



Mayor: Mario Garza
Mayor Pro-Tem: Marco "Markie" Villegas
Commissioners: Mario Cantu
Gilbert Garza
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
Tuesday, July 8, 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 Distinguished Budget Award to the City of San Juan Finance Department from the Government Finance Officers Association (GFOA) for the Fiscal Period Year 2024-2025. [Leroy Gonzales, Director of Finance]
- B.** Presentation on Departmental Reports: Department of Finance, Fire Department, Police Department, Municipal Court, Department of Utilities, Department of Planning and Zoning, Department of Parks and Recreation, Department of Sanitation, and San Juan Memorial Library.
 - 1.** Department of Finance Monthly Report. [Leroy Gonzales, Director of Finance]
 - 2.** Fire Department Monthly Report. [Carlos Alaniz, Interim 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]
6. Department of Planning and Zoning Monthly Report. [Jorge J. Garcia, Director of Planning]
7. Department of Parks and Recreation Monthly Report. [Ruben Guajardo, Director of Parks & Recreation]
8. Department of Sanitation Monthly Report. [Israel Garza, Director of Sanitation]
9. San Juan Memorial Library Monthly Report. [Christina Perez, Library Director]

VI. PUBLIC HEARING/ORDINANCES

- A. Hold a Public Hearing and Consider an Ordinance Regarding the Rezoning Request from Single Family Residence District (R-S) to General Business District (C-2) of the 5.00-Acre Tract of Land out of Lot 8, Block 5, John Closner Subdivision, Located Approximately 200 feet East of Veterans Boulevard, along the South side of Eldora Road, as Requested by People's Manufactured Homes. [Jorge J. Garcia, Director of Planning]
- B. Hold a Public Hearing and Consider an Ordinance Regarding the Conditional Use Permit for the Sale of Alcoholic Beverages (BG – Wine and Beer Retailer's Permit) and Late Hours Permit (BL – Retail Dealer's On-Premise Late Hours License) at "Quinta Rivera" located at 605 E. Hall Acres Road, Legally Described as Lot 96, Valley Ranch No. 5 Subdivision, as Requested by Quinta Rivera, LLC. [Jorge J. Garcia, Director of Planning]

VII. APPOINTMENTS

- A. Consider the Removal and Appointment of Board Member(s) Related to the San Juan Economic Development Corporation.
- B. Consider the Removal and Appointment of Board Members Related to the Housing Authority Board.
- C. Consider the Removal, Appointment, or Reappointment of Member(s) to the Keep San Juan Beautiful Board. [Brenda Escalante, City Secretary]

- D. Consider the Appointment of a City Commission Liaison to the San Juan Memorial Library Advisory Board. [Brenda Escalante, City Secreatry]

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

- A. Preliminary Plat Approval of the Re-plat of Lot A Hall Acres Estates Subdivision being a 1.68-Acre Tract of Land out of Lot A, Hall Acres Estates Subdivision Located Approximately 1,100 feet West of Stewart Road, along the North Side of Hall Acres Road, as Requested by TRIMAD Consultants, LLC. [Jorge Garcia, Director of Planning]
- B. Preliminary Plat Approval with Variance Request of the Stewart Coves Phase II Subdivision, being a 16.00-Acre Tract of land out of Lots 1 and 6, Stewarts Addition to the Conway Gardens, Located on the West Side of Stewart Road, Approximately 1,215 feet North of Moore Road, as Requested by Melden & Hunt, Inc. [Jorge Garcia, Director of Planning]
- C. Consider Resolution to Approve a Waterline Access Agreement Between the North Alamo Water Supply Corporation, the City of San Juan and Aldo A. Rios for The Heights at Raul Longoria Subdivision. [Jorge J. Garcia, Director of Planning]
- D. Discussion and Possible Action to Award RFQ No. 25-010-06-20 for Utilities Professional Services – Water and Sanitary Sewer Cost of Service, Rate, and Debt Capacity Study to the Most Qualified Firm; and to Authorize the Interim City Manager to Negotiate and Execute a Contract and Any Related Documents. [Lori A. Maldonado, Purchasing Agnet]

IX. CONTRACTUALS

- A. Consideration and Possible Action to Approve a Lease Purchase Agreement with Municipal Emergency Services (MES), a State Contract Vendor under the BuyBoard Cooperative Purchasing Program, for the Acquisition of 41 Complete Sets of Structural Fire Bunker Gear. [Carlos Alaniz, Interim Fire Chief]

X. CONSENT AGENDA

- A. Consider Second and Final Reading of the Ordinance for a Voluntary Annexation Petition of the 0.73-Acre Tract of Land Out of Lot 13, Block 47, Alamo Land and Sugar company's Subdivision, According to the Plat or Map thereof Recorded in Volume 1, Pages 24-26, Map Records, Hidalgo County, Texas. [Jorge J. Garcia, Direcor of Planning]
- B. Consider Approval of the Tax Collection Report for the Month of May 31, 2025. [Leroy Gonzales, Director of Finance]
- C. Consider Approval of the Budget Expenditure Report for the Month of May 31, 2025.[Leroy Gonzales, Director of Finance]

- D.** Consider Approval of City Commission Meeting Minutes:
- March 25, 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 Legal Issues Concerning the Appointment and/or Removal of Board Member(s) of the San Juan Civil Service Commission.
 2. Pursuant to Section §551.071 of the Texas Government Code Consultation with Attorney; Discussion and Possible Action Regarding Legal Issues Related to Water and Wastewater Rates.
 3. Pursuant to Section §551.071 of the Texas Government Code Consultation with Attorney; Discussion and Possible Action on Legal Matters Concerning the North San Juan Park.
 4. Pursuant to Section §551.071 of the Texas Government Code Consultation with Attorney; Discussion and Possible Action on Legal Matters Concerning the Lease Agreement with Tony's Kitchen, LLC.
 5. Pursuant to Section §551.087 of the Texas Government Code (Deliberation Regarding Economic Development Negotiations); Discussion and Possible Action on Economic Development Matters Related to the Stewart Projects.

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 Legal Issues Concerning the Appointment and/or Removal of Board Member(s) of the San Juan Civil Service Commission.
 2. Pursuant to Section §551.071 of the Texas Government Code Consultation with Attorney; Discussion and Possible Action Regarding Legal Issues Related to Water and Wastewater Rates.

3. Pursuant to Section §551.071 of the Texas Government Code Consultation with Attorney; Discussion and Possible Action on Legal Matters Concerning the North San Juan Park.
4. Pursuant to Section §551.071 of the Texas Government Code Consultation with Attorney; Discussion and Possible Action on Legal Matters Concerning the Lease Agreement with Tony's Kitchen, LLC.
5. Pursuant to Section §551.087 of the Texas Government Code (Deliberation Regarding Economic Development Negotiations); Discussion and Possible Action on Economic Development Matters Related to the Stewart Projects.

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 3rd of July 2025 at 5:00 p.m. in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551-041 - §551.050).



BRENDA ESCALANTE
CITY SECRETARY
CITY OF SAN JUAN, TEXAS

CERTIFICATION OF REMOVAL

I certify that the agenda of items to be considered by the City Commission was removed by the City Secretary's Office from the San Juan City Hall bulletin area on the _____ of _____, 2025.

OFFICE OF THE CITY SECRETARY



Mayor: Mario Garza
Mayor Pro-Tem: Marco “Markie” Villegas
Commissioners: Mario Cantu
Gilbert Garza
Jesus “Jesse” Ramirez

MEMORANDUM

TO: Tirso Garza, Interim City Manager

FROM: Brenda Escalante, City Secretary

DATE: 06/30/2025

SUBJECT: Presentation of the Distinguished Budget Award to the City of San Juan Finance Department from the Government Finance Officers Association (GFOA) for the Fiscal Period Year 2024-2025. [Leroy Gonzales, Director of Finance]



Government Finance Officers Association
203 North LaSalle Street, Suite 2700
Chicago, Illinois 60601-1210
312.977.9700 fax: 312.977.4806

March 26, 2025

Maria Beltran
City of San Juan
512 SOUTH NEBRASKA
SAN JUAN, TX 78589

Dear Maria Beltran:

Your government should have recently received electronic correspondence that your 2024 budget qualifies for GFOA's Distinguished Budget Presentation Award. To commemorate that achievement, enclosed is a medallion which can be added to your existing plaque as a testament to the government's commitment to producing annual reports that evidence the spirit of full disclosure and transparency.

Congratulations again!

Sincerely,

A handwritten signature in cursive script that reads "Michele Mark Levine".

Michele Mark Levine
Director, Technical Services Center



Mayor: Mario Garza
Mayor Pro-Tem: Marco “Markie” Villegas
Commissioners: Mario Cantu
Gilbert Garza
Jesus “Jesse” Ramirez

MEMORANDUM

TO: Tirso Garza, Interim City Manager

FROM: Brenda Escalante, City Secretary

DATE: 06/30/2025

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 1,226 journal entries, issued 2,657 disbursement checks, 475 Bank Drafts and processed 5,453 payroll checks and direct deposits, through the months of May 31, 2025.

May Sales Tax 8.05% Increase of \$48,539 Compared to last year.

Audit FY 2023/2024 Started on November, 2024 100% complete, March 31, 2025.

Reconciled 11 Bank Accounts

Budget Adjustments (41)

Budget Amendments (4)

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

Internal Budget Amendments (22)

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 7,453 Water 10,643 Sewer and Brush 10,085 accounts.
- North Alamo Water Supply Corporation service 3,626 sewer accounts and Garbage and Brush 2,939 Accounts.
- Per Audited Financial Report, in FY ending 9/30/2024, Utility Fund collected 6.2 million and Sanitation Fund 4.4 million with a combined 10.6 million.
- Email Billing (52)

Service Orders

1. Connects	95
2. Meter information	26
3. Disconnect	73
4. Dead Meters Change	13
5. Past Due Notice	1,824
6. Cut List/11th	114
7. Cut List Register	14

Payments are made by

59 % paid in person
1 % juniors
31 % online
6 % bank drafts
3 % 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 May, 2025.

• Purchase Orders Issued	3,355
• Purchase Order Changes/Voids	125
• Bid Openings	8
• Public Auction	1

**CITY OF SAN JUAN
BUDGET AMENDMENT
FY 2024-25**

Budget Amendment No.

BA 0002363

(Assigned by Fin. Dept)

Fund Name: General
Dept. Name: Various Departments

Account Number	Description	Original Budget	Amended Budget	Increase	Decrease	Amended Budget Amt
REVENUES						
		-	-	-		-
						-
						-
						-
						-
TOTAL REVENUES		-	-	-	-	-

EXPENDITURES						
10-410.3499	OTHER PRO & PARA PRO SVS	101,500	101,500	20,000		121,500
10-410.5510	ADVERTISING	-	-	252		252
10-420.9810	CONTRACT SRVS NOT OTHERWISE	40,000	40,000	52,700		92,700
10-440.5520	PRINTING AND BINDING	4,342	4,342	300		4,642
10-440.6140	OFFICE SUPPLIES	3,000	3,025	1,000		4,025
10-450.3499	OTHER PRO & PARA PRO SVS	15,000	15,000	4,000		19,000
10-450.4640	REPAIR & MAINTENANCE	3,000	3,000	500		3,500
10-450.6120	OFFICE EQUIPMENT	7,000	7,000	4,000		11,000
10-450.6270	CLOTHING AND UNIFORMS	4,785	4,785	3,500		8,285
10-460.4640	REPAIR & MAINTENANCE	60,000	97,776	36,150		133,926
10-460.6270	CLOTHING AND UNIFORMS	50,000	66,901	6,900		73,801
10-500.6170	MDSE & CONSUMABLES FOR RESALE	12,000	12,000	13,500		25,500
10-500.9901	SOFTBALL	25,000	25,000	17,000		42,000
10-500.9911	CITY EVENTS	32,600	32,600	49,500		82,100
10-520.3499	OTHER PRO & PARA PRO SVS	600	751	1,900		2,651
10-520.4610	BUILDING-REPAIR AND MAINTENANCE	40,000	40,000	60,000		100,000
10-520.4640	REPAIR & MAINTENANCE	16,000	15,849	7,500		23,349
10-520.6260	HOUSEHOLD & INSTITUTIONAL	20,000	20,000	7,000		27,000
10-560.3400	ACCOUNTING AND AUDITING SERVICES	10,450	10,450	950		11,400
10-560.3460	APPRAISAL SERVICES	141,678	141,678	38,129		179,807
10-570.3499	OTHER PRO & PARA PRO SVS	8,500	6,510	3,000		9,510
10-570.5500	TRAVEL & TRAINING	5,000	7,500	1,500		9,000
10-570.6120	OFFICE EQUIPMENT	660	660	2,000		2,660
	FUND BALANCE				331,281	(331,281)
TOTALS EXPEDITURES		601,115	656,327	331,281	331,281	656,327

JUSTIFICATION:

MIDYEAR BUDGET AMENDMENT TO COMPLETE THE FISCAL YEAR 20242025 FOR ADDITIONAL APPROPRIATIONS.

Leroy Gonzales 05/19/2025

REQUESTED BY DATE

Department Director (Print)

APPROVED BY DATE

City Manager (Budget Officer)

DEPT. DIRECTOR DATE

Department Director (Signature)

REVIEWED BY DATE

(Finance Department)

**CITY OF SAN JUAN
BUDGET AMENDMENT
FY 2024-25**

Budget Amendment No.

BA-0002362

(Assigned by Fin. Dept)

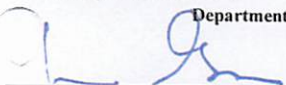
Fund Name: Utility
Dept. Name: Various Departments

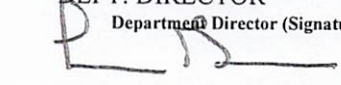
Account Number	Description	Original Budget	Amended Budget	Increase	Decrease	Amended Budget Amt
REVENUES						
		-	-	-		-
						-
						-
						-
						-
TOTAL REVENUES		-	-	-	-	-

EXPENDITURES						
56-441.6140	OFFICE SUPPLIES	5,152	5,752	1,000		6,752
56-441.9810	CONTRACT SRVS NOT OTHERWISE	41,320	41,320	43,000		84,320
56-451.3499	OTHER PRO & PARA PRO SERVICE	-	202,500	15,990		218,490
56-451.9700	MEMBERSHIPS AND SUBS.	5,869	5,869	581		6,450
56-600.4640	REPAIR & MAINTENANCE	80,000	101,697	80,000		181,697
56-600.6220	CHEMICALS AND LAB SUPPLIES	150,000	150,000	200,000		350,000
56-600.6242	RAW WATER	200,000	200,000	20,000		220,000
56-600.4622	WATER TOWERS	-	-	227,852		227,852
56-600.6200	TIRES AND LUBES	2,000	2,025	800		2,825
56-600.5500	TRAVEL & TRAINING	5,121	5,161	1,500		6,661
56-600.9820	ASSESSING FEES	15,400	15,400	276		15,676
56-610.4640	REPAIR & MAINTENANCE	15,000	15,000	1,500		16,500
56-610.6200	TIRES AND LUBES	5,000	5,000	2,500		7,500
56-610.6325	WATER LINE REPAIR AND MAINT	30,000	38,738	25,000		63,738
56-610.6350	WATER METERS	30,000	30,000	10,000		40,000
+ 56-620.4620	SEWER LINES REPAIR AND MAINT	5,000	5,000	5,000		10,000
56-620.4640	REPAIR & MAINTENANCE	175,000	178,900	177,670		356,570
56-620.6200	TIRES AND LUBES	4,000	4,000	800		4,800
56-620.6220	CHEMICALS AND LAB SUPPLIES	40,000	40,000	30,000		70,000
56-630.4640	REPAIR & MAINTENANCE	75,000	78,750	25,000		103,750
56-630.6220	CHEMICALS AND LAB SUPPLIES	145,000	155,452	22,000		177,452
56-630.5500	TRAVEL & TRAINING	3,828	4,723	1,500		6,223
	RETAIN EARNINGS				891,969	(891,969)
TOTALS EXPEDITURES		1,032,690	1,285,286	891,969	891,969	1,285,286

JUSTIFICATION:

MIDYEAR BUDGET AMENDMENT TO COMPLETE THE FISCAL YEAR 2024-2025 FOR ADDITIONAL APPROPRIATIONS.

Leroy Gonzales 05/19/2025
REQUESTED BY DATE
Department Director (Print)
 05/28/2025
APPROVED BY DATE
City Manager (Budget Officer)

DEPT. DIRECTOR DATE
Department Director (Signature)
 5/27/25
REVIEWED BY DATE
(Finance Department)

Budget Amendment No.

(Assigned by Fin. Dept)

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CITY OF SAN JUAN
BUDGET ADJUSTMENT FORM
FY 2024-2025

Budget Adjustment No. BA0002360

(Assigned by Fin. Dept)

Fund Name: General

Dept. Name: Fire

Account Number	Description	Original Budget	Amended Budget	Increase	Decrease	Amended Budget Amt
REVENUES						
		-	-	-	-	-
TOTAL REVENUES		-	-	-	-	-

EXPENDITURES						
10-470.7957	Other Equipment	200,000	226,054		15,000	211,054
10-470.4640	Repair and Maintenance	50,000	53,236.66	15,000		68,236.66
TOTALS EXPEDITURES		250,000	279,291	15,000	15,000	279,291

JUSTIFICATION: To provide funds for Emergency Repairs that are needed to units.

Carlos Alaniz, Interim Fire Chief 5/15/2025
 REQUESTED BY DATE
 Department Director (Print)

[Signature] 05/28/2025
 APPROVED BY DATE
 City Manager (Budget Officer)

[Signature] 05-15-2025
 DEPT. DIRECTOR DATE
 Department Director (Signature)

[Signature] 5/28/25
 REVIEWED BY DATE
 (Finance Department)

CITY OF SAN JUAN BUDGET ADJUSTMENT

FY 24 - 25

Budget Adjustment No. BA0002364

(Assigned by Fin. Dept.)

Fund Name: GENERAL
Dept. Name: STREETS & ALLEYS

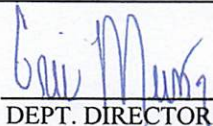
Account Number	Description	Original Budget	Current Budget	Increase	Decrease	Adjusted Budget Amt
REVENUES						
TOTAL REVENUES						

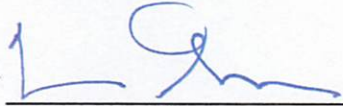
EXPENDITURES						
10-480.4640	REPAIR & MAINTENANCE	\$40,000.00	\$38,000.00		\$2,000.00	\$ 36,000.00
10-480.6280	SUPPLIES	\$1,300.00	\$2,600.00	\$2,000.00		\$4,600.00
	TOTAL	\$ 41,300.00	\$ 40,600.00	\$2,000.00	\$2,000.00	\$40,600.00

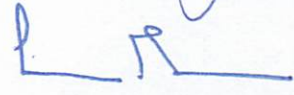
JUSTIFICATION:

BUDGET ADJUSTMENT IS REQUESTED TO COVER REMAINDER OF SUPPLIES NEEDED FOR DEPARTMENT FOR THE YEAR.

ERIC MUNOZ 5/22/2025
REQUESTED BY DATE
Department Assistant Director (Print)

 5/22/25
DEPT. DIRECTOR DATE
Department Assistant Director (Signature)

 05/24/2025
APPROVED BY DATE
City Manager (Budget Officer)

 5/28/25
REVIEWED DIRECTOR DATE
(Finance Department)

CITY OF SAN JUAN BUDGET ADJUSTMENT

Budget Adjustment No. BA0002359
(Assigned by Fin. Dept)

Fund Name: General Fund
Dept. Name: Parks & Recreation

Account Number	Description	Original Budget	Current Budget	Increase	Decrease	Adjusted Budget Amt
REVENUES						
TOTAL REVENUES						

EXPENDITURES						
10-500.5500	Travel and Training	\$8,550	\$8,550		\$255	\$8,295
10-500.6250	Food,ice and bottled water	\$600	\$600	\$255		\$855

JUSTIFICATION:
Moving monies into food,ice and botled water account to buy food to the parks crew for National Groundskeeper Day.

Ruben Guajardo
REQUESTED BY
Department Director (Print)
[Signature]
APPROVED BY
City Manager (Budget Officer)

05/27/2025
DATE

5-27-25
DEPT. DIRECTOR
Department Director (Signature)
[Signature]
REVIEWED BY
(Finance Department)

05/28/2025
DATE

5/28/25
DATE

CITY OF SAN JUAN
BUDGET ADJUSTMENT FORM
FY: 204-2025

Budget Adjustment No. BA 0002354
 (Assigned by Fin. Dept)

Fund Name: 10 GENERAL FUND
 Department Name: Police

Account Number	Description	Original Budget	Amended Budget	Increase	Decrease	Amended Budget Amt
10-460.3499	OTHER PRO& PARA PRO SERVICE	52,460.00	42,460.00		7,000.00	35,460.00
10-460.6200	TIRES AND TUBES	35,000.00	31,100.00		4,000.00	27,100.00
10-460.4640	REPAIR AND MAINTANANCE	60,000.00	97,776.22	11,000.00		108,776.22
TOTAL EXPENDITURES		147,460.00	171,336.22	11,000.00	11,000.00	171,336.22

JUSTIFICATION: Adjustment is needed to continue maintaining our police units, equipment and repair range fence panels

Leandro Sifuentes
 REQUESTED BY _____ DATE _____
 Department Director (Print)

LS 05/22/2025
 APPROVED BY _____ DATE _____
 City Manager (Budget Officer)

Leandro Sifuentes
 DEPT. DIRECTOR _____ DATE _____
 Department Director (Signature)

LR 5/22/25
 REVIEWED BY _____ DATE _____
 (Finance Department)

CITY OF SAN JUAN BUDGET ADJUSTMENT

Budget Adjustment No.

BA-0002357

(Assigned by Fin. Dept)

Fund Name: General Fund

Dept. Name: Parks & Recreation

Account Number	Description	Original Budget	Current Budget	Increase	Decrease	Adjusted Budget Amt
REVENUES						
TOTAL REVENUES						

EXPENDITURES						
10-500.9904	Flag Football	14,400	14,400		\$800	\$13,600
10-500.9905	Basketball	21,400	21,400	\$800		\$22,200

JUSTIFICATION:

Moving monies into basketball to purchase shirts for the new high school basketball league.

Ruben Guajardo Jr 05/21/25
REQUESTED BY DATE

Department Director (Print)

[Signature] 05/22/2025
APPROVED BY DATE

City Manager (Budget Officer)

[Signature] 5-21-25
DEPT. DIRECTOR DATE

Department Director (Signature)

[Signature] 5/22/25
REVIEWED BY DATE

(Finance Department)

CITY OF SAN JUAN
BUDGET ADJUSTMENT
 FY 24 - 25

Budget Adjustment No. BA 0002358
 (Assigned by Fin. Dept.)

Fund Name: GENERAL
 Dept. Name: STREETS & ALLEYS

Account Number	Description	Original Budget	Current Budget	Increase	Decrease	Adjusted Budget Amt
REVENUES						
TOTAL REVENUES						

EXPENDITURES						
10-480.4640	REPAIR & MAINTENANCE	\$40,000.00	\$38,000.00		\$2,000.00	\$ 36,000.00
10-480.6280	SUPPLIES	\$1,300.00	\$2,600.00	\$2,000.00		\$4,600.00
	TOTAL	\$ 41,300.00	\$ 40,600.00	\$2,000.00	\$2,000.00	\$40,600.00

JUSTIFICATION:

BUDGET ADJUSTMENT IS REQUESTED TO COVER REMAINDER BALANCE OF SUPPLIES FOR DEPARTMENT.

