



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, August 11, 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 Recognizing the City of San Juan 2026 12U Girls Softball All Star Team, the 10U Boys Baseball All Star Team, and the Summer Track and Field and Swimming Regional and State Medalists. [Patrick Willingham, Director of Parks and Recreation Department]
- B.** Presentation on Departmental Reports: Department of Planning and Zoning, Department of Parks and Recreation, Department of Sanitation, San Juan Memorial Library, Department of Finance, Fire Department, Police Department, Municipal Court and Department of Utilities.
 - 1. Department of Planning and Zoning Monthly Report. [Monica Gomez, Director of Planning]
 - 2. Department of Parks and Recreation Monthly Report. [Patrick Willingham, Director of Parks and Recreation]
 - 3. Department of Sanitation Monthly Report. [Israel Garza Director of Sanitation]
 - 4. San Juan Memorial Library Monthly Report. [Christina Perez, Library Director]
 - 5. Department of Finance Monthly Report. [Maria L. Beltran, Director of Finance]
 - 6. Fire Department Monthly Report. [Tirso Garza, Fire Chief]
 - 7. Police Department Monthly Report. [Leandro Sifuentes, Chief of Police]
 - 8. Municipal Court Monthly Report [Mary Enriquez, Court Administrator]
 - 9. Department of Utilities Monthly Report. [Alfredo de Leon, Interim Director of Utilities]

VI. PUBLIC HEARING/ORDINANCES

- A.** Hold a Public Hearing 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] ***Tabled***
- B.** Hold a Public Hearing and Consider the First Reading of an Ordinance Amending Chapter 1 General Provisions, Article 1.05 Administrative Fees, Section 1.05.006 Parks and Recreation

Fees of the City of San Juan's Code of Ordinances to Update Parks and Recreation Fees and to Include Additional Related Fees for the San Juan Parks and Recreation Center; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for a Repealer Clause. [Patrick Willingham, Director of Parks and Recreation]

C. Hold a Public Hearing and Consider the First Reading of an Ordinance Amending the Code of Ordinances of the City of San Juan, Texas Under Chapter 13. Utilities, Article 13.03. Water and Sewer Service, Division 2. Rates, Charges and Billing, Part II. Initiation of Service, Section 13.03.103. Deposit, Subsection (c). Temporary Water Service, and Part III. Water Rates and Charges, Section 13.03.142. Standard Meter and Tap Fees, Section 13.03.149. After-Hours Reconnection of Service and Adding Section 13.03.150 Traveling Meter Fees, to Modify and Add Rates Related to such Sections; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for Repealer Clause. [Maria L. Beltran, Director of Finance]

D. Hold a Public Hearing and Consider the First Reading of an Ordinance Amending Chapter 8 Offenses and Nuisances, Article 8.05 Noise of the City's Code of Ordinance by Modifying Section 8.05.001 Definitions, Section 8.05.004 Amplified Sound and Section 8.05.007 Permit Required for use of Outdoor Sound Amplification to Amend Daytime and Nighttime Hours, Permit Fee and other Related Regulations; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for a Repealer Clause. [Leandro Siuentes, Chief of Police]

E. Hold a Public Hearing and Consider the First Reading of an Ordinance Amending the Code of Ordinances of the City of San Juan, Texas, Chapter 1 General Provisions, Article 1.05 Administrative Fees by adding Section 1.05.007 Municipal Court to Provide an Administrative Fee for Clearance Letters; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for Repealer Clause. [Mary Enriquez, Court Administrator]

VII. RESOLUTIONS

A. Discussion and Possible Action, if any, on a Resolution Designating an Officer or Employee to Calculate the No-New-Revenue Tax Rate, Voter-Approval Tax Rate, and De Minimis Rate, if Applicable, in Accordance with Section 26.04 of the Texas Tax Code for the Fiscal Year 2027 Budget. [Maria L. Beltran, Director of Finance]

B. Discussion and Possible Action, if any, on a Resolution Accepting the Petition Including Property in the San Juan Extraterritorial Jurisdiction; Setting Dates and Times of Public Hearings; of the 10.07-acre tract of land out of the West Half of Lot 7, Block 47, Alamo Land and Sugar Company's Subdivision, as Requested by Garco, LTD. [Monica Gomez, Director of Planning]

