

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

DATE: Tuesday, May 26, 2026

TIME: 6:00 P.M.

PLACE: Amigos Del Valle
601 W. 1st Street
San Juan, Texas 78589

MEMBERS PRESENT:
Mario Garza, Mayor
Jesus “Jesse” Ramirez, Mayor Pro-Tempore
Mario Cantu, Commissioner
Gilbert Garza, Commissioner
Marco “Markie” Villegas, Commissioner
Rick Palacios, City Attorney

STAFF PRESENT:
Ruben Guajardo, City Manager
Brenda Escalante, City Secretary
Tirso Garza, Fire Chief
Leandro Sifuentes, Chief of Police
Adelaida Cordero, Director of Human Resources
Maria “Lulu” Beltran, Director of Finance
Christina Perez, Library Director
Monica Gomez, Director of Planning
Israel Garza, Director of Sanitation/ Public Works
Alfredo De Leon, Interim Director of Utilities
Mary Enriquez, Court Administrator
Daira Natividad, Interim Director of Information Technology
Patrick Willingham, Director of Parks & Recreation

ORDER OF BUSINESS

I. CALL MEETING TO ORDER:
Mayor Mario Garza called meeting to order at 6:00 p.m.

II. INVOCATION:
Ruben Guajardo, City Manager led the Invocation.

III. PLEDGE OF ALLEGIANCE:
Mayor Mario Garza led the Pledge of Allegiance.

IV. PUBLIC COMMENTS ON AGENDA ITEMS
A. The Public Comment portion of the meeting ensures a fair and transparent process in the governance of the City. In accordance with the Texas Open Meetings Act, the Mayor and City Commissioners do not respond to comments during this time; they listen. Individuals wishing to address the governing body must register with the City Secretary fifteen (15) minutes prior to the scheduled start time of the meeting by completing the registration form. The City reserves the right to refuse a speaker if the registration form is incomplete. Registered speakers may only speak on items listed on the agenda and are limited to three (3) minutes. A registered speaker may not donate time to another speaker. To promote efficiency and minimize repetitive commentary, the governing body may request that an identifiable group appoint a spokesperson to represent their views. Additionally, the number of speakers representing the same group may be limited. Once the public comments under this section conclude, no further public comments will be permitted.

Any Public Comments regarding items listed under the Public Hearing section will be accepted when the governing body formally opens each item for discussion under the Public Hearing portion of the meeting.

Stephanie Alvarez opposed changing the meeting time from 6:00 p.m. to 5:30 p.m., noting that the current time is already difficult to attend and an earlier time would make it impossible. She requested that this item be denied, stating that it limits civic engagement. Additionally, Mrs. Alvarez requested that public comments be opened for general topics rather than being restricted to agenda items, and noted that residents have been requesting a town hall meeting with the City Commission for over two years.

Mae Anzaldua Trevino expressed opposition to Item B under the Consent Agenda. She noted that work schedules prevent many people from attending and asked the Commission to consider residents who work in Edinburg and Mission. She suggested moving the meetings to 6:30 p.m. to allow more San Juan residents to attend.

V. PRESENTATIONS

A. Presentation on Departmental Reports: Department of Finance, Fire Department, Police

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Department, Municipal Court and Department of Utilities.

1. Department of Finance Monthly Report. [Maria Beltran, Director of Finance]
2. Fire Department Monthly Report. [Tirso Garza, Fire Chief]
3. Police Department Monthly Report. [Leandro Sifuentes, Chief of Police]
4. Municipal Court Monthly Report. [Mary Enriquez, Court Administrator]
5. Department of Utilities Monthly Report. [Alfredo de Leon, Interim Director of Utilities]

DISCUSSION: No questions for the department directors.