ERIC MUNOZ 5/22/2025
 REQUESTED BY DATE
 Department Assistant Director (Print)

Eric Munoz 5/22/25
 DEPT. DIRECTOR DATE
 Department Assistant Director (Signature)

[Signature] 05/22/2025
 APPROVED BY DATE
 City Manager (Budget Officer)

[Signature] 5/22/25
 REVIEWED DIRECTOR DATE
 (Finance Department)

CITY OF SAN JUAN
BUDGET ADJUSTMENT
 FY 24 - 25

Budget Adjustment No. BA002355
 (Assigned by Fin. Dept.)

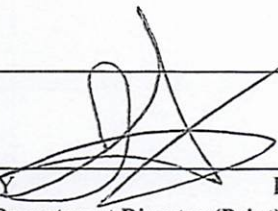
Fund Name: SOLID WASTE
 Dept. Name: SANITATION

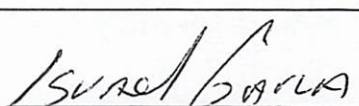
Account Number	Description	Original Budget	Current Budget	Increase	Decrease	Adjusted Budget Amt
REVENUES						
TOTAL REVENUES						

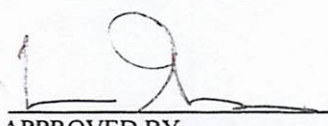
EXPENDITURES						
22-700.4640	REPAIR & MAINTENANCE	\$145,313.00	\$146,360.00		\$2,500.00	\$ 143,860.00
22-700.6280	SUPPLIES	\$3,275.00	\$3,275.00	\$2,500.00		\$5,775.00
	TOTAL	\$ 148,588.00	\$ 149,635.00	\$2,500.00	\$2,500.00	\$149,635.00

JUSTIFICATION:

BUDGET ADJUSTMENT IS REQUESTED TO COVER REMAINDER BALANCE OF SUPPLIES FOR SANITATION DEPARTMENT.

ISRAEL GARZA  5/9/2025
 REQUESTED BY DATE
 Department Director (Print)

 5-12
 DEPT. DIRECTOR DATE
 Department Director (Signature)

 05/16/2025
 APPROVED BY DATE
 City Manager (Budget Officer)

 5/13/25
 REVIEWED DIRECTOR DATE
 (Finance Department)

CITY OF SAN JUAN BUDGET ADJUSTMENT

FY 24 - 25

Budget Adjustment No. BA0002354

(Assigned by Fin. Dept.)

Fund Name: SOLID WASTE

Dept. Name: SANITATION

Account Number	Description	Original Budget	Current Budget	Increase	Decrease	Adjusted Budget Amt
REVENUES						
TOTAL REVENUES						

EXPENDITURES						
22-700.4640	REPAIR & MAINTENANCE	\$145,313.00	\$146,360.00		\$2,000.00	\$ 144,360.00
22-700.6270	CLOTHING & UNIFORMS	\$30,238.00	\$31,238.00	\$2,000.00		\$33,238.00
	TOTAL	\$ 175,551.00	\$ 177,598.00	\$2,000.00	\$2,000.00	\$177,598.00

JUSTIFICATION:

BUDGET ADJUSTMENT IS REQUESTED TO COVER REMAINDER BALANCE OF SUMMER UNIFORMS (DRY FIT SHIRTS) DUE TO HOT WEATHER FOR DEPARTMENT.

ISRAEL GARZA 5/12/2025
 REQUESTED BY DATE
 Department Director (Print)

 5-12-25
 DEPT. DIRECTOR DATE
 Department Director (Signature)

 05/16/2025
 APPROVED BY DATE
 City Manager (Budget Officer)

 5/13/25
 REVIEWED DIRECTOR DATE
 (Finance Department)

CITY OF SAN JUAN BUDGET ADJUSTMENT

FY 24 - 25

Budget Adjustment No. BA 000 2353

(Assigned by Fin. Dept.)

Fund Name: GENERAL FUND
Dept. Name: STREETS & ALLEYS

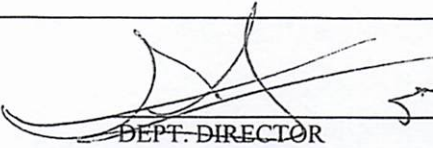
Account Number	Description	Original Budget	Current Budget	Increase	Decrease	Adjusted Budget Amt
REVENUES						
TOTAL REVENUES						

EXPENDITURES						
10-480.4640	REPAIR & MAINTENANCE	\$40,000.00	\$39,559.00		\$1,500.00	\$ 38,059.00
10-480.6270	CLOTHING & UNIFORMS	\$11,459.00	\$11,959.00	\$1,500.00		\$13,459.00
	TOTAL	\$ 51,459.00	\$ 51,518.00	\$1,500.00	\$1,500.00	\$51,518.00

JUSTIFICATION:

BUDGET ADJUSTMENT IS REQUESTED TO COVER REMAINDER BALANCE OF SUMMER UNIFORMS (DRY FIT SHIRTS) DUE TO HOT WEATHER FOR DEPARTMENT.

ISRAEL GARZA 5/9/2025
REQUESTED BY DATE
Department Director (Print)

 5-12-25
DEPT. DIRECTOR DATE
Department Director (Signature)

 05/16/2025
APPROVED BY DATE
City Manager (Budget Officer)

 5/13/25
REVIEWED DIRECTOR DATE
(Finance Department)

CITY OF SAN JUAN
BUDGET ADJUSTMENT
FY 24 - 25

Budget Adjustment No.

BA0002352

(Assigned by Fin. Dept.)

Fund Name: GENERAL

Dept. Name: CENTRAL GARAGE

Account Number	Description	Original Budget	Current Budget	Increase	Decrease	Adjusted Budget Amt
REVENUES						
	TOTAL REVENUES					

EXPENDITURES

10-490.5500	TRAVEL & TRAINING	\$2,500.00	\$3,233.00		\$500.00	\$ 2,733.00
10-490.6270	CLOTHING & UNIFORMS	\$4,172.00	\$4,172.00	\$500.00		\$4,672.00
	TOTAL	\$ 6,672.00	\$ 7,405.00	\$500.00	\$500.00	\$7,405.00

JUSTIFICATION:

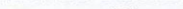
BUDGET ADJUSTMENT IS REQUESTED TO COVER REMAINDER BALANCE OF SUMMER UNIFORMS (DRY FIT SHIRTS) DUE TO HOT WEATHER FOR DEPARTMENT.

ISRAEL GARZA	5/12/2025
REQUESTED BY	DATE
Department Director (Print)	

APPROVED BY 19 DATE 05/16/2025
City Manager (Budget Officer)

DEPT. DIRECTOR _____ DATE 5-12-2

Department Director (Signature)


 5/13/25
 REVIEWED DIRECTOR DATE
 (Finance Department)



Mayor: Mario Garza
Mayor Pro-Tem: Marco “Markie” Villegas
Commissioners: Mario Cantu
Gilbert Garza
Jesus “Jesse” Ramirez

MEMORANDUM

TO: Tirso Garza, Interim City Manager

FROM: Brenda Escalante, City Secretary

DATE: 06/30/2025

SUBJECT: Fire Department Monthly Report. [Carlos Alaniz, Interim Fire Chief]

The San Juan Fire Department did the following activities in May 2025.

Emergency Calls

A total of 57 calls for May 2025. (Please see attached report.)

- A Shift = 27
- B Shift = 13
- C Shift = 17

Med-Care Response

Med-Care EMS and the Fire Department responded to 22 calls in May 2025 and submitted a monthly report for that month. (Please see attached)

County Calls

The San Juan Fire Department had 2 (two) County Calls for May 2025, which are the following.

- 5/15/2025 – 4203 N. Cesar Chavez – for a Fire
- 5/19/2025 – Dicker/Cesar Chavez – for a Motor Vehicle Accident with Injuries

Volunteer Department

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

Fire Inspections

A total of 41 inspections were conducted in May 2025, which are the following:

- 5/1/2025 - Taqueria Rios - 5107 N Raul Longoria RD
- 5/1/2025 - La Curva Taqueria - 2912 N Raul Longoria RD
- 5/5/2025 - 7- Eleven Inc. #40610H - 911 W 495

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

- 5/5/2025 - Iglesia Companerismo Cristiano Fe - 427 S Iowa
- 5/5/2025 - Boys and Girls Club of San Juan - 509 E Earling RD
- 5/5/2025 - Crazy Cravings - 108 E FM 495
- 5/8/2025 - Grindstone Transportation LLC - 4100 N Raul Longoria
- 5/8/2025 - Pampered Paws Pet Salon & Spa - 502 S Nebraska AVE
- 5/8/2025 - Premier High School - 1202 E 83
- 5/12/2025 - Whataburger - 902 W IH 2
- 5/12/2025 - Gloria's Beauty Salon - 2604 N Raul Longoria RD, Ste 113
- 5/14/2025 - Taco Kissi Restaurant - 5004 N Raul Longoria RD
- 5/14/2025 - Dollar Finance - 2012 N Raul Longoria RD, Suite C
- 5/14/2025 - Popeyes Louisiana Kitchen - 1607 E 83 EXPY
- 5/14/2025 - Boba City LLC - 1208 N Raul Longoria, Ste I
- 5/14/2025 - 304 W Interstate 2 (Final Inspection)
- 5/14/2025 - Las Tapatias Drive Thru - 912 E Business 83
- 5/15/2025 - Tacos Rebecca - 309 S Nebraska AVE
- 5/15/2025 - International Auto, LLC - 1003 N Raul Longoria RD
- 5/15/2025 - Aguilar Meat Market #2 Inc. - 425 N Nebraska AVE
- 5/19/2025 - Church's Chicken - 1612 N Raul Longoria RD
- 5/19/2025 - The Learning Express - 617 S Veterans BLVD
- 5/19/2025 - Texas Music Festivals Enterprise, Inc. - 216 E US Highway 83
- 5/19/2025 - Texas Music Festivals ENT - 518 Kansas STS
- 5/19/2025 - Great Beginning Daycare Furniture - 2917 N Veterans BLVD
- 5/20/2025 - Mi Hacienda Adult Daycare - 4011 N Veterans BLVD
- 5/20/2025 - Rio Bravo Packing and Logistics LLC - 5316 S Stewart RD
- 5/22/2025 - Velvet Flowers Shop - 101 W US Highway 83
- 5/22/2025 - JJ Tire Shop/Texas Outlaw Welders, LLC - 2019 N Raul Longoria RD
- 5/23/2025 - El Pato Mexican Food - 1626 N Raul Longoria RD
- 5/23/2025 - Distribuidora de Carnes San Carlos LLC - 1801 Raul Longoria ST
- 5/23/2025 - Jack in the Box - 902 N Raul Longoria RD
- 5/23/2025 - Guadalajara Express Mexican Food - 205 W Nolana - STE 8
- 5/28/2025 - Petty Child Care - 154 Deanna DR
- 5/28/2025 - Pollo Frito Canper California - 3010 N Raul Longoria RD
- 5/28/2025 - El Ronco Distribution Center - 2506 N Raul Longoria, Ste 3 RD
- 5/28/2025 - Olive Garden Italian Restaurant #6488 - 1403 E Interstate 2
- 5/28/2025 - Pizza Xpress - 1208 N Raul Longoria RD
- 5/30/2025 - 2603 Terraza - 2603 N Veterans BLVD
- 5/30/2025 - Gorditas y Tacos El Chilitos LLC - 111 W Nolana, Ste 1 &2
- 5/30/2025 - Action Drivers Ed School - 909 W 495, Ste 5,

Plan Reviews

The following plans were reviewed for May 2025:

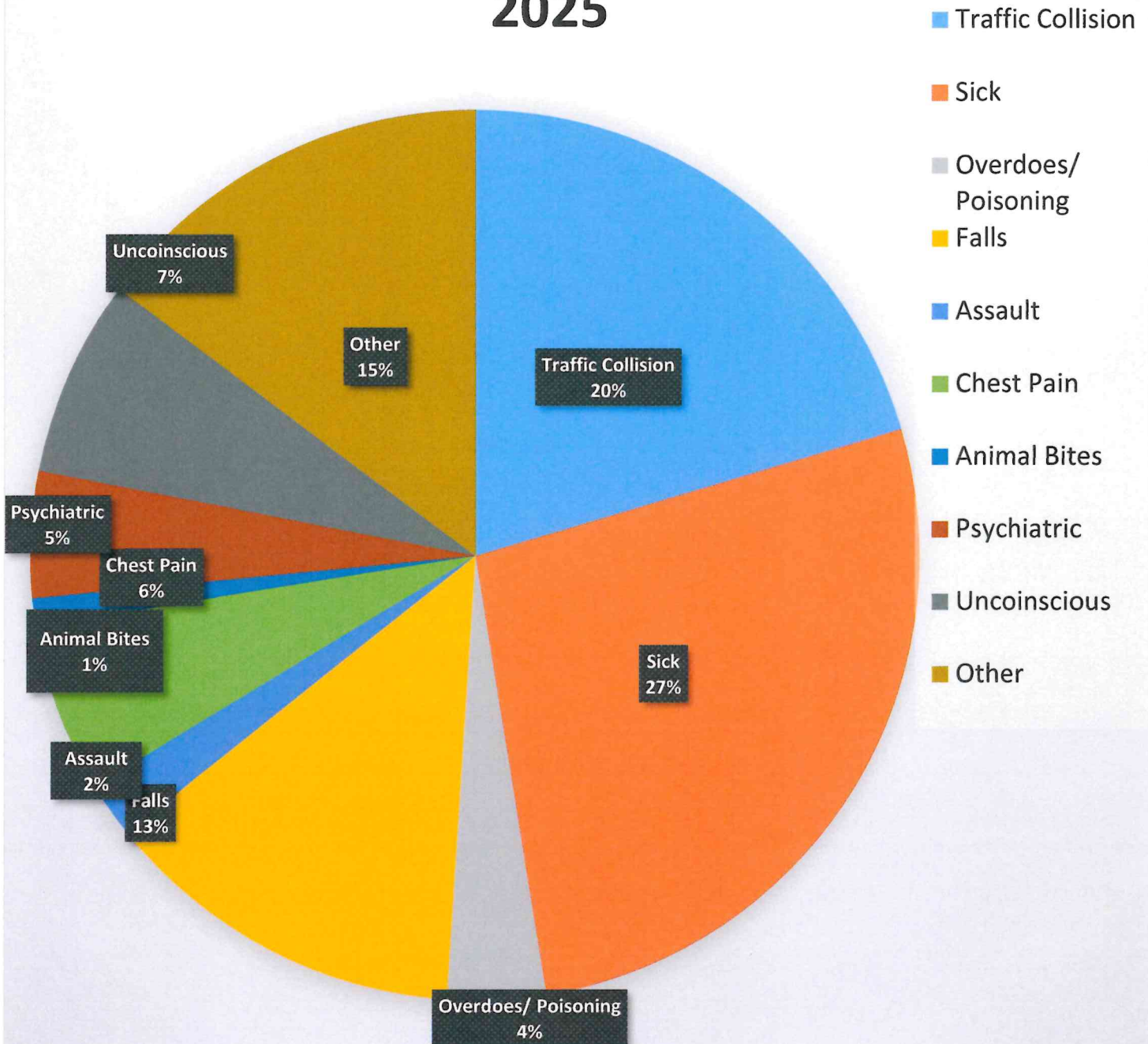
- Minnesota Oak Subdivision
- Espana Subdivision
- Christian Estates
- Acticice 1
- Texas RGV Investment, LLC
- Villas De Angelina
- Bob Mills Furniture Co of Texas, LLC

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 May 2025 to the Administration Office.

- A total of 397.30 Gallons of Unleaded
- A total of 622.81 Gallons of Diesel.

San Juan Priority 1 Natures May 2025



Total Calls: 278

Average Response Time: 08:13

Most Common Call Types: Traffic Collision (40) Sick Person (53)

