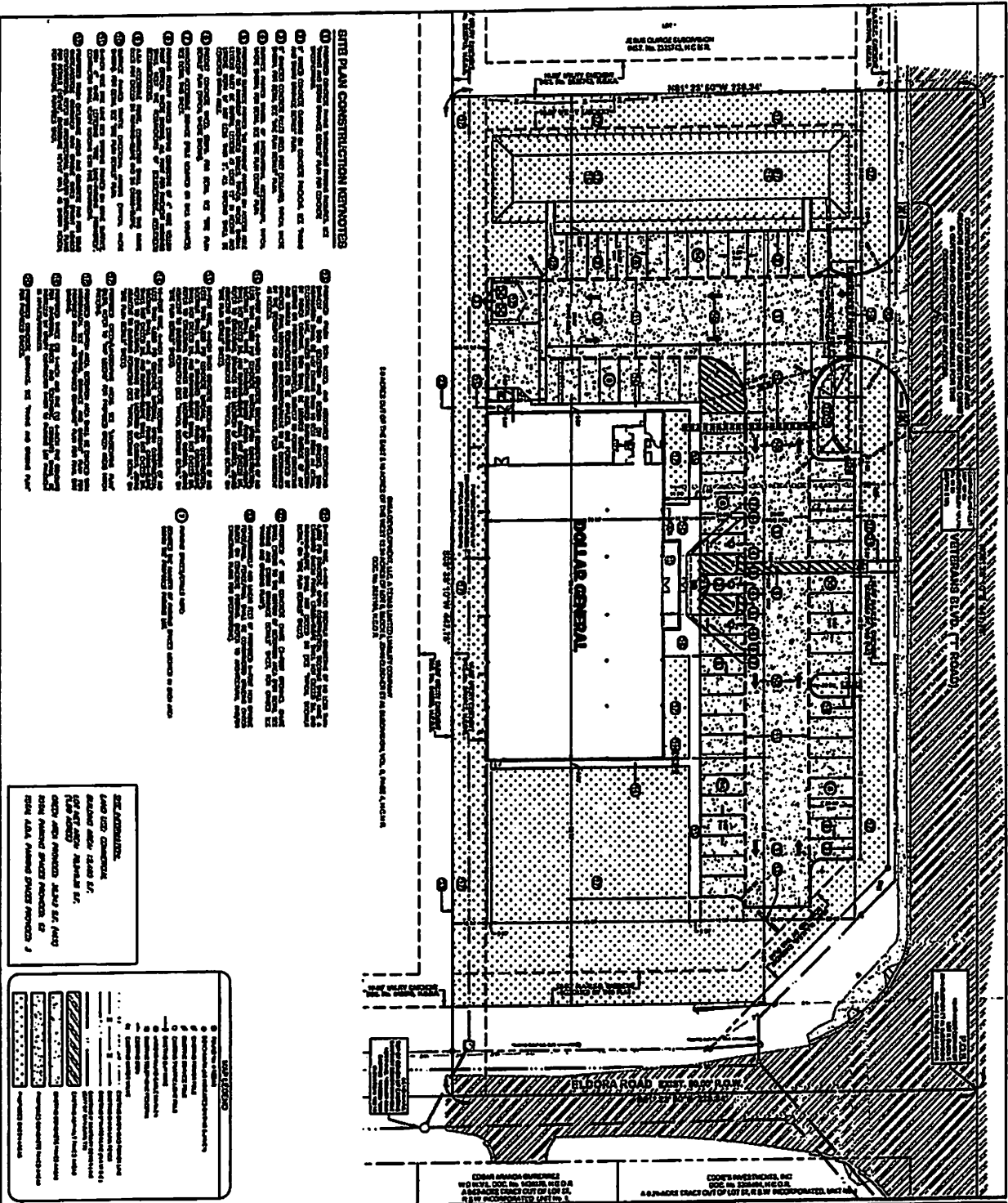
Should you have any questions or require further information or explanation regarding anything found herein, please do not hesitate to contact me at (512) 549-8904 or via email at marcus@txliquorlaw.com.

* * *

Sincerely,



Catherine Chamblee



CALL BEFORE YOU DIG!

811

ONE-800-4-A-DIG

AT 1-800-455-0344

SHEET NOTATIONS/RESTRICTIONS

1. All dimensions are in feet and inches.

2. All dimensions are to the centerline of the road.

3. All dimensions are to the centerline of the building.

4. All dimensions are to the centerline of the parking area.

5. All dimensions are to the centerline of the driveway.

6. All dimensions are to the centerline of the sidewalk.

7. All dimensions are to the centerline of the curb.

8. All dimensions are to the centerline of the gutter.

9. All dimensions are to the centerline of the street.

10. All dimensions are to the centerline of the highway.

CONSTRUCTION NOTES

1. All construction shall be in accordance with the latest edition of the International Building Code.

2. All construction shall be in accordance with the latest edition of the International Fire Code.

3. All construction shall be in accordance with the latest edition of the International Mechanical Code.

4. All construction shall be in accordance with the latest edition of the International Plumbing Code.

5. All construction shall be in accordance with the latest edition of the International Electrical Code.

6. All construction shall be in accordance with the latest edition of the International Energy Conservation Code.

7. All construction shall be in accordance with the latest edition of the International Fire Prevention Code.

8. All construction shall be in accordance with the latest edition of the International Fire Alarm Code.

9. All construction shall be in accordance with the latest edition of the International Fire Sprinkler Code.

10. All construction shall be in accordance with the latest edition of the International Fire Labeled Code.

LEGEND

1. All construction shall be in accordance with the latest edition of the International Building Code.

2. All construction shall be in accordance with the latest edition of the International Fire Code.

3. All construction shall be in accordance with the latest edition of the International Mechanical Code.

4. All construction shall be in accordance with the latest edition of the International Plumbing Code.

5. All construction shall be in accordance with the latest edition of the International Electrical Code.

6. All construction shall be in accordance with the latest edition of the International Energy Conservation Code.

7. All construction shall be in accordance with the latest edition of the International Fire Prevention Code.

8. All construction shall be in accordance with the latest edition of the International Fire Alarm Code.

9. All construction shall be in accordance with the latest edition of the International Fire Sprinkler Code.

10. All construction shall be in accordance with the latest edition of the International Fire Labeled Code.

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.

EDDIES INVESTMENTS INC
707 W SIOUX RD
SAN JUAN, TX 78589-3475

LEANOS CARLOS
2801 FORTUNE AVE
SAN JUAN, TX 78589-3518

ESCOBAR ADAN JR
815 W ELDORA RD
SAN JUAN, TX 78589-5081

QUIROZ JESUS
2609 N VETERANS RD
SAN JUAN, TX 78589-0035

GUTIERREZ EDGAR ARANDA
707 W SIOUX RD
SAN JUAN, TX 78589-3475

ANDRADE ROEL & CECILIA G
2139 GARY LN
EDINBURG, TX 78542-2848

5M & A DEVELOPMENT LLC
315 E FRONTAGE RD
ALAMO, TX 78516-8886

LIONACCESS LLC - 2703 N VETERANS BLVD PROTECTED SERIES
3225 MCLEOD DR
LAS VEGAS, NV 89121

DOLGENCORP OF TEXAS, INC
2703 N VETERANS BLVD
SAN JUAN, TX 78589

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JULY 14, 2026

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]

STAFF COMMENTS AND RECOMMENDATIONS:

The applicant is requesting a Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at the Santa Chelada Drive-Thru located at the Northeast corner of Veterans Boulevard and 41st Street.

Hours of Operation

- Monday – Friday 11:00 AM – 11:00 PM
- Saturday 12:00 PM - 1:00 AM
- Sunday 12:00 PM – 10:00 PM

The applicant will be required to comply with all regulations established by the Texas Alcoholic Beverage Commission (TABC) as well as all applicable City of San Juan ordinances and requirements governing the sale of alcoholic beverages. Additional permits may be required depending on the type of alcohol sales authorized.

Notice of the public hearing was published in the local newspaper, and notification letters were mailed to thirteen (13) property owners within the required 200-foot radius of the subject property. No comments were received.

RECOMMENDATION:

Staff recommends approval of the Conditional Use Permit subject to the conditions listed on the attached report.

PREPARED BY:

Brianna Sanchez,
Administrative
Assistant III

APPROVED BY:

Ruben Guajardo, City
Manager

CONDITIONAL USE PERMIT
“SANTA CHELADA DRIVE-THRU”
JUNE 23, 2026

PAGE 1

Conditional Use Permit

Applicant: Santa Chelada, LLC.

Request: 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

Address: 4101 N. Veterans Boulevard

Legal Description: The West 132.37 feet of the North 120 feet of Lot 5, Block 5, John Closner Subdivision

Project Description:

The applicant is requesting a Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at the Santa Chelada Drive-Thru located at the Northeast corner of Veterans Boulevard and 41st Street.

Hours of Operation

- Monday – Friday 11:00 AM – 11:00 PM
- Saturday 12:00 PM - 1:00 AM
- Sunday 12:00 PM – 10:00 PM

The applicant will be required to comply with all regulations established by the Texas Alcoholic Beverage Commission (TABC) as well as all applicable City of San Juan ordinances and requirements governing the sale of alcoholic beverages. Additional permits may be required depending on the type of alcohol sales authorized.

The following conditions are recommended should the Conditional Use Permit be approved:

1. The applicant shall comply with all City of San Juan ordinances and Texas Alcoholic Beverage Commission (TABC) regulations, including permitted hours of operation.
2. Adequate security lighting shall be provided to ensure customer safety and assist with crime prevention.
3. The applicant shall comply with all applicable City requirements, including but not limited to building codes, fire codes, landscaping, parking requirements, and other applicable regulations.
4. The business shall comply at all times with the City of San Juan Noise Ordinance.
5. Loading or unloading of merchandise shall not occur within any public street.
6. The owner shall agree to pay all required annual fees to the City of San Juan, including fees associated with the alcohol license, Conditional Use Permit, occupational license, and health permits.
7. The Conditional Use Permit may be revoked at any time by the Planning and Zoning Commission and/or the City Commission for noncompliance with any condition of approval.

Notice of the public hearing was published in the local newspaper, and notification letters were mailed to thirteen (13) property owners within the required 200-foot radius of the subject property. No comments were received.

Staff recommends approval of the Conditional Use Permit subject to the conditions listed above.

**CONDITIONAL USE PERMIT
“SANTA CHELADA DRIVE-THRU”
JUNE 23, 2026**

PAGE 2



Proposed Site



Location Map

**CONDITIONAL USE PERMIT
“SANTA CHELADA DRIVE-THRU”
JUNE 23, 2026**

PAGE 3

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 06/16/2026 Vice Chair Castillo made a motion to approve the conditional use permit as presented by city staff. Commissioner Yzaguirre second the motion. The motion passed unanimously with a 5-0 vote.

REVIEW COMMENTS: Ms. Gomez explained that the applicant is requesting a Conditional Use Permit to sell alcoholic beverages for off-premise consumption at Santa Chelada Drive-Thru, which has operated since 2010 and recently changed ownership. The operation hours are Monday through Friday from 11:00 am to 11:00 pm, Saturday from 12:00 pm to 1:00 am and Sunday from 12:00 pm to 10:00 pm. Public hearing notices were published and mailed to thirteen nearby property owners, with no comments received. Staff recommended approval subject to the conditions in the attached report.

Chair Cardenas opened the public hearing at 6:06 p.m.

Commissioner Garza asked whether the business was under new ownership. Ms. Gomez responded that the business had recently changed ownership, which is why the applicants were required to obtain a new permit from the City and TABC.

Chair Cardenas closed the public hearing at 6:07 p.m.



ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGE (*BQ – WINE AND MALT BEVERAGE RETAILER'S OFF-PREMISE*) 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, JOHN CLOSNER SUBDIVISION, AS PROVIDED IN ARTICLE IV, OF THE ZONING ORDINANCE, CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS, PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; PROVIDING FOR A CODE DISPOSITION.

WHEREAS, Santa Chelada, LLC. has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan for the Sale of Alcoholic Beverages (*BQ – Wine and Malt Beverages Retailer's Off-Premise*) at "Santa Chelada Drive-Thru" located at 4101 N. Veterans Boulevard, San Juan, Texas.

WHEREAS, this type of activity is prohibited by said Zoning Ordinance unless a Conditional Use Permit is granted; and,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS, AS FOLLOWS:

SECTION I. That a Conditional Use Permit under Article IV of the Zoning Ordinance of the City of San Juan, Texas, be granted to Santa Chelada, LLC. has applied for a Conditional Use Permit for the Sale of Alcoholic Beverages (*BQ – Wine and Malt Beverages Retailer's Off-Premise*) at "Santa Chelada Drive-Thru" subject to the following conditions:

1. The applicant shall comply with all City of San Juan ordinances and Texas Alcoholic Beverage Commission (TABC) regulations, including permitted hours of operation.
2. Adequate security lighting shall be provided to ensure customer safety and assist with crime prevention.
3. The applicant shall comply with all applicable City requirements, including but not limited to building codes, fire codes, landscaping, parking requirements, and other applicable regulations.
4. The business shall comply at all times with the City of San Juan Noise Ordinance.
5. Loading or unloading of merchandise shall not occur within any public street.
6. The owner shall agree to pay all required annual fees to the City of San Juan, including fees associated with the alcohol license, Conditional Use Permit, occupational license, and health permits.
7. The Conditional Use Permit may be revoked at any time by the Planning and Zoning Commission and/or the City Commission for noncompliance with any condition of approval.

SECTION II. PUBLICATION AND EFFECTIVE DATE CLAUSE. This Ordinance shall be published in the official newspaper of the City of San Juan, Texas, as provided by law, and shall be and remain in full force and effect from the after said date of publication.

PASSED and **APPROVED** on first reading on the 14th day of July, 2026.

PASSED and **APPROVED** on second and final reading on the _____ day of _____, 2026.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

APPROVED BY:

Palacios, Garza & Thompson, P.C.

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY

SANTA CHELADA DRIVE THRU

4101 N. VETERAN BLVD.

SAN JUAN, TEXAS 78589

To Whom it may Concern,

Santa Chelada Drive Thru is a neighborhood Drive Thru convenience store designed to provide quick, affordable, and reliable access to everyday essentials. The store will offer snacks, beverages, basic groceries, and household items, making it a convenient stop for local residents, students, and workers.

Santa Chelada Drive Thru will be focused on cleanliness, friendly services, and well-organized products. It will also aim to create a welcoming shopping experience, by meeting daily needs efficiently and consistently. The store seeks to become a trusted part of the community and a go-to drive thru convenience store in the area.

SANTA CHELADA DRIVE THRU

4101 N. VETERAN BLVD.

SAN JUAN, TEXAS 78589

Store operations are managed by a staff of 3-5 employees, providing coverage from 11:00 am until 11:00 pm, Monday through Friday. Saturdays 12:00 noon till 1:00 am Sunday morning. Sundays 12:00 noon till 10:00pm.

Conditional Use Permit for the Sale of Alcoholic Beverages (BG – Wine and Malt Beverage Retail Dealer's On-Premise Permit) at Santa Chelada 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, LLC.

