



Mayor: Mario Garza
Mayor Pro-Tem: Marco “Markie” Villegas
Commissioners: Ernesto “Neto” Guajardo
Adina “Dina” Santillan
Jesus “Jesse” Ramirez

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
Monday, January 27, 2025

REGULAR MEETING AGENDA **6:00 PM**

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS

V. PRESENTATIONS

- A.** Presentation of the 89th Annual RGV Golden Gloves Regional Championships Event. [Ruben Guajardo, Director of Parks & Recreation.]
- B.** Presentation Esteban Ali Garza-WWBO North American Boxing Champion. [Ruben Guajardo, Director of Parks and Recreation.]
- C.** 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]

VI. PUBLIC HEARING/ORDINANCES

- A. Hold a Public Hearing for the Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2) of the 1.894-acre tract of land out of the East 500.00 feet of the South 5.00-acre tract out of the North One-Half of Lot 42, Stewarts Addition to the Conway Gardens, as Requested by RCA Holding & Trading, LLC. [Jorge J. Garcia, Director of Planning]

VII. APPOINTMENTS

- A. Consider Removal and Appointment of Board Member(s) Related to the Keep San Juan Beautiful Board. [Brenda Escalante, City Secretary]
- B. Consider Removal and Appointment of Board Member(s) Related to the San Juan Library Advisory Board. [Brenda Escalante, City Secretary]

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

- A. Preliminary Plat Approval with Variances at Sioux Heights Subdivision being a 7.47-acre tract of land out of the Lot 4, Block 39, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile West from Cesar Chavez Road, along the South side of Sioux Road, as Requested by TRIMAD Consultants, Inc. [Jorge J. Garcia, Director of Planning]
- B. Discussion and Possible Action on the San Juan Municipal Court Amnesty Program Beginning February 6, 2025. [Mary Enriquez, Court Administrator]

IX. RESOLUTIONS

- A. Consideration and Action, if any, on Resolution Issuing an Order and Notice of the City of San Juan General Municipal Election for May 3, 2025, for the Election of Mayor, Commissioner Place 2 and Commissioner Place 3, and Designating Election Precincts and Polling Places. [Brenda Escalante, City Secretary]

X. CONSENT AGENDA

- A. Consider Second and Final Reading of an Ordinance for a Conditional Use Permit Regarding 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 Lot 5, Block 5, John Closner Subdivision, as Requested by KSNA, LLC. [Jorge J. Garcia, Director of Planning]
- B. Consider Second and Final Reading of an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages (BG – Wine and Beer Retailer’s Permit) at Mariscos El Bucanero located at 205 W. Nolana Avenue Suite #3, legally described at Lot 1, San Juan Plaza Subdivision, as Requested by Mariscos El Bucanero, LCC. [Jorge J. Garcia, Director of Planning]
- C. Consideration Second and Final Reading of an Ordinance Regarding the Voluntary Annexation Petition of the 7.82-acre tract of land out of Lot 12, Block 27, Alamo Land and Sugar Company's Subdivision, Hidalgo County, Texas, according to the plat or map thereof recorded in Volume 1, Pages 24-26, Map Records, Hidalgo County, Texas. [Jorge J. Garcia, Director of Planning]
- D. Consider Approval of City Commission Meeting Minutes:
 - November 26, 2024
 - December 23, 2024
 - January 14, 2025

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 Cause No. C-4765-18-M, City of San Juan, Texas v. Rigney Construction & Development, et al;
 - 2. Pursuant to Section 551.074 of the Texas Government Code (Personnel Matters), Discussion and Possible Action Regarding Personnel Matters Concerning City Manager Benjamin Arjona; and
 - 3. Pursuant to Section 551.071 of the Texas Government Code (Consultation with Attorney), Discussion and Possible Action Regarding Personnel Policies and Procedures.
 - 4. Pursuant to Section §551.074 (Personnel Matters) and §551.071 (Consultation with Attorney) of the Texas Government Code, Discussion and Possible Action Regarding the Appointment of Interim City Manager.

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 Cause No. C-4765-18-M, City of San Juan, Texas v. Rigney Construction & Development, et al;
 - 2.** Pursuant to Section 551.074 of the Texas Government Code (Personnel Matters), Discussion and Possible Action Regarding Personnel Matters Concerning City Manager Benjamin Arjona; and
 - 3.** Pursuant to Section 551.071 of the Texas Government Code (Consultation with Attorney), Discussion and Possible Action Regarding Personnel Policies and Procedures.
 - 4.** Pursuant to Section §551.074 (Personnel Matters) and §551.071 (Consultation with Attorney) of the Texas Government Code, Discussion and Possible Action Regarding the Appointment of Interim City Manager.

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 24th day of January 2025 at 5:30 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 _____, 2025.

OFFICE OF THE CITY SECRETARY



Mayor: Mario Garza
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Adina “Dina” Santillan
Jesus “Jesse” Ramirez

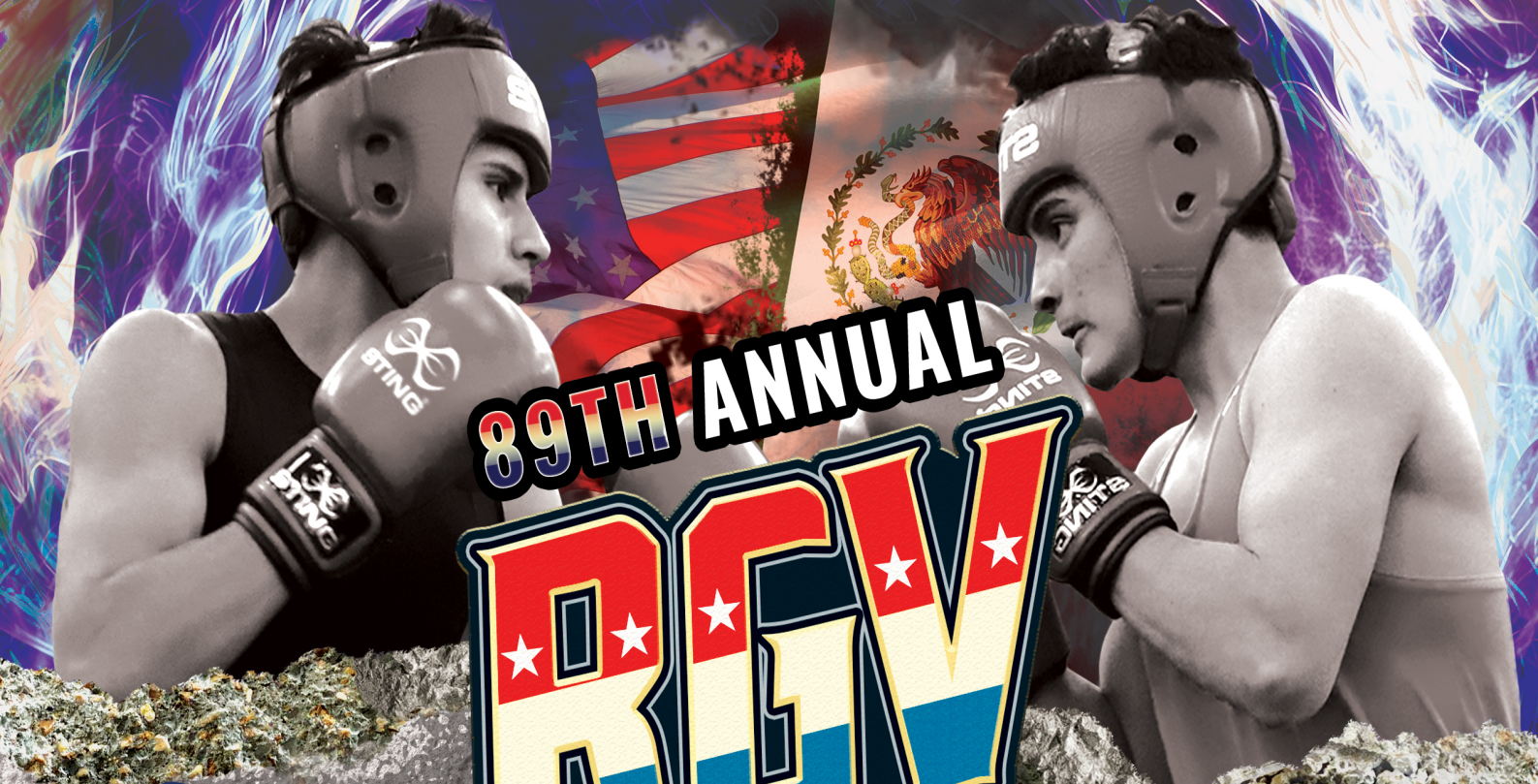
MEMORANDUM

TO: Tirso Garza, Interim City Manager

FROM: Ruben Guajardo, Asst Parks Director

DATE: 01/22/2025

SUBJECT: Presentation of the 89th Annual RGV Golden Gloves Regional Championships Event.
[Ruben Guajardo, Director of Parks & Recreation.]



89TH ANNUAL

RGV GOLDEN GLOVES

HOSTED BY: BAD BOYS BOXING & SAN JUAN PAL



FEBRUARY 1 & 2, 2025



2600 N. 10TH ST., HIDALGO, TX 78557

FOR MORE INFORMATION CONTACT:
RUBEN GUAJARDO, SAN JUAN PAL DIRECTOR - 956.648.4796



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Jesus “Jesse” Ramirez

MEMORANDUM

TO: Tirso Garza, Interim City Manager

FROM: Ruben Guajardo, Asst Parks Director

DATE: 01/24/2025

SUBJECT: Presentation Esteban Ali Garza-WWBO North American Boxing Champion. [Ruben Guajardo, Director of Parks and Recreation.]



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MEMORANDUM

TO: Tirso Garza, Interim City Manager

FROM: Leroy Gonzales, Director of Finance

DATE: 01/22/2025

SUBJECT: Department of Finance Monthly Report. [Leroy Gonzales, Director of Finance]

Finance Department

Department Description

Finance Department has the responsibility to safeguard City's financial assets and manage its resources in according with state law, City Charter, and ordinances enacted by the City Commission.

- Process accounts payable and payroll for the City of San Juan and
- Economic Development Corporation.
- Provide monthly financial reports to Departments and City Commission
- Generate financial reporting according to GAAP
- Maintain an adequate level of liquidity and meet financial responsibility of City's
- investments policy prioritizing objective of safety, liquidity and yield
- Issue Purchase Orders on a daily basis

Additional Information

8 STAFF MEMBERS

Maintained 27 funds, assisted 24 departments and posted 409 journal entries, issued 919 disbursement checks, 120 Bank Drafts and processed 2,231 payroll checks and direct deposits, through the months of December, 2024.

December Sales Tax 15.33% Increase of \$77,622 Compared to last year.

Audit FY 2023/2024 Started on November, 2024

Reconciled 11 Bank Accounts

Budget Adjustments (8)

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

Budget Amendments (0)
Internal Budget Amendments (2)
Manage a 33.9 million budget

- General Fund Budget of 18.8 million
- Utility Fund 5.1 million
- Stormwater Fund 312 thousand
- Debt Service Fund 2.8 million
- Sanitation Fund 4.4 million
- Other Funds 2.2 million

Utility Billing & Collection Department

Department Description

The Utility Billing Department is responsible for billing and collection of water usage, sanitary sewer, residential garbage collection and responding to customers complaints.

- The City of San Juan collects about 7,413 Water 10,534 Sewer and Brush 10,039 accounts.
- North Alamo Water Supply Corporation service 3,561 sewer accounts and Garbage and Brush 2,912 Accounts.
- Per Audited Financial Report, in FY ending 9/30/2023, Utility Fund collected 6.3 million and Sanitation Fund 4.2 million with a combined 10.5 million.
 - Email Billing (52)

Service Orders

Connects	80
Meter information	26
Disconnect	45
Dead Meters Change	04
Past Due Notice	1,669
Cut List/11th	163
Cut List Register	41

Payments are made by

57 % paid in person
1 % juniors
31 % online
5 % bank drafts
6 % other locations

- Staff of 9 Employees

Purchasing Division

Purchasing Description

Purchasing Division is responsible for acquiring goods and services for the City, in accordance with state law, the City's purchasing policies and annual budget.

Activity through October, 2024.

Purchase Orders Issued	1,280
Purchase Order Changes/Voids	64
Bid Openings	2
Public Auction	0



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MEMORANDUM

TO: Tirso Garza, Interim City Manager

FROM: Tirso Garza, Fire Chief

DATE: 01/22/2025

SUBJECT: Fire Department Monthly Report. [Tirso Garza, Fire Chief]

The San Juan Fire Department did the following activity in December 2024:

Emergency Calls

A total of 44 Calls for December 2024. (Please see attached report.)

- A Shift = 16
- B Shift = 14
- C Shift = 16

Med-Care Response

Med-Care EMS responded along with the Fire Department to 7 calls for December 2024. Please see the attached report that Med-Care submitted.

County Calls

The San Juan Fire Department had a total of two (2) County Calls for December 2024 which are the following:

- Incident Number – 00654 for an Outside Rubbish Fire at 3900 S. Cesar Chavez.
- Incident Number – 00633 for an MVA at Stewart and Military Road.

Volunteer Department

The San Juan Volunteer Fire Department has not been able to meet for a monthly business meeting.

Fire Inspections

A total of 12 inspections were conducted in December 2024 which are the following:

- 12/2/2024 - Mariscos El Bucanero, 205 W Nolana, Ste 3,
- 12/2/2024 - Children First Academy, 1208 El Presidente Ave
- 12/2/2024 - Burgos Mi Tierra, 3704 N Raul Longoria Rd,
- 12/3/2024 - United Migrant Opportunity Service, Inc, 202 S San Antonio Ave
- 12/3/2024 - Blessings Learning Center, 2209 N Raul Longoria Rd,
- 12/3/2024 - Speedy Gonzalez Auto Sales, 217 W Nolana Loop
- 12/3/2024 - Garco Industries, Inc., 4000 N Raul Longoria Rd,
- 12/3/2024 - Regional Finance Corporation, 901 N Raul Longoria Rd, Ste 4,
- 12/3/2024 - The Learning Express, 617 S Veterans Blvd
- 12/4/2024 - Achieve Ability LLC, 1110 S Stewart Rd, Ste E,
- 12/6/2024 - Home 2 Suites By Hilton, 1003 E Carroll Rd
- 12/10/2024 – JB Auto Sales Inc. , 2401 N Raul Longoria Rd,

All inspections that were conducted passed with no violations.

Plan Reviews

The following plans were reviewed for December 2024:

- Sioux Heights Subdivision
- The Nest Subdivision
- Paradise Subdivision
- Hall Acres Estates Subdivision
- Lot # 1,2 and 3 Castle Heights SD

Fuel Utilization

Please note that the total amount of gallons mentioned in this report belongs only to the logs submitted by the Fire Chief, Lieutenant, or Firefighter in charge of December 2024 to the Administration Office.

- A total of 267.80 Gallons of Unleaded
- A total of 663.56 Gallons of Diesel

Custom ▾ Dec 1, 2024 - Dec 31, 2024 ▾

82%

FIRE

Percentage of Total Incidents

16%

EMS

Percentage of Total Incidents

44

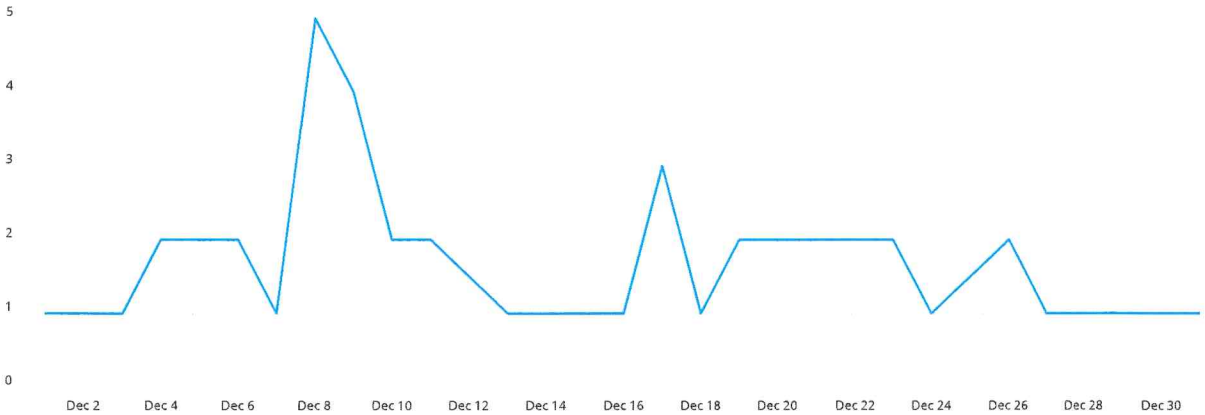
INCIDENTS

In Selected Time Slice

31

DAYS

In Selected Time Slice

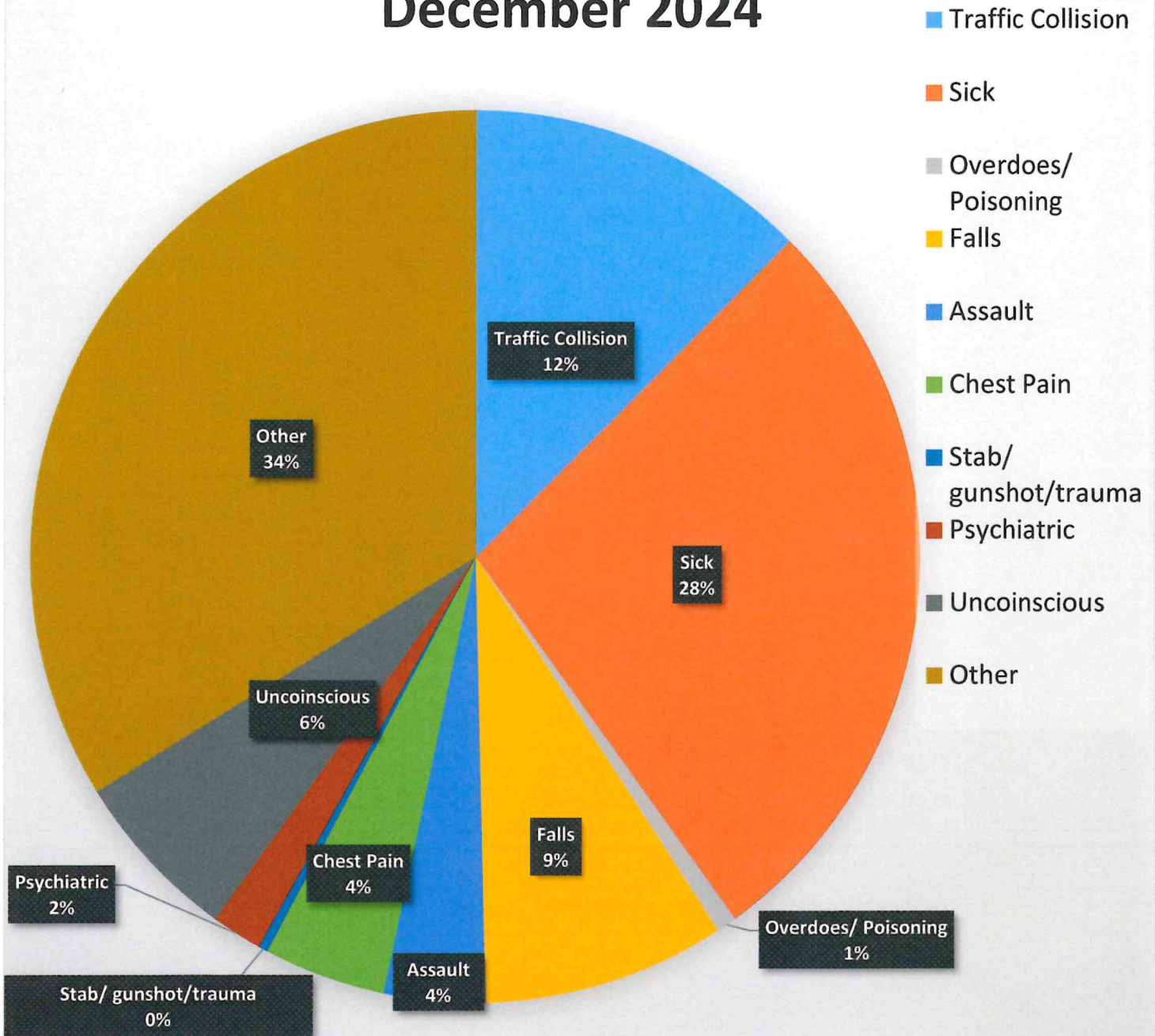


Counts	% Rows		% Columns		% All									
Week Ending	12/1/24	12/8/24	12/15/24	12/22/24	12/29/24	1/5/25	1/12/25	1/19/25	1/26/25	2/2/25	2/9/25	2/16/25	2/23/25	Total
(10) Fire, other			1											1
(11) Structure Fire		1	1	1		1								4
(13) Mobile property (vehicle) fire			3	2		1								6
(15) Outside rubbish fire			1											1
(30) Rescue, emergency medical call (EMS), other		1		1										2
(32) Emergency medical service (EMS) incident		1	1	2	1									5
(33) Lock-In				1	1									2
(41) Combustible/f.. spills & leaks			1											1
(44) Electrical wiring/equipm. problem		1			1									2
(51) Person in distress		1												1
(54) Animal problem or rescue				1										1
(56) Unauthorized burning		1	1	1										3
(61) Dispatched and canceled en route					1									1
(65) Steam, other gas mistaken for smoke		2												2
(70) False alarm and false call, other		4		3	2									9

Week Ending	12/1/24	12/8/24	12/15/24	12/22/24	12/29/24	1/5/25	1/12/25	1/19/25	1/26/25	2/2/25	2/9/25	2/16/25	2/23/25	Total
(74) Unintentional system/detect... operation (no fire)		2												2
NULL				1										1
Total		14	9	13	6	2								44

San Juan Priority 1 Natures

December 2024



Total Calls: 272

Average Response Time: 07:59

Most Common Call Types: Traffic Collision (34) Sick Person (75)

Trip #	Date	Run #	PU Address	City	Nature	Call Created Time	Assigned	Enroute	At Scene	Transporting	At Destination	Clear	Status Time Difference	Delay Reason	Average Response Time	
1	12/01/2024	36585-24	4017 Jenica Ct E	San Juan	04 - Assault / Sexual Assault / Sun Gun	00:27:27	00:27:31	00:30:05	00:36:40	00:57:09	01:10:10	02:02:50	00:51		00:59	
2	12/01/2024	36590-24	4400 Roush St	San Juan	04 - Assault / Sexual Assault / Sun Gun	00:55:23	00:55:29	00:56:58	01:06:47	01:16:16	01:30:23	02:02:12	01:10:00	2 nd active call	01:10:00	
3	12/01/2024	36592-24	209 W 1st St	San Juan	02 - Unconscious Problem (Person Down)	09:23:24	09:23:43	09:23:59	09:32:42	09:32:42	09:32:42	09:32:42	00:58		00:58	
4	12/01/2024	36593-24	112 W Hazel St	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	11:48:15	11:48:30	11:49:03	11:54:43	12:03:38	12:12:49	12:57:54	00:52		00:52	
5	12/01/2024	36596-24	414 Chula Vista Dr	San Juan	26 - Sick Person (Specific Diagnosis)	12:05:05	12:05:23	12:06:09	12:18:39	12:37:31	12:57:31	13:57:18	01:23:1	2 nd active call	01:23:1	
6	12/01/2024	36638-24	403 Jenica Cr	San Juan	31 - Unconscious / Fainting (Near)	12:19:51	12:20:07	12:22:09	12:31:37	12:47:47	13:09:35	14:02:24	00:54	Traffic delay	01:11:21	
7	12/01/2024	36688-24	520 W Interstate Hwy 2	San Juan	13 - Diabetic Problems	22:51:53	22:51:59	22:52:44	23:03:32	23:17:05	23:24:24	23:47:30	01:11:21	2 nd active call	01:11:21	
8	12/01/2024	36702-24	7111 W 1st St	San Juan	17 - Falls	23:02:08	23:02:54	23:04:36	23:17:05	23:39:32	23:50:39	00:51:14	00:58		00:58	
9	12/01/2024	36705-24	7623 Deon Dr	San Juan	04 - Assault / Sexual Assault / Sun Gun	04:33:34	04:33:53	04:36:36	04:40:13	04:48:52	05:30:59	06:04:06	00:51:1		00:51:1	
10	12/01/2024	36717-24	109 Alfredo St	San Juan	26 - Sick Person (Specific Diagnosis)	04:51:56	04:51:56	04:54:30	04:59:37	05:18:47	05:30:59	06:04:06	00:51:1		00:51:1	
11	12/01/2024	36733-24	691 E Expressway 83	San Juan	29 - Traffic Collision / Transportation Incident	08:07:38	08:07:49	08:09:15	08:17:18	10:12:18	10:16:37	10:59:18	00:41		00:41	
12	12/01/2024	36739-24	1711 Cl De Amistad	San Juan	04 - Assault / Sexual Assault / Sun Gun	09:51:25	09:51:59	09:52:38	09:57:17	13:26:22	13:26:22	14:27:39	00:49		00:49	
13	12/01/2024	36753-24	4011 N Farm	San Juan	06 - Breathing Problems	12:47:58	12:48:58	12:51:22	12:58:05	13:26:32	13:39:31	14:28:05	01:15:2	2 nd active call	01:15:2	
14	12/01/2024	36753-24	417 W Farm to Market 495	San Juan	06 - Breathing Problems	13:15:33	13:16:01	13:19:02	13:28:32	13:39:31	13:50:55	14:28:05	01:15:2	2 nd active call	01:15:2	
15	12/01/2024	36805-24	902 N Rural Longoria Rd	San Juan	26 - Sick Person (Specific Diagnosis)	17:38:17	17:38:24	17:39:19	17:46:20	17:57:14	17:59:12	18:43:28	00:52		00:52	
16	12/01/2024	36805-24	902 N Rural Longoria Rd	San Juan	26 - Sick Person (Specific Diagnosis)	20:36:37	20:37:18	20:42:43	20:48:07	21:01:16	21:15:24	22:13:06	01:03:4	00:05:25 Min		01:03:4
17	12/01/2024	36834-24	309 W Hazel St	San Juan	26 - Sick Person (Specific Diagnosis)	22:39:13	22:39:33	22:42:11	22:50:46	23:02:07	23:19:48	23:57:25	01:04:3	00:05:25 Min		01:04:3
18	12/01/2024	36834-24	711 N Nebraska Ave	San Juan	26 - Sick Person (Specific Diagnosis)	00:03:39	00:04:09	00:06:37	00:14:46	00:35:50	00:49:18	01:21:26	00:52	Traffic delay	00:52	
19	12/01/2024	36840-24	1601 Mary Ann St	San Juan	21 - Hemorrhage (Bleeding) / Lacerations	07:21:14	07:21:19	07:24:09	07:26:55	07:46:15	07:59:01	08:37:11	00:54		00:54	
20	12/01/2024	36875-24	205 Southgate Ave	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	08:39:45	08:40:32	08:40:56	08:52:53	09:20:20	09:39:13	10:59:40	01:16	Long distance delay	01:16	
21	12/01/2024	36878-24	505 San Jose St	San Juan	26 - Sick Person (Specific Diagnosis)	14:14:06	14:14:24	14:15:24	14:17:52	14:34:48	14:42:46	14:59:12	00:52		00:52	
22	12/01/2024	36932-24	400 Virgen de San Juan Blvd	San Juan	32 - Unknown Problem (Person Down)	14:35:50	14:36:32	14:39:47	14:42:22	14:52:55	15:02:57	15:36:50	00:50		00:50	
23	12/01/2024	36934-24	401 Acapulco Ln	San Juan	31 - Unconscious / Fainting (Near)	16:38:23	16:38:39	16:39:31	16:44:22	16:49:35	16:59:12	17:29:12	01:10:3	3 rd active call	01:10:3	
24	12/01/2024	36951-24	720 E Dove St	San Juan	17 - Falls	19:23:24	19:24:44	19:27:33	19:31:24	20:03:23	20:15:22	20:59:12	00:59		00:59	
25	12/01/2024	36974-24	402 Cancun Ln	San Juan	27 - Stab / Gunshot / Penetrating Trauma	20:59:11	20:59:23	21:00:14	21:03:21	21:05:22	21:05:22	21:05:22	00:59		00:59	
26	12/01/2024	36980-24	1403 Pullen Ave	San Juan	04 - Assault / Sexual Assault / Sun Gun	08:55:53	08:56:04	08:57:21	08:58:39	14:42:46	14:42:46	14:59:12	00:52		00:52	
27	12/01/2024	37021-24	501 N Cesar Chavez Rd	San Juan	17 - Falls	14:12:22	14:12:47	14:14:02	14:18:17	14:34:48	14:42:46	14:59:12	00:52		00:52	
28	12/01/2024	37044-24	2909 Fortune	San Juan	26 - Sick Person (Specific Diagnosis)	14:18:21	14:19:55	14:20:56	14:27:49	14:42:46	14:42:46	14:59:12	00:52		00:52	
29	12/01/2024	37045-24	701 E Sam Houston St	San Juan	06 - Breathing Problems	18:31:05	18:31:45	18:32:12	18:37:29	18:49:35	19:03:55	19:57:29	01:03	3 rd active call	01:03	
30	12/01/2024	37084-24	2107 N Rural Longoria Rd	San Juan	19 - Head Problems / A.I.C.D.	19:33:55	19:34:01	19:35:27	19:39:43	19:54:48	20:15:54	20:59:12	01:10:3		01:10:3	
31	12/01/2024	37088-24	300 N NEBRASKA AVE	San Juan	26 - Sick Person (Specific Diagnosis)	19:40:30	19:40:37	19:42:41	19:45:49	20:15:54	20:28:12	21:05:22	01:10:3	2 nd active call	01:10:3	
32	12/01/2024	37089-24	4208 Jenica Cr	San Juan	26 - Sick Person (Specific Diagnosis)	20:16:58	20:17:21	20:17:42	20:22:12	20:41:28	20:41:28	21:05:22	00:56		00:56	
33	12/01/2024	37089-24	4208 Jenica Cr	San Juan	29 - Traffic Collision / Transportation Incident	00:38:24	00:38:24	00:43:36	00:45:21	01:15:34	01:15:34	01:46:43	00:56		00:56	
34	12/01/2024	37112-24	5104 N Rural Longoria Rd	San Juan	06 - Breathing Problems	00:40:04	00:40:09	00:44:47	00:46:23	01:08:29	01:19:57	01:51:05	00:52		00:52	
35	12/01/2024	37112-24	2018 Loma Verde St	San Juan	31 - Unconscious / Fainting (Near)	01:18:36	01:18:41	01:18:41	01:31:49	01:37:20	01:46:42	02:24:56	01:24:6	00:06:01 Min		01:24:6
36	12/01/2024	37113-24	2603 Gandera Dr	San Juan	26 - Sick Person (Specific Diagnosis)	06:40:20	06:40:36	06:41:55	06:54:20	07:12:45	07:25:22	08:19:33	01:09	00:06:01 Min		01:09
37	12/01/2024	37114-24	803 Refugio Dr	San Juan	12 - Convulsions / Seizures	10:55:48	10:56:02	10:57:17	11:02:30	11:17:12	11:39:07	12:20:57	00:53	Traffic delay	00:53	
38	12/01/2024	37126-24	428 W 12th St	San Juan	01 - Abdominal Pain / Problems	12:55:42	12:56:01	12:57:02	13:03:33	13:24:25	13:36:07	14:07:46	00:52		00:52	
39	12/01/2024	37154-24	608 S Standard Ave	San Juan	06 - Breathing Problems / A.I.C.D.	15:56:38	15:56:50	15:59:53	16:03:04	16:16:54	16:38:54	17:05:37	00:46		00:46	
40	12/01/2024	37180-24	1104 S Truman Ave	San Juan	19 - Heart Problems / A.I.C.D.	16:39:29	16:39:22	16:39:56	16:46:55	17:21:42	17:46:58	18:18:13	00:55		00:55	
41	12/01/2024	37186-24	209 W 6th St	San Juan	26 - Sick Person (Specific Diagnosis)	17:53:42	17:53:52	17:54:13	17:57:47	18:21:08	18:35:29	19:11:54	00:51		00:51	
42	12/01/2024	37196-24	N Cesar Chavez Rd & W Frontage Rd	San Juan	29 - Traffic Collision / Transportation Incident	18:04:09	18:09:39	18:09:56	18:13:48	18:21:08	18:35:29	19:11:54	00:51		00:51	
43	12/01/2024	37199-24	N Cesar Chavez Rd & W Frontage Rd	San Juan	29 - Traffic Collision / Transportation Incident	08:36:44	08:39:11	08:39:59	08:43:11	09:25:27	09:31:30	09:54:16	00:54		00:54	
44	12/01/2024	37252-24	308 E Los Ebanos Dr	San Juan	04 - Assault / Sexual Assault / Sun Gun	10:49:36	10:50:10	10:51:27	10:56:07	11:16:28	11:23:20	11:49:04	00:57		00:57	
45	12/01/2024	37252-24	1601 US-83 BUS	San Juan	26 - Sick Person (Specific Diagnosis)	17:11:45	17:11:59	17:12:42	17:15:46	17:21:46	17:35:20	18:05:31	00:57		00:57	
46	12/01/2024	37261-24	5004 N Rural Longoria Rd	San Juan	08 - Cardiac or Respiratory Arrest / Death	20:02:48	20:03:07	20:04:13	20:06:37	20:28:19	20:28:19	20:28:19	00:57		00:57	
47	12/01/2024	37265-24	303 Santa Elena Ave	San Juan	26 - Sick Person (Specific Diagnosis)	20:31:23	20:31:23	20:32:05	20:34:58	20:28:19	20:28:19	20:28:19	00:57		00:57	
48	12/01/2024	37267-24	107 Cl Del Jardin	San Juan	26 - Sick Person (Specific Diagnosis)	22:34:56	22:34:56	22:39:09	22:43:14	23:06:03	23:22:07	20:14:53	00:56		00:56	
49	12/01/2024	37336-24	1809 Sylvia Cr	San Juan	26 - Sick Person (Specific Diagnosis)	23:24:51	23:25:45	23:32:33	23:36:39	00:07:55	00:29:41	01:40:50	01:25:4	00:06:48 Min		01:25:4
50	12/01/2024	37344-24	1300 King Rd	San Juan	28 - Stroke (CVA) / Transient Ischemic Attack (TIA)	17:21:40	17:22:18	17:25:17	17:28:09	17:44:01	17:58:52	18:31:39	00:51	00:06:48 Min		00:51
51	12/01/2024	37444-24	4300 King Rd	San Juan	31 - Unconscious / Fainting (Near)	19:48:10	19:50:33	19:53:48	19:55:21	20:10:24	20:15:16	20:38:12	00:48		00:48	
52	12/01/2024	37444-24	5104 N Rural Longoria Rd	San Juan	21 - Hemorrhage (Bleeding) / Lacerations	01:27:59	01:28:07	01:34:47	01:37:33	01:57:16	02:10:00	03:08:08	00:48		00:48	
53	12/01/2024	37450-24	S Iowa St & E 2nd St	San Juan	29 - Traffic Collision / Transportation Incident	01:49:59	01:50:44	01:50:53	01:50:54	01:57:04	02:09:58	03:08:08	00:48		00:48	
54	12/01/2024	37451-24	S Iowa St & E 2nd St	San Juan	29 - Traffic Collision / Transportation Incident	01:50:25	01:50:50	01:50:57	01:50:58	01:57:04	02:10:03	03:08:08	00:48		00:48	
55	12/01/2024	37455-24	S Iowa St & E 2nd St	San Juan	29 - Traffic Collision / Transportation Incident	06:39:43	06:40:05	06:43:52	06:50:05	07:08:46	07:21:00	07:32:55	01:00	00:03:47 Min		01:00
56	12/01/2024	37456-24	N Cesar Chavez Rd & E Business Hwy 83	San Juan	29 - Traffic Collision / Transportation Incident	09:27:44	09:28:00	09:29:47	09:37:55	10:13:55	10:29:00	11:00:14	00:48	00:03:47 Min		00:48
57	12/01/2024	37478-24	1323 King Rd	San Juan	26 - Sick Person (Specific Diagnosis)	09:41:47	09:42:21	09:45:52	10:04:47	10:17:57	10:31:06	11:00:29	02:18	Callmaker error/wrong address documented		02:18
58	12/01/2024	37595-24	4403 Jenica Cr	San Juan	21 - Hemorrhage (Bleeding) / Lacerations	09:52:57	09:53:09	09:56:17	10:08:50	10:22:48	10:39:48	11:34:44	00:51	3 rd active call	00:51	
59	12/01/2024	37596-24	209 W 6th St	San Juan	26 - Sick Person (Specific Diagnosis)	10:39:58	10:40:24	10:41:30	10:47:07	11:37:37	12:02:46	12:54:38	00:57		00:57	
60	12/01/2024	37600-24	300 Shula Dr	San Juan	07 - Burnt / Scalds / Explosion (Blas)	11:14:23	11:14:59	11:16:37	11:21:04	11:37:37	12:02:46	12:54:38	00:57		00:57	
61	12/01/2024	37602-24	1310 Shula Dr	San Juan	26 - Sick Person (Specific Diagnosis)	16:41:42	16:41:56	16:43:41	16:43:57	17:19:10	17:23:13	17:57:14	01:30	2 nd active call	01:30	
62	12/01/2024	37608-24	102 N Nebraska Ave	San Juan	26 - Sick Person (Specific Diagnosis)	17:20:10	17:20:58	17:21:38	17:24:58	17:44:15	18:07:14	18:35:42	01:15		01:15	
63	12/01/2024	37637-24	North N Nebraska St & E 2nd St	San Juan	06 - Breathing Problems	17:24:01	17:24:26	17:24:58	17:27:46	18:07:46						

68	12/09/2024	37686-24	300 N NEBRASKA AVE	San Juan	20:16:58	20:17:05	20:17:28	20:24:12	20:40:18	20:48:45	21:30:04	00:58:48	
69	12/09/2024	37697-24	118 W 14th St	San Juan	23:22:38	23:22:48	23:24:22	23:30:50				00:58:48	
70	12/10/2024	37715-24	327 E 3rd St	San Juan	05:53:29	05:53:29	05:54:22	06:00:08	06:14:14	06:26:52	07:01:38	00:58:48	
71	12/10/2024	37746-24	202 WEST LOS EBANOS ST	San Juan	12:06:14	12:06:14	12:08:43	12:12:19	12:19:16	12:32:42	13:12:56	00:42:22	
72	12/10/2024	37756-24	1601 E Inlandale Hwy 2	San Juan	13:04:04	13:04:24	13:06:16	13:14:20	13:26:10	13:37:20	14:02:38	00:42:22	
73	12/10/2024	3778-24	205 W Soxx Rd	San Juan	15:01:20	15:01:59	15:02:45	15:07:37	15:18:46	15:27:34	15:42:20	00:58:48	
74	12/10/2024	37800-24	2809 Lucky Dr	San Juan	16:41:31	16:41:59	16:44:31	16:45:46	16:56:14	17:11:11	17:51:48	00:58:48	
75	12/10/2024	37824-24	500 N Nebraska Ave	San Juan	18:30:50	18:30:50	18:31:35	18:37:42	18:43:21	19:02:24	19:30:38	00:58:48	
76	12/10/2024	37860-24	130 US-83 BUS	San Juan	08:56:57	08:57:10	08:58:45	08:59:41	09:27:34	09:43:01	10:18:13	00:42:22	
77	12/10/2024	37865-24	605 W Ridge Rd	San Juan	09:40:47	09:41:10	09:43:33	09:49:41	09:59:41	10:18:13	10:46:46	00:42:22	
78	12/10/2024	37883-24	701 E San Houston St	San Juan	09:41:12	09:41:12	09:43:33	09:49:41	09:59:41	10:18:13	10:46:46	00:42:22	
79	12/10/2024	37898-24	504 Main Highway St	San Juan	13:51:31	13:52:27	13:53:36	13:58:49	14:13:39	14:41:39	15:17:39	00:58:48	
80	12/10/2024	37909-24	608 Inessa Cr	San Juan	16:35:07	16:40:17	16:41:34	16:49:27	17:22:48	17:35:55	18:06:43	00:58:48	
81	12/10/2024	37913-24	1508 Mary Ann St	San Juan	16:35:07	16:40:17	16:41:34	16:49:27	17:22:48	17:35:55	18:06:43	00:58:48	
82	12/10/2024	37931-24	108 San Ignacio Ave	San Juan	18:31:17	18:31:34	18:33:53	18:34:45	18:56:20	19:09:19	19:26:34	00:58:48	
83	12/10/2024	37932-24	2109 Ohio St	San Juan	18:40:51	18:41:36	18:43:37	18:52:02	19:09:19	19:26:34	00:58:48	00:42:22	
84	12/10/2024	37941-24	2109 Ohio St	San Juan	20:45:38	20:45:57	20:51:48	20:54:32	21:20:51	21:27:44	21:48:10	00:58:48	
85	12/10/2024	37946-24	711 W 7th St	San Juan	22:08:08	22:08:28	22:12:20	22:23:07	22:46:35	22:53:32	00:03:52 Min	00:03:52 Min	
86	12/10/2024	37957-24	309 W Hazel St	San Juan	23:20:54	23:20:54	23:42:11	23:42:11	00:05:47	00:13:37	00:13:37	00:13:37	
87	12/10/2024	37980-24	1108 E Farm to Market Rd 465	San Juan	04:53:26	04:54:10	05:02:22	05:12:12	05:19:10	05:34:50	06:10:27	00:13:37	
88	12/10/2024	37982-24	West W 11th St & S Standard Ave	San Juan	07:58:39	07:58:39	07:59:47	08:05:36	08:25:31	08:30:22	08:48:18	00:13:37	
89	12/10/2024	37994-24	805 W Ridge Rd	San Juan	09:23:44	09:24:03	09:24:56	09:28:24	09:56:08	10:03:55	10:30:55	00:13:37	
90	12/10/2024	38005-24	102 N Nebraska Ave	San Juan	11:28:25	11:29:05	11:29:53	11:37:14	12:03:57	12:24:46	13:03:01	00:08:04	
91	12/10/2024	38016-24	600 E Soxx Rd	San Juan	13:37:14	13:37:49	13:39:09	13:43:09	13:57:32	14:14:33	15:04:11	00:08:04	
92	12/10/2024	38059-24	500 W James St	San Juan	18:52:31	18:55:38	18:57:12	19:03:50	19:26:50	19:44:42	20:38:14	00:08:04	
93	12/10/2024	38071-24	5104 N Raul Longoria Rd	San Juan	18:56:45	18:59:18	19:00:08	19:05:45	19:26:50	19:50:11	20:06:03	00:08:04	
94	12/10/2024	38094-24	309 W Hazel St	San Juan	23:34:28	23:34:28	23:36:54	23:42:31	23:56:19	00:03:27	00:16:20	00:03:27	
95	12/10/2024	38106-24	700 Maldonado Dr	San Juan	01:14:08	01:14:32	01:17:10	01:24:15	01:52:15	01:56:21	02:11:08	00:03:27	
96	12/10/2024	38124-24	615 Sylvia Cr	San Juan	05:02:41	05:04:10	05:12:20	05:18:31	05:55:00	10:08:20	10:47:39	00:13:37	
97	12/10/2024	38147-24	900 E Business 83	San Juan	09:34:57	09:35:43	09:40:53	09:55:00	10:08:20	10:47:39	11:08:20	00:13:37	
98	12/10/2024	38176-24	1300 King Rd	San Juan	14:35:06	14:35:51	14:40:13	15:19:10	15:34:50	16:10:27	16:50:55	00:13:37	
99	12/10/2024	38180-24	1203 E Soxx Rd	San Juan	14:41:37	14:42:14	14:42:44	14:50:13	15:19:10	15:34:50	16:10:27	00:13:37	
100	12/10/2024	38219-24	203 W Hazel St	San Juan	20:02:50	20:03:02	20:06:01	20:09:25	20:26:50	20:38:14	20:50:11	00:08:04	
101	12/10/2024	38231-24	5000 Dorado Dr	San Juan	21:37:56	21:38:03	21:41:25	21:45:53	22:25:54	22:30:56	22:45:37	00:08:04	
102	12/10/2024	38234-24	309 W Dorado Dr	San Juan	22:10:27	22:10:54	22:14:34	22:19:06	22:54:54	23:05:45	23:16:36	00:08:04	
103	12/10/2024	38263-24	203 W Hazel St	San Juan	08:12:42	08:13:09	08:15:23	08:29:48	08:47:43	08:55:01	09:17:13	00:08:04	
104	12/10/2024	38264-24	900 N Raul Longoria Rd	San Juan	08:23:05	08:23:23	08:24:18	08:29:48	08:47:43	08:55:01	09:17:13	00:08:04	
105	12/10/2024	38268-24	815 S Kansas Ave	San Juan	08:36:12	08:36:24	08:37:13	08:43:37	08:55:01	09:17:13	09:26:34	00:08:04	
106	12/10/2024	38269-24	734 Lily Dr	San Juan	08:47:09	08:48:10	08:48:34	08:56:52	09:10:11	09:27:24	10:04:30	00:08:04	
107	12/10/2024	38292-24	710 W 10th St	San Juan	11:43:25	11:43:51	11:47:54	11:54:58	12:08:00	12:19:11	12:40:37	00:10:19	
108	12/10/2024	38337-24	1007 Sun Valley St	San Juan	19:55:50	19:55:50	19:58:40	20:11:50	20:32:31	20:38:32	20:50:18	00:15:01	
109	12/15/2024	38426-24	3802 Jesenia St	San Juan	15:04:43	15:04:43	15:08:27	15:08:34	15:23:26	16:07:37	16:07:37	00:01:12	
110	12/15/2024	38435-24	711 W 7th St	San Juan	15:52:53	15:52:53	15:57:31	16:01:25	16:29:34	16:44:17	17:17:40	00:07:58	
111	12/15/2024	38437-24	S Stewart Rd & Sam Houston St	San Juan	16:03:20	16:03:54	16:04:45	16:14:10	16:29:34	16:44:17	17:17:40	00:07:58	
112	12/16/2024	38489-24	1604 Scotty St	San Juan	03:23:34	03:23:46	03:27:39	03:32:38	04:00:01	04:12:32	04:28:12	00:10:05	
113	12/16/2024	38494-24	706 S Shawnee Bend Rd	San Juan	04:43:17	04:43:27	04:45:11	04:51:00	05:03:04	05:17:10	05:40:36	00:08:36	
114	12/16/2024	38515-24	913 West 41st Street	San Juan	09:56:10	09:56:10	09:56:29	10:04:22	10:06:27	10:19:54	10:49:02	00:08:07	
115	12/16/2024	38522-24	426 W 12th St	San Juan	11:45:53	11:46:28	11:47:42	12:01:10	12:13:42	12:39:09	13:20:46	00:14:29	
116	12/16/2024	38524-24	S Stewart Rd & E Dicker Rd	San Juan	11:56:12	11:56:12	11:59:20	12:13:13	12:31:11	13:07:32	13:52:04	00:16:19	
117	12/16/2024	38532-24	1408 Quail Dr	San Juan	13:02:13	13:02:29	13:03:03	13:08:01	13:13:57	13:13:57	13:13:57	00:05:18	
118	12/16/2024	38543-24	3110 N Raul Longoria Rd	San Juan	14:30:46	14:30:56	14:31:45	14:43:48	14:54:53	15:10:58	15:10:58	00:12:04	
119	12/16/2024	38564-24	1318 Short Rd	San Juan	16:42:46	16:43:51	16:44:19	16:50:55	17:01:27	17:15:48	17:45:17	00:06:38	
120	12/16/2024	38585-24	N Raul Longoria Rd & W Frontage Rd	San Juan	19:58:15	19:58:37	20:01:25	20:03:43	20:26:38	20:35:29	21:46:45	00:04:42	
121	12/16/2024	38589-24	N Raul Longoria Rd & W Frontage Rd	San Juan	20:22:05	20:22:26	20:22:33	20:22:36	20:26:47	20:35:31	21:46:32	00:00:05	
122	12/16/2024	38590-24	N Raul Longoria Rd & W Frontage Rd	San Juan	20:22:05	20:22:30	20:22:35	20:22:38	20:26:44	20:35:21	21:46:18	00:00:02	
123	12/16/2024	38591-24	N Raul Longoria Rd & W Frontage Rd	San Juan	20:26:23	20:26:30	20:26:32	20:26:33	20:26:44	20:35:26	21:47:10	00:00:02	
124	12/16/2024	38596-24	524 King Rd	San Juan	21:30:46	21:30:46	21:32:02	21:38:47	21:54:13	22:08:51	23:00:20	00:07:53	
125	12/16/2024	38610-24	101 Del Jardin	San Juan	23:20:28	23:20:46	23:22:34	23:26:51	23:33:20	23:39:11	23:51:20	00:06:00	
126	12/17/2024	38612-24	1216 S Doe St	San Juan	23:25:34	23:29:03	23:30:20	23:36:38	00:00:47	00:12:51	01:00:58	00:09:32	
127	12/17/2024	38617-24	5104 N Raul Longoria Rd	San Juan	00:08:55	00:10:03	00:13:01	00:14:44	00:20:52	00:33:07	01:00:25	00:03:34	
128	12/17/2024	38624-24	1601 S Soxx St	San Juan	04:56:54	04:56:54	04:59:38	05:00:38	05:13:36	05:27:13	05:40:00	00:07:04	
129	12/17/2024	38628-24	4508 N Raul Longoria Rd	San Juan	08:33:56	08:34:26	08:34:44	08:41:43	08:52:51	09:19:35	09:52:14	00:07:27	
130	12/17/2024	38648-24	710 San Martin St	San Juan	14:47:07	14:47:55	14:49:29	14:54:49	15:15:25	15:32:05	16:15:35	00:06:31	
131	12/17/2024	38671-24	5104 N Raul Longoria Rd	San Juan	15:09:38	15:10:34	15:11:24	15:31:07	15:36:03	15:50:11	16:34:20	00:20:26	
132	12/17/2024	38680-24	5004 N Raul Longoria Rd	San Juan	15:48:58	15:50:08	15:51:52	16:03:07	16:29:44	16:45:47	17:22:04	00:03:37	
133	12/17/2024	38687-24	2804 N Raul Longoria Rd	San Juan	16:11:20	16:11:55	16:12:15	16:15:51	16:29:44	16:45:47	17:22:04	00:03:37	
134	12/17/2024	38688-24	910 Orange St	San Juan	17:57:26	17:57:52	18:01:35	18:10:07	18:27:17	18:42:11	19:08:30	00:11:43	
135	12/17/2024	38704-24	1702 Star Ruby Dr	San Juan	19:57:27	19:58:06	20:01:41	20:09:17	20:26:36	20:44:48	21:04:41	00:10:45	
136	12/17/2024	38717-24	1300 King Rd	San Juan	19:57:27	19:58:06	20:01:41	20:09:17	20:26:36	20:44:48	21:04:41	00:10:45	