Date of Service	Run #	PU City	PU Address	Nature	Call Created Time	Assigned	Enroute	At Scene	Transporting	At Destination	Clear	Response Time	Reason for Delay	Active call #	Average Response Time
5/12/2025	1587-25	San Juan	1208 Farm to Market 485	11 - Choking	12:47:08	12:47:23	12:48:00	12:55:32	13:21:00	13:30:35	13:57:51	0:08:09		1st active	
5/12/2025	1588-25	San Juan	400 N Iona Ave	26 - Sick Person (Specific Diagnosis)	8:44:42	8:45:18	8:45:42	8:46:50	9:01:49	9:17:16	9:37:47	0:01:32		1st active	
5/12/2025	1591-25	San Juan	925 S Veterans Blvd	26 - Sick Person (Specific Diagnosis)	18:22:56	18:23:50	18:27:25	18:37:24	18:49:49	19:00:51	19:43:26	0:06:53	03:35 Min OOC responded from SJ station	1st active	
5/12/2025	1593-25	San Juan	1305 E Presidente Ave	31 - Unconscious / Fainting (Near)	16:53:42	16:54:00	16:54:24	16:00:53				0:10:57		1st active	
5/12/2025	1598-25	San Juan	301 E Expressway 83	32 - Unknown Problem (Person Down)	23:24:41	23:24:49	23:31:06	23:35:46				0:06:57	06:17 Min OOC responded from SJ station	2nd active	
5/12/2025	1599-25	San Juan	421 Orange Dr	06 - Breathing Problems	14:20:22	14:20:34	14:22:09	14:27:31	14:42:41	14:52:16	15:25:17	0:06:57	Long distance responded from south McAllen	1st active	
5/12/2025	1604-25	San Juan	1610 Mary Ann St	06 - Breathing Problems	21:02:46	21:04:48	21:10:57	21:17:25	21:45:00	21:57:47	22:45:02	0:08:09		1st active	
5/12/2025	1607-25	San Juan	2900 N Raul Longoria Rd	26 - Sick Person (Specific Diagnosis)	10:41:47	10:42:04	10:43:09	10:48:13	11:22:59	11:37:20	12:21:34	0:05:00		1st active	
5/12/2025	1607-25	San Juan	801 Paloma Dr	26 - Sick Person (Specific Diagnosis)	11:01:38	11:02:02	11:04:51	11:07:02	11:22:59	11:37:20	12:21:34	0:05:00		1st active	
5/12/2025	1607-25	San Juan	109 Sandy Ave	26 - Sick Person (Specific Diagnosis)	14:14:27	14:14:40	14:17:49	14:25:04	14:45:11	14:59:54	15:32:52	0:10:24	03:09 Min OOC responded from	1st active	
5/12/2025	1607-25	San Juan	400 Minnesota Rd	26 - Sick Person (Specific Diagnosis)	16:21:14	16:21:56	16:24:05	16:44:10	17:08:38	17:33:28	17:49:51	0:22:14	Long distance, responded from Edinburg	1st active	
5/12/2025	1607-25	San Juan	403 Lion Ct	26 - Sick Person (Specific Diagnosis)	21:12:41	21:12:57	21:16:48	21:23:54	21:40:46	21:52:53	22:43:30	0:10:57	In compliance with response time	3rd active	
5/12/2025	1608-25	San Juan	Reforma St & San Lucas St	28 - Stroke (CVA) / Transient Ischemic Attack (TIA)	18:25:23	18:26:00	18:27:08	18:31:10	18:55:22	19:04:32	19:48:01	0:05:10		1st active	
5/12/2025	1603-25	San Juan	Reforma St & San Lucas St	29 - Traffic Collision / Transportation Incident	18:41:41	18:41:46	18:41:49	18:48:01	18:59:19	19:14:10	19:44:15	0:06:15		2nd active	
5/12/2025	1603-25	San Juan	East E business 83 & S Standard Ave	29 - Traffic Collision / Transportation Incident	10:09:30	10:09:40	10:09:48	19:14:45				0:05:05		2nd active	
5/12/2025	1605-25	San Juan	803 Almeida St	31 - Unconscious / Fainting (Near)	21:12:12	21:12:53	21:14:33	21:24:10	21:40:07	21:44:51	22:13:24	0:11:17	In compliance with response time	2nd active	
5/12/2025	1605-25	San Juan	2215 S Nebraska Ave	32 - Unknown Problem (Person Down)	13:08:48	13:10:31	13:11:56	13:19:32	13:40:22	23:53:05	0:17:46	0:09:01		1st active	
5/12/2025	1616-25	San Juan	414 E 3rd St	01 - Abdominal Pain / Problems	23:22:18	23:22:24	23:23:58	23:31:34	23:40:32	23:53:05	0:17:46	0:09:10		1st active	
5/12/2025	1604-25	San Juan	428 W 12th St	06 - Breathing Problems	6:15:31	6:15:45	6:16:03	6:25:16	6:31:16	6:51:11	7:23:23	0:08:31		1st active	
5/12/2025	1617-25	San Juan	1300 King Rd	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	21:52:16	21:52:31	21:52:47	22:00:53	22:18:27	22:39:08	23:11:23	0:08:22		2nd active	
5/12/2025	1617-25	San Juan	108 Sally Ave	12 - Convulsions / Seizures	21:02:35	21:02:38	21:03:19	21:06:47	21:26:15	21:37:29	22:10:36	0:04:09		1st active	
5/12/2025	1617-25	San Juan	108 W 9th St	13 - Diabetic Problems	22:16:56	22:17:00	22:17:24	22:23:12	22:35:11	22:39:05	22:58:29	0:06:12		2nd active	
5/12/2025	1615-25	San Juan	2125 Doe St	21 - Hemorrhage (Bleeding) / Lacerations	17:54:05	17:54:18	17:56:38	18:00:02	18:11:54	18:25:34	18:51:44	0:05:44		1st active	
5/12/2025	1607-25	San Juan	108 E Thelma St	23 - Overdose / Poisoning (Ingestion)	11:26:22	11:26:38	11:27:59	11:33:32	11:51:29	12:03:07	12:30:13	0:13:16	08:03 Min OOC responded from SJ station	1st active	
5/12/2025	1610-25	San Juan	109 Sandy Ave	26 - Sick Person (Specific Diagnosis)	12:39:40	12:31:10	12:31:37	12:42:01	11:39:39	12:07:09	12:38:12	0:06:54		1st active	
5/12/2025	1614-25	San Juan	901 W Eury 83	28 - Stroke (CVA) / Transient Ischemic Attack (TIA)	14:24:51	14:25:15	14:27:00	14:44:54	15:13:03	15:33:05	16:08:10	0:19:39	In compliance with response time	2nd active	
5/12/2025	1618-25	San Juan	1604 Short Rd	31 - Unconscious / Fainting (Near)	18:53:38	18:53:52	18:57:71	19:06:42				0:12:50	03:28 Min OOC responded from SJ FSE	1st active	
5/12/2025	1614-25	San Juan	1151 W Eagle St	32 - Unknown Problem (Person Down)	14:14:12	14:14:22	14:15:58	14:19:16	14:28:37	14:47:18	15:26:17	0:05:14		1st active	
5/12/2025	1627-25	San Juan	2410 San Pascual St	17 - Falls	19:46:33	19:46:51	19:48:10	19:58:13				0:11:22	Unit was not tracking	1st active	
5/12/2025	1629-25	San Juan	2707 Grandora Dr	25 - Psychiatric / Abnormal Behavior / Suicide Attempt	12:49:50	12:50:36	12:51:31	12:55:34	13:07:28	13:22:49	13:35:55	0:04:58		1st active	
5/12/2025	1626-25	San Juan	400 Virgin de San Juan Blvd	26 - Sick Person (Specific Diagnosis)	17:31:03	17:31:16	17:32:36	17:41:43	17:57:08	18:22:57	19:11:39	0:10:27	Long distance, responded from central station	1st active	
5/12/2025	1621-25	San Juan	Cesar Chavez Rd & E 6th St	29 - Traffic Collision / Transportation Incident	11:25:58	11:26:08	11:26:33	11:30:07	11:51:21	12:29:38	12:37:31	0:03:59		1st active	
5/12/2025	1618-25	San Juan	1604 Douglas Dr	32 - Unknown Problem (Person Down)	23:36:33	23:36:58	23:37:21	23:43:49	0:10:15	0:25:35	1:07:57	0:05:51		2nd active	
5/12/2025	1624-25	San Juan	700 Maldonado Dr	32 - Unknown Problem (Person Down)	14:30:59	14:31:13	14:33:01	14:36:37	14:48:55	15:05:10	15:41:42	0:05:24		1st active	
5/12/2025	16329-25	San Juan	113 W 17th St	06 - Breathing Problems	9:10:47	9:10:52	9:14:31	9:18:46	9:32:13	9:43:57	10:29:19	0:07:54		1st active	
5/12/2025	1638-25	San Juan	305 South Cesar Chavez Road	20 - Heat / Cold Exposure	17:48:32	17:48:06	17:55:23	17:58:09	18:25:29	18:25:31	19:16:58	0:09:03		2nd active	
5/12/2025	16340-25	San Juan	200 W Eury 83	24 - Pregnancy / Childbirth / Miscarriage	11:00:10	11:00:51	11:01:03	11:05:44	11:16:46	11:24:03	11:53:16	0:04:53		2nd active	
5/12/2025	16342-25	San Juan	N Cesar Chavez Rd & E Expressway 83	29 - Traffic Collision / Transportation Incident	11:13:18	11:13:23	11:13:29	11:28:29	11:28:40	11:39:17	12:10:51	0:15:06	In compliance with response time	2nd active	
5/12/2025	16354-25	San Juan	N Nebraska St & E Business Hwy 83	29 - Traffic Collision / Transportation Incident	12:57:30	12:57:46	12:58:54	12:59:46	13:19:02	13:27:28	13:52:52	0:02:00		1st active	
5/12/2025	16358-25	San Juan	N Nebraska St & E Business Hwy 83	29 - Traffic Collision / Transportation Incident	13:06:58	13:07:04	13:07:09	13:07:10	13:19:10	13:27:31	13:52:52	0:00:06		2nd active	
5/12/2025	16359-25	San Juan	N Nebraska St & E Business Hwy 83	29 - Traffic Collision / Transportation Incident	13:07:38	13:07:43	13:07:46	13:07:47	13:27:20	13:27:22	13:57:13	0:00:04		3rd active	
5/12/2025	16386-25	San Juan	N Raul Longoria Rd & Ctl Del Jardin	29 - Traffic Collision / Transportation Incident	17:53:26	17:53:48	17:53:51	17:58:17	18:12:52	18:32:42	19:02:41	0:04:29		2nd active	
5/12/2025	16306-25	San Juan	1604 Sol St	32 - Unknown Problem (Person Down)	15:37:47	15:41:15	15:57:22	2:00:39				0:13:48	Unit was not tracking	1st active	
5/12/2025	16307-25	San Juan	1604 Sol St	32 - Unknown Problem (Person Down)	21:54:44	21:54:48	21:57:03	2:20:39				0:04:51		1st active	
5/12/2025	16335-25	San Juan	707 S Miguel Hidalgo St	32 - Unknown Problem (Person Down)	10:17:59	10:18:08	10:18:52	10:24:29				0:06:20		2nd active	
5/12/2025	16389-25	San Juan	1320 Eblora Rd	32 - Unknown Problem (Person Down)	17:22:46	17:22:51	17:26:36	17:26:36	17:37:03	17:51:31	18:06:59	0:03:45		1st active	
5/12/2025	16480-25	San Juan	1230 W Texas Ave	09 - Cardiac or Respiratory Arrest / Death	14:18:00	14:19:09	14:20:10	14:23:03	14:52:11	14:52:14	14:52:15	0:03:54		1st active	
5/12/2025	16506-25	San Juan	1204 S Kansas Ave	19 - Heart Problems / A.I.C.D	17:49:55	17:50:06	17:50:32	18:03:32	18:15:11	18:29:27	18:43:51	0:13:26	In compliance with response time	3rd active	
5/12/2025	16500-25	San Juan	1004 San Cristobal St	26 - Sick Person (Specific Diagnosis)	17:03:26	17:04:04	17:06:29	17:13:45	17:31:56	17:41:39	18:04:48	0:09:41		1st active	
5/12/2025	16504-25	San Juan	414 E 3rd St	26 - Sick Person (Specific Diagnosis)	17:37:04	17:37:33	17:37:56	17:44:57	18:12:21	18:23:55	18:44:38	0:07:24		2nd active	
5/12/2025	16509-25	San Juan	1007 San Valley St	26 - Sick Person (Specific Diagnosis)	18:03:02	18:05:06	18:05:20	18:16:15	18:33:12	18:39:37	19:00:11	0:11:09	In compliance with response time	4th active	
5/12/2025	16524-25	San Juan	216 W Railroad St	26 - Sick Person (Specific Diagnosis)	22:03:29	22:03:47	22:08:13	22:08:50				0:05:03		1st active	
5/12/2025	16461-25	San Juan	101 Mesquite Dr	31 - Unconscious / Fainting (Near)	9:09:26	9:10:06	9:10:37	9:16:11	9:48:48	9:59:42	10:34:59	0:06:05		1st active	
5/12/2025	16600-25	San Juan	102 S Liberty Loop	12 - Convulsions / Seizures	14:10:18	14:10:43	14:13:38	14:19:18	14:28:09	14:39:14	15:04:35	0:08:35		1st active	
5/12/2025	16110-25	San Juan	728 Eliah St	12 - Convulsions / Seizures	15:30:06	15:30:58	15:31:16	15:37:05	15:46:54	16:02:38	17:00:38	0:08:08		1st active	
5/12/2025	16654-25	San Juan	316 N Cesar Chavez Rd	26 - Sick Person (Specific Diagnosis)	6:05:32	6:05:44	6:07:18	6:17:53	6:31:43	6:43:41	7:27:52	0:12:09	Traffic delay, responded from SJ station	1st active	
5/12/2025	16591-25	San Juan	1202 Sunset St	26 - Sick Person (Specific Diagnosis)	11:19:36	11:20:31	11:21:08	11:29:33	11:42:15	11:58:03	12:54:11	0:09:02		1st active	
5/12/2025	16698-25	San Juan	404 Hall Acres	26 - Sick Person (Specific Diagnosis)	23:30:09	23:30:20	23:32:11	23:44:10	23:51:25	0:10:57	0:39:47	0:13:50	Traffic delay, responded from SJ station	1st active	
5/12/2025	16548-25	San Juan	1604 Sol St	32 - Unknown Problem (Person Down)	3:12:36	3:12:48	3:17:02	3:26:54	3:57:22	4:04:06	4:27:27	0:14:06	04:14 Min OOC responded from SJ station	1st active	
5/12/2025	16558-25	San Juan	216 W Railroad St	06 - Breathing Problems	6:38:24	6:39:04	6:41:07	6:47:59				0:06:55		2nd active	
5/12/2025	16709-25	San Juan	1401 N Raul Longoria Rd	06 - Breathing Problems	10:44:07	10:44:27	10:45:37	10:51:06	11:02:53	11:15:51	11:43:20	0:06:39		2nd active	
5/12/2025	16745-25	San Juan	502 Alford St	06 - Breathing Problems	15:10:12	15:10:26	15:11:18	15:19:03	15:43:27	15:53:14	16:29:08	0:08:37		2nd active	
5/12/2025	16780-25	San Juan	417 W Business 83	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	20:21:59	20:22:05	20:24:58	20:31:42	20:44:23	20:58:20	21:41:13	0:09:37		1st active	
5/12/2025	16871-25	San Juan	201 W 9th St	17 - Falls	1:04:09	1:04:29	1:06:07	1:11:34				0:07:05		1st active	
5/12/2025	16683-25	San Juan	720 E Dove St	17 - Falls	7:25:54	7:26:02	7:27:25	7:35:08				0:09:06		1st active	
5/12/2025	16681-25	San Juan	1319 Rio Guadalupe Ct	26 - Sick Person (Specific Diagnosis)	14:43:35	14:43:38	14:45:25	14:49:44	2:10:10	2:23:17	2:58:56	0:05:03		1st active	
5/12/2025	16703-25	San Juan	130 E business 83	26 - Sick Person (Specific Diagnosis)	9:32:16	9:36:42	9:56:45	9:56:45	9:58:30	9:58:32	10:21:32	0:09:03		1st active	
5/12/2025	16720-25	San Juan	2301 N RAUL LONGORIA RD	26 - Sick Person (Specific Diagnosis)	12:39:53	12:40:02	12:43:18								

5/19/2025	1678/-25	San Juan	26 - Sick Person (Specific Diagnosis)	17:07:47	17:14:22	17:14:50	17:19:41	17:43:05	17:50:18	18:17:20	0:05:19	2nd active
5/19/2025	16705/-25	San Juan	29 - Traffic Collision / Transportation Incident	10:19:55	10:21:31	10:21:34	10:31:00				0:08:29	2nd active
5/19/2025	16730/-25	San Juan	29 - Traffic Collision / Transportation Incident	13:35:03	13:36:44	13:38:01	13:57:47	14:07:05	14:20:21	15:19:12	0:21:45	3rd active
5/19/2025	16732/-25	San Juan	29 - Traffic Collision / Transportation Incident	13:40:37	13:46:02	13:50:19	14:00:25	14:08:30	14:22:22	15:47:49	0:11:41	4th active
5/19/2025	16734/-25	San Juan	29 - Traffic Collision / Transportation Incident	13:52:29	13:56:08	13:57:13	14:09:34	14:14:34	14:22:22	15:47:50	0:13:26	3rd active
5/19/2025	16735/-25	San Juan	29 - Traffic Collision / Transportation Incident	14:03:45	14:03:53	14:03:56	14:03:57	14:08:44	14:22:20	15:47:50	0:00:04	3rd active
5/19/2025	16736/-25	San Juan	29 - Traffic Collision / Transportation Incident	14:14:40	14:14:44	14:14:46	14:14:57	14:14:54	14:34:15	15:53:27	0:00:06	3rd active
5/19/2025	16781/-25	San Juan	32 - Unknown Problem (Person Down)	10:34:21	10:34:28	10:35:37	10:41:59	10:54:40	11:14:10	11:36:10	0:07:31	2nd active
5/20/2025	16818/-25	San Juan	06 - Breathing Problems	4:21:44	4:22:00	4:30:43	4:34:32	4:49:11	4:59:16	5:27:00	0:12:32	1st active
5/20/2025	16821/-25	San Juan	06 - Breathing Problems	5:53:18	5:53:54	5:55:01	6:04:55	6:20:51	6:37:52	7:19:53	0:11:01	1st active
5/20/2025	16841/-25	San Juan	06 - Breathing Problems	22:18:20	22:18:31	22:20:36	22:25:38				0:07:07	1st active
5/20/2025	16866/-25	San Juan	11 - Choking	12:54:44	12:54:56	12:55:28	12:59:43	13:16:24	13:24:27	14:12:12	0:04:47	1st active
5/20/2025	16896/-25	San Juan	25 - Psychiatric / Abnormal Behavior / Suicide Attempt	17:44:03	17:44:27	17:45:04	17:54:24	18:05:20	18:22:40	18:58:30	0:08:57	2nd active
5/20/2025	16915/-25	San Juan	26 - Sick Person (Specific Diagnosis)	19:48:54	19:48:06	19:51:05	20:00:39				0:11:31	1st active
5/20/2025	16862/-25	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	4:45:00	4:45:50	4:50:02	5:00:35	5:12:16	5:28:19	5:57:47	0:14:45	1st active
5/20/2025	17046/-25	San Juan	12 - Convulsions / Seizures	18:52:28	18:52:49	18:57:31	18:58:26	19:04:49	19:25:10	19:57:09	0:05:37	1st active
5/20/2025	17090/-25	San Juan	20 - Heat / Cold Exposure	12:58:10	12:58:26	13:00:39	13:05:59	13:15:49	13:28:41	14:03:02	0:07:33	1st active
5/20/2025	16651/-25	San Juan	26 - Sick Person (Specific Diagnosis)	0:02:17	0:02:21	0:04:42	0:11:44	0:34:05	0:40:45	1:00:58	0:09:23	1st active
5/20/2025	16912/-25	San Juan	26 - Sick Person (Specific Diagnosis)	7:13:18	7:13:52	7:14:08	7:22:32	7:36:02	7:51:51	8:34:25	0:08:40	1st active
5/20/2025	17069/-25	San Juan	26 - Sick Person (Specific Diagnosis)	22:30:21	22:30:37	22:31:28	22:45:41	23:01:14	23:14:14	23:35:33	0:15:04	2nd active
5/20/2025	17061/-25	San Juan	29 - Traffic Collision / Transportation Incident	21:41:10	21:41:17	21:44:33	21:45:57	21:58:03	22:09:49	22:52:10	0:04:40	1st active
5/20/2025	17063/-25	San Juan	29 - Traffic Collision / Transportation Incident	21:48:51	21:48:51	21:49:54	21:54:51	22:15:47	22:29:48	23:48:31	0:06:00	2nd active
5/20/2025	17181/-25	San Juan	04 - Assault / Sexual Assault / Stun Gun	20:02:58	20:03:04	20:07:38	20:08:47				0:05:43	1st active
5/20/2025	17138/-25	San Juan	06 - Breathing Problems	13:02:02	13:02:17	13:04:03	13:10:42				0:08:25	1st active
5/20/2025	17121/-25	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	12:03:52	12:04:02	12:05:50	12:08:49	12:27:57	12:42:34	13:20:37	0:04:47	1st active
5/20/2025	17076/-25	San Juan	17 - Falls	0:29:03	0:29:10	0:31:23	0:35:28	0:42:12	0:52:38	1:14:47	0:06:18	1st active
5/20/2025	17071/-25	San Juan	17 - Falls	9:01:17	9:01:40	9:02:09	9:07:01	9:25:39	9:36:03	10:16:15	0:05:21	1st active
5/20/2025	17256/-25	San Juan	21 - Hemorrhage (Bleeding) / Lacerations	21:36:42	21:36:48	21:39:58	21:47:12	22:02:03	22:12:42	22:41:00	0:10:24	1st active
5/20/2025	17132/-25	San Juan	26 - Sick Person (Specific Diagnosis)	14:45:58	14:44:26	14:51:57	14:52:58	15:03:49	15:15:00	15:48:51	0:08:32	1st active
5/20/2025	17206/-25	San Juan	26 - Sick Person (Specific Diagnosis)	21:41:56	21:42:00	21:42:47	21:57:09	22:05:02	22:15:47	22:31:40	0:15:09	2nd active
5/20/2025	17259/-25	San Juan	06 - Breathing Problems	11:52:11	11:53:20	11:54:21	12:02:29	12:14:56	12:27:28	13:28:13	0:09:09	2nd active
5/20/2025	17288/-25	San Juan	06 - Breathing Problems	12:52:19	12:53:06	12:54:14	13:03:48	13:19:40	13:29:18	13:54:09	0:10:42	2nd active
5/20/2025	17278/-25	San Juan	06 - Breathing Problems	14:10:14	14:10:47	14:11:02	14:14:48				0:04:01	1st active
5/20/2025	17352/-25	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	23:00:05	23:04:55	23:07:11	23:15:59	23:31:25	23:43:51	24:02:08	0:11:04	1st active
5/20/2025	17329/-25	San Juan	23 - Overdose / Poisoning (Ingestion)	15:58:23	15:59:01	16:00:00	16:14:12	16:36:00	16:55:55	17:43:00	0:15:11	2nd active
5/20/2025	17254/-25	San Juan	26 - Sick Person (Specific Diagnosis)	11:24:07	11:24:28	11:25:07	11:29:13	11:49:41	12:03:30	12:28:52	0:04:45	1st active
5/20/2025	17293/-25	San Juan	26 - Sick Person (Specific Diagnosis)	15:46:23	15:47:13	15:47:44	15:53:54	16:13:25	17:05:39	17:05:46	0:06:41	1st active
5/20/2025	17246/-25	San Juan	29 - Traffic Collision / Transportation Incident	10:30:59	10:31:03	10:31:17	10:34:53	10:54:10	11:00:56	11:16:54	0:03:50	1st active
5/20/2025	17340/-25	San Juan	30 - Traumatic Injuries (Specific)	21:22:06	21:23:02	21:25:07	21:30:33				0:07:31	1st active
5/20/2025	17285/-25	San Juan	31 - Unconscious / Fainting (Near)	8:45:13	8:45:25	8:46:55	8:51:42	9:06:05	9:17:37	9:44:44	0:06:17	1st active
5/20/2025	17463/-25	San Juan	01 - Abdominal Pain / Problems	19:50:11	19:50:43	19:51:48	19:55:36				0:04:53	2nd active
5/20/2025	17394/-25	San Juan	06 - Breathing Problems	7:11:28	7:12:30	7:17:00	7:17:01	7:25:55	7:36:44	8:09:37	0:04:31	1st active
5/20/2025	17414/-25	San Juan	17 - Falls	10:55:13	10:55:33	10:56:30	11:00:02	11:23:21	11:39:01	12:10:16	0:06:29	1st active
5/20/2025	17419/-25	San Juan	17 - Falls	11:48:25	11:48:03	11:49:38	12:00:14	12:27:13	12:36:50	13:16:38	0:11:11	2nd active
5/20/2025	17438/-25	San Juan	17 - Falls	15:36:46	15:37:13	15:38:16	15:41:14	15:55:12	16:08:23	16:51:43	0:04:01	1st active
5/20/2025	17456/-25	San Juan	17 - Falls	18:11:49	18:12:31	18:13:26	18:19:17	18:27:53	18:41:28	19:12:23	0:06:46	1st active
5/20/2025	17443/-25	San Juan	18 - Headache	16:34:38	16:35:25	16:35:46	16:45:01	17:00:04	17:13:27	17:46:38	0:09:36	2nd active
5/20/2025	17473/-25	San Juan	18 - Headache	21:32:25	21:34:11	21:35:24	21:43:59	21:55:42	22:10:45	22:48:45	0:04:38	2nd active
5/20/2025	17427/-25	San Juan	21 - Hemorrhage (Bleeding) / Lacerations	14:18:35	14:18:51	14:21:12	14:23:29				0:12:46	1st active
5/20/2025	17460/-25	San Juan	23 - Overdose / Poisoning (Ingestion)	19:01:38	19:02:33	19:02:55	19:15:19	19:30:13	19:37:10	19:59:57	0:07:15	2nd active
5/20/2025	17461/-25	San Juan	26 - Sick Person (Specific Diagnosis)	20:46:04	20:46:45	20:47:21	20:54:00	21:11:02	21:11:38	21:44:26	0:07:15	1st active
5/20/2025	17381/-25	San Juan	32 - Unknown Problem (Person Down)	5:12:38	5:15:17	5:15:58	5:33:22				0:18:05	1st active
5/20/2025	17593/-25	San Juan	06 - Breathing Problems	20:41:50	20:41:54	20:46:36	20:49:58	21:02:04	21:13:22	21:41:40	0:08:04	1st active
5/20/2025	17516/-25	San Juan	18 - Headache	7:59:56	8:00:28	8:00:42	8:06:38	8:13:35	8:30:33	9:00:32	0:06:10	1st active
5/20/2025	17549/-25	San Juan	21 - Hemorrhage (Bleeding) / Lacerations	16:12:42	16:12:57	16:14:08	16:15:00	16:42:13	16:52:19	17:09:21	0:02:03	1st active
5/20/2025	17528/-25	San Juan	26 - Sick Person (Specific Diagnosis)	12:02:51	12:03:35	12:05:02	12:07:45				0:04:10	1st active
5/20/2025	17533/-25	San Juan	26 - Sick Person (Specific Diagnosis)	12:52:45	12:53:57	12:55:16	12:59:47				0:05:50	1st active
5/20/2025	17575/-25	San Juan	26 - Sick Person (Specific Diagnosis)	16:36:09	16:40:44	16:40:47	16:35:06				0:15:42	2nd active
5/20/2025	17638/-25	San Juan	06 - Breathing Problems	6:27:36	6:27:55	6:29:33	6:35:06				0:05:50	1st active
5/20/2025	17689/-25	San Juan	06 - Breathing Problems	16:36:49	16:36:57	16:39:22	16:51:06	17:23:28	17:31:13	18:32:28	0:14:09	3rd active
5/20/2025	17685/-25	San Juan	06 - Breathing Problems	17:22:58	17:23:08	17:23:13	17:23:14	17:23:41	17:31:11	18:29:54	0:00:06	4th active
5/20/2025	17682/-25	San Juan	08 - Carbon Monoxide / Inhalation / HX/MZT / CBRN	15:40:31	15:41:26	15:43:06	15:51:47	16:04:23	16:14:18	16:34:49	0:10:21	1st active
5/20/2025	17616/-25	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	1:29:02	1:29:25	1:30:13	1:37:56	1:57:20	2:01:15	2:33:30	0:08:31	1st active
5/20/2025	17686/-25	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	16:21:45	16:22:27	16:24:22	16:34:35	16:54:32	17:05:22	17:55:03	0:12:08	3rd active
5/20/2025	17691/-25	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	18:09:47	18:10:19	18:11:50	18:18:36	18:38:24	18:51:19	19:10:34	0:08:17	2nd active
5/20/2025	17676/-25	San Juan	17 - Falls	14:08:50	14:09:52	14:10:15	14:10:19	14:39:40	15:05:37	15:30:27	0:00:27	1st active
5/20/2025	17699/-25	San Juan	19 - Heart Problems / A.I.C.D.	0:04:38	0:04:56	0:07:03	0:16:54	0:28:47	0:43:04	1:19:21	0:11:58	1st active
5/20/2025	17620/-25	San Juan	23 - Overdose / Poisoning (Ingestion)	2:07:59	2:08:05	2:11:01	2:19:05				0:11:00	2nd active
5/20/2025	17728/-25	San Juan	24 - Pregnancy / Childbirth / Miscarriage	22:57:18	22:57:23	22:58:07	23:03:19	23:16:19	23:33:59	23:51:10	0:05:56	1st active
5/20/2025	17644/-25	San Juan	26 - Sick Person (Specific Diagnosis)	8:51:23	8:51:30	8:52:46	8:54:57	9:20:37	9:22:40	9:48:59	0:03:27	1st active
5/20/2025	17656/-25	San Juan	26 - Sick Person (Specific Diagnosis)	10:53:19	10:53:31	10:54:06	10:57:14	11:24:33	11:36:23	12:22:56	0:03:43	1st active
5/20/2025	17684/-25	San Juan	26 - Sick Person (Specific Diagnosis)	16:14:23	16:14:48	16:15:42	16:26:24	16:43:27	16:56:05	17:24:42	0:11:36	2nd active