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

- A.** Discussion and Possible Action, if any, to Accept the Recommendation of the Agent of Record and Award CSP No. 26-005-05-13 for Fully Funded Group Health Insurance and Voluntary Products for the Plan Year October 1, 2026, to September 30, 2027. [Lori A. Maldonado, Purchasing Agent]
- B.** Discussion and Possible Action, if any, on the Proposed Tax Rate for the City of San Juan for Fiscal Year Beginning October 1, 2026, through September 30, 2026, and Set Public Hearing. [Maria L. Beltran, Director of Finance]
- C.** Discussion and Possible Action, if any, on a Variance Request to not Build a Detention Pond at the Proposed Minnesota Vegas Ranches Phase 2 Subdivision and Discharge into the Hidalgo County Drainage District Ditch, as Requested by Quintanilla, Headley and Associates, Inc. [Monica Gomez, Director of Planning]
- D.** Discussion and Possible Action on a Final Plat Approval of the Black Hills Estates Phase II being a 13.46-Acre Tract of land out of Lot 3, Block 39, Alamo Land and Sugar Company's Subdivision, Located Approximately 2,000 feet West from Cesar Chavez Road, along the South Side of Sioux Road, as Requested by Barrera Infrastructure Group, Inc. [Monica Gomez, Director of Planning]
- E.** Discussion and Possible Action, if any, on Final Plat Approval of the Santa Barbara Subdivision, being a 1.26-Acre Tract of Land out of Lot 8, Block 35, Alamo Land and Sugar Company's Subdivision, Located Approximately 250 feet East of Wyoming Avenue, along the South Side of 1st Street, as Requested by Rio Delta Engineering. [Monica Gomez, Director of Planning]
- F.** Discussion and Possible Action, if any, on a Preliminary Plat Approval of the Shops at Chavez Lot 7, being a 13.64-acre tract of land out of Lots 4 and 5, Block 35, Alamo Land and Sugar Subdivision, Located Approximately 650 feet North of Frontage Road, along the West Side of Cesar Chavez Road, as Requested by Halff Associates, Inc. [Monica Gomez, Director of Planning]

IX. CONTRACTUALS

- A.** Consider Authorizing the Mayor to enter into an Agreement for Arbitrage Rebate Compliance Services with Hilltop Securities Asset Management, LLC. [Maria L. Beltran, Director of Finance]

X. CONSENT AGENDA

- A.** Consider Second and Final Reading of an Ordinance Regarding the Conditional Use Permit for the Sale of Alcoholic Beverages (BQ – Wine and Malt Beverage Retailer's Off-Premise) at

CITY COMMISSION MEETING AGENDA
AUGUST 11, 2026
PAGE 5

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. Consider Second and Final Reading of an Ordinance Regarding 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. Consider Second and Final Reading of the Ordinance Regarding the Conditional Use Permit for the Sale of Alcoholic Beverages (BG – Wine and Malt Beverage Retail Dealer’s On-Premise Permit) at 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. Tax Collection Report for the Month of May 2026. [Maria L. Beltran, Director of Finance]
- E. Tax Collection Report for the Month of June 2026. [Maria L. Beltran, Director of Finance]
- F. Third Quarter Investment Report. [Maria L. Beltran, Director of Finance]
- G. Consider Approval of City Commission Meeting Minutes:
 - August 20, 2024
 - May 26, 2026
 - June 30, 2026

XI. 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 of the Texas Government Code, Consultation with Attorney; Discussion and Possible Action Regarding Pending Litigation Concerning C-4506-23-H, Ruben Morin v. City of San Juan, in the 389th Judicial District Court of Hidalgo County, Texas.

XII. 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.

CITY COMMISSION MEETING AGENDA
AUGUST 11, 2026
PAGE 6

1. Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney; Discussion and Possible Action Regarding Pending Litigation Concerning C-4506-23-H, Ruben Morin v. City of San Juan, in the 389th Judicial District Court of Hidalgo County, Texas.

XIII. 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 5th day of August 2026 at 5:45 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