137	12/17/2024	38729-24	San Juan	01 - Abdominal Pain / Problems	23.16.14	23.16.25	23.20.25	23.26.09	23.44.13	23.58.00	00:28:41	00:09:09	00:08:29 Min OOC delay on crew
138	12/18/2024	38738-24	San Juan	06 - Breathing Problems	03:05.50	03:06.03	03:14.32	03:22.22	03:35.08	03:53.31	04:26.15	01:15:13	00:07:27 Min OOC delay on crew
139	12/19/2024	38739-24	San Juan	04 - Assault / Sexual Assault / Stun Gun	03:28.09	03:28.23	03:35.50	03:42.52	04:05.05	04:16.20	05:15.48	01:04:13	
140	12/19/2024	38751-24	San Juan	26 - Sick Person (Specific Diagnosis)	09:30.43	09:31.48	09:33.40	09:39.02	09:56.06	10:08.53	10:17.53	00:16:14	
141	12/19/2024	38754-24	San Juan	29 - Traffic Collision / Transportation Incident	10:15.09	10:16.57	10:18.05	10:21.02	10:41.30	10:48.45	11:02.53	00:03:07	
142	12/19/2024	38759-24	San Juan	01 - Abdominal Pain / Problems	11:16.28	11:16.59	11:18.22	11:23.20	11:42.55	12:07.58	12:53.07	00:06:18	
143	12/19/2024	38770-24	San Juan	31 - Unconscious / Fainting (Near)	12:13.18	12:16.14	12:16.19	12:18.30	12:28.09	12:41.25	13:03.41	00:02:12	
144	12/19/2024	38789-24	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	18:03.38	18:04.13	18:04.55	18:10.59	18:35.12	18:50.01	19:16.50	00:06:36	
145	12/19/2024	38814-24	San Juan	25 - Psychiatric / Abnormal Behavior / Suicide Attempt	18:30.34	18:30.58	18:31.03	18:47.43	18:58.22	19:09.54	19:55.17	00:16:42	2nd active call
146	12/19/2024	38847-24	San Juan	04 - Assault / Sexual Assault / Stun Gun	01:37.37	01:39.31	01:39.31	01:43.47	01:43.47	01:43.47	01:43.47	00:06:06	
147	12/19/2024	38858-24	San Juan	26 - Sick Person (Specific Diagnosis)	06:31.15	06:31.21	06:37.04	06:39.57	06:50.22	07:07.13	07:37.32	00:06:08	
148	12/19/2024	38872-24	San Juan	31 - Unconscious / Fainting (Near)	09:45.42	09:46.17	09:47.47	09:50.52	10:03.52	10:13.27	10:58.50	00:04:06	
149	12/19/2024	38877-24	San Juan	17 - Falls	10:53.50	10:54.19	10:57.14	11:03.41	11:16.49	11:26.10	11:57.15	00:07:24	
150	12/19/2024	38882-24	San Juan	12 - Convulsions / Seizures	12:18.42	12:18.55	12:20.15	12:27.19	12:41.46	12:55.58	13:41.12	00:08:09	
151	12/19/2024	38887-24	San Juan	24 - Pregnancy / Childbirth / Miscarriage	13:30.33	13:31.29	13:32.56	13:39.25	13:53.37	14:18.01	14:28.02	00:07:38	
152	12/19/2024	38892-24	San Juan	06 - Breathing Problems	15:52.06	15:52.11	15:59.54	16:06.22	16:12.41	16:24.24	16:47.45	01:04:04	Traffic delay
153	12/19/2024	38911-24	San Juan	26 - Sick Person (Specific Diagnosis)	16:09.38	16:09.59	16:11.04	16:26.37	16:32.18	16:53.33	17:15.26	01:06:07	2nd active call
154	12/19/2024	38919-24	San Juan	12 - Convulsions / Seizures	17:19.28	17:20.03	17:22.41	17:30.25	17:36.00	17:58.42	18:10.28	00:08:25	
155	12/19/2024	38926-24	San Juan	26 - Sick Person (Specific Diagnosis)	18:44.28	18:44.41	18:46.45	18:55.02	19:07.27	19:24.26	20:02.24	00:08:32	
156	12/19/2024	38935-24	San Juan	29 - Traffic Collision / Transportation Incident	20:38.26	20:38.34	20:39.56	20:55.25	21:07.11	21:21.48	21:59.23	00:05:34	Road Closures
157	12/20/2024	38954-24	San Juan	06 - Breathing Problems	00:46.40	00:46.47	00:50.04	00:52.24	01:07.11	01:21.48	01:58.23	00:05:34	
158	12/20/2024	38981-24	San Juan	26 - Sick Person (Specific Diagnosis)	09:59.23	11:00.32	11:03.04	11:09.48	11:23.20	11:30.08	11:56.58	00:08:11	
159	12/20/2024	38987-24	San Juan	12 - Convulsions / Seizures	12:22.27	12:24.21	12:25.37	12:31.06	12:47.36	13:10.13	13:51.11	00:05:30	
160	12/20/2024	38988-24	San Juan	29 - Traffic Collision / Transportation Incident	12:23.06	12:24.28	12:26.05	12:32.20	12:43.28	13:05.02	13:24.00	00:07:19	
161	12/20/2024	38990-24	San Juan	26 - Sick Person (Specific Diagnosis)	12:32.18	12:37.48	12:37.52	12:37.54	13:05.58	13:30.22	13:59.22	00:07:18	
162	12/20/2024	38992-24	San Juan	17 - Falls	12:49.02	12:49.18	12:50.22	12:57.34	13:05.58	13:30.22	13:59.22	00:07:18	
163	12/20/2024	39001-24	San Juan	30 - Traumatic Injuries (Specific)	14:10.04	14:10.54	14:15.32	14:19.56	14:32.06	14:34.56	15:14.28	00:06:08	
164	12/20/2024	39020-24	San Juan	29 - Traffic Collision / Transportation Incident	15:54.15	15:55.04	15:56.23	16:01.51	16:16.43	16:30.50	17:04.07	00:06:28	
165	12/20/2024	39063-24	San Juan	06 - Breathing Problems	22:26.37	22:26.49	22:31.55	22:36.03	01:05.51	01:05.54	01:34.48	00:08:50	2nd active call
166	12/21/2024	39091-24	San Juan	06 - Breathing Problems	00:29.49	00:30.21	00:38.48	00:40.30	01:05.51	01:05.54	01:34.48	00:08:50	2nd active call
167	12/21/2024	39096-24	San Juan	17 - Falls	01:15.42	01:18.04	01:19.50	01:32.18	01:32.18	01:32.18	01:32.18	01:32.18	00:05:49 Min OOC delay on crew
168	12/21/2024	39110-24	San Juan	06 - Breathing Problems	06:02.47	06:03.48	06:09.37	06:24.58	06:37.07	07:31.02	08:10.12	02:20:30	
169	12/21/2024	39114-24	San Juan	26 - Sick Person (Specific Diagnosis)	07:46.09	07:47.15	07:50.09	07:54.42	08:17.45	08:33.09	09:02.12	00:06:59	
170	12/21/2024	39119-24	San Juan	26 - Sick Person (Specific Diagnosis)	10:23.02	10:23.32	10:24.25	10:18.36	10:42.09	10:59.31	11:25.59	01:14:38	Long distance delay
171	12/21/2024	39120-24	San Juan	17 - Falls	10:23.02	10:23.42	10:24.25	10:30.56	10:42.09	10:59.31	11:25.59	00:06:46	
172	12/21/2024	39140-24	San Juan	29 - Traffic Collision / Transportation Incident	13:42.42	13:43.09	13:45.04	13:51.53	14:17.27	14:19.32	14:58.16	00:07:44	
173	12/21/2024	39144-24	San Juan	29 - Traffic Collision / Transportation Incident	14:06.42	14:06.50	14:06.55	14:07.02	17:06.07	17:16.13	17:46.57	00:05:23	
174	12/21/2024	39161-24	San Juan	01 - Abdominal Pain / Problems	16:41.11	16:41.48	16:42.59	16:47.29	18:47.33	19:06.13	19:35.58	01:21:31	Traffic delay
175	12/21/2024	39173-24	San Juan	18 - Headache	18:20.29	18:21.29	18:23.24	18:34.23	19:47.58	20:01.37	20:29.04	01:11:00	2nd active call
176	12/21/2024	39180-24	San Juan	17 - Falls	19:17.52	19:17.58	19:18.24	19:29.20	21:57.59	21:57.59	22:50.06	00:06:44	
177	12/21/2024	39193-24	San Juan	26 - Sick Person (Specific Diagnosis)	21:23.09	21:23.38	21:26.17	21:32.07	21:49.08	21:57.59	22:50.06	00:03:51 Min OOC delay on crew	
178	12/22/2024	39231-24	San Juan	26 - Sick Person (Specific Diagnosis)	04:33.51	04:34.10	04:38.01	04:49.21	05:19.45	05:40.12	06:18.36	01:25:59	
179	12/22/2024	39238-24	San Juan	26 - Sick Person (Specific Diagnosis)	05:56.07	05:56.57	05:57.55	06:04.16	06:55.49	09:16.57	09:53.44	00:06:38	
180	12/22/2024	39253-24	San Juan	06 - Breathing Problems	08:42.38	08:45.51	08:47.20	08:55.49	09:06.29	09:16.57	09:53.44	00:08:30	
181	12/22/2024	39277-24	San Juan	26 - Sick Person (Specific Diagnosis)	14:28.02	14:28.36	14:29.18	14:36.25	14:59.01	15:02.57	15:23.22	00:09:09	
182	12/22/2024	39279-24	San Juan	26 - Sick Person (Specific Diagnosis)	14:45.41	14:46.29	14:47.11	14:51.35	14:59.01	15:02.57	15:23.22	00:04:42	
183	12/22/2024	39312-24	San Juan	01 - Abdominal Pain / Problems	21:32.10	21:32.29	21:36.02	21:44.55	21:54.30	22:06.30	22:33.31	01:11:48	00:03:33 Min OOC delay on crew
184	12/23/2024	39327-24	San Juan	30 - Traumatic Injuries (Specific)	01:15.48	01:16.27	01:19.34	01:26.06	01:32.48	01:45.28	02:06.37	00:07:40	
185	12/23/2024	39338-24	San Juan	32 - Unknown Problem (Person Down)	08:11.17	08:11.48	08:15.25	08:18.10	08:40.49	08:59.11	09:29.39	00:06:09	
186	12/23/2024	39342-24	San Juan	21 - Hemorrhage (Bleeding) / Lacerations	09:29.17	09:29.45	09:29.52	09:39.16	10:07.06	10:17.46	10:40.50	00:09:25	
187	12/23/2024	39349-24	San Juan	18 - Headache	10:32.43	10:33.05	10:33.21	10:39.24	10:54.49	11:06.34	12:33.27	00:06:12	
188	12/23/2024	39370-24	San Juan	26 - Sick Person (Specific Diagnosis)	14:13.55	14:14.45	14:16.09	14:23.22	14:33.47	14:38.12	15:12.09	00:08:32	
189	12/23/2024	39377-24	San Juan	29 - Traffic Collision / Transportation Incident	14:58.19	14:58.27	15:00.19	15:09.56	15:17.26	15:36.55	15:46.06	01:11:15	2nd active call
190	12/23/2024	39382-24	San Juan	29 - Traffic Collision / Transportation Incident	15:17.38	15:18.41	15:18.44	15:18.46	15:18.46	15:36.59	15:46.02	00:00:03	
191	12/23/2024	39390-24	San Juan	26 - Sick Person (Specific Diagnosis)	16:17.35	16:17.52	16:18.23	16:22.46	16:38.31	16:43.54	17:08.19	00:04:29	
192	12/23/2024	39410-24	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	18:43.31	18:45.27	18:47.50	19:07.14	19:13.21	19:24.33	19:44.17	02:11:51 Min Traffic delay	
193	12/24/2024	39460-24	San Juan	26 - Sick Person (Specific Diagnosis)	02:40.21	02:40.29	02:52.20	03:01.44	03:34.16	03:43.21	04:14.10	02:02:56	OOC delay on crew
194	12/24/2024	39471-24	San Juan	29 - Traffic Collision / Transportation Incident	08:00.48	08:00.58	08:02.38	08:06.49	08:36.14	08:52.14	09:11.06	00:05:45	
195	12/24/2024	39475-24	San Juan	04 - Assault / Sexual Assault / Stun Gun	09:05.30	09:05.63	09:06.05	09:18.19	09:29.49	09:42.59	10:27.56	01:21:21	2nd active call
196	12/24/2024	39478-24	San Juan	28 - Stroke (CVA) / Transient Ischemic Attack (TIA)	09:28.45	09:28.55	09:29.51	09:34.04	09:56.59	10:02.52	10:26.43	00:04:38	
197	12/24/2024	39514-24	San Juan	26 - Sick Person (Specific Diagnosis)	16:13.14	16:13.14	16:13.30	16:19.06	16:31.08	17:19.33	17:19.33	00:05:51	
198	12/24/2024	39516-24	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	16:46.57	16:47.36	16:48.20	16:58.05	17:10.48	17:22.06	18:15.20	01:10:26	2nd active call
199	12/24/2024	39518-24	San Juan	26 - Sick Person (Specific Diagnosis)	16:55.14	16:55.14	16:57.15	17:04.29	17:25.26	17:41.07	18:22.25	00:08:09	
200	12/24/2024	39522-24	San Juan	26 - Sick Person (Specific Diagnosis)	17:24.11	17:24.28	17:24.33	17:33.55	17:52.48	18:15.52	18:15.52	00:09:25	
201	12/24/2024	39531-24	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	18:46.19	18:46.31	18:46.35	18:54.15	19:10.77	19:37.11	20:07.20	00:07:29	
202	12/24/2024	39535-24	San Juan	26 - Sick Person (Specific Diagnosis)	19:32.04	19:32.19	19:32.34	19:42.07	19:46.09	19:51.48	20:14.01	00:07:55	
203	12/24/2024	39538-24	San Juan	26 - Sick Person (Specific Diagnosis)	19:36.09	19:36.20	19:36.40	19:40.33	19:51.48	20:05.32	20:28.15	00:03:58	
204	12/24/2024	39547-24	San Juan	30 - Traumatic Injuries (Specific)	21:33.11	21:33.11	21:34.34	21:43.29	22:02.34	22:10.51	22:31.09	00:09:58	
205	12/25/2024	39554-24	San Juan	26 - Sick Person (Specific Diagnosis)	23:46.22	23:49.32	23:51.59	23:57.16	00:09:15	00:29:10	00:43:32	00:10:10	

206	12/25/2024	39577-24	San Juan	01 - Abdominal Pain / Problems	03:51:18	03:51:48	03:56:54	04:04:00	04:11:36	04:31:14	05:02:46	0:10:14	00:05:06 Min OOC delay on crew
207	12/25/2024	39578-24	San Juan	17 - Falls	03:57:16	04:02:44	04:09:21	04:22:47	04:33:11	04:33:11	05:04:21	0:11:49	3rd active call
208	12/25/2024	39579-24	San Juan	01 - Abdominal Pain / Problems	04:00:29	04:05:37	04:05:33	04:14:16	04:23:24	04:33:47	05:02:36	0:13:16	
209	12/25/2024	39587-24	San Juan	17 - Falls	06:19:29	06:19:32	06:21:38	06:25:39	06:40:13	06:54:35	07:35:51	0:05:53	
210	12/25/2024	39811-24	San Juan	25 - Psychiatric / Abnormal Behavior / Suicide Attempt	11:29:06	11:29:36	11:30:25	11:36:08	11:47:36	12:05:12	12:46:06	0:05:49	
211	12/25/2024	39838-24	San Juan	12 - Convulsions / Seizures	16:49:54	16:50:09	16:52:34	16:57:45	17:04:16	17:19:23	17:46:27	0:06:47	Traffic delay
212	12/25/2024	39849-24	San Juan	26 - Sick Person (Specific Diagnosis)	18:24:45	18:25:18	18:25:32	18:36:00				0:10:11	00:03:12 Min OOC delay on crew
213	12/25/2024	39853-24	San Juan	12 - Convulsions / Seizures	21:18:46	21:19:06	21:24:18	21:34:54	21:39:23	22:03:13	22:43:55	0:15:19	
214	12/25/2024	39873-24	San Juan	31 - Unconscious / Fainting (Near)	23:38:14	23:39:49	23:46:25	23:47:53	00:04:41	00:18:23	00:37:56	0:06:42	
215	12/25/2024	39878-24	San Juan	26 - Sick Person (Specific Diagnosis)	00:14:46	00:14:51	00:20:44	00:29:23	00:46:09	00:55:30	01:15:52	0:12:17	2nd active call
216	12/25/2024	39883-24	San Juan	26 - Sick Person (Specific Diagnosis)	00:29:34	00:30:43	00:30:43	00:33:30				0:02:49	
217	12/25/2024	39892-24	San Juan	09 - Cardiac or Respiratory Arrest / Death	03:06:36	03:06:36	03:09:54	03:16:54	03:24:24	03:36:32	04:44:55	0:08:02	
218	12/25/2024	39901-24	San Juan	17 - Falls	04:51:12	04:51:29	04:54:27	05:06:35				0:16:05	2nd active call
219	12/25/2024	39902-24	San Juan	04 - Assault / Sexual Assault / Gun Gun	04:54:28	04:57:21	04:58:09	05:06:35				0:08:27	
220	12/25/2024	39902-24	San Juan	26 - Sick Person (Specific Diagnosis)	05:31:40	05:31:40	05:31:53	05:31:55	08:55:07	09:07:53	09:20:39	0:09:51	
221	12/25/2024	39903-24	San Juan	26 - Sick Person (Specific Diagnosis)	08:31:45	08:32:07	08:34:39	08:43:24	13:00:53	13:15:04	13:35:58	0:06:18	
222	12/25/2024	39913-24	San Juan	24 - Pregnancy / Childbirth / Miscarriage	12:44:11	12:44:36	12:48:16	12:51:24	15:46:27	15:59:21	16:44:06	0:06:20	
223	12/25/2024	39940-24	San Juan	12 - Convulsions / Seizures	15:24:11	15:24:54	15:27:08	15:31:52	16:07:13	16:28:06	17:34:31	0:05:33	
224	12/25/2024	39956-24	San Juan	21 - Hemorrhage (Bleeding) / Lacerations	15:50:23	15:50:47	15:52:26	15:56:37	16:20:08	16:20:08	16:20:08	0:08:55	
225	12/25/2024	39960-24	San Juan	09 - Cardiac or Respiratory Arrest / Death	15:53:06	15:53:50	15:53:53	16:02:46	16:20:08	16:20:08	16:20:08	0:08:55	
226	12/25/2024	39961-24	San Juan	25 - Psychiatric / Abnormal Behavior / Suicide Attempt	09:05:27	09:06:09	09:06:29	09:13:28	09:20:39	09:45:16	10:13:03	0:07:14	
227	12/25/2024	39963-24	San Juan	17 - Falls	10:20:08	10:20:33	10:20:44	10:28:51	10:40:33	10:58:59	11:28:22	0:08:14	
228	12/25/2024	39964-24	San Juan	17 - Falls	10:29:13	10:30:06	10:32:03	10:42:04	10:57:20	11:11:24	11:46:17	0:11:56	2nd active call
229	12/25/2024	39978-24	San Juan	26 - Sick Person (Specific Diagnosis)	14:46:24	14:46:40	14:47:55	14:57:34	15:16:00	15:20:08	15:38:57	0:09:41	
230	12/25/2024	39981-24	San Juan	31 - Unconscious / Fainting (Near)	15:02:53	15:04:01	15:04:57	15:19:09	15:28:50	15:43:32	16:15:17	0:14:55	2nd active call
231	12/25/2024	39987-24	San Juan	26 - Sick Person (Specific Diagnosis)	15:50:11	15:50:43	15:51:07	15:55:29	16:37:56	16:59:51	17:37:10	0:04:32	
232	12/25/2024	39990-24	San Juan	16 - Unknown Problem (Person Down)	16:44:28	16:45:03	16:47:02	16:54:28	20:32:03	20:39:04	21:06:00	0:09:06	
233	12/25/2024	39992-24	San Juan	21 - Hemorrhage (Bleeding) / Lacerations	20:07:47	20:08:00	20:09:42	20:12:34	20:32:03	20:39:04	21:06:00	0:04:14	
234	12/25/2024	39995-24	San Juan	25 - Psychiatric / Abnormal Behavior / Suicide Attempt	21:11:38	21:11:44	21:12:21	21:19:14	21:35:18	21:47:20	22:31:26	0:07:11	
235	12/25/2024	39998-24	San Juan	26 - Sick Person (Specific Diagnosis)	23:10:38	23:10:44	23:12:49	23:15:44	23:32:51	23:48:00	00:14:20	0:04:07	00:05:18 Min OOC delay on crew Traffic delay
236	12/28/2024	39960-24	San Juan	31 - Unconscious / Fainting (Near)	04:13:51	04:13:56	04:19:14	04:28:00	05:04:06	05:13:17	05:24:59	0:12:01	
237	12/28/2024	39968-24	San Juan	01 - Abdominal Pain / Problems	06:46:37	06:46:47	06:48:53	06:58:50	07:05:56	07:24:46	07:50:17	0:11:18	
238	12/28/2024	39981-24	San Juan	32 - Unknown Problem (Person Down)	10:41:52	10:42:23	10:42:40	10:51:26	11:28:44	11:32:18	11:42:05	0:06:51	
239	12/28/2024	39984-24	San Juan	26 - Sick Person (Specific Diagnosis)	10:51:33	10:52:16	10:53:02	10:59:13	14:01:28	14:05:32	14:29:48	0:04:41	
240	12/28/2024	40003-24	San Juan	29 - Traffic Collision / Transportation Incident	13:48:54	13:49:05	13:49:21	13:54:01	15:48:01	15:57:51	16:27:49	0:05:58	
241	12/28/2024	40015-24	San Juan	06 - Breathing Problems	15:30:52	15:31:22	15:31:26	15:37:25	17:44:02	17:51:51	18:54:29	0:05:58	
242	12/28/2024	40032-24	San Juan	28 - Stroke (CVA) / Transient Ischemic Attack (TIA)	17:37:27	17:37:46	17:40:43	17:44:02	17:51:51	18:02:18	18:54:29	0:09:13	
243	12/28/2024	40046-24	San Juan	06 - Breathing Problems	18:49:47	18:50:00	18:50:35	18:59:15	21:38:33	21:50:58	22:38:22	0:04:25	
244	12/28/2024	40058-24	San Juan	29 - Traffic Collision / Transportation Incident	21:03:09	21:03:14	21:06:09	21:08:04	21:38:33	21:50:58	22:38:22	0:04:25	
245	12/28/2024	40060-24	San Juan	29 - Traffic Collision / Transportation Incident	21:25:09	21:25:21	21:26:27	21:32:03	21:58:18	22:08:13	22:56:53	0:06:40	
246	12/28/2024	40063-24	San Juan	29 - Traffic Collision / Transportation Incident	21:39:29	21:39:37	21:39:48	21:39:50	21:39:52	21:51:00	22:38:26	0:00:04	
247	12/28/2024	40064-24	San Juan	29 - Traffic Collision / Transportation Incident	21:39:40	21:39:44	21:39:49	21:39:51	21:39:56	21:51:02	22:38:26	0:00:04	
248	12/28/2024	40067-24	San Juan	29 - Traffic Collision / Transportation Incident	21:50:40	21:50:51	21:50:53	21:50:56	21:58:31	22:08:16	22:56:31	0:00:04	
249	12/28/2024	40061-24	San Juan	06 - Breathing Problems	21:28:02	21:29:32	21:29:36	21:39:14	21:49:03	22:08:09	22:44:26	0:09:40	
250	12/28/2024	40069-24	San Juan	17 - Falls	22:01:38	22:02:32	22:03:20	22:20:58	23:21:12	23:38:29	00:18:20	0:18:11	3rd active call
251	12/28/2024	40071-24	San Juan	26 - Sick Person (Specific Diagnosis)	23:02:36	23:02:44	23:04:24	23:12:22	23:21:12	23:38:29	00:18:20	0:09:20	
252	12/28/2024	40083-24	San Juan	26 - Sick Person (Specific Diagnosis)	01:18:12	01:18:15	01:24:38	01:31:11	01:43:44	01:52:16	02:15:08	0:10:08	
253	12/28/2024	40105-24	San Juan	26 - Sick Person (Specific Diagnosis)	10:52:12	10:52:45	10:54:27	11:00:47	11:17:19	11:37:02	11:56:42	0:08:00	
254	12/28/2024	40108-24	San Juan	26 - Sick Person (Specific Diagnosis)	11:10:18	11:10:58	11:11:04	11:33:12				0:22:10	2nd active call
255	12/28/2024	40125-24	San Juan	04 - Assault / Sexual Assault / Gun Gun	14:17:55	14:18:14	14:18:32	14:23:38	14:54:59	15:03:15	15:16:48	0:05:08	
256	12/28/2024	40152-24	San Juan	28 - Stroke (CVA) / Transient Ischemic Attack (TIA)	18:21:10	18:21:24	18:21:35	18:27:09	18:59:48	19:07:43	19:30:41	0:05:43	
257	12/28/2024	40154-24	San Juan	17 - Falls	18:49:33	18:49:56	18:50:13	19:00:57	19:14:10	19:27:42	19:59:32	0:10:52	
258	12/28/2024	40178-24	San Juan	26 - Sick Person (Specific Diagnosis)	21:21:19	21:21:23	21:24:13	21:37:29	21:58:34	22:07:05	22:31:44	0:15:05	
259	12/28/2024	40192-24	San Juan	26 - Sick Person (Specific Diagnosis)	00:21:45	00:21:49	00:22:07	00:25:02	00:40:38	00:47:06	01:05:04	0:02:56	
260	12/28/2024	40201-24	San Juan	28 - Stroke (CVA) / Transient Ischemic Attack (TIA)	07:33:09	07:34:00	07:37:01	07:44:29	08:16:15	08:24:14	08:54:12	0:09:59	
261	12/28/2024	40200-24	San Juan	29 - Traffic Collision / Transportation Incident	10:40:34	10:40:43	10:41:29	10:47:58	11:25:17	11:33:03	12:07:06	0:06:30	
262	12/28/2024	40239-24	San Juan	06 - Breathing Problems	11:30:32	11:31:12	11:32:31	11:41:52	11:58:14	12:06:43	12:45:48	0:10:17	
263	12/28/2024	40242-24	San Juan	12 - Convulsions / Seizures	11:54:12	11:56:01	11:56:12	12:01:51	12:06:43	12:24:15	13:01:47	0:05:40	
264	12/28/2024	40281-24	San Juan	06 - Breathing Problems	17:55:06	17:55:29	17:56:35	18:03:34	18:24:34	18:42:28	19:05:59	0:07:27	
265	12/28/2024	40293-24	San Juan	06 - Breathing Problems	20:04:10	20:04:22	20:10:33	20:12:16	20:27:37	20:32:25	20:56:39	0:07:19	
266	12/28/2024	40301-24	San Juan	06 - Breathing Problems	22:20:08	22:20:56	22:22:56	22:28:41				0:06:49	
267	12/28/2024	40345-24	San Juan	19 - Head Problems / ALC D	11:24:39	11:24:39	11:25:14	11:33:07	11:42:34	11:58:02	12:30:25	0:07:54	
268	12/28/2024	40346-24	San Juan	26 - Sick Person (Specific Diagnosis)	11:27:23	11:27:46	11:28:21	11:40:59	12:06:54	12:21:34	12:52:36	0:12:38	
269	12/28/2024	40360-24	San Juan	31 - Unconscious / Fainting (Near)	13:32:35	13:34:31	13:37:38					0:04:21	
270	12/28/2024	40360-24	San Juan	26 - Sick Person (Specific Diagnosis)	14:04:53	14:05:35	14:05:57	14:07:56	14:21:06	14:38:27	15:23:21	0:02:01	
271	12/28/2024	40395-24	San Juan	26 - Sick Person (Specific Diagnosis)	18:58:44	18:59:21	19:02:06	19:04:33	19:12:26	19:29:46	20:03:30	0:05:03	
272	12/28/2024	40414-24	San Juan	26 - Sick Person (Specific Diagnosis)	23:23:23	23:23:54	23:29:18	23:35:57	23:48:39	23:48:40	00:27:07	0:10:13	00:05:24 Min OOC delay on crew



Mayor: Mario Garza
Mayor Pro-Tem: Marco "Markie" Villegas
Commissioners: Ernesto "Neto" Guajardo
Adina "Dina" Santillan
Jesus "Jesse" Ramirez

MEMORANDUM

TO: Tirso Garza, Interim City Manager

FROM: Leandro Sifuentes, Chief of Police

DATE: 01/16/2025

SUBJECT: Police Department Monthly Report. [Leandro Sifuentes, Chief of Police]

This memorandum is to keep you all informed on our Monthly operational statistics, and any other significant cases or events that occurred during the month of **December 2025**

<u>STATISTICS: POLICE</u>	<u>December</u>
• Calls for service:	1720
• Accidents:	116
• 911 Calls:	1,281
• Patrol Citations Issued:	90
• Violations:	126
• Patrol & CID Arrests:	92
• CID Issued Warrants:	26

SAN JUAN POLICE PERSONNEL:

One Police Officer position opened

TELE-COMMUNICATORS:

- Last open TCO position recommended for hire.

FLEET

Units sent for auction:
8 total

STATISTICS: ANIMAL CONTROL **December**

- Calls for Service: 19

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

- Citations Issued: 5
- Violations: 14

SPECIAL EVENTS:

- Nothing to report



Mayor: Mario Garza
Mayor Pro-Tem: Marco “Markie” Villegas
Commissioners: Ernesto “Neto” Guajardo
Adina “Dina” Santillan
Jesus “Jesse” Ramirez

MEMORANDUM

TO: Tirso Garza, Interim City Manager

FROM: Mary Enriquez, Court Administrator

DATE: 01/17/2025

SUBJECT: Municipal Court Monthly Report. [Mary Enriquez, Court Administrator]

The Municipal Court is responsible for the legal enforcement of City Ordinances and laws. It deposits and prepares daily reports to the Department of Finance.

Amount Collected \$ 20,912.80

Defensive Driving 0

Deferred 2

Pre-Trials 6

Bench Trials 0

Scofflaw \$ 1,577.30

COLLECTIONS 2023 COLLECTIONS 2024

December - \$ 20,842.97 December - \$ 20,912.80

CITATIONS ISSUED 2023 CITATIONS ISSUED 2024

December - 51 December - 90

SCOFFLAW COLLECTIONS 2023 SCOFFLAW COLLECTIONS 2024

December - \$ 4,924.40 December - \$ 1,577.30

Magistrates:

In Person/Zoom

In Person

In Person

Judge Eloy Hernandez Judge Roberto Garza Judge Jorge Zambrano

5

10

7

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



Mayor: Mario Garza
Mayor Pro-Tem: Marco “Markie” Villegas
Commissioners: Ernesto “Neto” Guajardo
Adina “Dina” Santillan
Jesus “Jesse” Ramirez

MEMORANDUM

TO: Tirso Garza, Interim City Manager

FROM: Juan Martinez

DATE: 01/17/2025

SUBJECT: Department of Utilities Monthly Report. [Juan Carlos Martinez, Director of Utilities]

December 2024

Texas Drought Outlook

- 44% of Texas is in a drought (01/06/2025)
- RGV is Abnormally Dry (No Change In the watershed)
- Falcon and Amistad are @ 20.3%
- STAGE II IS STILL IN FULL EFFECT

System Outlook

- Water Connections – 7,554
-
- Sewer Connections – 10,443 (3,369 NAWSC)

Water Treatment Facility

- Combined Gallons Treated: 77.39 MG
- Combined Gallons Produced: 77.263 MG

Water Treatment Facility No. 1

- 0.0 MG treated
- 37.913 MG delivered
- 27.793 MG Transferred from WTF No. 2

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

- 0 MG RAW (Reservoir)
- 0 MG Backwash
- 0 MG Well

Water Treatment Facility No. 2

- 77.39 Treated
- 39.35 MG Delivered
- 27.793 MG Transferred to WTF No. 1
- 81.63 MG RAW (Reservoir)
- 1.861 MG Backwash

WTP 3.5 MGD Expansions and Rehab 100%
 Operated Water Plant as Efficiently as Possible
 Sludge Management Continues to be Critical

Water Distribution System

- Leaks – 1
- Breaks – 2
- Taps – 1
- Locates - 14

Water Loss

- Reported – 72,500 gals
- Unreported – 26,000 gals

Hydrants

- Flushed – 15
- Repaired/Replaced – 1
- STAGE II WATER CONSERVATION STILL IN EFFECT

Valves

- Worked – 10
- Repaired/Replaced – 0

Utility Billing

- Work Orders –2

We Continue Our Hydrant and Valve Maintenance

Wastewater Treatment Facility

- Treated – 71.684 MG
- Wetland –1.554 MG
- 0 - Cubic Yards of Sludge Hauled to Landfill

Wastewater Collections

Work orders - 49

- Sewer Main Repaired – 0
- Sewer Backups Reported –27
- Sewer Backups Cleared – 27
- Odor Complaints – 02
- Locates –17
- Replaced Manhole covers – 03
- Unauthorized Discharges – 0

Administration

Financials

- Administration – 11.14%
- Water Treatment – 78.5 %
- Distribution: – 62.38 %
- Sewer Collection – 78.8 %
- Wastewater Treatment – 79.98 %

Projects

- WTF No. 2 Pending TWDB Budget Approval
- WWTF Rehab – Bid Opening 01/07/2025.
- LS 13 – Construction of Lift Station 13 at 99%.
- Water Plant #1 Rehab 85%.
- Water Plant Storage Shed Construction. 25%.
- Lift Station #6 design at 100%, Trimad Consultants LLC

Certification

- Water Treatment - 0
- Distribution – 0
- Sewer Collection - 0
- Wastewater Treatment – 0
- Renewals – 0

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 27, 2025

Hold a Public Hearing for the Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2) of the 1.894-acre tract of land out of the East 500.00 feet of the South 5.00-acre tract out of the North One-Half of Lot 42, Stewarts Addition to the Conway Gardens, as Requested by RCA Holding & Trading, LLC. [Jorge J. Garcia, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The property is located approximately a quarter of a mile South from Juan Balli Road, along the West side of Stewart Road. The entire property is 5.00-acre tract but only the East 500 feet along Stewart Road is inside the city limits of San Juan.

The property is currently zoned as Single-Family Residence District (R-S). There is a junkyard and a trucking business to the North. To the South, East and West there are empty properties.

An existing house and a couple of structures are currently located inside the property, which are already being used for events.

According to the future land use map Stewart Road is designated as commercial/industrial corridor.

Staff mailed a notice of the public hearing to seven (7) neighboring property owners within the two hundred (200) foot radius and received no comments in favor or against this request.

Staff recommends approval of the rezoning request.

RECOMMENDATION:

During the regular meeting held on January 23, 2025, the Planning and Zoning Commission unanimously recommended approval of the rezoning request with a 4-0 vote.

PREPARED BY:

Monica Gomez,
Interim Director of
Planning

APPROVED BY:

Tirso Garza, Interim City
Manager

**REZONING REQUEST
RCA HOLDING & TRADING, LLC.
JANUARY 28, 2025**

PAGE 1

The property is located approximately a quarter of a mile South from Juan Balli Road, along the West side of Stewart Road. The entire property is 5.00-acre tract but only the East 500 feet along Stewart Road is inside the city limits of San Juan.

The property is currently zoned as Single-Family Residence District (R-S). There is a junkyard and a trucking business to the North. To the South, East and West there are empty properties.

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According to the future land use map Stewart Road is designated as commercial/industrial corridor.

Staff mailed a notice of the public hearing to seven (7) neighboring property owners within the two hundred (200) foot radius and received no comments in favor or against this request.

Staff recommends approval of the rezoning request.

ATTACHMENTS:

- Location Map
- Aerial Photo
- Zoning Map
- List of neighboring property owners receiving notice
- Ordinance



Proposed Site

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 01/23/2025 Commissioner Sanchez made a motion to approve the rezoning request as presented by staff. Vice-chair Castillo seconded the motion. The motion passed unanimously with a 4-0 vote.

Mr. Jorge Garcia explained the location of the property and the adjacent land use and zoning. He stated that Stewart Road is designated as commercial and/or industrial corridor.

Commissioner Sanchez asked about the purpose use of the property.

Mr. Guillermo Cruz, representing the applicant, stated that they will use the property as an event center. There is an existing house that has been used for events, to the South there is an open carport and a swimming pool along with a palapa located to the back.

Chairwoman Cardenas asked Mr. Cruz if he is aware that he would need to comply with some of the requirements since they are changing the property into commercial.

Mr. Cruz responded that he is aware of the requirements and he has been working with the Fire Department and Chief Inspector to have the property up to code.



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 GENERAL BUSINESS DISTRICT (C-2) OF A PROPERTY LEGALLY DESCRIBED AS 1.894-ACRE TRACT OF LAND OUT OF THE EAST 500.00-FEET OF THE SOUTH 5.00-ACRE TRACT OUT OF THE NORTH ONE-HALF OF LOT 42, STEWART ADDITION TO THE CONWAY GARDENS SAN JUAN, 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 commercial district development that generates property taxes, water and sewer revenues and sales tax revenues.

The zoning district of the property legally described as 1.894-acre tract of land out of the East 500.00 feet of the South 5.00-acre tract out of the North One-Half of Lot 42, Stewarts Addition to the Conway Gardens, shall be changed to General Business District (C-2) and the zoning map shall be amended accordingly.

PASSED and **APPROVED** on first reading on the 28th day of January, 2025.

PASSED and **APPROVED** on second and final reading on the ____ day of _____, 2025.

CITY OF SAN JUAN

MARIO GARZA
MAYOR

ATTEST:

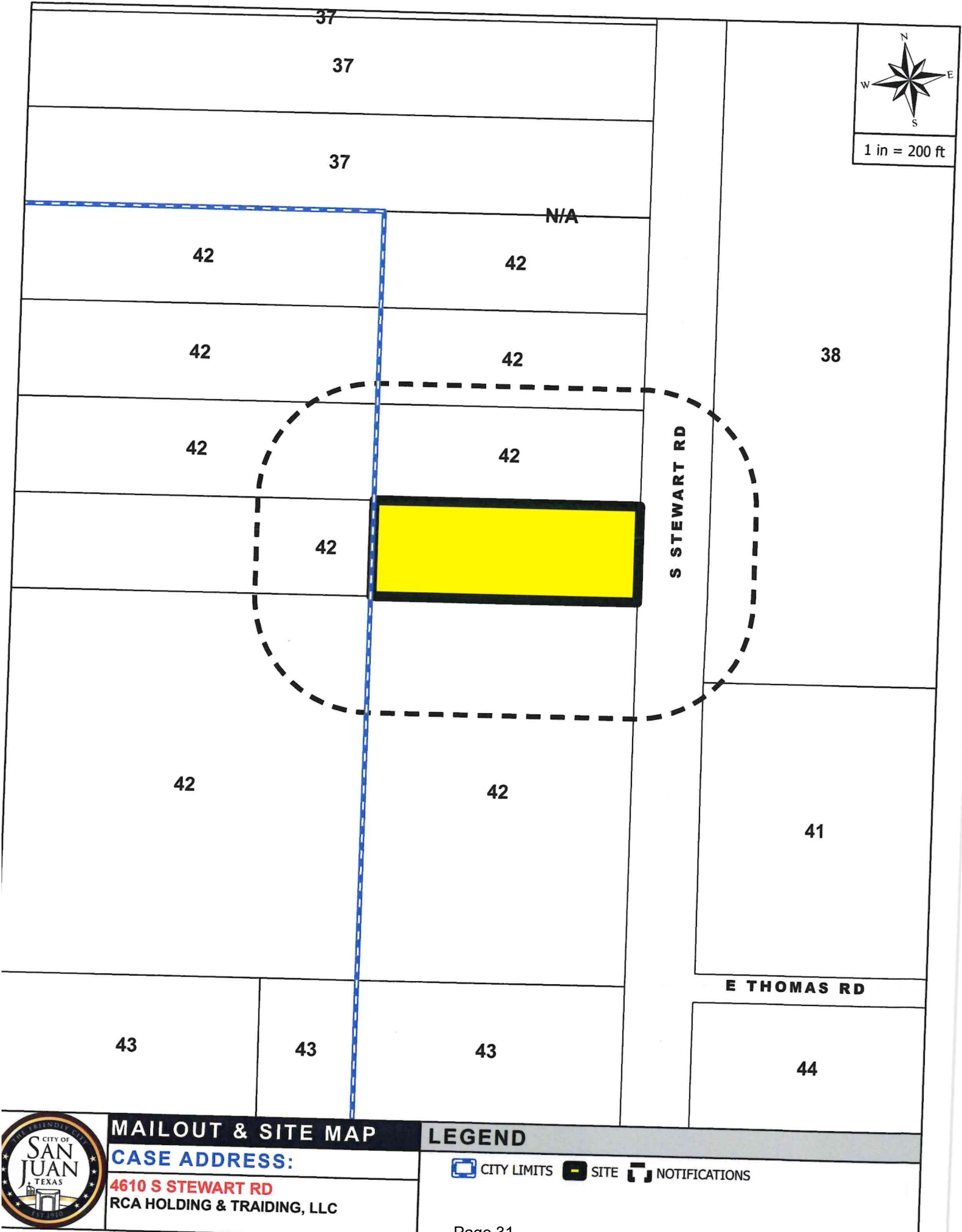
APPROVED BY:
Palacios, Garza & Thompson, P.C.

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY

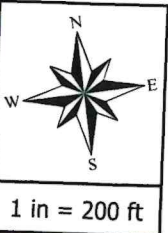


1 in = 200 ft



MAILOUT & SITE MAP
CASE ADDRESS:
4610 S STEWART RD
RCA HOLDING & TRADING, LLC

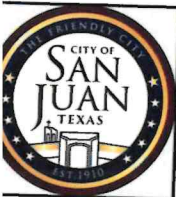
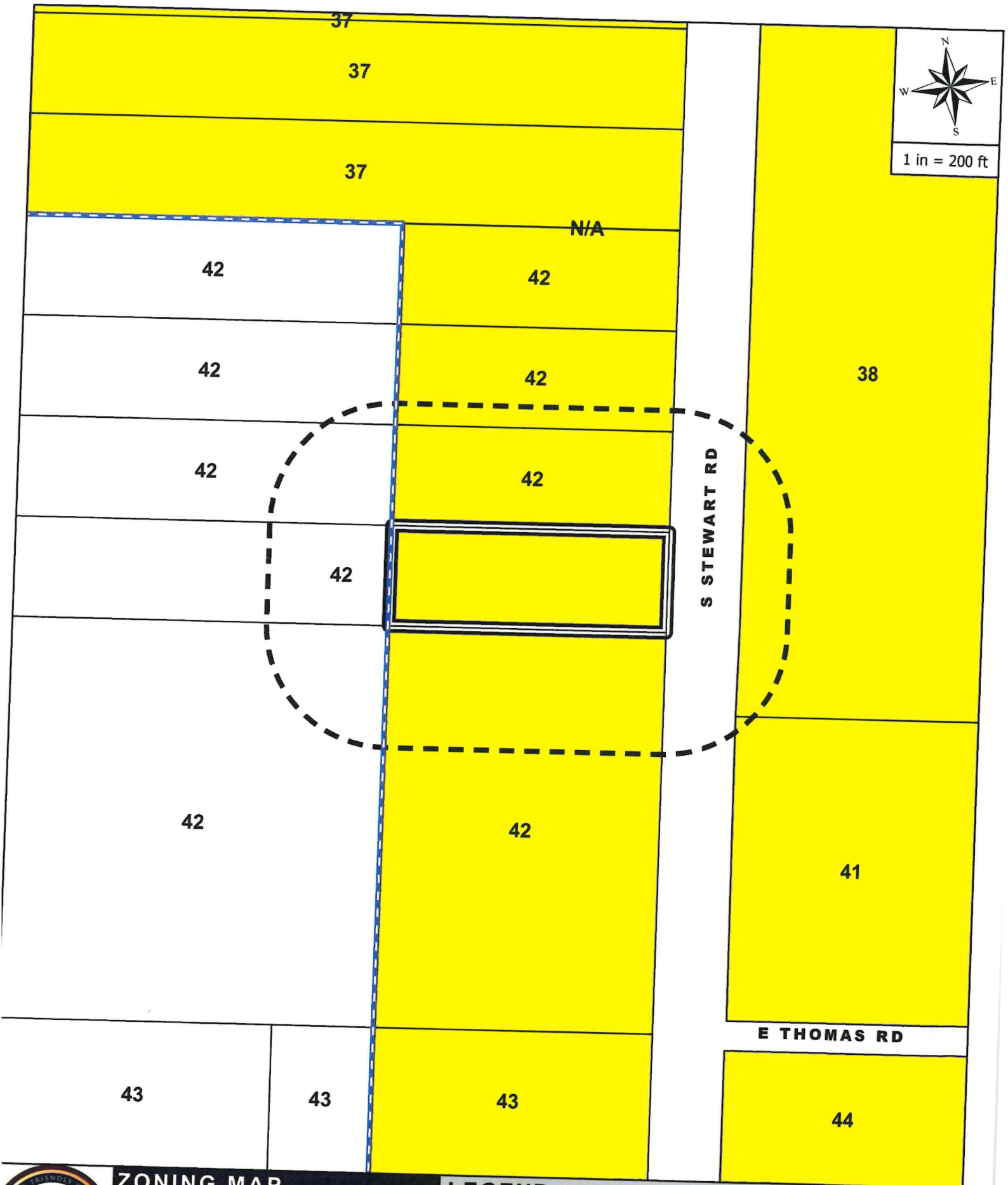
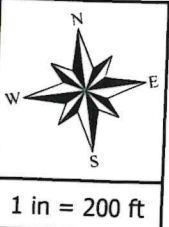
LEGEND
CITY LIMITS SITE NOTIFICATIONS



AERIAL MAP
CASE ADDRESS:
4610 S STEWART RD
RCA HOLDING & TRADING, LLC

LEGEND

- CITY LIMITS
- NOTIFICATIONS
- SITE



ZONING MAP
CASE ADDRESS:
4610 S STEWART RD
RCA HOLDING & TRADING, LLC

LEGEND

CITY LIMITS	ZONING	R-MF	C-3	O	PUD
NOTIFICATIONS	R-S	C-1	L-1	EC	
SITE	R-MH	C-2	I-2	I	

Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2) being a 1.894-acre tract of the East 500.00 feet of the South 5.00-acre tract out of the North One-Half of Lot 42, Stewarts Addition to the Conway Gardens, as Requested by RCA Holding & Trading, LLC.

RCA Holding & Trading, LLC
4610 S. Stewart Rd.
San Juan, TX 78589

AEP Texas Inc.
PO Box 16428
Columbus, OH 43216

Canales Armando B & Edmundo C.
1816 Diablo Ct.
Plano, TX 75074

Trevino Alberto & Nora Aide
PO Box 794
San Juan, TX 78589

Ramirez Avelina
4606 S. Stewart
San Juan, TX 78589

Espino Hector Sr. & Norma L.
500 W. Hall Acres Rd.
San Juan, TX 78589

Mittanck Investments LLC
3201 N. 10th St.
McAllen, TX 78501

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 27, 2025

Consider Removal and Appointment of Board Member(s) Related to the Keep San Juan Beautiful Board. [Brenda Escalante, City Secretary]

STAFF COMMENTS AND RECOMMENDATIONS:

The Board shall consist of fifteen (15) members, each of whom shall be a resident of the City of San Juan and/or work in or operate a business in the city and shall be at least eighteen (18) years of age and of good moral character and standing in the community. The Keep San Juan Beautiful Board currently has eight (8) vacancies; we would like to appoint (8) new members to the board.

The following members expressed interest in serving in the board:

- Eric Ismael Jimenez
- Alejandro Hernandez
- Arturo Ramirez Jr.
- Mirta Ramirez-Espinola
- Tania Viveros
- Fernando A. Betancourt
- Daniel Garza Flores
- Marta Rosales

RECOMMENDATION:

Approve as recommended by the City Commission.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Tirso Garza, Interim City
Manager



Mayor:
Mayor Pro-Tem:
Commissioners:

Mario Garza
Marco "Markie" Villegas
Adina "Dina" Santillan
Ernesto "Neto" Guajardo
Jesus "Jesse" Ramirez

KEEP SAN JUAN BEAUTIFUL

San Juan Memorial Library

Training Room

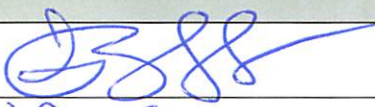
1010 S. Standard

San Juan, Texas 78589

Wednesday, January 8, 2025

REGULAR MEETING SIGN IN SHEET

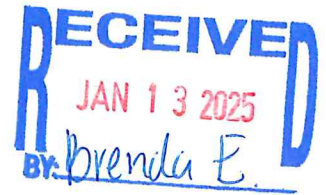
5:30 PM

PRINT NAME	SIGNATURE
Irene "Jeanna" Ramirez	
Jaime Castillo	
Jelet Martinez	
Carlos Puente	
Fernando Castillo	N/A
Eric Guajardo	N/A
Rackel Jimenez	 Rackel Jimenez
	 Israel Blake Garcia
	 Ann Platteau



City of San Juan

Application for Appointment



Date: January 11, 2025

Board / Commission / Committee: Keep San Juan Beautiful

Name: Eric Ismael Jimenez

Mailing Address: 305 E 10th St San Juan TX 78589

Preferred Phone and Fax: 956-292-4500

Employer: Eric Real Estate Group LLC

Occupation: Realtor

Email Address: eric@bettercalleric.com

Are you or can you be qualified to vote in a City of San Juan Election? yes

Are you a City of San Juan resident? ☒ Yes ☐ No How long? 9

Have you ever represented any other private person, group or entity for compensation before the City Commission or any department, commission, board of committee within the last three years? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in any contract with the City? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in the sale to the city of any land, materials, supplies or service? ☐ Yes ☒ No

List of professional or social membership(s)

Greater McAllen Association of Realtors	
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Experience/ Knowledge Pertaining to Board/ Commission/ Committee of Interest:

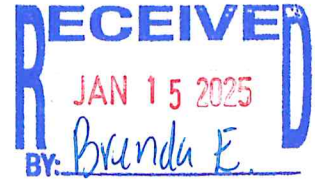
Been a real estate agent for over 10 years selling property around the area and would love to invest more time in the community that I call home. Previously I was an event organizer and owner of Mid Valley Events so I bring some leadership and coordination when it comes to planning large events.

Application will be kept on file for two (2) years: thereafter applicants must reapply. Applications may be faxed (956) 787-5978, mailed to the City Secretary (512 S. Nebraska, San Juan, TX 78589) or emailed to City Secretary Brenda Escalante at: bescalante@sjtx.us



City of San Juan

Application for Appointment



Date: 01/15/2024

Board / Commission / Committee: Keep San Juan Beautiful

Name: Alejandro Hernandez

Mailing Address: 1107 Sun Valley St

Preferred Phone and Fax: (956) 330-3717

Employer: Robinson Fresh

Occupation: Commodity Specialist

Email Address: alexhdz052184.ah@gmail.com

Are you or can you be qualified to vote in a City of San Juan Election? Yes

Are you a City of San Juan resident? ☒ Yes ☐ No How long? 27 years

Have you ever represented any other private person, group or entity for compensation before the City Commission or any department, commission, board of committee within the last three years? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in any contract with the City? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in the sale to the city of any land, materials, supplies or service? ☐ Yes ☒ No

List of professional or social membership(s)

--	--

Experience/ Knowledge Pertaining to Board/ Commission/ Committee of Interest:

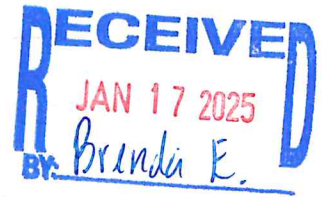
<u>Volunteering, cleaning around city</u>

Application will be kept on file for two (2) years: thereafter applicants must reapply. Applications may be faxed (956) 787-5978, mailed to the City Secretary (709 S. Nebraska, San Juan, TX 78589) or emailed to City Secretary Brenda Escalante at: bescalante@sjtx.us



City of San Juan

Application for Appointment



Date: 1/14/2025

Board / Commission / Committee: Keep San Juan Beautiful

Name: Arturo Ramirez Jr

Mailing Address: 1322 Rio Comal Cir San Juan Tx 78589

Preferred Phone and Fax: 361-231-2868

Employer: Pulice Construction

Occupation: Utility/Maintenance Manager

Email Address: ramirezart912@gmail.com

Are you or can you be qualified to vote in a City of San Juan Election? Yes

Are you a City of San Juan resident? ☒ Yes ☐ No How long? 5 years

Have you ever represented any other private person, group or entity for compensation before the City Commission or any department, commission, board of committee within the last three years? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in any contract with the City? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in the sale to the city of any land, materials, supplies or service? ☐ Yes ☒ No

List of professional or social membership(s)

City of San Juan Volunteer Coach
TxDOT Utility ROW and leasing system user
Safety Committee Dragados Pulice Joint Venture

Baseball/Softball youth programs
TYFA Volunteer coach
Texas Waters Utilities Association.

Experience/ Knowledge Pertaining to Board/ Commission/ Committee of Interest:

I have experience in State, County and City Highway construction projects to improve quality of transportation and beautification. I understand the importance given with the appointment to a board and the responsibility to the City.

Application will be kept on file for two (2) years: thereafter applicants must reapply. Applications may be faxed (956) 787-5978, mailed to the City Secretary (709 S. Nebraska, San Juan, TX 78589) or emailed to City Secretary Brenda Escalante at: bescalante@sjtx.us



City of San Juan

Application for Appointment



Date: 8-24-2022

Board / Commission / Committee: Keep SJ Beautiful

Name: Mirta Ramirez-Espinola

Mailing Address: 201 West 13 1/2 Street, San Juan, Texas 78589

Preferred Phone and Fax: 210-394-1254

Employer: GCU, IWU, UTA

Occupation: Adjunct Faculty Professor

Email Address: espinola720@gmail.com

Are you or can you be qualified to vote in a City of San Juan Election? YES

Are you a City of San Juan resident? ☒ Yes ☐ No How long? 25

Have you ever represented any other private person, group or entity for compensation before the City Commission or any department, commission, board of committee within the last three years? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in any contract with the City? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in the sale to the city of any land, materials, supplies or service? ☐ Yes ☒ No

List of professional or social membership(s)

Las Comadres, NCTE, TCCTA, FAB

Experience/ Knowledge Pertaining to Board/ Commission/ Committee of Interest:

I have been a co-leader of Las Comadres, held management and supervisory roles in the field of education, and held a position as a Faculty Advisory Board member.

Application will be kept on file for two (2) years: thereafter applicants must reapply. Applications may be faxed (956) 787-5978, mailed to the City Secretary (709 S. Nebraska, San Juan, TX 78589) or emailed to City Secretary Brenda Escalante at: bescalante@sjtx.us



City of San Juan
Application for Appointment



Date: 07/19/2023

Board / Commission / Committee: Keep San Juan Beautiful

Name: Tania Viveros

Mailing Address: 4616 N 6th St. McAllen Texas

Preferred Phone and Fax: (956) 627-7606

Employer: PSJA ISD / South Texas College

Occupation: Art Educator / Instructor

Email Address: taniaviveros1224@gmail.com

Are you or can you be qualified to vote in a City of San Juan Election? No

Are you a City of San Juan resident? ☐ Yes ☒ No How long?

Have you ever represented any other private person, group or entity for compensation before the City Commission or any department, commission, board of committee within the last three years? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in any contract with the City? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in the sale to the city of any land, materials, supplies or service? ☐ Yes ☒ No

List of professional or social membership(s)

Rio Grande Valley Artist
PSJA ISD Educator
South Texas College Art Instructor

National Hispanic Professional Organization
IMAS Guild
Edinburg Arts

Experience/ Knowledge Pertaining to Board/ Commission/ Committee of Interest:

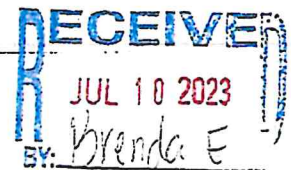
As an educator for my RGV community I am a dedicated artist who is highly evolved in our community. I have hours filled with community involvement in the arts. In addition I have a well established relationship with artist from Brownsville, Pharr, San Juan, McAllen, Edinburg just to name a few. I bring passion and love to our RGV in the full extent.

Application will be kept on file for two (2) years: thereafter applicants must reapply. Applications may be faxed (956) 787-5978, mailed to the City Secretary (709 S. Nebraska, San Juan, TX 78589) or emailed to City Secretary Brenda Escalante at: bescalante@sjtx.us



City of San Juan

Application for Appointment



Date: 7/6/2023

Board / Commission / Committee: Keep San Juan Beautiful Board

Name: Fernando A. Betancourt

Mailing Address: 407 Zebra Ct San Juan TX 78589

Preferred Phone and Fax: 956-655-1613

Employer: Lone Star National Bank

Occupation: Commercial Lender

Email Address: Fernie_b11@hotmail.com

Are you or can you be qualified to vote in a City of San Juan Election? Yes

Are you a City of San Juan resident? ☒ Yes ☐ No How long? 13 Years

Have you ever represented any other private person, group or entity for compensation before the City Commission or any department, commission, board of committee within the last three years? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in any contract with the City? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in the sale to the city of any land, materials, supplies or service? ☐ Yes ☒ No

List of professional or social membership(s)

A.C.T.S. Member and Volunteer
A.S.N. Cycling Team Founder & Member
Lone Star National Bank Running Team Manager

Alpha Offroad Jeep Group Spokesperson

Experience/ Knowledge Pertaining to Board/ Commission/ Committee of Interest:

Twelve years of banking experience. Seven of those have been as a commercial and real estate lender for the P.S.J.A region. I have assisted and encouraged new business development in the area pertaining to residential or commercial business. Husband and father to a growing family and a advocate to keeping our city great.

Application will be kept on file for two (2) years: thereafter applicants must reapply. Applications may be faxed (956) 787-5978, mailed to the City Secretary (709 S. Nebraska, San Juan, TX 78589) or emailed to City Secretary Brenda Escalante at: bescalante@sjtx.us



City of San Juan
Application for Appointment



Date: 07/05/2023

Board / Commission / Committee: Keep San Juan Beautiful Board

Name: Daniel Garza Flores

Mailing Address: 1619 Kiwi Court San Juan, Tx 78589

Preferred Phone and Fax: 956-802-0110

Employer: Garza-Flores Financial Services

Occupation: Independent Insurance Agent

Email Address: daniel.garza.insurance@gmail.com

Are you or can you be qualified to vote in a City of San Juan Election? Yes

Are you a City of San Juan resident? ☒ Yes ☐ No How long? 12 years

Have you ever represented any other private person, group or entity for compensation before the City Commission or any department, commission, board of committee within the last three years? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in any contract with the City? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in the sale to the city of any land, materials, supplies or service? ☐ Yes ☒ No

List of professional or social membership(s)

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Experience/ Knowledge Pertaining to Board/ Commission/ Committee of Interest:

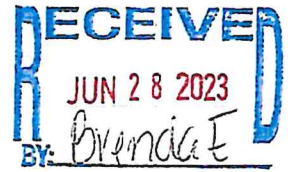
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Application will be kept on file for two (2) years: thereafter applicants must reapply. Applications may be faxed (956) 787-5978, mailed to the City Secretary (709 S. Nebraska, San Juan, TX 78589) or emailed to City Secretary Brenda Escalante at: bescalante@sjtx.us



City of San Juan

Application for Appointment



Date: 6/28/2023

Board / Commission / Committee: Keep San Juan Beautiful

Name: Marta Rosales

Mailing Address: 3111 Grandora Drive San Juan, TX 78589

Preferred Phone and Fax: (956) 715-7173

Employer: Texas Regional Bank

Occupation: Public Funds Account Administrator

Email Address: marccy100@aol.com

Are you or can you be qualified to vote in a City of San Juan Election? Yes

Are you a City of San Juan resident? ☒ Yes ☐ No How long? 3 Years

Have you ever represented any other private person, group or entity for compensation before the City Commission or any department, commission, board of committee within the last three years? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in any contract with the City? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in the sale to the city of any land, materials, supplies or service? ☐ Yes ☒ No

List of professional or social membership(s)

Mcallen Chamber of Commerce-
Ambassador

Experience/ Knowledge Pertaining to Board/ Commission/ Committee of Interest:

If admitted, I look forward to have substantive discussions on the growth and development of my fellow City of San Juan.

Application will be kept on file for two (2) years: thereafter applicants must reapply. Applications may be faxed (956) 787-5978, mailed to the City Secretary (709 S. Nebraska, San Juan, TX 78589) or emailed to City Secretary Brenda Escalante at: bescalante@sjtx.us

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 27, 2025

Consider Removal and Appointment of Board Member(s) Related to the San Juan Library Advisory Board. [Brenda Escalante, City Secretary]

STAFF COMMENTS AND RECOMMENDATIONS:

The Library Board Bylaws state that a member who is absent for more than three consecutive meetings shall be automatically dropped from membership. Staff has brought to my attention that Ms. Hernandez Muro has exceeded this limit.

In light of this, staff is asking that the Board consider the removal of Ms. Hernandez Muro from her position on the San Juan Advisory Library Board.

RECOMMENDATION:

Approve as recommended by the City Commission.