5/26/2025	17690-25	San Juan	731 San Juanita St	26 - Sick Person (Specific Diagnosis)	16:37:34	16:38:16	16:41:04	16:50:26	16:58:17	17:13:14	17:37:24	0:12:10	In compliance with response time	4th active
5/26/2025	17706-25	San Juan	700 E Farm to Market Rd 485	26 - Stroke (CVA) / Transient Ischemic Attack (TIA)	18:41:33	18:42:29	18:42:48	18:49:04	19:01:46	19:23:41	20:21:17	0:06:35		2nd active
5/26/2025	17658-25	San Juan	N Cesar Chavez Rd & E Business Hwy 83	29 - Traffic Collision / Transportation Incident	11:10:42	11:10:54	11:11:19	11:15:43	11:32:17	11:50:34	12:36:42	0:04:49		2nd active
5/27/2025	17636-25	San Juan	415 Acapulco Ln	01 - Abdominal Pain / Problems	19:06:33	19:09:47	19:02:44	19:09:21	19:18:19	19:39:50	20:06:16	0:08:34		1st active
5/27/2025	17605-25	San Juan	609 Chico Ave	09 - Cardiac or Respiratory Arrest / Death	15:15:18	15:16:44	15:18:10	15:25:12	15:44:37	15:44:39	15:44:40	0:08:26		2nd active
5/27/2025	17758-25	San Juan	826 Orange St	26 - Sick Person (Specific Diagnosis)	9:39:36	9:39:36	9:41:41	9:45:45	9:57:21	10:14:03	10:36:38	0:06:09		1st active
5/27/2025	17755-25	San Juan	527/1205	26 - Sick Person (Specific Diagnosis)	14:07:23	14:09:06	14:09:59	14:15:42	14:26:51	14:40:38	15:57:33	0:06:36		1st active
5/27/2025	17761-25	San Juan	E Ridge Rd & S Veterans Blvd	29 - Traffic Collision / Transportation Incident	10:54:43	10:54:56	10:55:29	11:02:38	11:15:16	11:23:05	12:04:46	0:07:42		1st active
5/27/2025	17871-25	San Juan	426 W 12th St	06 - Breathing Problems	6:06:30	6:06:34	6:14:06	6:20:10	6:35:46	6:53:12	7:27:14	0:13:36	Unit not tracking	1st active
5/28/2025	17594-25	San Juan	701 E San Hudson St	06 - Breathing Problems	11:48:42	11:49:05	11:50:09	11:53:28	12:10:30	12:26:48	12:54:21	0:04:23		1st active
5/28/2025	17599-25	San Juan	118 Sandra St	06 - Breathing Problems	18:36:18	18:36:44	18:37:23	18:42:30	18:56:57	19:12:26	19:52:17	0:05:46		1st active
5/28/2025	17655-25	San Juan	1211 Zarale Dr	06 - Breathing Problems	19:22:54	19:23:05	19:26:29	19:36:09				0:13:03	In compliance with response time	4th active
5/28/2025	17984-25	San Juan	1431 E Moore Rd	06 - Breathing Problems	23:46:24	23:49:44	23:49:47	0:06:47				0:11:03	In compliance with response time	4th active
5/28/2025	17921-25	San Juan	5006 Alicia Blvd	07 - Burns (Scalds) / Explosion (Blas)	14:31:05	14:32:13	14:32:42	14:43:38	15:08:57	15:22:01	15:31:41	0:17:23	Traffic delay	2nd active
5/28/2025	17971-25	San Juan	212 W San Diego St	17 - Falls	13:22:08	13:23:19	13:24:20	13:33:27				0:10:08	Traffic delay	1st active
5/28/2025	17871-25	San Juan	203 E Chaparral St	25 - Psychiatric / Abnormal Behavior / Suicide Attempt	22:54:28	22:54:32	22:55:33	23:03:39	23:25:13	23:36:59	0:10:12	0:09:07		1st active
5/28/2025	17871-25	San Juan	101 Eagle St	26 - Sick Person (Specific Diagnosis)	3:23:00	3:23:06	3:31:40	3:32:10	3:49:22	4:03:40	4:43:20	0:09:04		1st active
5/28/2025	17954-25	San Juan	2702 Fern Dr	26 - Sick Person (Specific Diagnosis)	19:06:15	19:06:36	19:06:53	19:12:38				0:08:02		3rd active
5/28/2025	17901-25	San Juan	916 E Business 83	29 - Traffic Collision / Transportation Incident	11:20:46	11:21:17	11:22:11	11:28:34				0:07:17		1st active
5/28/2025	17952-25	San Juan	W 1st St & N Lincoln Ave	29 - Traffic Collision / Transportation Incident	19:55:33	19:57:04	19:57:41	19:03:15	19:26:57	19:49:04	20:26:23	0:06:11	Responded from Donna	2nd active
5/28/2025	17953-25	San Juan	W 1st St & N Lincoln Ave	29 - Traffic Collision / Transportation Incident	19:05:49	19:05:54	19:06:22	19:16:08	19:29:10	19:40:01	20:22:45	0:10:12		3rd active
5/28/2025	17951-25	San Juan	W 1st St & N Lincoln Ave	29 - Traffic Collision / Transportation Incident	19:27:02	19:27:07	19:27:10	19:27:12	19:27:15	19:49:07	20:26:24	0:00:05		3rd active
5/28/2025	17951-25	San Juan	205 E 7th St	31 - Unconscious / Fainting (Near)	16:09:58	16:10:51	16:11:30	16:16:10	16:38:32	16:46:47	17:52:01	0:05:19		1st active
5/29/2025	18043-25	San Juan	713 W Chaparral St	12 - Convulsions / Seizures	15:31:15	15:31:45	15:34:28	15:42:04	15:54:23	16:01:48	16:44:14	0:10:19	In compliance with response time	2nd active
5/29/2025	18043-25	San Juan	107 N Nebraska St	26 - Sick Person (Specific Diagnosis)	15:19:19	15:19:24	15:19:53	15:21:16				0:01:52		1st active
5/29/2025	18071-25	San Juan	609 San Chas St	26 - Sick Person (Specific Diagnosis)	20:42:28	20:49:37	20:52:22	20:59:53	21:14:01	21:30:51	21:53:14	0:10:16	Traffic delay, responded from SJ station	3rd active
5/29/2025	18051-25	San Juan	800 E Interstate 2	27 - Stab / Gunshot / Penetrating Trauma	16:00:33	16:00:53	16:03:26	16:14:41				0:13:48	Crew was trying to locate the scene on FWY	1st active
5/29/2025	18035-25	San Juan	S Iowa St & E 1st St	29 - Traffic Collision / Transportation Incident	14:38:10	14:38:16	14:38:26	14:47:07				0:08:51		1st active
5/29/2025	18108-25	San Juan	312 Sylvia Cr	01 - Abdominal Pain / Problems	4:47:25	4:47:59	4:54:17	4:59:08	5:11:08	5:21:41	5:48:59	0:11:09	Responded from station 8 Alamo	1st active
5/29/2025	18098-25	San Juan	5004 Oleander Dr	06 - Breathing Problems	1:46:41	1:46:41	1:51:18	1:59:35	2:15:34	2:30:08	2:52:31	0:12:54	04:37 Min OOC responded from	1st active
5/29/2025	18172-25	San Juan	100 W Ridge Rd	12 - Convulsions / Seizures	9:57:39	9:57:58	9:59:17	10:02:26				0:04:28		1st active
5/29/2025	18194-25	San Juan	906 San Miguel St	12 - Convulsions / Seizures	21:53:10	21:53:13	21:56:23	22:00:30	22:16:28	22:34:07	22:44:45	0:07:17		1st active
5/29/2025	18112-25	San Juan	205 W Los Ebanos St	17 - Falls	8:00:08	8:00:57	8:01:44	8:02:07	8:20:55	8:32:18	8:50:43	0:01:10		1st active
5/29/2025	18154-25	San Juan	517 Coy Dr	29 - Traffic Collision / Transportation Incident	16:01:46	16:01:52	16:02:53	16:05:41				0:03:49	In compliance with response time	2nd active
5/29/2025	18199-25	San Juan	3804 Jenica St	30 - Traumatic Injuries (Specific)	22:17:34	22:17:52	22:20:51	22:28:37	22:46:24	23:03:25	23:29:49	0:10:45		1st active
5/29/2025	18244-25	San Juan	501/2025	03 - Animal Bites / Attacks	9:24:43	9:25:19	9:28:04	9:31:05	10:01:38	10:06:18	10:25:08	0:05:46	05:45 Min OOC responded from SJ station	2nd active
5/30/2025	18234-25	San Juan	306 N Wyoming Ave	23 - Overdose / Poisoning (Ingestion)	17:26:29	17:27:18	17:27:30	17:36:06	17:45:44			0:08:48		1st active
5/30/2025	14449-25	San Juan	3006 N Rural Longoria Rd	17 - Falls	06:56:06	06:56:29	06:58:53	09:05:09				0:00:40		1st active
5/30/2025	14456-25	San Juan	3801 N Rural Longoria Rd	17 - Falls	10:04:05	10:04:46	10:08:34	10:52:44	11:10:12	11:21:59	12:07:50	0:07:58		1st active
5/30/2025	14461-25	San Juan	North N Cesar Chavez Rd & W Frontage Rd	29 - Traffic Collision / Transportation Incident	11:34:08	11:34:19	11:35:05	11:41:07	11:48:27	11:54:24	13:10:06	0:06:46		2nd active
5/30/2025	14466-25	San Juan	North N Cesar Chavez Rd & W Frontage Rd	29 - Traffic Collision / Transportation Incident	17:16:34	17:16:42	17:18:45	17:48:45	17:48:46	17:51:07	13:10:07	0:00:04		2nd active
5/30/2025	14469-25	San Juan	N Veterans Blvd & Hackberry Ave	29 - Traffic Collision / Transportation Incident	17:16:34	17:17:05	17:19:45	17:26:58	17:42:21	17:51:08	18:16:06	0:00:53		1st active
5/30/2025	14469-25	San Juan	N Veterans Blvd & Hackberry Ave	29 - Traffic Collision / Transportation Incident	17:28:06	17:28:21	17:28:23	17:28:25	17:42:30	17:51:06	18:16:08	0:00:04		1st active
5/30/2025	14509-25	San Juan	S Stewart Rd & Military Hwy	29 - Traffic Collision / Transportation Incident	18:19:33	18:19:46	18:19:58	18:29:44	18:46:42	19:05:35	18:19:13	0:00:58		1st active
5/30/2025	14536-25	San Juan	N Veterans Blvd & E Frontage Rd W	29 - Traffic Collision / Transportation Incident	22:07:50	22:07:57	22:10:59	22:15:42	22:29:25	22:36:35	23:02:35	0:07:45		1st active
5/30/2025	14639-25	San Juan	1307 Zarale Dr	17 - Falls	19:39:13	19:39:52	19:37:03	19:42:08	19:52:31	20:10:15	20:34:50	0:08:16		1st active
5/30/2025	14617-25	San Juan	N Veterans Blvd & W 1st St	29 - Traffic Collision / Transportation Incident	18:53:45	18:54:08	18:56:01	18:58:08				0:04:00		1st active
5/30/2025	14653-25	San Juan	701 E San Houston St	31 - Unconscious / Fainting (Near)	12:46:57	12:47:23	12:48:38	12:52:52	13:08:28	13:26:09	13:48:32	0:05:29	In compliance with response time	2nd active
5/30/2025	14641-25	San Juan	210 Jame St	31 - Unconscious / Fainting (Near)	19:45:30	19:45:43	19:48:07	19:56:07	20:08:20	20:22:43	21:08:17	0:10:24		1st active
5/30/2025	14671-25	San Juan	700 W Business 83	01 - Abdominal Pain / Problems	23:49:23	23:49:49	23:55:27	0:01:09	00:34:50	00:48:04	0:19:07	0:07:20	06:38 Min OOC responded from SJ station	1st active
5/30/2025	14784-25	San Juan	1408 Lila St	01 - Abdominal Pain / Problems	21:06:54	21:07:22	21:09:47	21:15:50	21:21:58	21:33:18	21:53:36	0:08:28		1st active
5/30/2025	14793-25	San Juan	1319 E Sauc St	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	18:41:39	18:42:53	18:42:58	18:48:58	19:12:40	19:23:26	19:43:41	0:07:05		2nd active
5/30/2025	14793-25	San Juan	216 W 1st St	17 - Falls	18:14:30	18:14:58	18:18:58	18:28:51	18:32:54	18:43:40	19:11:02	0:13:55	04:02 Min OOC responded from SJ station	1st active
5/30/2025	14719-25	San Juan	214 N Liberty Loop	21 - Hemorrhage (Bleeding) / Lacerations	12:45:58	12:46:37	12:47:34	12:54:13	13:03:07	13:16:53	13:45:44	0:07:36		3rd active
5/30/2025	14771-25	San Juan	1001 S Stewart Rd	23 - Overdose / Poisoning (Ingestion)	18:57:46	18:58:12	18:58:14	19:13:51				0:01:58	Unit was not tracking	3rd active
5/30/2025	14798-25	San Juan	1011 S Stewart Rd	23 - Overdose / Poisoning (Ingestion)	18:58:18	19:00:06	19:00:18	19:15:03	19:26:41	19:34:37	20:03:16	0:14:57	In compliance with response time	3rd active
5/30/2025	14694-25	San Juan	1925 Puerto Vallarta Dr	24 - Pregnancy / Childbirth / Miscarriage	0:25:32	0:25:37	0:30:11:5	0:31:17	0:32:21:58	0:33:36	04:25:10	0:01:40	04:22 Min OOC responded from Donna station	1st active
5/30/2025	14695-25	San Juan	1925 Puerto Vallarta Dr	28 - Sick Person (Specific Diagnosis)	0:32:03	0:32:09	0:32:21:7	0:32:22:18	0:33:41	0:33:42	04:25:49	0:00:09		1st active
5/30/2025	14715-25	San Juan	1108 San Francisco St	26 - Sick Person (Specific Diagnosis)	11:56:01	11:56:05	11:55:46	11:56:14	12:11:31	12:22:23	12:59:47	0:04:09		1st active
5/30/2025	14792-25	San Juan	1208 N Rural Longoria Rd	29 - Traffic Collision / Transportation Incident	23:30:09	23:30:21	23:30:43	23:35:33	23:55:45	00:08:03	00:51:18	0:00:05		1st active
5/30/2025	14794-25	San Juan	1208 N Rural Longoria Rd	29 - Traffic Collision / Transportation Incident	23:56:02	23:56:01	23:56:06	23:56:06				0:00:05		1st active
5/30/2025	14717-25	San Juan	108 Farm to Market 465	31 - Unconscious / Fainting (Near)	12:21:26	12:21:53	12:23:44	12:29:09	12:42:40	12:53:34	13:23:28	0:07:16		2nd active
5/30/2025	14843-25	San Juan	301 Ridge Rd	04 - Assault / Sexual Assault / Gun Gun	11:52:20	11:52:25	11:54:26	11:59:23	12:18:10	12:41:24	13:33:56	0:05:58		1st active
5/30/2025	14809-25	San Juan	822 E Salazar St	06 - Breathing Problems	0:24:13:06	0:24:15:5	0:24:54:4	0:25:25	0:25:34	0:30:06	04:19:59	0:10:30		1st active
5/30/2025	14692-25	San Juan	700 W Business 83	06 - Breathing Problems	22:20:38	22:21:18	22:22:47	22:29:18	22:49:20	23:01:13	23:53:19	00:08:00		1st active
5/30/2025	14815-25	San Juan	701 N Nebraska Ave	12 - Convulsions / Seizures	04:45:38	04:45:43	04:48:27	04:53:44	05:04:53	05:15:45	05:26:58	0:08:01		1st active
5/30/2025	14831-25	San Juan	106 W 9th St	13 - Diabetic Problems	09:50:51	09:51:09	09:55:01	09:58:17				0:07:08		1st active
5/30/2025	14821-25	San Juan	1610 Hooper St	17 - Falls	06:35:12	06:35:17	06:40:44	06:44:22				0:09:05		1st active
5/30/2025	14872-25	San Juan	308 S Ridge Ln	21 - Hemorrhage (Bleeding) / Lacerations	18:17:26	18:17:47	18:18:16	18:21:37	18:35:34	18:49:20	19:17:04	0:03:50		1st active
5/30/2025	14630-25	San Juan	102 N Veterans Blvd	25 - Psychiatric / Abnormal Behavior / Suicide Attempt	08:00:33	08:00:41	08:01:27	08:07:30	00:15:39	00:29:00	00:52:45	0:06:19		1st active
5/30/2025														

05/05/2025	1419:25	San Juan	01 - Abdominal Pain / Problems	01:23:27	01:24:13	01:27:07	01:33:57	01:49:28	02:00:52	02:23:00	00:09:44	2nd active
05/05/2025	1503:25	San Juan	04 - Assault / Sexual Assault / Stun Gun	23:09:25	23:09:56	23:15:13	23:20:23	23:33:32	23:37:20	23:49:33	00:10:27	1st active
05/05/2025	1435:25	San Juan	06 - Breathing Problems	08:25:52	08:26:30	08:29:21	08:35:31	08:42:16	07:02:27	07:46:22	00:09:31	1st active
05/05/2025	1445:25	San Juan	06 - Breathing Problems	08:52:36	08:54:07	08:54:47	09:04:18	09:22:30	09:36:20	09:52:49	00:10:11	2nd active
05/05/2025	1491:25	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	15:29:37	15:29:44	15:30:46	15:35:58	15:54:56	16:06:54	17:01:27	00:08:14	1st active
05/05/2025	1484:25	San Juan	25 - Psychiatric / Abnormal Behavior / Suicide Attempt	01:25:13	01:25:29	01:30:49	01:37:57	01:53:41	02:02:55	02:32:49	00:12:28	3rd active
05/05/2025	1484:25	San Juan	28 - Sick Person (Specific Diagnosis)	08:53:40	08:54:03	08:54:49	08:56:18	09:11:31	09:24:13	09:53:22	00:04:15	1st active
05/05/2025	1500:25	San Juan	28 - Sick Person (Specific Diagnosis)	18:29:06	18:29:26	18:30:17	18:38:39				00:04:15	1st active
05/05/2025	1491:25	San Juan	28 - Traffic Collision / Transportation Incident	23:52:44	23:53:40	23:53:47	23:59:29	00:11:26	00:25:01	00:43:48	00:05:49	1st active
05/05/2025	1491:25	San Juan	29 - Traffic Collision / Transportation Incident	00:16:12	00:16:17	00:16:20	00:16:22	00:31:12	00:42:57	01:09:13	00:05:05	2nd active
05/06/2025	1507:25	San Juan	06 - Breathing Problems	00:49:16	00:49:20	00:54:34	00:56:45	01:04:14	01:16:36	01:43:43	00:07:25	1st active
05/06/2025	1508:25	San Juan	06 - Breathing Problems	08:14:37	08:14:53	09:15:44	09:21:42	09:32:44	09:44:55	10:20:30	00:06:49	1st active
05/06/2025	1518:25	San Juan	17 - Falls	13:00:58	13:01:14	13:02:46	13:05:30				00:04:16	1st active
05/06/2025	1513:25	San Juan	17 - Falls	16:02:06	16:02:43	16:03:00	16:08:25	16:16:51	16:32:11	17:08:55	00:05:42	1st active
05/06/2025	1514:25	San Juan	17 - Falls	17:11:11	17:11:29	17:11:55	17:22:30	17:35:36	17:53:51	18:59:02	00:11:01	1st active
05/06/2025	1515:25	San Juan	19 - Head Problems / A.I.C.D.	21:16:53	21:16:59	21:17:56	21:22:49				00:05:50	1st active
05/06/2025	1545:25	San Juan	25 - Psychiatric / Abnormal Behavior / Suicide Attempt	19:52:29	19:52:36	19:56:25	20:02:46	20:14:12	20:29:38	20:45:43	00:10:10	1st active
05/06/2025	1506:25	San Juan	26 - Sick Person (Specific Diagnosis)	02:01:27	02:02:05	02:05:20	02:10:18	02:19:37	02:25:38	02:37:51	00:08:13	1st active
05/06/2025	1512:25	San Juan	26 - Sick Person (Specific Diagnosis)	05:30:23	05:31:49	05:34:37	05:43:23	05:50:39	06:10:10	06:49:49	00:11:34	1st active
05/06/2025	1512:25	San Juan	29 - Traffic Collision / Transportation Incident	14:45:06	14:46:37	14:46:08	14:48:45	14:59:41	17:31:28	18:08:34	00:09:51	2nd active
05/06/2025	1507:25	San Juan	30 - Traumatic Injuries (Specific)	10:13:50	10:15:03	10:16:20	10:29:01	10:41:24	11:06:35	11:28:52	00:03:00	1st active
05/07/2025	1524:25	San Juan	21 - Hemorrhage (Bleeding) / Lacerations	15:48:24	15:48:45	15:50:25	16:01:59				00:13:14	2nd active
05/07/2025	1524:25	San Juan	26 - Sick Person (Specific Diagnosis)	15:35:35	15:35:58	15:40:35	15:43:31	16:01:15	16:14:42	16:47:18	00:07:32	1st active
05/07/2025	1519:25	San Juan	31 - Unconscious / Fainting (Near)	08:28:22	08:28:58	08:27:58	08:34:33	08:50:40	09:01:10	09:28:40	00:07:37	1st active
05/07/2025	1530:25	San Juan	02 - Allergies (Reactions) / Envenomations (Stings, Bites)	22:07:11	22:07:26	22:11:30	22:17:26	22:33:05	22:48:32	23:29:42	00:09:58	1st active
05/08/2025	1537:25	San Juan	05 - Back Pain (Non-Traumatic or Non-Recent Trauma)	12:32:28	12:33:04	12:33:57	12:38:51				00:05:47	2nd active
05/08/2025	1531:25	San Juan	06 - Breathing Problems	03:24:25	03:24:35	03:31:43	03:45:05	04:03:41	04:16:54	05:27:43	00:20:20	2nd active
05/08/2025	1536:25	San Juan	17 - Falls	14:29:16	14:29:32	14:27:47	14:35:25	14:51:53	15:05:54	15:54:25	00:11:03	2nd active
05/08/2025	1537:25	San Juan	21 - Hemorrhage (Bleeding) / Lacerations	14:37:20	14:37:36	14:37:59	14:49:59	15:06:30	15:25:34	15:52:00	00:12:21	3rd active
05/08/2025	1543:25	San Juan	24 - Pregnancy / Childbirth / Miscarriage	20:18:40	20:17:25	20:18:12	20:28:30	20:45:54	21:03:23	21:57:40	00:09:14	2nd active
05/09/2025	1540:25	San Juan	25 - Psychiatric / Abnormal Behavior / Suicide Attempt	12:52:56	12:53:56	12:55:29	13:06:38	13:20:32	13:36:33	14:27:00	00:10:18	1st active
05/09/2025	1537:25	San Juan	28 - Sick Person (Specific Diagnosis)	14:09:23	14:09:44	14:10:01	14:14:13	14:34:57	14:40:38	14:58:50	00:04:29	2nd active
05/09/2025	1543:25	San Juan	29 - Traffic Collision / Transportation Incident	19:33:54	19:34:20	19:36:17	19:46:51	19:58:18	20:14:10	20:31:56	00:12:31	1st active
05/09/2025	1531:25	San Juan	32 - Unknown Problem (Person Down)	03:24:02	03:24:16	03:37:25	03:43:18				00:19:02	1st active
05/09/2025	1532:25	San Juan	32 - Unknown Problem (Person Down)	04:54:37	04:55:14	05:00:19	05:09:09				00:13:55	1st active
05/09/2025	1554:25	San Juan	02 - Allergies (Reactions) / Envenomations (Stings, Bites)	18:49:32	18:50:07	18:50:45	18:56:29				00:05:57	1st active
05/09/2025	1555:25	San Juan	09 - Cardiac or Respiratory Arrest / Death	17:29:03	17:29:43	17:30:01	17:33:34	17:54:46	17:54:46	17:54:46	00:03:51	1st active
05/09/2025	1557:25	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	21:18:01	21:19:25	21:20:02	21:26:29	21:41:16	21:54:48	22:22:44	00:08:04	2nd active
05/09/2025	1550:25	San Juan	17 - Falls	11:47:46	11:48:02	11:49:10	11:54:23				00:08:21	1st active
05/09/2025	1544:25	San Juan	17 - Falls	16:08:38	16:08:46	16:09:07	16:15:45	16:25:37	16:40:46	17:25:05	00:06:59	1st active
05/09/2025	1548:25	San Juan	31 - Unconscious / Fainting (Near)	01:51:31	01:51:38	01:55:18	02:00:44				00:09:06	1st active
05/09/2025	1557:25	San Juan	32 - Unknown Problem (Person Down)	19:31:24	19:31:36	19:33:41	19:39:42	20:24:13	20:38:23	21:30:35	00:05:11	1st active
05/10/2025	1510:25	San Juan	01 - Abdominal Pain / Problems	01:57:27	01:57:38	02:02:04	02:10:48	02:22:51	02:35:47	03:19:56	00:13:10	1st active
05/10/2025	1566:25	San Juan	04 - Assault / Sexual Assault / Stun Gun	20:06:34	20:06:40	20:06:43	20:10:31	20:37:55	20:56:16	21:26:30	00:03:51	2nd active
05/10/2025	1570:25	San Juan	06 - Breathing Problems	23:05:16	23:05:34	23:06:45	23:09:29	23:29:17	23:42:49	00:39:15	00:03:55	2nd active
05/10/2025	1567:25	San Juan	13 - Diabetic Problems	20:24:28	20:24:32	20:27:19	20:33:12				00:08:40	2nd active
05/10/2025	1568:25	San Juan	17 - Falls	08:56:57	08:57:27	08:58:17	09:00:03	09:13:25	09:22:28	09:41:53	00:02:36	1st active
05/10/2025	1564:25	San Juan	25 - Psychiatric / Abnormal Behavior / Suicide Attempt	19:00:51	19:00:57	19:02:24	19:12:50				00:11:53	1st active
05/11/2025	1574:25	San Juan	31 - Unconscious / Fainting (Near)	13:28:23	13:28:50	13:29:40	13:34:06	13:44:16	13:56:10	14:32:59	00:05:16	1st active
05/11/2025	1572:25	San Juan	03 - Animal Bites / Attacks	03:03:41	03:03:52	03:12:36	03:19:23	03:42:03	03:45:30	04:18:44	00:15:31	1st active
05/11/2025	1571:25	San Juan	06 - Breathing Problems	18:11:53	18:12:06	18:13:09	18:17:49	18:26:04	18:40:48	19:10:11	00:05:43	1st active
05/11/2025	1574:25	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	13:00:43	13:00:50	13:01:17	13:05:40	13:24:53	13:30:46	13:53:18	00:04:50	1st active
05/11/2025	1573:25	San Juan	19 - Head Problems (Specific Diagnosis)	08:07:26	08:08:03	08:12:26	08:24:00				00:15:57	1st active
05/11/2025	1575:25	San Juan	26 - Sick Person (Specific Diagnosis)	08:35:51	08:40:03	08:43:51	08:50:56	09:08:38	09:13:44	09:36:33	00:10:53	1st active
05/11/2025	1579:25	San Juan	28 - Stroke (CVA) / Transient Ischemic Attack (TIA)	10:44:56	10:45:32	10:46:21	10:54:55	11:21:07	11:28:38	12:43:39	00:09:23	2nd active
05/11/2025	1575:25	San Juan	31 - Unconscious / Fainting (Near)	10:35:19	10:35:36	10:38:01	10:43:01	11:04:55	11:16:53	11:59:07	00:07:25	1st active