- B. Presentation of the 2025-2026 Scholarship Recipients for the San Juan Police Athletic League and San Juan Parks and Recreation.** [Patrick Willingham, Director of Parks and Recreation]

DISCUSSION: Patrick Willingham, Director of Parks and Recreation presented annual scholarships on behalf of the San Juan Police Athletic League and the San Juan Parks and Recreation Department. Mr. Willingham emphasized both organizations' commitment to supporting local youth and investing in the community's future leaders. Four students—Mr. Joaquin Ayala, Miss Julianna Guajardo, Miss Katherine Herrera, and Miss Brisa Rodriguez—were awarded scholarships from the Police Athletic League. Following this, four additional students—Miss Nia Sanders, Miss Aliah Guerrero, Mr. Gael Jasso, and Mr. Louie Gomez—received scholarships from the Parks and Recreation advisory board. The recipients were recognized for their hard work. In total, the two boards successfully raised funds to award eight individual scholarships this year. Each of these exceptional students received a \$750 scholarship to help support their upcoming college journeys.

Ruben Guajardo, City Manager took a moment to express his gratitude to the parks and recreation department for keeping the scholarship program alive. He reflected on his past efforts to reinstate these awards for both the police athletic and parks advisory boards, noting his pride in seeing the tradition continue.

VI. PUBLIC HEARING/ORDINANCES

- A. Hold a Public Hearing and Consider the First Reading of an Ordinance Amending Chapter 13 Utilities, Article 13.04 Water Conservation; Drought Contingency and Emergency Management Plan of the Code of the City of San Juan, Texas by Amending Section 13.04.001 Adoption of Plans to Formally Adopt the May 2026 Water Conservation and Drought Contingency Plan; Providing for a Penalty not to Exceed Two Hundred Fifty (\$250.00) Dollars for each Offense; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for Repealer Clause.** [Alfredo De Leon, Interim Director of Utilities]

DISCUSSION: Alfredo De Leon, Interim Director of Utilities presented the updated May 2, 2026, water conservation and drought contingency plan to the Mayor and Commission. Ruben Guajardo, City Manager noted that updating this plan every five years is required to maintain the city's eligibility for future water development grants.

The primary update to the plan is the introduction of clear enforcement mechanisms for violations, which were missing from the previous version. Enforcement will begin with a warning from distribution crews, followed by escalating fines starting at \$25 and capping at \$200 per offense.

Mayor Mario Garza opened the public hearing at 6:18 p.m.

Mayor Pro-Tem., Jesus “Jesse” Ramirez raised Mayor Pro-Tem Jesus “Jesse” Ramirez raised concerns regarding compliance with communication strategies, such as public service announcements (PSAs). Mr. Guajardo clarified that the city will use social media and PSAs to ensure residents remain well-informed about current drought stages.

In response to a question from Stephanie Alvarez regarding whether the fines apply to indoor or outdoor water usage, Mr. De Leon clarified that the plan does not restrict or penalize essential indoor water consumption (such as drinking, showering, or sewage use). The restrictions and fines apply strictly to exterior water usage, such as watering lawns or washing vehicles. Mr. Guajardo added that the rules are structured across five escalating levels of severity, from moderate to extreme, with each stage defining specific exterior watering limitations.

Mayor Mario Garza closed the public hearing at 6:26 p.m.

Mayor Pro Tem Jesus “Jesse” Ramirez made a motion to approve and was seconded by Commissioner Marco “Markie” Villegas. Motion passed (5-0).

- B. Hold a Public Hearing and Consider an Ordinance for the Sale of Alcoholic Beverages for Off-Premise Consumption (BQ – Wine and Malt Beverage Retailer’s Off-Premise) at the Proposed 7-Eleven located at 2023 N. Veterans Boulevard, Legally Described as a1.99-Acre Tract of Land out of Lot 10, Block 5, John Closner Subdivision, as Requested by 7-Eleven, Inc.** [Monica Gomez, Director of Planning]

DISCUSSION: Monica Gomez, Director of Planning and Zoning asked Mayor and Commission to consider the approval for a conditional use permit for a proposed convenience store and gas station situated on a 1.89-acre tract of land. The applicant requested approval to sell alcoholic beverages for off-premise consumption at the new location, which is planned to operate 24 hours a day, seven days a week. The property is currently zoned as a general business district, and the new business will be required to strictly comply with all state and city regulations. Prior to the meeting,

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public notices were sent to five nearby property owners, and both city staff and the planning and zoning commission recommended approving the permit.