PREPARED BY:

Brenda Escalante,
City Secretary

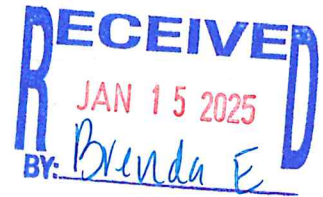
APPROVED BY:

Tirso Garza, Interim City
Manager



City of San Juan

Application for Appointment



Date: **1/15/2025**

Board / Commission / Committee: **Library Advisory Board**

Name: **Melyna Montoya**

Mailing Address: **1615 Douglas St, San Juan, TX**

Preferred Phone and Fax: **9568279144**

Employer: **Mission CISD**

Occupation: **Librarian**

Email Address: **melynaelizabeth@gmail.com**

Are you or can you be qualified to vote in a City of San Juan Election? **yes**

Are you a City of San Juan resident? ☒ Yes ☐ No How long? **10 years**

Have you ever represented any other private person, group or entity for compensation before the City Commission or any department, commission, board of committee within the last three years? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in any contract with the City? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in the sale to the city of any land, materials, supplies or service? ☐ Yes ☒ No

List of professional or social membership(s)

Texas Library Association

Experience/ Knowledge Pertaining to Board/ Commission/ Committee of Interest:

Public School Teacher - 6 Years Experience

Public School Librarian - 3 years experience

Application will be kept on file for two (2) years: thereafter applicants must reapply. Applications may be faxed (956) 787-5978, mailed to the City Secretary (512 S. Nebraska, San Juan, TX 78589) or emailed to &LW\ 6HFUHWDU\ %UHQGD (VFDODQWH DW bescalante@sjtx.us



Library Advisory Board Attendance Form

2023 - 2024

2023	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
	4	1	1	5	3	7	5	2	6	4	1	6
Maria Estella Ayala	*	*					*	*				P
Nadia Baughman	*	*					*	*				AO
Celena Hoglund	*	*					*	*				R
Iris Lara	*	*					*	*				P
Mary Alice Navarro	*	*					*	*				P
George Rodea	*	*					*	*				R
Elizabeth Saldaña	*	*					*	*				P

2024	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
	3	7	6	3	1	5	3	7	4	2	6	4
Maria Estella Ayala	NQ	P	P	NQ	NQ	*	*	NQ	P	P	NQ	
Sara Guerra	NQ	P	E	NQ	NQ	*	*	NQ	E	A	NQ	
Ellie Santillan	NQ	P	P	NQ	NQ	*	*	NQ	Re	Re		
Iris Lara	NQ	P	E	NQ	NQ	*	*	NQ	P	P	NQ	
Mary Alice Navarro	NQ	P	P	NQ	NQ	*	*	NQ	E	P	NQ	
Janelle Peña	NQ	E	E	NQ	NQ	*	*	NQ	AO	Re		
Elizabeth Saldaña	NQ	P	P	NQ	NQ	*	*	NQ	P	P	NQ	
Christina Garza									P	A	NQ	
Leticia Hernandez Muro									E	A	NQ	

LEGEND

* - NO MEETING HELD

P - PRESENT

- ABSENT

E - EXCUSED

R - RESIGNED

NQ - NO QUORUM

NM - NEW MEMBER

Re. - REPLACED

TE - TERM EXPIRED

AO - AUTOMATICALLY OUT

LC - LIBRARY CLOSED

NOTES:

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 27, 2025

Preliminary Plat Approval with Variances at Sioux Heights Subdivision being a 7.47-acre tract of land out of the Lot 4, Block 39, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile West from Cesar Chavez Road, along the South side of Sioux Road, as Requested by TRIMAD Consultants, Inc. [Jorge J. Garcia, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The developer is proposing to subdivide 7.47-acre tract of land located approximately a quarter of a mile West from Cesar Chavez Road along the Southside Sioux Road. He is proposing a twenty-three (23) multi-family lots with one entrance/exit along Sioux Road. The subdivision is located in a flood zone "B"- areas between limits of the 100-year and 500-year, according to the FEMA Map.

The developer is requesting the following variances:

1. Proposing 10-foot utility easement along the perimeter of the subdivision instead of the required 15-foot utility easement.
2. Proposing 125-feet for lot depth for Lots 1 thru 18 and 70-feet for Lots 19 thru 23 instead of the required lot depth of 150-feet.
3. Proposing 80-feet lot width for Lots 1 thru 11 and Lot 16 and 17, 75-feet for Lots 12 thru 15, 120-feet for Lot 18 and 60-feet for Lots 19 thru 23 instead of the required lot width of 150-feet.

Water service belongs to the North Alamo Water Supply Corporation. Sewer service by the City of San Juan.

RECOMMENDATION:

During the regular meeting on January 23, 2025, the Planning and Zoning unanimously recommended approval of the Preliminary Plat approval with variances with a 4-0 vote.

PREPARED BY:

Monica Gomez,
Interim Director of
Planning

APPROVED BY:

Tirso Garza, Interim City
Manager

**PRELIMINARY PLAT APPROVAL WITH VARIANCES
SIOUX HEIGHTS SUBDIVISION
JANUARY 23, 2025**

PAGE 1

The developer is proposing to subdivide 7.47-acre tract of land located approximately a quarter of a mile West from Cesar Chavez Road along the Southside Sioux Road. He is proposing twenty-three (23) multi-family lots with one entrance/exit along Sioux Road. The subdivision is located in a flood zone "B"- areas between limits of the 100-year and 500-year, according to the FEMA Map.

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Water service belongs to the North Alamo Water Supply Corporation. Sewer service by the City of San Juan.

ATTACHMENTS: Location Map
 Zoning Map
 Variance Request Letter
 Comments from City Engineer, Fire and Utilities Department
 Subdivision Plat

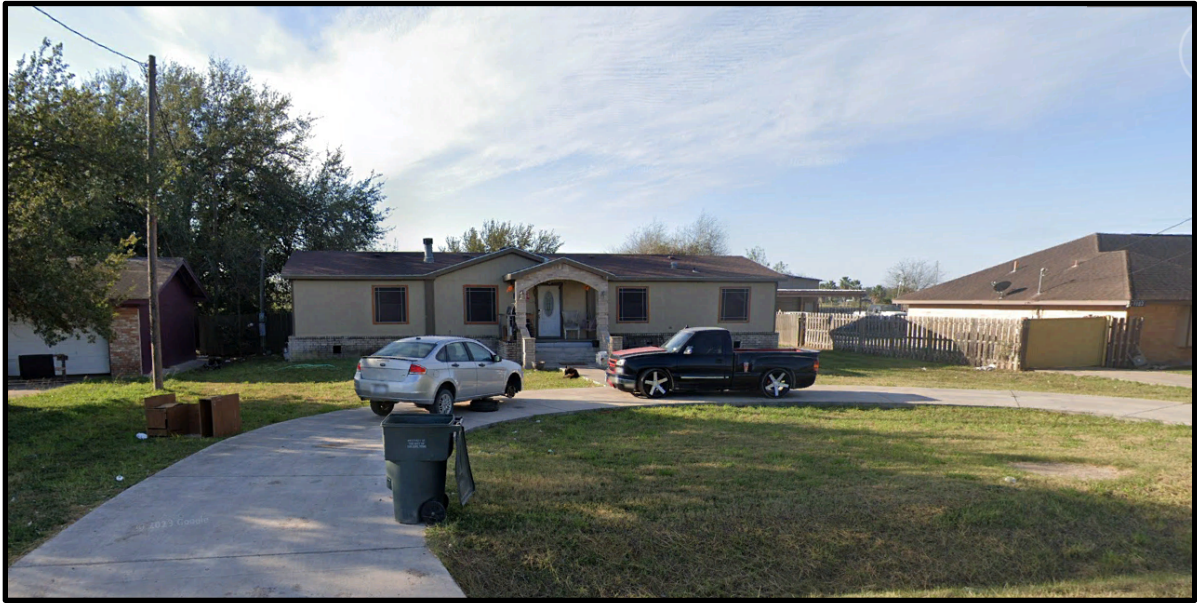
FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 01/23/2025 Vice-Chair Castillo made a motion to approve the preliminary plat with variances as presented by staff. Commissioner Sanchez seconded the motion. Motion passed unanimously with a 4-0 vote.

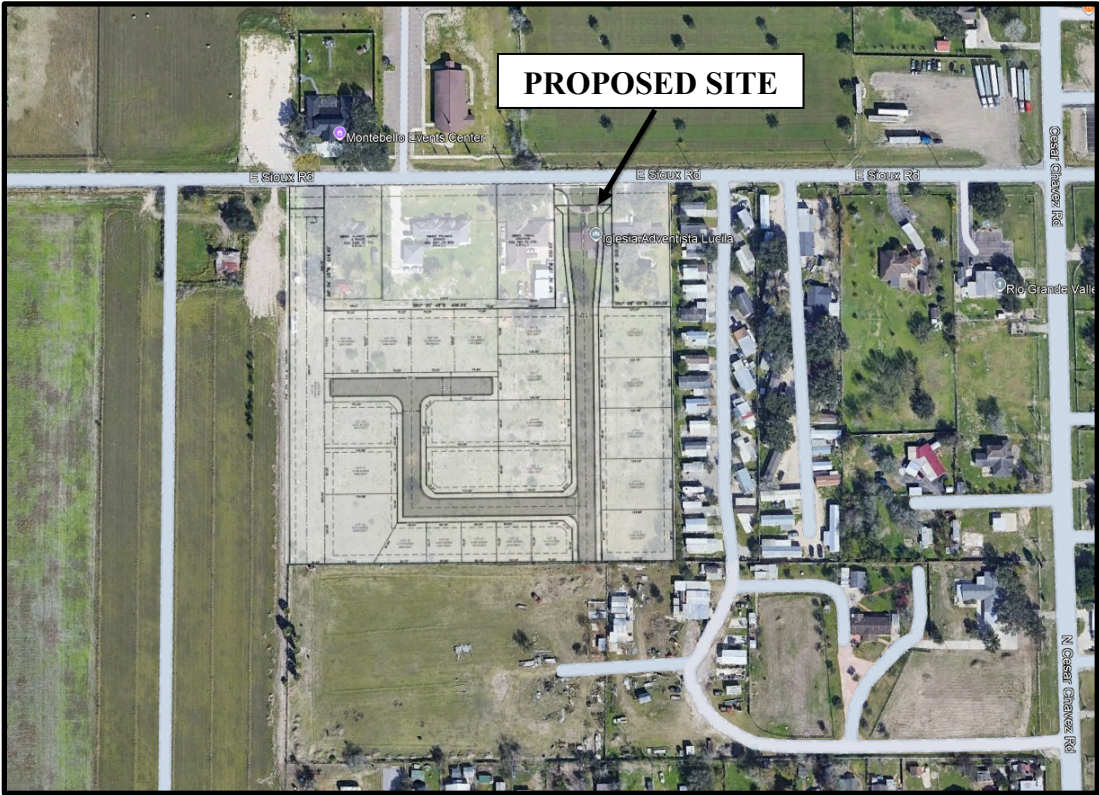
Mr. Jorge Garcia explained the memorandum attached to the packet and listed the variances requested by the project engineer. He mentioned that staff met with the developer and project engineer to review comments. He said that staff recommendation is to approve the preliminary plat along with the variances and subject to comments from the city engineer, the Planning Department and other departments.

Alfonso Guzman P.E., from TRIMAD Consultants, said that he had met with city staff and all comments were addressed.

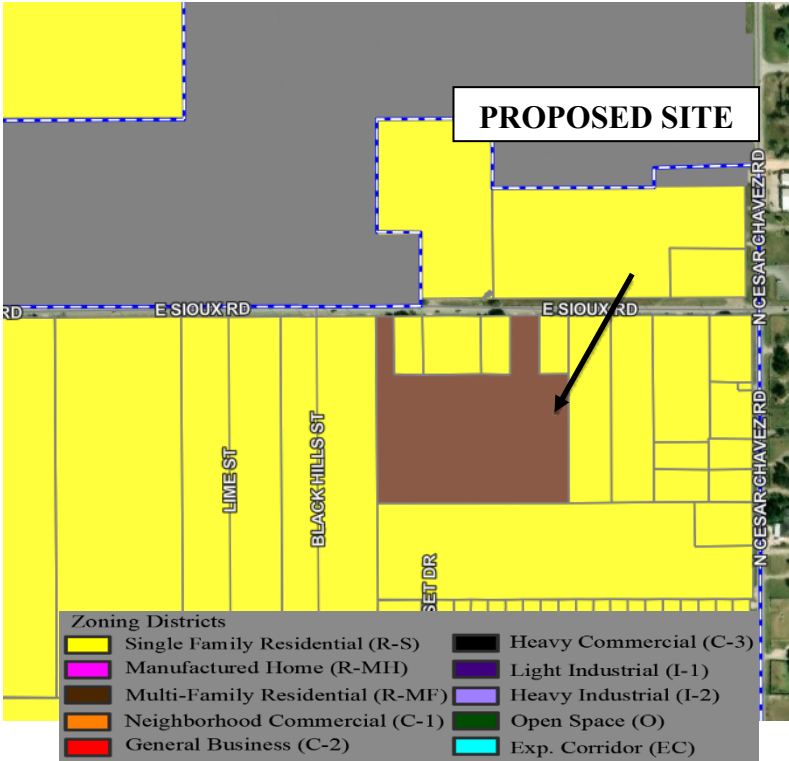
No discussion took place on this item.



Proposed Site



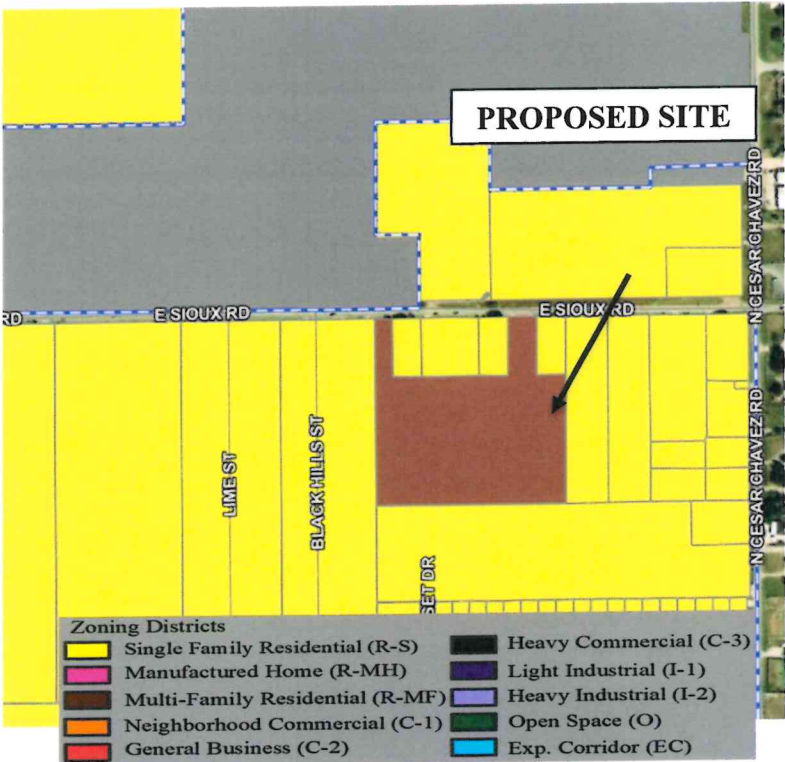
Proposed Sioux Heights Subdivision



Zoning Map



Proposed Sioux Heights Subdivision



Zoning Map



1803 MOZELLE STREET
PHARR, TEXAS 78577
TEXAS REGISTERED ENGINEERING
FIRM NUMBER F-18526

January 10, 2025

City of San Juan
512 S. Nebraska Ave
San Juan, Texas 78589

SUBJECT: Sioux Heights- Request for a variance on lot depth on lots 1-23

City of San Juan Board,

This letter is to acknowledge that Trimad Consultants, L.L.C. (TRIMAD) is requesting for a lot depth variance on lots 1-23 in Sioux Heights Subdivision. The current standard is a minimum depth and width of 150-ft by 150-ft. The proposed maximum lot depth is 125-ft (1-19) and the minimum is 70-ft (19-23). The proposed maximum lot width is 80-ft (1-19) and the minimum is 60-ft (19-23).

The developer plans to use lots 1-19 to build fourplex apartments with in-lot parking areas and lots 19-23 to build duplex units with garages.

If you have any questions, please coordinate with TRIMAD for a quick response.

A handwritten signature in blue ink that reads "Ricardo Salazar".

RICARDO SALAZAR, P.E.
PRESIDENT

1/10/25

Date

RECEIVED

JAN 10 2025

Planning Department



1803 MOZELLE STREET
PHARR, TEXAS 78577
TEXAS REGISTERED ENGINEERING
FIRM NUMBER F-18526

January 10, 2024

City of San Juan
512 S. Nebraska Ave
San Juan, Texas 78589

SUBJECT: Sioux Heights Subdivision- Request for a variance size of perimeter utility easement

City of San Juan Board,

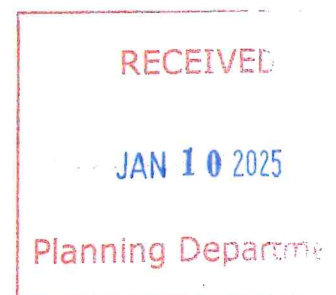
This letter is to acknowledge that Trimad Consultants, L.L.C. (TRIMAD) is requesting for a reduction of the perimeter easement in Sioux Heights Subdivision. The current standard is a 15-ft utility easement and, the proposed utility easement is 10-ft. The developer needs more space for building area and will not be running any utilities through that easement.

If you have any questions, please coordinate with TRIMAD for a quick response.

A handwritten signature in blue ink that reads "Ricardo Salazar".

RICARDO SALAZAR, P.E.
PRESIDENT

1/10/25
Date






Alfonso Guzman

01/08/25

Subdivision Review Comments for:

Sioux Heights Subdivision

Plat is subject to additional comments from the Planning & Zoning Department, Office of the Fire Marshal, Public Works Department, Sanitation Department and the Utilities Department prior to consideration for final approval.

By: Jorge J. Garcia, CFM, Director of Planning & Zoning _____ Date: 1/2/2025

1st SHEET COMMENTS:

1. Provide copy of Warranty Deed
2. Provide description of subdivision location
3. See attachment for required additional general notes
4. Remove note no. 9 – subdivision does not have swale easements
5. Provide revision box
6. Are proposed streets private or public?
7. Identify all property corners include p.o.c. with respective symbology and all symbology to legend
8. Correct metes & bounds description to provide correct adjoining owners names, property corner descriptions, distances and wording.
9. Provide bearings or line data table
10. Provide Hidalgo County Clerks recording certificate
11. Provide tiedown dimensions for green area along Congress Street
12. Congress Street is also being labeled as NAWSC perpetual easement?
13. Dimension all internal street lengths
14. Provide dimensions and bearings for proposed Congress Street
15. Minimum r.o.w. width for multifamily roads is a minimum of 60.00 ft
16. Cul-de-sac shall be a minimum of 100.00 ft
17. As per street alignment with Morningset Drive from Morningsun Subdivision, change name Bowie Street to Morningset Drive
18. Adjust lots 19-23 to comply with minimum lot depth of 100.00 ft
19. Dimension all existing and all proposed easements and HCID No. 2 r.o.w.
20. Provide document numbers for existing easements
21. Provide rear lot dimensions for lots 12 and 13
22. Clean up text on rear of lots 6 and 16
23. A fence buffer will be required along perimeter of detention pond

24. Provide copy of H.O.A.

4th SHEET COMMENTS:

1. Dimension all existing and proposed easements. Make sure these easements are also reflected on all layouts
2. Verify size and location of sanitary sewer line
3. Clean up legend to only list what applies to this layout and include what is not listed
4. Provide document number for all existing easements
5. Dimension existing Sioux Road asphalt
6. Rotate north arrow to show true north
7. Provide bearings and dimensions

5th SHEET COMMENTS:

1. Impose proposed subdivision layout
2. Show wash area
3. Provide dumpster location
4. Provide location of sanitary facilities
5. Show stock pile location

6th SHEET COMMENTS:

1. Provide entrance access profile

7th SHEET COMMENTS:

1. Move s.s. manholes so that they are not in the front center of lots 1 and 14
2. Rip-rap will be required at drainage discharge
3. Show off-site drainage
4. Show trash collection site

8th SHEET COMMENTS:

1. Provide fire hydrant flange elevations

11th SHEET COMMENTS:

1. Provide detail and profile of all 3 utility crossings

12th SHEET COMMENTS:

1. Back to back minimum pavement width is 36.00 ft

16th SHEET COMMENTS:

1. Approval from City of San Juan Utilities Department and Hidalgo County is required for boring/cutting of Sioux Rd/Cesar Chavez Road

19th SHEET COMMENTS:

1. Make changes to cul-de-sac detail to comply with radiuses, road r.o.w. and paving width
2. Provide correct street section detail

S1.0 SHEET COMMENTS:

1. Retaining wall shall be poured concrete and not cmu



City of San Juan General Subdivision Plat Notes

1. FLOOD ZONE STATEMENT:

FLOOD ZONE DESIGNATION: ZONE "C"

ZONE "C" AREAS OF MINIMAL FLOODING.

COMMUNITY-PANEL NO. 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1982
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

2. SETBACKS: FRONT: 20.00 FEET.

50.00 FEET ON FM 495 ROAD

REAR: 20% OF LOT DEPTH NOT TO EXCEED 40 FEET OR EASEMENT WHICHEVER IS GREATER

SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER

CORNER SIDE: 10.00 FEET CORNER GARAGE SIDE: 18.00 FEET

CORNER GARAGE FRONT: 18.00 FEET

CORNER SIDE WHERE R.O.W. IS GREATER THAN 50.00 FEET: 20.00 FEET

3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

4. GENERAL NOTE FOR COMMERCIAL LOTS:

LOTS ____ THROUGH ____ SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOTS ____ THROUGH ____ IS FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ABUTTING RESIDENTIAL LOTS AND ALONG (internal street name) TO DENY ACCESS ONTO LOT. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING & ZONING DEPARTMENT, AND FIRE MARSHAL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

5. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

6. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.

--> B.M. NO. 1-ELEV. 202.50 N.G.V.D. 29 DESCRIPTIONS: 2'X2' CONCRETE SLAB SET APPROXIMATELY 10.00 FEET FROM THE SOUTH EAST CORNER OF LOT 48 OF THIS SUBDIVISION.

--> B.M. NO. 2-ELEV. 200.55 N.G.V.D. 29 DESCRIPTIONS: COTTON PICKER SPINDLE LOCATED AT CESAR CHAVEZ RD AND FM 495 (INTERSECTION).

7. THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF ____ CUBIC-FEET ____ ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No.3 FOR STORM SEWER IMPROVEMENTS.)

8. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE DETENTION EASEMENT. EACH DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE DETENTION.

9. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

10. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

11. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE CITY OF SAN JUAN CODE OF ORDINANCES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

12. CROSS-HATCHED AREA IS A TEMPORARY EASEMENT FOR TURN-AROUND UNTIL STREET IS EXTENDED (EAST) IN A RECORDED PLAT. SAID TEMPORARY EASEMENT SHALL BE AUTOMATICALLY ABANDONED UPON THE CONSTRUCTION OF A DEDICATED STREET TO THE (EAST).

13. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE PLANNING & ZONING DEPARTMENT AND THE OFFICE OF THE FIRE MARSHAL SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL, INDUSTRIAL & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH CITY AND STATE STANDARDS.

14. NO INDIVIDUAL LOT ACCESS WILL BE ALLOWED FOR LOTS ____ THROUGH _____. A 24 FOOT DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS ____ AND ____ TO PROVIDE INGRESS AND EGRESS TO LOTS ____ THROUGH ____ FROM FM 495. TxDOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED PRIOR TO THE CONSTRUCTION OF THE DRIVEWAY AND THE CITY OF SAN JUAN ISSUING A DEVELOPMENT APPLICATION PERMIT.

15. CLEARANCES FOR WATER METERS:

AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE CITY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).

16. LOTS ____ AND ____ SHALL NOT HAVE ACCESS/DRIVEWAY ONTO (street name) UNLESS UTILIZED FOR COMMERCIAL USE. IF THE AFOREMENTIONED LOTS ARE UTILIZED FOR COMMERCIAL USE AND HAVE DOUBLE FRONTAGE, THEN THE LOT OWNER WILL BE REQUIRED TO INSTALL A BUFFER FENCE ABUTTING ALL RESIDENTIAL LOTS AND ALONG (internal street name) TO DENY ACCESS ONTO LOT. LOCATION OF ACCESS/DRIVEWAY SHALL BE SHOWN ON THE SITE PLAN AS PER NOTE ____ AND IS SUBJECT TO APPROVAL FROM THE CITY OF SAN JUAN PLANNING & ZONING DEPARTMENT.

17. TxDOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED FOR LOT(S) ____, ____ PRIOR TO THE CONSTRUCTION OF A DRIVEWAY/ENTRANCE ON TO FM ____ (____ ROAD). TxDOT ACCESS PERMIT IS REQUIRED PRIOR TO THE CITY OF SAN JUAN ISSUING A BUILDING PERMIT.

18. DRAINAGE DETENTION POND SHALL TO BE CONSTRUCTED IN DESIGNATED EASEMENT AREAS AS DESIGNED BY PROJECT PLAT ENGINEER AT DEVELOPMENT APPLICATION PERMIT STAGE PRIOR TO THE CITY ISSUING A FINAL LIGHT AND WATER CLEARANCE. NO FINAL LIGHT OR WATER CLEARANCE SHALL BE ISSUED UNTIL THE DRAINAGE DETENTION POND IS CONSTRUCTED BY OWNER AND INSPECTED BY CITY.

19. THE HOMEOWNERS ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE CITY OF SAN JUAN, HARMLESS AND INDEMNIFY THE CITY FROM ANY AND ALL CLAIMS RELATING TO THE CONDITION OR ACCESSIBILITY OF THE PRIVATE STREETS. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE COSTS TO MAINTAIN THE PRIVATE STREETS, PRIVATE SIDEWALKS, AND PRIVATE STREETLIGHTS. ANY REQUEST FOR DEDICATION OF THE PRIVATE ROADS TO PUBLIC USE IF APPROVED SHALL CAUSE CONSTRUCTION SPECIFICATIONS TO MEET CITY REQUIREMENTS.

20. LOT ____ SHALL NOT HAVE ACCESS/DRIVEWAY ONTO ____ ROAD, UNLESS SAID LOT IS DESIGNATED FOR COMMERCIAL USE. LOCATION OF ACCESS /DRIVEWAY SHALL BE SHOWN ON THE SITE PLAN AS PER NOTE ____ AND ARE SUBJECT TO APPROVAL FROM THE CITY OF SAN JUAN PLANNING & ZONING DEPARTMENT.



Tirso Garza,
Fire Chief

Carlos Alaniz,
Assistant Chief

Jose J. Salinas,
Fire Inspector

Sandra Guajardo,
Adm. Assistant

SUBDIVISION PLAN REVIEW COMMENTS

Building Plan Name: Sioux Heights Subdivision

Address: _____

Date Reviewed: 12-20-24

After reviewing plans the following requirements shall be needed as per the Fire Protection System per IFC 2018:

1. Should there be an island in the entrances there shall be 20 feet for entrance and 20 feet for the exit.
2. The street names must continue the name of existing street on adjoining plats to maintain street name continuity.
3. Should there be more than 30 lots a secondary entrance is required.
4. Must provide the proper Fire LANES and Curb shall be painted RED with WHITE lettering reading NO PARKING and 15 feet to each side of the fire hydrant.
5. Must install a KNOX Box by the front entrance and siren activation for gates to open if gated. (The application is online at www.knoxbox.com – San Juan Fire Dept)
6. All entrance and exits must be 26 feet.
7. Must place a fire hydrant every 500ft from existing fire hydrant. The hydrant shall be looped to the 8" waterline (Recommended Mueller Safety Yellow Barrel)
8. The Developer shall install reflective blue markers in front of all hydrants.

Station #1
707 S. Nebraska
San Juan, TX 78589

Station #2
01 N. Raul Longoria Rd.
San Juan, TX 78589

Ph: (956) 223-2470

Fax: (956) 783-3441



Mayor: Mario Garza
Mayor Pro-Tem: Marco "Markie" Villegas
Commissioners: Ernesto "Neto" Guajardo
Adina "Dina" Santillan
Jesus "Jesse" Ramirez

To: Director of Planning & Zoning, Jorge Garcia
From: Director of Utilities, Juan Carlos Martinez
Date: January 02, 2025
Subject: SIOUX HEIGHTS SUBDIVISION

Department of Utilities reviewed the plans for Sioux Heights Subdivision, comments are as follow:

Water Distribution

- North Alamo Water Supply Corporation Water Jurisdiction.

Collection System

- Sewer Services must have a 2 way cleanouts at property line as required.

Additional Comments may be provided at time of construction.

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

January 6, 2025

Monica Gomez
Asst. Planning Director
City of San Juan
709 S. Nebraska Avenue
San Juan, Texas 78589

RE: 4th Preliminary Plat Review – Sioux Heights Subdivision

Dear Ms. Gomez:

We have reviewed the 4th submission of the preliminary subdivision plat for the above captioned subdivision and offer the following comments:

Subdivision Plat

1. Need to correct Metes and Bounds as follows:
 - a. The 5th paragraph uses the words “the southeast corner of this tract of land” when it is referring to an inside corner.
 - b. The 6th paragraph has the number “220.03” in the middle of a sentence.
 - c. The last paragraph needs to be re-written. It shows a dimension of 658.64’ that doesn’t match the layout.
2. Should consider revising the Legend. The description for the middle symbol, being the triangle with a dot in the middle should be changed. Might consider describing it as “60D Nail Found” and then use it on all 60D Nails Found that are used in the metes and bounds.

Sanitary Sewer

3. Length of sanitary sewer line shown in front of Lots 1 thru 5 is missing. Need to add that dimension.

Water

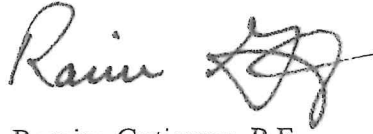
4. Need to loop the waterline to connect to the existing 8-inch waterline running along Sioux Road on the west side of the subdivision. This can be done by running the 8-inch waterline between Lot 14 and Lot 15, then running it northward within the proposed detention pond (Lot 24) to Sioux Road.

Detention Pond

5. Proposed Detention Wall terminating at ground level is a safety hazard, for both people and animals. It will require safety fence, with barbed wire on top, along “Proposed Detention Wall”. It can be placed either on the soil behind the wall or on top of the wall.

This is the 4th submission of the subdivision plat and plans. As in the previous review, this review is not all encompassing and additional comments may be provided after further review of this subdivision plat.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ramiro", followed by a stylized, looped flourish.

Ramiro Gutierrez, P.E.
President
R. Gutierrez Engineering Corporation

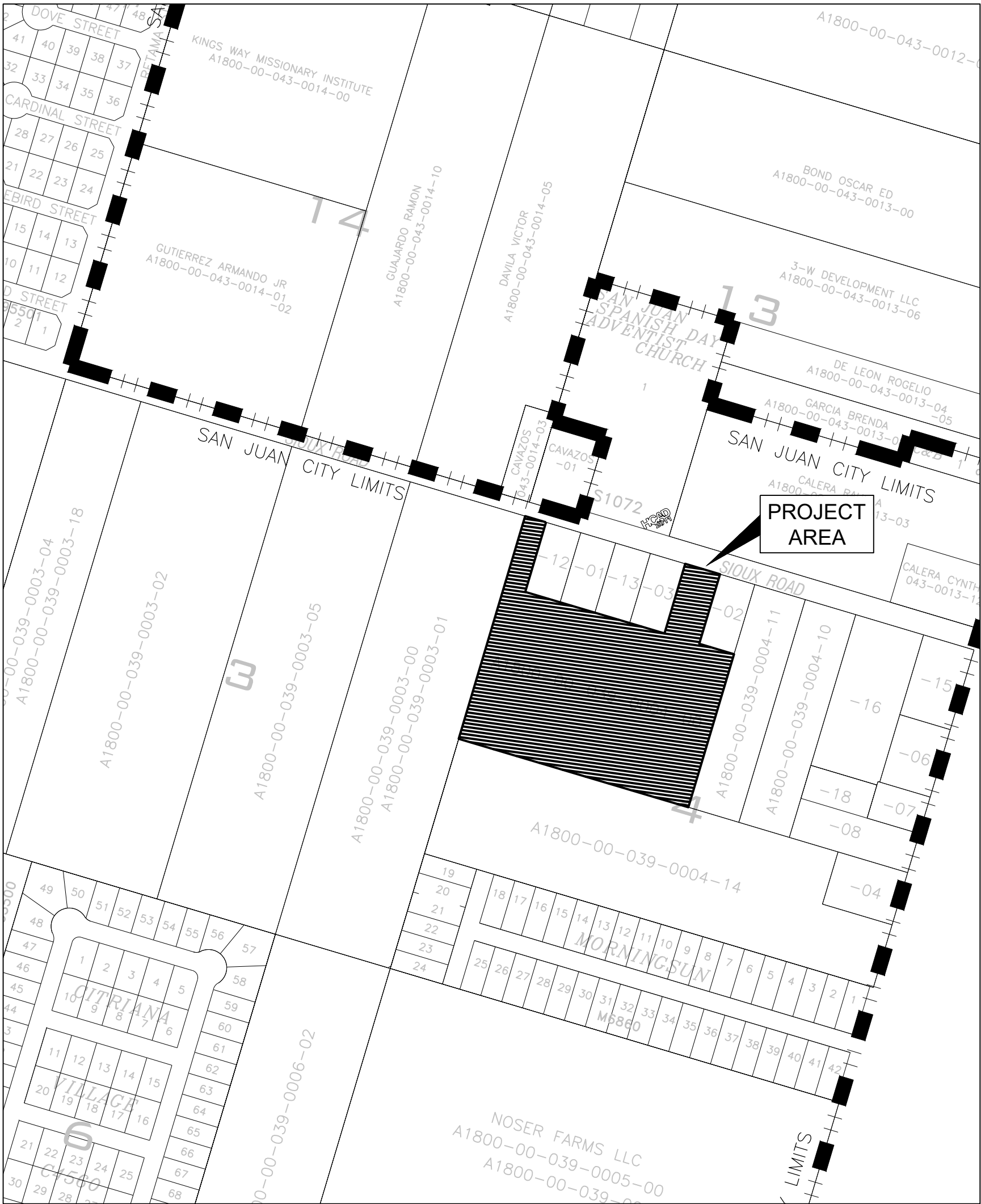
SIOUX HEIGHTS SUBDIVISION

SAN JUAN, TEXAS

HIDALGO COUNTY

INDEX OF DRAWINGS

SHEET NUMBER	SHEET TITLE
1	COVER SHEET & INDEX OF DRAWINGS
2	PLAT PLAN
3	GENERAL CONSTRUCTION NOTES
4	EXISTING LAYOUT
5	STORM WATER POLLUTION PREVENTION PLAN
6	STORM WATER POLLUTION PREVENTION PLAN DETAILS
7	OVERALL UTILITY PLAN
8	OVERALL WATER PLAN
9	OVERALL SEWER PLAN
10	PROPOSED SANITARY SEWER PLAN & PROFILE I
11	PROPOSED SANITARY SEWER PLAN & PROFILE II
12	PAVING PLAN I
13	PAVING PLAN II
14	STORM DRAINAGE PLAN I 0+00-5+35
15	OFFSITE DRAINAGE PLAN I 0+00-6+00
16	OFFSITE DRAINAGE PLAN I 6+00-14+25
17	DETAILS (I OF III)
18	DETAILS (II OF III)
19	DETAILS (III OF III)
20	RETAINING WALL DETAIL



PRELIMINARY
NOT FOR CONSTRUCTION
This document is released for
DESIGN REVIEW
only under the authority of
RICARDO SALAZAR, P.E.,
No. 125392 on OCTOBER 2024

RICARDO SALAZAR, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 125392



Texas Firm No. F-18526
1803 Modesto St., Pharr, Texas 78577
Ph. (361) 457-5355
RSALAZAR@TRIMADSTX.COM
JPerez@TRIMADSTX.COM
FCARMONA@TRIMADSTX.COM



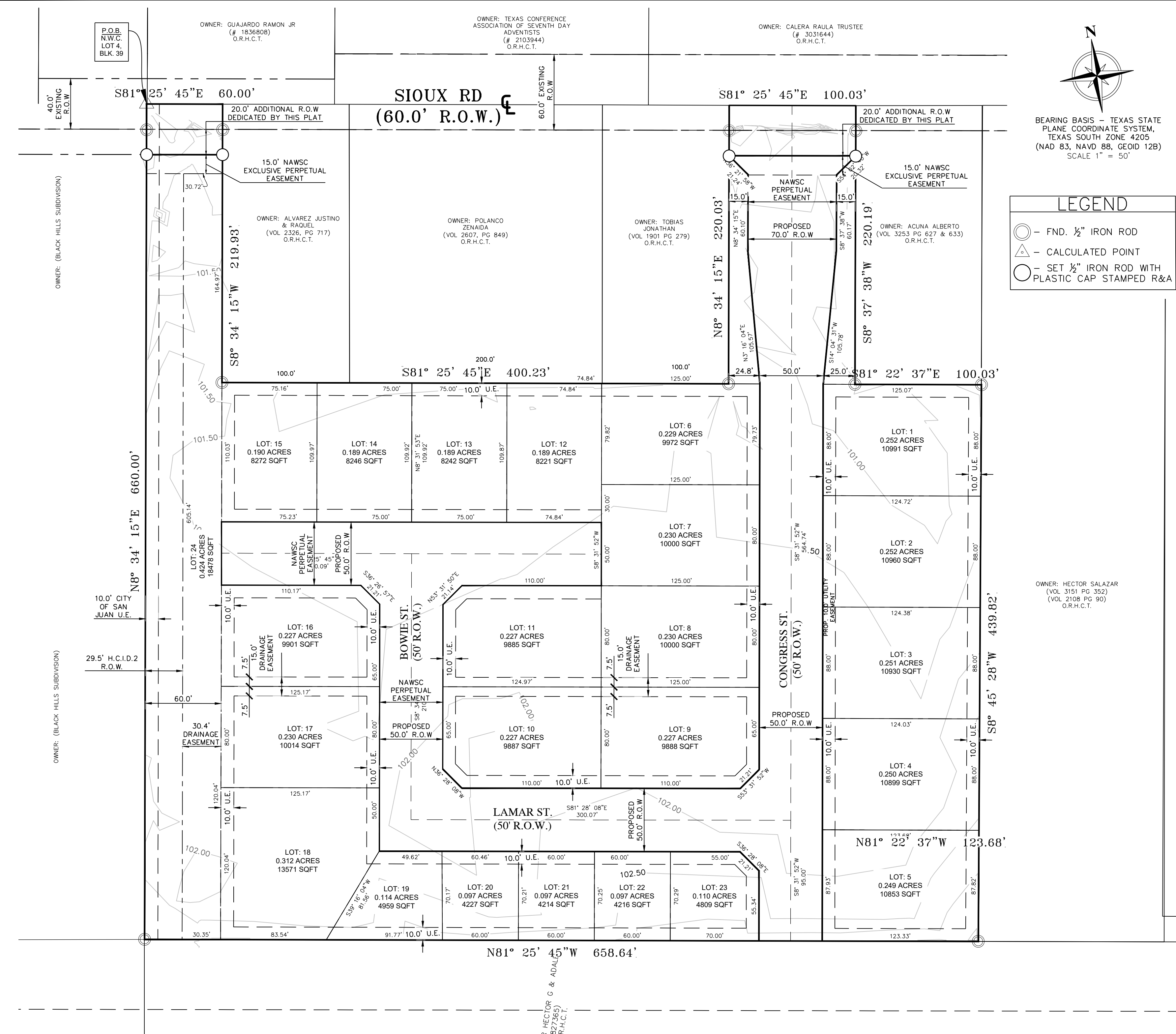
PROJ. NO.: SUB.23.008

DESIGNED: AG/MM

DRAWN: CAD

DRAWING NUMBER:

SHEET NUMBER: 1 OF 20



METES AND BOUNDS

A 7.47 ACRE TRACT OF LAND OUT OF LOT 4, BLOCK 39, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1 PAGES 24-26, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 7.47 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 60-D NAIL FOUND AT THE NORTHWEST CORNER OF LOT 4, BLOCK 39, ALAMO LAND AND SUGAR COMPANY SUBDIVISION FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE SOUTH 81°25'45" EAST WITH THE NORTH LINE OF SAID LOT 4, BLOCK 39, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, A DISTANCE OF 60.00 FEET TO A 60-D NAIL FOUND AT THE NORTHWEST CORNER OF THE JUSTIN ALVAREZ PROPERTY AS RECORDED IN VOLUME 2326, PAGE 717, OFFICIAL RECORDS FOR AN OUTSIDE CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 08°34'15" WEST, WITH THE WEST LINE OF THE SAID JUSTINO ALVAREZ PROPERTY, AT A DISTANCE OF 20.00 FEET PASS A HALF (1/2) IRON ROD FOUND AT SOUTH RIGHT OF WAY LINE OF SIOUX ROAD, AT A TOTAL DISTANCE OF 219.93 FEET TO A HALF (1/2) INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE SAID JUSTIN ALVAREZ PROPERTY FOR AN INSIDE CORNER OF THIS TRACT OF LAND ;

THENCE SOUTH 81°25'45" EAST, WITH THE SOUTH LINE OF THE SAID JUSTINO & RAQUEL ALVAREZ PROPERTY, THE ZENaida POLANCO PROPERTY, AS PER QUIT CLAIM DEED RECORDED IN DOCUMENT NO.346600 OFFICIAL RECORDS, THE JONATHAN TOBIAS PROPERTY, AS PER DOCUMENT NO.803779, OFFICIAL RECORDS, AT A DISTANCE OF 400.23 FEET TO A HALF (1/2) INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE JONATHAN TOBIAS PROPERTY FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND ;

THENCE NORTH 08°34'15" EAST, WITH THE EAST LINE OF THE SAID JONATHAN TOBIAS PROPERTY, AT A DISTANCE OF 220.03 FEET PASS A HALF(1/2) INCH IRON ROD FOUND AT THE SOUTH RIGHT OF WAY LINE OF 220.03 SIOUX ROAD, AT A TOTAL DISTANCE OF 220.03 FEET TO A POINT OF THE NORTH LINE OF SAID LOT 4, BLOCK 39, ALAMO LAND AND SUGAR COMPANY SUBDIVISION FOR AN OUTSIDE CORNER OF THIS TRACT OF LAND;

THENCE NORTH 81°25'45" EAST WITH THE NORTH LINE OF SAID LOT 4, BLOCK 39 ALAMO LAND AND SUGAR COMPANY SUBDIVISION, A DISTANCE OF 100.03 FEET TO THE NORTHWEST CORNER OF THE ALBERTO ACUNA PROPERTY, AS PER WARRANTY DEED RECORDED IN VOLUME 3253, PAGE 627 & 633, OFFICIAL RECORDS FOR THE NORTHEAST CORNER IF THIS TRACT OF LAND ;

THENCE SOUTH 08°37'38" WEST, WITH THE WEST LINE OF THE SAID ALBERTO ACUNA PROPERTY, AT A DISTANCE OF 20.00 FEET PASS A HALF (1/2) INCH IRON ROD FOUND AT THE SOUTH RIGHT OF WAY LINE OF SAID SIOUX ROAD, AT A TOTAL DISTANCE OF 220.19 FEET TO A HALF (1/2) INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE SAID ALBERTO ACUNA PROPERTY FOR AN INSIDE CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 81°22'37" EAST, WITH THE SOUTH LINE OF THE SAID ALBERTO ACUNA PROPERTY, A DISTANCE OF 100.03 FEET TO A HALF (1/2) INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE SAID ALBERTO ACUNA PROPERTY FOR AN OUTSIDE CORNER OF THIS TRACT OF LAND ;

THENCE SOUTH 08°45'28" WEST, WITH THE WEST LINE OF THE HECTOR SALAZAR PROPERTY AS PER WARRANTY DEED RECORDED IN VOLUME 3151, PAGE 352, OFFICIAL RECORDS, A DISTANCE OF 439.82 FEET TO A HALF (1/2) INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE HECTOR SALAZAR PROPERTY FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 81°25'45" WEST, WITH THE NORTH LINE OF HECTOR G & ADALeni SALAZAR PROPERTY, AS PER DOCUMENT NO. 1827365, OFFICIAL RECORD, A DISTANCE OF 658.64 FEET TO A HALF (1/2) INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF HECTOR G & ADALeni SALAZAR PROPERTY FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND ;

THENCE NORTH 08°34'15" EAST, AT A DISTANCE OF 658.64 FEET PASS A HALF (1/2) INCH IRON ROD FOUND AT THE SOUTH RIGHT OF WAY LINE OF SAID SIOUX ROAD, AT A TOTAL DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING CONTAINING 7.47 ACRES, MORE OR LESS.

NORTH ALAMO WATER SUPPLY CORPORATION RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN ON THE PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREIN CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREIN CALLED "GRANTEE") THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS OF THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTERLINE THEREOF BEING THE PIPELINE INSTALLED.

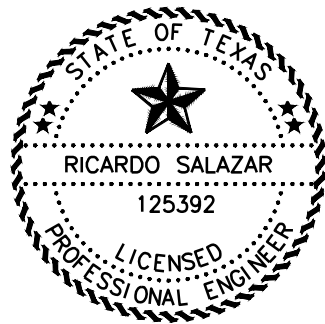
IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATED THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATERLINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATE SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCES, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN, THUS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS AND ASSIGNS. THE GRANTOR COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

**STATE OF TEXAS
COUNTY OF HIDALGO**

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.



RICARDO SALAZAR, P.E. DATE
P.E. No. 125392
TBPELS FIRM REGISTRATION No. F-18526



FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY
ADDRESS CITY & ZIP PHONE FAX
100 E. FERGUSON ST. STE A PHARR, TEXAS 78577 (956) 460-3095
1803 MOZELLE ST. PHARR, TEXAS 78577 (956) 688-8860
1206 S. IRONWOOD PAHRR, TEXAS 78577 (956) 782-8277

**STATE OF TEXAS
COUNTY OF HIDALGO**

I, (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE SIoux HEIGHTS SUBDIVISION TO THE CITY OF SAN JUAN, TEXAS, AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, EASEMENTS, DRAINS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

M & L INVESTMENT GROUP LLC
MANAGING MEMBER
GERARDO MIRELES
100 E. FERGUSON ST STE A.
PHARR, TEXAS 78577
HIDALGO COUNTY

**STATE OF TEXAS
COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GERARDO MIRELES, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

HIDALGO COUNTY IRRIGATION DISTRICT No. 2
THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS THE _____ DAY OF _____, 20____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS), SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHTS OF WAY OR EASEMENTS.

ATTEST: _____
PRESIDENT SECRETARY

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

BY: _____ DATE: _____
GENERAL MANAGER
RAUL E. SESIN, P.E., C.F.M.

**CITY OF SAN JUAN
PLANNING & ZONING COMMISSION**

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN JUAN, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORM TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRPERSON, PLANNING AND ZONING COMMISSION DATE

**CITY OF SAN JUAN
MAYOR CERTIFICATION**

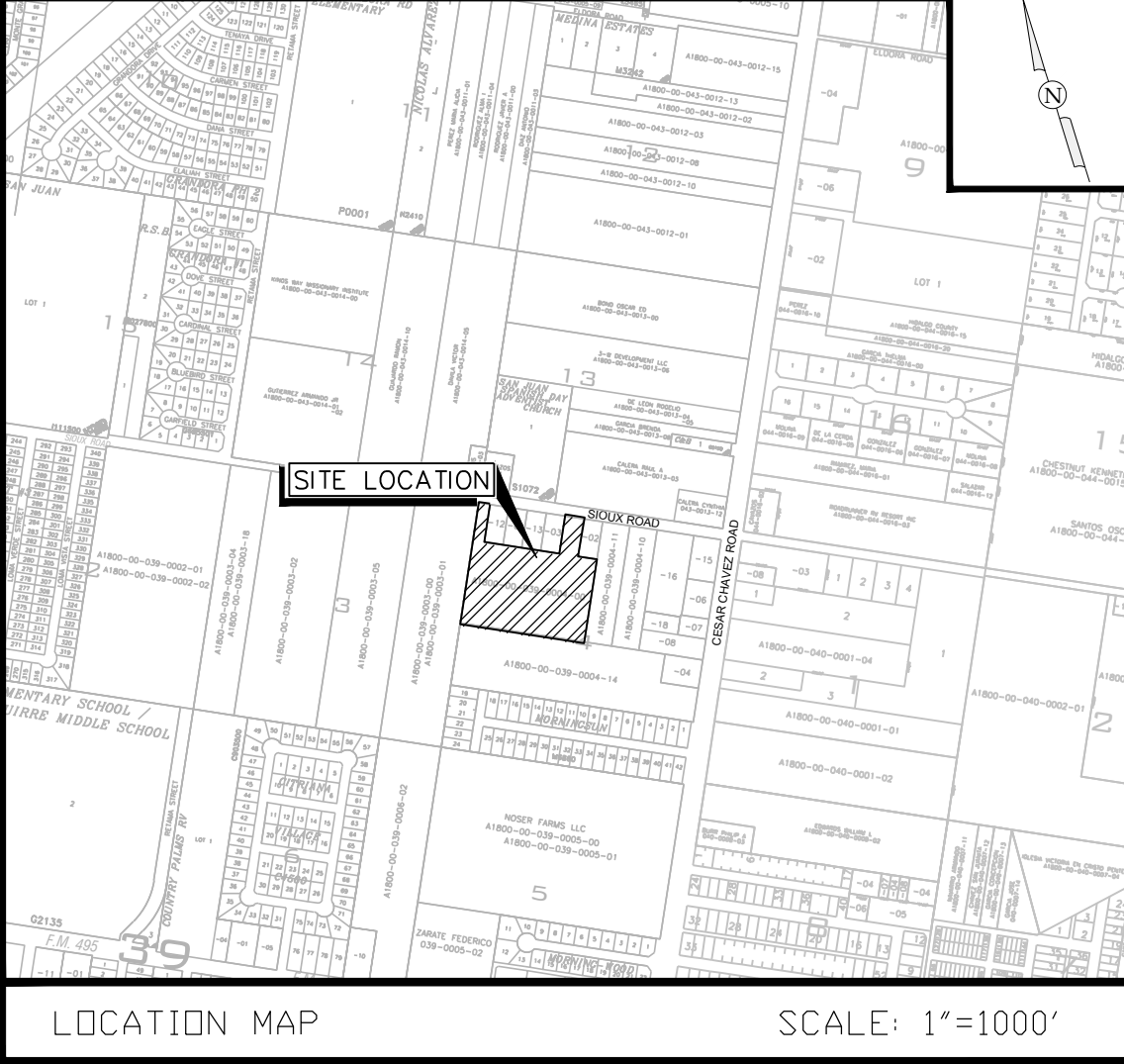
I, THE UNDERSIGNED, MAYOR OF THE CITY OF SAN JUAN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF SAN JUAN DATE

CITY SECRETARY DATE

PRINCIPAL CONTACTS:

NAME
OWNER: M & L INVESTMENT GROUP, LLC
ENGINEER: RICARDO SALAZAR, P.E.
SURVEYOR: PABLO SOTO JR.



GENERAL NOTES

- FLOOD ZONE DESIGNATION: ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE (1) SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING) COMMUNITY-PANEL NUMBER 480334 0425 C MAP REVISED: NOVEMBER 16, 1982.
- MINIMUM BUILDING SETBACK LINES:
20.00' SIDE: 6.00'
10.00' CORNER: 10.00'
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- ALL SUBDIVISION IMPROVEMENTS SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIRED AND T.P.D.E.S.
- THIS SUBDIVISION SHALL BE REQUIRED TO DETAIN A TOTAL OF 30,073 CUBIC FEET (OR 0.6904 ACRE-FEET) OF DRAINAGE RUNOFF.
- NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE DETENTION EASEMENT. EACH DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE DETENTION.
- THE DRAINAGE SWALES ARE PRIVATE AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, SO THAT THE APPROVED DRAINAGE PLAN RETAINS ITS ENGINEERED INTEGRITY AND FUNCTIONALITY. SHOULD THE SWALES BE FILLED-IN WITHOUT ANY CITY ASSESSMENT/APPROVAL, THE CITY OF SAN JUAN SHALL ACTIVATE THE CODE ENFORCEMENT PROCESS TO REGAIN THE FUNCTIONALITY OF THE SWALE.
- THE HOMEOWNERS ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE CITY OF SAN JUAN, HARMLESS AND INDEMNIFY THE CITY FROM ANY AND ALL CLAIMS RELATING TO THE CONDITION OR ACCESSIBILITY OF THE PRIVATE STREETS. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE COSTS TO DEDICATION OF THE PRIVATE ROADS TO PUBLIC USE IF APPROVED SHALL CAUSE CONSTRUCTION SPECIFICATIONS TO MEET CITY REQUIREMENTS.