60%

FIRE
Percentage of Total
Incidents

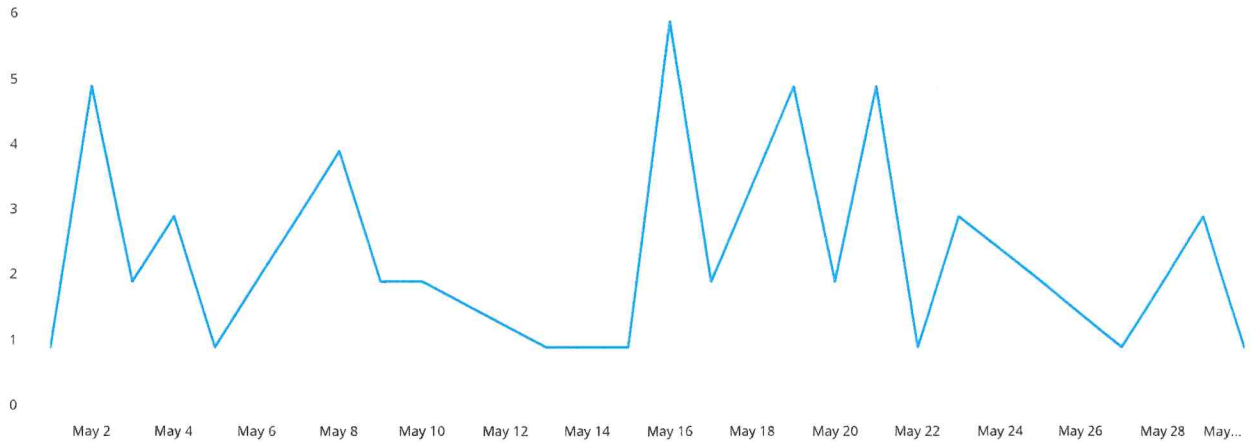
39%

EMS
Percentage of Total
Incidents

57

INCIDENTS
In Selected Time Slice

30

DAYS
In Selected Time Slice

Counts

% Rows

% Columns

% All

Week Ending	5/4/25	5/11/25	5/18/25	5/25/25	6/1/25	6/8/25	6/15/25	6/22/25	6/29/25	7/6/25	7/13/25	7/20/25	7/27/25	Total
(10) Fire, other			1	1										2
(11) Structure Fire			1											1
(13) Mobile property (vehicle) fire		1	1	1										3
(14) Natural vegetation fire		1												1
(15) Outside rubbish fire				1										1
(30) Rescue, emergency medical call (EMS), other				1										1
(31) Medical assist		1	2	1	1									5
(32) Emergency medical service (EMS) incident	5	1	4	4	2									16
(41) Combustible/f... spills & leaks		2		1										3
(44) Electrical wiring/equipm. problem		1												1
(48) Attempted burning, illegal action		1												1
(51) Person in distress				1										1
(53) Smoke, odor problem				1										1
(54) Animal problem or rescue		1												1
(60) Good intent call, other					1									1

Week Ending	5/4/25	5/11/25	5/18/25	5/25/25	6/1/25	6/8/25	6/15/25	6/22/25	6/29/25	7/6/25	7/13/25	7/20/25	7/27/25	Total
(61) Dispatched and canceled en route	2	1												3
(62) Wrong location, no emergency found		1												1
(65) Steam, other gas mistaken for smoke	1													1
(70) False alarm and false call, other	3		1	4	1									9
(71) Malicious, mischievous false alarm				1										1
(74) Unintentional system/detect... operation (no fire)				1	1									2
NULL					1									1
Total	11	11	10	18	7									57



Mayor: Mario Garza
Mayor Pro-Tem: Marco "Markie" Villegas
Commissioners: Mario Cantu
Gilbert Garza
Jesus "Jesse" Ramirez

MEMORANDUM

TO: Tirso Garza, Interim City Manager

FROM: Brenda Escalante, City Secretary

DATE: 06/30/2025

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 **MAY 2025**

STATISTICS: POLICE

	<u>MAY</u>
• Calls for service:	2096
• Accidents:	111
• 911 Calls:	1,232
• Patrol Citations Issued:	144
• Violations:	206
• Patrol & CID Arrests:	124
• CID Issued Warrants:	43

SAN JUAN POLICE PERSONNEL:

Now that we have enough staffing and to try and reduce overtime.

Patrol will be working from 12-hour shifts (7-9 officers per shift)

To 10-hour shifts (5-7 officers per shift)

Morning shift- 6:00 AM- 4:00 PM

Mid Shift- 4:00 PM- 2:00 AM

Graveyard- 8:00 PM- 6:00 AM

TELE-COMMUNICATORS:

• 1 opening

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FLEET

Several Police Units- getting repaired due to engine issues

STATISTICS: ANIMAL CONTROL MAY

- Calls for Service: 59
- Citations Issued: 9
- Violations: 50

SPECIAL EVENTS:

Starting to coordinate with park and rec for NNO 2025

Respectfully,
Leandro Sifuentes
Chief of Police



Mayor: Mario Garza
Mayor Pro-Tem: Marco “Markie” Villegas
Commissioners: Mario Cantu
Gilbert Garza
Jesus “Jesse” Ramirez

MEMORANDUM

TO: Tirso Garza, Interim City Manager

FROM: Brenda Escalante, City Secretary

DATE: 06/30/2025

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	\$ 21,058.37
Defensive Driving	0
Deferred	2
Pre-Trials	3
Bench Trials	0
Scofflaw	\$ 1,191.47

COLLECTIONS 2024 COLLECTIONS 2025

May - \$ 25,624.35 May - \$ 21,058.37

CITATIONS ISSUED 2024 CITATIONS ISSUED 2025

May - 137 May - 144

SCOFFLAW COLLECTIONS 2024 SCOFFLAW COLLECTIONS 2025

May - \$ 1,484.85 May - \$ 1,191.47

Magistrates in person/Zoom	In Person	In Person
Judge Eloy Hernandez	Judge Roberto Garza	Judge Jorge Zambrano
3	7	18

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Mayor: Mario Garza
Mayor Pro-Tem: Marco “Markie” Villegas
Commissioners: Mario Cantu
Gilbert Garza
Jesus “Jesse” Ramirez

MEMORANDUM

TO: Tirso Garza, Interim City Manager

FROM: Brenda Escalante, City Secretary

DATE: 06/30/2025

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

May 2025

Texas Drought Outlook

- 39% of Texas is in a drought (06/02/2025)
- RGV is Abnormally Dry (No Change In the watershed)
- Falcon and Amistad are @ 21.6%
- STAGE II IS STILL IN FULL EFFECT

System Outlook

- Water Connections – 7,453
- Sewer Connections – 10,552 (3,440 NAWSC)

Water Treatment Facility

- Combined Gallons Treated: 87.681 MG
- Combined Gallons Produced: 83.477 MG

Water Treatment Facility No. 1

- 1.193 MG treated
- 38.517 MG delivered
- 31.44 MG Transferred from WTF No. 2
- 54.97 MG RAW (Reservoir)
- 0.133 MG Backwash

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- 0 MG Well

Water Treatment Facility No. 2

- 86.316 Treated
- 49.164 MG Delivered
- 31.44 MG Transferred to WTF No. 1
- 20.27 MG RAW (Reservoir)
- 2.17 MG Backwash

Operated Water Plant as Efficiently as Possible
Sludge Management Continues to be Critical

Water Distribution System

- Leaks – 4
- Breaks – 1
- Taps – 02
- Locates - 9

Water Loss

- Reported – 135,000 gals
- Unreported – 34,500 gals

Hydrants

- Flushed – 16
- Repaired/Replaced – 2
- STAGE II WATER CONSERVATION STILL IN EFFECT

Valves

- Worked – 12
- Repaired/Replaced – 0

Utility Billing

- Work Orders –8

We Continue Our Hydrant and Valve Maintenance

Wastewater Treatment Facility

- Treated – 76.680 MG
- Wetland –2.759 MG

- 224 - Cubic Yards of Sludge Hauled to Landfill

Wastewater Collections

Work orders - 36

- Sewer Main Repaired – 0
- Sewer Backups Reported – 21
- Sewer Backups Cleared – 21
- Odor Complaints – 0
- Locates –11
- Replaced Manhole covers – 01
- Unauthorized Discharges – 03

Administration

Financials

- Administration – 24.06%
- Water Treatment – 52.60%
- Distribution: – 39.41 %
- Sewer Collection – 53.27 %
- Wastewater Treatment – 42.10 %

Projects

- WTF No. 2 Pending TWDB Budget Approval
- WWTF Rehab – Pending Award for Construction.
- Water Plant Storage Shed Construction. 95%.
- Lift Station #6 Pre-Construction Meeting 06/18/2025.
- Comprehensive Water/Wastewater Master Plan 90%, Trimad Consultants LLC
- Vexus Fiber did not do work within City limits during the Month of May.

Certification

- Water Treatment - 0
- Distribution – 0
- Sewer Collection - 1
- Wastewater Treatment – 0

- Renewals – 0

-



Mayor: Mario Garza
Mayor Pro-Tem: Marco “Markie” Villegas
Commissioners: Mario Cantu
Gilbert Garza
Jesus “Jesse” Ramirez

MEMORANDUM

TO: Tirso Garza, Interim City Manager

FROM: Jorge Garcia, Planning Director

DATE: 07/01/2025

SUBJECT: Department of Planning and Zoning Monthly Report. [Jorge J. Garcia, Director of Planning]

The City of San Juan Planning & Zoning Department has been busy processing subdivision plats, rezoning applications, applications for special/conditional use permits, applications for variances, public information requests and undertaking other duties as listed below.

- 75 building permits were issued during the month of June with a \$5,310,680.00 in total valuation.
- 178 garage sale permits were issued with \$2,550.00 in total valuation.
- We provided customer service and support to 797 people and handled approximately 2,195 calls.
- The building inspectors conducted approximately 410 inspections.
- 17 building permits were issued for new houses with \$2,600,942.00 in total valuation.

HEALTH DIVISION

Inspections: 83
Occupational: 66
Expired permit visit: 4
Temporary event inspection: 6
Consultation: 1
Complaint: 2
Permits Issued: 35
Valuation: \$3,700.00

CODE ENFORCEMENT

Code Enforcement Inspectors continue conducting site visits at businesses to verify that occupational licenses and permits are up-to-date. Inspectors also conducted food truck inspections and day

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care/foster home permits.

Business Permits Renewed: 41

Valuation of business permits renewed: \$2,050.00

Officer Rodriguez

- Weedy Lots: 53
- Garage Sale w/o permit: 26
- Rubbish: 1
- Building w/o permit: 5
- Certified letters mailed out: 37
- Abandoned cars: 18
- Banners & Temp. Signs: 2
- Occupational Inspection: 4
- Commercial abandoned vehicles: 1

Officer Munoz

- Weedy Lots: 59
- Rubbish: 3
- Work Orders: 8
- Certified letters mailed out: 30
- Abandoned cars: 28
- Occupational Inspection: 2
- Conducting business in residence: 1
- Commercial abandoned vehicles: 1
- Noise complaints: 2

Officer Cavazos

- Weedy Lots: 52
- Building w/o permit: 2
- Certified letters mailed out: 39
- Commercial Vehicles: 1
- Abandoned cars: 1
- Rubbish: 1

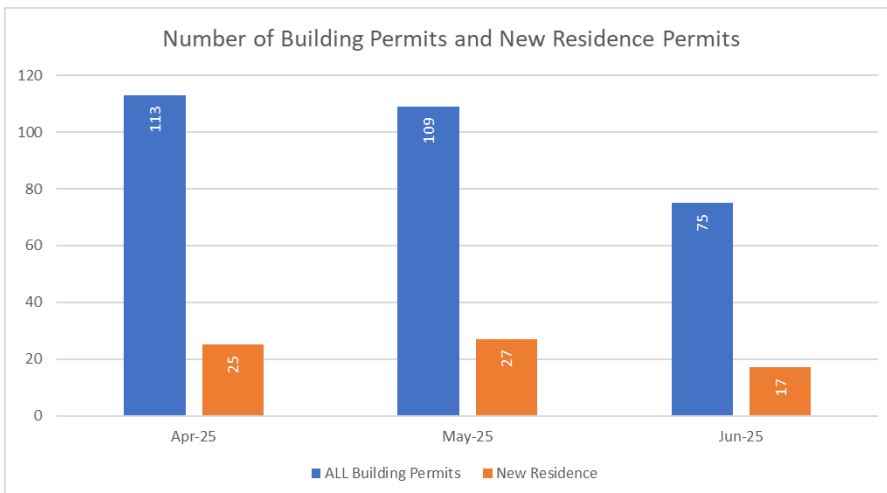
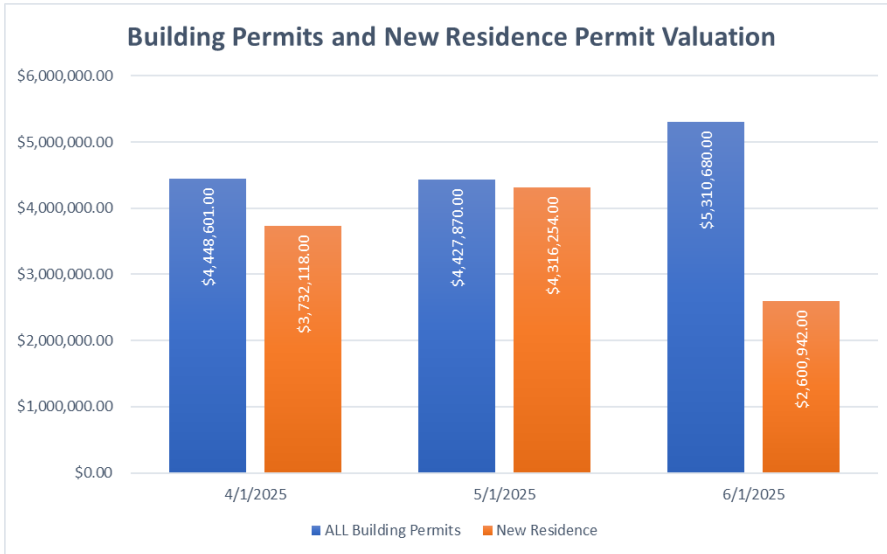
NEW BUSINESSES OPENING IN THE CITY DURING THIS MONTH

A total of twelve (12) new businesses were opened in the City of San Juan during the month of June.

- | | | |
|-------------------------------|---|---------------------------|
| • Gorditas y Tacos El Chilito | 5 | 111 W. Nolana Ave. |
| • HB Caps | | 2604 N. Raul Longoria Rd. |
| • Hijos de la Birria KMD | | 101 Alta St. |
| • Mony Snacks | | 232 E. Bus. Hwy. 83 |
| • Mony Tamales | | 232 E. Bus. Hwy. 83 |
| • Munchiando | | 101 Alta St. |
| • Museo 956 | | 109 W. Bus. Hwy. 83 |
| • NYC Pizzeria | | 101 Alta St. |
| • Street Tacos by Taqueria | | 101 Alta St. |
| • The Little Classroom 2, LLC | | 200 W. IH 2 |

- Ultima Ronda Bar and Grill
- Vital Coffee

1618 N. Veterans Blvd.
512 S. Kansas Ave.





**PLANNING AND ZONING COMMISSION
JUNE 12, 2025
SAN JUAN CITY HALL - EOC ROOM
6:00 P.M.**

P&Z PRESENT

Luis Mancillas
Valerie Cardenas
Eric Sanchez
Eliza Yzaguirre
Mark Salinas

P&Z ABSENT

Irma Castillo
Cesar Cantu

STAFF PRESENT

Monica Gomez
Clarissa Aviles

GUESTS PRESENT

Carlos Garza, AEC Eng.
Roy Ibanez
Alfonso Guzman, TRIMAD
Beto de la Garza, Melden &
Hunt, Inc.
Marlon Garza, M&H
Michelle Rodriguez, M&H
Hector Espino
Cristina Vega

1. CALL TO ORDER

Chairwoman Cardenas called the meeting to order at 6:00 p.m.

2. APPROVAL OF MINUTES – May 8, 2025

Commissioner Mancillas made a motion to approve the minutes as presented by staff. Commissioner Sanchez seconded the motion. The motion passed unanimously with a 5-0 vote.

3. PUBLIC HEARINGS

3.1 Rezoning Request

Multi-Family Residence District (R-MF) to General
Business District (C-2)
Being a 1.713-acre tract, out of Lot 9, San Juan Hacienda
Estates Subdivision
Location: The property is located approximately 600 feet
South of Moore Road, along the East side of Veterans
Boulevard
Applicant: Teysha Group, LLC.

REVIEW COMMENTS:

Ms. Gomez explained the location of the property and the request to change it from multi-family to commercial. She listed the uses around the property; to the north of the property, there is a convenience store and commercial plaza facing Veteran's Boulevard. To the south a residential home. To the east is an empty lot and to the west is outside our city limits. Notice of the public hearing was on the newspaper and letters were mailed out to 20 property owners and no comments were received. Staff recommends approval of the rezoning request as presented.

Chairwoman Cardenas opened the public hearing at 6:02 p.m.

Mr. Carlos Garza, AEC Engineering, was present to ask any questions.

No discussion took place on this item.

Chairwoman Cardenas closed the public hearing at 6:03 p.m.

FINAL RESOLUTION OF REQUEST & COMMENTS:

Commissioner Sanchez made a motion to approve the rezoning request as presented. Commissioner Salinas second the motion. The motion passed unanimously with a 5-0 vote.

4. SUBDIVISIONS

4.1 Preliminary Plat Approval

Re-plat of Lot A Hall Acres Estates Subdivision

Being a 1.68-acre tract of land out of Lot A, Hall Acres Estates Subdivision

Location: The property is located approximately 1,100 feet West of Stewart Road, along the North side of Hall Acres Road

Developer: Espinos Development, LLC.

Engineer: TRIMAD Consultants, LLC.

Flood Zone: B

Water: Military Water Supply Corporation

Sewer: City of San Juan

REVIEW COMMENTS:

Ms. Gomez explained this is a re-plat of a Lot A, Hall Acres Estates that was recorded on January 2005. The developer is proposing to re-plat Lot A, which is 261 feet by 280 feet. There is an existing outdoor event center located in the property. She explained that subdivision is in a flood zone B, which is not considered a flood zone. Water service is provided by the Military Water Supply Corporation and sewer by the city of San Juan. No variances were requested at this time. Comments from the Fire Department, city engineer and planning department were included in the packet as reference.

Staff is recommending the approval of the preliminary plat as presented.

Commissioner Yzaguirre asked if the property was platted before. Ms. Gomez responded yes, the initial plat was recorded in 2005.

Alfonso Guzman, TRIMAD Consultants, was in the audience to ask any questions that the board may have.

FINAL RESOLUTION OF REQUEST & COMMENTS:

Commissioner Salinas made a motion to approve the Preliminary Plat as presented. Commissioner Mancillas second the motion. The motion passed unanimously with a 5-0 vote.

4.2 Preliminary Plat Approval
with Variance Request

Stewart Coves Phase II Subdivision
Being a 16.002-acre tract of land out of Lots 1 and 6,
Stewarts Addition to the Conway Gardens
Location: The property is located on the West side of
Stewart Road, approximately 1,214 feet North of Moore
Developer: HDP Stewart Coves, LLC.
Engineer: Melden & Hunt, Inc.
Flood Zone: B
Water: City of San Juan
Sewer: City of San Juan

REVIEW COMMENTS:

Ms. Gomez explained the Stewart Coves Phase 2 Subdivision is located approximately 1,200 feet North of Moore Road on the west side of Stewart Road. It is a 16.00-acre tract with 89 residential lots, The subdivision is a flood zone C, which is not considered a flood zone.

Ms. Gomez listed the variances requested by the developer:

1. To not comply with the minimum lot width of 60-foot for interior lots and 65-feet for corner lots.
2. To not comply with the minimum lot area for a single-family residence lots of 6,000 square feet.
3. To not comply with the 20-foot front setback requirement for Lots 133 through 140. They are proposing 15-foot.
4. To not comply with the 15-foot easement around the subdivision; they are proposing 10-foot easement and 5-foot utility easements for corner Lots 109, 119, 127, 147 and 184.

A copy of the variance letter was included on the packet as reference. Staff recommends approval of the preliminary plat along with variances.

Chairwoman Cardenas asked about the proposed lot sizes. Ms. Gomez responded in between 45-feet and 50-feet width.

Commissioner Sanchez asked about a secondary access since there are more than thirty (30) lots. Ms. Gomez responded that Stewart Coves Phase 1 has another entrance and both phases will be connected.

Beto de la Garza, Melden & Hunt, Inc., explained that they are following the Master Plan that was approved by the city. He said that are affordable homes with a one car garage will be built on those lots and same layout has been approved in different cities. He showed the master plan to the board with the two (2) entrances along Stewart Road.

Commissioner Sanchez asked if there is a HOA for this subdivision. Ms. Gomez responded, yes.

Commissioner Salinas asked about the front setback. Ms. Gomez responded a variance was requested to the 20-foot front setback required by code; they are proposing 15-feet.