**GONZALEZ ELIZABETH G
714 W 41ST
SAN JUAN, TX 78589**

**GARCIA JOSE INDALECIO &
GLORIA
PO BOX 2283
SAN JUAN, TX 78589-7293**

**FLORES ROGELIO ZAMORA
714 BORDER BREEZE
SAN JUAN, TX 78589-4711**

**Juan M Ramirez
4101 N Veteran Blvd
San Juan, TX 78589**

**CASTILLO JAVIER & CARMEN
905 W 41ST
SAN JUAN, TX 78589-4746**

**SOLIS CLAUDIA V HERNANDEZ
3913 N VETERANS BLVD
SAN JUAN, TX 78589-3295**

**MARTINEZ EDUARDO A
733 E CARDINAL ST
SAN JUAN, TX 78589-4635**

**LEAL SERGIO ARMANDO
912 W 41ST
SAN JUAN, TX 78589-4788**

**JAIME CARIDAD & JOSE
912 BORDER BREEZE
SAN JUAN, TX 78589-6739**

**TORRES JESSICA
934 BORDER BREEZE
SAN JUAN, TX 78589-9739**

**CEDILLO NORMA
1204 E BELL AVE
PHARR, TX 78577**

**AGUILAR JUAN R & GRISELDA I
1305 E PROSPERIDA DR
PHARR, TX 78577-7570**

**LEAL ALEJANDRO
3019 GINGER AVE
EDINBURG, TX 78539-3449**

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JULY 14, 2026

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]

STAFF COMMENTS AND RECOMMENDATIONS:

The applicant has submitted a request to rezone two (2) residential lots into multi-family lots. Each lot is 60 feet by 150 feet. The surrounding area is predominantly developed with residential uses. According to the adopted Future Land Use Map, the subject property and surrounding area are designated for residential use.

The proposed rezoning would constitute spot zoning, as it introduces a multi-family classification into an area that is otherwise uniformly zoned and planned for residential use. Both the current zoning pattern and the Future Land Use Map support residential development in this location.

It is noted, that in November 2024, the Planning and Zoning and City Commission denied the same request for two lots located at the back of the proposed properties.

Public notice of the hearing was published in the official newspaper of record, and written notifications were mailed to twenty-two (22) property owners within the required 200-foot radius. Two emails were received against Staff recommends denial of the rezoning request due to inconsistent with the Comprehensive Plan, constitutes spot zoning, and is incompatible with the established development pattern of the surrounding area.

RECOMMENDATION:

During the Special Called Planning and Zoning Meeting held on June 16, 2026, the Planning and Zoning Commission recommended denial of the rezoning request with a 6-0 vote.

PREPARED BY:

Brianna Sanchez,
Administrative
Assistant III

APPROVED BY:

Ruben Guajardo, City
Manager

**REZONING REQUEST
ELIAS JAIR GUTIERREZ
JUNE 23, 2026**

PAGE 1

Rezoning Request

Applicant: Elias Jair Gutierrez

Request: Rezoning request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF)

Address: 307 E. 11th Street

Legal Description: Lots 2 and 3, Block 1, Gossage Subdivision

The applicant has submitted a request to rezone two (2) residential lots into multi-family lots. Each lot is 60 feet by 150 feet.

The surrounding area is predominantly developed with residential uses. According to the adopted Future Land Use Map, the subject property and surrounding area are designated for residential use.

The proposed rezoning would constitute spot zoning, as it introduces a multi-family classification into an area that is otherwise uniformly zoned and planned for residential use. Both the current zoning pattern and the Future Land Use Map support residential development in this location.

It is noted, that on November 2024, Planning and Zoning and City Commission denied the same request to two lots located in the back of the proposed properties.

Public notice of the hearing was published in the official newspaper of record, and written notifications were mailed to twenty-two (22) property owners within the required 200-foot radius. No comments were received in favor or against the request.

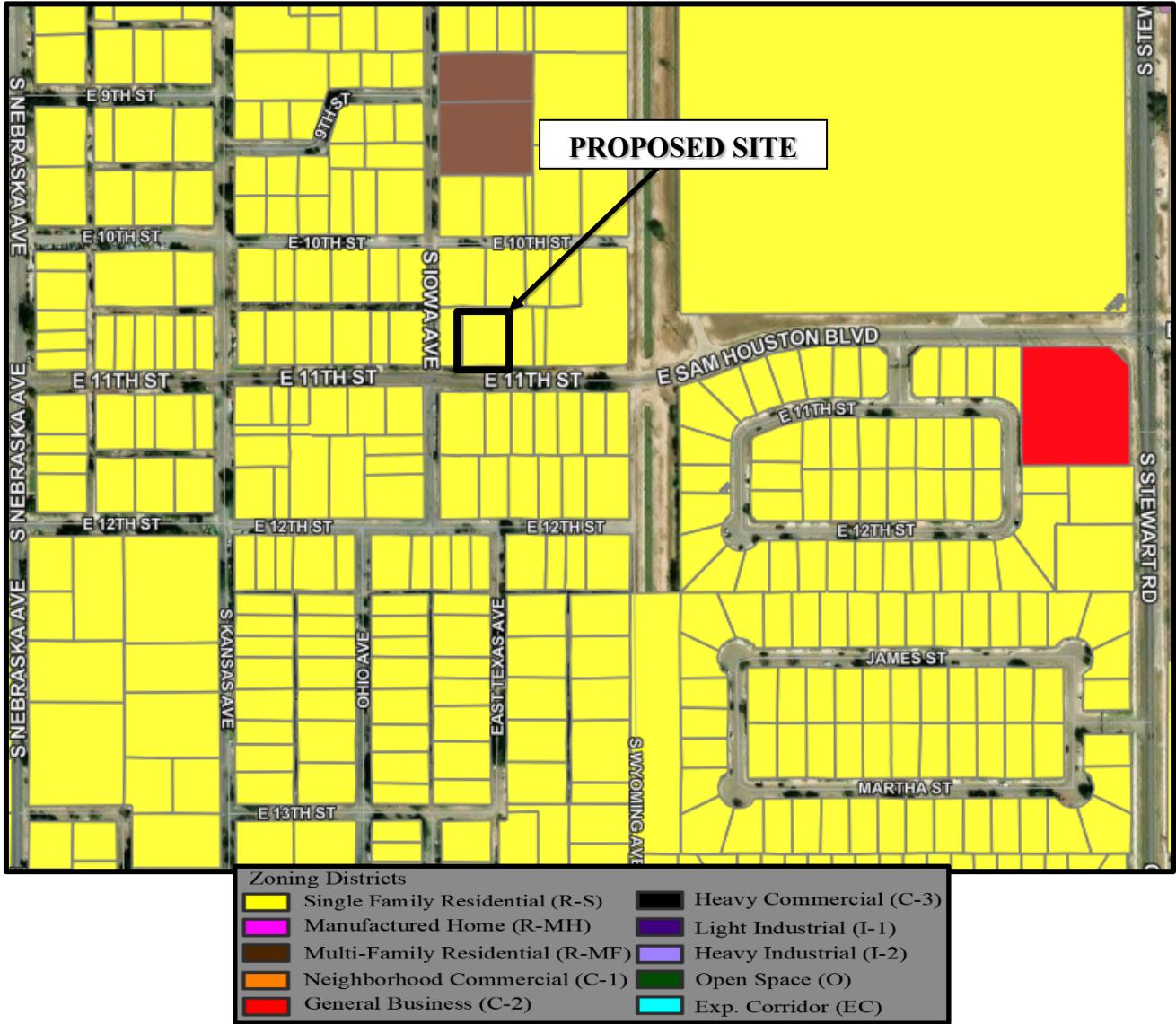
Staff recommends denial of the rezoning request due to inconsistent with the Comprehensive Plan, constitutes spot zoning, and is incompatible with the established development pattern of the surrounding area.



Proposed Property



Location Map



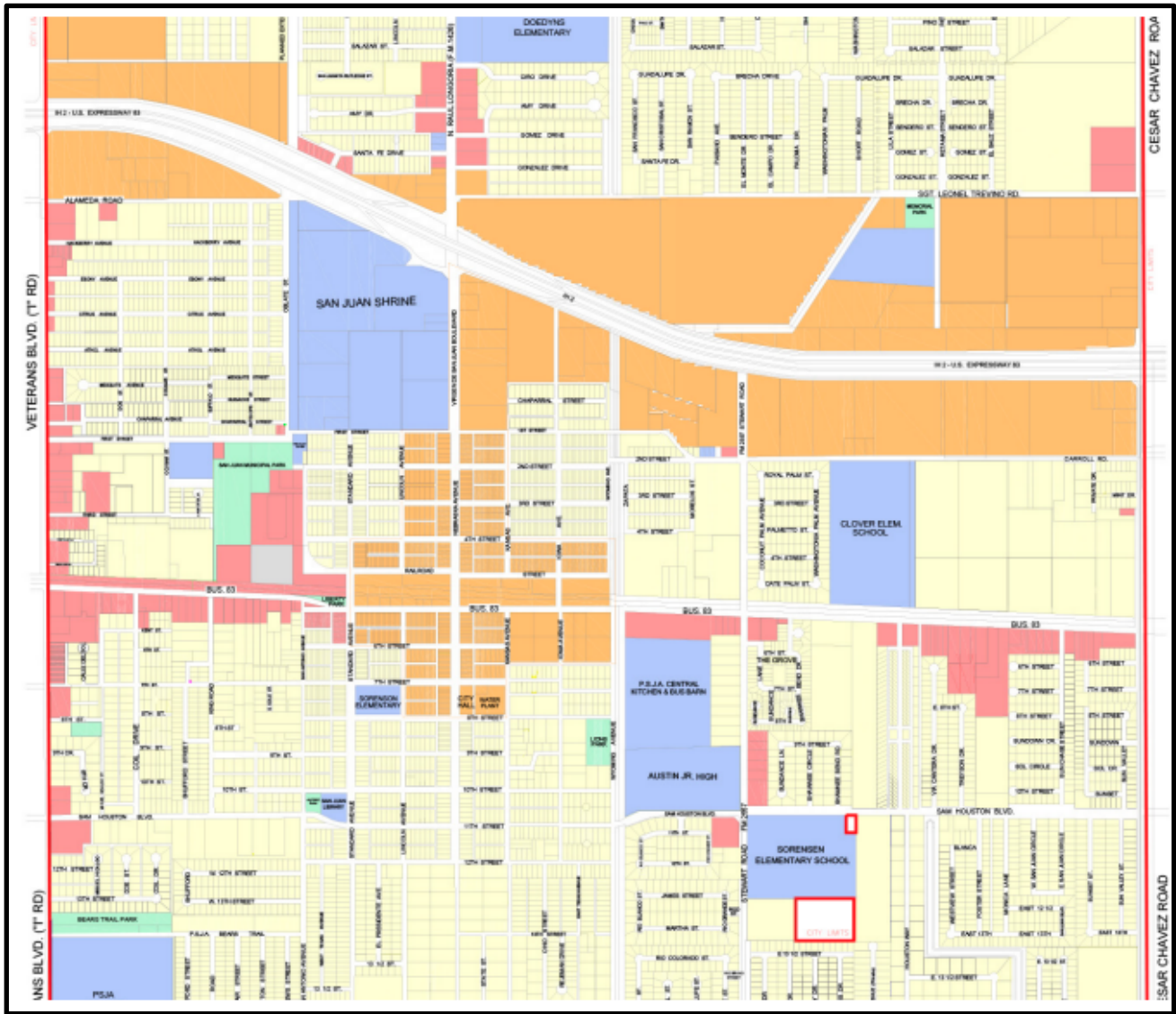
Zoning Map



Future Land Use Map

LEGEND





LEGEND



FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 06/16/2026 Commissioner Gamboa made a motion to denied the rezoning request as presented by city staff. Commissioner Salinas second the motion. The motion passed unanimously with a 6-0 vote.

REVIEW COMMENTS: Ms. Gomez explained that the applicant is requesting to rezone two residential lots to allow multi-family residential district. Each lot measures 60 feet by 150 feet. According to the Future Land Use Map and Zoning Map, the surrounding area is predominantly residential in nature. Public hearing notices were published in the local newspaper, and notification letters were mailed to twenty-two (22) property owners within the required radius. Two emails were received in opposition to the rezoning request.

Ms. Gomez also noted that both the Planning and Zoning Commission and the City Commission denied a similar rezoning request involving one of the rear properties located near 11th Street and Wyoming Avenue in November 2024.

Based on the inconsistency with the Comprehensive Plan, the potential creation of spot zoning, and the incompatibility of the proposed zoning with the established residential character of the surrounding area, staff recommended denial of the rezoning request.

Commissioner Martin Gamboa entered the meeting at 6:08 p.m.

Chair Cardenas opened the public hearing at 6:08 pm.

Mr. Elias Jair Gutierrez, the applicant, explained that he is proposing to construct a four- to six-unit apartment complex because the existing house on the property is in poor condition. He stated that he intends to develop a project that would beautify the area and potentially provide an exclusive residential option.

Mr. Hector Cruz, a resident, spoke in opposition to the rezoning request. He stated that he has lived in the area for more than 40 years and expressed concerns about the existing traffic congestion caused by the nearby school. He indicated that additional apartment units would increase traffic in the neighborhood and stated that residents would like to review the development plans before any approval is granted.

Mr. Dagoberto Rodriguez, a resident, also spoke in opposition to the request, citing concerns regarding the heavy traffic in the area.

Mr. Pedro Villa, a resident, spoke in opposition to the request and asked the applicant about future plans for the property.

Mr. Abelino Gonzalez, a resident, spoke in opposition to the request, stating that the area is predominantly single-family residential and expressing concerns that introducing a multi-family use could create hazards for nearby residents.

Chair Cardenas clarified that the Commission was considering only the rezoning request and noted that, should the rezoning be approved, the applicant would still be required to comply with all applicable City ordinances, including lot size requirements, setbacks, and other development standards.

Chair Cardenas closed the public hearing at 6:16 p.m.

Commissioner Garza asked staff about the minimum lot size required for multi-family development. Ms. Gomez responded that the minimum lot size requirement is 150 feet by 150 feet. She further explained that, if the rezoning were approved, the applicant would also be required to comply with parking requirements, landscaping standards, and setback regulations applicable to the property.

Commissioner Garza asked staff to provide some background regarding the similar rezoning request denied in 2024. Ms. Gomez responded that the previous request involved two lots seeking multi-family zoning near the corner of 11th Street and Wyoming Avenue. The request was denied due to concerns regarding compatibility with the surrounding zoning districts and the established character of the area.



ORDINANCE NO.

AN ORDINANCE AMENDING THE CITY OF SAN JUAN ZONING ORDINANCE NO. 98-006, TO CHANGE THE ZONING DISTRICT FROM SINGLE-FAMILY RESIDENCE DISTRICT (R-S) TO MULTI-FAMILY RESIDENCE DISTRICT (R-MF) OF THE PROPERTY LOCATED AT 307 E. 11TH STREET, LEGALLY DESCRIBED AS LOTS 2 AND 3, BLOCK 1, GOSSAGE SUBDIVISION, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS:

Consistent with the City's land use plan as set-forth in the land use map that is a part of the City's Zoning Ordinance, and consistent with the City's intentions of allowing and encouraging multi-family district development that generates property taxes, water and sewer revenues and sales tax revenues.

The zoning district of the property legally described as Lot 2 & 3, Block 1, Gossage Block Subdivision, shall be changed to Multi-Family Residence District (R-MF) and the zoning map shall be amended accordingly.

PASSED and **APPROVED** on first reading on the 14th day of July, 2026.

PASSED and **APPROVED** on second and final reading on the ____ day of _____, 2026.