**STATE OF TEXAS
COUNTY OF HIDALGO**

I, THE UNDERSIGNED, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



PABLO SOTO JR., R.P.L.S. DATE
R.P.L.S. No. 4541
TBPELS FIRM REGISTRATION No. F-20208

**SIoux HEIGHTS
SUBDIVISION**



TBPELS FIRM REGISTRATION No. F-18526

1803 MOZELLE ST.
PHARR, TEXAS 78577
(956) 688-8860

DATE OF PREPARATION: JANUARY 16, 2025

GENERAL CONSTRUCTION NOTES

1. THERE WILL BE NO SEPARATE PAYMENT FOR WORK SHOWN ON THESE PLANS, UNLESS SPECIFICALLY ESTABLISHED IN THE BID SECTION OF THE CONTRACT DOCUMENTS. CONTRACTOR SHALL INCLUDE COST OF THIS WORK IN THE CONTRACT UNITS PRICE FOR ITEM OF WHICH THIS WORK IS A COMPONENT OR INCIDENTAL.
2. THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING TYPE AND LOCATION OF UNDERGROUND UTILITIES AND ELECTRICAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE LOCATIONS AND SIZES HAVE BEEN TAKEN FROM EXISTING RECORDS AND THE BEST AS-BUILT INFORMATION AVAILABLE. HOWEVER, IT IS EXPECTED THAT THERE MAY BE SOME DISCREPANCIES AND OMISSIONS IN THE LOCATIONS, QUALITIES AND SIZES SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT TYPE, SIZE AND LOCATION OF ALL UTILITIES AFFECTED BY THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL ARRANGE FOR THE REPAIR AND RESTORATION OF CONTRACTOR DAMAGED UTILITIES. THE COST OF ANY REPAIR OR REPLACEMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CURRENT LINE SPOTTING TOLL FREE NUMBER AND COORDINATE WITH ALL THE UTILITY COMPANIES FOR ACTUAL LOCATING AND UNCOVERING OF EXISTING LINE PRIOR TO EXCAVATION OPERATIONS.
3. NOTIFY ENGINEER OF ANY UNREPORTED OBSTACLES THAT MAY IMPEDE OR PREVENT PROPER CONSTRUCTION OF PROJECT.
4. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE APPLICABLE STATE STATUTES AND THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS (OSHA).
5. ALL WORK SHALL BE PERFORMED WITHIN CITY STREET RIGHT-OF-WAY, EASEMENTS OR ON CITY-OWNED PROPERTY. OBTAIN PERMISSION TO USE PRIVATE PROPERTY FOR PURPOSES OF STAGING, STOCKPILE, STORAGE OR REFUSE AREAS.
6. MAINTAIN THE JOB SITE IN A SAFE, NEAT, AND WORKMAN LIKE MANNER AT ALL TIMES. JOB SAFETY SHALL NOT BE COMPROMISED. ANY UNSAFE OR UNATTRACTIVE NUISANCE SHALL BE REMOVED OR OTHERWISE TAKEN CARE OF WHEN DIRECTED BY OWNER OR ENGINEER.
7. DE-WATERING, GRADING, BACK FILLING, ETC. TO COMPLETE THE PROJECT. ASSOCIATED COSTS SHALL BE SUBSIDIARY TO THE RESPECTIVE BID ITEMS AS IDENTIFIED IN THE CONTRACT UNLESS NOTED OTHERWISE.
8. REMOVE ALL EXCAVATED MATERIAL, EXCESS CONCRETE, AND DEBRIS FROM THE CONSTRUCTION SITE AT NO ADDITIONAL EXPENSE.
9. EXCAVATIONS, TRENCHES AND OTHER HAZARDOUS AREAS SHALL BE ADEQUATELY PROTECTED BY BARRICADES, FENCING, LIGHTS AND/OR OTHER PROTECTIVE DEVICES AT ALL TIMES.
10. CONSTRUCTION OF THIS PROJECT WILL BE SUBJECT TO INSPECTIONS AND TESTING AS DEEMED NECESSARY OR APPROPRIATE BY THE ENGINEER. FURNISH INCIDENTAL LABOR AND EQUIPMENT TO ALLOW THE TESTING PERSONNEL ACCESS TO WORK SITE AND COOPERATE FULLY WITH THE PERSONS CONDUCTING TESTING AND INSPECTION PROGRAM.
11. A PART OF THE WORK THAT IS NECESSARY OR REQUIRED TO MAKE EACH SYSTEM OR INSTALLATION SATISFACTORY AND OPERABLE FOR ITS INTENDED PURPOSE, EVEN THOUGH IT IS NOT SPECIFICALLY INCLUDED IN THE SPECIFICATIONS OR DRAWINGS, SHALL BE PERFORMED AS INCIDENTAL WORK AS IF IT WERE DESCRIBED IN THE SPECIFICATIONS AND SHOWN ON THE DRAWINGS.
12. ALL EXCAVATION FOR THIS PROJECT SHALL BE UNCLASSIFIED.
13. THERE WILL BE NO BLASTING ALLOWED ON THIS PROJECT.
14. INSPECT ALL MATERIALS AT DELIVERY AND NOTIFY THE ENGINEER OF ANY DAMAGED OR QUESTIONABLE MATERIALS ANY INSTALLED DAMAGED OR QUESTIONABLE MATERIAL WITHOUT PRIOR INSPECTION BY ENGINEER SHALL BE REMOVED AT CONTRACTOR'S EXPENSE.
15. ALL PAVEMENTS SHALL BE NEATLY SAW-CUT. DAMAGE TO PAVEMENT BEYOND THE EXTENTS OF TRENCH WIDTHS AS A RESULT OF FAILURE TO PROPERLY SAW-CUT SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
16. ALL COMPACTION SHALL BE ACHIEVED BY MECHANICAL METHODS, NO WATER JETTING ALLOWED.
17. ALL TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION WITH THE USE OF PROTECTIVE BARRIERS INSTALLED BY THE CONTRACTOR, AT THE DRIP LINE OF EACH TREE.
18. ANY SAFETY DEVICES, WARNING LIGHTS, CONTROLS, ALARMS OR OTHER DEVICES SHOWN ON ANY PLANS OR CALLED FOR BY ANY SECTION OF THE SPECIFICATIONS SHALL BE MADE OPERABLE. THE CONTRACTOR SHALL SUPPLY ALL CONDUIT, WIRING, SWITCHES, SENSORS, OR ANY OTHER MATERIALS NECESSARY TO CONNECT THE DEVICE AND MAKE IT OPERABLE.
19. ALL UTILITIES WHICH ARE TO REMAIN AND WHICH ARE DAMAGED OR REMOVED WILL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER AT THE CONTRACTOR'S EXPENSE.
20. THESE NOTES ARE INTENDED TO SUPPLEMENT THE TECHNICAL SPECIFICATIONS AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR THE DETAILED REQUIREMENTS SET FORTH IN THE SPECIFICATIONS. WHERE THERE IS A CONFLICT BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, THE SPECIFICATIONS SHALL GOVERN.
21. AS SOON AS PRACTICAL, ALL PORTIONS OF EXCAVATIONS NOT OCCUPIED BY A PERMANENT STRUCTURE SHALL BE BACKFILLED.
22. AREAS USED FOR THE CONTRACTOR'S JOB TRAILER, PERSONNEL PARKING, MATERIAL STORAGE, SPOILS STOCKPILE, MATERIAL FABRICATION AND RELATED CONSTRUCTION USES MUST BE APPROVED BY THE PROJECT ENGINEER.
23. CONTRACTOR IS RESPONSIBLE FOR PROTECTION AND/OR SAFETY OF THE CONSTRUCTION SITE, SITE PERSONNEL, SUBCONTRACTORS, MATERIALS AND SAFETY OF THE CONSTRUCTION.
24. RETURN SITE TO ORIGINAL GRADES UNLESS FINISHED GRADES SHOW OTHERWISE ON THE CONSTRUCTION PLANS. ENSURE NO AREAS OF PONDING AREA PRESENT.
25. RECORD ALL FIELD CHANGES AND FURNISHING A LEGIBLE SET OF "AS-BUILT" DRAWINGS TO THE PROJECT ENGINEERING.
26. REMOVE AND REINSTALL ALL SIGNS, MAILBOXES, FENCES, CULVERTS AND OTHER ITEMS IN WAY OF THE WORK.

CONTINUED.

27. REPAIR AND RESTORE ALL PAVED AREAS AFFECTED BY OPEN CUTS, TO A BETTER STATE THAN PRE-CONSTRUCTION CONDITIONS, WITH LIKE MATERIALS.
28. PROVIDE INTERIM DRAINAGE DURING CONSTRUCTION AS REQUIRED. USE PUMPS, TEMPORARY DITCHES, ETC. TO MAINTAIN A WELL DRAINED SITE FREE OF STANDING WATER AND WATER SOFTENED SOILS.
29. MAINTAIN COVER BELOW DITCHES AND SURFACE DEPRESSIONS. PRESSURE UTILITIES MAY BE LAID APPROXIMATELY PARALLEL TO GRADE, UNLESS OTHERWISE INDICATED. WITH LOCAL DEEPENING TO AVOID OTHER UTILITIES OR OBSTRUCTIONS. PROVIDE PROTECTION WHERE COVER IS TEMPORARILY REDUCED.
30. ANCHOR ALL UNDERGROUND PRESSURE PIPING AS NECESSARY TO PREVENT MOVEMENT UNDER PRESSURE TEST AND SERVICES.
31. ALL REINFORCING STEEL SHALL CONFORM TO ASTM SPECIFICATION A-165, GRADE 60. ALL BARS SHALL CONFORM TO ASTM SPECIFICATION A-305.
32. ALL CONCRETE AND FORM WORK SHALL CONFORM TO CURRENT ACI CODE REQUIREMENTS.
33. ALL DISTURBED GROUND SHALL BE SEEDED WITH GRASS HYDROMULCH WITH THE FOLLOWING MINIMUM RATIO:
- SUMMER MIX:
CYNODON DACTYLON (HULLED COMMON BERMUDA GRASS)
85% PURE LIVE SEED AT 75 LBS. PURE LIVE SEED PER ACRE.

WINTER MIX:
CYNODON DACTYLON (UN-HULLED COMMON BERMUDA GRASS)
85% PURE LIVE SEED AT 75 LBS. PURE LIVE SEED PER ACRE.
ANNUAL RYE GRASS OR EQUAL
85% PURE LIVE SEED AT 75 LBS. PURE LIVE SEED PER ACRE.
34. SLURRY MIX COMPONENT PER ACRE SHALL BE WOOD CELLULOSE FIBER MULCH = 2000 POUNDS + GRASS SEED AS SPECIFIED + FERTILIZER (13-13-13) 800 POUNDS.
35. CITY POTABLE WATER - THE CONTRACTOR IS REQUIRED TO PAY FOR ALL POTABLE WATER USED FOR THIS PROJECT. A TRAVELING METER WILL NEED TO BE LEASED BY THE CITY AND THE CITY WILL RELOCATE THE METER ON THE CONTRACTOR BEHALF AS REQUIRED. NO SEPARATE PAYMENT IS PROVIDED FOR CITY POTABLE WATER. INCLUDE COST IN BID ITEM FOR WHICH THIS IS CONSIDERED A COMPONENT.

SANITARY SEWER LINE CONSTRUCTION NOTES

1. CONTACT THE CITY'S UTILITY DEPARTMENT PRIOR TO MAKING ANY CONNECTION TO EXISTING SANITARY SEWER SYSTEM OR ANYTIME A SANITARY SEWER MANHOLE IS TO BE OPENED OR CLOSED. CITY OF SAN JUAN PUBLIC UTILITY DEPARTMENT:
- CONTACT PERSONNEL: JUAN CARLOS MARTINEZ
CONTACT NUMBER: (956) 223-8003
CONTACT PERSONNEL: MIGUEL GRACIA
CONTACT NUMBER: (956) 223-8003
2. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE OWNING AUTHORITY. ALL CONSTRUCTION STORM RUN-OFF SHALL COMPLY WITH THE STORM WATER MANAGEMENT HANDBOOK FOR CONSTRUCTION ACTIVITIES AND SHALL BE IN COMPLIANCE WITH THE TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TYPES) REQUIREMENTS.
3. NO MORE THAN 400 FT. OF TRENCH MAY BE OPEN WITHOUT WRITTEN PERMISSION FROM CITY. ALL TRENCHES SHALL BE FILLED OR COVERED DURING NON-WORKING HOURS.

ARCHEOLOGICAL DISCOVERIES AND CULTURAL RESOURCES AND ENVIRONMENTAL

1. NO ACTIVITY WHICH MAY AFFECT PROPERTIES LISTED OR PROPERTIES ELIGIBLE FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES OR ELIGIBLE FOR DESIGNATION AS A STATE ARCHEOLOGICAL LANDMARK IS AUTHORIZED UNTIL THE OWNER HAS COMPLIED WITH THE PROVISIONS OF THE NATIONAL HISTORIC PRESERVATION ACT AND THE ANTIQUITIES CODE OF TEXAS. THE OWNER HAS PREVIOUSLY COORDINATED WITH THE APPROPRIATE AGENCIES AND IMPACTS TO KNOWN CULTURAL OR ARCHEOLOGICAL DEPOSITS HAVE BEEN AVOIDED OR MITIGATED. HOWEVER, THE CONTRACTOR MAY ENCOUNTER UNANTICIPATED CULTURAL OR ARCHEOLOGICAL DEPOSITS DURING CONSTRUCTION.
2. IF ARCHEOLOGICAL SITES OR HISTORIC STRUCTURES WHICH MAY QUALIFY FOR DESIGNATION AS A STATE ARCHEOLOGICAL LANDMARK ACCORDING TO THE CRITERIA IN 13 TAC 41.6-41.10, OR THAT MAY BE ELIGIBLE FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES IN ACCORDANCE WITH 36 CFR PART 800, ARE DISCOVERED AFTER CONSTRUCTION OPERATIONS ARE BEGUN, THE CONTRACTOR SHALL IMMEDIATELY CEASE OPERATIONS IN THAT PARTICULAR AREA AND NOTIFY THE OWNER, THE TWDB, AND THE TEXAS HISTORICAL COMMISSION, 1511 N. COLORADO ST., P.O. BOX 12276, CAPITOL STATION, AUSTIN, TEXAS 78711-2276. THE CONTRACTOR SHALL TAKE REASONABLE STEPS TO PROTECT AND PRESERVE THE DISCOVERIES UNTIL THEY HAVE BEEN INSPECTED BY THE OWNER'S REPRESENTATIVE AND THE TWDB. THE OWNER WILL PROMPTLY COORDINATE WITH STATE HISTORIC PRESERVATION OFFICER AND ANY OTHER APPROPRIATE AGENCIES TO OBTAIN ANY NECESSARY APPROVALS OR PERMITS TO ENABLE THE WORK TO CONTINUE. THE CONTRACTOR SHALL NOT RESUME WORK IN THE AREA OF THE DISCOVERY UNTIL AUTHORIZED TO DO SO BY THE OWNER.
3. NO ACTIVITY IS AUTHORIZED THAT IS LIKELY TO JEOPARDIZE THE CONTINUED EXISTENCE OF A THREATENED OR ENDANGERED SPECIES AS LISTED OR PROPOSED FOR LISTING UNDER THE FEDERAL ENDANGERED SPECIES ACT (ESA), AND/OR THE STATE OF TEXAS PARKS AND WILDLIFE CODE ON ENDANGERED SPECIES, OR TO DESTROY OR ADVERSELY MODIFY THE HABITAT OF SUCH SPECIES.

IF A THREATENED OR ENDANGERED SPECIES IS ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY CEASE WORK IN THE AREA OF THE ENCOUNTER AND NOTIFY THE OWNER, WHO WILL IMMEDIATELY IMPLEMENT ACTIONS IN ACCORDANCE WITH THE ESA AND APPLICABLE STATE STATUTES. THESE ACTIONS SHALL INCLUDE REPORTING THE ENCOUNTER TO THE TWDB, THE U.S. FISH AND WILDLIFE SERVICE, AND THE TEXAS PARKS AND WILDLIFE DEPARTMENT, OBTAINING ANY NECESSARY APPROVALS OR PERMITS TO ENABLE THE WORK TO CONTINUE, OR IMPLEMENT OTHER MITIGATIVE ACTIONS. THE CONTRACTOR SHALL NOT RESUME CONSTRUCTION IN THE AREA OF THE ENCOUNTER UNTIL AUTHORIZED TO DO SO BY THE OWNER.

EROSION CONTROL NOTES

1. THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIRE EROSION AND SEDIMENTATION CONTROL FOR CONSTRUCTION. CONTRACTOR SHALL PROVIDE ALL REQUIRED EROSION AND SEDIMENTATION CONTROL. CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN.
2. AT A MINIMUM THESE CONTROLS SHALL CONSIST OF ROCK BERMS AND/OR SILT FENCES CONSTRUCTED PARALLEL TO AND DOWN GRADIENT FROM THE TRENCHES. THE ROCK BERM OR SILT FENCES SHALL BE INSTALLED IN A MANNER SUCH THAT ANY RAINFALL RUNOFF SHALL BE FILTERED. HAY BALES SHALL NOT BE USED FOR TEMPORARY EROSION AND SEDIMENTATION CONTROLS.
3. ALL SLOPES SHALL BE SODDED OR SEEDED WITH APPROVED GRASS, GRASS MIXTURES OR GROUND COVER SUITABLE TO THE AREA AND SEASON IN WHICH THEY ARE APPLIED.
4. THE CONTRACTOR SHALL INSPECT THE CONTROLS AT WEEKLY INTERVALS AND AFTER EVERY SIGNIFICANT RAINFALL TO INSURE DISTURBANCE TO THE STRUCTURES HAS NOT OCCURRED. SEDIMENT DEPOSITED AFTER A RAINFALL SHALL BE REMOVED FROM THE SITE OR PLACED IN AN APPROVED DESIGNATED SOIL DISPOSAL AREA.
5. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE EMPLOYED DURING CONSTRUCTION TO PREVENT POINT SOURCE SEDIMENTATION LOADINGS OF DOWNSTREAM FACILITIES. SUCH INSTALLATIONS SHALL BE REGULARLY INSPECTED BY THE CONTRACTOR FOR EFFECTIVENESS. ADDITIONAL MEASURES MAY BE REQUIRED IF, IN THE OPINION OF THE OWNER, THEY ARE WARRANTED.
6. ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS SHALL BE IMPLEMENTED BEFORE CONSTRUCTION COMMENCES, SHALL BE MAINTAINED DURING CONSTRUCTION, AND SHALL BE REMOVED WHEN VEGETATION IS ESTABLISHED AND THE CONSTRUCTION AREA IS STABILIZED. ADDITIONAL PROTECTION MAY BE NECESSARY IF EXCESSIVE SOLIDS ARE BEING DISCHARGED FROM THE SITE.
7. ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS SHALL BE REMOVED BY THE CONTRACTOR AT FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER.
8. ALL STAGING, MATERIAL STORAGE, STOCKPILE AND REFUSE AREAS SHALL REQUIRE APPLICABLE EROSION AND SEDIMENT CONTROL MEASURES.
9. ALL CONSTRUCTION DEBRIS SHALL BE CONTAINED WITHIN APPROPRIATE RECEPTACLES (ROLL-OFF CONTAINERS, DUMPSTER'S, TRASH CANS, WIRE-MESH CAGES, Etc.) AND CONFINED WITHIN PERIMETER EROSION AND SEDIMENT CONTROLS.
10. THE CONTRACTOR MAY REFER TO THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MAINTENANCE OF HIGHWAYS, STREETS, AND BRIDGES (2004 EDITION) ITEM 164, "SEEDING FOR EROSION CONTROL" AND ITEM 168, "VEGETATIVE WATERING" FOR VEGETATIVE STABILIZATION SPECIFICATIONS.
11. DUST CONTROL SHALL BE IMPLEMENTED AS NECESSARY OR AS DIRECTED BY THE ENGINEER. DUST CONTROL MAY CONSIST OF WATERING OR OTHER METHODS APPROVED BY THE PROJECT ENGINEER.
12. ALL DISCHARGES ASSOCIATED WITH DEWATERING OPERATIONS SHALL IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES. MEASURES MAY INCLUDE BUT ARE NOT LIMITED TO SEDIMENTATION BASINS OR FILTER SOCKS.
13. CONCRETE WASH-WATER SHALL NOT BE DISCHARGED DIRECTLY INTO A STORM SEWER SYSTEM OR RECEIVING STREAM. ALL WASH ACTIVITIES MUST BE PERFORMED WITHIN THE EXTENTS OF ESTABLISHED EROSION AND SEDIMENT CONTROL MEASURES OR DESIGNATED AREAS APPROVED BY PROJECT ENGINEER.
14. SEDIMENT SHALL BE CLEARED FROM ALL STORM SEWER PIPES, CULVERTS AND APPURTENANCES WITHIN THE LIMITS OF CONSTRUCTION PRIOR TO FINAL PROJECT ACCEPTANCE. SEDIMENT SHALL BE PROPERLY DISPOSED.

TRENCH SAFETY

1. IN ACCORDANCE WITH HOUSE BILLS 662 AND 665 ENACTED BY THE TEXAS LEGISLATURE (70TH REGULAR LEGISLATIVE SESSION), THE CONTRACTOR SHALL MEET THE REQUIREMENTS FOR TRENCH SAFETY AS OUTLINED IN THE CURRENT VERSION OF THE UNITED STATES DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS, 29 CFR, PART 1926, SUBPART P- EXCAVATIONS.
2. PRIOR TO COMMENCING ANY EXCAVATION, THE CONTRACTOR SHALL PROVIDE A TRENCH SAFETY PLAN. ALL PLANS SHALL BE PREPARED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS. THE PLAN SHALL BE SUBMITTED TO THE PROJECT ENGINEER.
3. IN THE EVENT CONDITIONS ENCOUNTERED IN THE FIELD REQUIRE TRENCH SAFETY SYSTEMS OUTSIDE OF THE EXTENTS SUGGESTED TRENCH PROTECTION SHOWN ON THE CONSTRUCTION PLANS, ALL EXCAVATION SHALL CEASE AND THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING A REVISED TRENCH SAFETY PLAN. NO EXCAVATION SHALL RESUME UNTIL THE REVISED TRENCH SAFETY PLAN HAS BEEN APPROVED.
4. THE CONTRACTOR SHALL ENSURE APPROVED TRENCH SAFETY PLANS ARE IMPLEMENTED. FAILURE TO ADHERE TO THE TRENCH SAFETY PLAN WILL RESULT IN A STOP WORK ORDER. NONCOMPLIANCE INCIDENTS MAY BE REPORTED TO OSHA
5. TRENCHES OR EXCAVATIONS MAY NOT BE LEFT OPEN OVERNIGHT UNLESS AUTHORIZED IN WRITING BY THE PROJECT ENGINEER. IN CASES WHERE TRENCHES ARE LEFT OPEN, THE CONTRACTOR MUST PROVIDE TRAFFIC RATED, ANCHORED STEEL PLATE COVERS APPROVED BY THE ENGINEER.

WATER/SEWER CROSSING NOTES:

1. FLOWABLE FILL ENCASEMENT OF WATER MAIN 18 L.F. CENTERED ON SAN. SWR. MANHOLE.
2. CENTER 18 L.F. ~30" CASING ON SAN. SWR. (MIN. 1-FT. CLR.) FROM EXIST. SAN. SWR. TO WATER MAIN.
3. CENTER 18-L.F. WATER MAIN SEGMENT OVER SAN. SWR. (MIN. 2-FT. CLR.) FROM EXIST. SAN. SWR. TO WATER MAIN.

PAVING AND STRIPING NOTES

1. TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN AGENCY, APPROVED BY THE OWNER, FOR TESTING MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE, BY THE STANDARD TESTING PROCEDURES, THAT THE WORK CONSTRUCTED MEETS THE REQUIREMENTS OF THE APPLICABLE FEDERAL, STATE, OR LOCAL JURISDICTION REGULATIONS, AND PROJECT SPECIFICATIONS.
2. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES REQUIRED FOR THE PROJECT SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (TMUTCD).
3. RAISED PAVEMENT MARKERS SHALL BE BONDED TO THE ROADWAY SURFACE WITH ADHESIVE CONFORMING WITH THE MANUFACTURER'S RECOMMENDATIONS.
4. THE PAVEMENT UPON WHICH THE LANE AND PAVEMENT MARKERS ARE TO BE PLACED SHALL BE PREPARED TO THE APPROVAL OF THE INSPECTOR TO ENSURE PROPER CLEANING OF THE PAVEMENT SURFACE.
5. ALL TRAFFIC STRIPING SHALL BE CHLORINATED RUBBER TRAFFIC PAINT OR APPROVED EQUAL.
6. SIGN LOCATIONS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, OR LOCAL JURISDICTION STANDARDS. THE CONTRACTOR SHALL REVIEW LOCATION OF ALL TRAFFIC CONTROL DEVICES WITH THE APPLICABLE JURISDICTION PRIOR TO INSTALLATION.
7. THE PAVING CONTRACTOR SHALL REFER TO THE IRRIGATION PLANS AND M.E.P. PLANS FOR LOCATION OF PROPOSED SLEEVING AND CONDUITS.
8. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR FIRE LANES, PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN THE PARKING LOT AND AROUND THE BUILDING AS SHOWN ON THE PLANS.
9. FIRE LANES SHALL BE MARKED BY PAINTED LINES OF RED TRAFFIC PAINT SIX (6) INCHES IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "NO PARKING FIRE LANE" OR "FIRE LANE NO PARKING" SHALL APPEAR IN FOUR (4) INCH WHITE LETTERS AT 20 FEET INTERVALS ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANE.
10. CURBS ADJACENT TO FIRE LANES SHALL BE PAINTED BRIGHT RED IN COLOR FROM THE CURB'S GUTTER LINE TO THE TOP, BACK OF CURB.
11. ALL HANDICAP RAMPING, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO THE 2012 TEXAS ACCESSIBILITY STANDARDS AND 2010 AMERICANS WITH DISABILITIES ACT (BOTH MANDATORY MARCH 15, 2012), AND ALL ADDENDUMS OR UPDATES.
12. THE CONTRACTOR SHALL SUBMIT A PAVEMENT JOINTING PLAN TO THE ENGINEER AND OWNER PRIOR TO THE BEGINNING OF ANY CONCRETE PAVING WORK.
13. ANY EXISTING CONCRETE OR ASPHALT TO BE REMOVED SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR OFF SITE. THIS WORK SHALL BE SUBSIDIARY TO THE CONTRACT AND IS NOT A SEPARATE PAY ITEM.
14. THE PAVING CONTRACTOR AND THE UTILITY CONTRACTOR SHALL COORDINATE WITH THE BUILDING CONTRACTORS TO ENSURE THAT ALL UTILITY SERVICE CONNECTIONS AND CONDUITS ARE IN PLACE PRIOR TO BEGINNING ANY PAVING ACTIVITIES.

GRADING NOTES

1. NO SLOPES SHALL BE GREATER THAN 3:1 UNLESS OTHERWISE SHOWN.
2. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS AND NO PONDING IN PAVED AREAS. CONTRACTOR FIELD ADJUSTMENTS TO SPOT GRADES TO MAINTAIN POSITIVE DRAINAGE ARE ALLOWED WITH THE PRIOR APPROVAL OF THE ENGINEER. CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO PAVING, IF ANY AREAS OF POOR DRAINAGE ARE ENCOUNTERED OR ANTICIPATED.
3. THE CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES WHICH ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL NOT ASSUME THE PROPOSED GRADING PLAN CREATES A "BALANCED SITE" AND SHALL CALCULATE THEIR OWN EARTHWORK QUANTITIES TO DETERMINE THEIR BID. THE CONTRACTOR IS EXPECTED TO CONSTRUCT THE PROJECT PER THE APPROVED GRADING PLAN. ESTIMATED QUANTITIES BY THE CONSULTANT, IF ANY, ARE PROVIDED AS A COURTESY ONLY AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO BIDDING. DISCREPANCIES IN EARTHWORK QUANTITIES AFTER BEGINNING CONSTRUCTION SHALL BE AT THE CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR SHALL REFERENCE THE ARCHITECTURAL, STRUCTURAL PLANS, SPECIFICATIONS, AND GEOTECHNICAL REPORT FOR ALL BUILDING PADS.
6. TOP AND TOE SPOTS INDICATE FINAL GROUND ELEVATION AT HIGH SIDE AND THE LOW SIDE, RESPECTIVELY. OF THE WALL OR SLOPE (NOT ANY PHYSICAL ELEVATIONS OF THE WALL STRUCTURE). RETAINING WALL DESIGN IS NOT INCLUDED IN THESE PLANS.

DRAINAGE NOTES

1. Contractor shall excavate, expose, and verify all connections and crossings prior to construction. Contractor shall notify the Engineer and or Owner of any conflicts prior to construction. Engineer is not responsible for conflicts arising from differences in noted elevation and shall be held harmless if not notified of design conflicts.
2. Contractor shall employ RCP pipe for all storm sewer system unless otherwise noted by the Engineer. Pipe bedding material shall meet or exceed acceptable industry standards. Engineer shall retain the right to request random test pits where evidence is lacking as to the nature of the bedding materials. RCP pipe shall have a maximum roughness coefficient of 0.013.
3. Contractor shall bear sole responsibility for the verification of existing utilities. The locations shown on the plans are based on easily ascertainable records compiled from various utility companies and regulating entities. Contractor shall notify all necessary utility holders prior to commencement of work. The Contractor shall bear the responsibility to relocate all existing utilities at contractor's expense.
4. Contractor shall verify all pipe lengths noted on the plans. When lengths are shown they are presumed from center of structure and ends of flared sections unless otherwise noted
5. Contractor shall employ necessary Traffic Control Measures necessary for construction. Contractor shall present the Engineer copies of the Traffic Control Plan prior to construction. Any Traffic Control Measures shall comply with current MUTCD manual of traffic control devices) and TxDOT regulations.
6. Contractor shall be responsible for obtaining all permits, and pay all applicable permit fees. Contractor shall provide proof to the Engineer that these permits have been obtained prior to commencement of work.
7. Contractor shall triple flush all new pipes and structures prior to acceptance. Engineer shall retain the final authority as to cleanliness and acceptance of new structures.
8. Contractor shall finish all new structures with safety end treatments when applicable. All castings shall be finished to match existing or finished grades as proposed.
9. Contractor shall not make field modifications to grading plan unless specifically notified in writing by the Engineer.



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RICARDO SALAZAR, P.E.,
No. 125392 on NOVEMBER 2023

GENERAL CONSTRUCTION NOTES

SIoux HEIGHTS
SUBDIVISION
SAN JUAN, TEXAS

PROJ. NO.: SUB.23.005
DESIGNED: AG/MM
DRAWN: CAD

SHEET: 3 OF 20



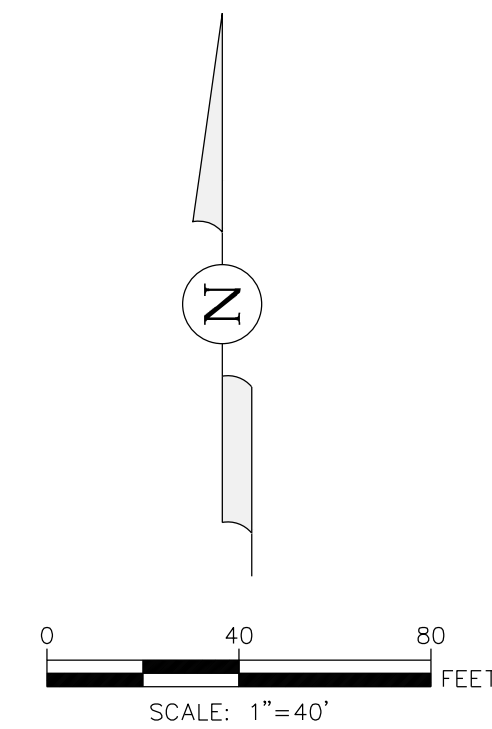
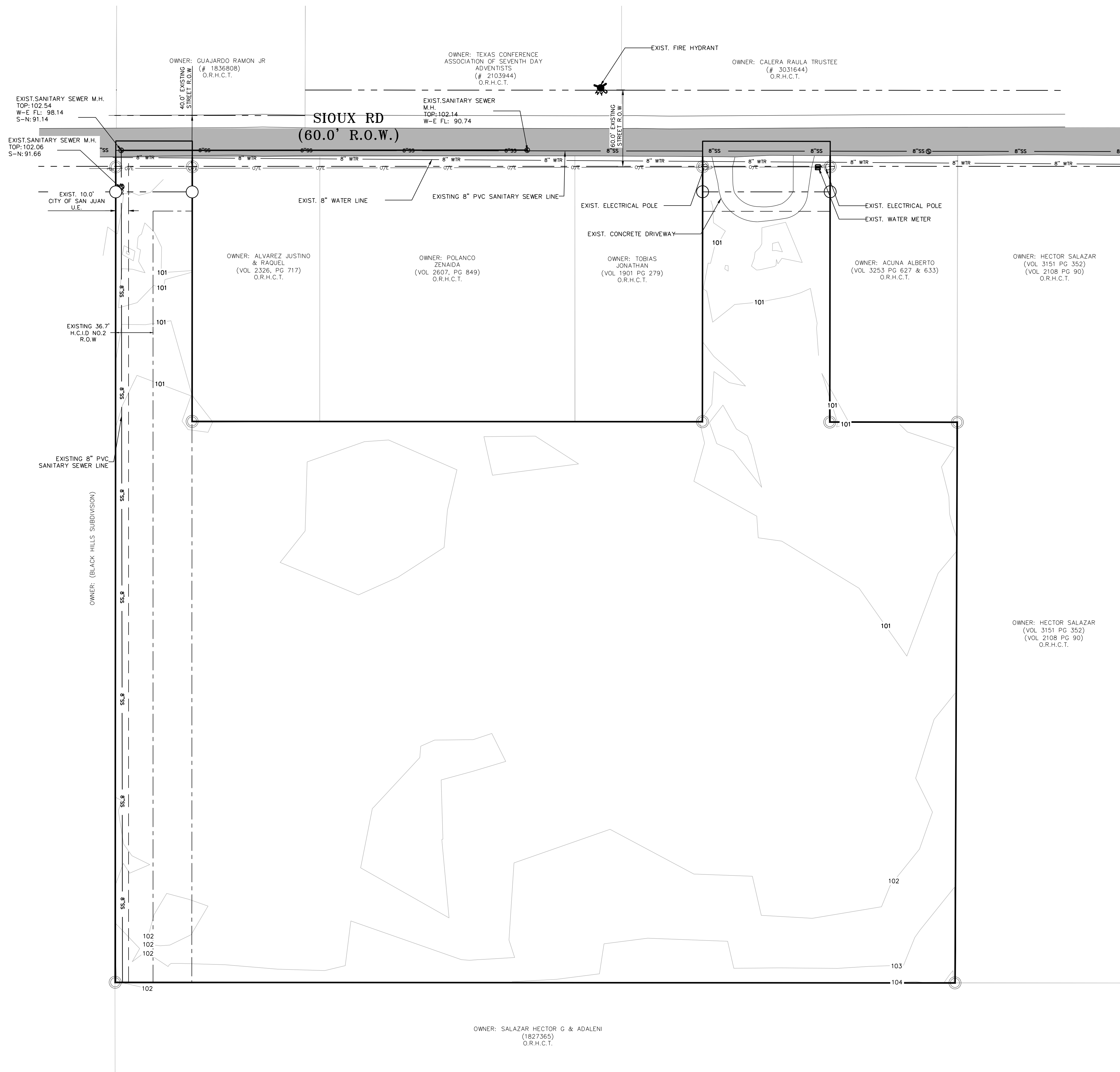
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No. 125392 on NOVEMBER 2023

EXISTING LAYOUT

SIoux HEIGHTS
SUBDIVISION
SAN JUAN, TEXAS

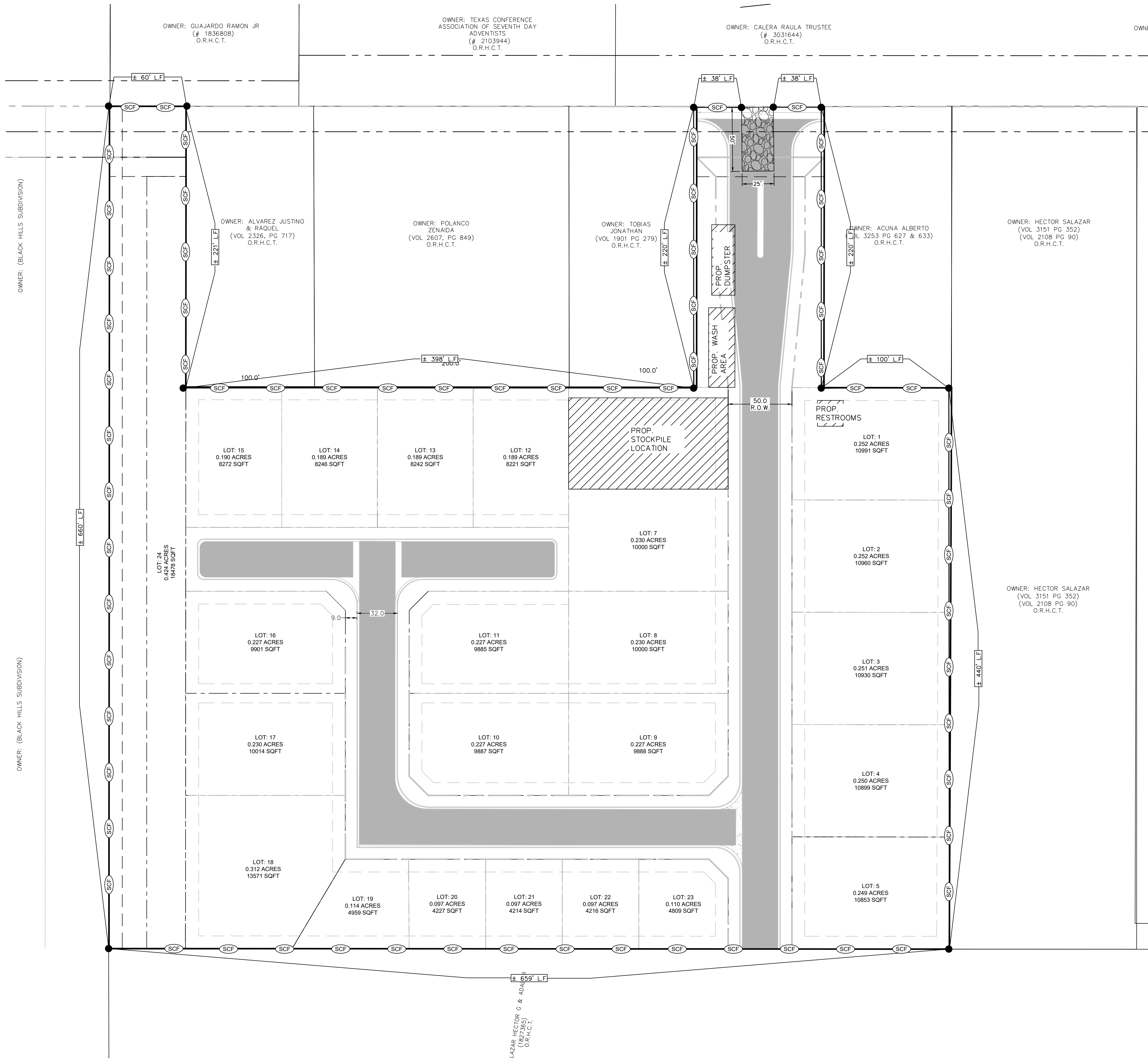
PROJ. NO.: SUB.23.005
DESIGNED: AG/MM
DRAWN: CAD

SHEET: 4 OF 20



LEGEND

PROPERTY BOUNDARY	—————
EXIST R.O.W LINE	- - - - -
EXISTING WATER LINE	— EX 8" WTR —
PROPOSED 8" WATER LINE	— 8" WTR —
EXIST FIRE HYDRANT	
EXIST. WATER METER	
PROPOSED 2" PVC SLEEVE	—————
EXISTING SEWER LINE	— EX 8" SS —
EXIST S.S. MANHOLE	⊙



0 40 80 FEET
SCALE: 1"=40'

LEGEND

TEMPORARY SEDIMENT CONTROL FENCE

CONSTRUCTION ENTRANCE

STORM WATER POLLUTION PREVENTION SUMMARY

SEDIMENT CONTROL FENCE (SCF)	±3,078 L.F.
CONSTRUCTION EXIT (TYPE 1)	139 SQ.YD.

SHEET NOTES

1. REFER TO SHEET 18 FOR STORM WATER PRESERVATION PLAN DETAILS AND NOTES.

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RICARDO SALAZAR, P.E.,
No. 125392 on NOVEMBER 2023

STORM WATER POLLUTION
PREVENTION PLAN

SIOUX HEIGHTS
SUBDIVISION
SAN JUAN, TEXAS

PROJ. NO.: SUBJ.23.005
DESIGNED: AG/MM
DRAWN: CAD

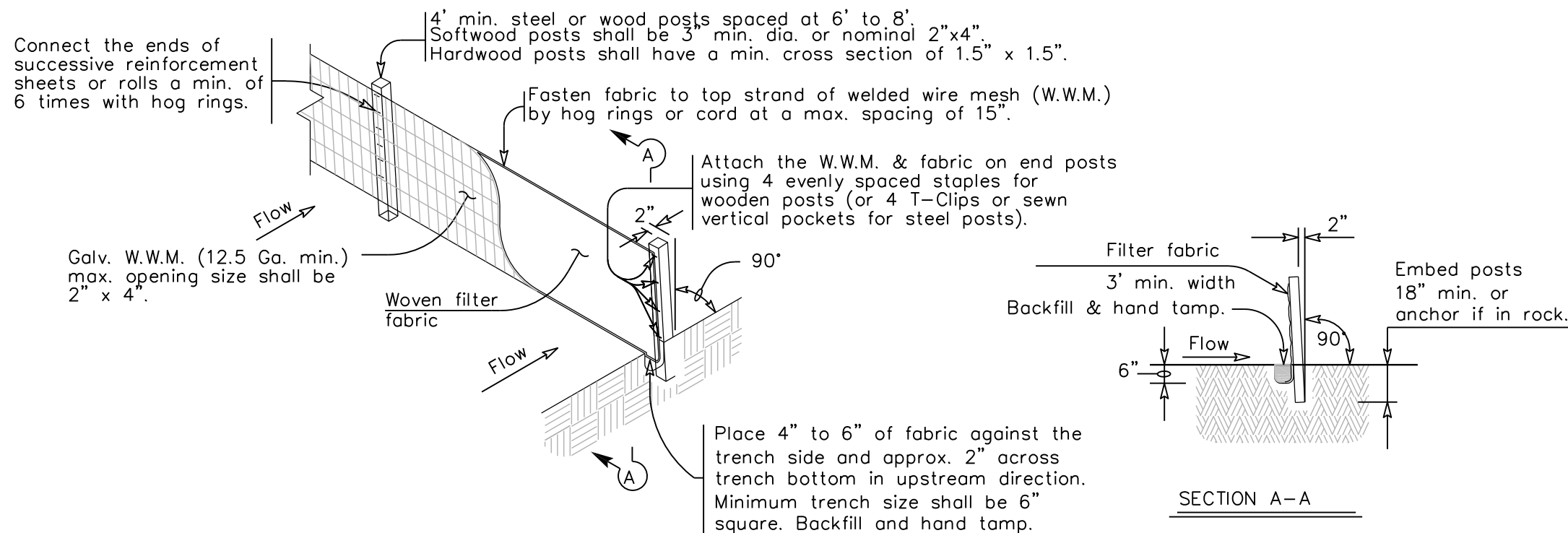


PLAN SHEET LEGEND

GENERAL NOTES

Sediment Control Fence

1. The guidelines shown hereon are suggestions only and may be modified by the Engineer.



1 TEMPORARY SEDIMENT CONTROL FENCE

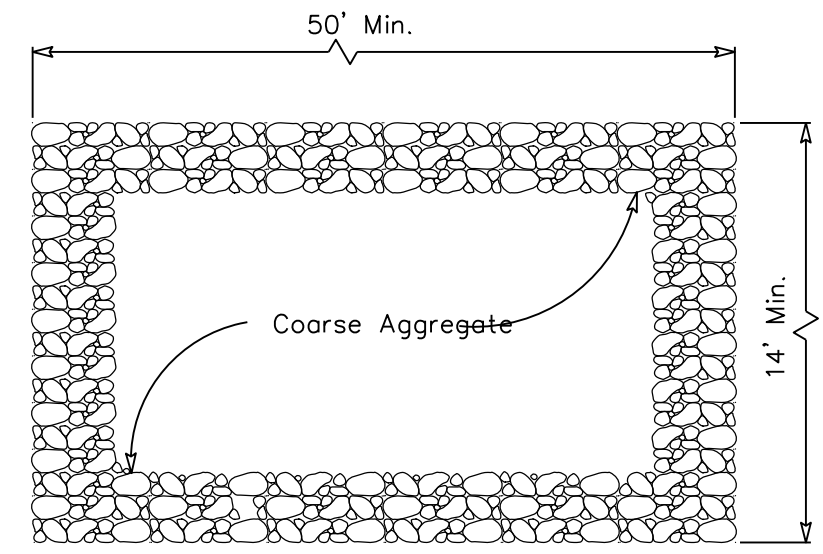
SCF

SEDIMENT CONTROL FENCE USAGE GUIDELINES

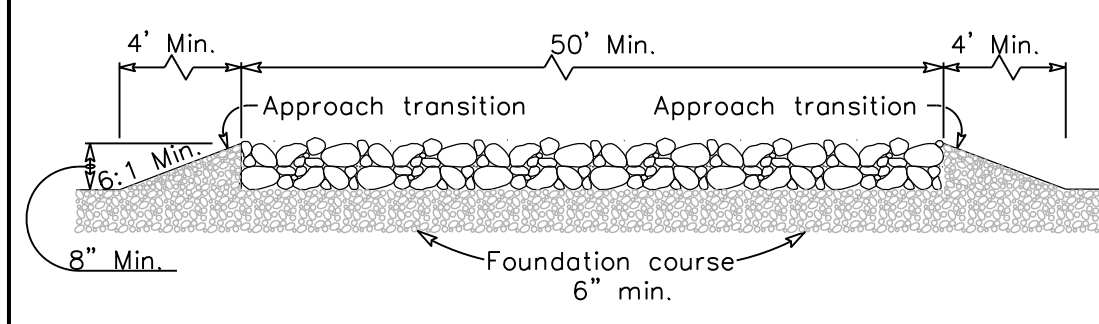
A sediment control fence may be constructed near the downstream perimeter of a disturbed area along a contour to intercept sediment from overland runoff. A 2 year storm frequency may be used to calculate the flow rate to be filtered.

Sediment control fence should be sized to filter a max. flow through rate off 100 gpm/ft. Sediment control fence is not recommended to control erosion from a drainage area larger than 2 acres.

Drain to sediment trapping device



PLAN



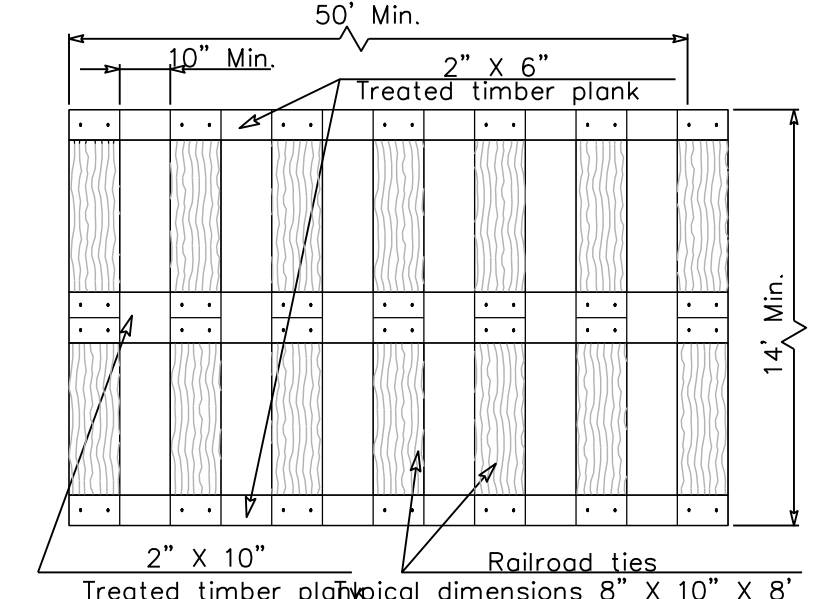
PROFILE

4 CONSTRUCTION EXIT (TYPE 1)

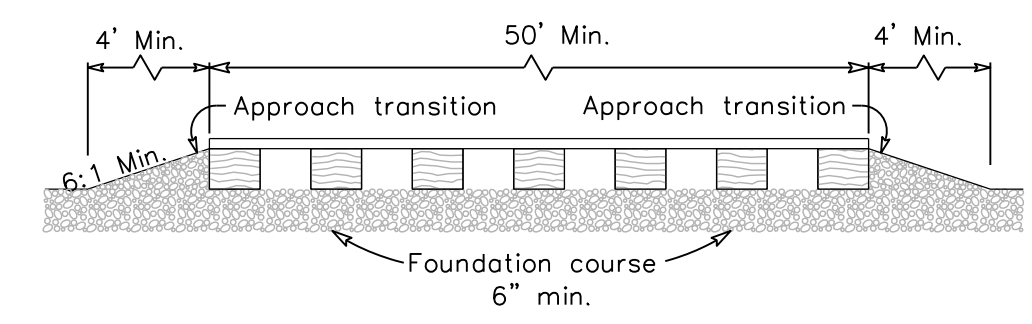
GENERAL NOTES

1. THE LENGTH OF THE TYPE 1 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS, BUT NOT LESS THAN 50'.
2. THE COARSE AGGREGATE SHOULD BE OPEN GRADED WITH A SIZE OF 4" TO 8". 6. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.
3. THE APPROACH TRANSITIONS SHOULD BE NO STEEPER THAN 6:1 AND CONSTRUCTED AS DIRECTED BY THE ENGINEER.
4. THE CONSTRUCTION EXIT FOUNDATION COURSE SHALL BE FLEXIBLE BASE, BITUMINOUS CONCRETE, PORTLAND CEMENT CONCRETE OR OTHER MATERIAL AS APPROVED BY THE ENGINEER.
5. THE CONSTRUCTION EXIT SHALL BE GRADED TO ALLOW DRAINAGE TO A SEDIMENT TRAPPING DEVICE.
6. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER..

Drain to sediment trapping device



PLAN

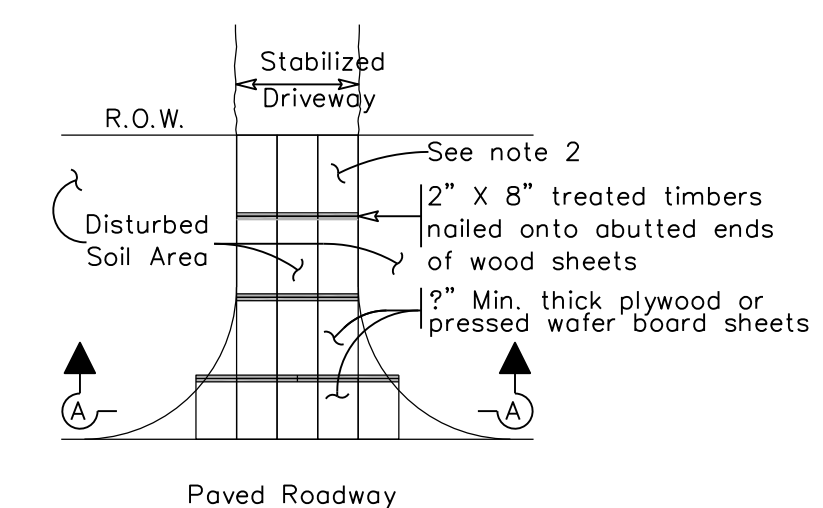


PROFILE

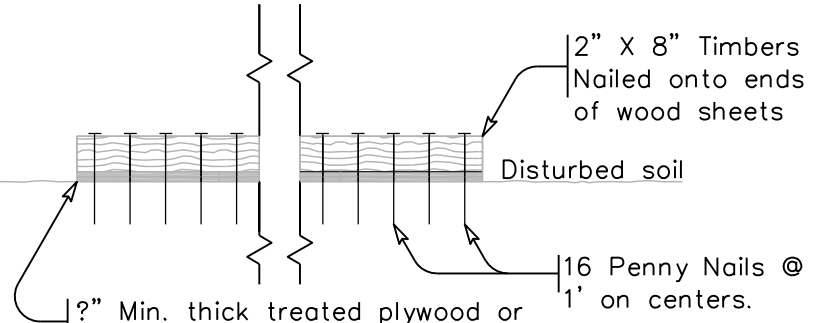
CONSTRUCTION EXIT (TYPE 2)

GENERAL NOTES

1. THE LENGTH OF THE TYPE 2 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS, BUT NOT LESS THAN 50'.
2. THE TREATED TIMBER PLANKS SHALL BE ATTACHED TO THE RAILROAD TIES WITH 2" X 6" MIN. LAG BOLTS. OTHER FASTENERS MAY BE USED AS APPROVED BY THE ENGINEER.
3. THE TREATED TIMBER PLANKS SHALL BE #2 GRADE MIN., AND SHOULD BE FREE FROM LARGE AND LOOSE KNOTS.
4. THE APPROACH TRANSITIONS SHALL BE NO STEEPER THAN 6:1 AND CONSTRUCTED AS DIRECTED BY THE ENGINEER.
5. THE CONSTRUCTION EXIT FOUNDATION COURSE SHALL BE FLEXIBLE BASE, BITUMINOUS CONCRETE, PORTLAND CEMENT CONCRETE OR OTHER MATERIAL AS APPROVED BY THE ENGINEER.
6. THE CONSTRUCTION EXIT SHOULD BE GRADED TO ALLOW DRAINAGE TO A SEDIMENT TRAPPING DEVICE.
7. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.



PLAN

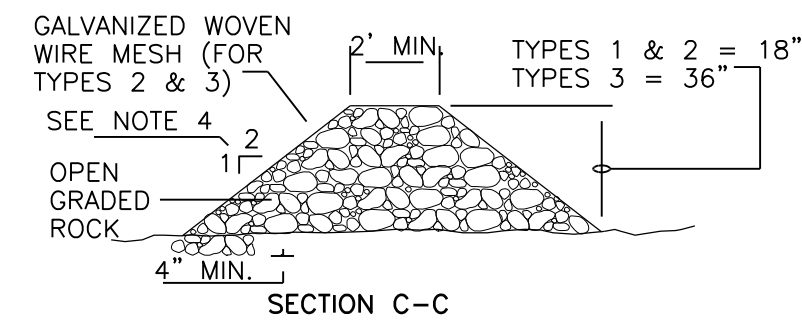


SECTION A-A

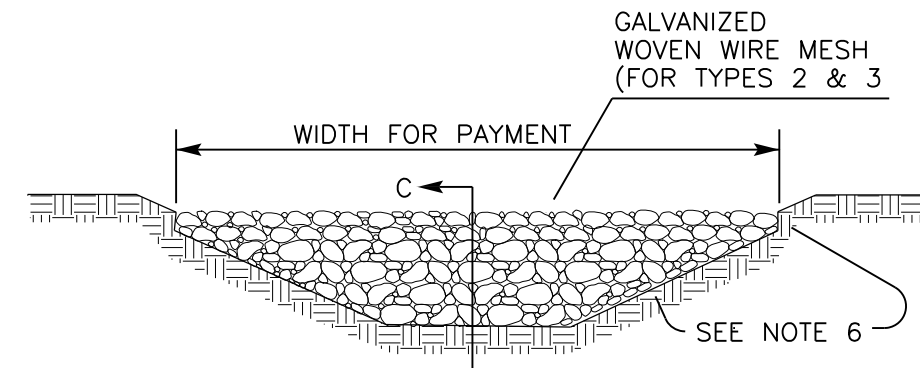
CONSTRUCTION EXIT (TYPE 3)

GENERAL NOTES

1. THE LENGTH OF THE TYPE 3 CONSTRUCTION EXIT SHALL BE AS SHOWN ON THE PLANS, OR AS DIRECTED BY THE ENGINEER.
2. THE TYPE 3 CONSTRUCTION EXIT MAY BE CONSTRUCTED FROM OPEN GRADED CRUSHED STONE WITH A SIZE OF TWO TO FOUR INCHES SPREAD A MIN. OF 4" THICK TO THE LIMITS SHOWN ON THE PLANS.
3. THE TREATED TIMBER PLANKS SHALL BE #2 GRADE MIN., AND SHOULD BE FREE FROM LARGE AND LOOSE KNOTS.
4. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.



SECTION C-C



2 ROCK FILTER DAM AT CHANNEL SECTIONS

RFD1 OR RFD2 OR RFD3

TYPE 1 OR TYPE 2

ROCK FILTER DAM USAGE GUIDELINES

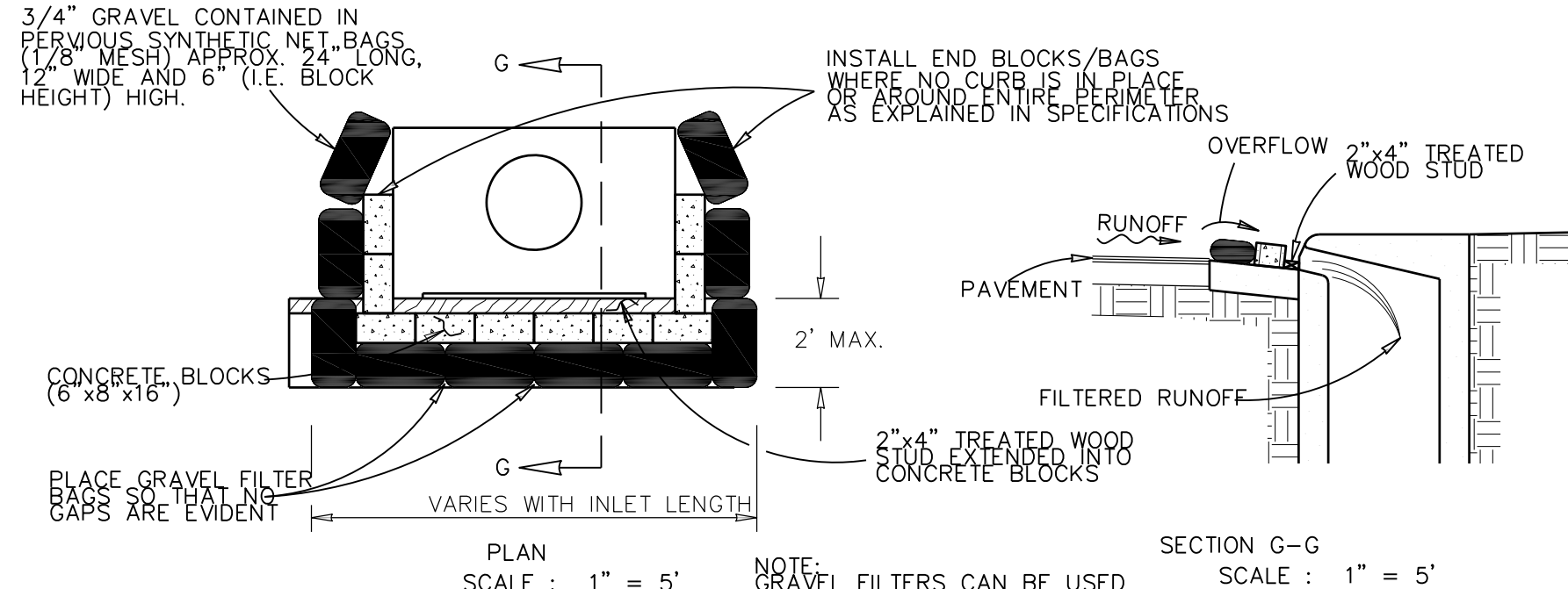
ROCK FILTER DAMS SHOULD BE CONSTRUCTED DOWNSTREAM FROM DISTURBED AREAS TO INTERCEPT SEDIMENT FROM OVERLOAD RUNOFF AND/OR CONCENTRATED FLOW. THE DAMS SHOULD BE SIZED TO FILTER A MAXIMUM FLOW THROUGH RATE OF 60 GPM/FT OF CROSS SECTIONAL AREA. A 2 YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE FLOW RATE.