FINAL RESOLUTION OF REQUEST & COMMENTS:

Commissioner Sanchez made a motion to approve the Preliminary Plat with variances as presented. Commissioner Yzaguirre second the motion. The motion passed unanimously with a 5-0 vote.

NEXT MEETING – June 26, 2025.

5. ADJOURNMENT

There being no further items to discuss, Commissioner Yzaguirre made a motion to adjourn; Commissioner Salinas second the motion. The meeting was adjourned at 6:12 p.m.

City of San Juan, Texas

Valerie Cardenas, Chairwoman
Planning and Zoning Commission

Attest:

Jorge J. Garcia, CFM
Director of Planning & Zoning



**PLANNING AND ZONING COMMISSION
JUNE 26, 2025
SAN JUAN CITY HALL - EOC ROOM
6:00 P.M.**

P&Z PRESENT

Luis Mancillas
Valerie Cardenas
Mark Salinas
Irma Castillo

P&Z ABSENT

Cesar Cantu
Eric Sanchez
Eliza Yzaguirre

STAFF PRESENT

Monica Gomez
Clarissa Aviles

GUESTS PRESENT

Julio Medina
Julissa Hernandez
Raul C. Santiago
Joe Cavazos
Roy Rivera
Cipriano Rivera

1. CALL TO ORDER

Chairwoman Cardenas called the meeting to order at 6:00 p.m.

2. APPROVAL OF MINUTES – June 12, 2025

Vice-Chair Castillo made a motion to approve the minutes as presented by staff. Commissioner Mancillas seconded the motion. The motion passed unanimously with a 4-0 vote.

3. PUBLIC HEARINGS

3.1 Rezoning Request

Single Family Residence District (R-S) to General Business District (C-2)

Being a 5.00-acre tract of land out of Lot 8, Block 5, John Closner Subdivision

Location: The property is located approximately 200 feet East of Veterans Boulevard, along the South side of Eldora Road

Applicant: People's Manufactured Homes

REVIEW COMMENTS:

Ms. Gomez explained the location of the property and the request to change it from residential to commercial. She listed the uses around the property; to the north it is a residential subdivision (R.S.W. Subdivision, to the south there is a drain ditch and to the West an empty lot and to the East a residence. She mentioned that property has been used as commercial for many years and a commercial warehouse was built back in 2000. Notice of the public hearing was on the newspaper and letters were mailed out to thirteen (13) property owners and no comments were received in favor or against the request. Staff recommendation was for approval of the rezoning request as presented.

Chairwoman Cardenas opened the public hearing at 6:02 p.m.

No discussion took place on this item.

Chairwoman Cardenas closed the public hearing at 6:03 p.m.

FINAL RESOLUTION OF REQUEST & COMMENTS:

Vice Chair Castillo made a motion to approve the rezoning request as presented. Commissioner Salinas second the motion. The motion passed unanimously with a 4-0 vote.

3.2 Conditional Use Permit

Sale of Alcoholic Beverages (BG – Wine and Beer Retailer’s Permit) and Late Hours Permit (BL – Retail Dealer’s On-Premise Late Hours License)
“Quinta Rivera”
605 E. Hall Acres Road
Lot 96, Valley Ranch No. 5 Subdivision
Applicant: Quinta Rivera, LLC.

REVIEW COMMENTS:

Ms. Gomez explained that a conditional use permit for the sale of alcoholic beverages for on-premise consumption (BG – Wine and Beer Retailer’s Permit) and Late Hours Permit (BL – Retail Dealer’s On-Premise Late Hours License) at Quinta Rivera, which is an open outdoor event center with swimming pool, playground area and soccer field. The property is located approximately 65 feet East from Stewart Road, along the south side of Hall Acres Road. Attached to the packet it is a list of general requirements. Notice of the public hearing was on the newspaper and letters were mailed out to four (4) property owners and no comments were received in favor or against the request. Staff recommends approval of the conditional use permit as presented.

Chairwoman Cardenas opened the public hearing at 6:04 p.m.

No discussion took place on this item.

Chairwoman Cardenas closed the public hearing at 6:04 p.m.

FINAL RESOLUTION OF REQUEST & COMMENTS:

Commissioner Mancillas made a motion to approve the conditional use permit as presented. Commissioner Salinas second the motion. The motion passed unanimously with a 4-0 vote.

4. NEXT MEETING – TBD

5. ADJOURNMENT

There being no further items to discuss, Vice-Chair Castillo made a motion to adjourn; Commissioner Salinas second the motion. The meeting was adjourned at 6:12 p.m.

City of San Juan, Texas

Valerie Cardenas, Chairwoman
Planning and Zoning Commission

Attest:

Jorge J. Garcia, CFM
Director of Planning & Zoning



Mayor: Mario Garza
Mayor Pro-Tem: Marco “Markie” Villegas
Commissioners: Mario Cantu
Gilbert Garza
Jesus “Jesse” Ramirez

MEMORANDUM

TO: Tirso Garza, Interim City Manager

FROM: Brenda Escalante, City Secretary

DATE: 07/03/2025

SUBJECT: Department of Parks and Recreation Monthly Report. [Ruben Guajardo, Director of Parks & Recreation]

For June 2025, we have the following to report: During June 2025, our department addressed the following areas.

Parks Division-

- Parks staff has maintained our athletic fields by marking and grooming them in preparation for the rentals and PONY tournament games for the whole month of June.
- Parks Staff continues to maintain the grounds of our city parks, land scaping departmental buildings and other assigned areas through-out the City.
- Wednesday, June 4, Parks Crew set up a tent at Sorensen Elementary
- Wednesday, June 4, Parks Crew delivered 100 chairs to Garza-Pena Elementary
- On Saturday, June 14, Parks Crew assisted with the San Juan Nature Nights at Wetlands with the set up and take down
- June 23, Parks Crew assisted with setting up the installation of the July 4th Celebration banners on Nebraska
- June 24-26, Parks staff, Parks Crew assisted with setting up the flag brackets and flags from 8th street to FM 495 along Nebraska/Raul Longoria Road for July 4th Celebration

Recreation Division-

- Summer Programs are in full swing programs that include Track & Field, Swim, Tennis, Softball Pitching & Hitting Camp, Baseball Camp, Soccer Camp, Quarterback & Receiver Camp, Cheerleading, Dance and Middle School Volleyball League.
- June 2-6, our department hosted two PONY Invitational All-Star Tournaments at Municipal Park north and south fields. The tournaments divisions were Baseball 10U and Softball 10U.

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- June 9-14, our department hosted two PONY Invitational All-Star Tournaments at Municipal Park north and south fields. The tournaments divisions were Baseball 6U and 8U.
- June 16-21, our department hosted two PONY Sectional All-Star Tournaments at Municipal Park north and south fields. The tournaments divisions were Baseball 12U and 14U.
- June 23-28, our department hosted two PONY Region All-Star Tournaments at Municipal Park north and south fields. The tournaments divisions were Baseball 4U and 14U.

Building Maintenance Division-

- Staff has continued daily and weekly cleaning, repairing, and maintaining all city buildings. Along with coordinating the Amigo del Valle Rentals, City Hall EOC Room, Library set-ups for weekly meetings as needed
- Regular care & preventative maintenance of A/C at City Buildings
- Staff is assisting opening and closing the library for early voting.
- On Saturday, June 14, Ruben Martinez assisted with the San Juan Nature Nights at Wetlands with the electrical lights, power outlets and other set ups and take down
- June 23, Parks Crew assisted with setting up the installation of the July 4th Celebration banners on Nebraska
- June 24-26, Ruben Martinez, assisted with setting up the flag brackets and flags from 8th street to FM 495 along Nebraska/Raul Longoria Road
- North Police Department had a new complete air condition unit installed

Facility Rentals-

- Municipal Park Pavilion: No rentals for the month of June 2025.
- Municipal Park Baseball/Softball Fields: No facility rentals for the month of June 2025 due to Pony All-Star Tournaments.
- Sports Complex (Mayfield-Arcoute): No facility rentals for the month of June 2025 due to Pony All-Star Tournaments.

San Juan Parks and Rec. Advisory Board

- Meeting Date – June 25, 2025, @ 5:30 pm.
- Quorum- No
- No Meeting

San Juan Police Athletic League:

- Meeting Date – June 17, 2025, @ 6:00 pm
- Quorum- No
- No Meeting



Mayor: Mario Garza
Mayor Pro-Tem: Marco "Markie" Villegas
Commissioners: Mario Cantu
Gilbert Garza
Jesus "Jesse" Ramirez

MEMORANDUM

TO: Tirso Garza, Interim City Manager

FROM: Israel Garza, Sanitation Director

DATE: 07/02/2025

SUBJECT: Department of Sanitation Monthly Report. [Israel Garza, Director of Sanitation]

June 2025 Report Sanitation Department (June 2025)

- ☐ Solid Waste Collection ran on schedule all month
- ☐ Brush Pickup ran on schedule all month
- ☐ Drop off Site: 1,402 Residents
- ☐ Residential: 1,035.59 Tons
- ☐ Commercial: 727.24 Tons
- ☐ Roll-Off Containers: 327.93 Tons/73 loads
- ☐ Brush: 720.05 Tons/220 loads of brush
- ☐ Storm drains: Subdivisions 61 Inlets

Central Garage (June 2025)

- ☐ Tickets Opened: 42
- ☐ Tickets Closed: 54
- ☐ Pending Vehicles: 2
 - Unit SW742- Pending parts.
 - Unit PK312- Pending Diagnosis
- ☐ 5 Residential Side Loaders operating
- ☐ 2 Commercial Side Loaders operator
- ☐ 2 Brush Truck Operating
- ☐ 1 Brush Tractor (grapple) operating
- ☐ 3 Brush Grapple Truck operating
- ☐ 2 Roll-offs Truck operating

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

Recycling (June 2025)

☐ Cardboard:	15.63 tons/\$1,169.63
☐ Curbside:	4.40 tons
☐ Mix White Paper:	0.00 tons/\$0.00
☐ Batteries:	0.00 tons/\$0.00
☐ Metal:	6.79 tons/\$672.16
☐ Books:	3.39 tons/\$67.99
☐ Tin Cans:	0.66 tons/\$6.60
☐ Plastic:	1.72 tons
☐ E-Waste:	0.00 tons/\$0.00
☐ Aluminum:	0.00 tons/\$0.00

Total Tons/Revenue: 32.62 tons/\$1,916.38

☐ Savings of	\$652.40
☐ Walk-Ins:	291

Storm Water (June 2025)

☐ Storm drains:	61
☐ Subdivisions:	6
Chula Vista	14 Inlets
Monte Grande	26 Inlets
Pecan Estates	6 Inlets
San Juan Del Norte	2 Inlets
Bar #4	4 Inlets
Palma Vista	9 Inlets

Code Enforcements (June 2025)

Estaban Garcia

☐ Violation Notice Issued:	39
☐ Illegal Dumping:	44
☐ Contact People:	67
☐ Construction Material:	12
☐ Tires:	0

Code Enforcements (June 2025)

Ruben Navarro

☐ Violation Notice Issued:	15
☐ Illegal Dumping:	17
☐ Contact People:	16
☐ Construction Material:	2
☐ Tires:	0

☐ Richard Lefevre was the assigned engineer for the Nebraska Campo Verde Project.



Mayor: Mario Garza
Mayor ProTem: Marco “Markie” Villegas
Commissioners: Mario Cantu
Gilbert Garza
Jesus “Jesse” Ramirez

MEMORANDUM

To: Tirso Garza, Interim City Manager

From: Israel Garza, Director of Sanitation

Date: July 1, 2025

Subject: Sanitation Monthly Report

June 2025 Report

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107 E. Hall Acres • San Juan, Texas 78589
Phone: (956) 223-2330 • Fax: (956) 787-5978

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Mayor: Mario Garza
Mayor Pro-Tem: Marco “Markie” Villegas
Commissioners: Mario Cantu
Gilbert Garza
Jesus “Jesse” Ramirez

MEMORANDUM

TO: Tirso Garza, Interim City Manager

FROM: Christina Perez, Director of Library

DATE: 07/01/2025

SUBJECT: San Juan Memorial Library Monthly Report. [Christina Perez, Library Director]

Enclosed is the June Monthly Report including statistics and programs:
For the month of June, we had, 2,498 visitors. Out of those visitors, 393 were here for computer use only. The library checked out a total of 453 physical items for both adult and children. We had 2 in-house circulation items. We requested and received twenty-nine (29) Interlibrary Loans (ILL). We had 52 new patrons added to our circulation system. We helped the public with an estimated 768 reference/informational questions. We had 19 fax transactions. The monthly amount deposited was \$941.38 both fines and fees.

Please see the attached statistical report.

During the month of June

- Partnered with multiple agencies to conduct summer reading sessions for kids and their parents.
- Held Father’s Day Event
- Attended Hidalgo County Library System Meeting
- Managed the day-to-day operations of the San Juan Memorial Library

Meetings to be held in July 2025

Multipurpose Room

City Commission, July 1st , July 8th , & 22nd

Keep San Juan Beautiful, July 2nd

Summer Reading Program, July 7th – 11th , 14th – 18th , 21st – 25th

512 S. Nebraska Ave. • San Juan, Texas 78589-2649

Phone: (956)223-2200 • Fax: (956) 787-5978

Rio Grande ECE Association, July 12th
Border Patrol Meeting, July 18th and 28th
Summer Reading Party, July 30th

Training Room:

Texas Workforce Commission, July 1st – 3rd
Border Patrol, July 7th, 14th, & 21st

Statistics	
Total Visitors	2,498
Computer Users	393
Total Checkouts	453
In-House Use	2
Inter-Library Loans	29
New Patrons	52
Reference\ Informational Questions	768
FAX transactions	19
Children's Programs	15
Attendance	413

Multipurpose Room Reservations	Attendance
2 Early Voting	69
3 Early Voting	180
7 Election Day	1,538
9 Summer Reading Program	39
10 City Commisison	56
10 Summer Reading Program	35
11 Summer Reading Program	26
12 Summer Reading Program	24
13 Summer Reading Program	18
14 Lions Club	12
16 Summer Reading Program	28
16 Swear in Ceremony	68
17 Summer Reading Program	24
18 Summer Reading Program	20
18 Swear in of Judge	56
20 Summer Reading Program	23
23 Summer Reading Program	26
24 Summer Reading Program	19
25 Summer Reading Program	10
26 Summer Reading Program	6
27 Summer Reading Program	10
30 Border Patrol meeting	12
Total	2,048

Training Room Reservations	Attendance
4 KSJB	11
7 Rio Grande Early (CEAP) meeting	16
9 Border Patrol Meeting	25
11 Texas Finacial Planners	3
16 Texas Workforce Commission	4
17 Texas Workforce Commission	4
18 Texas Workforce Commission	4
20 Texas Workforce Commssion	4
23 Texas Workforce Commission	4
24 Texas Workforce Commission	4
25 Texas Workforce Commission	3
26 Texas Workforce Commission	3
27 Texas Workforce Commission	3
Total	52

Total DVD Checkouts	
Children's DVDs	26
Other than Children's DVDs	1
Total	27

Total Book Checkouts	
Children's Books	324
Other than Children's Books	102
Total	426

WiFi Usage	
LibGuest	1,807
LibStaff	571
Total	2,378

Study Room Attendance	
Study Rooms	54

Likes	97
Visitors	3,757

SJML Homepage	
Visitors	5,397

Deposits	
Fines	\$ 132.72
Copies	\$ 807.40
Surcharges	\$ 1.26
Total + Surcharges	\$941.38

Youth & Children's Programs/Attendance

Date	Program	Attendance
Monday, June 9, 2025	Paint Like An Artist	39
Tuesday, June 10, 2025	Kitchen Creations	35
Wednesday, June 11, 2025	Craft with Agrilife	26
Thursday, June 12, 2025	Color with Nature	36
Friday, June 13, 2025	Messy Art Day with the Police	25
Saturday, June 14, 2025	Fishing with Dad	14
Monday, June 16, 2025	Clay Day	25
Tuesday, June 17, 2025	Storytime & Craft with EasterSeals	32
Wednesday, June 18, 2025	Hidden Gems with Agrilife	16
Friday, June 20, 2025	Game Day with McDonalds Playvan	32
Monday, June 23, 2025	Cool Chemistry with STC	30
Tuesday, June 24, 2025	Craft with Behavioral Health Solutions	16
Wednesday, June 25, 2025	Tie Dye Day	52
Thursday, June 26, 2025	Animation Adventures with Mr. Ochoa	15
Friday, June 27, 2025	Art with Denise and Brenda	20
Total	15	413

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JULY 8, 2025

Hold a Public Hearing and Consider an Ordinance Regarding the Rezoning Request from Single Family Residence District (R-S) to General Business District (C-2) of the 5.00-Acre Tract of Land out of Lot 8, Block 5, John Closner Subdivision, Located Approximately 200 feet East of Veterans Boulevard, along the South side of Eldora Road, as Requested by People's Manufactured Homes. [Jorge J. Garcia, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The applicant is requesting to rezone a 5.00-acre tract located approximately 200-feet East of Veterans Boulevard, along the South side of Eldora Road from residential to commercial. The property is 1,320' X 170'.

The surrounding uses around the property are: to the North of the property there is an existing residence, to the South a Drain Ditch. To the East a residence and to the West the property is vacant.

Staff mailed a notice of the public hearing to thirteen (13) 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 their regular meeting on June 26, 2025, the Planning and Zoning Commission unanimously recommended approval of the rezoning request as presented with a 4-0 vote.

PREPARED BY:

Jorge Garcia,
Planning Director

APPROVED BY:

Tirso Garza, Interim City
Manager

EVALUATION AND CONDITIONS FOR APPROVAL

The applicant is requesting to rezone a 5.00-acre tract located approximately 200-feet East of Veterans Boulevard, along the South side of Eldora Road from residential to commercial. The property is 1,320' X 170'.

The surrounding uses around the property are, to the North of the property there is an existing residence, to the South a Drain Ditch. To the East a residence and to the West the property is vacant.

Staff mailed a notice of the public hearing to thirteen (13) 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.



Proposed Site



Location Map

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 06/26/2025 Vice Chair Castillo made a motion to approve the rezoning request as presented. Commissioner Salinas second the motion. The motion passed unanimously with a 4-0 vote.

REVIEW COMMENTS:

Ms. Gomez explained the location of the property and the request to change it from residential to commercial. She listed the uses around the property; to the north it is a residential subdivision (R.S.W. Subdivision, to the south there is a drain ditch and to the West an empty lot and to the East a residence. She mentioned that property has been used as commercial for many years and a commercial warehouse was built back in 2000. Notice of the public hearing was on the newspaper and letters were mailed out to thirteen (13) property owners and no comments were received in favor or against the request. Staff recommendation was for approval of the rezoning request as presented.

Chairwoman Cardenas opened the public hearing at 6:02 p.m.

No discussion took place on this item.

Chairwoman Cardenas closed the public hearing at 6:03 p.m.



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 5.00-ACRE TRACT OF LAND OUT OF LOT 8, BLOCK 5, JOHN CLOSNER SUBDIVISION, LOCATED APPROXIMATELY 200 FEET EAST OF VETERANS BOULEVARD, ALONG THE SOUTH SIDE OF ELDORA ROAD, 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 5.00-acre tract of land out of Lot 8, Block 5, John Closner Subdivision, 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 8th day of July, 2025.

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

CITY OF SAN JUAN

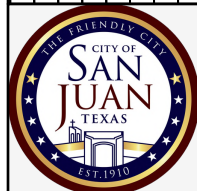
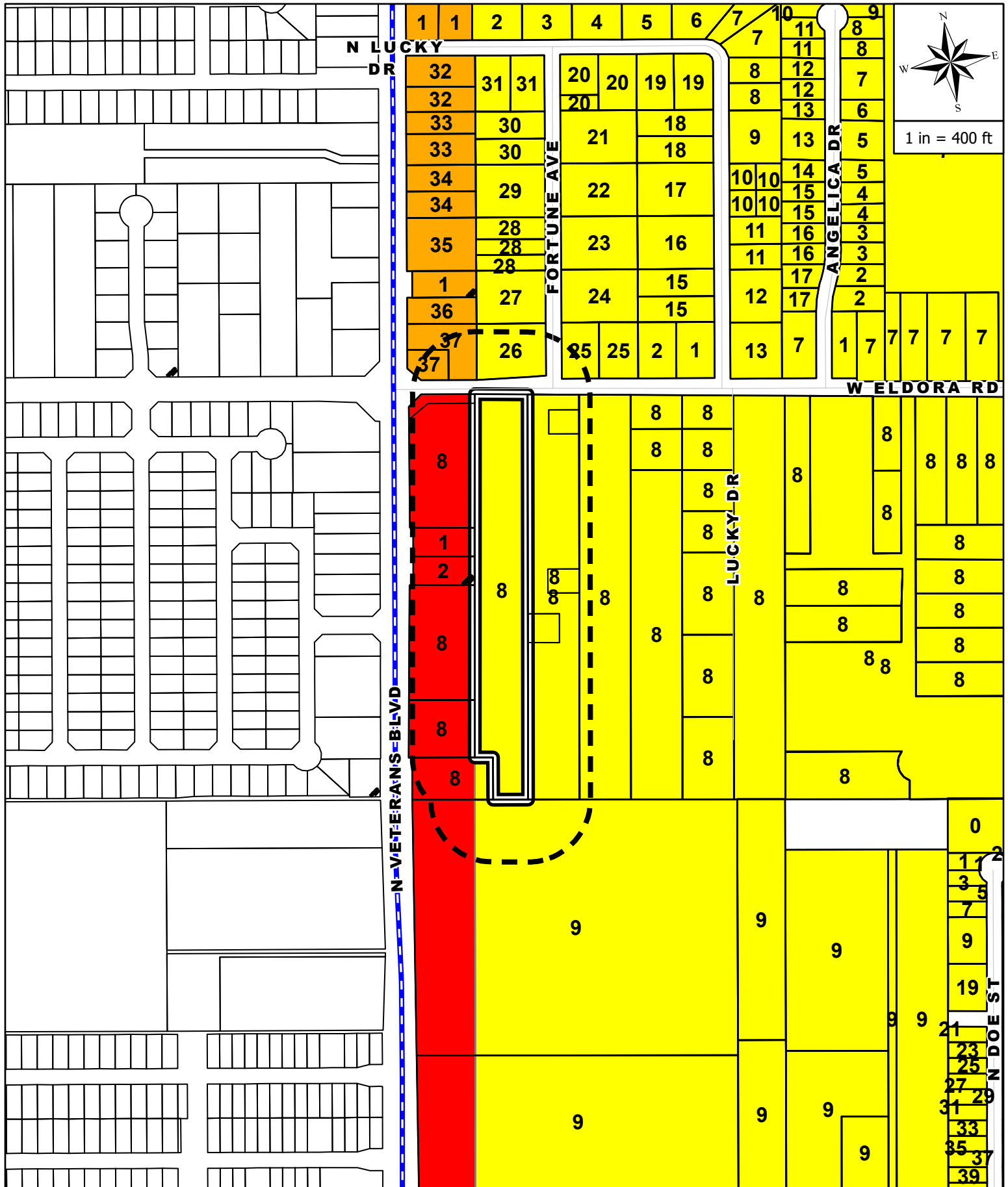
MARIO GARZA
MAYOR

ATTEST:

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

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY



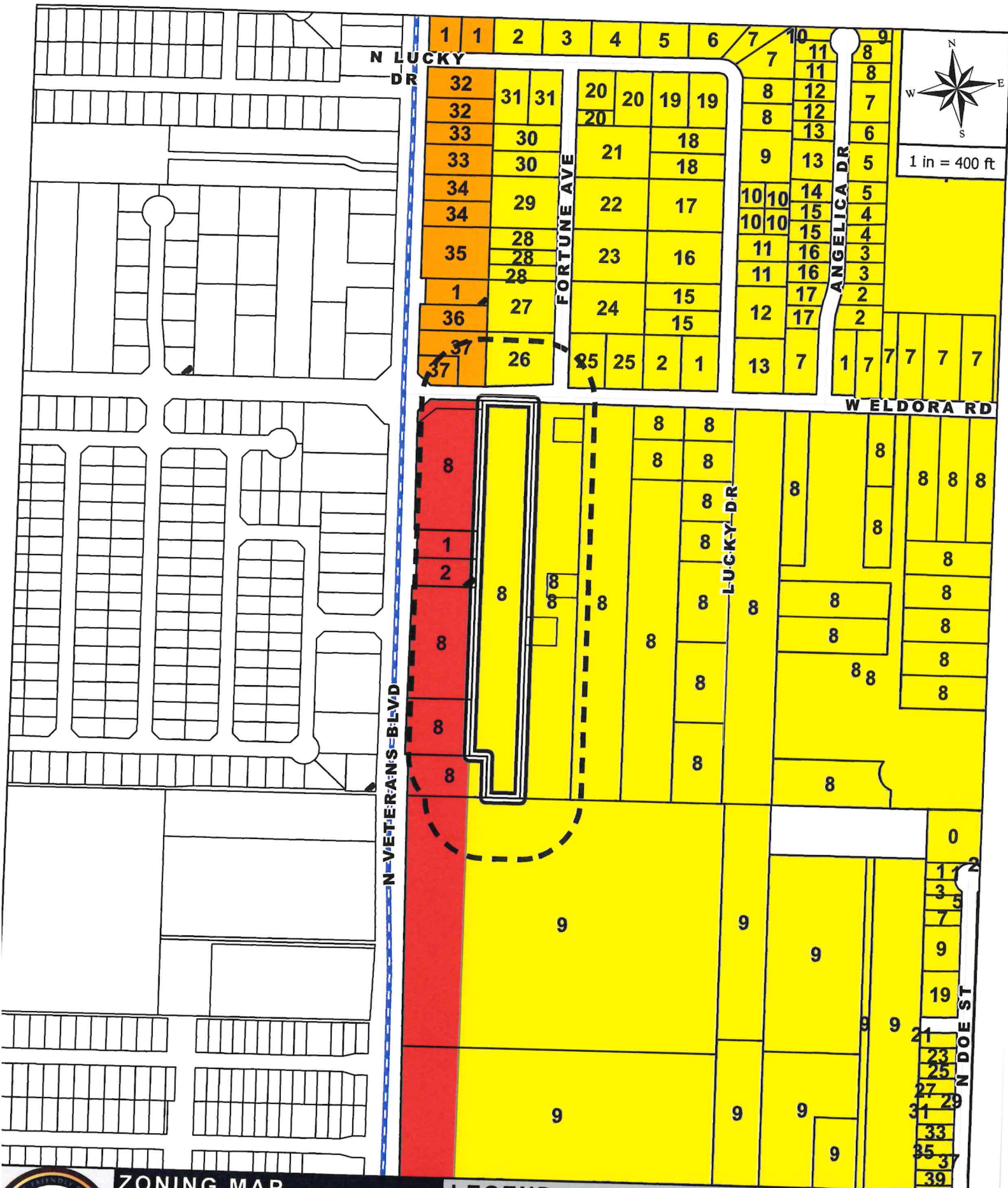
ZONING MAP

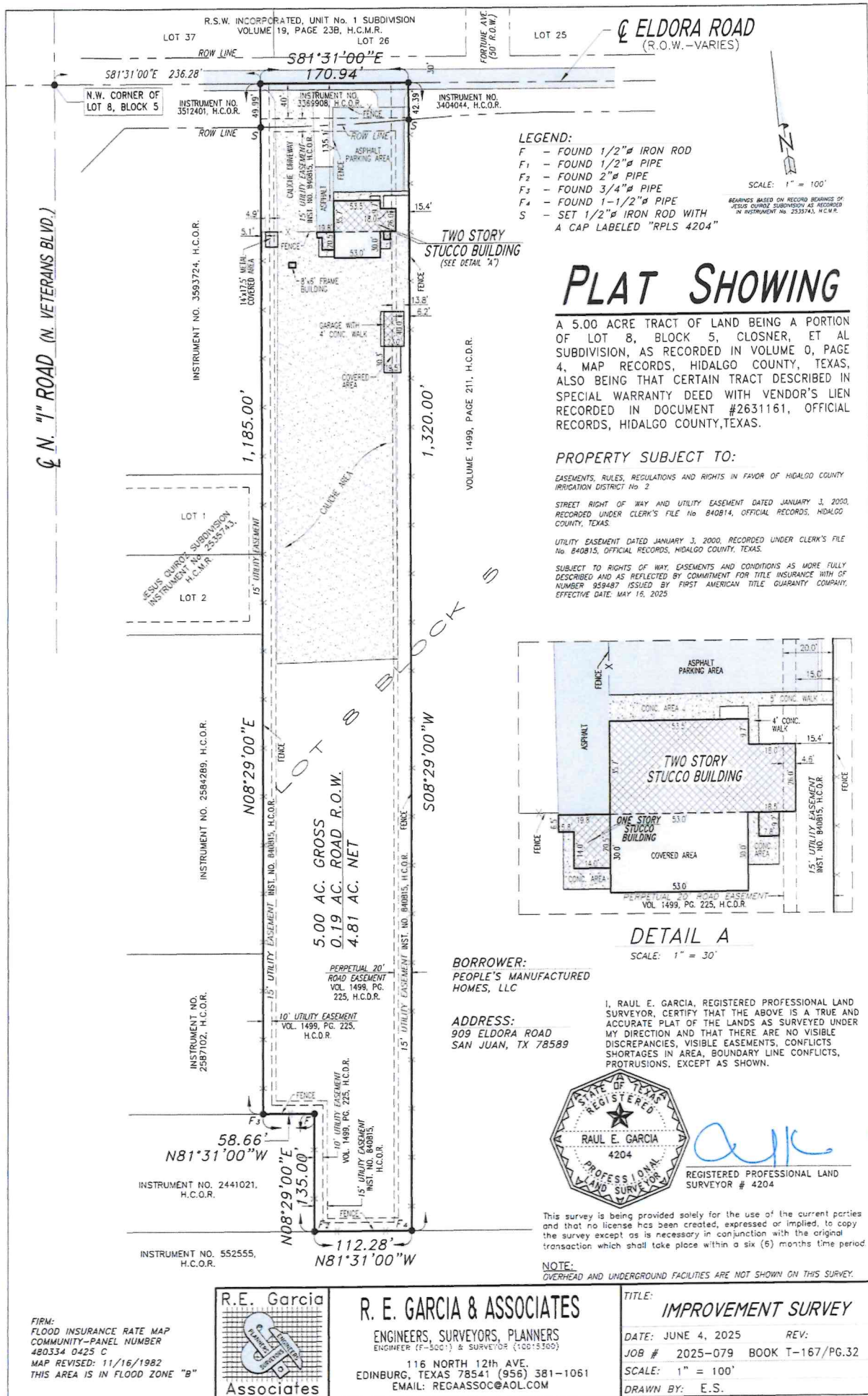
CASE ADDRESS:

909 W ELDORA RD

PEOPLE'S MANUFACTURED HOMES

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





METES AND BOUNDS DESCRIPTION
FOR A
5.00 ACRE TRACT

A 5.00 acre tract of land being a portion of Lot 8, Block 5, Closner, et al Subdivision, as recorded in Volume 0, Page 4, Map Records, Hidalgo County, Texas, also being that certain tract described in Special Warranty Deed with Vendor's Lien recorded in Document #2631161, Official Records, Hidalgo County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a point on the centerline of Eldora Road being the north line of said Lot 8, Block 5, also being the northeast corner of that certain tract described in General Warranty Deed recorded in Document #3529083, Official Records, Hidalgo County, Texas, for the northwest corner of herein described tract. Said point bears S 81° 31' 00" E 236.28 feet from the northwest corner of said Lot 8, Block 8.

THENCE S 81° 31' 00" E 170.94 feet along said centerline of Eldora Road also being the north line of said Lot 8, Block 5, to a point being the northwest corner of that certain tract described in Correction Warranty Deed with Vendor's Lien recorded in Volume 1499, Page 211, Deed Records, Hidalgo County, Texas, for the northeast corner of herein described tract.

THENCE S 08° 29' 00" W along the west line of said north line of said tract described in Correction Warranty Deed with Vendor's Lien recorded in Volume 1499, Page 211, Deed Records, Hidalgo County, Texas, being parallel to the west line of said Lot 8, Block 5, pass at 42.39 feet a set one-half inch iron rod with a cap labeled "RPLS 4204" being the south Right-of-Way line of said Eldora as established by Judgement in Absence of Objections recorded in Document #3369908, Official Records, Hidalgo County, Texas and continuing for a total distance of 1,320.00 feet to a found one and one-half inch iron pipe on the south line of said Lot 8, Block 5, being the southwest corner of said tract described in Correction Warranty Deed with Vendor's Lien recorded in Volume 1499, Page 211, Deed Records, Hidalgo County, Texas, for the southeast corner of herein described tract.

THENCE N 81° 31' 00" W 112.28 feet along said south line of Lot 8, Block 5, to a found two inch iron pipe being the southeast corner of that certain tract described in Cash Warranty Deed recorded in Document # 2441021, Official Records, Hidalgo County, Texas, for the most easterly southwest corner of herein described tract.

THENCE N 08° 29' 00" E 135.00 feet along the east line of said tract described in Cash Warranty Deed recorded in Document # 2441021, Official Records, Hidalgo County, Texas, being parallel to the west line of said Lot 8, Block 5, to a found one-half inch iron rod being the northeast corner of said tract described in Cash Warranty Deed recorded in Document # 2441021, Official Records, Hidalgo County, Texas, for an interior corner of herein described tract.

THENCE N 81° 31' 00" W 58.66 feet along the north line of said tract described in Cash Warranty Deed recorded in Document # 2441021, Official Records, Hidalgo County, Texas, being parallel to the south line of said Lot 8, Block 5, to a found three-quarter inch iron pipe being the southeast corner of that certain tract described in Warranty Deed with Vendor's Lien recorded in Document # 2587102, Official Records, Hidalgo County, Texas, for the most westerly southwest corner of herein described tract.

THENCE N 08° 29' 00" E parallel to the west line of said Lot 8, Block 5, pass at 1,135.01 feet a set one-half inch iron rod with a cap labeled "RPLS 4204" being said south Right-of-Way line of Eldora as established by Judgement in Absence of Objections recorded in Document #3369908, Official Records, Hidalgo County, Texas, and continuing for a total distance of 1,185.00 to the point to beginning and containing 5.00 acres of land more or less.

Rezoning Request from Single Family Residence District (R-S) to General Business District (C-2) of the 5.00-acre tract of land out of Lot 8, Block 5, John Closner Subdivision, located approximately 200 feet East of Veterans Boulevard, along the South side of Eldora Road, as Requested by People's Manufactured Homes.

EDDIES INVESTMENTS INC
707 W SIOUX RD
SAN JUAN, TX 78589-3475

ESCOBAR ADAN JR & MARIA YOMEIDA
816 W ELDORA RD
SAN JUAN, TX 78589-5082

GUTIERREZ EDGAR ARANDA
708 W SIOUX RD
SAN JUAN, TX 78589-3476

QUINTANILLA FRANCES
910 N CANNA ST
PHARR, TX 78577-3007

LEANOS CARLOS
2801 FORTUNE AVE
SAN JUAN, TX 78589-3518

PEOPLE'S MANUFACTURED HOMES
909 W ELDORA
SAN JUAN, TX 78589

RAMIREZ RAMIRO & AURORA
PO BOX 1463
PHARR, TX 78577-1625

KEYES ARTHUR J
PO BOX 2174
SAN JUAN, TX 78589-7174

DGOGSANJUANTX05172023
LLC
1906 E BATTLEFIELD RD
SPRINGFIELD, MO 65804

QUIROZ JESUS
2609 N VETERANS RD
SAN JUAN, TX 78589-0035

ANDRADE ROEL & CECILIA G
2139 GARY LN
EDINBURG, TX 78542-2646

SALINAS SANTOS
2409 N VETERANS BLVD
SAN JUAN, TX 78589-0020

ESCOBAR ADAN JR
815 W ELDORA RD
SAN JUAN, TX 78589-5081

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JULY 8, 2025

Hold a Public Hearing and Consider an Ordinance Regarding the Conditional Use Permit for the Sale of Alcoholic Beverages (BG – Wine and Beer Retailer’s Permit) and Late Hours Permit (BL – Retail Dealer’s On-Premise Late Hours License) at “Quinta Rivera” located at 605 E. Hall Acres Road, Legally Described as Lot 96, Valley Ranch No. 5 Subdivision, as Requested by Quinta Rivera, 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 (BG – Wine and Beer Retailer’s Permit) and Late Hours Permit (BL – Retail Dealer’s On-Premise Late Hours License) at “Quinta Rivera”. The property is located approximately 65 feet East from Stewart Road, along the South side of Hall Acres Road.

The applicant is proposing an open outdoor event center with swimming pool, playground area and soccer field.

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

Staff mailed a notice of the public hearing to four (4) property owners within a two-hundred (200) foot radius and received no comments in favor or against the request.

Staff recommends approval of the conditional use permit as presented.

RECOMMENDATION:

During their regular meeting on June 26, 2025, the Planning and Zoning Commission unanimously recommended approval of the conditional use permit with a 4-0 vote as presented.

PREPARED BY:

Jorge Garcia,
Planning Director

APPROVED BY:

Tirso Garza, Interim City
Manager

EVALUATION AND CONDITIONS FOR APPROVAL

The applicant is requesting a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption (*BG – Wine and Beer Retailer’s Permit*) and Late Hours Permit (*BL – Retail Dealer’s On-Premise Late Hours License*) at “Quinta Rivera”. The property is located approximately 65 feet East from Stewart Road, along the South side of Hall Acres Road.

The applicant is proposing an open outdoor event center with swimming pool, playground area and soccer field.

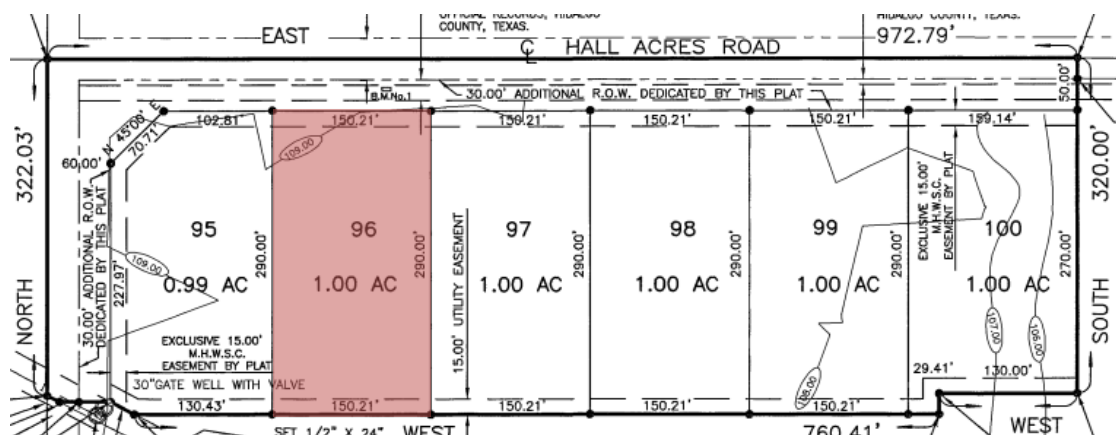
The applicant will need to comply with the Texas Alcoholic Beverage Commission (TABC) requirements. Additional permits may be required with the City of San Juan for a different type of alcohol / license permits.

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 business permit.
3. No loading or unloading of merchandise in a public street.
4. There shall be no smoking inside the premises at any time.
5. The business must comply with the city’s noise ordinance.

Staff mailed a notice of the public hearing to four (4) property owners within a two hundred (200) foot radius and received no comments in favor or against the request.

Staff recommends approval of the conditional use permit as presented.





Location Map

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 06/26/2025 Commissioner Mancillas made a motion to approve the conditional use permit as presented. Commissioner Salinas second the motion. The motion passed unanimously with a 4-0 vote.

REVIEW COMMENTS:

Ms. Gomez explained that a conditional use permit for the sale of alcoholic beverages for on-premise consumption (BG – Wine and Beer Retailer’s Permit) and Late Hours Permit (BL – Retail Dealer’s On-Premise Late Hours License) at Quinta Rivera, which is an open outdoor event center with swimming pool, playground area and soccer field. The property is located approximately 65 feet East from Stewart Road, along the south side of Hall Acres Road. Attached to the packet it is a list of general requirements. Notice of the public hearing was on the newspaper and letters were mailed out to four (4) property owners and no comments were received in favor or against the request. Staff recommends approval of the conditional use permit as presented.

Chairwoman Cardenas opened the public hearing at 6:04 p.m.

No discussion took place on this item.

Chairwoman Cardenas closed the public hearing at 6:04 p.m.



ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGE (BG – WINE AND BEER RETAILER’S PERMIT) AND LATE HOURS PERMIT (BL – RETAIL DEALER’S ON-PREMISE LATE HOURS LICENSE) AT “QUINTA RIVERA” LOCATED AT 605 E. HALL ACRES ROAD, LEGALLY DESCRIBED AS LOT 96, VALLEY RANCH NO. 5 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, Quinta Rivera, 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*) and Late Hours Permit (*BL – Retail Dealer’s On-Premise Late Hours License*) at “Quinta Rivera”, located at 605 E. Hall Acres Road, 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 Quinta Rivera, LLC. has applied for a Conditional Use Permit for the Sale of Alcoholic Beverages (*BG – Wine and Beer Retailer’s Permit*) and Late Hours Permit (*BL – Retail Dealer’s On-Premise Late Hours License*) at “Quinta Rivera” 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 business permit.
3. No loading or unloading of merchandise in a public street.
4. There shall be no smoking inside the premises at any time.
5. 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 8th day of July, 2025.

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

CITY OF SAN JUAN

MARIO GARZA, MAYOR

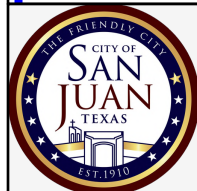
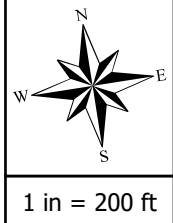
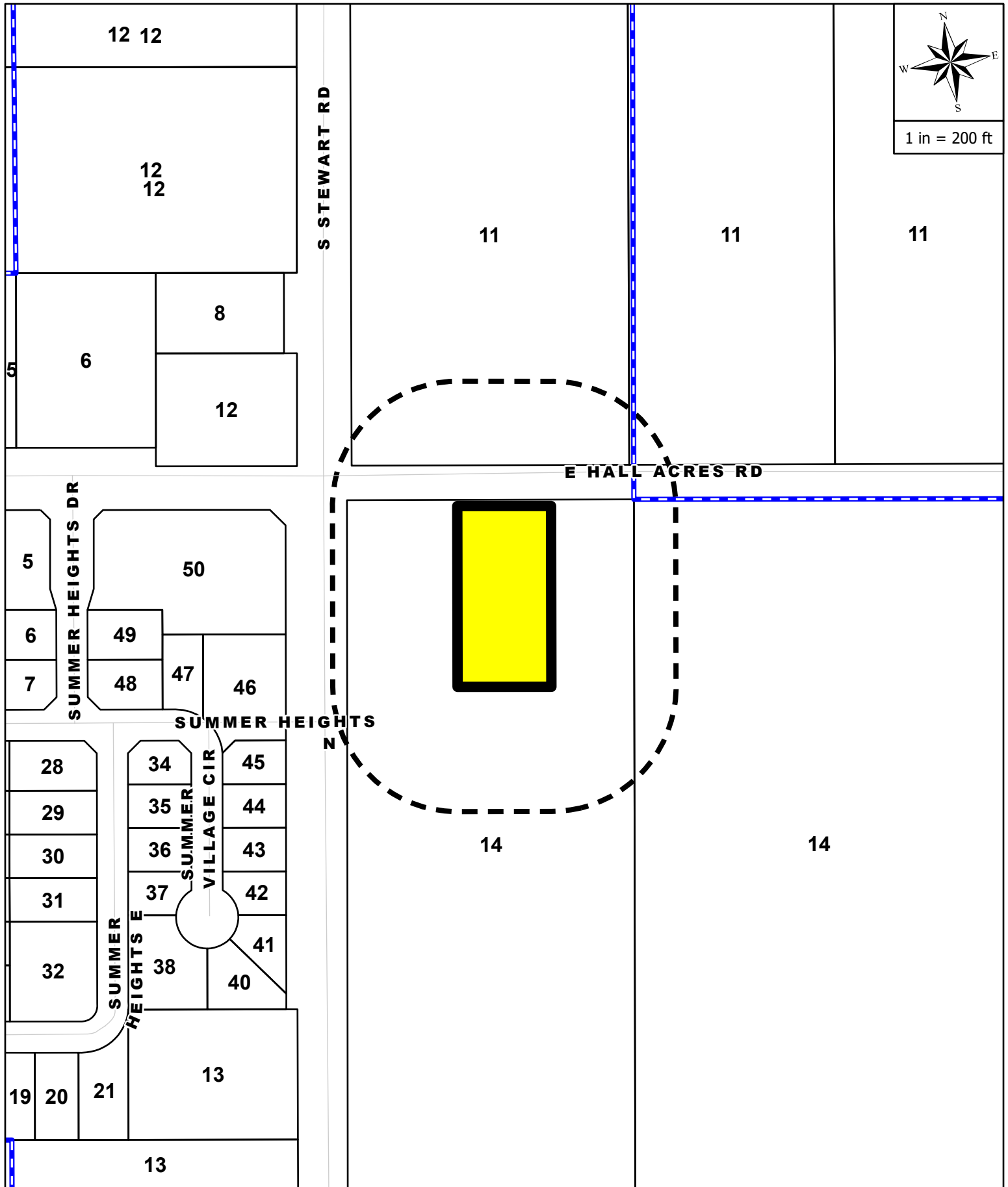
ATTEST:

APPROVED BY:

Palacios, Garza & Thompson, P.C.

**BRENDA ESCALANTE
CITY SECRETARY**

CITY ATTORNEY



MAILOUT & SITE MAP

CASE ADDRESS:
605 E HALL ACRES RD
 QUINTA RIVERA, LLC

LEGEND

CITY LIMITS SITE NOTIFICATIONS

Quinta Rivera Narrative

605 Hall Acres

San Juan, Texas 78589

(956-569-4693)

Quinta Rivera is owned by Quinta Rivera, LLC Managing Members are Cipriano Rivera and his brother Managing Member Efren H. Rivera, d/b/a Quinta Rivera located at 605 Hall Acres, San Juan, Hidalgo County, Texas 78589

Quinta Rivera is a New Venue and has a bar which is applying for a Wine and Malt Beverage Permit.

This Businesses will operate daily as needed seven days a week especially specially serving or hosting Wedding Receptions, Quinceaneras, Birthday Parties and other similar events & Celebrations.

Quinta Rivera will employ approximately 8 employees including Managers, Bartenders, Wait Staff, janitorial services, and Cashiers.

We feel we can operate a First-Class Event Center and provide a comfortable atmosphere resulting in a positive fun experience, for families, friends and guests who can enjoy and relax in a comfortable setting for any Special Event. Our venue includes a large dancing area.

We have a small bar offering domestic and imported Beers, Wine and setups including our homemade Micheladas. We plan to operate under a Wine and Beer Retailer's Permit which authorized the sale of Beer and Wine for On Premise Consumption as well as a Late Hours Certificate which extends our hours of sale until 2:00 A.M. We will comply with all City of San Juan Regulations and or Recommendations.