CITY OF SAN JUAN

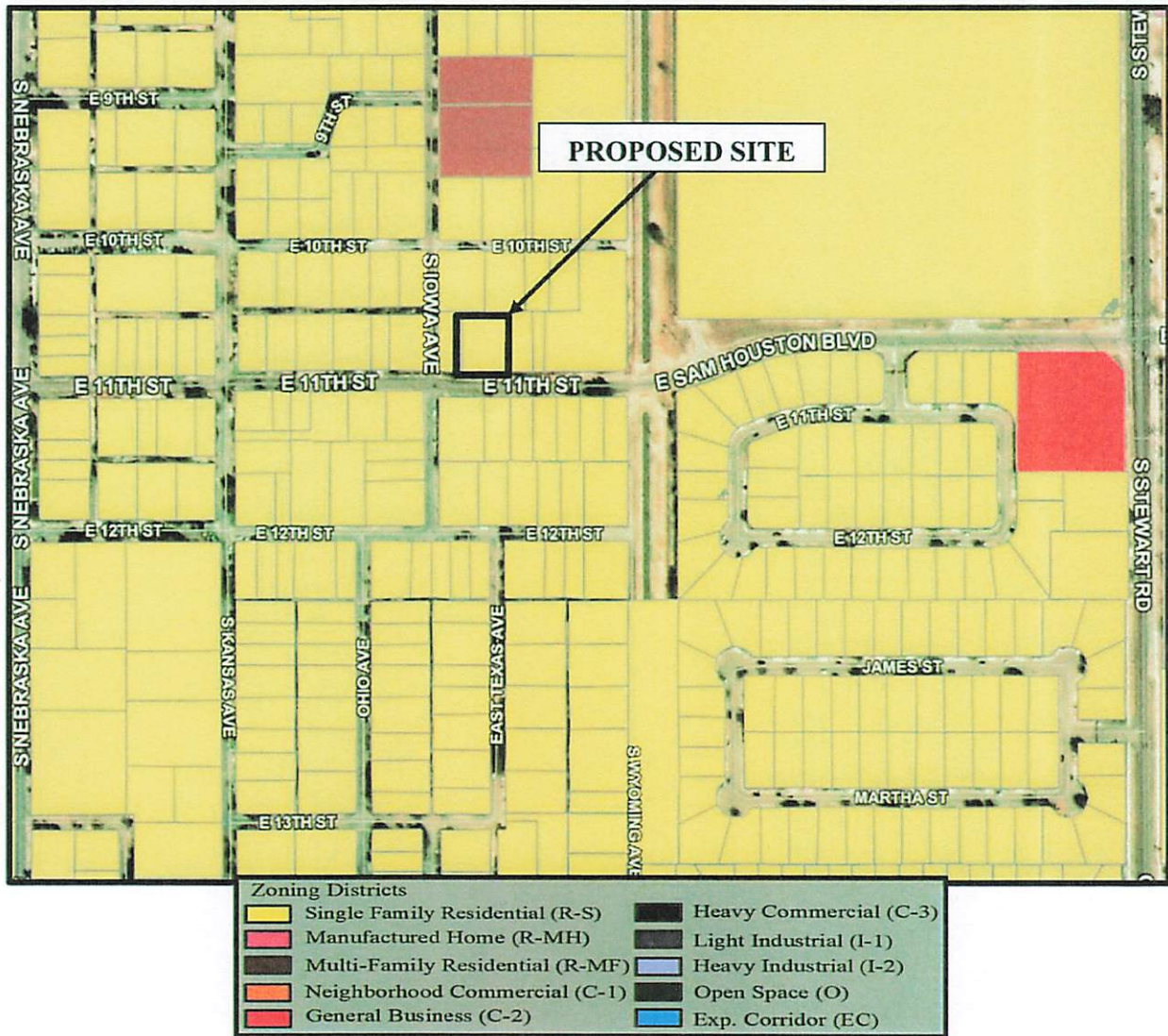
MARIO GARZA
MAYOR

ATTEST:

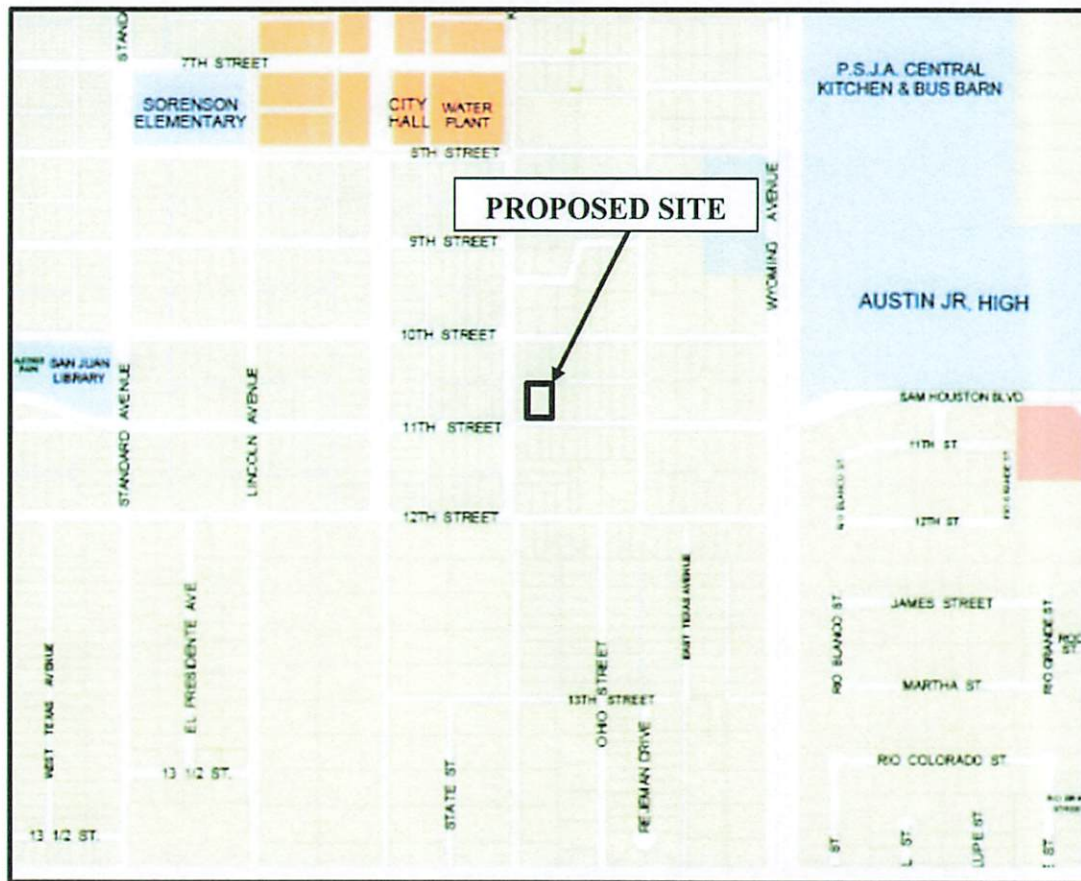
APPROVED BY:
Palacios, Garza & Thompson, P.C.

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY

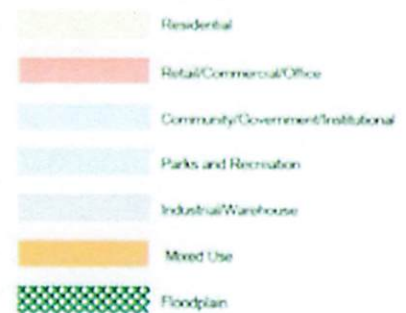


Zoning Map

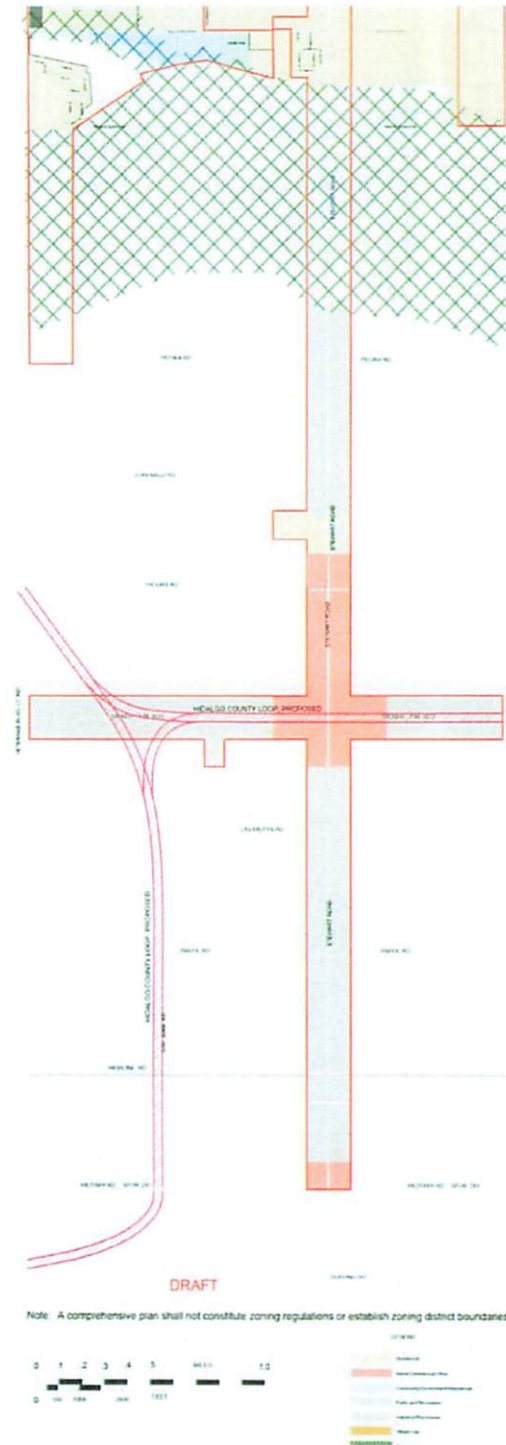
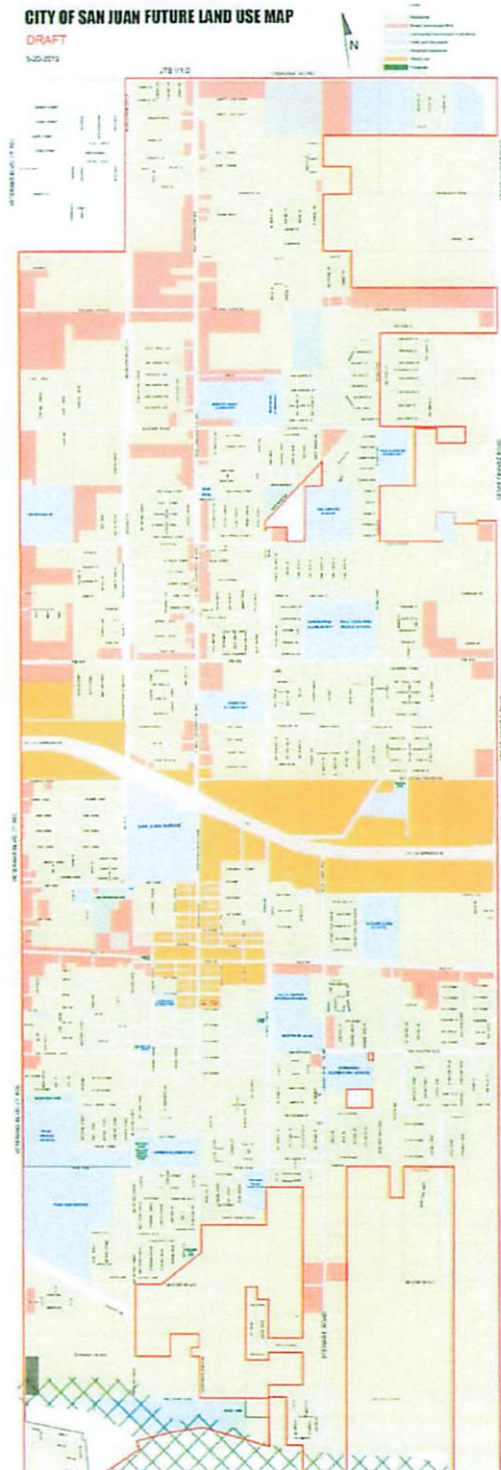


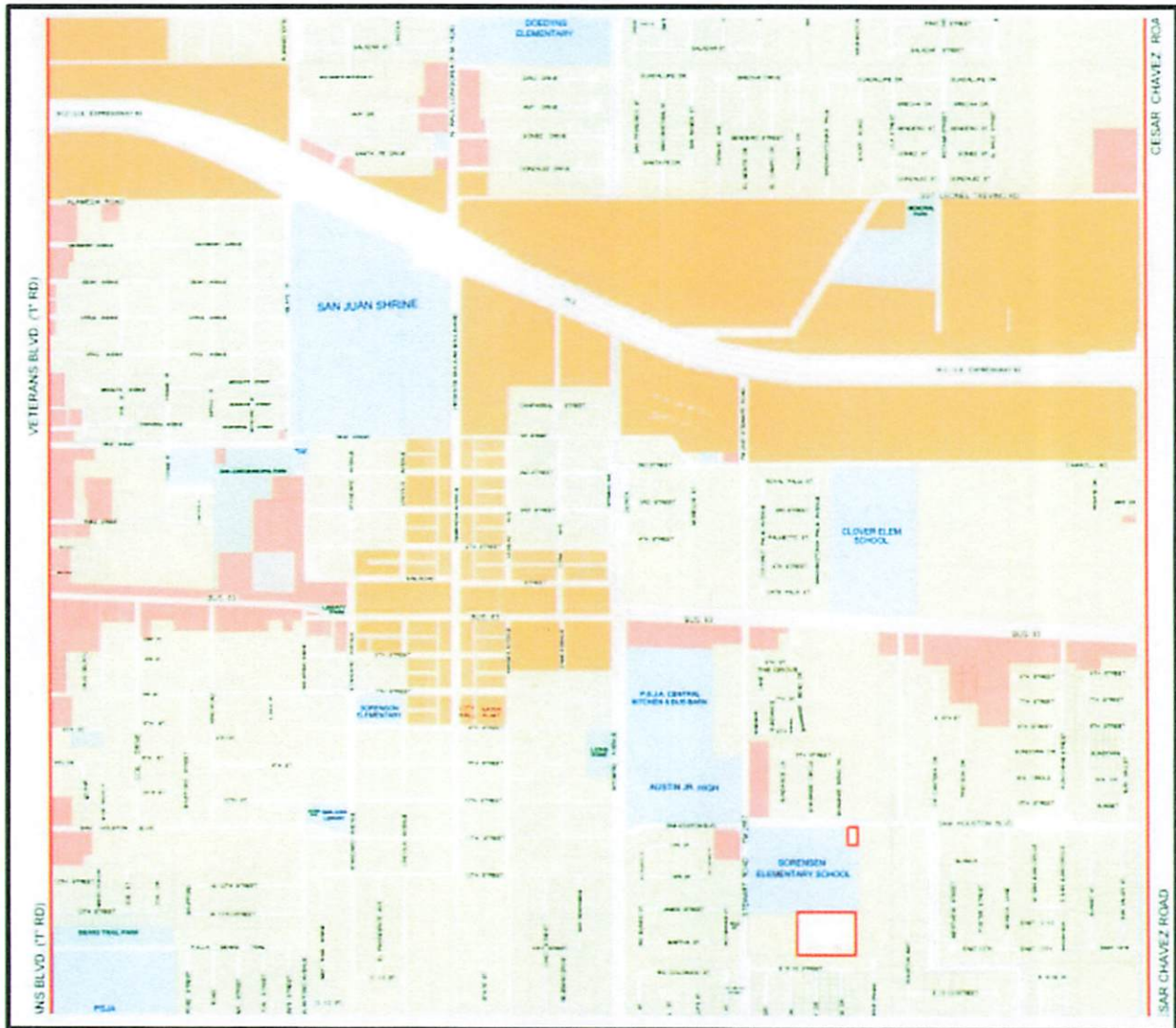
Future Land Use Map

LEGEND



FUTURE LAND USE MAP (FIGURE LU-2)