TYPE 1 (18" HIGH WITH NO WIRE MESH): TYPE 1 MAY BE USED AT THE TOE OF SLOPES, AROUND INLETS, IN SMALL DITCHES, AND AT DIKE OR SWALE OUTLETS. THIS TYPE OF DAM IS RECOMMENDED TO CONTROL EROSION FROM A DRAINAGE AREA OF 5 ACRES OR LESS. TYPE 1 MAY NOT BE USED IN CONCENTRATED HIGH VELOCITY FLOWS (APPROX. 8 FT./SEC. OR MORE) IN WHICH AGGREGATE WASH OUT MAY OCCUR. SANDBAGS MAY BE USED AT THE EMBEDDED FOUNDATION (4" DEEP MIN.) FOR BETTER FILTERING EFFICIENCY OF LOW FLOWS IF CALLED FOR ON THE PLANS OR DIRECTED BY THE ENGINEER.

TYPE 2 (18" HIGH WITH WIRE MESH): TYPE 2 MAY BE USED IN DITCHES AND AT DIKE OR SWALE OUTLETS.

TYPE 3 (36" HIGH WITH WIRE MESH): TYPE 3 MAY BE USED IN STREAM FLOW AND SHOULD BE SECURED TO THE STREAM BED.

TYPE 4 (SACK GABIONS): TYPE 4 MAY BE USED IN DITCHES AND SMALLER CHANNELS TO FORM AN EROSION CONTROL DAM.



PLAN SCALE: 1" = 5'

SECTION G-G SCALE: 1" = 5'

3 CURB INLET GRAVEL FILTER

1. GENERAL NOTES

- A. THE CONTRACTOR SHALL BE THE OPERATOR AS DEFINED BY TPDES GENERAL PERMIT. THE CONTRACTOR SHALL COMPLY WITH ALL TPDES GENERAL PERMIT REQUIREMENTS TO INCLUDE PREPARATION, MAINTENANCE, AND IMPLEMENTATION OF THE SWPPP.
- B. THE CONTRACTOR SHALL SUBMIT ALL NOTIFICATIONS AND PAY ALL ASSOCIATED FEES REQUIRED BY THE TPDES GENERAL PERMIT. THE CONTRACTOR SHALL PROVIDE THE OWNER COPIES OF ANY SUBMITTED NOTIFICATIONS AND ASSOCIATED FEE CHECKS.
- C. THE CONTRACTOR'S TEMPORARY CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION CONTRACT AND COORDINATED WITH PROPOSED OR EXISTING PERMANENT POLLUTION CONTROL FEATURES TO ASSURE EFFECTIVE AND CONTINUOUS WATER POLLUTION CONTROL THROUGHOUT THE CONSTRUCTION AND POST CONSTRUCTION PERIOD. THE CONTRACTOR WILL MAINTAIN AND INSPECT THE TEMPORARY CONTROL MEASURES IN ACCORDANCE WITH THE TPDES GENERAL PERMIT REQUIREMENTS.
- D. THE CONTROL MEASURES MAY INCLUDE, BUT NOT LIMITED TO: SEDIMENT CONTROL FENCES, INLET PROTECTION, BALED HAY, ROCK FILTER DAMS, DIKES, SWALES, CONSTRUCTION EXITS, SOIL RETENTION BLANKET, SEDIMENT TRAPS AND BASINS, OR NON-STRUCTURAL WATER POLLUTION CONTROLS. THE CONTRACTOR IS RESPONSIBLE FOR ANY TYPE OF DISASTROUS EVENT RESULTING FROM NEGLIGENCE IN PROVIDING THE APPROPRIATE DEVICES TO PREVENT THE CONTAMINATION OF STORM WATER SEWERS, DRAINAGE CHANNELS, AND SURFACE AND GROUND WATERS, AND FLOODING ON THE ROADWAY AND PRIVATE AND PUBLIC PROPERTIES, IN THE EVENT OF A RAIN STORM.

2. CONSTRUCTION NOTES

- A. THE CONTRACTOR SHALL PROVIDE CONTROL MEASURES TO PREVENT OR MINIMIZE THE IMPACT TO THE EXISTING STORM WATER SYSTEM, INCLUDING SEWERS AND CHANNELS. THIS SWPPP IS TO BE ADJUSTED AND UPDATED AS THE PROJECT PROGRESSES TO MEET COMPLIANCE WITH THE PERMIT AND ORDINANCE.

3. POST CONSTRUCTION NOTES

- A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND APPROPRIATE DISPOSAL OF ANY PROJECT CONTROL MEASURES NOT INCORPORATED AS A PERMANENT CONTROL WHEN FINAL STABILIZATION HAS BEEN OBTAINED ON THE PROJECT.

4. EROSION AND SEDIMENTATION CONTROL NOTES:

- A. MAINTENANCE:
ALL EROSION AND SEDIMENT CONTROLS WILL BE MAINTAINED IN GOOD WORKING ORDER. IF A REPAIR IS NECESSARY IT WILL BE DONE AT THE EARLIEST DATE POSSIBLE, BUT NO LATER THAN 7 CALENDAR DAY AFTER THE SURROUNDING EXPOSED GROUND HAS DRIED SUFFICIENTLY TO PREVENT FURTHER DAMAGE FROM HEAVY EQUIPMENT. THE AREAS ADJACENT TO CREEKS AND DRAINAGE WAYS SHALL HAVE PRIORITY, FOLLOWED BY DEVICES PROTECTING STORM SEWER INLETS.
- B. INSPECTION:
AN INSPECTION WILL BE PERFORMED BY THE CONTRACTOR EVERY 14 DAYS AS WILL AS WITHIN 24 HOURS AFTER EVERY 1/2" OR MORE OF RAIN (RECORDED ON A NON-FREEZING RAIN GAUGE TO BE LOCATED AT THE PROJECT SITE). AN INSPECTION AND MAINTENANCE REPORT WILL BE MADE PER INSPECTION. BASED ON THE INSPECTION RESULTS, THE CONTROL SHALL BE CORRECTED BEFORE THE NEXT SCHEDULED INSPECTION.
- C. WASTE MATERIALS:
ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL STATE AND LOCAL CITY SOLID WASTE MANAGEMENT REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN THE DUMPSTER. THE DUMPSTER WILL BE EMPTIED AS NECESSARY ORAS REQUIRED BY LOCAL REGULATION AND THE TRASH WILL BE HAULED TO A LOCAL DUMP. NO CONSTRUCTION MATERIALS WILL BE BURIED ON SITE.
- D. HAZARDOUS WASTE (INCLUDING SPILL REPORTING)
AT A MINIMUM, ANY PRODUCTS IN THE FOLLOWING CATEGORIES ARE CONSIDERED TO BE HAZARDOUS: PAINTS, ACIDS, FOR CLEANING MASONRY SURFACES, GASOLINE, MOTOR OIL, CLEANING SOLVENTS, ASPHALT PRODUCTS, CHEMICAL ADDITIVES FOR SOIL STABILIZATION OR CONCRETE CURING COMPOUNDS AND ADDITIVES. IN THE EVENT OF A SPILL WHICH MAY BE HAZARDOUS AND MEETS REPORTING REQUIREMENTS, THE NATIONAL RESPONSE CENTER SHOULD BE CONTACTED AT 800-424-8802, AND ANY REQUIRED CHANGES MADE TO THE SWPPP. IN THE EVENT OF A LIFE THREATENING SPILL THE SAN ANTONIO FIRE DEPARTMENT SHOULD BE NOTIFIED AS WELL AS THE APPROPRIATE CITY INSPECTOR.
- E. REMARKS:
DISPOSAL AREAS, STOCKPILES AND HAUL ROADS SHALL BE CONSTRUCTED IN A MANNER THAT WILL MINIMIZE AND CONTROL THE AMOUNT OF SEDIMENT THAT ENTERS RECEIVING WATERS. DISPOSAL AREAS SHALL NOT BE LOCATED IN ANY WETLAND, BODY OF WATER, STREAMBED OR FLOODPLAIN. CONSTRUCTION STAGING AREAS AND VEHICLE MAINTENANCE AREAS SHALL BE CONSTRUCTED BY THE CONTRACTOR IN A MANNER TO MINIMIZE THE RUNOFF OF POLLUTANTS. ALL WATERWAYS SHALL BE CLEARED AS SOON AS POSSIBLE OF TEMPORARY EMBANKMENT, TEMPORARY BRIDGES, MATTING, FALSE WORK, PILING DEBRIS OR OTHER OBSTRUCTION PLACED DURING CONSTRUCTION OPERATIONS THAT ARE NOT PART OF THE FINISHED WORK.



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No. 125392 on NOVEMBER 2023

STORM WATER POLLUTION
PREVENTION PLAN DETAILS

SIOUX HEIGHTS
SUBDIVISION
SAN JUAN, TEXAS

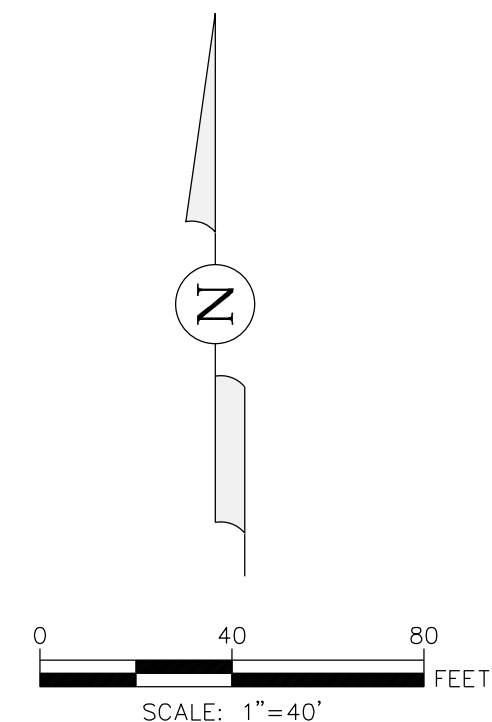
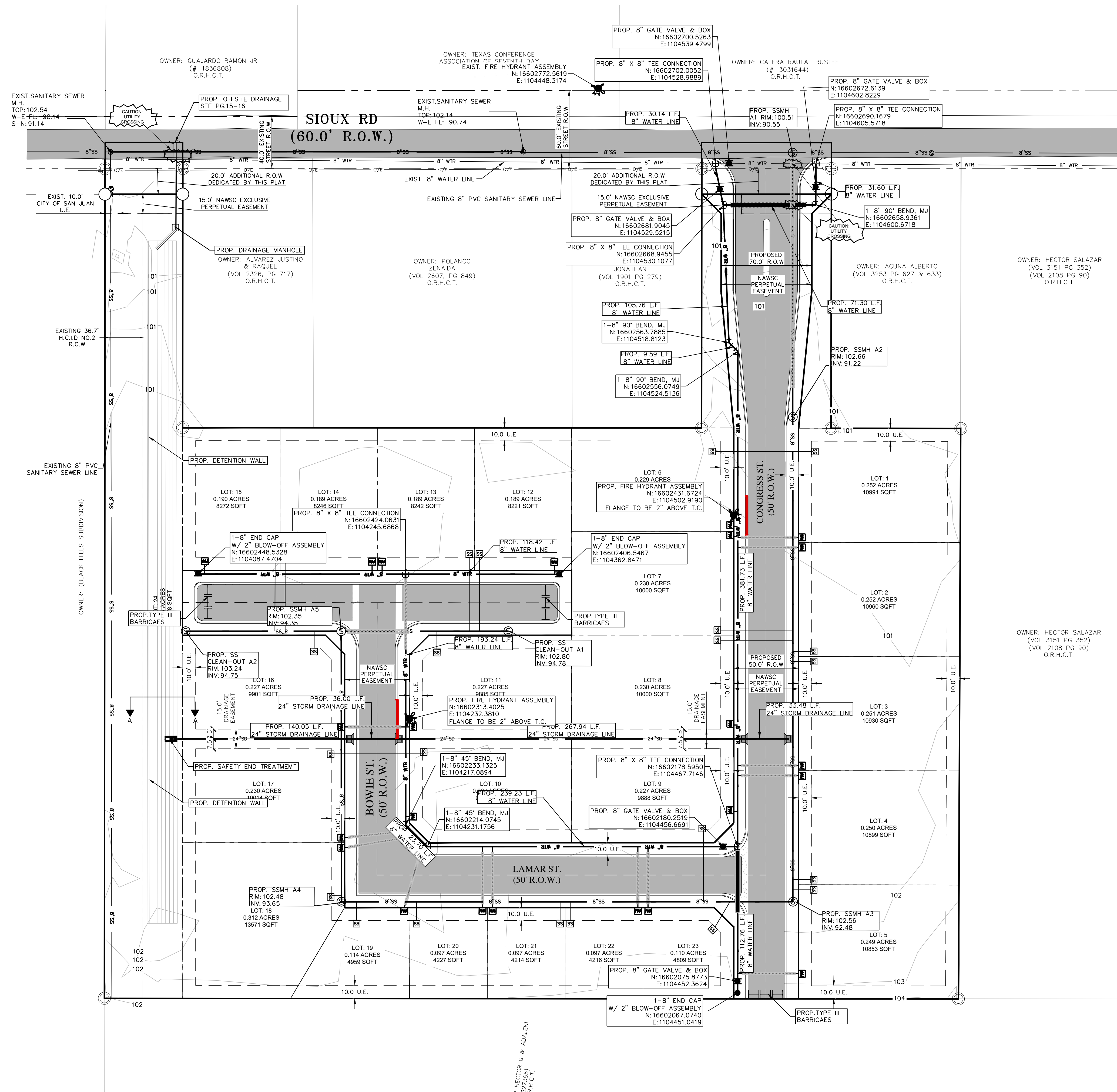
PROJ. NO.: SUB.23.005

DESIGNED: AG/MM

DRAWN: CAD

SHEET: 6 OF 19



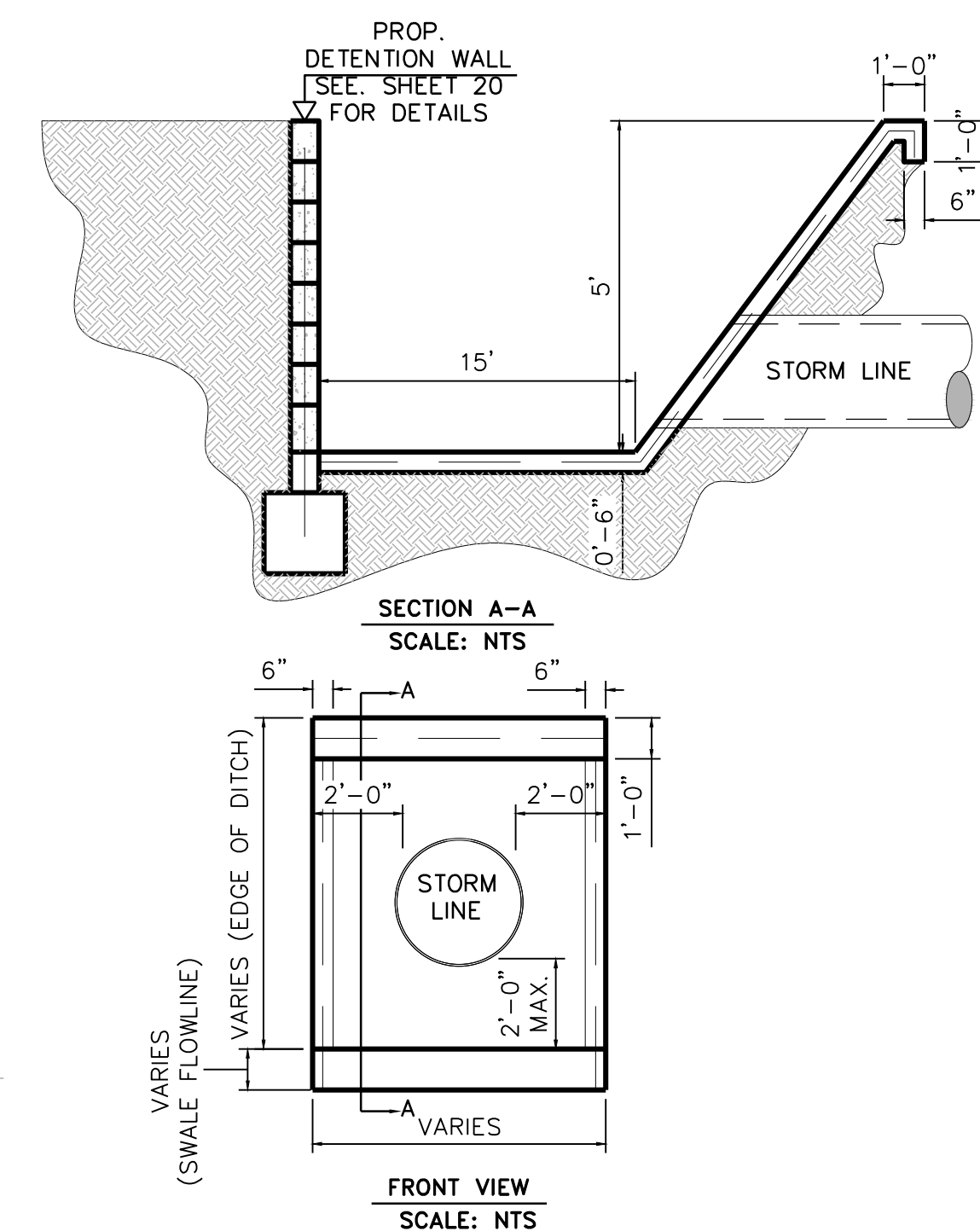


LEGEND

PROPERTY BOUNDARY	
R.O.W LINE	
EXISTING WATER LINE	
PROPOSED 8" WATER LINE	
PROPOSED FIRE HYDRANT	
PROPOSED WATER METER	
PROPOSED 2" PVC SLEEVE	
PROPOSED 16" STEEL CASING	
EXISTING SEWER LINE	
PROPOSED 8" SEWER LINE	
PROPOSED S.S. MANHOLE	
PROPOSED SEWER SERVICE	
PROPOSED 24" STORM RCP	
PROPOSED TYPE "A" INLET	
PROPOSED CURB PAINTED RED W/ WHITE LETTERING "NO PARKING"	
PROPOSED TYPE II BARRICADE	

GENERAL WATER NOTES:

1. PROPOSED DRAINAGE INSIDE PROPERTY WILL DRAIN OFFSITE TO AN INLET AT THE INTERSECTION OF E. SIOUX RD & CESAR CHAVEZ RD. OFFSITE DRAINAGE IS IN PAGE 15-16



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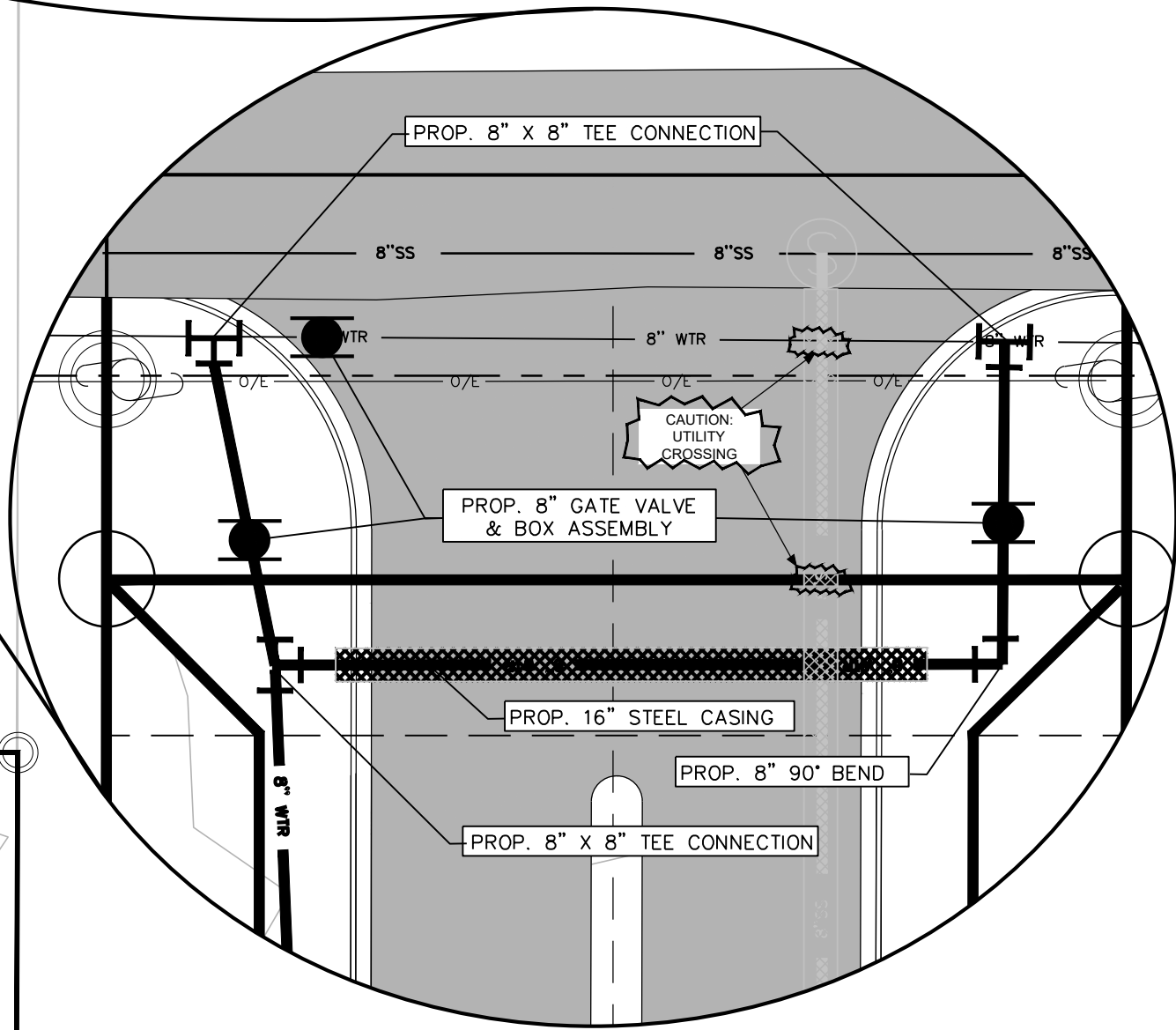
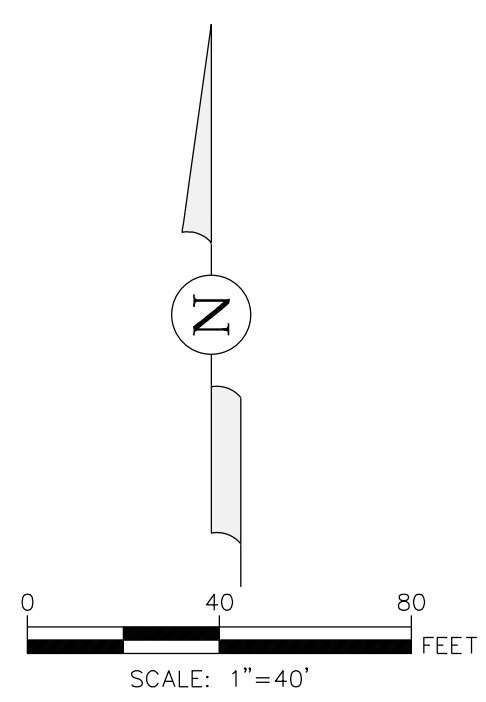
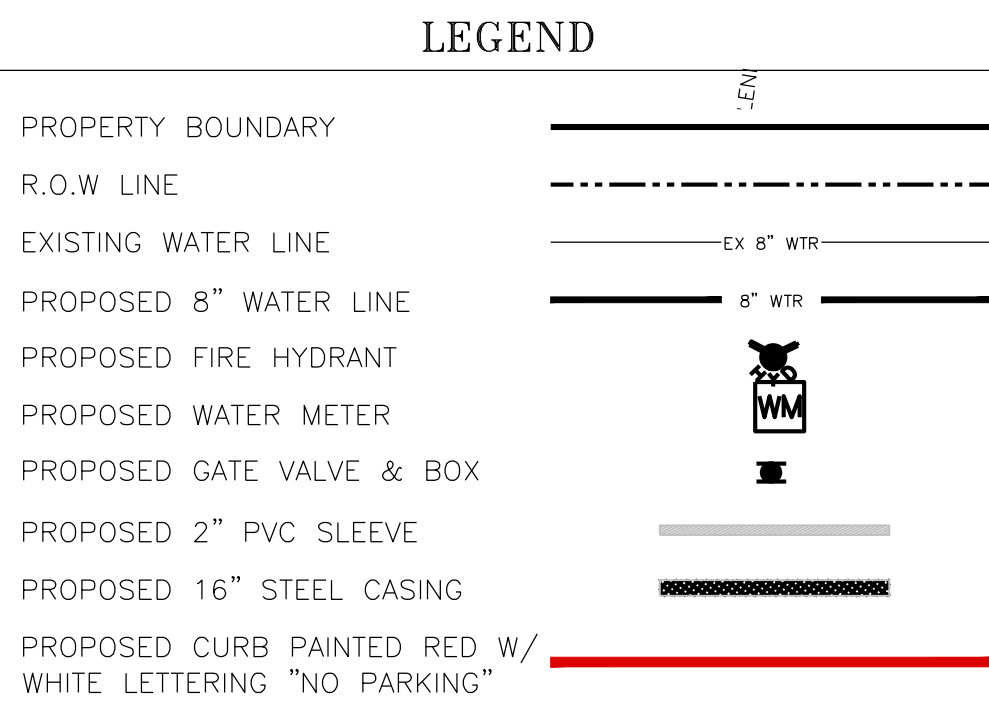
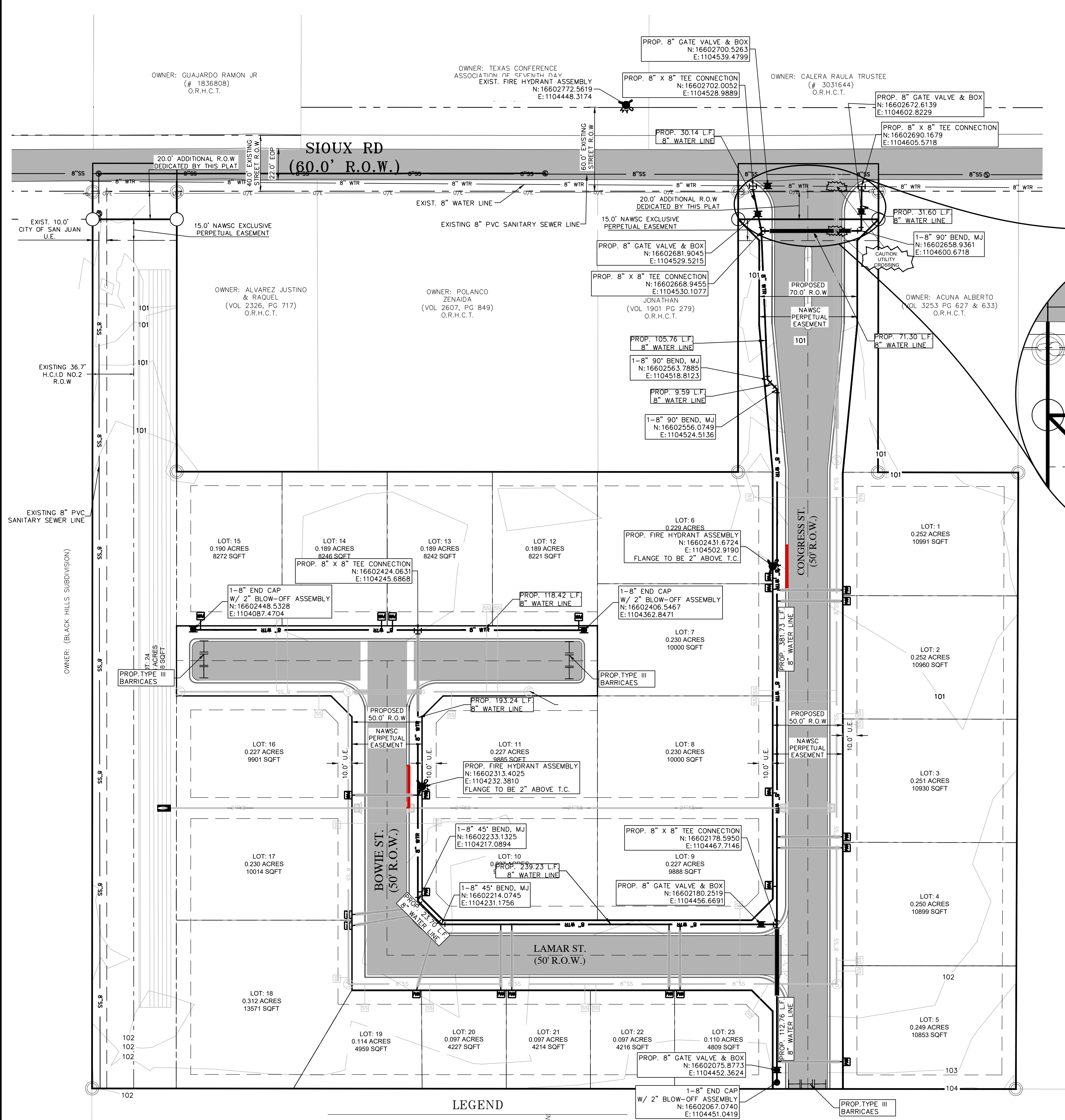
OVERALL UTILITY PLAN

SIOUX HEIGHTS
SUBDIVISION
SAN JUAN, TEXAS

PROJ. NO.: SUB.23.005
DESIGNED: AG/MM
DRAWN: CAD

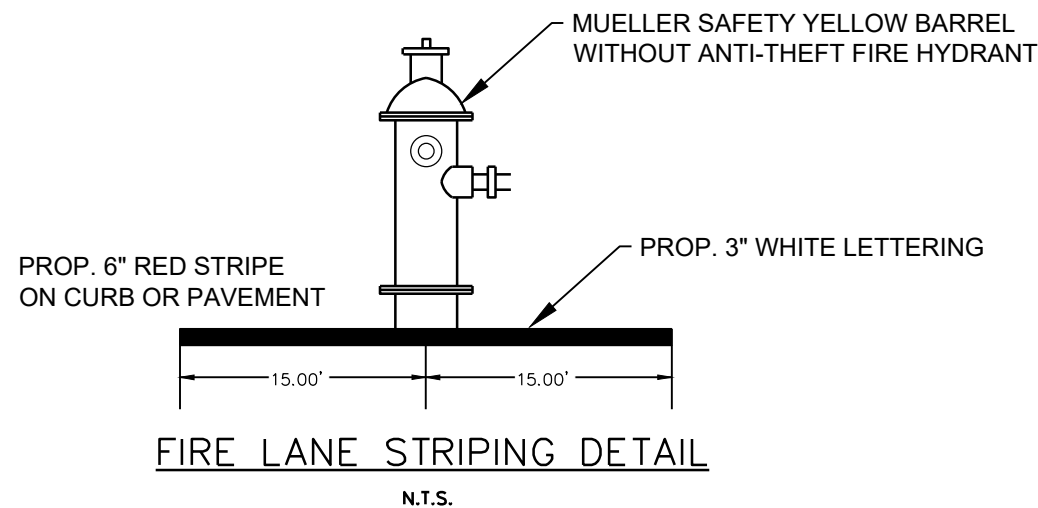
SHEET: 7 OF 20



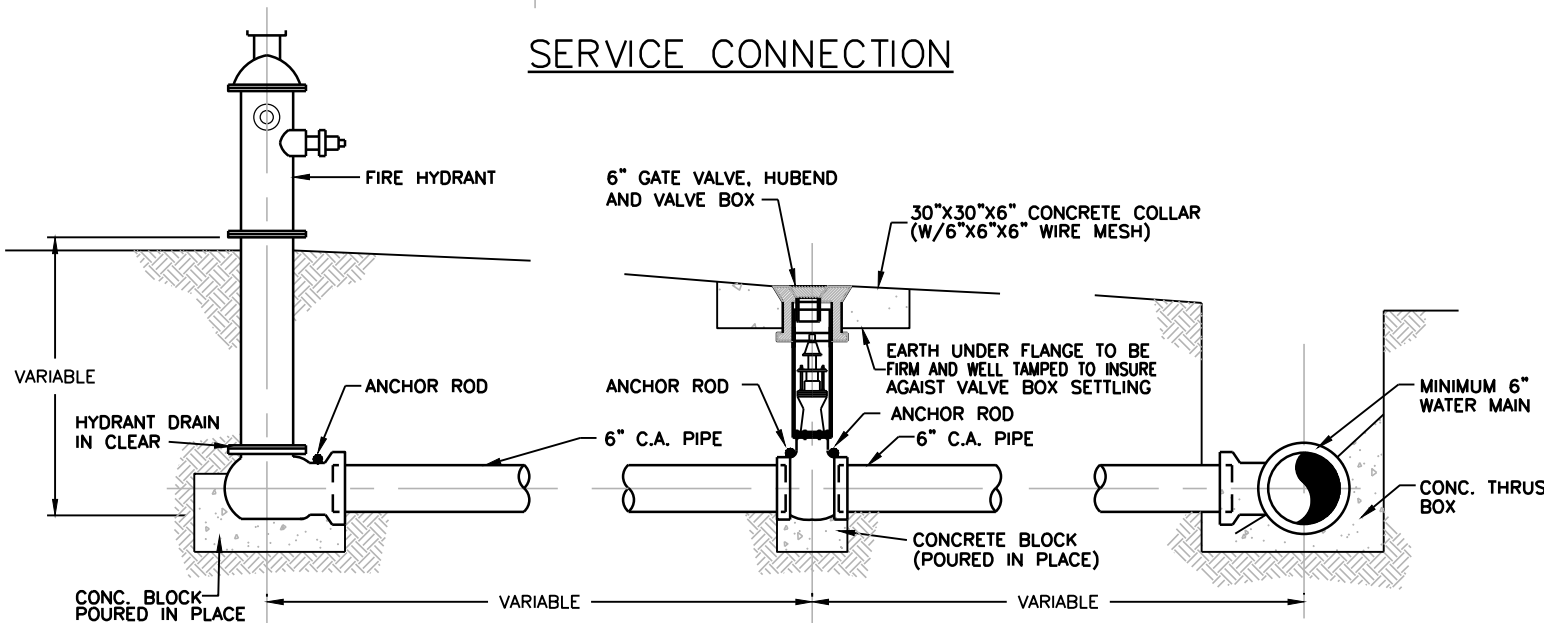
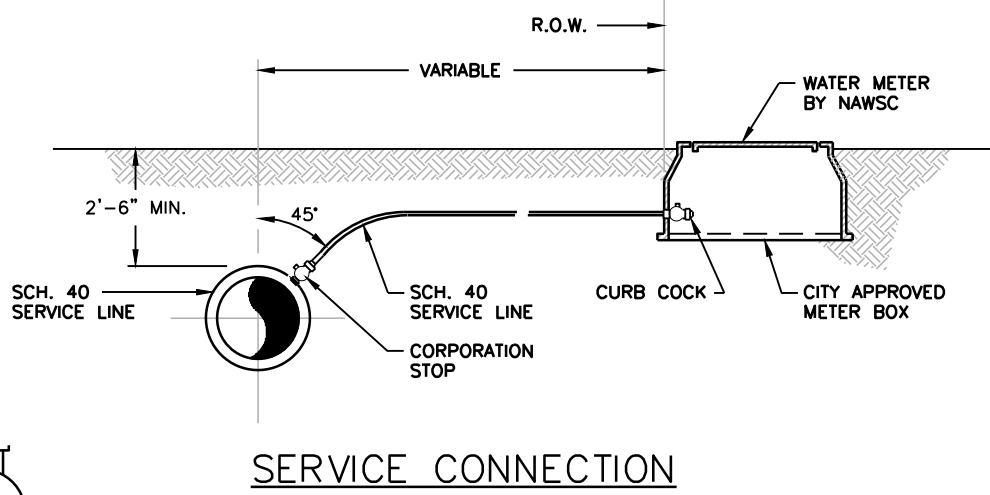
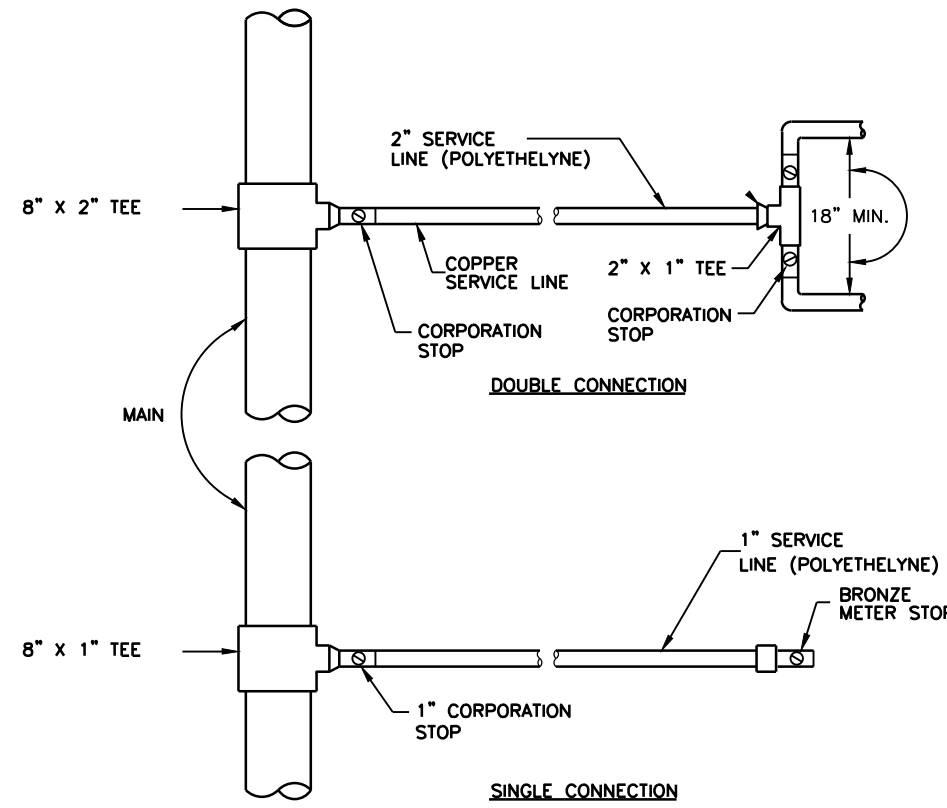


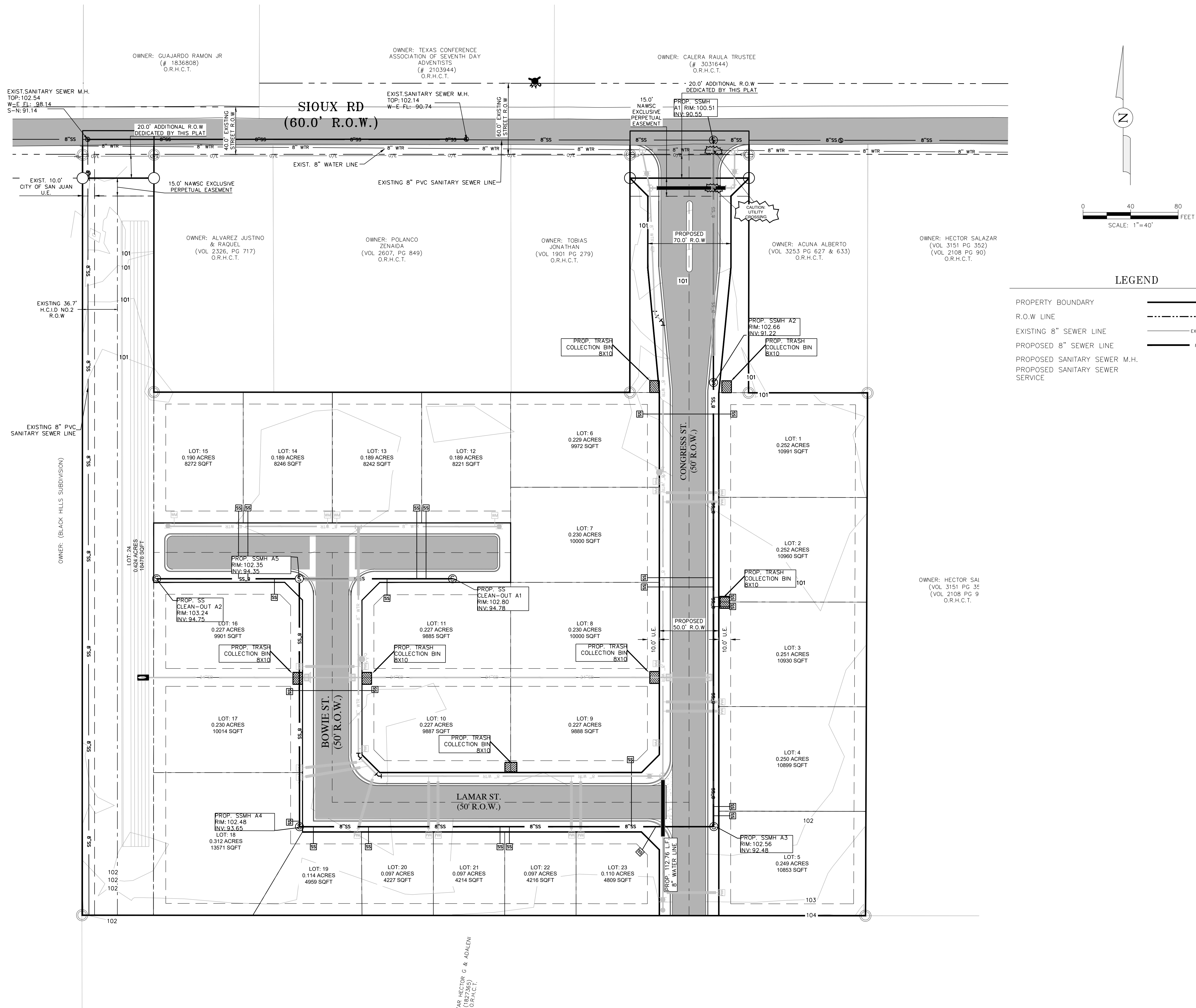
GENERAL WATER NOTES:

1. WATER SERVICES WILL BE PROVIDED BY NORTH ALAMO WATER SUPPLY CORPORATION.
2. CONTRACTOR TO SUBMIT PERMIT FOR WATER LINE CONNECTIONS.
3. ALL WATER FEES WILL BE PAID TO NORTH ALAMO WATER SUPPLY CORPORATION.
4. TRENCH PROTECTION WILL BE REQUIRED OVER 5- FEET OF DEPTH.
5. FLOW ELEVATIONS ARE ESTIMATED. ONCE DESIGN PHASE STARTS, FLOW ELEVATIONS FOR MANHOLES WILL BE OBTAINED.
6. SEE SHEET 3 FOR MORE DETAILS ABOUT DRAINAGE.
7. WATER LINE TO BE INSTALLED 3' BEYOND THE R.O.W TOWARDS LOTS
8. WATER SERVICES TO BE 2-INCHES AND IF CROSSING THE STREET CONTRACTOR MUST USE A 4-INCH PVC CASING. REFER TO DETAILS



1. FIRE LANE TO BE STRIPED AT ALL FIRE HYDRANTS.
2. FIRE HYDRANT IS APPROXIMATELY 480 FEET AWAY FROM EXISTING FIRE HYDRANT, LOCATED NORTH FROM THE PROPERTY.
3. CURB SHALL BE PAINTED RED WITH WHITE LETTERING READING "NO PARKING" 30 FEET FROM THE CENTER OF THE FIRE HYDRANT AND 15 FEET TO EACH SIDE.
4. DEVELOPER SHALL INSTALL REFLECTIVE BLUE MARKERS IN FRONT OF ALL FIRE HYDRANTS.





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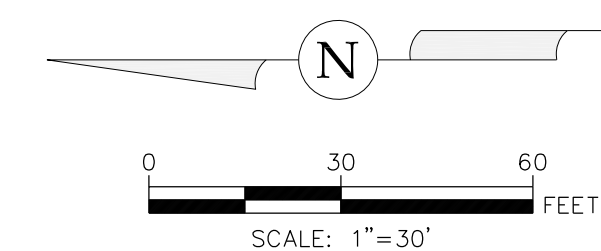
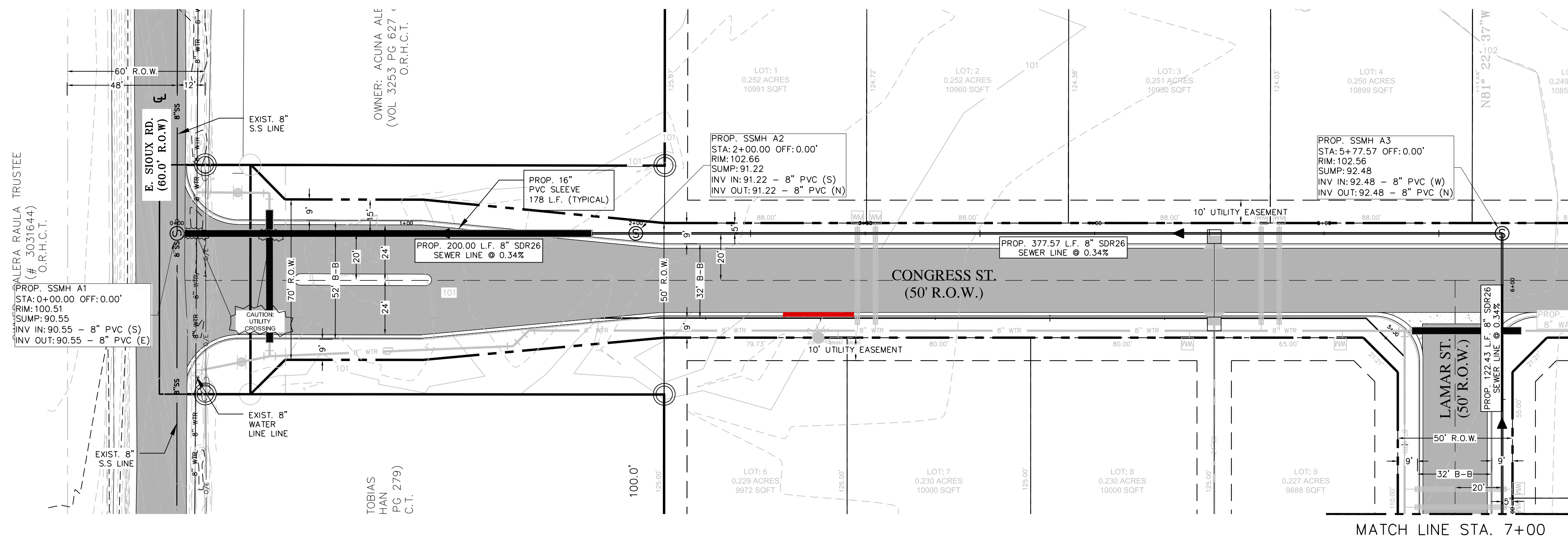
OVERALL SEWER PLAN

