



**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 25, 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 Departmental Reports: Department of Finance, Fire Department, Police 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]

## **VI. PUBLIC HEARING/ORDINANCES**

- A. Hold a Public Hearing and Consider the First Reading of an Ordinance Amending Chapter 1 General Provisions, Article 1.05 Administrative Fees of the Code of Ordinances of the City of San Juan, Texas, by Modifying Section 1.05.008 Planning Department to Update the Administrative Fees for the Planning Department; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for Repealer Clause. [Monica Gomez, Director of Planning]**
- B. Hold a Public Hearing and Consider the First Reading of an Ordinance Amending Chapter 4 Business Regulations, Article 4.12 Food Establishment Regulations by Amending Division 1, Section 4.12.004 Application for Permit and Fees, and Division 2, Food Handlers, Section 4.12.034 Issuance and Section 4.12.039 Remedies; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for a Repealer Clause. [Monica Gomez, Director of Planning]**
- C. Hold a Public Hearing and Consider the First Reading of an Ordinance Appendix A. Unified Development Code, Chapter 4 Building Standards Regulations of the Code of Ordinances of the City of San Juan, Texas, by Modifying Section 7.00 Permit Fees, To Update Certain Building Permit Fees and Other Related Fees; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for Repealer Clause. [Monica Gomez, Director of Planning]**
- D. Hold a Public Hearing and Consider the First Reading of an Ordinance Regarding the Conditional Use Permit for the Installation of a Communication Tower at 615 E. Eldora Road,**

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legally described as the West 570 feet, North 745 feet of Lot 10, Block 43, Alamo Land and Sugar Company Subdivision, as Requested by Smartlink for Verizon Wireless. [Monica Gomez, Director of Planning]

- E. Hold a Public Hearing and Consider the First Reading of the Ordinance for the Rezoning Request from From Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF), located at 780 E. Minnesota Road, legally described as the 20.0-acre tract of land being the East half of Lot 7, Block 47, Alamo Land and Sugar Company Subdivision, as Requested by Bona Fide RE, LLC. [Monica Gomez, Director of Planning]
- F. Hold a Public Hearing and Consider the First Reading of an Ordinance Amending Chapter 1 General Provisions, Article 1.05 Administrative Fees of the Code of Ordinances of the City of San Juan, Texas, by Modifying Section 1.05.001 Vital Statistics Department to include a Fee for Plastic Document Cover; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for Repealer Clause. [Brenda Escalante, City Secretary]
- G. Hold a Public Hearing and Consider the First Reading of an Ordinance Amending Chapter 4 Business Regulations, Article 4.04 Wrecker Service of the City of San Juan's Code of Ordinances by Amending Section 4.04.004 Safety and Insurance Compliance Certificate to Engage in Wrecker Business Required for Certain Wreckers, Application Required, Fees Established to Modify Fee Per Tow for Wrecker Companies/Businesses located within the City; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for a Repealer Clause. [Jorge Moya, Assistant Chief of Police]

## VII. APPOINTMENTS

- A. Consider the Removal and/or Appointment of a Municipal Court Judge.

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

- A. Consideration and Action on the Preliminary Plat Approval of Rafael Estates Subdivision being a 7.21-acre tract of land, out of Lots 14 and 15, Stewarts Addition to the Conway Gardens, located approximately a 1,000 feet East from Stewart Road, along the South side of Hall Acres Road, as Requested by Quintanilla, Headley and Associates, Inc. [Monica Gomez, Director of Planning]
- B. Discussion and Possible Action, if any, Regarding the Approval of the Proposed Collective Bargaining Labor Agreement between the City of San Juan, Texas and the San Juan Police Officers Association, Pursuant to Section 174.108.

## IX. RESOLUTIONS

- A. Consideration and Action, if any, on a Resolution Authorizing the City of San Juan to Accept a Grant Award from the Office of the Governor for LEERRT TACTICAL EQUIPMENT FY2026. [Jorge Moya, Assistant Chief of Police]

**X. CONSENT AGENDA**

- A. Consider the Second and Final 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]
- B. Consider the Second and Final 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]
- C. Consider the Second and Final 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]
- D. Consider the Second and Final 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]
- E. Consider Approval of City Commission Meeting Minutes:  
- July 14, 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 the Proposed Booking Agreement for the 2026 Noche de Paz.

## **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.

1. Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney; Discussion and Possible Action Regarding the Proposed Booking Agreement for the 2026 Noche de Paz.

## **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 19th day of August 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