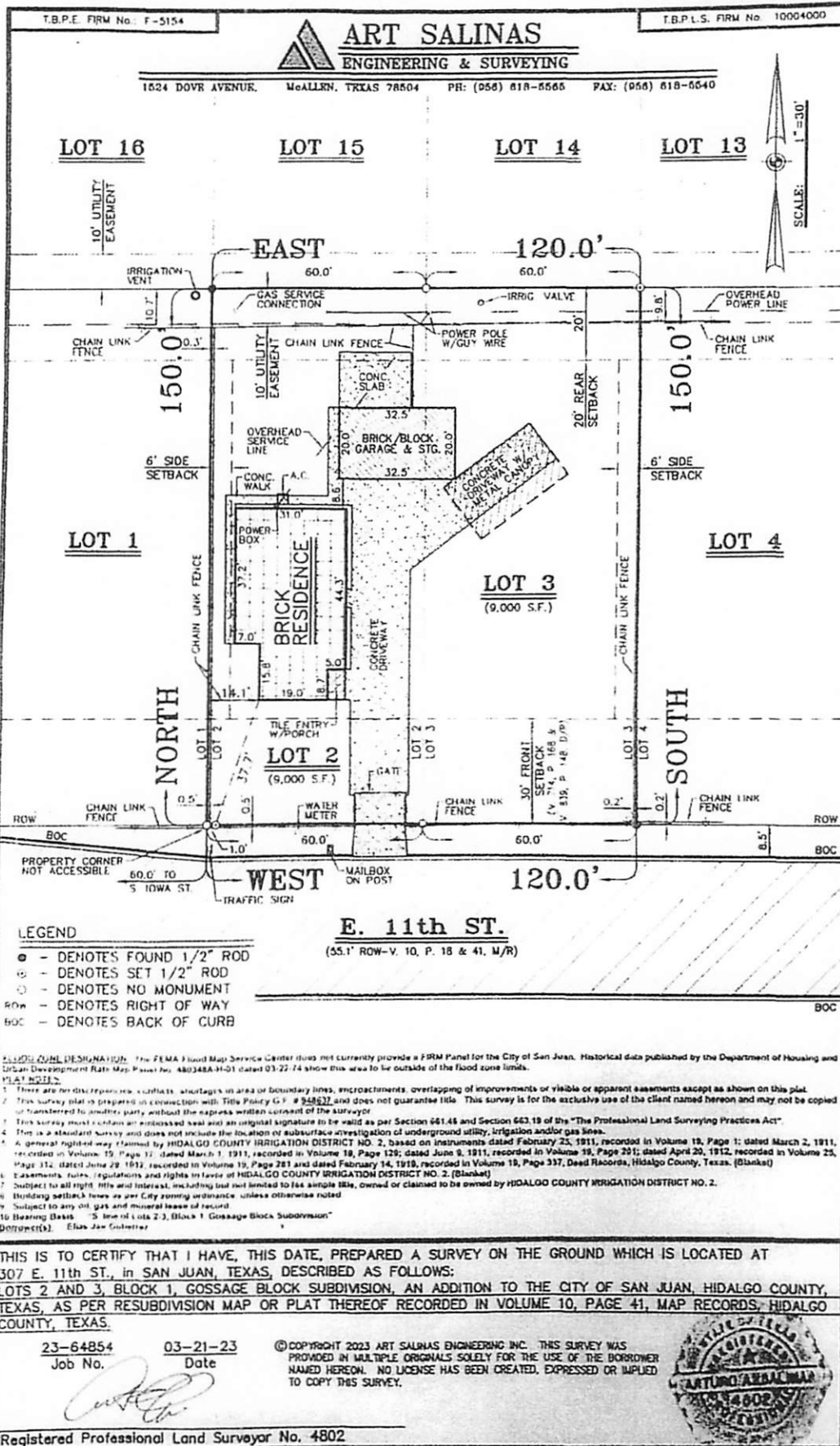




Future Land Use Map

LEGEND

- Residential
- Retail/Commercial/Office
- Community/Government/Institutional
- Parks and Recreation
- Industrial/Warehouse
- Mixed Use
- Floodplain



Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of Lot 2 and 3, Block 1, Gossage Block Subdivision, located at 307 E. 11th Street, as Requested by Elias Jair Gutierrez.

**DIAZ RUDY & VALERIE A
216 E 10TH ST
SAN JUAN, TX 78589-2919**

**GONZALEZ FELIX & NORMA LETICIA
1100 MESQUITE DR
PALMVIEW, TX 78572**

**CHAPA JAIME
12900 E LOOP 1604 NORTH
SAN ANTONIO, TX 78233**

**CHAPA HECTOR M & BERTHA G
PO BOX 679
SAN JUAN, TX 78589-0879**

**SALINAS SERGIO F & FLORINDA
306 E 10TH ST
SAN JUAN, TX 78589-2921**

**NAN-AVI MANAGEMENT LLC
5113 QUINCE AVE
MCALLEN, TX 78501-8186**

**LIZCANO ROEL
100 N SUGAR RD
PHARR, TX 78577-0207**

**CRUZ HECTOR & NOELIA Q
322 E 11TH ST
SAN JUAN, TX 78589-2803**

**MUNOZ JOSE MANUEL & ROSA A
MORADO
218 E 10TH ST
SAN JUAN, TX 78589-2919**

**RODRIGUEZ DAGOBERTO JOEL
304 E 11TH ST
SAN JUAN, TX 78589-2803**

**CASURB PROPERTIES LLC
3804 SANTA MARIA
MISSION, TX 78572-4486**

**MUNOZ HECTOR ELIAS
808 TARRANT CIR
PHARR, TX 78577-6025**

**CHAMPION ELIVERTO
PO BOX 5041
MCALLEN, TX 78502-5041**

**VELASQUEZ GLORIA
2731 N RUDY
VILLARREAL RD
ALAMO, TX 78516-6995**

**GUTIERREZ ELIAS JAIR
307 E 11TH ST
SAN JUAN, TX 78589-2802**

**QUAILES DONALD W & MARIA G
302 E 11TH ST
SAN JUAN, TX 78589-2803**

**VILLA PEDRO JR & ALMA T
308 E 11TH ST
SAN JUAN, TX 78589-2803**

**JIMENEZ ERIC I & RACKEL K
LONGORIA
305 E 10TH ST
SAN JUAN, TX 78589-2920**

**ZUNIGA ROBERT L & BRENDA D
308 E 11TH ST
SAN JUAN, TX 78589-2803**

**ARREDONDO HERMILA & JUAN M
1108 S IOWA AVE
SAN JUAN, TX 78589-2813**

**RAMIREZ RODOLFO & MARIA M
312 E 11TH ST
SAN JUAN, TX 78589-2803**

**HETRICK JOSEPH FRANKLIN
319 E
11TH ST
SAN JUAN, TX 78589**



Monica Gomez <mgomez@sjtx.us>

Rezoning

1 message

Frank Hetrick <frank.hetrick@gmail.com>

Tue, Jun 16, 2026 at 2:34 PM

To: permits@sjtx.us

> I am strongly apposed to the rezoning of the property at 307 E 11th Street. I and my family have lived at 319 E 11th Street since 1961. We know that multiple family housing tends to bring a negative element to the neighborhood. An example is the apartments located on the corner of 11th Street and South Iowa. The police are frequently there. It also affects our property values in a negative way.

>

> Thank you for allowing me this forum.

>

> Joseph Hetrick.

>

> Sent from my iPhone



Monica Gomez <mgomez@sjtx.us>

Rezoning. Multifamily units on 11th street

1 message

Pete Villa <pvilla1968@yahoo.com>
To: Mgomez@sjtx.us
Cc: Pete Villa <pvilla1968@yahoo.com>

Tue, Jun 16, 2026 at 3:08 PM

We are against the request on rezoning for a multi residential use on 11th street.



Mayor: Mario Garza
Mayor Pro-Tem: Jesus "Jesse" Ramirez
Commissioners: Mario Cantu
Gilbert Garza
Marco "Markie" Villegas

May 20, 2026

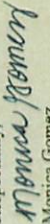
Dear property owner:

This is to inform you that Elias Jair Gutierrez has requested a rezoning 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 and 3, Block 1, Gossage Block Subdivision. You have received this notice because our records indicate you own property within 200 feet of the applicant's property.

You are hereby notified that the Planning and Zoning Commission will hold a public hearing on Tuesday, June 2, 2026 at 6:00 p.m. at San Juan Memorial Library located at 1010 S. Standard Avenue, San Juan, Texas. The San Juan City Commission will also hold a public hearing on this item on Tuesday, June 9, 2026 at 5:30 p.m. at the San Juan Memorial Library located at 1010 S. Standard Avenue, San Juan, Texas.

All interested people are invited to attend the public hearing to express support for, or opposition, to the application. Written comments may also be submitted any time before the public hearing to the City of San Juan Planning Department, located at 512 S. Nebraska Avenue, San Juan, Texas 78589. Comments can also be submitted via email to permits@sjtx.us

If you need more information, please feel free to call the Planning Department at (956) 223-2220.

Respectfully,

Monica Gomez
Director of Planning

.....

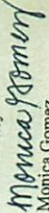
Mayo 20, 2026

Estimado propietario:

Esta carta es para informarle que Elias Jair Gutierrez aplico para un cambio de zona de distrito de zona residencial a multifamiliar en la propiedad ubicada en 307 E. 11th Street, legalmente descrita como lotes 2 & 3, bloque 1, Subdivision Gossage. Usted recibió esta carta porque nuestros archivos indican que usted es dueño de propiedad a 200 pies de la propiedad del aplicante.

La junta de Planeación y Zonificación tendrá una audiencia pública el día Martes 2 de Junio del 2026 a las 6:00 p.m. en la Biblioteca de San Juan, ubicada en el 1010 S. Standard Avenue, San Juan, Texas. La Junta de la Comisión tendrá una audiencia pública sobre este caso el día Martes 9 de Junio del 2026 a las 5:30 p.m. en la Biblioteca de San Juan, ubicada en el 1010 S. Standard Avenue, San Juan, Texas.

Todas las personas están invitadas a la audiencia pública para expresarse en favor o en contra del aplicante. Los comentarios por escrito serán recibidos en el Departamento de Planeación localizado en el 512 S. Nebraska Avenue, San Juan, Texas 78589 en cualquier momento antes de la audiencia pública. Los comentarios también se pueden mandar por correo electrónico a permits@sjtx.us

Atentamente,

Monica Gomez
Director de Planeación

512 S. Nebraska Avenue • San Juan, Texas 78589-2649
Phone: (956) 223-2220 • Fax: (956) 787-5978

We believe that the safety of our children need to be highly considered first. It is very congested as it is now and school being so close would make it very dangerous. Plus another multi unit residential is already in existence and not even a block away.

Thank you!
Sent from Yahoo Mail for iPhone

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JULY 14, 2026

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]

STAFF COMMENTS AND RECOMMENDATIONS:

The applicant has submitted a request to rezone 6.68 acres that were recently annexed into the city. The request is to change it from a residential to a multi-family residence district. The surrounding area is predominantly developed with residential uses. According to the adopted Future Land Use Map, the subject property and surrounding area are designated for residential use.

The proposed rezoning would constitute spot zoning, as it introduces a multi-family classification into an area that is otherwise uniformly zoned and planned for residential use. Both the current zoning pattern and the Future Land Use Map support residential development in this location.

Public notice of the hearing was published in the official newspaper of record, and written notifications were mailed to eighteen (18) property owners within the required 200-foot radius. Two calls were received in opposition to this request, and a formal zoning protest against the rezoning was submitted on Friday, June 12, 2026, featuring the signatures of sixteen property owners.

Staff recommends denial of the rezoning request due to inconsistent with the Comprehensive Plan, constitutes spot zoning, and is incompatible with the established development pattern of the surrounding area.

RECOMMENDATION:

During the Special Called Planning and Zoning Meeting held on June 16, 2026, the Planning and Zoning Commission recommended denial of the rezoning request with a 6-0 vote.

PREPARED BY:

Brianna Sanchez,
Administrative
Assistant III

APPROVED BY:

Ruben Guajardo, City
Manager

Rezoning Request

Applicant: Teysha Group, LLC.

Request: Rezoning request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF)

Address: 2500 S. Stewart Road

Legal Description: A 6.68-acre tract of land out of Lot 12, Stewarts Addition to the Conway Gardens

The applicant has submitted a request to rezone 6.68 acres that were recently annexed into the city, the request is to change it from residential to multi-family residence district.

The surrounding area is predominantly developed with residential uses. According to the adopted Future Land Use Map, the subject property and surrounding area are designated for residential use.

The proposed rezoning would constitute spot zoning, as it introduces a multi-family classification into an area that is otherwise uniformly zoned and planned for residential use. Both the current zoning pattern and the Future Land Use Map support residential development in this location.

Public notice of the hearing was published in the official newspaper of record, and written notifications were mailed to eighteen (18) property owners within the required 200-foot radius. Two calls were received in opposition to this request, and a formal zoning protest against the rezoning was submitted on Friday, June 12, 2026, featuring the signatures of sixteen property owners.