SIoux HEIGHTS
SUBDIVISION
SAN JUAN, TEXAS

PROJ. NO.: SUB.23.005
DESIGNED: AG/MM
DRAWN: CAD

SHEET: 9 OF 20





PROPERTY BOUNDARY

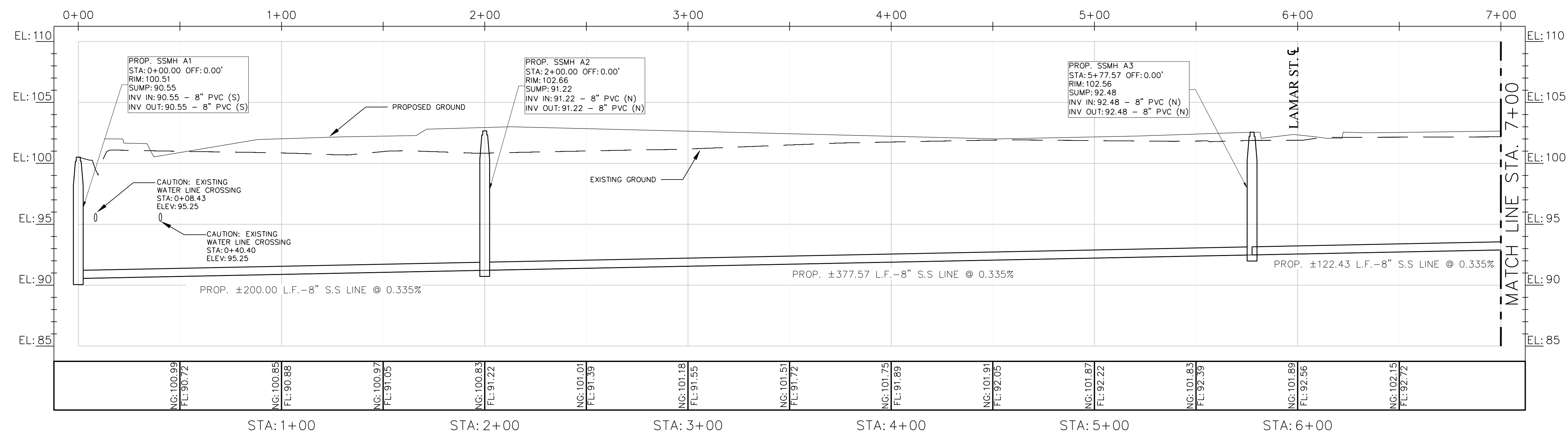
R.O.W LINE

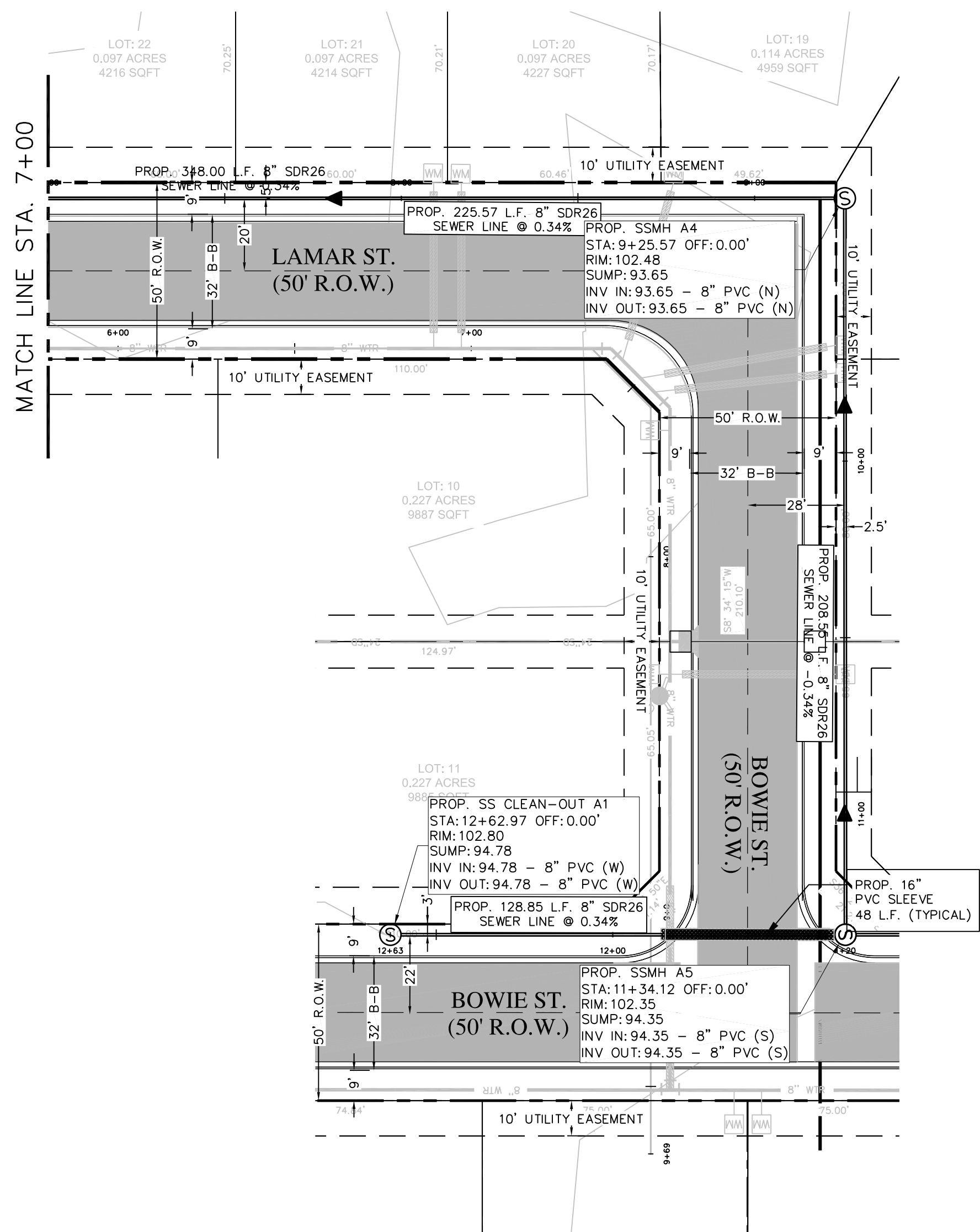
EXISTING SEWER LINE

PROPOSED 8" SEWER LINE

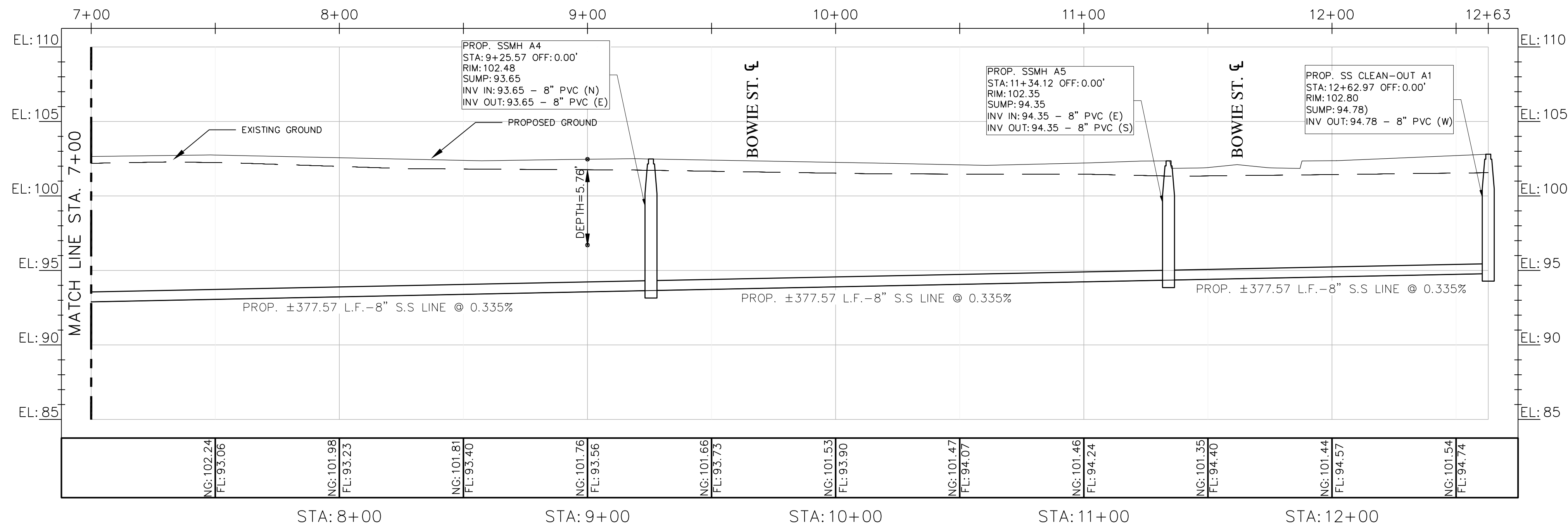
PROPOSED PIPE FLOW ARROW

PROPOSED MANHOLE

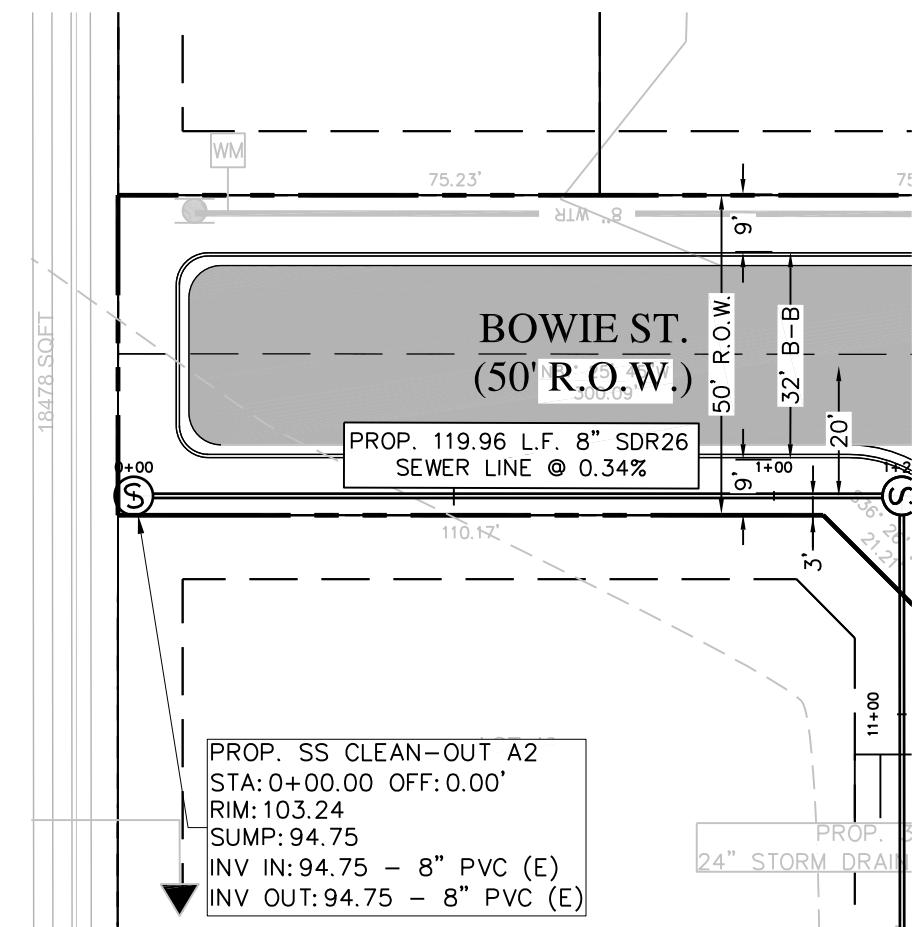
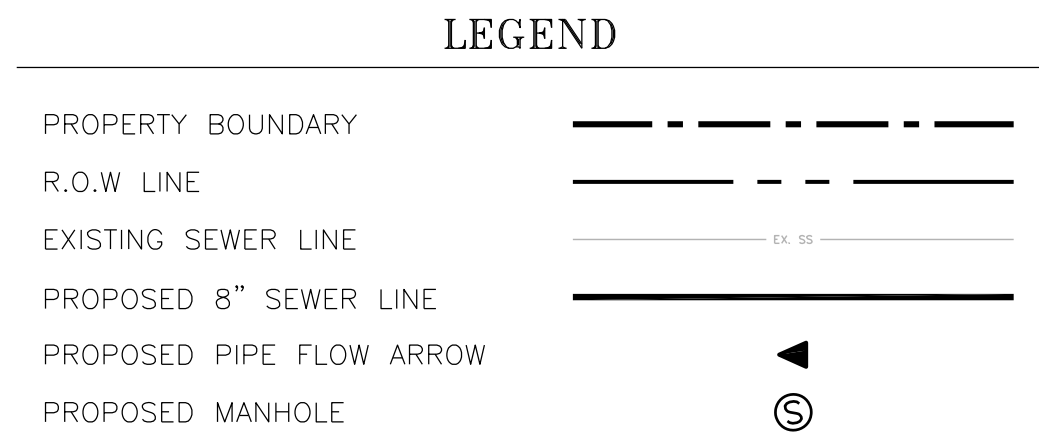
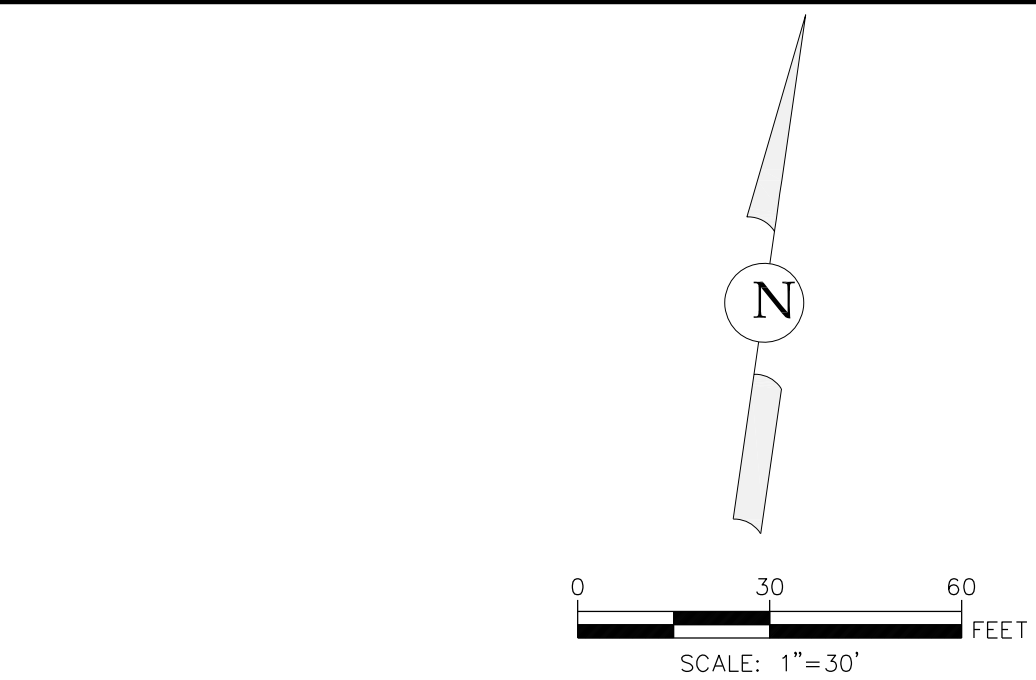
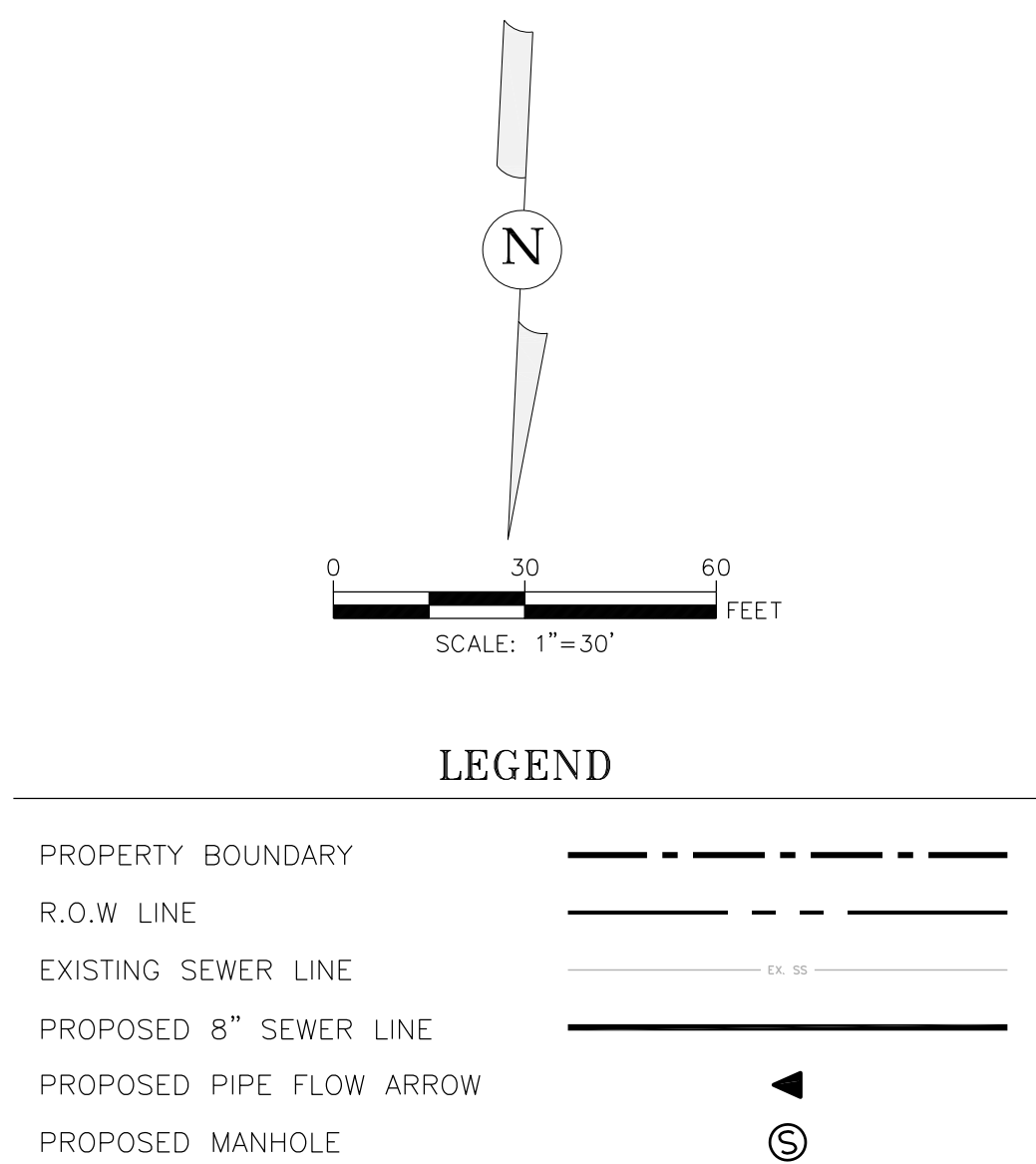




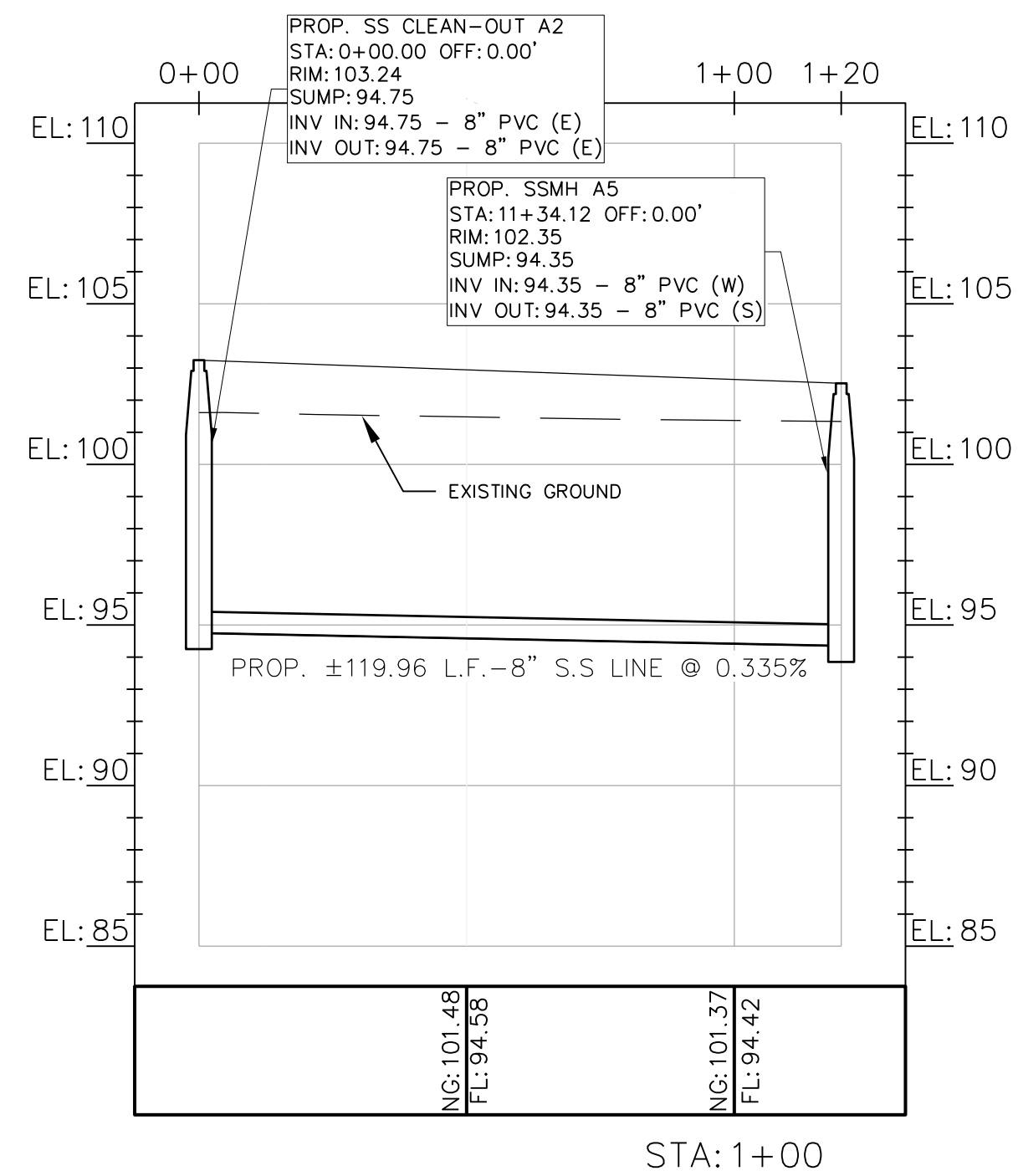
PROP. SANITARY SEWER LINE STATION 7+00 – 12+63 PLAN



PROP. SANITARY SEWER LINE STATION 7+00 – 12+63 PROFILE

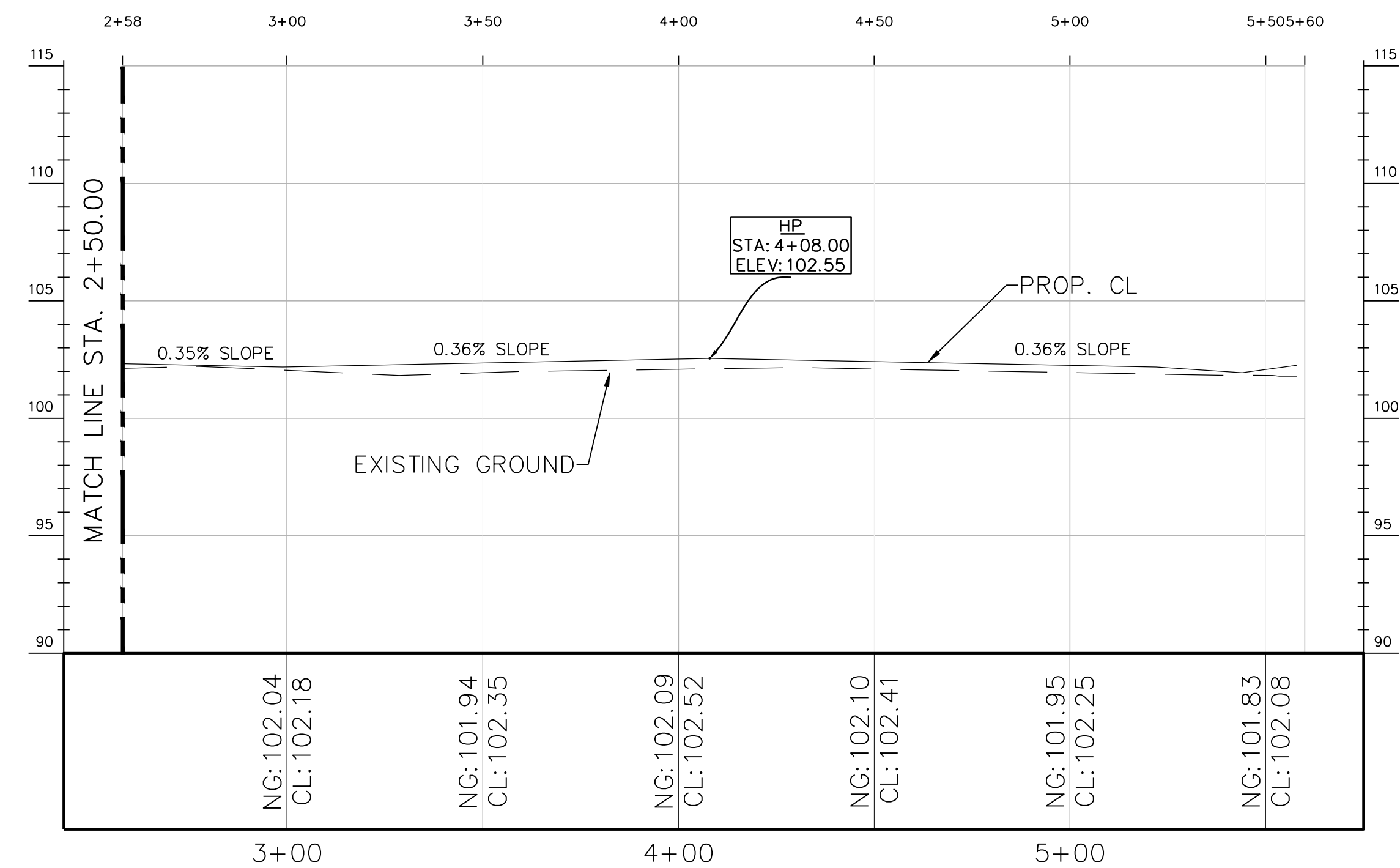
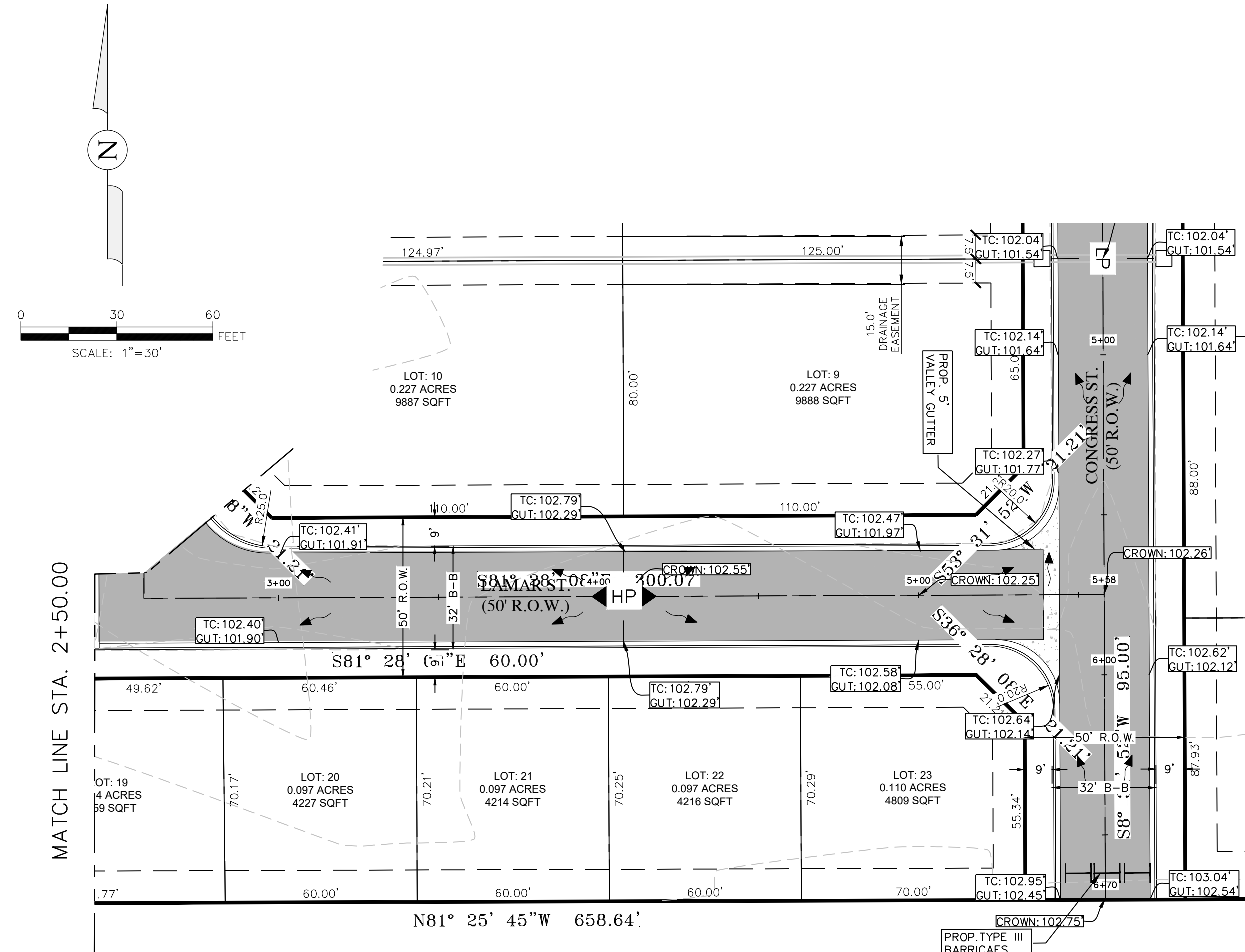
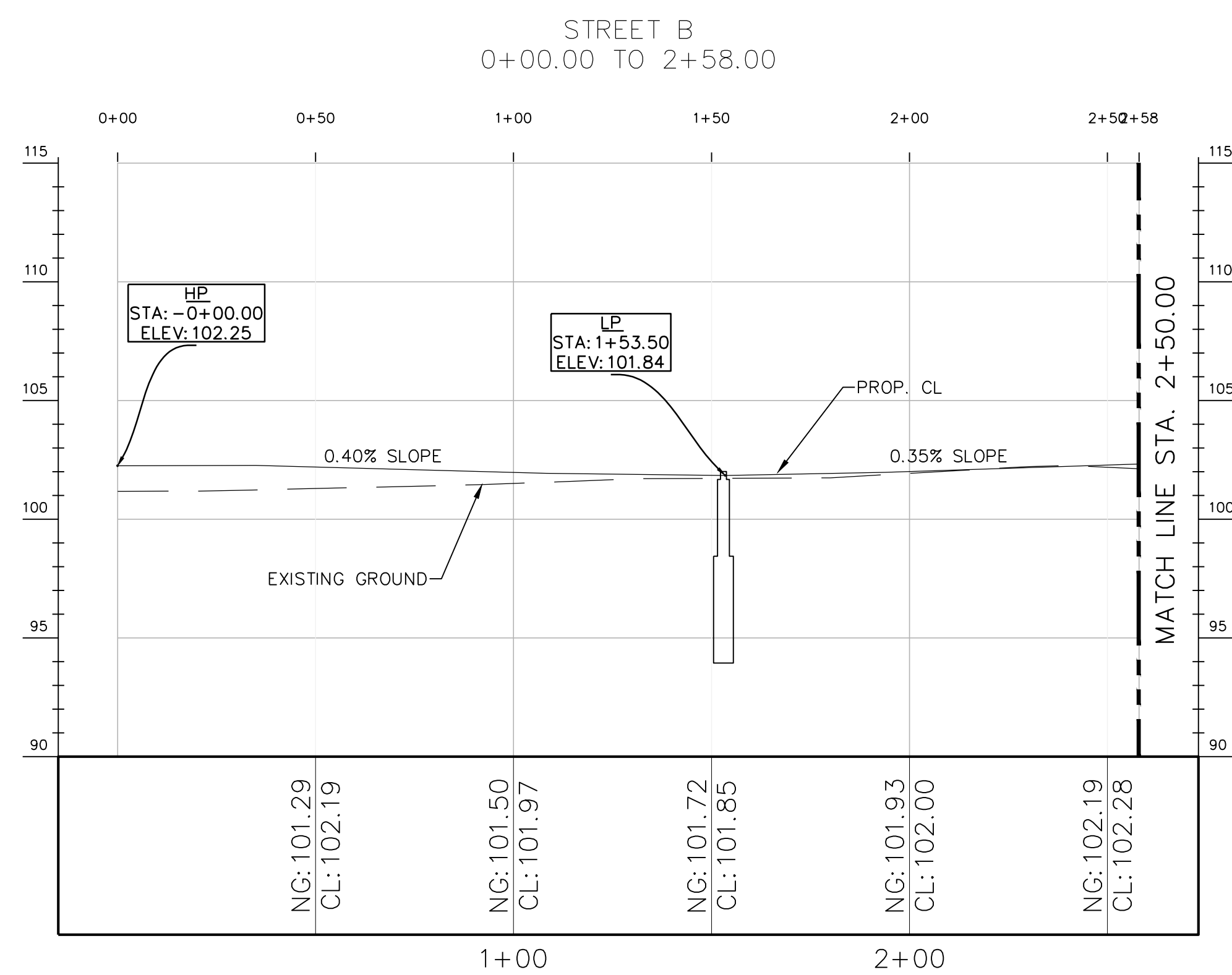
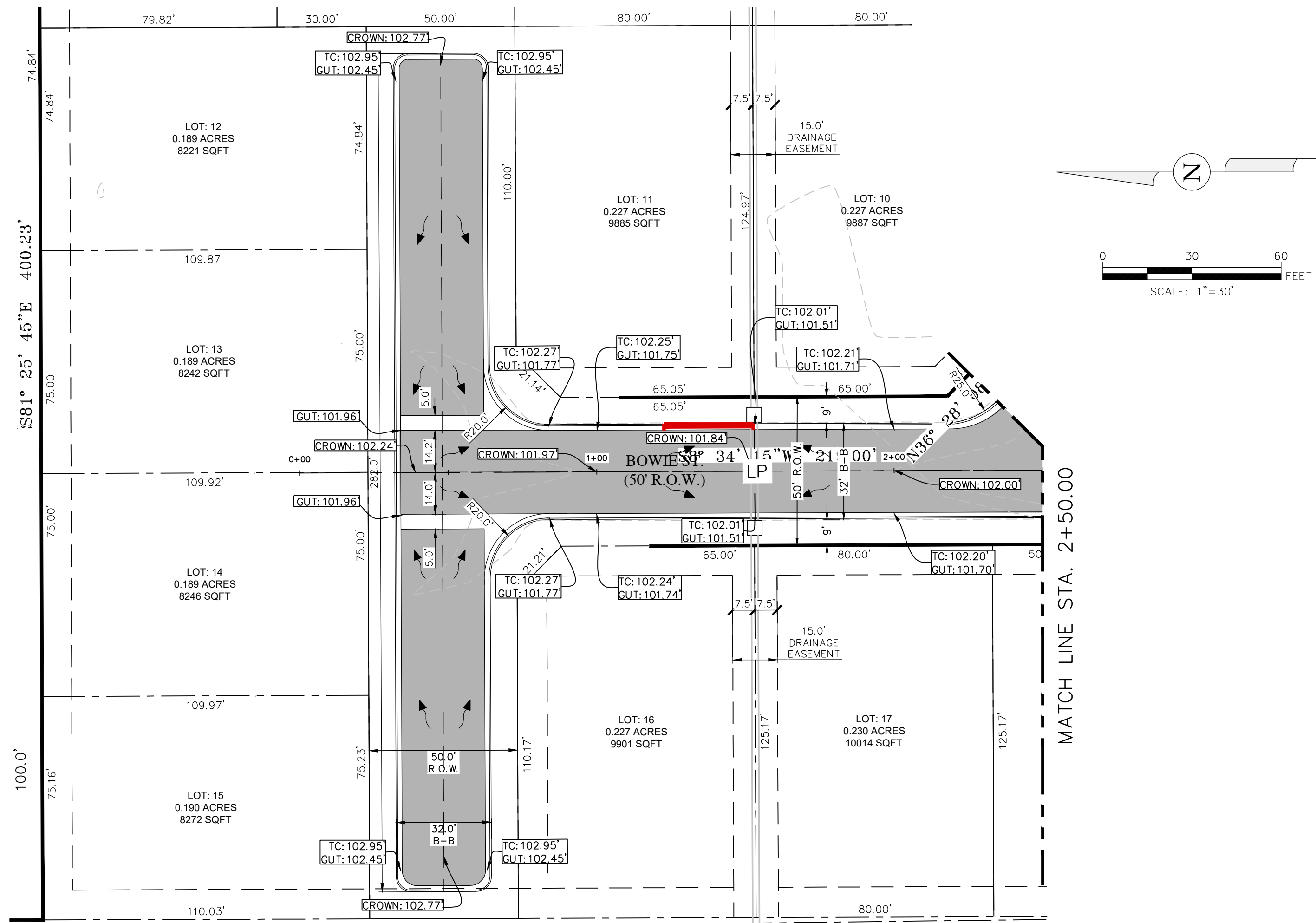


PROP. SANITARY SEWER LINE STATION 0+00 – 1+96 PLAN



PROP. SANITARY SEWER LINE STATION 0+00 – 1+96 PROFILE

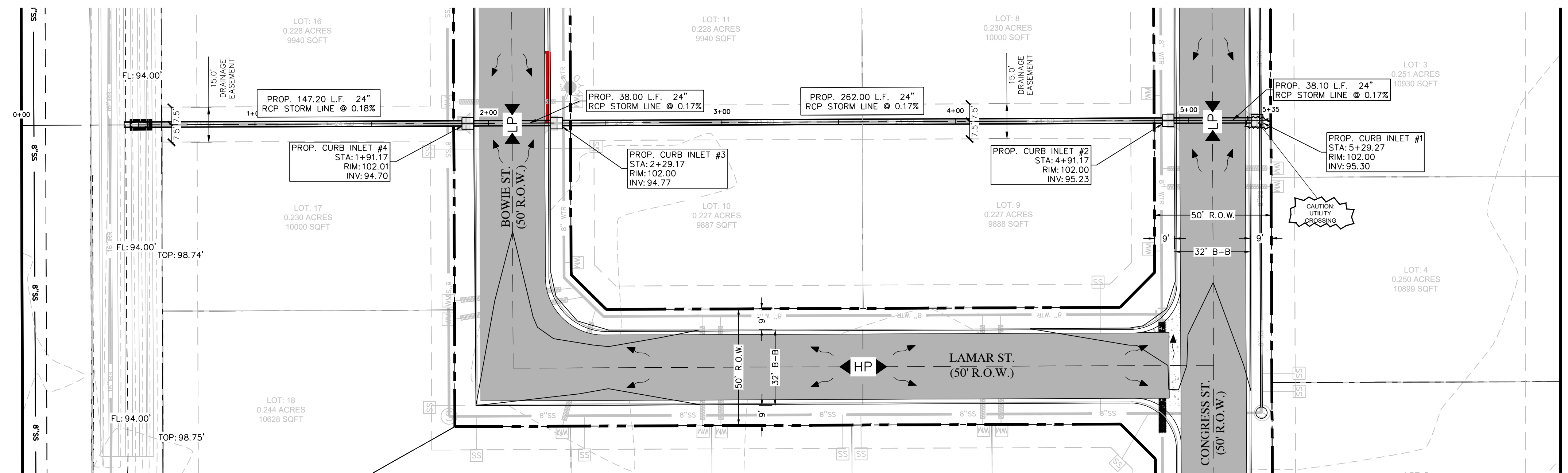




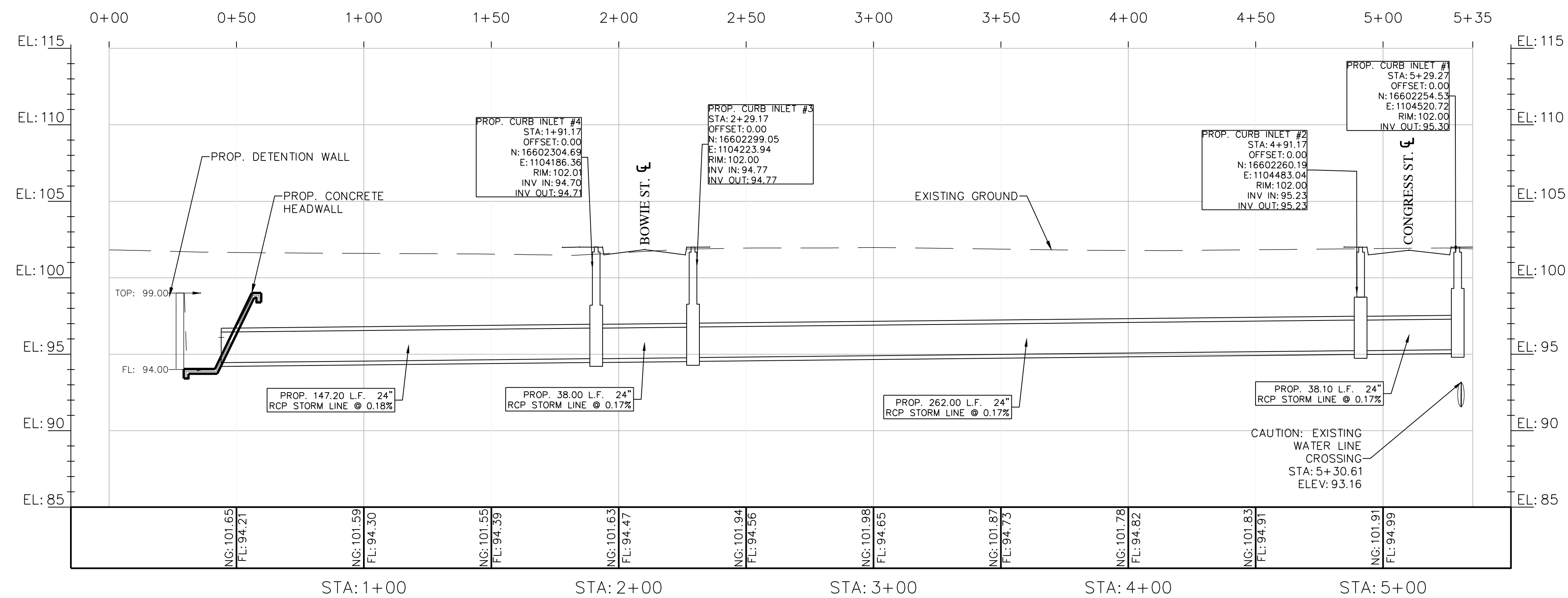
LEGEND

PROPERTY BOUNDARY	---
R.O.W LINE	---
EXISTING WATER LINE	— EX 8" WTR —
PROPOSED 8" WATER LINE	— 8" WTR —
PROPOSED FIRE HYDRANT	⦿
PROPOSED WATER METER	⦿
PROPOSED CURB PAINTED RED W/ WHITE LETTERING "NO PARKING"	—

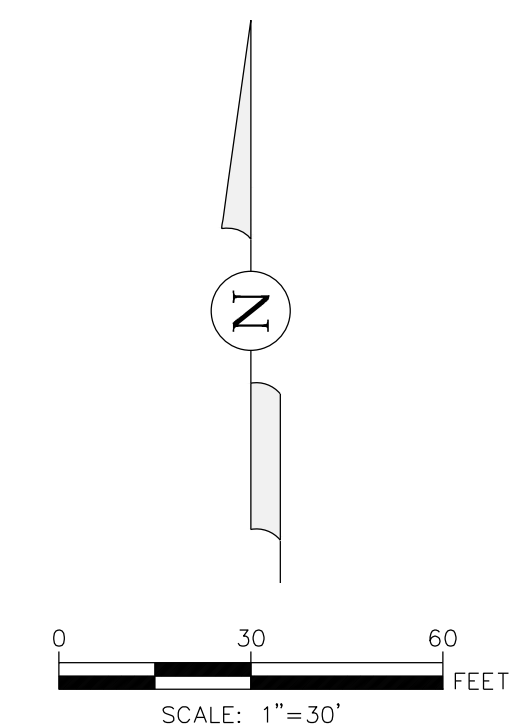




PROP. STORM DRAINAGE LINE STATION 0+00 – 5+35 PLAN

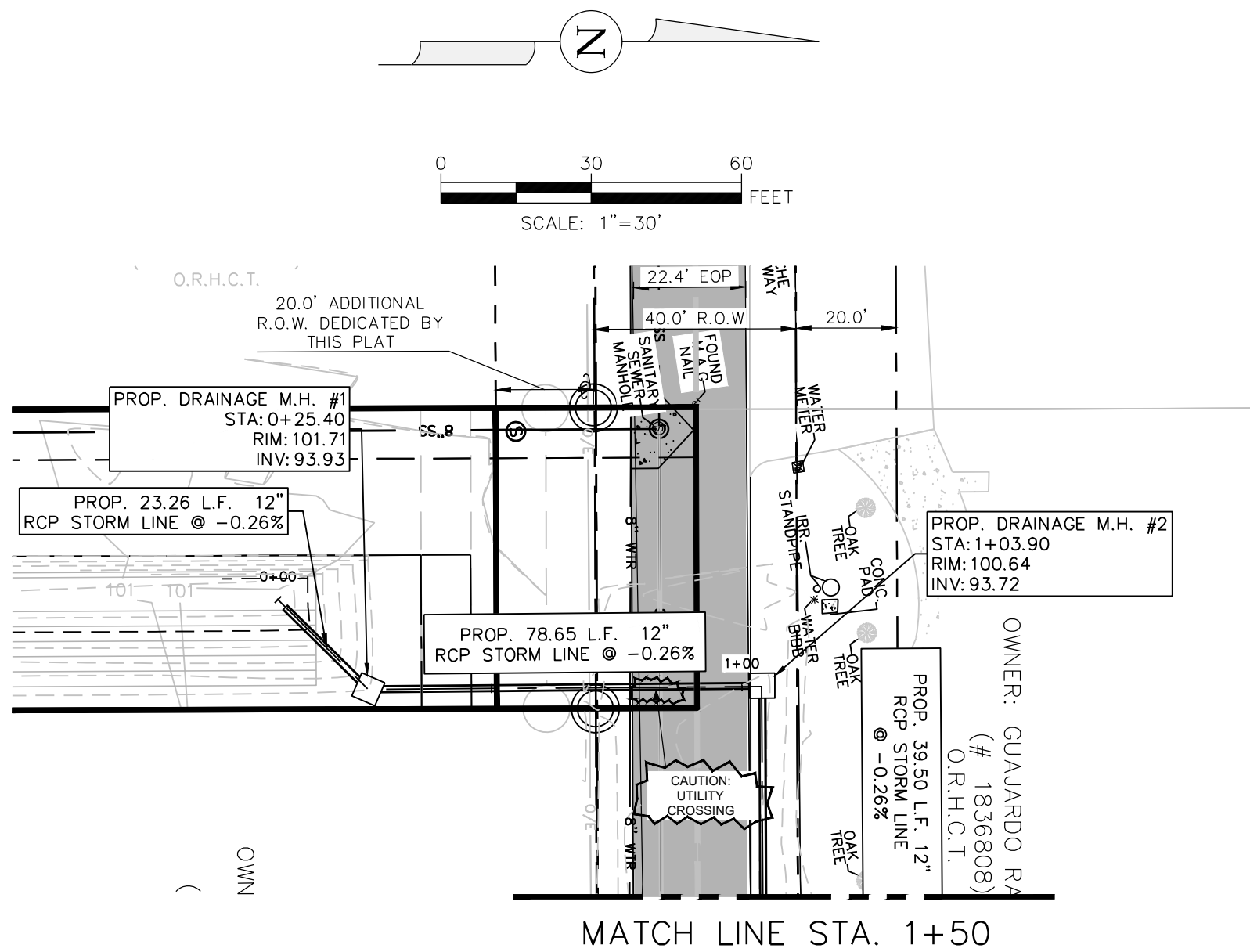


PROP. STORM DRAINAGE LINE STATION 0+00 – 5+35 PROFILE

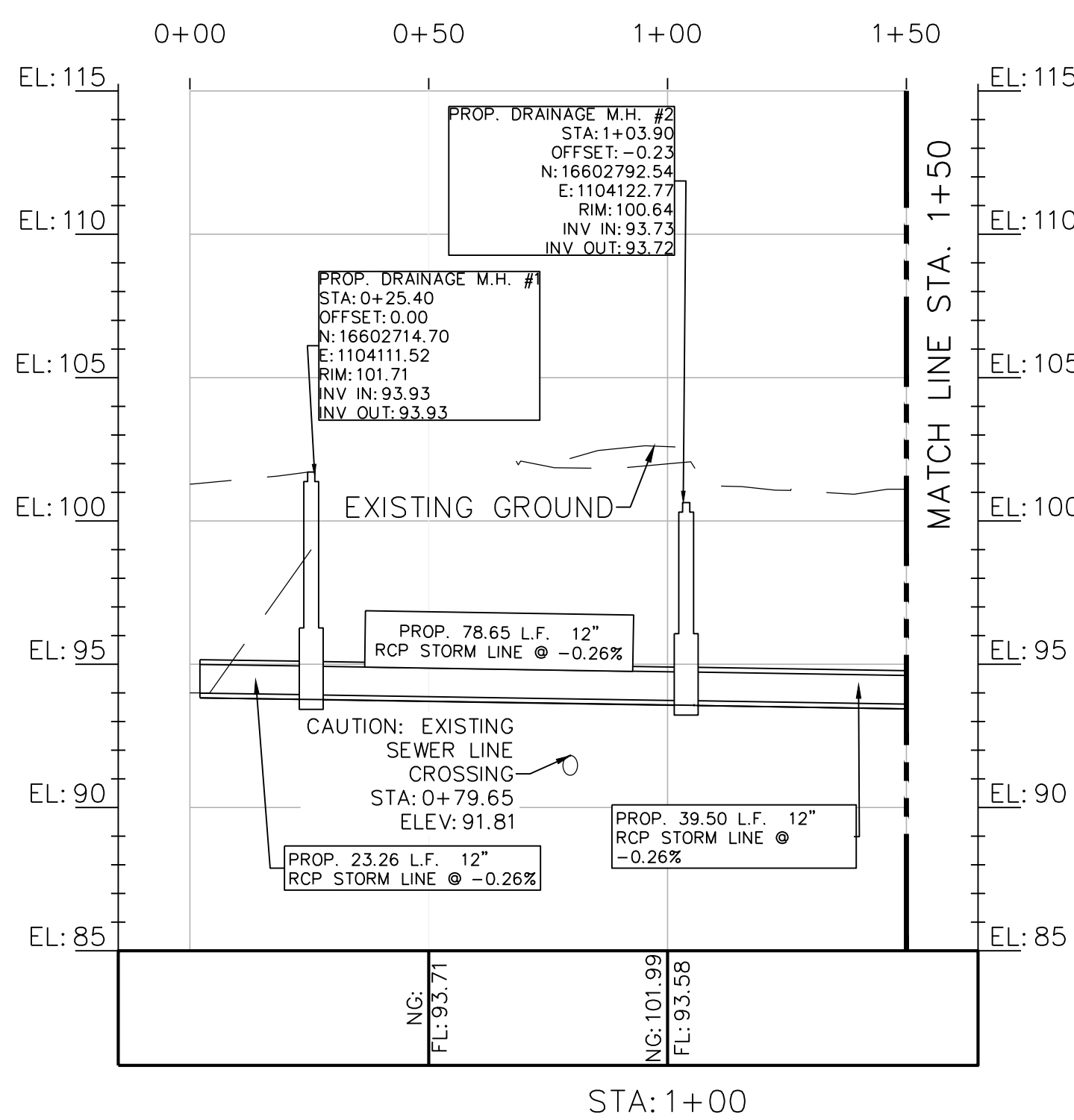


LEGEND

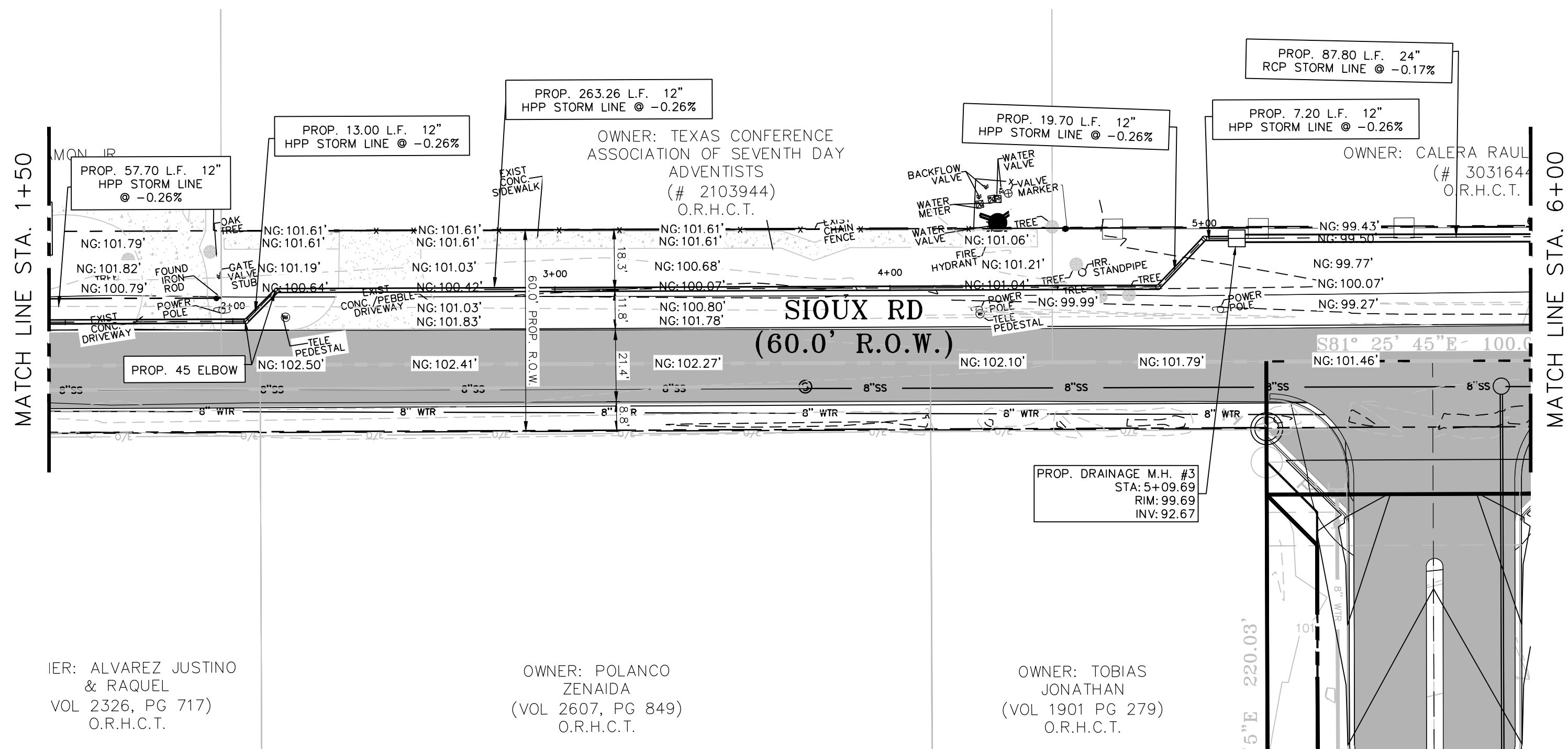




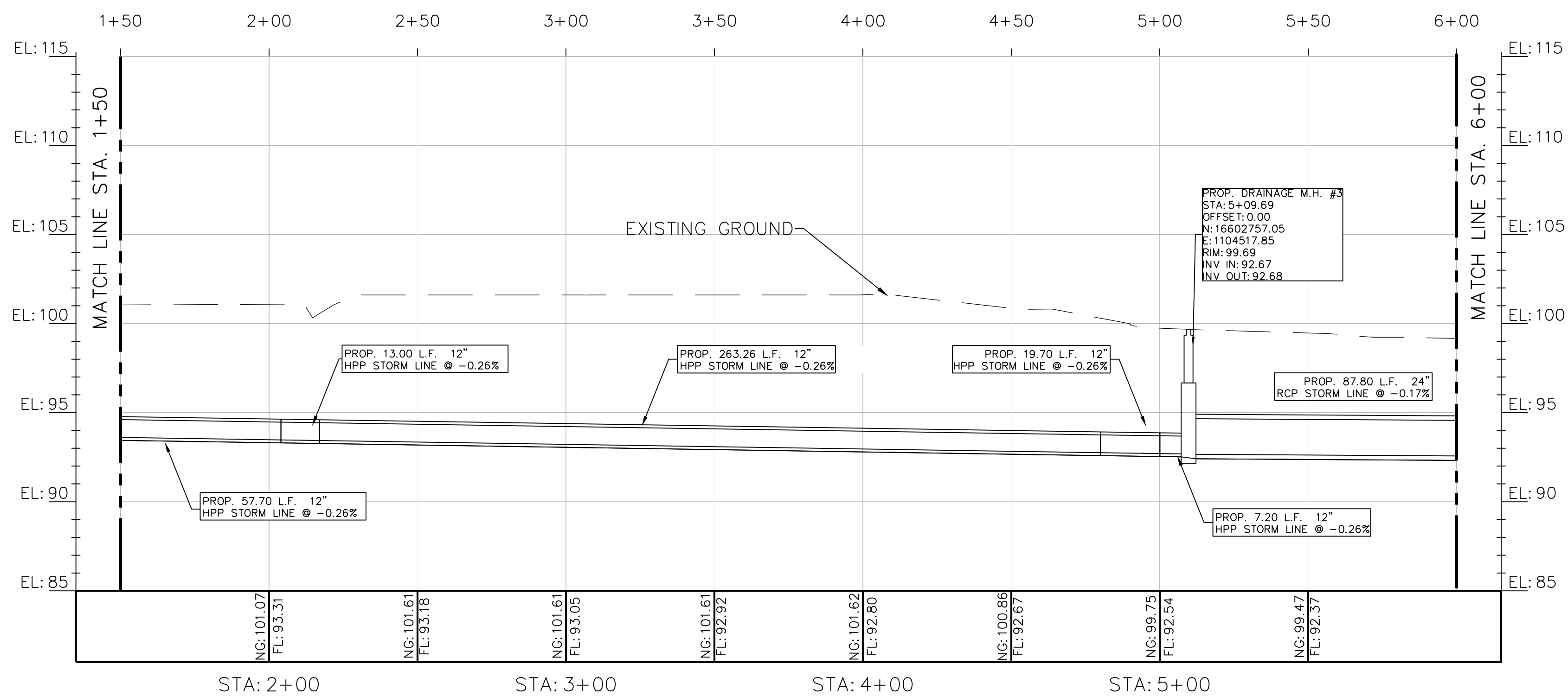
PROP. OFFSITE STORM DRAINAGE STATION
0+00 - 1+50 PLANS



PROP. OFFSITE STORM DRAINAGE STATION
0+00 - 1+50 PROFILE



PROP. OFFSITE STORM DRAINAGE STATION
1+50 - 6+00 PLANS

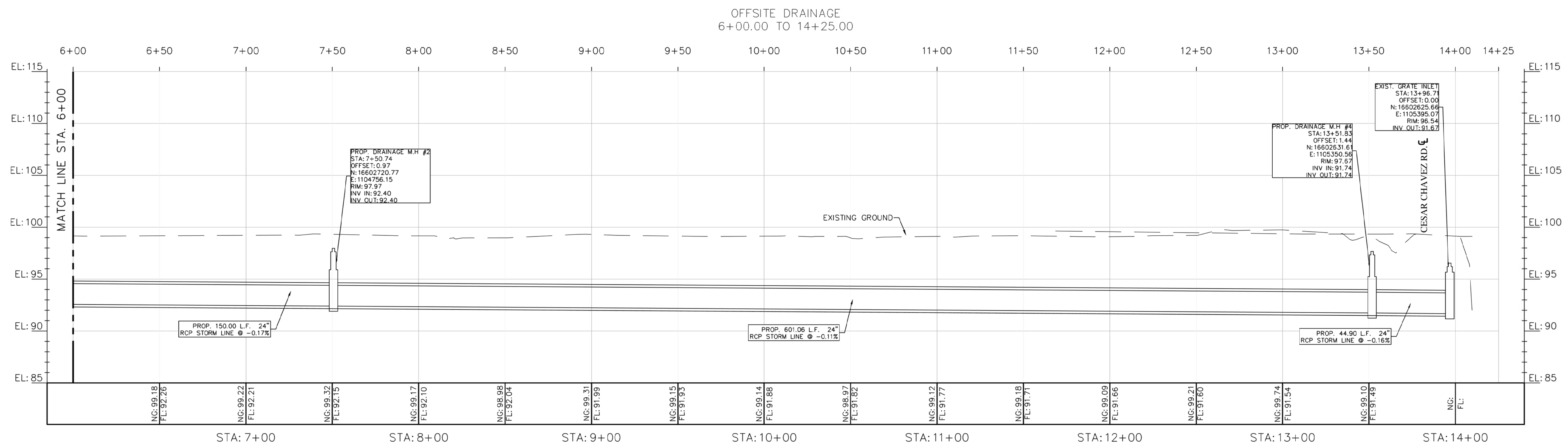


PROP. OFFSITE STORM DRAINAGE STATION
1+50 - 6+00 PROFILE

GENERAL OFFSITE NOTES:

- CONTRACTOR TO FIELD VERIFY EXISTING UTILITIES AND CALL 811 BEFORE STARTING CONSTRUCTION
- CONTRACTOR TO LOCATE EXISTING UTILITIES AND WORK AROUND THEM WITHOUT COMPROMISING THE OVERALL STRUCTURE OR SYSTEM OF THE INFRASTRUCTURE AND NATURE.