Mayor Mario Garza opened the public hearing at 6:28 p.m.

Mayor Mario Garza closed the public hearing at 6:29 p.m.

Commissioner Mario Cantu made a motion to approve and was seconded by Commissioner Marco “Markie” Villegas. Motion passed (5-0).

- C. Hold a Public Hearing for a Rezoning Request from Light Industrial District (L-1) to Single-Family Residence District (R-S) for Lot 30, San Juan Hacienda Estates Unit No. 1, Legally Described as 300 feet West of Nebraska Avenue, along the South side of Conway Road, as Requested by Indio Gomez, LLC. [Monica Gomez, Director of Planning]**

DISCUSSION: Monica Gomez, Director of Planning and Zoning, addressed Items 6C and 6D regarding identical rezoning requests for two 3.75-acre properties on Conway Road. The applicant requested to rezone these tracts from a light industrial district to a single-family residential district.

While the city's future land use map envisions residential use for this area, the current, legally binding zoning map designates it strictly as a light industrial zone. Ahead of the meeting, the city mailed notices to five nearby property owners, but received no comments in favor or against the proposal.

City staff ultimately recommended denying the request, citing its overall incompatibility with the existing industrial zoning patterns along the corridor.

Mayor Mario Garza opened the public hearing at 6:31 p.m.

Project engineer Jerry Benavidez and developer Alan Andrade presented a request to rezone two 3.75-acre lots on Conway Road from light industrial to single-family residential to build a family home. The developer explained that the currently vacant land has become a frequent site for illegal dumping and argued that building a residence would help secure, maintain, and clean up the property.

While the city's future land use map envisions the area for residential use, city staff initially recommended denying the request due to conflicts with the current, legally binding industrial zoning. A major point of discussion involved infrastructure limitations, as Conway Road is unpaved caliche and lacks both water and sewer services. However, Mr. Andrade officially accepted full financial responsibility for extending all necessary utilities to the site before obtaining any building permits.

Commissioners also questioned Mr. Andrade about a planned AEP electrical substation on an adjacent property. Mr. Andrade assured them he had researched the facility and was comfortable with its proximity and potential maintenance activity.

Mayor Mario Garza closed the public hearing at 6:50 p.m.

Commissioner Marco “Markie” Villegas made a motion to approve and was seconded by Mayor Pro-Tem., Jesus “Jesse” Ramirez. Motion passed (5-0).

- D. Hold a Public Hearing for a Rezoning Request from Light Industrial District (L-1) to Single-Family Residence District (R-S) of Lot 32, San Juan Hacienda Estates Unit No. 1, Legally Described as 300 feet West of Nebraska Avenue, along the South side of Conway Road, as Requested by Indio Gomez, LLC. [Monica Gomez, Director of Planning]**

DISCUSSION: This item was previously discussed with item C.

Mayor Mario Garza opened the public hearing at 6:51 p.m.

Mayor Mario Garza closed the public hearing at 6:51 p.m.

Mayor Pro Tem., Jesus “Jesse” Ramirez made a motion to approve and was seconded by Commissioner Marco “Markie” Villegas. Motion passed (5-0).

- E. Consider First Reading of the Ordinance Regarding the Voluntary Annexation Petition of the 20.00-Acre Tract of Land Out of Lot 7, Block 47, Alamo Land and Sugar Company's Subdivision, Located Approximately Half of a Mile West from Cesar Chavez Road Along the North side of Minnesota Road, as Requested by Bona Fide Re LLC. [Monica Gomez, Director of Planning]**

DISCUSSION: Monica Gomez, Director of Planning and Zoning, presented the first reading of a voluntary annexation ordinance concerning a 20-acre tract of land located on East Minnesota Road.

Ms. Gomez explained that the initial petition for this annexation has been formally accepted by the city commission. Additionally, all required procedures were conducted in full compliance with the Texas Local Government Code.