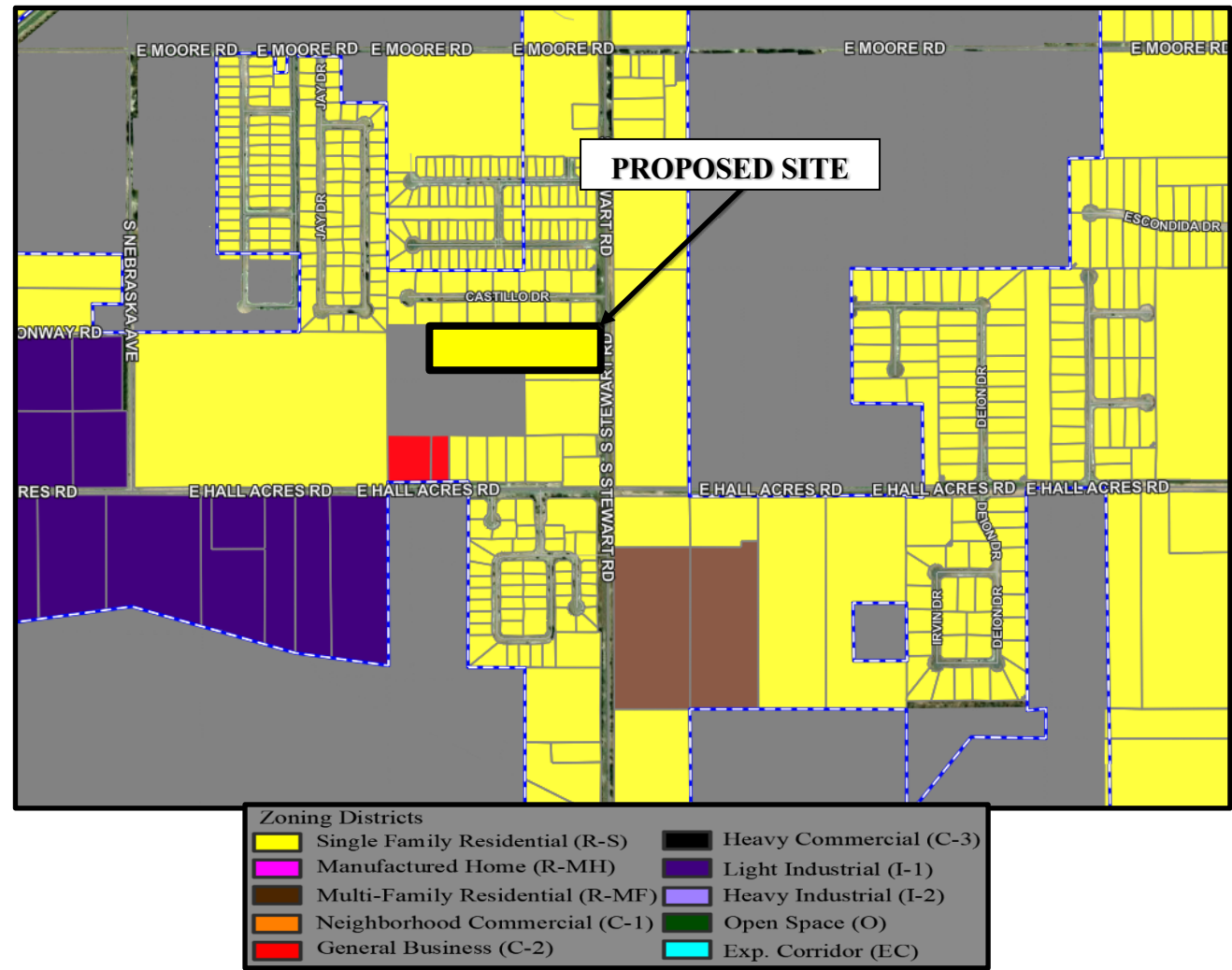
Staff recommends denial of the rezoning request due to inconsistent with the Comprehensive Plan, constitutes spot zoning, and is incompatible with the established development pattern of the surrounding area.



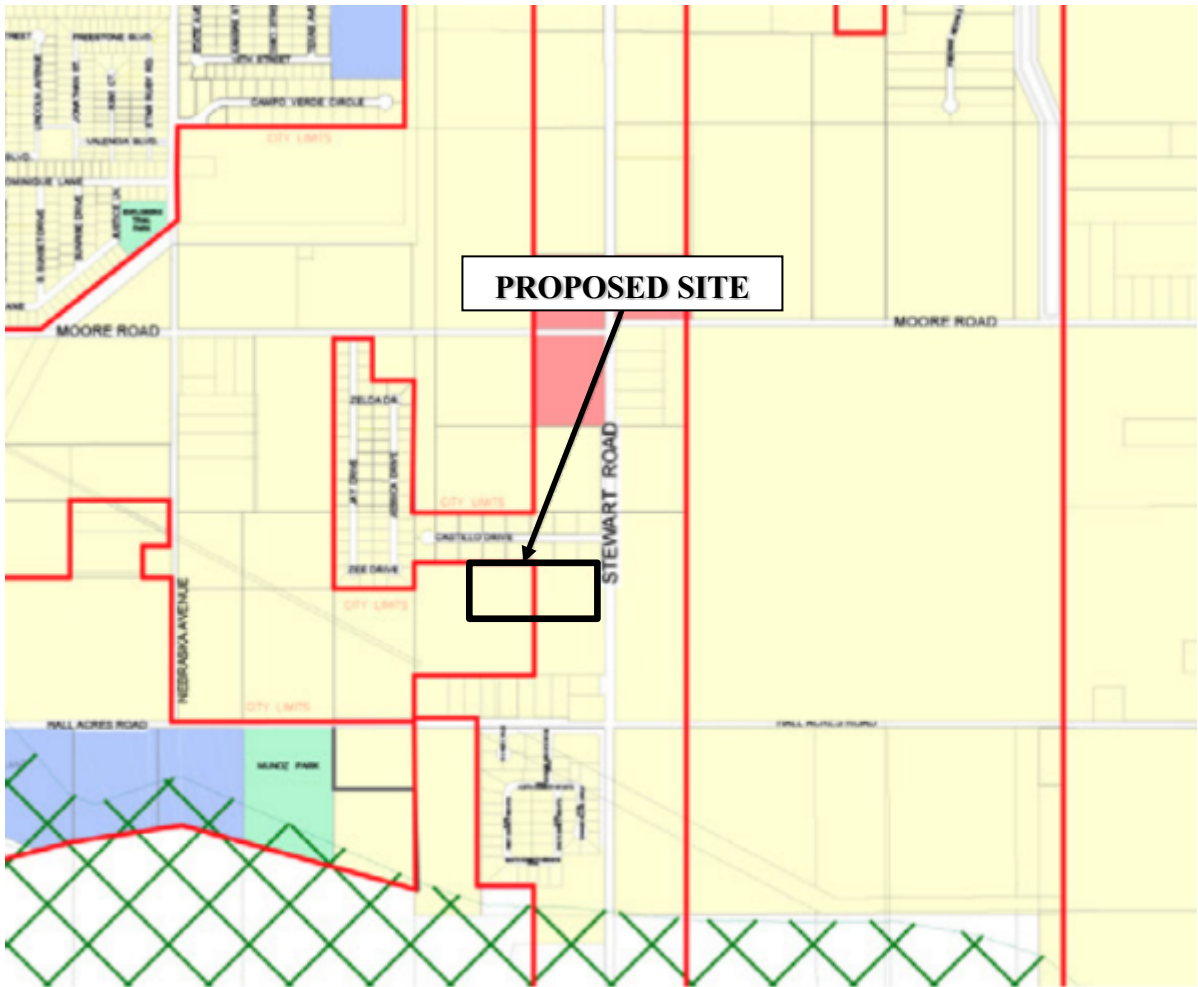
Proposed Site



Location Map



Zoning Map



Future Land Use Map

LEGEND



FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 06/16/2026 Commissioner Gamboa made a motion to denied the rezoning request as presented by city staff. Vice Chair Castillo second the motion. The motion passed unanimously with a 6-0 vote.

REVIEW COMMENTS: Ms. Gomez explained that the applicant is requesting to rezone a 6.68-acre tract to a Multi-Family Residential District. According to the Future Land Use Map and Zoning Map, the surrounding area is predominantly residential in nature. Public hearing notices were published in the local newspaper, and notification letters were mailed to eighteen (18) property owners within the required notification radius. In addition, staff received two phone calls in opposition to the request and a formal zoning protest signed by sixteen (16) property owners opposing the proposed rezoning.

Based on the inconsistency of the proposed rezoning with the established residential character of the area and the concerns raised by neighboring property owners, staff recommended denial of the rezoning request as presented.

Chair Cardenas opened the public hearing at 6:21 p.m.

Mr. Cesar Castillo, a resident, spoke in opposition to the request and stated that the residents located north of the subject property were unanimously opposed to the rezoning. He expressed concerns regarding existing sewer and drainage issues, stating that the addition of a multi-family development would further aggravate those problems. He also cited concerns related to increased traffic, accidents along Stewart Road, and potential health issues associated with septic tanks.

Ms. Sylvia Maldonado, a resident, also spoke in opposition to the request. She expressed concerns about flooding and traffic accidents in the area and stated that when residents purchased their properties, they anticipated a peaceful neighborhood intended for residential use.

Chair Cardenas opened the public hearing at 6:25 p.m.



ORDINANCE NO.

AN ORDINANCE AMENDING THE CITY OF SAN JUAN ZONING ORDINANCE NO. 98-006, TO CHANGE THE ZONING DISTRICT FROM SINGLE-FAMILY RESIDENCE DISTRICT (R-S) TO MULTI-FAMILY RESIDENCE DISTRICT (R-MF) OF THE 6.8-ACRE TRACT OF LAND OUT OF LOT 12, STEWARTS ADDITION TO THE CONWAY GARDENS, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS:

Consistent with the City's land use plan as set-forth in the land use map that is a part of the City's Zoning Ordinance, and consistent with the City's intentions of allowing and encouraging multi-family district development that generates property taxes, water and sewer revenues and sales tax revenues.

The zoning district of the property legally described as 6.68-acre tract of land out of Lot 12, Stewarts Addition to the Conway Gardens Subdivision, shall be changed to Multi-Family Residence District (R-MF) and the zoning map shall be amended accordingly.

PASSED and **APPROVED** on first reading on the 14th day of July, 2026.

PASSED and **APPROVED** on second and final reading on the ____ day of _____, 2026.

CITY OF SAN JUAN

MARIO GARZA
MAYOR

ATTEST:

APPROVED BY:
Palacios, Garza & Thompson, P.C.

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY

FORMAL ZONING PROTEST PETITION

TO THE CITY COMMISSION OF SAN JUAN, TEXAS

RE: OPPOSITION TO REZONING CASE / ORDINANCE

We, the undersigned property owners of lots located within the Castillo Subdivision on Castillo Drive and/or situated within 200 feet of the Conway Gardens, hereby formally record our strict objection and protest against changing the zoning of the subject parcel from Single Family Residential District to Multi-Family Residential District.

Under Section XI of the San Juan Zoning Regulations and Texas Local Government Code, we submit this written protest to trigger the requirement of a three-fourths (3/4) supermajority vote of the City Commission to approve this change.

Our objections include, but are not limited to:

1. **Increased neighborhood traffic congestion, safety hazards, and gridlock** along Stewart Road and intersecting residential streets.
2. **Inadequate public infrastructure**, including localized drainage, stormwater runoff systems, and utility capacities unable to support dense multi-family units.
3. **Immediate Public Health and Environmental Hazards:** The Castillo Subdivision residential lots rely completely on On-Site Sewage Facilities (OSSF) / Septic Systems. Replacing 6 acres of porous soil with high-density impervious surfaces (concrete and asphalt) will drastically increase stormwater runoff onto our properties. This predictable flooding will saturate our drainfields, rendering our septic systems incapable of absorbing effluent, creating a severe public health hazard via raw sewage backups into our homes.
4. **Severe disruption** to the established, quiet single-family residential character, privacy, and harmony of the surrounding neighborhoods.
5. **Inconsistency with the City's Comprehensive Master Plan** for orderly, low-density growth in this specific sector. The residential subdivisions surrounding and connecting to Castillo Drive were strictly planned, designed, and purchased as low-density, quiet neighborhoods. Introducing a high-density, multi-family development directly breaks the cohesive design of these surrounding subdivisions. It compromises the safety, privacy, and long-term financial investments made by hundreds of local homeowners.
6. **Potential adverse impacts** on localized property values, peace of mind, and the overall quality of life for long-term neighborhood residents.

By signing below, we affirm that these representatives speak with the authority of our combined neighborhood coalition in opposition to this rezoning request from a Single-Family Residential District to a Multi-Family Residential District.

PETITIONER SIGNATURES & AUTHORIZATIONS:

Name: <u>Juan P. Saldana</u>	Address: <u>412 Castillo Dr</u>	Signature: <u>Juan P. Saldana</u>
Name: <u>Maria G. Saldana</u>	Address: <u>412 Castillo Dr</u>	Signature: <u>Maria G. Saldana</u>
Name: <u>Juanma Franco</u>	Address: <u>405 Castillo Dr</u>	Signature: <u>Juanma Franco</u>
Name: <u>Avelino Gonzalez</u>	Address: <u>405 Castle Dr</u>	Signature: <u>Avelino Gonzalez</u>
Name: <u>Guadalupe Martinez</u>	Address: <u>312 Castillo Dr.</u>	Signature: <u>Guadalupe Martinez</u>
Name: <u>Jose L. Martinez Jr.</u>	Address: <u>312 Castillo Dr.</u>	Signature: <u>Jose L. Martinez Jr.</u>
Name: <u>Blanca Gomez</u>	Address: <u>413 Castillo Dr.</u>	Signature: <u>Blanca Gomez</u>
Name: _____	Address: <u>508 Castillo Dr</u>	Signature: _____
Name: _____	Address: <u>508 Castillo Dr</u>	Signature: _____
Name: <u>Alejandra Garcia</u>	Address: <u>2462 S. Stewart Rd</u>	Signature: <u>Alejandra Garcia</u>
Name: _____	Address: _____	Signature: _____
Name: _____	Address: _____	Signature: _____
Name: _____	Address: _____	Signature: _____
Name: _____	Address: _____	Signature: _____
Name: _____	Address: _____	Signature: _____
Name: _____	Address: _____	Signature: _____
Name: _____	Address: _____	Signature: _____
Name: _____	Address: _____	Signature: _____
Name: _____	Address: _____	Signature: _____
Name: _____	Address: _____	Signature: _____
Name: _____	Address: _____	Signature: _____

AUTHORIZATION OF REPRESENTATIVE SPEAKERS

TO THE CITY COMMISSION OF SAN JUAN, TEXAS RE: CASE

HEARING DATE:

Date 1 (Planning & Zoning Commission): June 16, 2026

Date 2 (San Juan City Commission): June 23, 2026

Planning & Zoning Commission and the San Juan City Commission:

We, the undersigned petitioners and residents of Castillo Subdivision and the areas within 200 feet of Conway Gardens., submit this letter to establish official representation for the public hearing process.

In the event that any of the undersigned petitioners are unable to physically attend or voice their public comments at the scheduled city meeting, we hereby designate, authorize, and appoint the following individuals to speak on our behalf, represent our collective neighborhood property interests, and present our petition arguments into the official records for both hearings:

DESIGNATED REPRESENTATIVE

Speaker Name: Cesar Castillo

Address: 504 Castillo Dr. San Juan, TX 78589

Speaker Name: Magali Castillo

Address: 504 Castillo Dr. San Juan, TX 78589

Speaker Name: _____

Address: _____

Speaker Name: _____

Address: _____

PROPERTY OWNER SIGNATURES:

1. Property Owner

Printed Name: Magali Castillo & Cesar Castillo
Physical Address: 504 Castillo Dr. San Juan TX 78589
Subdivision & Lot Number: Castillo Lot 15
Signature: Magali Castillo, C = C Date: 6-11-26

2. Property Owner

Printed Name: Javier and Maria Guadalupe Saldana
Physical Address: 412 Castillo Dr. San Juan TX 78589
Subdivision & Lot Number: Castillo Lot 13
Signature: Juan Saldana Maria G. Saldana Date: 6-11-26

3. Property Owner

Printed Name: Javier Saldana, Jr & Javier P. Saldana
Physical Address: 500 Castillo Dr. San Juan, TX 78589
Subdivision & Lot Number: Castillo Lot 14
Signature: Juan P Saldana Date: 6-11-26
x Juan Saldana Jr

4. Property Owner

Printed Name: Javier and Maria Saldana
Physical Address: 401 Castillo Dr San Juan, TX 78589
Subdivision & Lot Number: Castillo Lot 7
Signature: Juan Saldana Maria G. Saldana Date: 6-11-26

5. Property Owner

Printed Name: Jessica Franco
Physical Address: 405 Castillo Dr. San Juan TX 78589
Subdivision & Lot Number: Castillo Lot 6
Signature: [Signature] Date: 6-11-26

6. Property Owner

Printed Name: Perla Oyervides
Physical Address: 400 Castillo Dr. San Juan, TX 78589
Subdivision & Lot Number: Castillo Lot 10
Signature: [Signature] Date: 6-11-26

7. Property Owner

Printed Name: Avelino and Carla Y Gonzalez
Physical Address: 408 Castillo Dr. San Juan TX 78589
Subdivision & Lot Number: Castillo Lot 12
Signature: [Signature] Date: 6-11-26

8. Property Owner

Printed Name: Jose L. Martinez Jr & Guadalupe Martinez
Physical Address: 312 Castillo Dr. San Juan TX 78589
Subdivision & Lot Number: Castillo, Lot
Signature: [Signature] Date: 6-11-26

9. Property Owner

Printed Name: Jaime & Erica Estrada

Physical Address: 409 Castillo Dr.