OFFSITE DRAINAGE PLAN II
6+00 - 14+25

SIOUX HEIGHTS
 SUBDIVISION
 SAN JUAN, TEXAS

PROJ. NO.: SUB.23.005
DESIGNED: AG/MM
DRAWN: CAD

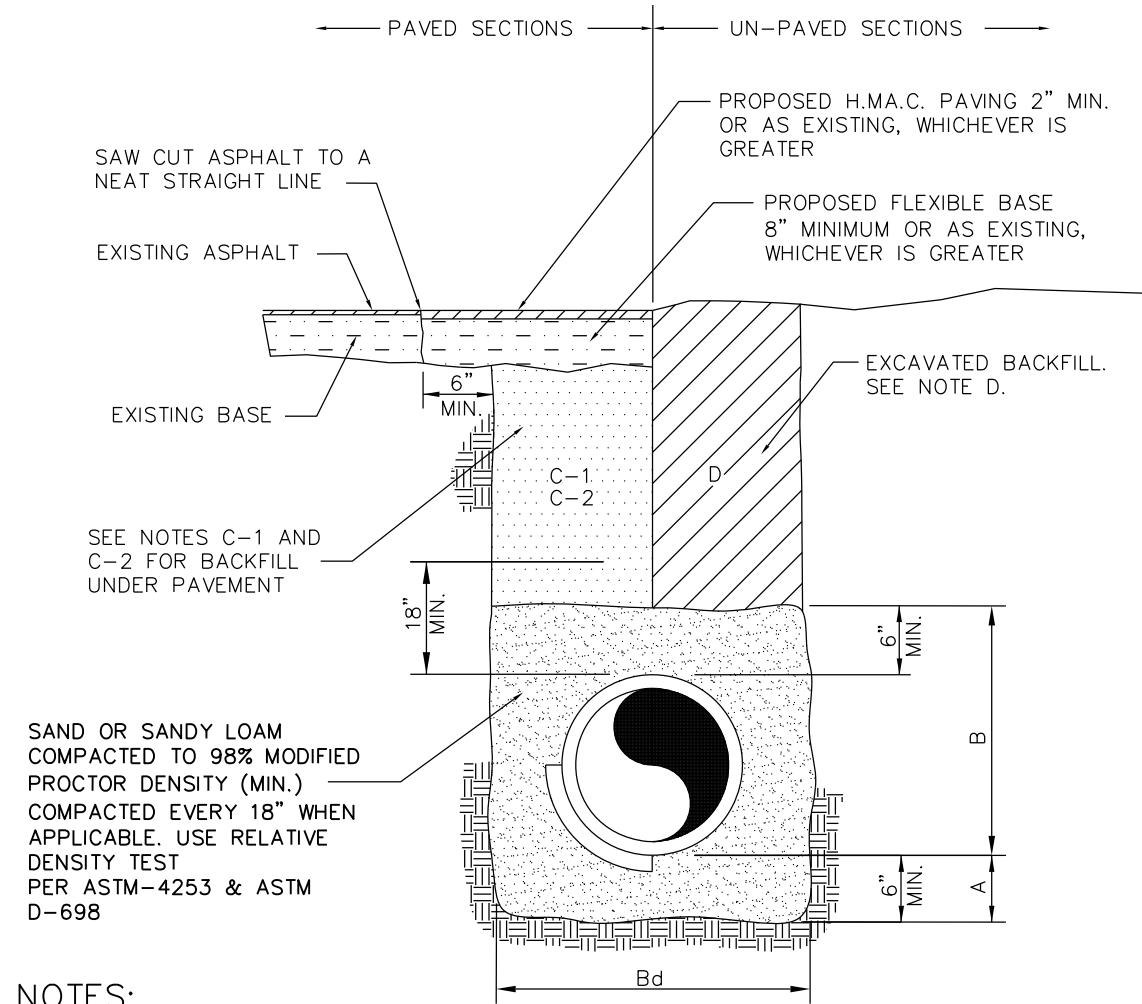
SHEET: 16 OF 20



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RICARDO SALAZAR, P.E.,
No. 125392 on NOVEMBER 2023

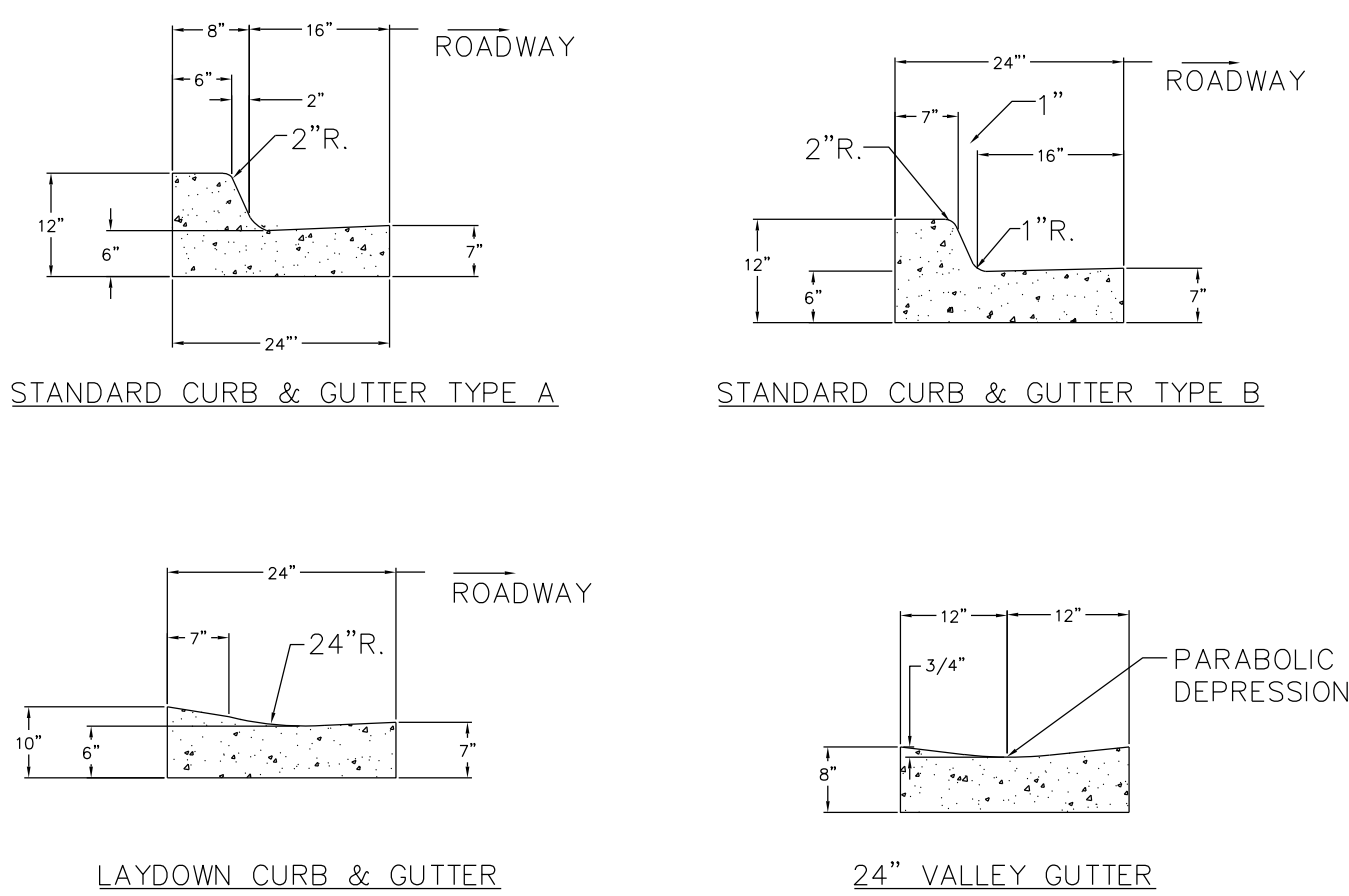
1. CONTRACTOR TO FIELD VERIFY EXISTING UTILITIES AND CALL 811 BEFORE STARTING CONSTRUCTION
2. CONTRACTOR TO LOCATE EXISTING UTILITIES AND WORK AROUND THEM WITHOUT COMPROMISING THE OVERALL STRUCTURE OR SYSTEM OF THE INFRASTRUCTURE AND NATURE.



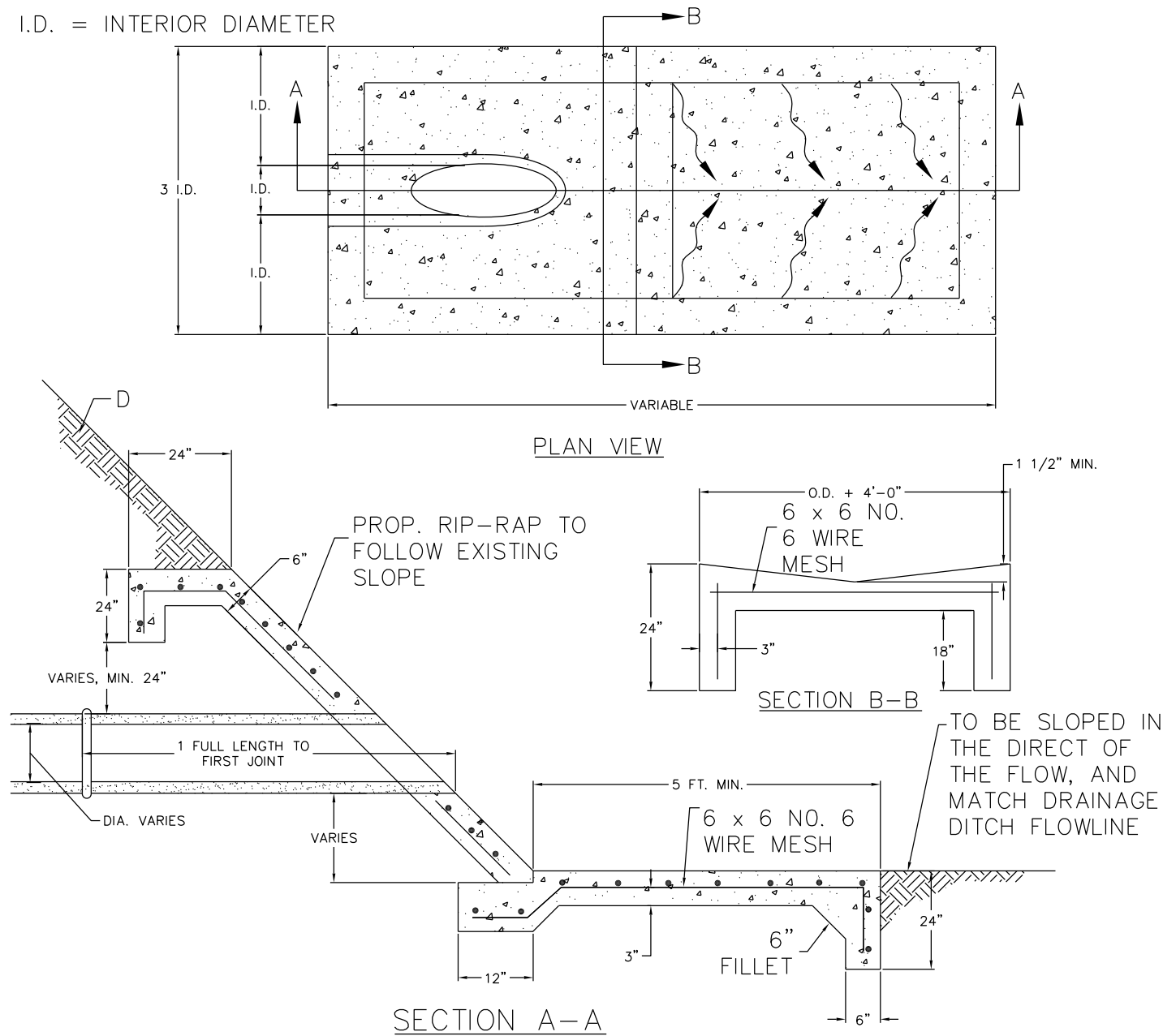


- A. SAND BEDDING PLACED, HAND LEVELED, AND COMPACTED BEFORE PIPE IS LAID, UP TO BOTTOM OF PIPE (MIN. THICKNESS = 6").
- B. SAND BACKFILL PLACED AND COMPACTED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 6" ABOVE THE TOP OF PIPE. WORK IN UNDER PIPE HAUNCHES AND COMPACT BY HAND TO SPRING LINE. USE VIBRATORY-TYPE COMPACTORS FOR LIFTS ABOVE THE SPRING LINE. MAXIMUM 6" LIFTS.
- Bd. MINIMUM TRENCH WIDTH: PIPE O.D. + 16" (FOR 16" PIPE AND SMALLER) OR PIPE O.D. X 1.25 + 12" (FOR 18" PIPE AND LARGER)
- C-1.(CITY STREETS, PARKING AREA, AND DRIVEWAYS) SELECT EXCAVATED BACKFILL MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 8" MAX. LIFTS.
- C-2(STATE MAINTAINED ROADWAY) SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- D. EXCAVATED EARTH BACKFILL MECHANICALLY COMPACTED IN 12" MAX. LIFTS. MINIMUM STANDARD PROCTOR DENSITY: 90% OUTSIDE RIGHT OF WAY; 95% INSIDE RIGHT OF WAY
- EMBEDMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D 2321. EMBEDMENT MATERIAL SHALL BE CLASS II OR III WITH < 50% PASSING A No. 200 SIEVE AND PLASTICITY INDEX < 7.
- WHERE THIS STANDARD CONFLICTS WITH THE RECOMMENDATION OF ANY GEOTECHNICAL REPORT, OBTAIN WRITTEN CLARIFICATION FROM THE UTILITY ENGINEER PRIOR TO CONSTRUCTION.
- FOUNDATION PREPARATION USING COBBLES, GRAVEL, CEMENT STABILIZATION, OR OTHER METHODS AS DIRECTED BY THE ENGINEER SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.
- BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 6" MAXIMUM LIFTS. STRUCTURE BACKFILL MATERIAL SHALL BE SAND.

STORM SEWER LINE TRENCH BEDDING

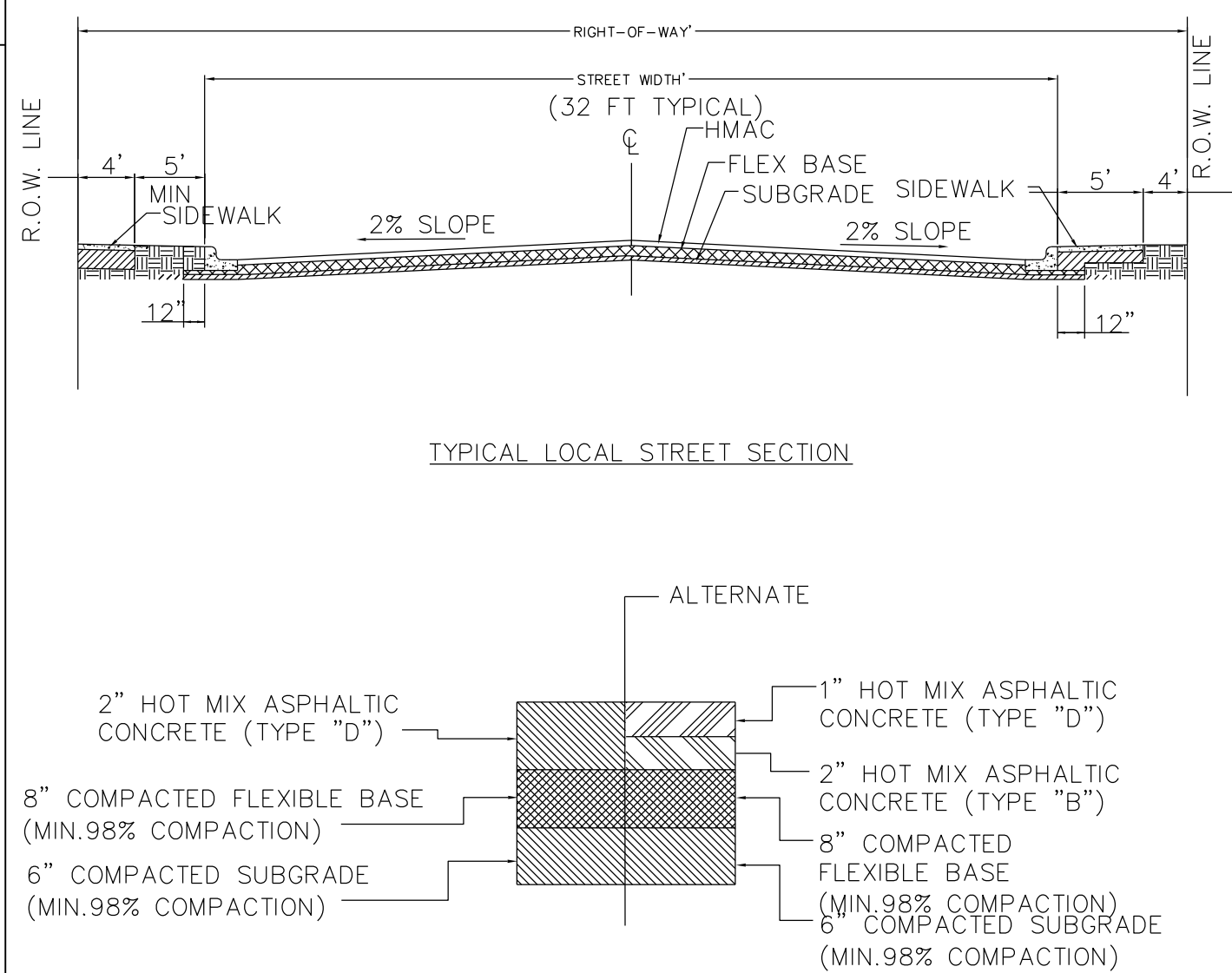


CONCRETE CURB AND GUTTER



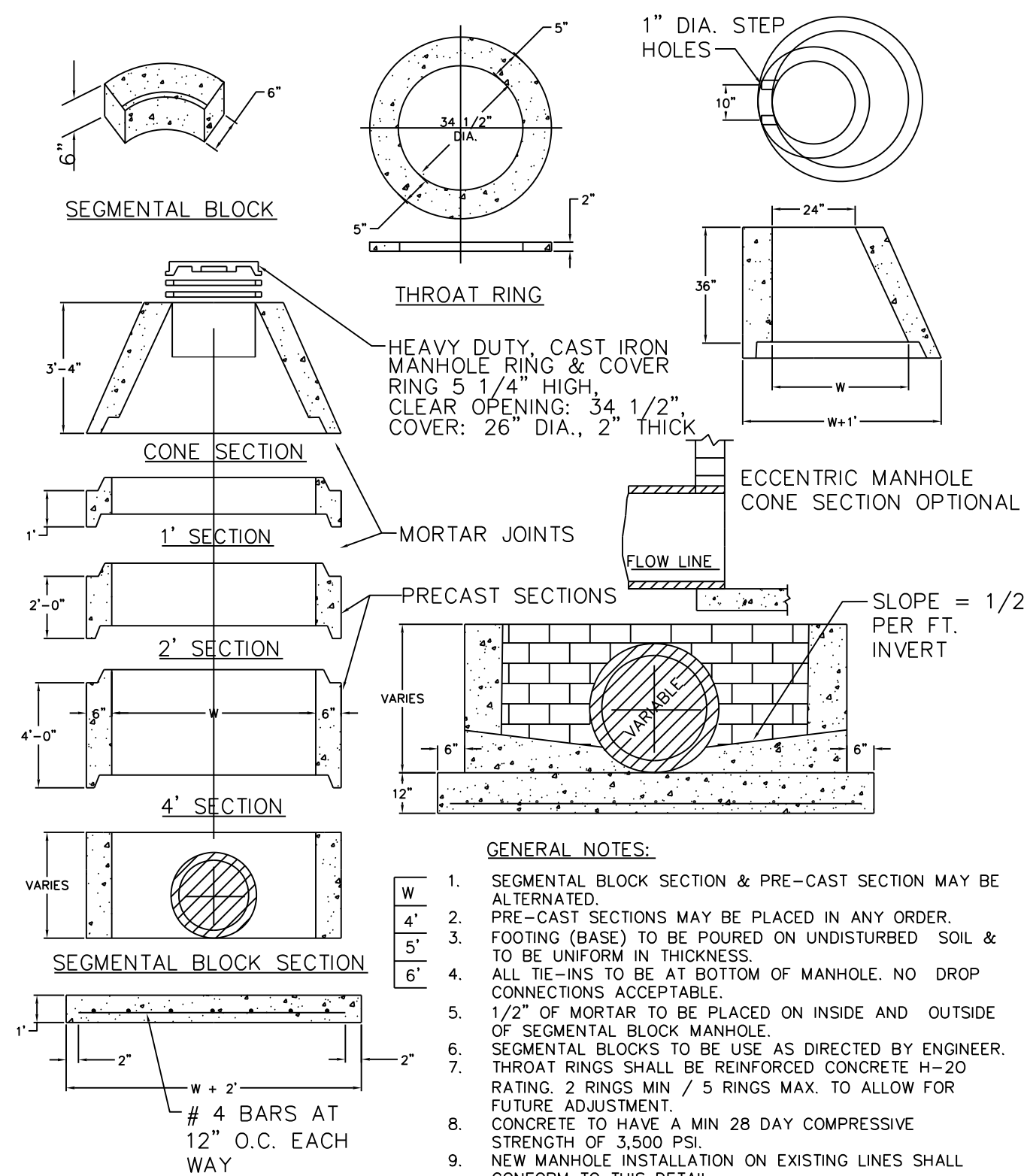
1. CONCRETE TO HAVE 3000 P.S.I. MIN. AT 28 DAY COMPRESSIVE STRENGTH.
2. ALL STEEL TO BE GRADE 60.
3. MIN. 95% COMPACTION STD. PROCTOR DENSITY
4. STANDARD DETAIL FOR CITY OF SAN JUAN DITCHES
5. 5-FOOT PAD SHOULD EITHER BE FLUSH WITH DRAIN DITCH FL OR HAVE MINIMUM SLOPE TO DRAIN DITCH FLOWLINE TO AVOID STAGNANT WATER

CONCRETE SLOPE END SECTION



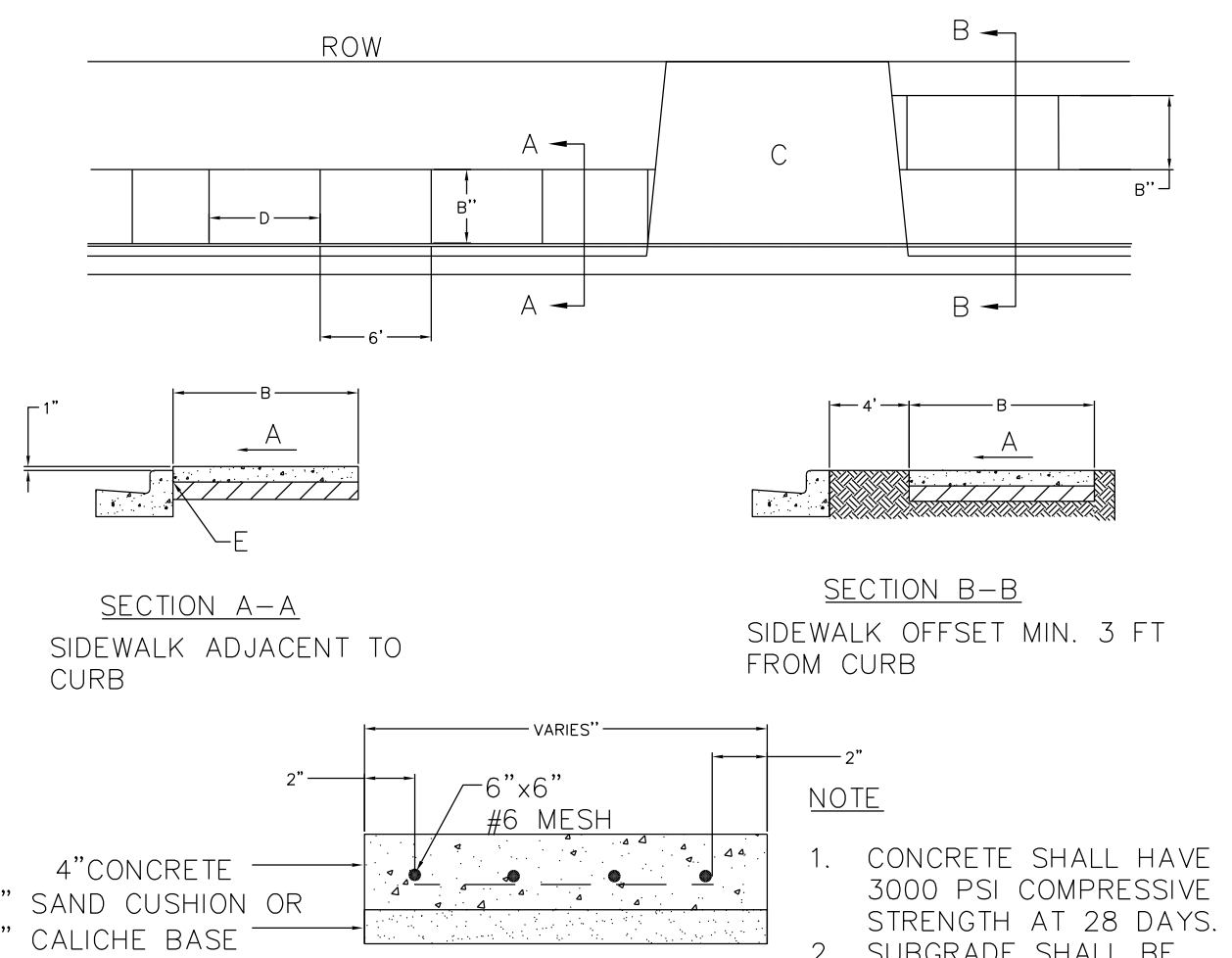
PAVEMENT SECTION ASPHALT CONCRETE

LOCAL STREET SECTION DETAIL



1. SEGMENTAL BLOCK SECTION & PRE-CAST SECTION MAY BE ALTERNATED.
2. PRE-CAST SECTIONS MAY BE PLACED IN ANY ORDER.
3. FOOTING (BASE) TO BE POURED ON UNDISTURBED SOIL & TO BE UNIFORM IN THICKNESS.
4. ALL TIE-INS TO BE AT BOTTOM OF MANHOLE. NO DROP CONNECTIONS ACCEPTABLE.
5. 1/2" OF MORTAR TO BE PLACED ON INSIDE AND OUTSIDE OF SEGMENTAL BLOCK MANHOLE.
6. SEGMENTAL BLOCKS TO BE USED AS DIRECTED BY ENGINEER.
7. THROAT RINGS SHALL BE REINFORCED CONCRETE H-20 RATING. 2 RINGS MIN / 5 RINGS MAX. TO ALLOW FOR FUTURE ADJUSTMENT.
8. CONCRETE TO HAVE A MIN 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSL.
9. NEW MANHOLE INSTALLATION ON EXISTING LINES SHALL CONFORM TO THIS DETAIL.
10. GRAVEL BEDDING IS REQUIRED.
11. MAXIMUM PIPE DIAMETER AND EXIT/ENTRANCE ANGLES ALLOWED ON MANHOLES IS SUBJECT TO REVIEW AND APPROVAL BY CITY OF SAN JUAN

TYPICAL CONCRETE STORM MANHOLE

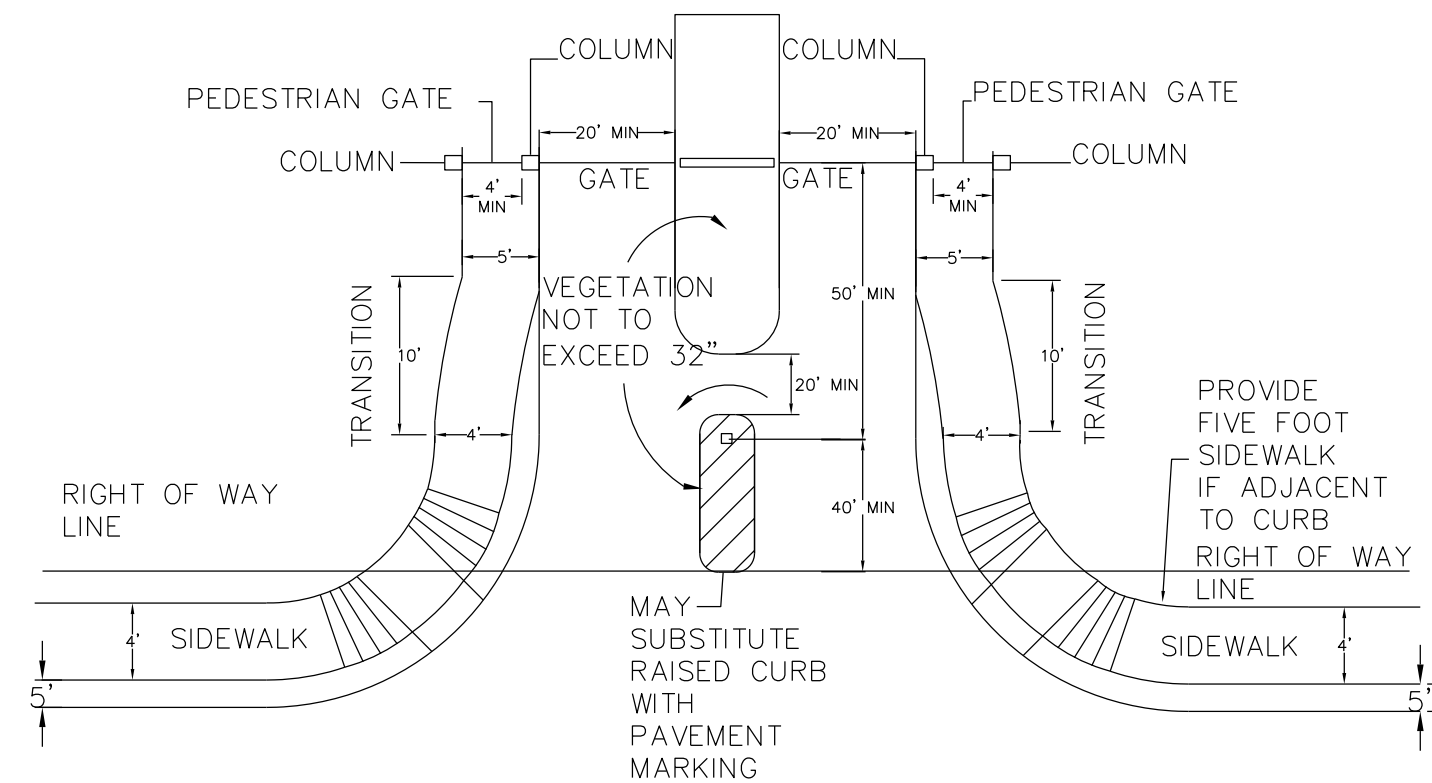


1. DEVIATIONS FROM THESE STANDARDS SHALL BE SUBMITTED TO THE CITY OF SAN JUAN FOR APPROVAL PRIOR TO CONSTRUCTION.
2. SIDEWALK SHALL BE CONSTRUCTED WITHIN STREET R.O.W.
3. PROVIDE 4' X 4' PASSING SPACE AT A MAXIMUM 200' INTERVALS, IF SIDEWALK IS LESS THAN 4' ON WIDTH (DRIVEWAY IS CONSIDERED A PASSING SPACE)

CONSTRUCTION NOTES:

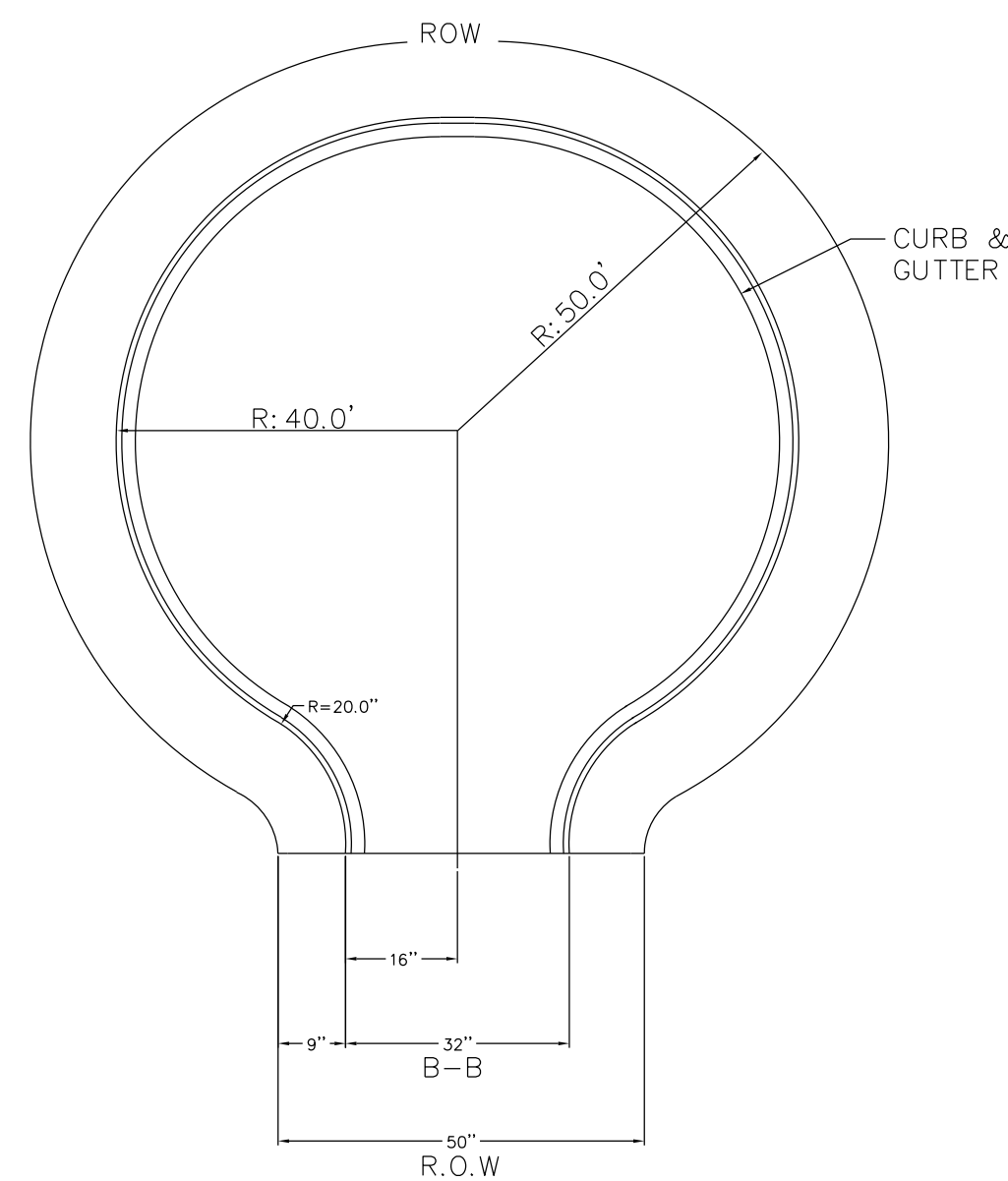
- A. CROSS-SLOPE AT 1.5% USUAL AND 2.0% MAX.
- B. SIDEWALK, WIDTH VARIES. 4 FT MINIMUM WHEN SETBACK 3 FT FROM THE CURB. 4 FT. MINIMUM WHEN ADJACENT TO THE CURB.
- C. SEE DRIVEWAY APRON DETAIL.
- D. CONTRACTION JOINTS EVERY 6 FT.; EXPANSION JOINT EVERY 30 FT. AND ALONG CURB AND GUTTER WHEN SIDEWALK ADJACENT TO CURB AND ALONG ANY STRUCTURE EXISTING.
- E. 1/2" EXPANSION JOINT.

TYPICAL SIDEWALK DETAIL



1. THE MINIMUM GATE WIDTH SHALL BE 20' FEET (6096MM) FOR NEW SUBDIVISIONS. FOR EXISTING SUBDIVISIONS, PROPOSED WIDTH MUST BE APPROVED BY FIRE DEPARTMENT.
2. GATES SHALL BE OF THE SWINGING TYPE.
3. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON.
4. GATE COMPONENTS SHALL BE MAINTAINED IN AN OPERATIVE CONDITION AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE.
5. ELECTRIC GATES SHALL BE EQUIPPED WITH A MEANS OF OPENING THE GATE BY FIRE DEPARTMENT PERSONNEL FOR EMERGENCY ACCESS. EMERGENCY OPENING DEVICES SHALL BE APPROVED BY THE CODE OFFICIAL.
6. MANUAL OPENING GATES SHALL NOT BE LOCKED WITH A PADLOCK OR CHAIN AND PADLOCK UNLESS THEY ARE CAPABLE OF BEING OPENED BY MEANS OF FORCIBLE ENTRY TOOLS MENU.
7. LOCKING DEVICE SPECIFICATIONS SHALL BE SUBMITTED FOR APPROVAL BY THE CODE OFFICIAL.

GATED ENTRANCE DETAIL



GENERAL NOTES:

1. ANY DESIGN CALLING FOR A CUL-DE-SAC WITH LESS THAN A 40 FT. BACK OF CURB RADIUS MUST BE INDIVIDUALLY APPROVED BY THE CITY OF SAN JUAN.
2. LOCAL PAVEMENT SECTION SHALL BE USED FOR CUL-DE-SAC PAVEMENT.

CUL-DE-SAC DETAIL



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DESIGN REVIEW
only under the authority of
RICARDO SALAZAR, P.E.,
No. 125392 on NOVEMBER 2023

DETAILS (III OF III)

SIOUX HEIGHTS SUBDIVISION SAN JUAN, TEXAS

PROJ. NO.: **SUB.23.005**
DESIGNED: **AG/MM**
DRAWN: **CAD**

SHEET: 19 OF 19

GENERAL

- THESE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE INDICATED, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKMEN, AND OTHER PERSONS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR EARTH BANKS, FORMS, SCAFFOLDING, PLANKING, SAFETY NETS, SUPPORT AND BRACING FOR CRANES AND GIN POLES, ETC. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT OR THE ENGINEER DO NOT INCLUDE INSPECTION OF THE ABOVE AND BELOW ITEMS.
- ALL CONSTRUCTION AND QUALITY OF MATERIALS SHALL COMPLY WITH THE GOVERNING BUILDING CODES AND REGULATIONS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AT THE JOB SITE BEFORE COMMENCEMENT OF WORK AND SHALL IMMEDIATELY REPORT ANY DISCREPANCIES OR OMISSIONS TO THE ARCHITECT IN WRITING. ANY OMISSION OR CONFLICT BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
- IN CASE OF CONFLICT, NOTES AND DETAILS ON THE BALANCE OF THE DRAWINGS TAKE PRECEDENCE OVER STANDARD NOTES AND TYPICAL DETAILS.
- WHERE CONSTRUCTION DETAILS ARE NOT SPECIFICALLY SHOWN OR NOTED FOR ANY PART OF THE WORK, SUCH DETAILS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETAILS SHOWN FOR SIMILAR CONDITIONS AND MATERIALS. WHERE SUFFICIENTLY SIMILAR WORK IS NOT SHOWN, THE ENGINEER SHALL BE CONSULTED FOR CLARIFICATION.
- EACH SUBCONTRACTOR IS CONSIDERED AN EXPERT IN HIS RESPECTIVE FIELD AND SHALL, PRIOR TO THE SUBMISSION OF BID OR PERFORMANCE OF WORK, NOTIFY THE GENERAL CONTRACTOR OR OWNER OF ANY WORK CALLED OUT ON THE DRAWINGS IN HIS TRADE THAT CANNOT BE GUARANTEED.
- THE CONTRACTOR SHALL COORDINATE ALL MECHANICAL AND ELECTRICAL EQUIPMENT, AS TO WEIGHTS AND EXACT LOCATIONS, WITH STRUCTURAL SUPPORTS. IN THE EVENT THAT THE PURCHASED EQUIPMENT DEVIATES IN WEIGHT AND LOCATION FROM THOSE INDICATED ON THE PLANS, THE ARCHITECT MUST BE NOTIFIED AND APPROVAL OBTAINED PRIOR TO INSTALLATION.
- THIS STRUCTURE IS DESIGNED AS A STABLE UNIT AFTER ALL COMPONENTS ARE IN PLACE. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TEMPORARY BRACING AS REQUIRED TO INSURE THE VERTICAL AND LATERAL STABILITY OF THE ENTIRE STRUCTURE, OR ANY PORTION THEREOF, DURING CONSTRUCTION.
- NEITHER THE OWNER NOR THE ARCHITECT NOR THE ENGINEER WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND BRACING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAW AND REGULATIONS.
- TRADE NAMES AND MANUFACTURERS REFERRED TO ARE FOR QUALITY STANDARDS ONLY. SUBSTITUTIONS WILL BE PERMITTED AS APPROVED BY THE ENGINEER.
- ANY OPTIONS OR APPROVED SUBSTITUTIONS ARE FOR CONTRACTORS CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES, ADDITIONAL COSTS AND COORDINATION WITH ALL ITEMS THAT THE SUBSTITUTIONS MAY IMPACT.
- ANY QUESTIONS RELATED TO INTERPRETATION OR INTENT OF THESE DRAWINGS SHALL BE REFERRED TO THE ENGINEER.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO LOCATE AND PROTECT ANY EXISTING UNDERGROUND OR CONCEALED CONDUIT, PLUMBING, OR OTHER UTILITIES PRIOR TO BEGINNING ANY WORK.

CAST-IN-PLACE CONCRETE

- VERIFY ALL DIMENSIONS. COORDINATE WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND OR ENGINEER OF ANY DISCREPANCIES.
- ALL CONCRETE SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTED SPECIFICATION, ACI #301 AND ACI #318, LATEST EDITION.
- THE MINIMUM 28 DAYS CYLINDER STRENGTH SHALL BE 3000 PSI, WITH A 5" SLUMP UPON DELIVERY.
- ALL OPENINGS IN SLAB (FOR PIPING, DRAINS, ETC.) SHALL BE SEALED WITH 1/2 SEALANT "2A"(SELF-LEVELING 2-PART POLYURETHANE).
- THE VAPOR RETARDANT BELOW ALL SLAB AREAS SHALL BE 6 MIL POLYETHYLENE WITH ALL JOINTS LAPPED 12" CONTINUOUS AND SEALED. DROP VAPOR BARRIER DOWN THE SIDES OF ALL BEAM TRENCHES. DO NOT PLACE VAPOR BARRIER ACROSS TRENCH BOTTOM.
- CURING COMPOUND SHALL BE PLACED WITHIN FOUR (4) HOURS AFTER CONCRETE HAS BEEN PLACED. CONCRETE SHALL BE MAINTAINED ABOVE 50 DEGREES F AND IN A MOIST CONDITION FOR AT LEAST THE FIRST SEVEN (7) DAYS AFTER PLACEMENT.
- CONCRETE COVER FOR REINFORCING AS FOLLOWS:

A. DRILLED PIERS, FOOTINGS AND OTHER PRINCIPAL STRUCTURAL MEMBERS IN WHICH CONCRETE IS DEPOSITED AGAINST THE GROUND.	3"
B. WHERE CONCRETE SURFACES, AFTER REMOVAL OF FORMS ARE EXPOSED TO WEATHER OR GROUND: FOR BARS GREATER THAN 8" IN DIAMETER FOR BARS 5/8" OR LESS IN DIAMETER	2" 1-1/2"
C. WHERE SURFACES ARE NOT DIRECTLY EXPOSED TO WEATHER OR GROUND: FOR SLAB ON GRADE (FROM TOP OF SLAB) FOR BEAMS, COLUMNS AND WALLS FOR JOISTS AND SLABS	1-1/2" 1-1/2" 3/4"
- ANCHOR BOLTS, DOWELS, INSERTS, ETC. SHALL BE SECURELY TIED IN PLACE PRIOR TO PLACING CONCRETE.
- REFER TO ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ALL MOLDS, GROOVES, REGLETS, ORNAMENTAL CLIPS, PIPES, CONDUITS, INSERTS, ETC. TO BE CAST IN CONCRETE. PROVIDE OVERSIZED SLEEVES FOR PLUMBING AND ELECTRICAL CONDUITS AND PIPES. NO PIPES OR DUCTS SHALL BE PLACED IN CONCRETE, FOOTINGS, OR SLAB UNLESS SPECIFICALLY DETAILED IN THESE PLANS, OR AS DIRECTED BY THE ENGINEER.
- CONCRETE TO BE CURED IN ACCORDANCE WITH ACI RECOMMENDATIONS. PROPOSED METHOD OF CURING TO BE COORDINATED WITH ENGINEER PRIOR TO CONCRETE PLACEMENT.

REINFORCED CONCRETE MASONRY UNIT WALLS

- CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO ASTM C90, AND AS FOLLOWS:
- ALL REINFORCING BARS SHALL BE NEW BILLET STEEL AND SHALL CONFORM TO ASTM A-615, GRADE 60S, REINFORCING BARS #3 AND SMALLER MAY BE GRADE 40.
- CONCRETE SHALL CONFORM TO ASTM C150 TYPE I, LOW ALKALI, MASONRY CEMENTS ARE NOT ALLOWED.
- UNLESS DETAILED OTHERWISE, TYPICAL VERTICAL REINFORCEMENT SHALL BE #5 AT 48" ON CENTER, AT EACH ROOF STEEL JOIST BEARING, AND TWO (2) #5 AT JAMBS OF ALL OPENINGS, THREE (3) #5 AT CORNERS, PROVIDE ADDITIONAL VERTICAL REINFORCEMENT FOR SPECIAL CONDITIONS AS DETAILED, ALL VERTICAL REINFORCEMENT TO BE IN CONCRETE OR GROUT FILLED CELLS, PROVIDE DOWELS FROM FOUNDATION, SAME SIZE AND SPACING.
- LAP SPLICES OF #6 AND SMALLER REINFORCING STEELS SHALL BE A MINIMUM OF 40 BAR DIAMETERS UNLESS OTHERWISE NOTED, LAP SPLICES OF #7 AND LARGER REINFORCING STEEL SHALL BE A MINIMUM OF 50 BAR DIAMETERS UNLESS OTHERWISE NOTED.
- VERTICAL CELLS TO BE FILLED SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAR, UNOBSTRUCTED CONTINUOUS VERTICAL.
- ALL REINFORCING SHALL BE IN PLACE PRIOR TO PLACING CONCRETE OR GROUT. VERTICAL REINFORCING BARS SHALL BE HELD IN POSITION AT THE TOP, BOTTOM AND AT INTERVALS NOT FARTHER APART THAN 192 BAR DIAMETERS.
- TYPICAL HORIZONTAL REINFORCEMENT SHALL BE TWO (2) #5 CONTINUOUS IN 8"x16" DEEP CONTINUOUS CONCRETE FILLED BOND BEAM BELOW EACH FLOOR AND ROOF LEVEL, UNLESS NOTED OTHERWISE, PROVIDE STANDARD DUR-O-WALL TRUSS-TYPE REINFORCING OR REVIEWED EQUIVALENT EVERY OTHER COURSE (16" ON CENTER) AND AS PER MANUFACTURER'S RECOMMENDATIONS.
- WALL LENGTHS LESS THAN OR EQUAL TO FOUR (4) TIMES ITS THICKNESS SHALL BE CONSIDERED COLUMN SECTIONS AND SHALL BE REINFORCED WITH #5 VERTICAL REINFORCING IN FILLED CELLS, PROVIDE 1/4 INCH DIAMETER TIES EVERY COURSE (8" ON CENTER) IN LIEU OF DUR-O-WALL REINFORCING, PLACE TIES NOT LESS THAN 1 1/2" NOR MORE THAN 5" FROM THE SURFACE OF THE COLUMN.
- PROVIDE HORIZONTAL JOINT REINFORCEMENT EVERY OTHER COURSE WHERE HORIZONTAL BAR REINFORCEMENT IS NOT SPECIFIED.
- ALL CELLS CONTAINING VERTICAL REINFORCEMENT SHALL BE FILLED SOLIDLY WITH PEA GRAVEL CONCRETE (3/8" MAX. AGGREGATE SIZE) OR GROUT, EACH WITH A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, GROUT OR CONCRETE SHALL BE A WORKABLE MIX SUITABLE FOR PUMPING WITHOUT SEGREGATION AND SHALL BE THOROUGHLY MIXED, GROUT OR CONCRETE SHALL BE PLACED BY PUMPING OR AN APPROVED ALTERNATE METHOD AND SHALL BE PLACED BEFORE INITIAL SET OR HARDENING OCCURS. GROUTING SHALL BE PER NCHA TEK 3-2.
- ALLOW C.M.U. WALLS TO SET AT LEAST 24 HOURS AFTER COMPLETION BEFORE GROUTING, GROUT OR CONCRETE SHALL BE CONSOLIDATED BY RESOLIDATION AFTER EXCESS MOISTURE HAS BEEN ABSORBED BUT BEFORE WORKABILITY IS LOST, THE FILLING OF ANY SECTION OF A WALL SHALL BE COMPLETED IN ONE DAY WITHOUT INTERRUPTIONS GREATER THAN ONE HOUR, AND PLACED IN LAYERS OF 4 FEET MAXIMUM.
- WHERE THE CONCRETE OR GROUT POUR EXCEEDS 5 FEET IN HEIGHT, CLEANOUTS SHALL BE PROVIDED BY SUITABLE OPENINGS IN THE FACE SHELLS IN THE BOTTOM COURSE OF EACH CELL TO BE FILLED, OR OTHER APPROVED LOCATIONS, THE CLEANOUTS SHALL BE SEALED AFTER INSPECTION AND BEFORE BEING FILLED.
- WHEN CELL FILLING IS STOPPED FOR ON HOUR OR LONGER, HORIZONTAL CONSTRUCTION JOINT SHALL BE FORMED BY STOPPING THE POUR OF CONCRETE OR GROUT APPROXIMATELY 1/2 INCH ABOVE OR BELOW BED JOINT.
- END WALLS AND CROSS WEBS FORMING CELLS TO BE FILLED SHALL BE FULL BEDDED IN MORTAR TO PREVENT LEAKAGE OF CONCRETE OR GROUT UNLESS WALL IS TO BE POURED SOLID.
- PROVIDE VERTICAL CONTROL JOINTS AT A MAXIMUM SPACING OF 24' (10' FROM CORNERS), DO NOT CONTINUE THE TYPICAL TRUSS TYPE JOINT REINFORCEMENT THROUGH THE JOINT. BOND BEAM REINFORCEMENT SHALL BE CONTINUOUS THROUGH THE JOINT.
- DURING ERECTION, COVER TOP OF WALLS, PROJECTIONS AND SILLS WITH WATERPROOF SHEATHING AT THE END OF EACH DAY'S WORK.

REINFORCING STEEL

- ALL DETAILING, FABRICATION AND ERECTION OF REINFORCING BARS, AND ALL ACCESSORIES UNLESS OTHERWISE NOTED, SHALL BE IN ACCORDANCE WITH THE ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE". ACI #315 LATEST EDITION.
- ALL REINFORCING BARS SHALL BE NEW BILLET STEEL AND SHALL CONFORM TO ASTM A615 GRADE 60 SPECIFICATIONS.
- PROVIDE CORNER BARS TOP AND BOTTOM AT ALL BEAM CORNERS AND DEAD END BEAM INTERSECTIONS, BARS TO EQUAL SIZE AND QUANTITY OF THE NOTED BEAM STEEL. BARS SHALL LAP BEAM REINFORCEMENT 40 BAR DIAMETERS.
- BARS DETAILED AS CONTINUOUS SHALL BE LAPPED 40 BAR DIAMETERS AT SPLICES.
- PROVIDE ADDITIONAL REINFORCING STEEL, IN STANDARD LENGTHS, FOR USE ON THE PROJECT AS DIRECTED BY THE STRUCTURAL ENGINEER FIELD REPRESENTATIVE.

SITE PREPARATION AND BACKFILL MATERIALS

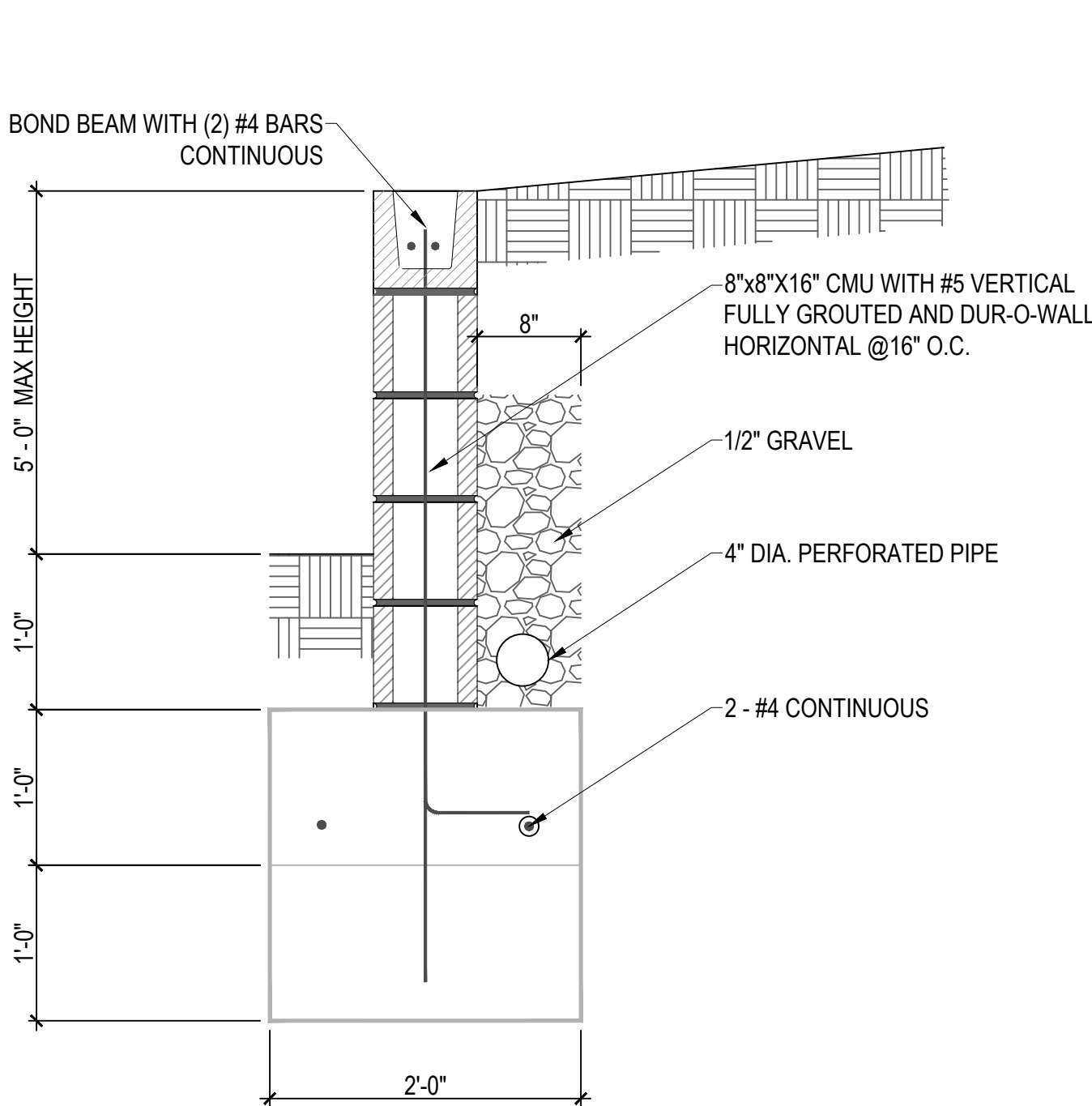
- THESE PLANS AND GENERAL NOTES HAVE BEEN PREPARED REFERENCING RGV STRATA GEOTECHNICAL STUDY PROJECT NUMBER 241127 DATED OCTOBER 17, 2024. SOIL BEARING CAPACITY USED IS BASED ON THE FOLLOWING:

ALLOWABLE SOIL BEARING PRESSURE: 1,975 PSF

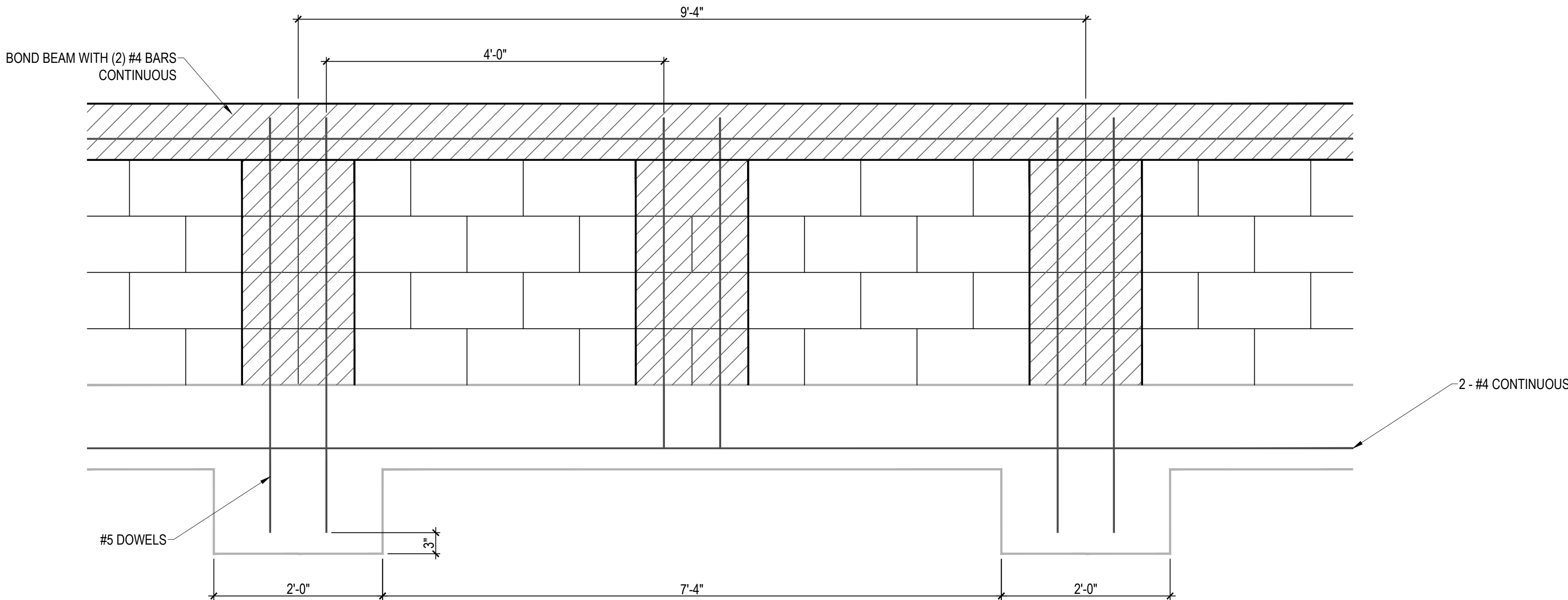
BELOW GRADE WALL DESIGN VALUES WERE NOT PROVIDED IN THE GEOTECHNICAL STUDY. THE FOLLOWING RETAINING WALL DESIGN VALUES WERE USED.