Mayor Pro-Tem., Jesus “Jesse” Ramirez made a motion to approve and was seconded by Commissioner Gilbert

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Garza. Motion passed (5-0).

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

- A. Consider Preliminary and Final Plat Approval of the Vaquero San Juan Subdivision, being a 2.18-Acre Tract of Land Out of Lot 3, Block 8, John Closner Subdivision. Located at the South-East corner of Raul Longoria and Owassa Road, as Requested by Vaquero San Juan Partners, LP. [Monica Gomez, Director of Planning]

DISCUSSION: Please note for the record that there is a typo in the Agenda Item name, which should read, “Consider Preliminary Plat Approval...” it’s only the preliminary plat approval.

Monica Gomez, Director of Planning and Zoning, has requested a review of the preliminary plat approval for a proposed single-lot commercial subdivision known as the Vaquero San Juan Subdivision. The property is located on a 2.18-acre tract at the southeast corner of Owassa and Raul Longoria Road, and is currently zoned as a general business district. Final plat approval will be granted once the developer extends the necessary water and sewer infrastructure to the site.

Additionally, an official Letter of Map Amendment has been submitted to FEMA to remove the property from a designated flood hazard area. The developer has also requested a variance from the standard 50-foot utility easement requirement along the property’s south side due to existing right-of-way space constraints.

Commissioner Mario Cantu made a motion to approve and was seconded by Commissioner Marco “Markie” Villegas. Motion passed (5-0).

- B. Discussion and Possible Action, if any, on Extending the City of San Juan Municipal Court Amnesty Program from June 8 to August 31, 2026. [Mary Enriquez, Court Administrator]

DISCUSSION: Mary Enriquez, Courts Administrator, presented a proposal to extend the city’s existing amnesty program through August 31, 2026.

The previous phase of the program, which ended on April 30, was a success with a consistently positive turnout from the community. Officials reported that the city successfully collected \$24,413.19 over those three months. Furthermore, participating residents benefited significantly, saving an average of \$296 each on associated fees.

Commissioner Marco “Markie” Villegas made a motion to approve and was seconded by Commissioner Mario Cantu. Motion passed (5-0).

VIII. CONSENT AGENDA

- A. 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 Vapes and Smoke Shop El Primo located at 3306 N. Raul Longoria Road Suite 5, legally described as Lots 6 through 10, Block 1, South Ridge Estates Subdivision, as Requested by Georgina Garza de Lujan. [Monica Gomez, Director of Planning]

- B. Consider the Second and Final Reading of an Ordinance Amending the Code of Ordinances of the City of San Juan, Chapter 1 General Provisions, Article 2 Administration, Division 4. City Commission, Section 1.02.092 Procedures by adding Paragraph (k) to Provide the City Commission Meeting Date and Time; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for Repealer Clause.

- C. Consider Approval of the Expenditure Report for the Month of March 31, 2026. [Maria L. Beltran, Director of Finance]

- D. Consider Approval of the Tax Collection Report for the Month of April 30, 2026. [Maria L. Beltran, Director of Finance]

- E. Consider Approval of City Commission Meeting Minutes:

- November 24, 2025
- December 4, 2025
- December 15, 2025
- April 14, 2026

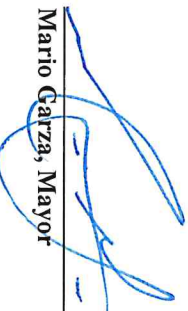
Mayor Pro-Tem., Jesus “Jesse” Ramirez made a motion to approve all items under Consent Agenda and was seconded by Mayor Mario Garza. Motion passed (5-0).

IX. ADJORNMENT

Mayor Pro-Tem., Jesus “Jesse” Ramirez made a motion to adjourn at 6:57 p.m. and was seconded by Commissioner Marco “Markie” Villegas. Motion passed (5-0).

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CITY OF SAN JUAN, TEXAS



Mario Garza, Mayor

ATTEST:



Brenda Escalante, City Secretary