

**City of Peñitas
Regular Called Meeting
WEDNESDAY
October 7, 2026
6:00 p.m.**

A Regular Called Meeting of the City of Peñitas, Texas will be held at the Peñitas Public Library Building located at 1111 S. Main St. Peñitas, TX 78576

**THE CITY OF PENITAS CITY COUNCIL MEETINGS ARE AVAILABLE TO ALL PERSONS REGARDLESS OF DISABILITY.
IF YOU REQUIRE SPECIAL ASSISTANCE, PLEASE CONTACT THE CITY SECRETARY AT
(956)581-3345 AT LEAST 48 HOURS IN ADVANCE OF THE MEETING. THANK YOU.**

Notice is hereby given in accordance with S.B. 270 Chapter 277, Page Acts of the 61st Legislature of the State of Texas, 1969 that the following matters will be considered by the City Council of the City of Peñitas, Texas at said meeting. The Commissioners of the City of Peñitas reserve the right to adjourn into Executive (Closed) Session at any time during the course of the meeting to discuss any of the items listed on the agenda as authorized by the Texas Open Meetings Act. No final action will be taken in Executive Session.

Agenda

- 1. Open Meeting & Determination of Quorum**
- 2. Pledge of Allegiance/Invocation**
- 3. Certification of Posting**
- 4. Public Hearing**

- A. Public Hearing** - Solicitation of comments from the general public regarding a Needs Assessment for Hidalgo County Precinct 3 Urban County Program Funding for Fiscal Year (2027-2028).
- B. Public Hearing** - Conditional Use Permit – Smoke Shop-Sale of Alcohol Beverages - Wine & Beer Retailer's Permit (BG) -D' Smoke House LLC -Bell No. 2 Ph. 1 Lot 16- 602 Tom Gill Rd. Ste 3.
- C. Public Hearing** - Preliminary Final Plat for Diamond Crossing Subdivision (Private Development) being a 14.345 acre tract of land out of Lots 213, 218, and 223 out of Homeville Association "A" Volume 0, Page 24, Map Records, Hidalgo County, Texas.
- D. Public Hearing** - Re-Zone (Residential to Commercial) Homeville Association D W118.2' Lot 6, Blk 9, 2.00 AC GR 1.83 AC Net -1833 Mile 3 Rd.
- E. Public Hearing** - Preliminary Plat for Salida Del Sol #8 Subdivision being an 18.349 acre tract of land situated all of Lot 3 and being out of or part of Lot 4, Block 35, Homeville Subdivision "D", Hidalgo County, Texas.
- F. Public Hearing** - Variance Request – Requesting a dumpster area to encroach into the required eight (8) foot building setback by up to 4.9 feet. - St. Ives Phase 2, Lot 5-2213 Expressway 83 - McDonald's.
- G. Public Hearing** - Variance Request – Requesting for the proposed warehouse to be constructed at a height not to exceed eight (8) inches above the height of the existing warehouse, instead of the required eighteen (18) inches, finish floor elevation. - Los Ejidos De Reynosa, W761' - E1347.16' - N148.8' BNG AN IRR TR OF LOT 377 5.0AC GR 4.95AC NET -2430 Expressway 83.

5. Public Comments

6. Monthly Reports – September 2026

- A. City Manager
- B. Department Reports

7. Approval of Minutes for the meeting(s) held in September 2026.

8. Discussion, Consideration, and Possible Action on the following items:

- A. Conditional Use Permit – Smoke Shop-Sale of Alcohol Beverages - Wine & Beer Retailer's Permit (BG) -D' Smoke House LLC -Bell No. 2 Ph. 1 Lot 16- 602 Tom Gill Rd. Ste 3.
- B. Preliminary Final Plat for Diamond Crossing Subdivision (Private Development) being a 14.345 acre tract of land out of Lots 213, 218, and 223 out of Homeville Association "A" Volume 0, Page 24, Map Records, Hidalgo County, Texas.