LATERAL EARTH PRESSURE COEFFICIENTS: 0.49 (ACTIVE)
0.66 (AT REST)
UNIT WEIGHT OF BACKFILL: 125 PCF
FRICTION ANGLE: 30°

- THE SUBGRADE SOILS BENEATH THE FOOTING SHOULD BE CLEAR OF ALL VEGETATION AND DELETERIOUS MATERIALS. THE SUBGRADE SOILS SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY AND AT A MOISTURE CONTENT NEAR THE OPTIMUM VALUE.
- BACKFILL MATERIALS SHOULD CONSISTS OF CLAYEY SANDS (SC) CONTAINING NO MORE THAN 20 PERCENT FINES FREE OF ORGANICS AND OTHER DELETERIOUS MATERIALS WITH A NUIT WEIGHT OF 125 PCF AND EFFECTIVE FRICTION ANGEL OF 30°.
- THE BACKFILL SOILS SHOULD BE COMPACTED TO AT LEAST 90 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698).
- THE BACKFILL SOILS SHOULD BE PLACED IN MAXIMUM LIFTS OF EIGHT (8) INCHES OF LOOSE MATERIALS AND SHOULD BE COMPACTED AT A MOISTURE CONTENT NEAR THE OPTIMUM VALUE. EACH LIFT OF COMPACTED BACKFILL SHOULD BE TESTED BY A MATERIALS TESTING LABORATORY.
- GROUNDWATER SHOULD NOT BE ALLOWED TO COLLECT IN THE EXCAVATION OR PREPARED SUBRADES OF THE CONSTRUCTION AREAS EITHER DURING OR AFTER CONSTRUCTION.

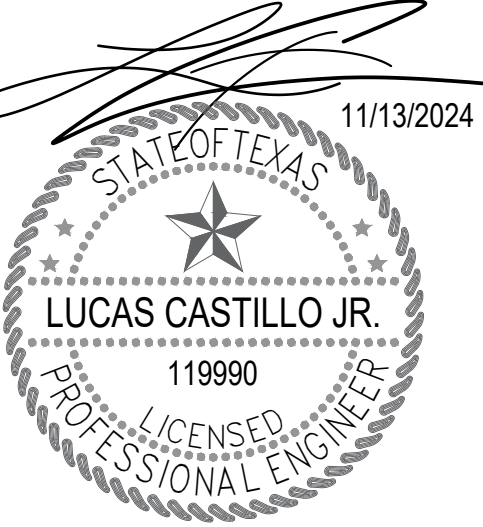


3 FT. RETAINING WALL DETAIL
SCALE: 1" = 1'



RETAINING WALL PROFILE
SCALE: 1" = 1'

ATLAS ENGINEERING CONSULTANTS
TPBE FIRM NO. 17057
2820 GULL MALLEN, TEXAS 78504
956-579-3857
lcastillo.atlas@gmail.com



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY
LUCAS CASTILLO JR. P.E. NO. 119990.

PROJECT:
PROPOSED RETAINING WALL
SIOUX HEIGHTS SUBDIVISION
SAN JUAN, TEXAS

PROJECT NO.: ST24-227
DATE: 11/13/2024
REVISION:
DRAWN BY: LC

RETAINING WALL DETAIL

S1.0

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 27, 2025

Discussion and Possible Action on the San Juan Municipal Court Amnesty Program Beginning February 6, 2025. [Mary Enriquez, Court Administrator]

STAFF COMMENTS AND RECOMMENDATIONS:

The Municipal Court is having their Amnesty Program starting February 6 through April 30, 2025. Individuals with outstanding warrants are urged to make arrangements with the court to solve their delinquent fines. During the amnesty program, the failure to appear will be waived on each warrant.

RECOMMENDATION:

Approval of the Municipal Court Amnesty Program for outstanding warrants. Citizens can pay their outstanding warrants without being arrested.

PREPARED BY:

Mary Enriquez,
Court Administrator

APPROVED BY:

Tirso Garza, Interim City
Manager

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 27, 2025

Consideration and Action, if any, on Resolution Issuing an Order and Notice of the City of San Juan General Municipal Election for May 3, 2025, for the Election of Mayor, Commissioner Place 2 and Commissioner Place 3, and Designating Election Precincts and Polling Places.
[Brenda Escalante, City Secretary]

STAFF COMMENTS AND RECOMMENDATIONS:

Resolution for issuing an order and notice for the general municipal election for the City of San Juan to be held on Saturday, May 3, 2025. Seats up for vote as part of the general election are Mayor, Commissioner Place 2 and Commissioner Place 3 to hold office for a period of four years. The last day to file for a place on the ballot is Friday, February 14, 2025, at 5:00 p.m.

RECOMMENDATION:

Staff recommends approval of the resolution.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Tirso Garza, Interim City
Manager

STATE OF TEXAS §
COUNTY OF HIDALGO §
CITY OF SAN JUAN §

RESOLUTION NO. 2025 XX

**ISSUING ORDER AND NOTICE OF
CITY ELECTION**

WHEREAS, I MARIO GARZA, in my capacity as Mayor of the City of San Juan, Texas do hereby order that a City Election be held in said City on the 3rd day of MAY, 2025 that being the FIRST SATURDAY of said Month; and

WHEREAS, the terms of office for Mayor, Commissioner Place 2 and Commissioner Place 3 will expire on the 3rd day of May, 2025 and it is necessary to conduct an election for the following Officers of said City:

**MAYOR
OFFICE OF CITY COMMISSIONER - PLACE #2
OFFICE OF CITY COMMISSIONER - PLACE #3**

IT IS THEREFORE, ORDERED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN THAT:

Section 1. Call of Election; Date; Eligible Electors; An election (the “Election”) shall be held on Saturday, May 3, 2025, at which all residents, qualified electors of the City shall be entitled to vote.

Section 2. Election Day Polling Places; Voting Precincts. Except as otherwise provided herein, the polling place and the voting precincts for said Election and the boundaries thereof are as follows:

**Polling Place One
Fire Station No. 2
2301 N. Raul Longoria
San Juan, Texas 78589**

**Polling Place Two
San Juan Memorial Library
Multipurpose Room
1010 S Standard St.
San Juan, Texas 78589**

Election Precincts 4, 39, 59, 117, 118, 137, 156, 178, 214, 228, and 245

That the Board of Commissioners of said City will appoint by resolution the Presiding Judges and Alternate Judges of each of the polling places for said Election pursuant to Section 32.001 of the Texas Election Code.

Section 3. Election Day and Early Voting Day, dates, hours, and polling place: Early voting shall commence and terminate as required by state law. **The polling places for Early Voting by Personal Appearance shall be at Fire Station No. 2, 2301 N. Raul Longoria San Juan, Texas 78589 and San Juan Memorial Library Multipurpose Room, 1010 S.**

Standard St. San Juan, Texas 78589. Early voting shall be conducted in accordance with the Texas Election Code on the following days, dates, and hours during the early voting period:

EARLY VOTING DAY AND DATE

Tuesday	April 22, 2025	-	7:00 a.m. to 7:00 p.m.
Wednesday	April 23, 2025	-	8:00 a.m. to 6:00 p.m.
Thursday	April 24, 2025	-	8:00 a.m. to 6:00 p.m.
Friday	April 25, 2025	-	8:00 a.m. to 6:00 p.m.
Saturday	April 26, 2025	-	7:00 a.m. to 7:00 p.m.
Sunday	April 27, 2025	-	Closed
Monday	April 28, 2025	-	8:00 a.m. to 6:00 p.m.
Tuesday	April 29, 2025	-	7:00 a.m. to 7:00 p.m.

HOURS

ELECTION DAY AND DATE

Saturday	May 3, 2025	-	7:00 a.m. to 7:00 p.m.
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HOURS

Applications for ballot by mail shall be mailed to:

Hilda A. Salinas, Elections Administrator

P.O. Box 659

Edinburg, Texas 78540-0659

elections@co.hidalgo.tx.us

Applications for ballots by mail (ABBM)s must be received no later than the close of business on Tuesday, April 22, 2025.

Curb Site Voting for the Ill and Disabled will be available at the designated Voting Places. Early Voting by Personal Appearance and on Election Day will be done by utilizing the Electronic Voting System.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF THE SAN JUAN, TEXAS, City Election is hereby called for the FIRST SATURDAY in MAY being MAY 3, 2025.

PASSED, APPROVED and ADOPTED on this the 27th day of January, 2025.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

BRENDA ESCALANTE, CITY SECRETARY

ESTADO DE TEXAS
CONDADO DE HIDALGO
CIUDAD DE SAN JUAN

§
§
§

NUMERO DE RESOLUCIÓN 2025-XX

**EMISIÓN DE ORDEN Y AVISO DE
ELECCIONES DE LA CIUDAD**

MIENTRAS TANTO, YO, MARIO GARZA, en mi calidad de alcalde de la Ciudad de San Juan, Texas, por la presente ordeno que se celebre una Elección Municipal en dicha Ciudad el 3 de MAYO de 2025, que es el PRIMER SÁBADO de dicho mes; y

MIENTRAS TANTO, los mandatos del Alcalde, Comisionado Lugar 2 y el Comisionado Lugar 3 vencerán el 3 de mayo de 2025 y es necesario realizar una elección para los siguientes Oficiales de dicha Ciudad:

**ALCALDE
OFICINA DEL COMISIONADO DE LA CIUDAD - LUGAR #2
OFICINA DEL COMISIONADO DE LA CIUDAD - LUGAR #3**

**POR LO TANTO, LA COMISION DE LA CIUDAD DE LA CIUDAD DE SAN JUAN
ORDENA QUE:**

Sección 1. Convocatoria de elecciones; Fecha; Electores Elegibles; Se llevará a cabo una elección (la "Elección") el sábado 3 de mayo de 2025, en la que todos los residentes, electores calificados de la Ciudad, tendrán derecho a votar.

Sección 2. Lugares de votación el día de las elecciones; Precinto Electorales. A menos que se disponga lo contrario en el presente, el lugar de votación y los precintos de votación para dicha Elección y los límites de los mismos son los siguientes:

**Lugar de Votación Uno
Fire Station No. 2
2301 N. Raul Longoria
San Juan, Texas 78589**

**Lugar de Votación Dos
San Juan Memorial Library
Multipurpose Room
1010 S Standard St.
San Juan, Texas 78589**

Precintos Electorales 4, 39, 59, 117, 118, 137, 156, 178, 214, 228 y 245

Que la Junta de Comisionados de dicha Ciudad nombrará mediante resolución a los Jueces presidentes y Jueces Alternos de cada uno de los colegios electorales para dicha Elección conforme a la Sección 32.001 del Código Electoral de Texas.

Sección 3. Día de la elección y día de la votación adelantada, fechas, horas y lugar de votación: la votación adelantada comenzará y terminará según lo exija la ley estatal. **Los lugares de votación para la votación adelantada en persona se tomarán acabo en: Fire Station No. 2, 2301 N. Raul Longoria San Juan, Texas 78589 y San Juan Memorial Library**

Multipurpose Room, 1010 S. Standard St. San Juan, Texas 78589. La votación anticipada se llevará a cabo de acuerdo con el Código Electoral de Texas en los siguientes días, fechas, y horas durante el período de votación anticipada:

VOTACIÓN ADELANTADA DÍA Y FECHA

martes	22 de abril de 2025	-	7:00 a.m. a 7:00 p.m.
miércoles	23 de abril de 2025	-	8:00 a.m. a 6:00 p.m.
jueves	24 de abril de 2025	-	8:00 a.m. a 6:00 p.m.
viernes	25 de abril de 2025	-	8:00 a.m. a 6:00 p.m.
sábado	26 de abril de 2025	-	7:00 a.m. a 7:00 p.m.
domingo	27 de abril de 2025	-	Cerrado
lunes	28 de abril de 2025	-	8:00 a.m. – 6:00 p.m.
martes	29 de abril de 2025	-	7:00 a.m. a 7:00 p.m.

HORARIO

DÍA DE LA ELECCIÓN Y FECHA

sábado	3 de mayo de 2025	-	7:00 a.m. a 7:00 p.m.
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HORARIO

Las solicitudes para boletas por correo deberán enviarse a:

Hilda A. Salinas, Elections Administrator

P.O. Box 659

Edinburg, Texas 78540-0659

elections@co.hidalgo.tx.us

Las solicitudes para boletas por correo (ABBM)s deberán recibirse para el fin de horario laboral el martes 22 de abril de 2025.

La votación en la acera para enfermos y discapacitados estará disponible en los lugares de votación designados. La votación adelantada en persona y el día de las elecciones se realizará utilizando el sistema de votación electrónica.

AHORA, POR LO TANTO, LA COMISIÓN DE LA CIUDAD DE LA CIUDAD DE SAN JUAN, TEXAS RESUELVE, que por la presente se convoca a elecciones municipales para el PRIMER SÁBADO de MAYO, siendo el 3 DE MAYO DE 2025.

ADMITIDO, APROBADO y ADOPTADO el día 27 de enero de 2025.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

BRENDA ESCALANTE, CITY SECRETARY

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 27, 2025

Consider Second and Final Reading of an Ordinance for a Conditional Use Permit Regarding 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 Lot 5, Block 5, John Closner Subdivision, as Requested by KSNA, LLC. [Jorge J. Garcia, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The applicant is requesting a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at the property located at the northeast corner of 41st Street and Veterans Boulevard. The location has been used as drive-thru businesses since 2010.

Adjacent zoning is General Business District (C-2) to the South. To the East, a residential district and outside the city limits to the North and West of the property.

It is noted, that on August 27, 2024, the applicant requested a conditional use permit to operate a drive-thru business and the Sale of Alcoholic Beverages for Off-Premise Consumption. Now, the applicant is requesting an On-Premise Permit to open bottles of alcohol and serve the beverages.

The proposed days and hours of operations will not change. They are Monday thru Friday from 10:00 a.m. to 12:00 a.m., Saturday from 10:00 a.m. to 1:00 a.m. and Sundays from 10:00 a.m. to 11:00 p.m.

The applicant will need to comply with the Texas Alcoholic Beverages Commission (TABC) requirements. Additional permits may be required with the City of San Juan for a different type of alcohol / license permit.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to fifteen (15) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

RECOMMENDATION:

Staff recommends approval of the Final Reading of the Ordinance as presented.

PREPARED BY:

APPROVED BY:

Monica Gomez,
Interim Director of
Planning

Tirso Garza, Interim City
Manager

**CONDITIONAL USE PERMIT
SANTA CHELADA DRIVE-THRU
JANUARY 28, 2025**

PAGE 1

The applicant is requesting a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at the property located at the northeast corner of 41st Street and Veterans Boulevard. The location has been used as drive-thru businesses since 2010.

Adjacent zoning is General Business District (C-2) to the South. To the East, a residential district and outside the city limits to the North and West of the property.

It is noted, that on August 27, 2024, the applicant requested a conditional use permit to operate a drive-thru business and the Sale of Alcoholic Beverages for Off-Premise Consumption. Now, the applicant is requesting an On-Premise Permit to open bottles of alcohol and serve the beverages.

The proposed days and hours of operations will not change. They are Monday thru Friday from 10:00 a.m. to 12:00 a.m., Saturday from 10:00 a.m. to 1:00 a.m. and Sundays from 10:00 a.m. to 11:00 p.m.

The applicant will need to comply with the Texas Alcoholic Beverages Commission (TABC) requirements. Additional permits may be required with the City of San Juan for a different type of alcohol / license permit.

The following are the list of requirements:

1. The applicant must comply with the City's Security Cameras Ordinance.
2. Owner agrees to pay an annual fee to the City of San Juan to maintain the alcohol license, conditional use and occupational license.
3. No loading or unloading of merchandise in a public street.
4. Must maintain the buffer fence within the residential uses.
5. There shall be no smoking inside the premises at any time.
6. The business must comply with the city's noise ordinance.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to fifteen (15) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

ATTACHMENTS: Location Map
 Aerial Photo
 Zoning Map
 Site Plan
 List of neighboring property owners receiving notice
 Ordinance

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 01/09/2025 Vice-Chair Castillo made a motion to approve the conditional use permit as presented by staff. Commissioner Yzaguirre seconded the motion. Motion passed unanimously with a 4-0 vote.

Mr. Jorge Garcia, Planning Director, explained the memorandum attached to the agenda and listed the general requirements for a drive-thru businesses.

Commissioner Sanchez asked if this will be a dine in establishment. Mr. Sencion, the applicant, stated it is a drive-thru establishment only and needs permit to open the bottles of alcohol and serve the beverages.



Santa Chelada Drive-Thru



Veterans Boulevard



ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGE (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 CLOSER 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, KSNA, LLC. has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan to operate a drive-thru business and for the Sale of Alcoholic Beverages for On-Premise Consumption at the 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 KSNA, LLC. has applied for a Conditional Use Permit to operate a drive-thru business and the Sale of Alcoholic Beverages for On-Premise Consumption at 4101 N. Veterans Boulevard, subject to the following conditions:

1. The applicant must comply with the City's Security Cameras Ordinance.
2. Owner agrees to pay an annual fee to the City of San Juan to maintain the alcohol license, conditional use, occupational license and health permits.
3. No loading or unloading of merchandise in a public street.
4. Must maintain the buffer within the residential uses.
5. There shall be no smoking inside the premises at any time.
6. The business must comply with the city's noise ordinance.

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 January, 2025.

PASSED and **APPROVED** on second and final reading on the 28th day of January, 2025.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

APPROVED BY:

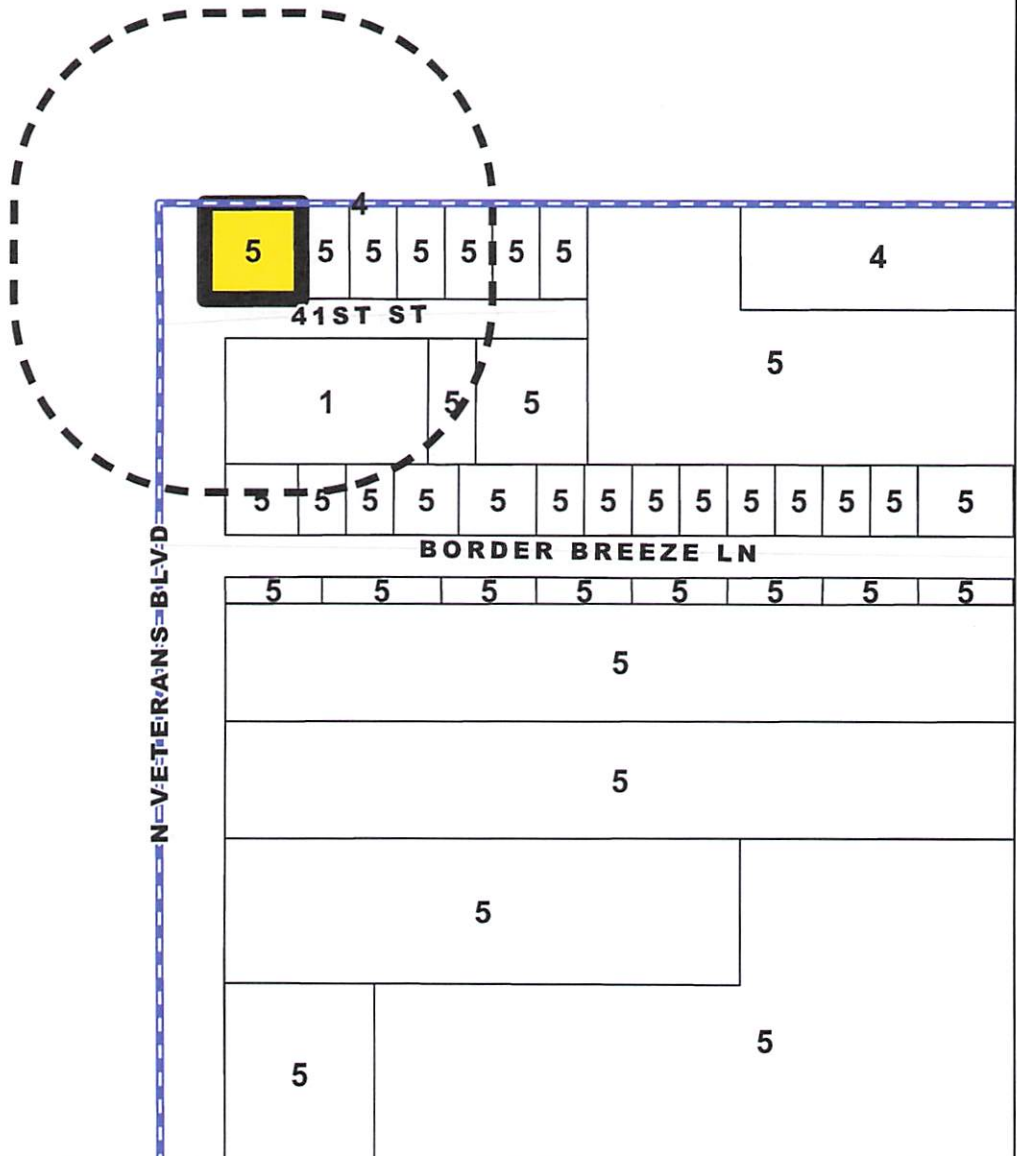
Palacios, Garza & Thompson, P.C.

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY

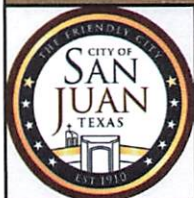


1 in = 200 ft



MAILOUT & SITE MAP
CASE ADDRESS:
4101 N VETERANS BLVD
KSNA, LLC

LEGEND
CITY LIMITS SITE NOTIFICATIONS



AERIAL MAP

CASE ADDRESS:

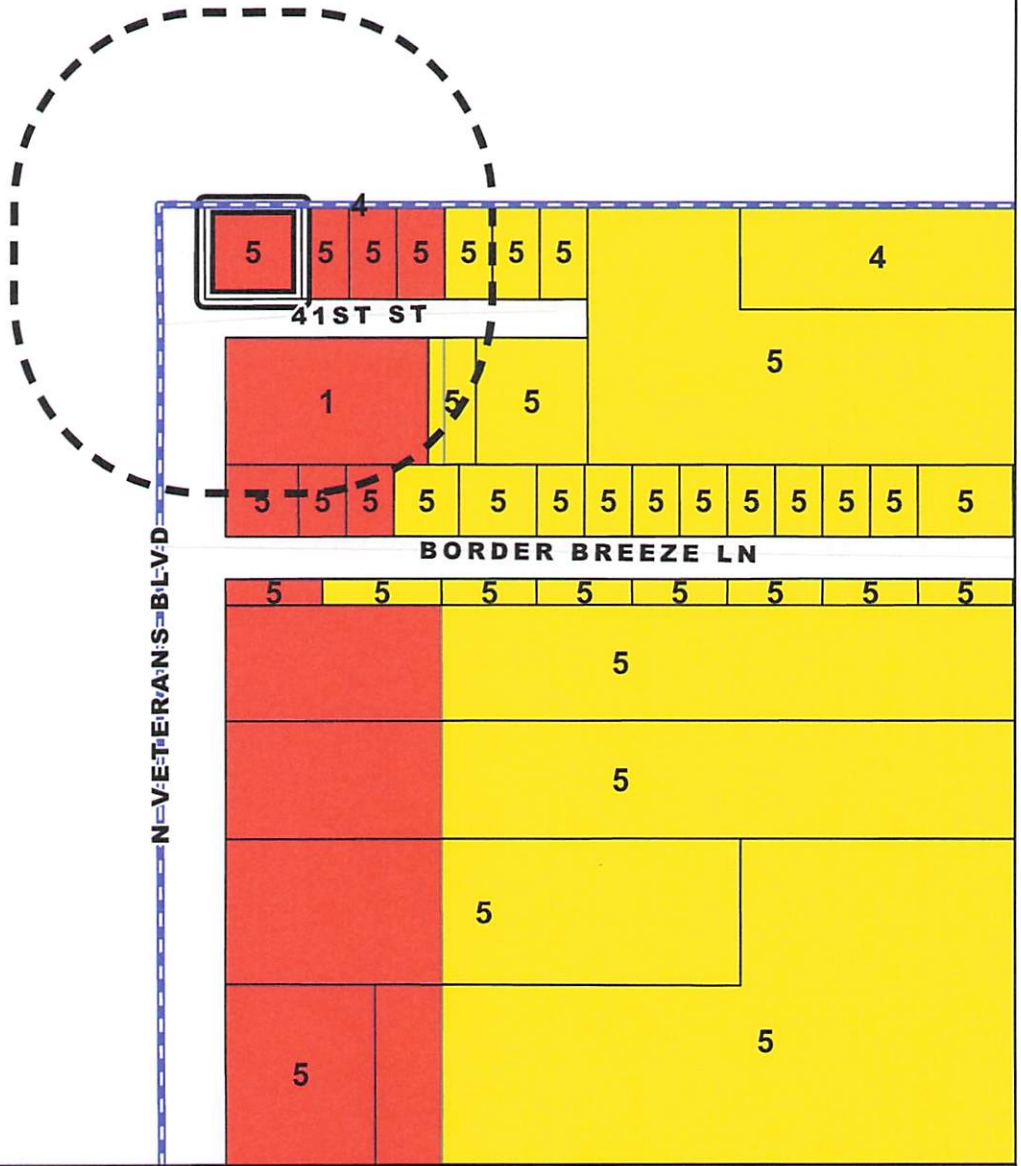
4101 N VETERANS BLVD
KSNA, LLC

LEGEND

CITY LIMITS SITE NOTIFICATIONS



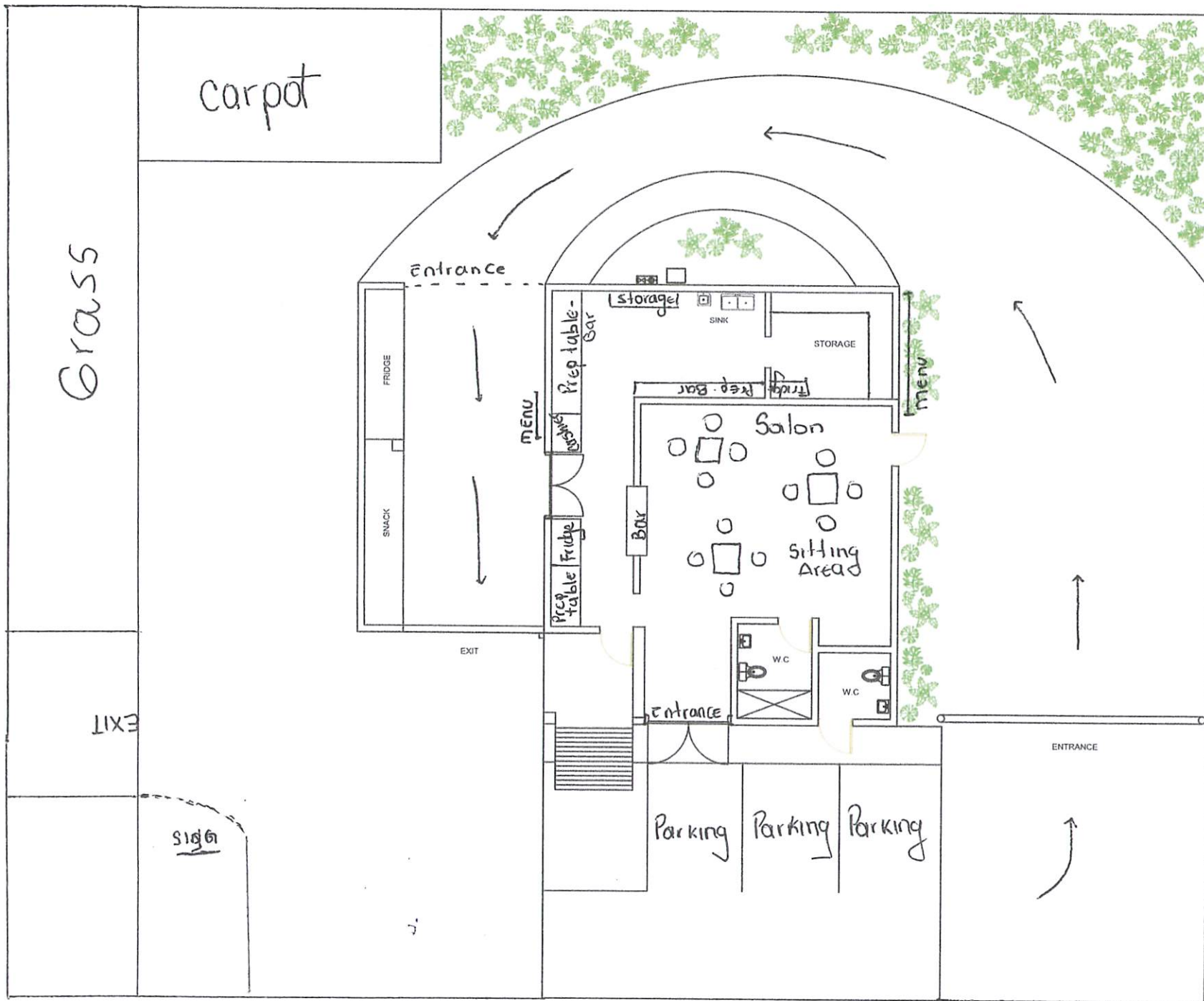
1 in = 200 ft



ZONING MAP
CASE ADDRESS:
4101 N VETERANS BLVD
KSNA, LLC

LEGEND

CITY LIMITS	ZONING DISTRICTS	R-MF	C-3	O	PUD
SITE	R-S	C-1	L-1	EC	
NOTIFICATIONS	R-MH	C-2	I-2	I	



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 feet of the North 120 feet of Lot 5, Block 5, John Closner Subdivision, as Requested by KSNA, LLC.

KSNA, LLC
2807 May Ave.
Mission, TX 78574

Aguilar Juan R. & Griselda I.
1305 E. Prosperidad Dr.
Pharr, TX 78577

Solis Claudia V Hernandez
3913 N Veterans Blvd
San Juan, TX 78589

Leal Alejandro
3019 Ginger Ave.
Edinburg, TX 78539

Gonzalez Elizabeth G
714 W. 14st
San Juan, TX 78589

Garcia Jose Indalecio & Gloria
PO Box 2293
San Juan, TX 78589

Flores Rogelio Zamora
714 Border Breeze
San Juan, TX 78589

Villescas Juan Francisco
7010 N FM 493
Donna, TX 78537

Castillo Javier & Carmen
905 W. 41st
San Juan, TX 78589

Hidalgo County Drainage Dist. No.1
902 N Doolittle Rd.
Edinburg, TX 78542

Martinez Eduardo A.
733 E. Cardinal St.
San Juan, TX 78589

Torres Jessica
934 Border Breeze
San Juan, TX 78589

Leal Sergio Armando
912 W. 41st
San Juan, TX 78589

Cedillo Norma
1204 E. Bell Ave.
Pharr, TX 78577

Jaime Caridad & Jose
912 Border Breeze
San Juan, TX 78589

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 27, 2025

Consider Second and Final Reading of an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages (BG – Wine and Beer Retailer’s Permit) at Mariscos El Bucanero located at 205 W. Nolana Avenue Suite #3, legally described at Lot 1, San Juan Plaza Subdivision, as Requested by Mariscos El Bucanero, LCC. [Jorge J. Garcia, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The applicant is requesting a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at Mariscos El Bucanero Restaurant. The property is located approximately 500 feet West from Raul Longoria Road, along the South side of Nolana Avenue.

Adjacent zoning is General Business District (C-2) to the North, East and West of the property. To the South, a Multi-Family Residence Subdivision is located.

The applicant is proposing to sell wine and beer beverages at complement of the food they served at the restaurant. The proposed days and hours of operation at Sunday through Friday from 7:00 a.m. to 12:00 a.m. and Saturdays from 7:00 a.m. to 1:00 a.m.

The applicant will need to comply with the Texas Alcoholic Beverage Commission (TABC) requirements, Additional permits may be required with the City of San Juan for a different type of alcohol / license permits.

Staff mailed a notice of the public hearing to sixteen (16) property owners within a two hundred (200) foot radius and received no comments in favor or against the request.

RECOMMENDATION:

Staff recommends approval of the Final Reading of the Ordinance as presented.

PREPARED BY:

Monica Gomez,
Interim Director of
Planning

APPROVED BY:

Tirso Garza, Interim City
Manager

**CONDITIONAL USE PERMIT
MARISCOS EL BUCANERO
JANUARY 28, 2025**

PAGE 1

The applicant is requesting a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at Mariscos El Bucanero Restaurant. The property is located approximately 500 feet West from Raul Longoria Road, along the South side of Nolana Avenue.

Adjacent zoning is General Business District (C-2) to the North, East and West of the property. To the South, a Multi-Family Residence Subdivision is located.

The applicant is proposing to sell wine and beer beverages at complement of the food they served at the restaurant. The proposed days and hours of operation at Sunday through Friday from 7:00 a.m. to 12:00 a.m. and Saturdays from 7:00 a.m. to 1:00 a.m.

The applicant will need to comply with the Texas Alcoholic Beverage Commission (TABC) requirements, Additional permits may be required with the City of San Juan for a different type of alcohol / license permits.

The following are the list of requirements:

1. The applicant must comply with the City's *Security Cameras Ordinance*.
2. Owner agrees to pay an annual fee to the City of San Juan to maintain the alcohol license, conditional use and occupational license.
3. No loading or unloading of merchandise in a public street.
4. Must maintain the buffer fence within the residential uses.
5. There shall be no smoking inside the premises at any time.
6. The business must comply with the city's noise ordinance.

Staff mailed a notice of the public hearing to sixteen (16) property owners within a two hundred (200) foot radius and received no comments in favor or against the request.

ATTACHMENTS:

- Proposed Site
- Location Map
- Zoning Map
- Letter from applicant
- Site Plan
- List of neighboring property owners receiving notice
- Ordinance

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 01/09/2025 Commissioner Yzaguirre made a motion to approve the conditional use permit as presented by staff. Vice-Chair Castillo seconded the motion. Motion passed unanimously with a 4-0 vote.

Mr. Garcia, Planning Director, explained the memorandum and the list of requirements attached to the report.

No discussion took place on this item.



Mariscos El Bucanero





ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGE (BG – WINE AND BEER RETAILER’S PERMIT) AT MARISCOS EL BUCANERO, LOCATED AT 205 W. NOLANA AVENUE SUITE 3, LEGALLY DESCRIBED AS LOT 1, SAN JUAN PLAZA 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, Mariscos El Bucanero, 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 (*BG – Wine and Beer Retailer’s Permit*) for On-Premise Consumption at Mariscos El Bucanero Restaurant, located at 205 W. Nolana Avenue Suite 3, 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 Mariscos El Bucanero, LLC. has applied for a Conditional Use Permit for the Sale of Alcoholic Beverages (*BG – Wine and Beer Retailer’s Permit*) for On-Premise Consumption at Mariscos El Bucanero Restaurant, subject to the following conditions:

1. The applicant must comply with the City’s Security Cameras Ordinance.
2. Owner agrees to pay an annual fee to the City of San Juan to maintain the alcohol license, conditional use and occupational license.
3. No loading or unloading of merchandise in a public street.
4. Must maintain the buffer fence within the residential uses.
5. There shall be no smoking inside the premises at any time.
6. The business must comply with the city’s noise ordinance.

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 January, 2025.

PASSED and **APPROVED** on second and final reading on the 28th day of January, 2025.

CITY OF SAN JUAN

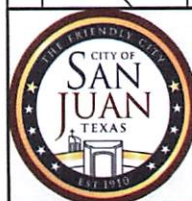
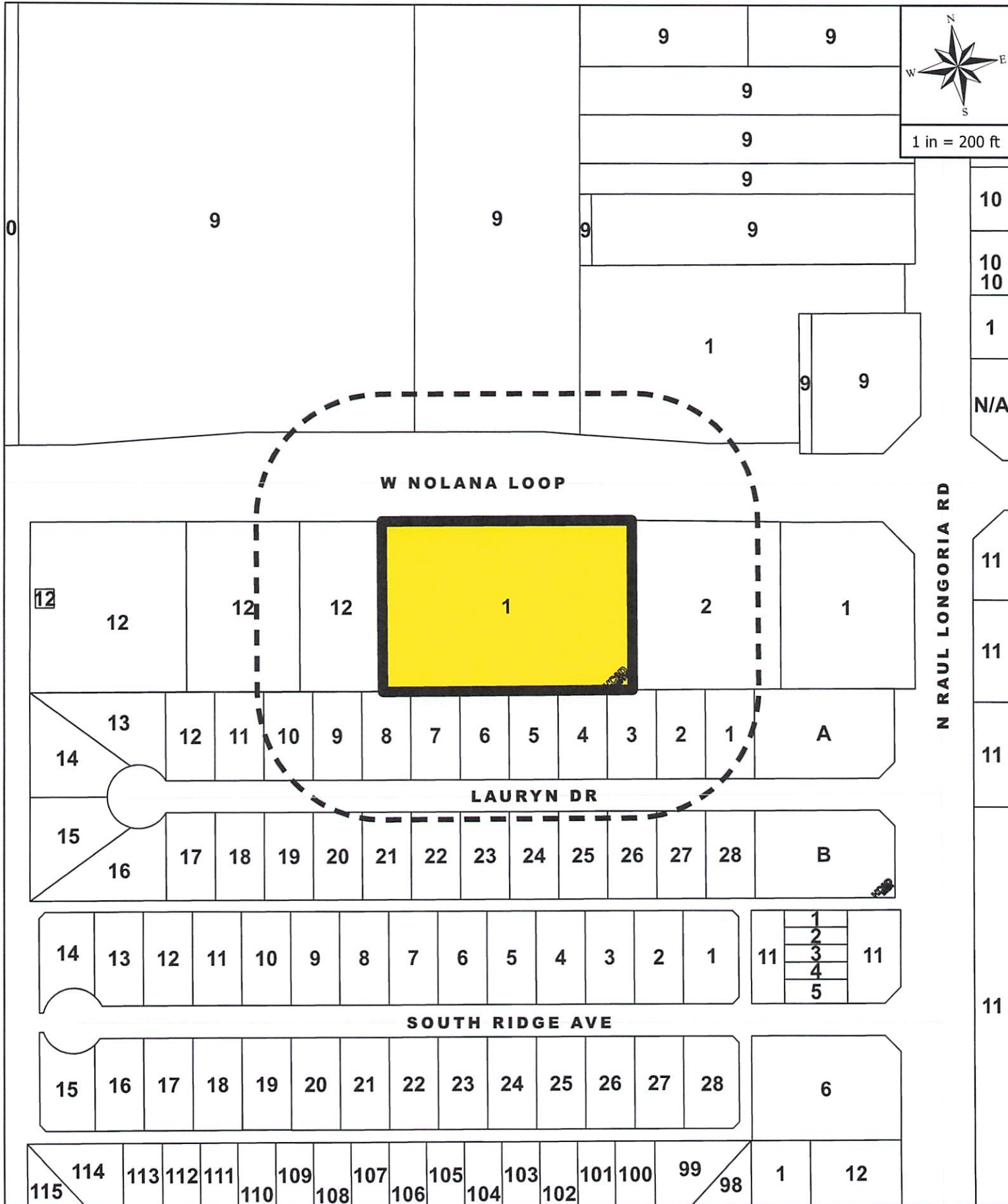
MARIO GARZA, MAYOR

ATTEST:

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

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY

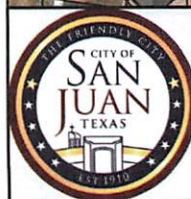


MAILOUT & SITE MAP

CASE ADDRESS:
205 W NOLANA AVE, STE 3
MARISCOS EL BUCANERO, LLC

LEGEND

CITY LIMITS SITE NOTIFICATIONS

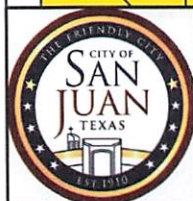
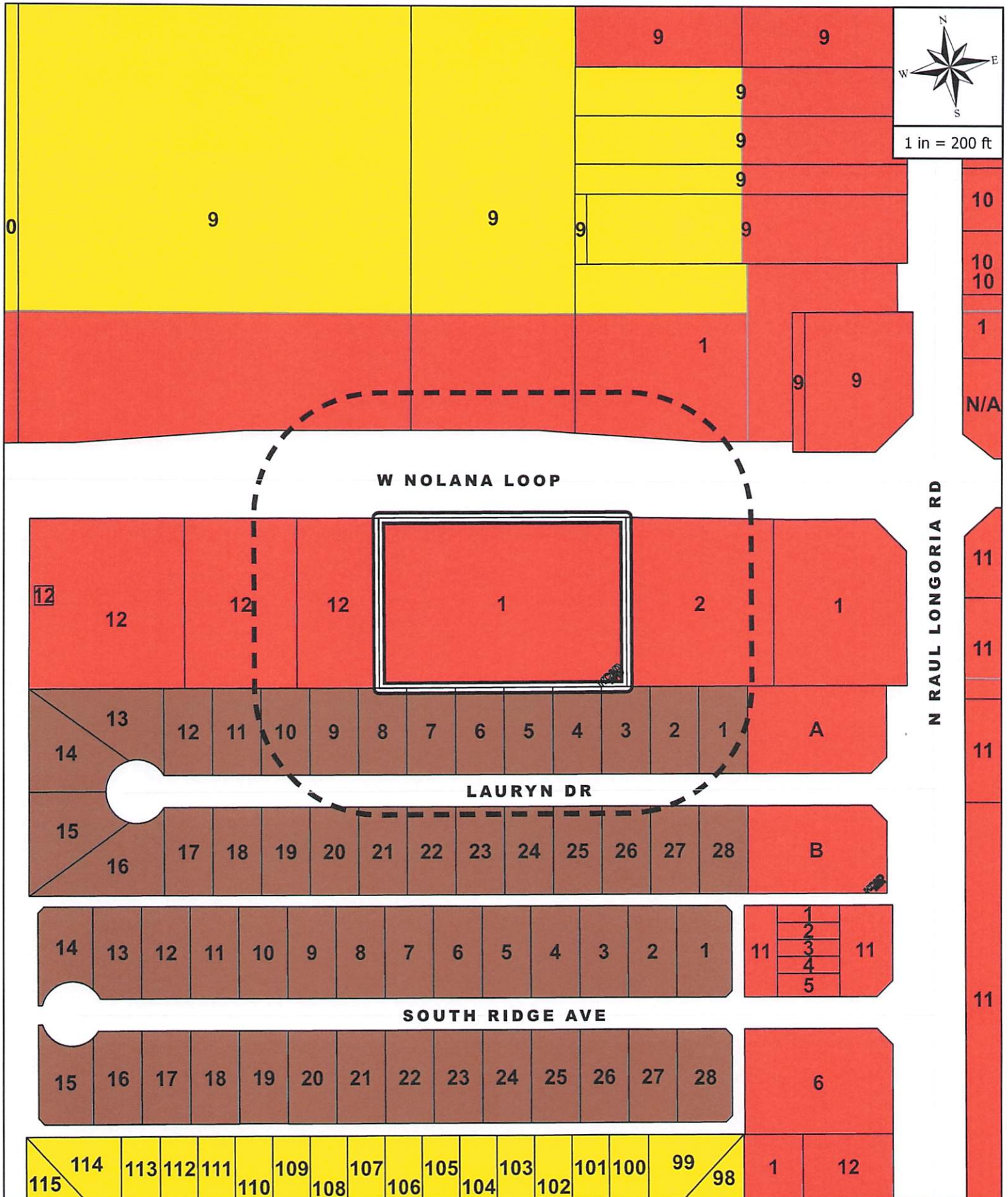


AERIAL MAP

CASE ADDRESS:
205 W NOLANA AVE, STE 3
MARISCOS EL BUCANERO, LLC

LEGEND

CITY LIMITS NOTIFICATIONS SITE



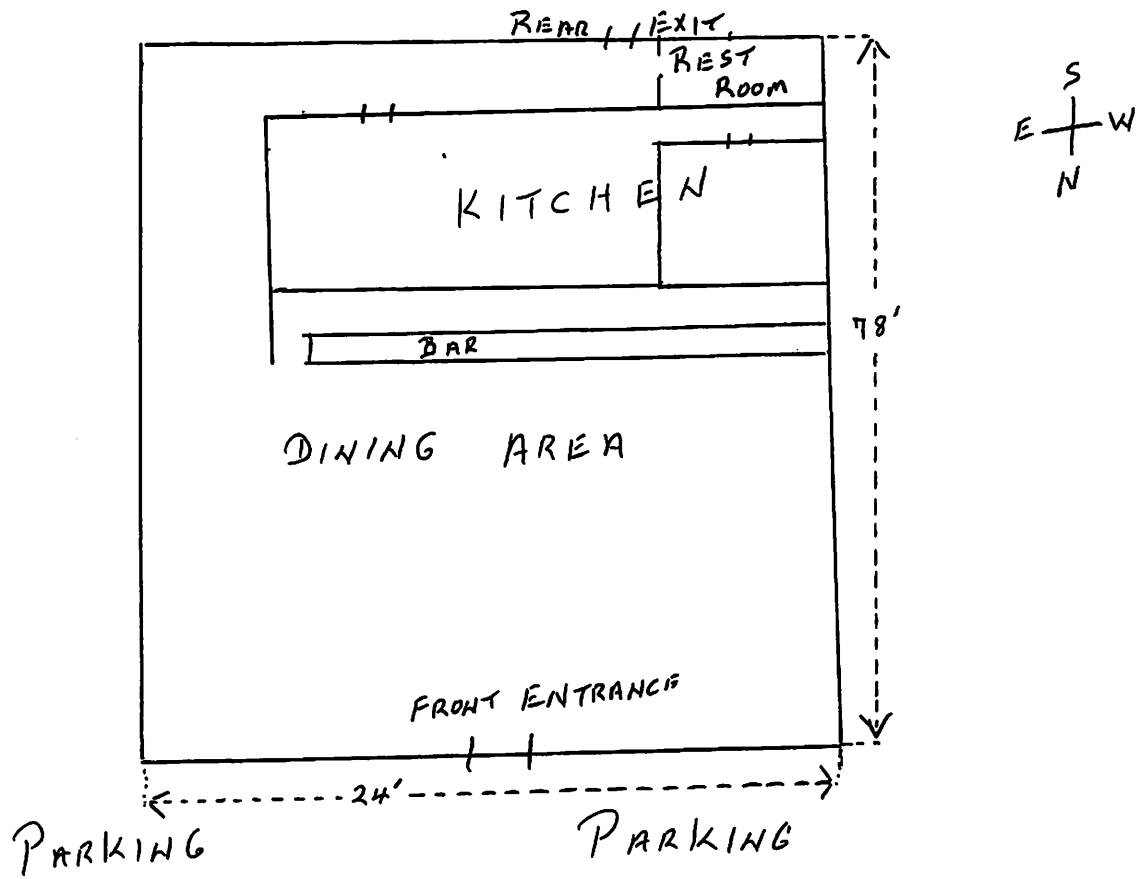
ZONING MAP

CASE ADDRESS:

205 W NOLANA AVE, STE 3

MARISCOS EL BUCANERO, LLC

LEGEND	
CITY LIMITS	R-MF
NOTIFICATIONS	R-S
SITE	R-MH
	C-1
	C-2
	C-3
	L-1
	I-2
	O
	EC
	I
	PUD



MARISCOS EL BUCANERO

NOLANA

205 NOLANA, SUITE 3

Conditional Use Permit for the Sale of Alcoholic Beverages (*BG – Wine and Malt Beverage Retail Dealer's On-Premise Permit*) at Mariscos El Bucanero, located at 205 Nolana, Suite 3, legally described as Lot 1, San Juan Plaza Subdivision, as Requested by Mariscos El Bucanero.

MARISCOS EL BUCANERO
205 W. NOLANA LOOP SUITE 3
SAN JUAN, TX 78589

RONNIE CANTU
CONSTRUCTION LLC
2912 S. JACKSON RD
MCALLEN, TX 78503

MONARCA INVESTMENTS
GROUP LTD
4101 PALMETTO PALM DR
MISSION, TX 78573

SERSA HOME BUILDER, LLC
809 DORSETT DRIVE
SAN JUAN, TX 78589

LUBIN PROPERTIES LLC
PO BOX 2978
MCALLEN, TX 78502

RICARDO VILLARREAL
2918 S. JACKSON
MCALLEN, TX 78504

GARZA LEASING
PO BOX 658
SAN JUAN, TX 78589

CHRISTIAN DEL ROSARIO
RAMOS
700 S. LINA ST. APT 1
ALTON, TX 78573

HORTENCIA S. & HERIBERTO
PEREZ
1013 VANESSA AVE.
MCALLEN, TX 78503

JAQUELINE ADILENE PENA
4224 N. MCOLL RD APT #4106
MCALLEN, TX 78504

MARIBEL VILLESAS
211 W. NOLANA
SAN JUAN, TX 78589

777 FAMILY LTD
2912 S. JACKSON RD
MCALLEN, TX 78503

OC DEVELOPMENT LTD
2912 S. JACKSON RD.
MCALLEN, TX 78503

DYNASTY CUSTOM HOMES
LLC
2918 S. JACKSON RD
MCALLEN, TX 78503

MARTINEZ MARIA OLGA
3510 N. RAUL LONGORIA RD.
SAN JUAN, TX 78589

ZAMBRANO INVESTMENT
GROUP LLC
408 LION CT.
SAN JUAN, TX 78589

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 27, 2025

Consideration Second and Final Reading of an Ordinance Regarding the Voluntary Annexation Petition of the 7.82-acre tract of land out of Lot 12, Block 27, Alamo Land and Sugar Company's Subdivision, Hidalgo County, Texas, according to the plat or map thereof recorded in Volume 1, Pages 24-26, Map Records, Hidalgo County, Texas. [Jorge J. Garcia, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The Planning Department is processing a residential subdivision approximately a quarter of a mile West from Cesar Chavez Road along the Southside of Hall Acres Road. . Part of the subdivision is outside the city limits but within the City of San Juan Extraterritorial Jurisdiction (ETJ). It is the City's policy to annex, process and approve subdivisions within the city's ETJ. In October 22, 2024, the City Commission approved Resolution No. 24-28 accepting petition for voluntary annexation and the setting of dates and times for public hearings.

Upon annexation and recording of the subdivision plat, building permits and inspections will be processed the by City for proposed residences. Annexation of this property is being undertaken in accordance with the provisions of the Texas Local Government Code, Chapter 43, Municipal Annexation, Section 43.028 and the City Charter.

RECOMMENDATION:

Staff recommends approval of the Final Reading of the Ordinance as presented.

PREPARED BY:

Monica Gomez,
Interim Director of
Planning

APPROVED BY:

Tirso Garza, Interim City
Manager



ORDINANCE NO.

AN ORDINANCE PROVIDING FOR THE EXTENSION ON CERTAIN BOUNDARY LIMITS OF THE CITY OF SAN JUAN, TEXAS; AND THE VOLUNTARY ANNEXATION OF A 7.82-ACRE TRACT OF LAND OUT OF LOT 12, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS; AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, DEED RECORDS OF HIDALGO COUNTY.

WHEREAS, Section 43.067 of the Texas Local Government Code provides for an alternate to the standard annexation proceedings where the property owner petitions for annexation; and

WHEREAS, the City Commission of the City of San Juan has decided to extend the corporate limits to include tracts of land adjacent to our present corporate limits as shown in **Exhibit "A"**; and

WHEREAS, the hereinafter described territory lies within the extraterritorial of the City of San Juan, Texas; and

WHEREAS, the territory hereinafter described contains approximately 7.82 acres of land; and

WHEREAS, a notice of the City of San Juan proposed annexation was published in a newspaper having general circulation in the City of San Juan, Texas on October 30, 2024 and November 20, 2024 and was published between 11th day and 20th day before the public hearing dates; and

WHEREAS, the first public hearing was held at 6:00 p.m. on November 12, 2024 at the San Juan Memorial Library, located at 1010 S. Standard Avenue, San Juan, Texas and second public hearing was held at 6:00 p.m. on November 26, 2024 at San Juan Memorial Library, located at 1010 S. Standard Avenue, San Juan, Texas so that all interested parties were provided the opportunity to be heard regarding the proposed annexation of those tracts hereinafter described; and

WHEREAS, the enclosed municipal service plan for the proposed annexation was available for public inspection and explained in response to questions asked; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF SAN JUAN, THAT;

Exhibit "B"

SECTION I: The following described in **Exhibit "B"** land and territory adjacent to and adjoining the City of San Juan, Texas is hereby added and annexed to the City of San Juan, Texas, and the property herein described is altered and amended so as to include such areas within the corporate limits of the City of San Juan. The description of the property to be annexed is as follows:

A 7.82 ACRE TRACT OF LAND OUT OF LOT 12, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3076373, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A COTTON PICKER SPINDLE SET ON THE NORTH LINE OF LOT 12 AND IN THE CENTERLINE OF HALL ACRES ROAD FOR THE NORTHEAST CORNER OF THE CRESENCIO ZUNIGA, JR. TRACT (A 2.00 ACRE TRACT OF LAND OUT OF LOT 12, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1376345, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT, SAID SPINDLE BEARS EAST, 286.10 FEET FROM THE NORTHWEST CORNER OF LOT 12.

THENCE; EAST, ALONG THE NORTH LINE OF LOT 12 AND THE CENTERLINE OF HALL ACRES ROAD, A DISTANCE OF 63.90 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; SOUTH, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 20.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF HALL ACRES ROAD, A TOTAL DISTANCE OF 1,320.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH LINE OF LOT 12 FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; WEST, ALONG THE SOUTH LINE OF LOT 12, A DISTANCE OF 324.10 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 TRACT (A 4.273 ACRE TRACT OF LAND OUT OF LOTS 11 AND 12, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 885325, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; NORTH, ALONG THE EAST LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 TRACT, A DISTANCE OF 912.22 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE CRESENCIO C. ZUNIGA, JR. TRACT AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 89°46'06" E, ALONG THE SOUTH LINE OF THE CRESENCIO ZUNIGA, JR. TRACT, A DISTANCE OF 159.90 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 00°10'04" E, ALONG THE EAST LINE OF THE CRESENCIO ZUNIGA, JR. TRACT, A DISTANCE OF 187.67 FEET TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 89°48'39" E, ALONG THE EAST LINE OF THE CRESENCIO ZUNIGA, JR. TRACT, A DISTANCE OF 99.70 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 00°00'43" E, ALONG THE EAST LINE OF THE CRESENCIO ZUNIGA, JR. TRACT, PASSING A 1/2" IRON ROD FOUND AT 199.79 FEET FOR THE SOUTH RIGHT OF WAY LINE OF HALL ACRES ROAD, A TOTAL DISTANCE OF 219.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.82 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH VIANEY ESTATES, RECORDED IN VOLUME 45, PAGE 125, MAP RECORDS, HIDALGO COUNTY, TEXAS.

SECTION II: The service plan attached to this ordinance as **Exhibit "C"** and being the same service plan presented at the public hearing held regarding this annexation, is hereby approved by the City Commission of the City of San Juan, Texas provided that's such service plan may be amended or repealed in accordance with Section 43.0672 of the Local Government Code, when in the opinion of the City Commission, changed conditions or subsequent occurrences make the plan unworkable or obsolete.

SECTION III: The herein above described property and the area so annexed shall be a part of the City of San Juan, Texas and the property so added hereby shall bear its pro rata share of taxes levied by the City of San Juan, Texas, and inhabitants thereof shall be entitled to all of the rights and privileges of the citizens of San Juan, Texas, in areas having similar characteristics of topography, land utilization and population density, and shall be bound by the acts ordinances, resolutions and regulations of the City of San Juan, Texas.

SECTION IV: The zoning of the property shall be classified as Single-Family Residence District (R-S).

SECTION V: Upon annexation of the herein above-described property, the acreage within the city limits of San Juan after annexation will be increased in an amount which does not exceed the statutory limitation as set out in Chapter 43 of the Texas Local Government Code.

SECTION VI: Upon the approval of the second and final reading hereof, the City Secretary of the City of San Juan is hereby authorized and directed to cause a true and correct copy of the caption of this ordinance, including the general description of the property annexed to be published in a newspaper of general circulation in San Juan, Texas.

SECTION VII: If any part, phrase or sentence of this Ordinance is held void or unconstitutional by a Court or competent jurisdiction, or if any tract of land or portion of any tract of land hereby annexed shall be held to be ineligible for annexation or wrongfully annexed, the remaining portions of this Ordinance and the remaining tracts so annexed shall be considered severable and shall remain in full force and effect.

SECTION VIII: In accomplishing the annexation of the territory annexed by this Ordinance, the City of San Juan has strictly followed the provisions of State Law and the cases as they apply to annexations and any possible deviation from special provisions was unintentional and not material to the accomplishment of this annexation.

PASSED and **APPROVED** on first reading on the 14th day of January, 2025.

PASSED and **APPROVED** on second reading on the 28th day of January, 2025.

CITY OF SAN JUAN

MARIO GARZA, Mayor

ATTEST:

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

BRENDA ESCALANTE
City Secretary

City Attorney