Subdivision & Lot Number: Castillo Estates Lot #5

Signature: [Signature] Date: 6/11/26

10. Property Owner

Printed Name: Gabriel and Blanca Gomez

Physical Address: 413 Castillo Dr. San Juan TX 78589

Subdivision & Lot Number: Castillo Lot 4

Signature: Blanca Gomez Date: 6/11/26

11. Property Owner

Printed Name: Sylvia & Fernando Maldonado

Physical Address: 508 Castillo Dr. San Juan TX 78589

Subdivision & Lot Number: Castillo, Lot 16

Signature: [Signature] Date: 6-11-26

12. Property Owner

Printed Name: Jose and Jessica Riverá

Physical Address: 505 Castillo Dr. San Juan TX 78589

Subdivision & Lot Number: Castillo Lot 2

Signature: [Signature] Date: 6-11-26

13. Property Owner

Printed Name: Alejandra and Rolando Garcia
Physical Address: 2402 S. Stewart Rd., San Juan TX 78589
Subdivision & Lot Number: Castillo, Lot 1
Signature: _____ Date: 6-12-26

14. Property Owner

Printed Name: Alejandra Garcia Rolando Garcia
Physical Address: 2402 S. Stewart Rd. San Juan TX 78589
Subdivision & Lot Number: #1
Signature: Alejandra Garcia / Rolando Garcia Date: 6/12/26

15. Property Owner

Printed Name: Daniel Angel Ojeda
Physical Address: 501 Castillo Dr San Juan TX 78589
Subdivision & Lot Number: Castillo Lot 3
Signature: Daniel Ojeda Date: 6/12-26

16. Property Owner

Printed Name: _____
Physical Address: _____
Subdivision & Lot Number: _____
Signature: _____ Date: _____

PROPERTY OWNER SIGNATURES:

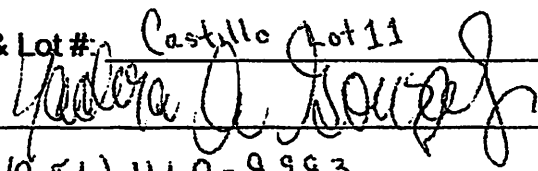
Property Owner

Printed Name: Yadira A. Gonzalez

Castle Bridge Homes LLC- Yadira A. Gonzalez

Physical Address: 404 Castillo Drive, San Juan, Tx 78589

Subdivision & Lot #: Castillo Lot 11

Signature:  (06-12-2026)

Cell: (956) 460-9993

SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
 2221 DAFFODIL AVE. - MCALLEN, TEXAS 78501
 (958) 682-9081 (958) 688-1489 (FAX)
 dsalinas@salinasengineering.com
 12015 12100 PARK 33 CIRCLE BLDG. A, SUITE 150, MC-230, AUSTIN, TEXAS 78737 (512) 238-5263

P.O.C.
N.E.C.
LOT 12
NORTHEAST CORNER
CASTILLO SUBDIVISION

LEGEND

1.00	1.00
2.00	2.00
3.00	3.00
4.00	4.00
5.00	5.00
6.00	6.00
7.00	7.00
8.00	8.00
9.00	9.00
10.00	10.00
11.00	11.00
12.00	12.00
13.00	13.00
14.00	14.00
15.00	15.00
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17.00	17.00
18.00	18.00
19.00	19.00
20.00	20.00

SCALE 1" = 100'

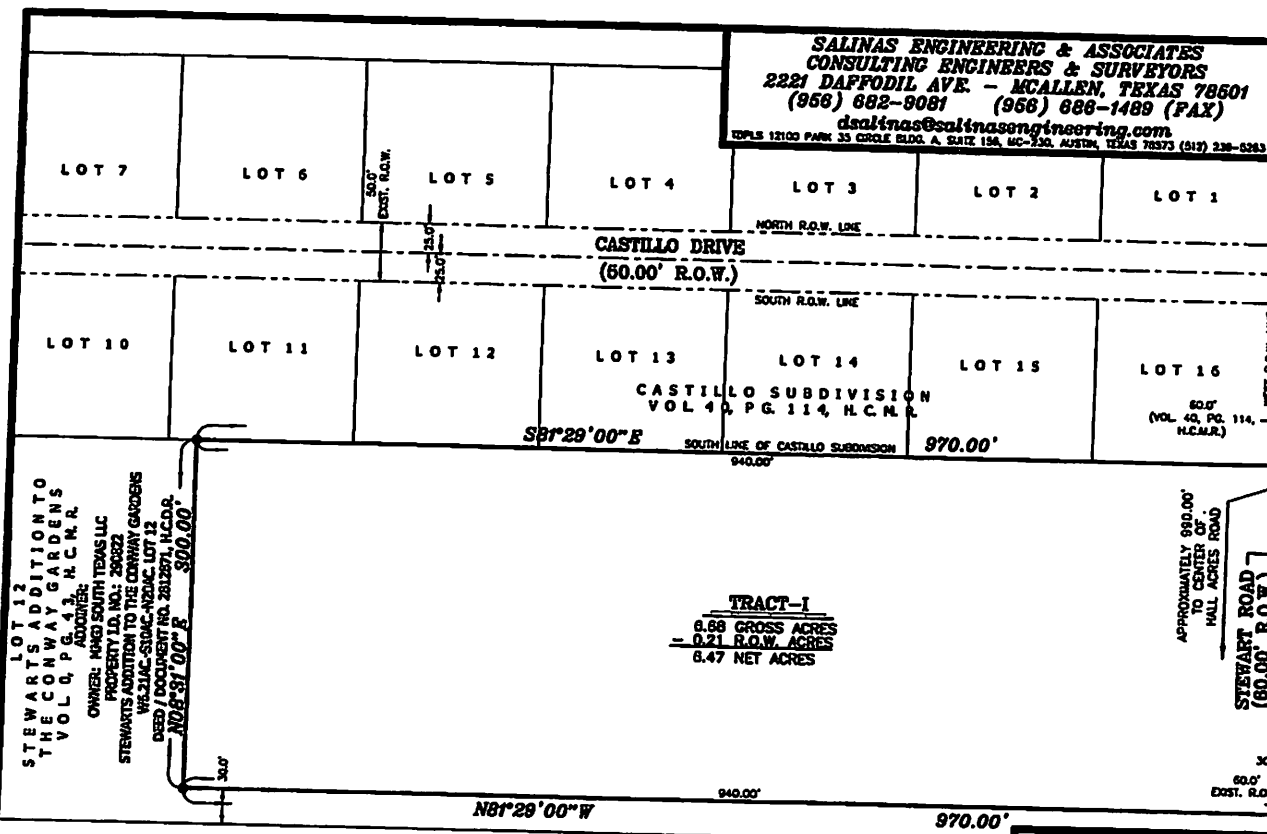
REZONING METERS AND BOUNDS DESCRIPTION

BEING A 6.68 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 12, STEWARTS ADDITION TO THE CONWAY GARDENS, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGE 43, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 6.68 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 12 LOCATED IN THE CENTER OF STEWART ROAD; THENCE, AS FOLLOWS:

- (1) THENCE, SOUTH 08 DEGREES 31 MINUTES 00 SECONDS WEST, CONTINUOUS COINCIDENT WITH THE EAST LINE OF SAID LOT 12, A DISTANCE OF 980.00 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (2) THENCE, NORTH 81 DEGREES 29 MINUTES 00 SECONDS WEST, A DISTANCE OF 360.00 FEET PASS A 12 INCH DIAMETER IRON ROD WITH A CAP STAMPED RPLS 4541 FOUND ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID STEWART ROAD, AT A DISTANCE OF 75.00 FEET IN ALL TO A 12 INCH DIAMETER IRON ROD WITH A CAP STAMPED RPLS 4541 FOUND FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (3) THENCE, NORTH 81 DEGREES 29 MINUTES 00 SECONDS EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 12, A DISTANCE OF 980.00 FEET TO A 12 INCH DIAMETER IRON ROD WITH A CAP STAMPED RPLS 4541 FOUND ON INTERSECTION WITH THE SOUTH LINE OF SAID CASTILLO SUBDIVISION FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (4) THENCE, SOUTH 81 DEGREES 29 MINUTES 00 SECONDS EAST, COINCIDENT WITH THE SOUTH LINE OF SAID CASTILLO SUBDIVISION, A DISTANCE OF 980.00 FEET PASS A 12 INCH DIAMETER IRON ROD WITH A CAP STAMPED RPLS 4541 FOUND ON INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF SAID STEWART ROAD, AT A DISTANCE OF 75.00 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 6.68 GROSS ACRES, MORE OR LESS, OF WHICH THE EAST 360.00 FEET (OR 0.21 ACRES, MORE OR LESS) ARE LOCATED WITHIN THE EXISTING ROAD RIGHT-OF-WAY OF SAID STEWART ROAD, LEAVING 6.47 NET ACRES OF LAND, MORE OR LESS.

BASED ON RECORDING STEWARTS ADDITION TO THE CONWAY GARDENS, H.C.T. RECORDED IN VOLUME 0, PAGE 43, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



LOT 12
STEWARTS ADDITION TO
THE CONWAY GARDENS
VOL. 0, PG. 43, H.C.M.R.
OWNER: MARG SUITH TEXAS LLC
PROPERTY I.D. NO.: 20022
STEWARTS ADDITION TO THE CONWAY GARDENS
VOL. 21AC-110AC-520AC LOT 12
DEED / DOCUMENT NO. 2012071, H.C.D.R.
N08°31'00"E 300.00'

TRACT-I
 6.68 GROSS ACRES
 0.21 R.O.W. ACRES
 6.47 NET ACRES

LOT 12
STEWARTS ADDITION TO
THE CONWAY GARDENS
VOL. 0, PG. 43, H.C.M.R.

ADDITIONAL:
 OWNER: XLH INVESTMENTS LLC
 PROPERTY I.D. NO.: 20024
 STEWARTS ADDITION TO
THE CONWAY GARDENS
VOL. 21AC-110AC-520AC LOT 12
WARRANTY DEED WITH VENDORS LIEN
DOCUMENT NO. 3469472, H.C.D.R.

GENERAL PLAT NOTES:

1. Bearing Basis: Recorded plat of STEWARTS ADDITION TO THE CONWAY GARDENS, Hidalgo County, Texas.
2. This survey was prepared without the benefit of a title policy. The research of any encumbrances is not within the scope of this boundary/improvement survey. Any encumbrance shown herein was taken directly from the plat of record. This survey is for the exclusive use of the client named hereon and may not be copied or transferred to another party without the express written consent of the surveyor.
3. There are no discrepancies, conflicts, encroachments or shortages in area, encroachments or any overlapping improvements, visible or apparent encumbrances except as shown or noted hereon.
4. The surveyor has made no attempt to locate or define wetlands, hazardous waste areas, habitats, endangered species or any other environmentally sensitive areas on the tract of land shown hereon; Nor does this survey make any representations of being an environmental assessment of the tract of land shown hereon.
5. The surveyor has made no attempt to locate or define archeological sites, historical sites or undocumented cemeteries on the tract of land shown hereon; Nor does this survey make any representations of being an archeological or historical survey of the tract of land shown hereon.
6. The surveyor has made no attempt to locate abandoned, or plugged oil and gas wells, or any other wells on the tract of land shown hereon; Nor has the surveyor made any attempt to research same with the Railroad Commission of Texas or any other State agency; Nor has the surveyor investigated any mineral or royalty interests in the tract of land shown hereon.
7. This is a standard survey and does not include a subsurface utility or topographic investigation.
8. If this survey is used, based on original seal and signature it is INVALID as per Section 681.46 and Section 683.19 of the "The Professional Land Surveying Practices Act" enacted under Article 6282c, Vernon's Texas Civil Statutes.

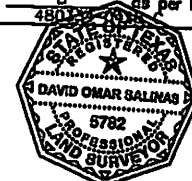
This is to certify that I have, this date, made a careful and accurate standard land survey on the ground of property which is located at AS SHOWN ABOVE in SAN JUAN & HIDALGO COUNTY, Texas, described as follows: BEING A 6.68 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF

(SEE METES AND BOUNDS DESCRIPTION)
 Lot 12, Block -, of STEWARTS ADDITION TO THE CONWAY GARDENS

Texas, according to the plat recorded in Volume 0, Page 43 of the HIDALGO CO. MAP Records of Hidalgo County, Texas. I further certify that this property lies in Zone B as per FIRM (Flood Insurance Rate Map) dated NOV. 16, 1982 Community Panel No. 4801

H.C.
 DRN. BY
08/27/25
 DATE

SP-25-2636R
 JOB NO.



REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5782

Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of 6.68 Gross Acre Tract of Land, more or less, out of Lot 12, Stewarts Addition to the Conway Gardens Subdivision, as Requested by Teysha Group, LLC.

**RIVERA JOSE & JESSICA
505 CASTILLO DR
SAN JUAN, TX 78589-4884**

**DREIBELBIS ROBERT LA VERE &
ROLAND CLYDE & JAMES DEAN
1911 SOUTH STEWART RD
SAN JUAN, TX 78589-5037**

**GOMEZ GABRIEL & BLANCA E
413 CASTILLO DR
SAN JUAN, TX 78589-4588**

**CASTLE BRIDGE HOMES LLC
1820 S 10TH STE NO. 180
MCALLEN, TX 78503-5402**

**OJEDA DANIEL ANGEL ET AL
1112 EL SAUZ ST
SAN JUAN, TX 78589**

**SALDANA JAVIER & MA
GUADALUPE
412 CASTILLO DR
SAN JUAN, TX 78589-4765**

**ESTRADA JAIME & ERICA
127 W 2ND ST
SAN JUAN, TX 78589-2705**

**OYERVIDES PERLA LIZETH
400 CASTILLO DR
SAN JUAN, TX 78589**

**GONZALEZ AVELINO & CARLA Y
408 CASTILLO DR
SAN JUAN, TX 78589-4765**

**TEYSHA GROUP LLC
825 E ALBERTA RD
EDINBURG, TX 78542**

**GARCIA ROLANDO & ALEJANDRA
2402 S STEWART RD
SAN JUAN, TX 78589-5089**

**XLH INVESTMENTS LLC
603 W HWY 83
PHARR, TX 78577-4642**

**CASTILLO CESAR G & MAGALI A
504 CASTILLO DR
SAN JUAN, TX 78589-4907**

**SALDANA JAVIER JR & JAVIER P
412 CASTILLO DR
SAN JUAN, TX 78589-4765**

**MALDONADO SYLVIA S &
FERNANDO
508 CASTILLO DR
SAN JUAN, TX 78589-4907**

**MMGJ SOUTH TEXAS LLC
401 W DALLAS AVE
MCALLEN, TX 78501-2777**

**FRANCO JESSICA
405 CASTILLO DR
SAN JUAN, TX 78589-4588**

**SALDANA JAVIER & MARIA G
412 CASTILLO DR
SAN JUAN, TX 78589-4765**

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JULY 14, 2026

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.