- C. Re-Zone (Residential to Commercial) Homeville Association D W118.2' Lot 6, Blk 9, 2.00 AC GR 1.83 AC Net -1833 Mile 3 Rd.
 - D. Preliminary Plat for Salida Del Sol #8 Subdivision being an 18.349 acre tract of land situated all of Lot 3 and being out of or part of Lot 4, Block 35, Homeville Subdivision "D", Hidalgo County, Texas.
 - E. Variance Request – Requesting a dumpster area to encroach into the required eight (8) foot building setback by up to 4.9 feet. - St. Ives Phase 2, Lot 5-2213 Expressway 83 - McDonald's.
 - F. Variance Request – Requesting for the proposed warehouse to be constructed at a height not to exceed eight (8) inches above the height of the existing warehouse, instead of the required eighteen (18) inches, finish floor elevation. - Los Ejidos De Reynosa, W761' - E1347.16' - N148.8' BNG AN IRR TR OF LOT 377 5.0AC GR 4.95AC NET -2430 Expressway 83.
 - G. Discussion, Consideration, and Possible Action to provide Lemuel Consulting LLC with a 30-day notice of termination of services.
 - H. Discussion, Consideration, and Possible Action to provide notice of the appointment of Leal's Business & Grant Consulting as grant writer for the City of Peñitas, effective November 9, 2026.
 - I. Discussion, Consideration, and Possible Action regarding approval of Interlocal Agreement between the City of Peñitas and the City of Sullivan for the services of Health Inspector.
- 9. Executive Session Pursuant to Texas Gov. Code Section 551.001**
- A. Personnel Matters: Discussion regarding employment, evaluation, reassignment, duties, discipline, or dismissal of employees.
 - B. Discussion regarding Economic Development.
- 10. Return to Open Session**
- The City Council upon returning to open session may take any action it deems appropriate on the following items:**
- A. Personnel Matters: Discussion, Consideration, and Possible Action regarding employment, evaluation, reassignment, duties, discipline, or dismissal of employees.
 - B. Discussion, Consideration, and Possible Action regarding Economic Development.
- 11. Adjournment**

*Note: If during the course of the meeting, the City Council should determine that a closed or executive session is required, then such closed or executive session is authorized by Article 6252-17 Revised Civil Statute of Texas, Section 2(e), 2(g). Notice of the closed or executive session will be given after the commencement of the meeting covered by this notice. Should any final action, final decision, or final vote be required in the opinion of the Commission regarding any item during the meeting then such final action, final decision, or final vote shall be made during the open meeting covered by this notice upon reconvening of the public meeting.

Posted on this 1st day of October 2026, at the Peñitas City Hall and the Peñitas Public Library.

All agendas are also posted at www.cityofpenitas.com.

"CERTIFICATION ON POSTING"

I, JENNIFER JANNEY ALVAREZ, CERTIFY THAT I POSTED A TRUE AND CORRECT COPY OF THE FOREGOING NOTICE OF THIS AGENDA AT A PLACE ACCESSIBLE TO THE PUBLIC AT LEAST THREE BUSINESS DAYS PRIOR TO THE MEETING.

Notice of Meeting of the **City of Peñitas**

Notice is hereby given that the City Council will hold a meeting at the Penitas Public Library, 1111 S. Main Street, Penitas, Texas. The subjects to be discussed are listed on the agenda, which is attached to and made part of this notice.

If during the course of the meeting covered by this Notice, the City Council should determine that a closed or executive meeting or session of the Council is required, then such closed or executive meeting or session as authorized by the Texas Open Meetings Act, Texas Government Code Section 551.001 et seq., will be held by the Council at the date, hour and place given in this Notice or as soon after the commencement of the meeting covered by this Notice as the Council may conveniently meet in such closed or executive meeting or session concerning any and all purposed permitted by the Act, including, but not limited to the following sections and purposes.

Texas Government Code Section:

551.071 Consultation with Attorney.

551.072 Deliberation regarding real property.

551.073 Deliberation regarding prospective gifts.

551.074 Personnel Matters.

551.076 Deliberation regarding security devices or security audits.

551.087 Deliberation regarding economic development negotiation.

Should any final action, final decision, or final vote be required in the opinion of the City Council with regard to any matter considered in such closed or executive meeting or session, then the final action, final decision, or final vote shall be either:

- (a) in the open meeting covered by the Notice upon the reconvening of the public meeting; or
- (b) at a subsequent public meeting of the City Council upon notice thereof; as the Council shall determine.


JENNIFER JANNEY ALVAREZ, LMSW
CITY SECRETARY