STAFF COMMENTS AND RECOMMENDATIONS:

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.

RECOMMENDATION:

Staff recommends approval of the first reading.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Ruben Guajardo, City
Manager

ORDINANCE NO. 2026-XX

AN ORDINANCE PROVIDING FOR A FEE TO DEFRAY COSTS OF COLLECTING CERTAIN UNPAID MUNICIPAL LIENS PROVIDING FOR EFFECTIVE DATE; PROVIDING FOR PUBLICATION; PROVIDING FOR CODIFICATION; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR REPEALER CLAUSE.

WHEREAS, the City of San Juan, pursuant to Subchapter A of Chapter 51, Texas Local Government Code, may adopt an ordinance that is for the good government, peace, or order of the municipality and is necessary or proper for carrying out a power granted by law to the municipality; and

WHEREAS, the governing body of a municipality, pursuant to Subchapter A of Chapter 54, Texas Local Government Code and Subchapter A of Chapter 214, Texas Local Government Code may enforce each rule or ordinance of the municipality; and

WHEREAS, the City Commission has determined that it is in the public interest to ensure the prompt payment of recorded municipal lien accounts; and

WHEREAS, the City of San Juan has entered into a contract with a private firm to provide services for the collection of costs incurred by the CITY to bring any property into compliance with City Code, including, assessments for the mowing of vacant lots, removal of trash and debris from lots, demolition of substandard structures and abatement of other nuisances;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS THAT:

There shall be imposed an additional fee of twenty percent (20%) on all debts and accounts receivable from costs incurred by the CITY to bring any property into compliance with City Code, once a debt has been made of record in the office of the County Clerk.

SECTION 1. Effective Date. This ordinance shall take effect after a second reading, where it is read, considered and adopted by the City Commission and until fifteen (15) days have passed after its first reading.

SECTION 2. Publication. The City Secretary of the City of San Juan is hereby authorized and directed to cause the caption of this ordinance to be published in a newspaper having general circulation in San Juan, Texas, and in accordance with the applicable laws of this State.

SECTION 3. Severability. If any section, part, or provision of this Ordinance is declared unconstitutional or invalid, by a court of competent jurisdiction, then, in that event, it is expressly provided, and it is the intention of the City Commission in passing this Ordinance that its parts shall be severable and all other parts of this Ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION 4. Repealer Clause. This Ordinance shall be cumulative of all other ordinances dealing with the same subject and any provision of any ordinance in direct conflict with any provision of this Ordinance is hereby repealed and the provisions of this Ordinance shall supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

READ, PASSED AND APPROVED ON FIRST READING at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held in accordance with Vernon's Texas Codes Annotated, Government Code, Section 551.041 on the 14th day of July, 2026.

READ, PASSED AND APPROVED IN SECOND READING at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held in accordance with Vernon's Texas Codes Annotated, Government Code, Section 551.041 on the ____ day of August, 2026.

CITY OF SAN JUAN

BY: _____
Mario Garza, Mayor

ATTEST:

BY: _____
Brenda Escalante, City Secretary

APPROVED AS TO FORM:

PALACIOS THOMPSON, P.C.

BY: _____
City Attorney

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JULY 14, 2026

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

STAFF COMMENTS AND RECOMMENDATIONS:

Authorize Staff to solicit a Request for Qualifications for Engineering Services.

RECOMMENDATION:

Staff recommends approval to solicit Request for Qualifications for Engineering Services.

PREPARED BY:

Lori Maldonado,
Purchasing Agent

APPROVED BY:

Ruben Guajardo, City
Manager

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JULY 14, 2026

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.

STAFF COMMENTS AND RECOMMENDATIONS:

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.

RECOMMENDATION:

Staff recommends approval of adopting written findings as to the Collection Services Contract and approving a Contingency Fee Contract with Perdue Brandon Fielder Collins & Mott LLP for the Collection of Delinquent Municipal Liens.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Ruben Guajardo, City
Manager

Written Findings:

Written Findings as to the Collections Contract with Perdue, Brandon, Fielder, Collins & Mott, LLP:

The City Council for the City of San Juan, pursuant to Section 2254.1036(b), of the Government Code, hereby finds the following to be true: 1) there is a substantial need for the legal services specified in said contract; 2) these legal services cannot be adequately performed by the attorneys and supporting personnel of the City of San Juan; and 3) these legal services cannot reasonably be obtained from attorneys in private practice under a contract providing only for the payment of hourly fees, without regard to the outcome of the matter, because of the nature of the matter for which these services will be obtained or because City of San Juan does not have funds to pay the estimated amounts required under a contract providing only for the payment of hourly fees.

Therefore, this City Council hereby approves the contract by and between City of San Juan and Perdue Brandon Fielder Collins & Mott, LLP, for professional legal services regarding the collection of recorded municipal liens.

APPROVED and EXECUTED this the 14th day of July, 2026.

CITY OF SAN JUAN

Mario Garza, City Mayor

CONTRACT FOR LIEN COLLECTION SERVICES

STATE OF TEXAS

§

COUNTY OF HIDALGO

§

§

THIS CONTRACT is made and entered into by and between the CITY OF SAN JUAN, acting herein by and through its governing body, hereinafter called CITY, and Perdue, Brandon, Fielder, Collins & Mott L.L.P., hereinafter called FIRM.

I.

CITY agrees to employ and does hereby employ FIRM for collection of delinquent accounts receivable, including the costs incurred by the City or authorized by the City Code to be imposed by the City to bring any property into compliance with the City Code, including, assessments for the mowing of vacant lots, removal of trash and debris from vacant lots, demolition of substandard structures, and abatement of other nuisances by the City pursuant to the terms and conditions described herein.

The City further authorizes the FIRM to execute all legal documents that are reasonably necessary to pursue collection of the City's claims in connection with the collection of delinquent accounts receivable that are subject to this contract.

This contract supersedes all prior oral and written contracts between the parties regarding delinquent accounts receivable and can only be amended if done so in writing and signed by all parties. Furthermore, this contract cannot be transferred or assigned by either party without the express written consent of all parties.

The FIRM will subcontract this contract, as necessary, with TEXAS COMMUNITIES GROUP, LLC., hereinafter TCG, to perform duties as deemed necessary by the FIRM.

II.

CITY agrees to refer delinquent accounts at the discretion of the CODE ENFORCEMENT DEPARTMENT by electronic or magnetic medium, in the specified format, to Perdue for collection, or by any other means of providing the FIRM and its subcontractor, TCG with this information, in a method agreed upon by all parties. An account is considered delinquent once a lien has been made of record in the office of the County Clerk. City will provide Perdue with copies of, or access to, the information and documentation necessary to collect the liens that are subject to this contract.

FIRM reserves the right to return to the CITY all accounts not collected within one year of referral by the CITY or identified as being in bankruptcy. Upon return of these accounts, neither party will have any obligation to the other party in this contract.

At least once each month on a date or dates agreed upon by the parties, the CITY will provide FIRM with copies of, or access to, the information once a lien has been made of record in the office of the County Clerk and necessary to collect the Delinquent Accounts Receivable that are subject to this contract. The CITY shall furnish the information to FIRM by electronic transmission, magnetic medium, or copies of physical records.

The FIRM shall forward to the City copies of any correspondence regarding a disputed lien amount due received from a property owner and the request for verification of the lien amount due. The CITY will provide FIRM within ten days of the receipt for the request for verification of the lien amount due, copies of all records which will verify the lien amount due which in turn will be forwarded to the account owner by the FIRM. All collection activity will be suspended on any disputed lien amount due until the appropriate verification of the lien amount due is delivered to the account owner.

III.

FIRM will direct all payments received by the FIRM and/or TCG collected at any CITY approved pay point to the CITY by any means approved by all parties to this contract deemed efficient and safe. The FIRM and/or TCG will prepare a Release and record the Release when necessary after the lien or assessment has been collected in full or set aside via any foreclosure action taken by the FIRM. Fees collected will be withheld from each payment received and invoiced to the CITY. FIRM reserves the right to return all accounts not collected within one (1) year of referral by CITY, as well as any accounts identified as being in bankruptcy. Upon return of these accounts, neither party will have any obligation to the other party to this contract.

The FIRM shall forward all cashier checks or money order payments made payable to the CITY and any correspondence from account owner directly to CITY. Firm may also direct the account owner to the City's credit card vendor for payment. Firm will invoice CITY for liens collected and CITY shall remit payment to the FIRM for add-on fee included in liens collected by the FIRM.

IV.

CITY agrees to pay to FIRM

- (1) Zero percent (0%) of any lien where the FIRM has exhausted all tax remedy and the property has been foreclosed and/or sold or struck-off at Tax Sale.
- (2) A twenty percent (20%) add-on fee to defray the cost of collections, passed by municipal ordinance, of any lien amount collected towards a lien or assessment imposed by the CITY.

All compensation shall become the property of FIRM at the time of payment. The CITY shall pay to FIRM said compensation monthly by check.

V.

FIRM and its subcontractor TCG agree to use commercially reasonable efforts to collect the delinquent liens and assessments turned over to FIRM and to provide legal advice to CITY when and if necessary.

VI.

This contract shall commence on the ____ day of _____, 2026, and end when both parties mutually agree; provided, however, that either party to this agreement shall have the right to terminate this agreement by giving the other party thirty (30) days written notice of their desire and intention to terminate this agreement.

In the event that the CITY terminates this contract, FIRM shall cease collections immediately upon written notification by the CITY and all accounts shall be returned to the CITY by FIRM.

VII.

For purposes of sending notice under the terms of this contract, all notices from CITY shall be sent to FIRM and its subcontractor TCG by certified United States mail, or delivered by hand or by courier, and addressed as follows:

PERDUE, BRANDON, FIELDER, COLLINS & MOTT, LLP
ATTN: JANELLE V. CASO
P.O. BOX 2916
MCALLEN, TEXAS 78502

VIII.

This contract is made and is to be interpreted under the laws of the State of Texas.

In the event that any provision(s) of this contract shall for any reason be held invalid, illegal or unenforceable, the invalidity, illegality or unenforceability of that provision(s) shall not affect any other provision(s) of this contract, and it shall further be construed as if the invalid, illegal or unenforceable provision(s) had never been a part of this contract.

IX.

In consideration of the terms and compensation herein stated, FIRM and its subcontractor TCG hereby accepts said employment and undertakes performance of said contract as set-forth above.

X.

Pursuant to Chapters 2252, 2271, and 2274 of the Texas Government Code, the Firm verifies that it does not and will not for the term of this contract boycott Israel or energy companies; that it does not have a policy which discriminates against a firearm entity or firearm

trade association nor will it create such a policy for the term of this contract; and that it is not engaged in business with Iran, Sudan, or a foreign terrorist organization.

The State Bar of Texas investigates and prosecutes professional misconduct committed by Texas attorneys. If you have a complaint against or dispute with this firm involving professional misconduct, the State Bar's Office of Chief Disciplinary Counsel will provide you with information about how to file a complaint.

XI.

Every provision of this Agreement is intended to be severable. If any term or provision hereof is hereafter deemed by a Court to be illegal, invalid, void or unenforceable, for any reason or to any extent whatsoever, such illegality, invalidity, or unenforceability shall not affect the validity of the remainder of this Agreement, it being intended that such remaining provisions shall be construed in a manner most closely approximating the intention of the Parties with respect to the illegal, invalid, void or unenforceable provision or part thereof.

This contract is executed on behalf of CITY by the presiding officer of its governing body who is authorized to execute this instrument by order heretofore passed and recorded in its minutes.

This contract may be executed in any number of counterparts, and each counterpart shall be deemed an original for all purposes. Signed facsimiles shall be binding and enforceable.

WITNESS the signature of all parties hereto this the ____ day of _____, 2026.

CITY OF SAN JUAN

By: _____

PERDUE, BRANDON, FIELDER, COLLINS & MOTT L.L.P.

By: _____
Janelle V. Caso, For the Firm

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JULY 14, 2026

Consider Approval of City Commission Meeting Minutes:

- May 08, 2018
 - June 25, 2024
-

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Approval of City Commission Meeting Minutes:

- May 08, 2018
- June 25, 2024

RECOMMENDATION:

Approval of minutes as presented.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Ruben Guajardo, City
Manager

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

DATE: Tuesday, May 8, 2018

TIME: 6:00 p.m.

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

MEMBERS PRESENT: Mario Garza, Mayor
Pete Garcia, Mayor Pro Tem
Jesus “Jesse” Ramirez, Commissioner
Ernesto “Neto” Guajardo, Commissioner
Leonardo “Lenny” Sanchez, Commissioner
Cris Palacios, City Attorney

STAFF PRESENT: Benjamin Arjona, City Manager
Diana Cavazos, City Secretary
Tirso Garza, Chief of Fire
Reymundo Casarez, Captain of the Police Department
Leroy Gonzales, Director of Finance
Adelaida Cordero, Director of Human Resources
Armandina Segin, Library Director
Patrick Willingham, Director of Parks & Recreation
Xavier Cervantes, Director of Planning & Zoning
Carmen Gonzalez, Director of Sanitation/ Public Works
Rene Jaime, Purchasing/Risk Management
David Salinas, Director of Utilities
Mary Enriquez, Court Administrator
Robert Rangel, Director of Information Technology

ORDER OF BUSINESS

I. CALL MEETING TO ORDER

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

II. INVOCATION

Benjamin Arjona, City Manager led the Invocation.

III. PLEDGE OF ALLEGIANCE

All led the Pledge of Allegiance.

IV. PUBLIC COMMENTS

No Public Comments

V. PRESENTATIONS

A. Presentation on Departmental Reports: Department of Planning and Zoning, Parks and Recreation, San Juan Memorial Library and Sanitation Department. [Benjamin Arjona, City Manager].

- 1. Planning and Zoning Monthly Report. [Xavier Cervantes, Director of Planning]**
- 2. Parks and Recreation Department Monthly Report. [Patrick Willingham, Parks and Recreation Director]**
- 3. San Juan Memorial Library Monthly Report. [Armandina Segin, Library Director]**
- 4. Department of Sanitation Monthly Report [Carmen Gonzalez, Director of Sanitation]**

DISCUSSION: Commissioner Jesus “Jesse” Ramirez discussed the possibility of rerouting heavy truck traffic away from Stewart Road in response to resident complaints regarding noise, fumes, and proximity to schools. To proceed, the city must add this item to the meeting agenda for discussion and ultimately pass an amendment to the existing traffic ordinance. Xavier Cervantes, Director of Planning, noted that while San Juan has jurisdiction over Stewart Road, altering the route would redirect trucks onto alternative roads, such as Alamo Road or Veterans Boulevard, potentially impacting neighboring cities. Additionally, law enforcement has confirmed they have sufficient manpower to manage occasional enforcement of the new regulations.

Patrick Willingham, Director of Parks and Recreation provided a brief update on the ongoing lighting installation project, which remains on schedule for completion in approximately one month. He also noted that the summer programming circular will be distributed soon.

VI. PUBLIC HEARING/ORDINANCES

- A. Conduct a Public Hearing and Consider Adoption of an Ordinance in First Reading for a Rezoning Request from Single-Family Residence District (R-S) to Heavy Commercial District (C-3) for a property legally described as a 5.00-acre tract of land out of the South 660 feet of the West 330 feet of the East 370 feet of Lot 54, Stewarts Addition to the Conway Gardens Subdivision, located at the Northwest corner of Stewart and Las Milpas Road, as Requested by Marcos Perez. [Xavier Cervantes, Director of Planning].**

DISCUSSION: Xavier Cervantes, Director of Planning, presented a request by Marcus Paris to rezone a 5-acre property at the northwest corner of Stewart and El Bus Road from a single-family residence district to a heavy commercial district to establish a trucking business. Mr. Cervantes recommended approval because the location is well-suited for heavy truck traffic due to its proximity to a highway and the International Bridge. Since no neighbors objected and the Planning and Zoning Commission had previously given its unanimous support, the commission voted to approve the rezoning ordinance on its first reading.

Mayor Mario Garza opened the public hearing at 6:09 p.m.

Mayor Mario Garza closed the public hearing at 6:09 p.m.

Commissioner Jesus “Jesse” Ramirez made a motion to approve and was seconded by Commissioner Leonardo “Lenny” Sanchez. Motion passed (5-0)

VII. CONTRACTUALS/RESOLUTIONS

- A. Preliminary and Final Plat Approval of the Perez Garza Subdivision being a 5.00-acre tract of land out of the South 660 feet of the West 330 feet of the East 370 feet of Lot 54, Stewarts Addition to the Conway Gardens Subdivision, located at the Northwest corner of Stewart and Las Milpas Road, as Requested by MAS Engineering, LLC. [Xavier Cervantes, Director of Planning].**

DISCUSSION: Xavier Cervantes, Director of Planning, stated that this subdivision was recently reviewed and approved for a preliminary final plan request by MAS Engineering LLC to subdivide a 5-acre commercial property along Stewart Road into five lots. Because the site lacks city sewer access and connecting to the nearest line 3.5 miles away is unrealistic, the developer requested a variance to use septic tanks instead. Mr. Cervantes noted that rather than requiring the developer to put money into an escrow account for a future sewer system where the funds would sit unused, the commission voted to completely waive the \$16,793.90 escrow fee. This allows the money to be directly invested into developing the property and generating immediate tax revenue.

Commissioner Jesus Ramirez made motion to approve with the waiver of the escrow completely there was no second motion died.

Commissioner Jesus Ramirez made a motion to approve as presented and was seconded by Mayor Pro Tem Pete Gacia. Motion passed (5-0)

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

- A. Consider Selection and Authorizing the City Manager to Enter into Contract with Energy Service Company (ESCO) Pursuant to RFQ# 18-65-03-22 [David Salinas, Director of Utilities].**

DISCUSSION: David Salinas, Director of Utilities, stated that on February 27, 2018, staff were authorized to solicit requests for qualifications from Energy Service Companies (ESCO) for a Turnkey Utility Conservation Program. This program aims to provide infrastructure improvements, sustained cost savings, and revenue enhancements, meeting the requirements of the Texas local government energy performance contracting regulations by March 22, 2018.

Mr. Salinas further noted that two proposals were received from Schneider Electric and Siemens to implement a comprehensive utility conservation program focused on infrastructure improvements and energy savings. Representatives from both firms presented details regarding their technology solutions, local track records, automated water meter systems, and lack of past litigation.

Mayor Mario Garza inquired about Mr. Salinas's recommendation as the technical expert. Following Mr. Salinas's recommendation, the commission recommended authorizing the city manager to enter into an initial agreement with Schneider Electric for an audit. Mr. Salinas stated that this next step allows the company to establish the pricing and scope for a detailed, investment-grade audit across city facilities before any final project commitment is made.

Commissioner Jesus “Jesse” Ramirez made a motion to authorize the City Manager to enter into a contract with ESCO and Schneider Electric, which was seconded by Commissioner Leonardo “Lenny” Sanchez. Motion Passed (5-0)

- B. Consider Selection and Authorizing the City Manager to Enter into Contract with Professional Service Company for a Cost of Service, Water and Sewer Rate and Debt Capacity Study. Pursuant to RFQ# 18-66-03-23. [David Salinas, Director of Utilities].**

No Action Taken

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, MAY 8, 2018**

- C. Consider Budget Amendment Fiscal Year 2017 - 2018 for the General Fund-Fund Balance, Utility Fund Retained Earnings and Solid Waste Fund Retained Earnings. [Leroy Gonzalez, Director of Finance].**

DISCUSSION: Leroy Gonzales, Director of Finance, presented a mid-year budget amendment for fiscal year 2017-18 to address various departmental funding shortages.

The approved allocations and adjustments are as follows:

- General Fund: \$7,500 will be allocated to the IT department for annual operational costs, and \$20,000 will go to the fire department to replace a broken rescue truck tower light.
- Utility Fund: \$255,500 will be drawn from retained earnings to cover chemical cost increases and to rent a belt press to clear out a wastewater plant sludge backlog.
- Solid Waste Fund: \$41,000 will be drawn from retained earnings to cover engineering, survey, and geotechnical fees required to design a new environmental collection site.

Commissioner Jesus” Jesse” Ramirez made motion to approve and was seconded by Commissioner Leonardo “Lenny” Sanchez. Motion Passed (5-0)

- D. Discussion and Possible Action Regarding Requests for Proposals and/or Qualifications for Marketing Consultant for City of San Juan.**

DISCUSSION: Benjamin Arjona, City Manager announced a request for proposals to hire a marketing consultant to rebrand San Juan and upgrade its template-based website. The goal is to enhance the city's logo and digital presence to make San Juan more visible, vibrant, and user-friendly. Consequently, a motion has been approved to move forward with gathering qualifications.

Commissioner Leonardo “Lenny” Sanchez made motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (5-0)

IX. CONSENT AGENDA

- A. Consider Approval of City of San Juan, Texas Quarterly Investment Report dated December 31, 2017 as Required by the Public Funds Investment Act. (PFIA).**

Commissioner Jesus “Jesse” Ramirez made motion to approve all items under consent agenda and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (5-0)

X. EXECUTIVE SESSION

- A. The San Juan City Commission will Convene into Closed Session Pursuant of the Chapter 551, Subchapter D, Exceptions to Requirements that Meetings be Open, Texas Government Code §551.072 (Consultation with Attorney) and Texas Government Code §551.072 (Deliberation Regarding Real Property) as Follows:**
- 1. Discussion and Possible Action Regarding the Purchase, Exchange, Lease, Transfer, or Value of Real Property Tract 2. (Pursuant to Texas Code, §551.072 Deliberation About Real Property and §551.071 Consultation with Attorney).**

Mayor Pro Tem Pete Garcia made motion to enter executive session at 7:04 p.m. and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (5-0)

XI. RECONVENE

Commissioner Jesus “Jesse” Ramirez made motion to reconvene at 7:52 p.m. and was seconded by Mayor Pro Tem Pete Garcia. Motion Passed (5-0)

- 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.**

No Action was Taken

XII. ADJOURNMENT

Mayor Pro Tem Pete Garcia made motion to adjourn at 7:53 p.m. and was seconded by Commissioner Jesus “Jesse” Ramirez. Motion Passed (5-0)

Mario Garza, Mayor

ATTEST:

Brenda Escalante, City Secretary

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

DATE: Tuesday, June 25, 2024

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
Ernesto “Neto” Guajardo, Commissioner
Adina “Dina” Santillan, Commissioner
Rick Palacios, City Attorney

STAFF PRESENT: Benjamin Arjona, City Manager
Brenda Escalante, City Secretary
Tirso Garza, Fire Chief
Leandro Sifuentes, Chief of Police
Adelaida Cordero, Director of Human Resources
Leroy Gonzales, Director of Finance
Christina Perez, Interim Library Director
Daniel Tijerina, Director of Planning
Israel Garza, Director of Sanitation/ Public Works
Juan Carlos Martinez, Director of Utilities
Mary Enriquez, Court Administrator
Pat Karr, Director of Information Technology
Ruben Guajardo, Director of Parks & Recreation/ PAL Director

ORDER OF BUSINESS

- I. CALL MEETING TO ORDER:**
Mayor Mario Garza called meeting to order at 6:00 p.m.
- II. INVOCATION:**
Benjamin Arjona, 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.

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, JUNE 25, 2024**

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.

Sarahi Pacheco Flores requested drainage improvements at Alameda and Veterans Boulevard.

Joe Estrada filed a complaint regarding loud noise from a neighbor's welding shop after 7:00 p.m. Mr. Estrada shared video evidence and requested assistance from the City Commission to resolve the issue.

Juan Manuel Davila requested assistance regarding an unpermitted commercial business operating at 1409 El Sauz St., citing loud noise and bright lights late into the night.

Gabriel Ozuna commented on the City Manager's interview regarding the transformation of the San Juan Hotel Historical Landmark. Mr. Ozuna noted that federal funding is available for restoration and suggested using the \$6–8 million rendering from ERO Architect to save the hotel. He requested a meeting with the City Commission to discuss this further.

Stephanie Alvarez requested a resolution following a story published in the Advance News Journal. She asked the City Commission to approve a town hall meeting and conduct a resident survey to gather community input on saving the San Juan Hotel.

Mae Anzaldúa Trevino noted that residents have been requesting a town hall meeting for the past 10 months without success. She also raised a concern regarding a Public Information Request, stating she was informed of potential fees, which she believes is incorrect as a taxpayer.

V. PRESENTATIONS

A. Presentation Honoring and Recognizing Leonardo "Lenny" Sanchez for his Dedication and Service to the City of San Juan Community

DISCUSSION: The San Juan City Commission recently made a formal presentation to honor Commissioner Leonardo "Lenny" Sanchez for his five years of dedicated service to our community.

During the proceedings, it was announced that Commissioner Sanchez will be resigning from his position due to an unforeseen employment conflict arising from his role as Police Chief for La Joya ISD. Mayor Mario Garza and the city commission expressed their deep appreciation for his contributions, particularly his valuable expertise in law enforcement and his commitment to the city's positive growth.

The City Commission also extended its gratitude to the Commissioner's wife, Ronnie Sanchez, and his family for their unwavering support during his tenure in public office. Commissioner Sanchez thanked his colleagues and the community for the opportunity to serve, emphasizing the vital role his family played in his success.

B. Presentation on a Proclamation Recognizing Miss. Audrey Z. Garza.

DISCUSSION: Mayor Mario Garza and the city commissioners presented a special proclamation recognizing seven-year-old Audrey Z. Garza, the San Juan Princess Ambassador. The proclamation highlighted Audrey's resilience in overcoming a rare neurological illness that paralyzed her from the neck down at nine months old. Mayor Garza and the City Commission officially designated the proclamation to celebrate her determination and to show the world that "anything is possible if you set your mind to it."

C. Presentation of the Distinguished Budget Award to the City of San Juan Finance Department from the Government Finance Officers Association (GFOA) for the Fiscal Period of Fiscal Year 2023–2024. [Leroy Gonzales, Director of Finance]

DISCUSSION: The Finance Department has been presented with the Distinguished Budget Presentation Award from the Government Finance Officers Association (GFOA) for the 2023–2024 fiscal year. Marking the second consecutive year the city has received this honor, the award recognizes local governments that meet strict transparency and quality criteria, excelling as a policy document, financial plan, operations guide, and communications tool.

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, JUNE 25, 2024**

Leroy Gonzales, Director of Finance, accepted the award and explicitly praised his dedicated team, including Assistant Lulu Beltran, Accountant Adriana Leal, Purchasing Agent Lori Maldonado, Payroll Maritza Phillips, and Accountant Aaron Martinez. Mayor Mario Garza also commended the staff for their hard work, noting how crucial their expertise is as the city transitions into its next budget season.

D. Presentation on Departmental Reports: Department of Finance, Fire Department, Police Department, Municipal Court, and Department of Utilities.

- 1. Department of Finance Monthly Report [Leroy Gonzales, 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. [Juan Carlos Martinez, Director of Utilities]**

DISCUSSION: Commissioner Adina “Dina” Santillan addressed community concerns regarding unpermitted food trucks operating on weekends, emphasizing the critical need for health and safety inspections. Following a recent storm, Commissioner Ernesto “Neto” Guajardo praised Israel Garza, Director of Sanitation, for the quick response and efficient sandbagging efforts. The City Commission debated long-term solutions and discussed the need for a dedicated drainage workshop to develop a 3- to 10-year strategic plan for infrastructure upgrades, noting that these projects will be costly. Potential options include re-evaluating the use of Dominic Estates Park as a detention area and exploring land leases from local gas companies for additional detention ponds. Commissioner Santillan concluded the report by thanking the utility, sanitation, and fire departments for their hard work during the recent storm, specifically highlighting the success of the sandbagging operations.

VI. RESOLUTIONS

- A. Consider and Action, if any, on a Resolution Authorizing the City of San Juan to Submit and Accept an Application for Funding for the Border Zone Fire Department (BZFD) Program to be Operated for the FY 2024-2025 to the Office of the Governor. [Tirso Garza, Fire Chief]**

DISCUSSION: Tirso Garza, Fire Chief requested approval of a resolution authorizing the City of San Juan to submit and accept an application for the Border Zone Fire Department (BZFD) grant for the 2024–2025 fiscal year. If awarded, this funding will be used to acquire additional equipment to supplement the resources previously obtained through the 2019 grant.

Commissioner Ernesto “Neto” Guajardo made a motion to approve and was seconded by Commissioner Adina “Dina” Santillan. Motion passed (3-0).

VII. CONSENT AGENDA

- A. Consideration Second and Final Reading of an Ordinance for a Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2) of Lots 95 and 96, Valley Ranch No. 5 Subdivision, located at the Southeast Corner of Hall Acres Road and Stewart Road, as Requested by Esponjas Development, LTD. [Daniel Tijerina, Director of Planning]**
- B. Consider Approval of the Investment Report for the Quarter Ending March 31, 2024. [Leroy Gonzales, Director of Finance]**
- C. Consider Approval of the Tax Collection Report for the Month of May 2024. [Leroy Gonzales, Director of Finance]**

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- D. Consider Approval of the Tax Collection Report for the Month of May 2024. [Leroy Gonzales, Director of Finance]**

Commissioner Adina “Dina” Santillan made a motion to approve all items under consent agenda and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed. (3-0)

VIII. 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 551.087, ECONOMIC DEVELOPMENT NEGOTIATIONS; Deliberation Regarding Financial Incentives to a Business Prospect, Project Less Cow.**

Commissioner Adina “Dina” Santillan made a motion to enter executive session at 6:44 p.m. and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed (3-0).

Commissioner Ernesto “Neto” Guajardo made a motion to reconvene at 6:53 p.m. and was seconded by Commissioner Adina “Dina” Santillan. Motion passed (3-0).

IX. RECONVENE

- 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 551.087, ECONOMIC DEVELOPMENT NEGOTIATIONS; Deliberation Regarding Financial Incentives to a Business Prospect, Project Less Cow.**

Commissioner Ernesto “Neto” Guajardo made a motion to approve as discussed under executive session and was seconded by Mayor Mario Garza. Motion passed (3-0).

X. ADJORNMENT

Commissioner Adina “Dina” Santillan made a motion to adjourn at 6:53 p.m. and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed (3-0).

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Brenda Escalante, City Secretary