We will have live music, live Mariachi, and Karaoke when requested by certain events.

We have a large and adequate parking area for our customers & Guests to use as needed.

Cipriano Rivera-Managing Member

Conditional Use Permit for the Sale of Alcoholic Beverages (BG – Wine and Beer Retailer’s Permit) and Late Hours Permit (BL – Retail Dealer’s On-Premise Late Hours License) at “Quinta Rivera” located at 605 E. Hall Acres Road, legally described as Lot 96, Valley Ranch No. 5 Subdivision, as Requested by Quinta Rivera, LLC.

QUINTA RIVERA LLC
1400 STATE AVE
SAN JUAN, TX 78589-2563

CANTU JOSE JOEL JR
99 LOPEZ AVE
RIO GRANDE CITY, TX 78582-5623

RIVERA EFREN HERIBERTO
1400 STATE AVE
SAN JUAN, TX 78589-2563

DREIBELBIS ROBERT LA VERE &
ROLAND CLYDE & JAMES DEAN
1911 SOUTH STEWART RD
SAN JUAN, TX 78589-5037

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JULY 8, 2025

Consider the Removal and Appointment of Board Member(s) Related to the San Juan Economic Development Corporation.

STAFF COMMENTS AND RECOMMENDATIONS:

The Corporation shall have a board of directors in which all powers of the corporation shall be vested and which shall consist of seven (7) directors who are appointed by the governing body of the eligible city for two-year terms of office.

RECOMMENDATION:

Approve as recommended by the City Commission.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Tirso Garza, Interim City
Manager

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JULY 8, 2025

Consider the Removal and Appointment of Board Members Related to the Housing Authority Board.

STAFF COMMENTS AND RECOMMENDATIONS:

The Housing Authority Board consists of five (5) members serving for two (2) years staggered terms. As per the Housing Authority Bylaws, if absent for more than three (3) consecutive times, the individual shall automatically be dropped from membership.

RECOMMENDATION:

Approved as Recommended by the City Mayor.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Tirso Garza, Interim City
Manager

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JULY 8, 2025

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

STAFF COMMENTS AND RECOMMENDATIONS:

The Keep San Juan Beautiful Board is composed of fifteen (15) members. Each member must be a resident of the City of San Juan and/or work in or operate a business within the city, be at least eighteen (18) years of age, and be of good moral character and standing in the community.

There are currently three (3) vacancies on the Board. City staff recommend that the City Commission consider the appointment of members to fill these vacancies and ensure continued board functionality.

RECOMMENDATION:

Approved as Recommended by the City Commission.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Tirso Garza, Interim City
Manager

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JULY 8, 2025

Consider the Appointment of a City Commission Liaison to the San Juan Memorial Library Advisory Board. [Brenda Escalante, City Secreatry]

STAFF COMMENTS AND RECOMMENDATIONS:

It is recommended that the City Commission consider the approval of designating a new Liaison to the San Juan Memorial Library Board. This recommendation follows the departure of former Commissioner Adina “Dina” Santillan, who previously served in this role and is no longer part of the City Commission.

The San Juan Memorial Library Board meets the first Wednesday of the month at 6:00 p.m. at the San Juan Memorial Library.

RECOMMENDATION:

Consider the approval of designating a Liaison to the San Juan Memorial Library Board.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Tirso Garza, Interim City
Manager

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JULY 8, 2025

Preliminary Plat Approval of the Re-plat of Lot A Hall Acres Estates Subdivision being a 1.68-Acre Tract of Land out of Lot A, Hall Acres Estates Subdivision Located Approximately 1,100 feet West of Stewart Road, along the North Side of Hall Acres Road, as Requested by TRIMAD Consultants, LLC. [Jorge Garcia, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

This subdivision is a re-plat of Lot A Hall Acres Estates, which was recorded in January 2005. That lot was 261' by 280'. The property was rezoned from residential to commercial back in March 2018. The property has two access along Hall Acres Road and an existing outdoor event center with parking lot was located on the property.

The applicant is proposing to divide the property into two commercial lots. The subdivision is located in a flood zone "B"- areas between limits of the 100-year flood and the 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 square mile; or areas protected by levees from the base flood.

Water service is provided by the Military Highway Water Supply Corporation; sewer by the City of San Juan.

RECOMMENDATION:

During their regular meeting on June 12, 2025, the Planning and Zoning Commission unanimously recommended approval of the Preliminary Plat with a 5-0 vote.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Tirso Garza, Interim City
Manager

**PRELIMINARY PLAT APPROVAL
RE-PLAT OF LOT A HALL ACRES ESTATES SUBDIVISION
JULY 8, 2025**

PAGE 1

This subdivision is a re-plat of Lot A Hall Acres Estates, which was recorded in January 2005. That lot was 261' by 280'. The property was rezoned from residential to commercial back in March 2018. The property has two access along Hall Acres Road and an existing outdoor event center with parking lot was located on the property.

The applicant is proposing to divide the property into two commercial lots. The subdivision is located in a flood zone "B"- areas between limits of the 100-year flood and the 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 square mile; or areas protected by levees from the base flood.

Water service is provided by the Military Highway Water Supply Corporation; sewer by the City of San Juan.

ATTACHMENTS: Hall Acres Estates Subdivision
Comments from City Engineer, Fire and Utilities Department
Subdivision Plat



Proposed Site



Location Map

FINAL RESOLUTION OF REQUEST & COMMENTS:

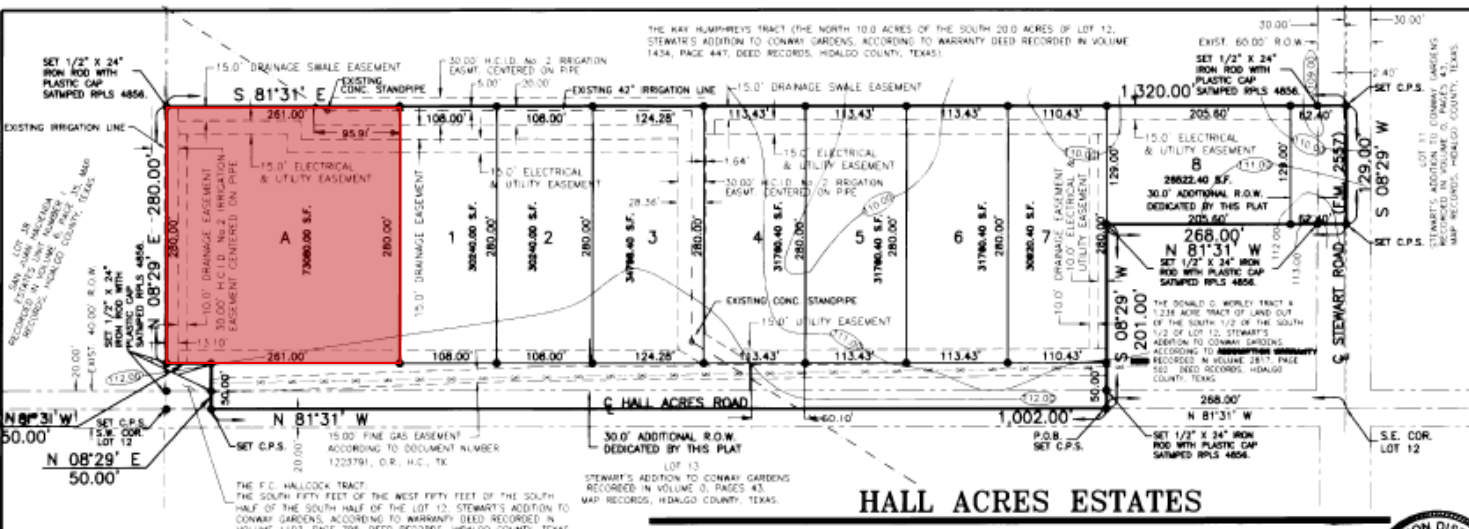
P&Z – 06/12/2025 Commissioner Salinas made a motion to approve the Preliminary Plat as presented. Commissioner Mancillas second the motion. The motion passed unanimously with a 5-0 vote.

REVIEW COMMENTS:

Ms. Gomez explained this is a re-plat of a Lot A, Hall Acres Estates that was recorded on January 2005. The developer is proposing to re-plat Lot A, which is 261 feet by 280 feet. There is an existing outdoor event center located in the property. She explained that subdivision is in a flood zone B, which is not considered a flood zone. Water service is provided by the Military Water Supply Corporation and sewer by the city of San Juan. No variances were requested at this time. Comments from the Fire Department, city engineer and planning department were included in the packet as reference. Staff is recommending the approval of the preliminary plat as presented.

Commissioner Yzaguirre asked if the property was platted before. Ms. Gomez responded yes, the initial plat was recorded in 2005.

Alfonso Guzman, TRIMAD Consultants, was in the audience to ask any questions that the board may have.



- GENERAL NOTES**
- 1.- FLOOD ZONE DESIGNATION: ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR AND 500-YEAR FLOODING, 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) C.F.A. 480334 0425 C MAP REVISED: NOV. 16, 1982
 - 2.- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
 - 3.- MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE CENTERLINE OF STREET.
 - 4.- LEGEND: ● DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
 - 5.- THERE ARE NO WATER WELLS WITHIN 150.0 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
 - 6.- MINIMUM BUILDING SETBACK LINES:
FRONT 30.00'
REAR 20.00'
SIDE 5.00'
OR TO EASEMENT LINE WHICHEVER IS GREATER
 - 7.- BENCH MARK: ELEV. 111.88 C.P.S. LOCATED 3.6 SOUTH OF SOUTH WEST CORNER OF LOT 12 NAVD 83 DATUM
 - 8.- DRAINAGE DETENTION PER LOT IS: 2.875 GAL. C.F.
 - 9.- NO FENCES OR PERMANENT STRUCTURES WILL BE ALLOWED WITHIN ANY EASEMENT.
 - 10.- A 5 FEET SIDEWALK WILL BE REQUIRED TO BE CONSTRUCTED ALONG HALL ACRES ROAD AND STEWART ROAD AT BUILDING PERMIT STAGE.
 - 11.- NO MORE THAN ONE ACCESS DRIVE SHALL BE ALLOWED FROM LOTS 1 & 1-7.
 - 12.- A CIRCULAR DRIVEWAY WILL BE REQUIRED ON LOT 8.



FILED FOR RECORD IN:	FILED FOR RECORD IN:
HIDALGO COUNTY, TEXAS	HIDALGO COUNTY, TEXAS
BY: J. QUANTANILLA	BY: J. QUANTANILLA
DATE: 11-19-05	DATE: 11-19-05
TIME: 10:46 AM	TIME: 10:46 AM
AS A RECORDING NUMBER 1547240	AS A RECORDING NUMBER 1547240

HALL ACRES ESTATES

AN 8.706 ACRE TRACT OF LAND OUT OF THE SOUTH HALF OF LOT 12, STEWART'S ADDITION TO CONWAY GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 0, PAGE 43, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 2877, PAGE 296, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

AN 8.706 ACRE TRACT OF LAND OUT OF THE SOUTH HALF OF LOT 12, STEWART'S ADDITION TO CONWAY GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGE 43, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 2877, PAGE 296, 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 SOUTH LINE OF LOT 12 AND IN THE CENTERLINE OF HALL ACRES ROAD FOR THE SOUTHWEST CORNER OF THE DONALD G. WORLEY TRACT (A 1.238 ACRE TRACT OF LAND OUT OF THE SOUTH HALF OF LOT 12, STEWART'S ADDITION TO CONWAY GARDENS, ACCORDING TO ASSUMPTION WARRANTY DEED RECORDED IN VOLUME 2817, PAGE 502, DEED RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHEAST CORNER OF THIS TRACT, SMO SPINDLE BEARS N 81°31'W, 288.00 FEET FROM THE SOUTHWEST CORNER OF LOT 12.

THENCE: N 81°31'W, ALONG THE SOUTH LINE OF LOT 12 AND THE CENTERLINE OF HALL ACRES ROAD, A DISTANCE OF 1,002.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF THE F.C. HALLCOCK TRACT (THE SOUTH FIFTY FEET OF THE WEST FIFTY FEET OF THE SOUTH HALF OF LOT 12, STEWART'S ADDITION TO CONWAY GARDENS, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 1103, PAGE 795, DEED RECORDS, HIDALGO COUNTY, TEXAS); AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 08°29'E, ALONG THE EAST LINE OF THE F.C. HALLCOCK TRACT, PASSING A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET AT 20.00 FEET FOR THE NORTH R.O.W. LINE OF HALL ACRES ROAD, A TOTAL DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF SAID TRACT, AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 81°31'W, ALONG THE NORTH LINE OF THE F.C. HALLCOCK TRACT, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET ON THE WEST LINE OF LOT 12 FOR THE NORTHWEST CORNER OF SAID TRACT, AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 08°29'E, ALONG THE WEST LINE OF LOT 12, A DISTANCE OF 280.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THE KAY HUMPHREYS TRACT (THE NORTH 10.0 ACRES OF THE SOUTH 20.0 ACRES OF LOT 12, STEWART'S ADDITION TO CONWAY GARDENS, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 1434, PAGE 447, DEED RECORDS, HIDALGO COUNTY, TEXAS); AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 81°31'E, ALONG THE SOUTH LINE OF THE KAY HUMPHREYS TRACT, PASSING A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET AT 1,287.80 FEET FOR THE WEST R.O.W. LINE OF STEWART ROAD (F.M. 2557), PASSING AT 1,317.80 FEET THE CENTERLINE OF STEWART ROAD (F.M. 2557), A TOTAL DISTANCE OF 1,320.00 FEET TO A COTTON PICKER SPINDLE SET ON THE EAST LINE OF LOT 12 FOR THE SOUTHEAST CORNER OF SAID TRACT, AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 08°29'W, ALONG THE EAST LINE OF LOT 12, PARALLEL TO AND 2.40 FEET EAST OF THE CENTERLINE OF STEWART ROAD (F.M. 2557), A DISTANCE OF 129.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHEAST CORNER OF THE DONALD G. WORLEY TRACT, AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 81°31'W, ALONG THE NORTH LINE OF THE DONALD G. WORLEY TRACT, PASSING AT 2.40 FEET THE CENTERLINE OF STEWART ROAD (F.M. 2557), PASSING A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET AT 32.40 FEET FOR THE WEST R.O.W. LINE OF STEWART ROAD (F.M. 2557), A TOTAL DISTANCE OF 288.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF SAID TRACT, AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 08°29'W, ALONG THE WEST LINE OF THE DONALD G. WORLEY TRACT, PASSING A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET AT 181.00 FEET FOR THE NORTH R.O.W. LINE OF HALL ACRES ROAD, A TOTAL DISTANCE OF 201.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.706 ACRES OF LAND MORE OR LESS.

BEARINGS IN THIS METES AND BOUNDS DESCRIPTION ARE IN ACCORDANCE WITH SAN JUAN HACIENDA ESTATES RECORDED IN VOLUME 5, PAGE 35, MAP RECORDS, HIDALGO COUNTY, TEXAS.



ALFONSO QUINTANILLA
R.P.S. No. 4856



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS - LAND SURVEYORS
124 E. STUBBS ST.
EDINBURGH, TEXAS 78028
PHONE 858-581-6480
FAX 858-581-0857

STATE OF TEXAS
COUNTY OF HIDALGO

I, (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE HALL ACRES ESTATES, 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, DRAINAGE, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

John D. Johnson
JOHN D. JOHNSON
BY: J. QUANTANILLA
SAN JUAN, TX. 78088-2603
858-227-1811

1/13/05
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN D. JOHNSON, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 13th DAY OF Jan, 2005

Susan J. Headley
SUSAN J. HEADLEY, NOTARY PUBLIC

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT #2 DATED THIS 13th DAY OF January, 2005.

NO IMPROVEMENTS OF ANY KIND INCLUDING WITH/OUT LIMITATION, TREES, FENCES, AND BUILDINGS SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHTS OF WAYS OR EASEMENTS.

ATTEST: But Forlumber SECRETARY
M. J. Smith PRESIDENT

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

Alma B. Prude
CHAIRMAN PLANNING COMMISSION

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

John D. Johnson
MAYOR

STATE OF TEXAS
COUNTY OF HIDALGO

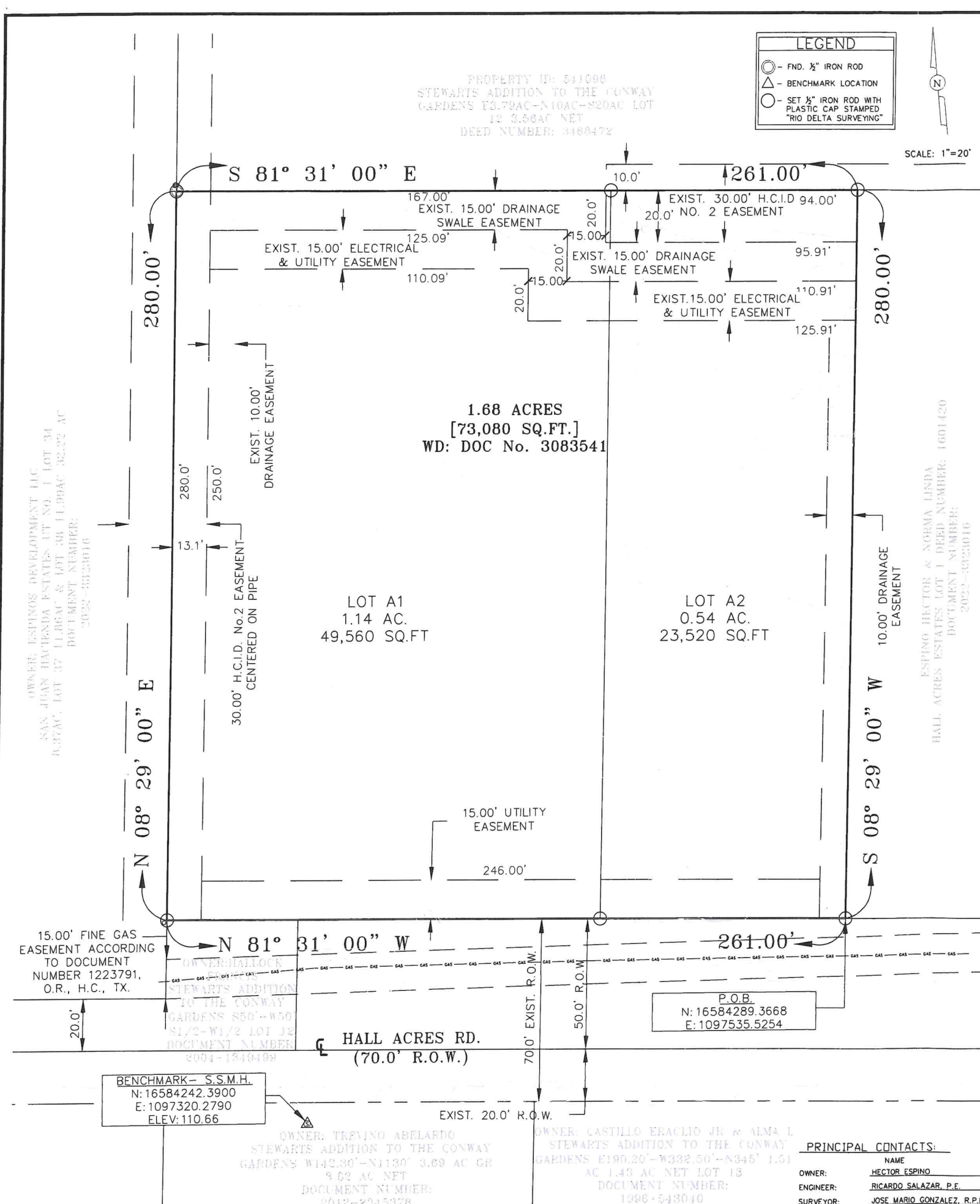
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

E. Ramirez
EULALIO RAMIREZ
P.E. No. 77062

NOTE: 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 TEXAS WATER CODE NO. 48.211(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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
BY: 1/13/05

FILENAME	F:\DATA\SUBDIVISION\SAN JUAN\HALL ACRES ESTATES\HALL-PLAT
DATE PREPARED	PREPARED BY: J. QUANTANILLA
DATE CHECKED	CHECKED BY: J. QUANTANILLA
DATE RECORDED	RECORDED BY: J. QUANTANILLA
DATE APPROVED	APPROVED BY: J. QUANTANILLA



METES AND BOUNDS

A 1.68 ACRE TRACT OF LAND, BEING ALL OF LOT A, HALL ACRES ESTATES, AN ADDITION TO THE CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 49, PAGE 53, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE HALF (1/2) INCH IRON ROD SET AT THE SOUTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING.

THENCE, N 81° 31' 00" E ALONG THE SOUTH LINE OF LOT A, A DISTANCE OF 261.00 FEET TO A SET 1/2" IRON ROD 24" IN LENGTH SET ON THE WEST LINE OF LOT A FOR THE SOUTHWEST CORNER OF SAID TRACT, AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE, N 08° 29' 00" E, ALONG THE WEST LINE OF LOT A, A DISTANCE OF 280.00 FEET TO A FOUND 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THE KAY HUMPHREYS TRACT (THE NORTH 10.00 ACRES OF THE SOUTH 20.00 ACRES OF LOT 12, STEWART'S ADDITION TO CONWAY GARDENS, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 1434, PAGE 447, DEED RECORDS, HIDALGO COUNTY, TEXAS), AND THE NORTHWEST CORNER OF SAID TRACT, AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE, S 81° 31' 00" E ALONG THE SOUTH LINE OF THE KAY HUMPHREYS TRACT, A DISTANCE OF 261.00 FEET TO A SET 1/2" IRON ROD 24" IN LENGTH FOUND ON THE NORTHWEST CORNER OF LOT 1, BEING THE NORTHEAST CORNER OF SAID TRACT, AND AN EXTERIOR CORNER OF LOT A.

THENCE, S 08° 29' 00" E ALONG THE EAST LINE OF LOT A, TO A SET 1/2" IRON ROD 24" IN LENGTH A TOTAL DISTANCE OF 280.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.68 ACRES MORE OR LESS. BEARING IN THIS METES AND BOUNDS DESCRIPTION ARE IN ACCORDANCE WITH HALL ACRES ESTATES RECORDED IN VOLUME 49, PAGE 53, MAP RECORDS, HIDALGO COUNTY, TEXAS.

- 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 FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF THE STREET.
 - MINIMUM BUILDING SETBACK LINES:
FRONT: 30.00'
REAR: 6.00'
SIDE: 15.00'
OR TO EASEMENT LINE, WHICHEVER IS GREATER
 - NO STRUCTURE SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUB TREES, AND OTHER PLANTING (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.
 - THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 9,335 CUBIC FEET (OR 0.2143 ACRE-FEET) OF DRAINAGE RUNOFF.
 - FOLLOW LANDSCAPE ORDINANCE AS PER CITY REQUIREMENTS.
 - OWNERS ARE TO MAINTAIN DETENTION AREAS.
 - THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. A SANITARY SEWER MANHOLE LOCATED SOUTH OF LOT A1 OF THIS SUBDIVISION
N: 16584242.3900
E: 0197320.2790
ELEVATION: 110.60

CERTIFICATION OF POTABLE WATER SUPPLY

THIS PLAT, REPLAT OF LOT A, HALL ACRES SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE MUNICIPALITY WATER SUPPLY CORPORATION AND IS HEREBY APPROVED BY SUCH CORPORATION AND WE HEREBY CERTIFY THAT PROPER WATER IS AVAILABLE UPON REQUEST.

DATE THIS ____ DAY OF ____, 20__

APPROVED BY: _____
MANAGER

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.

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

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 _____

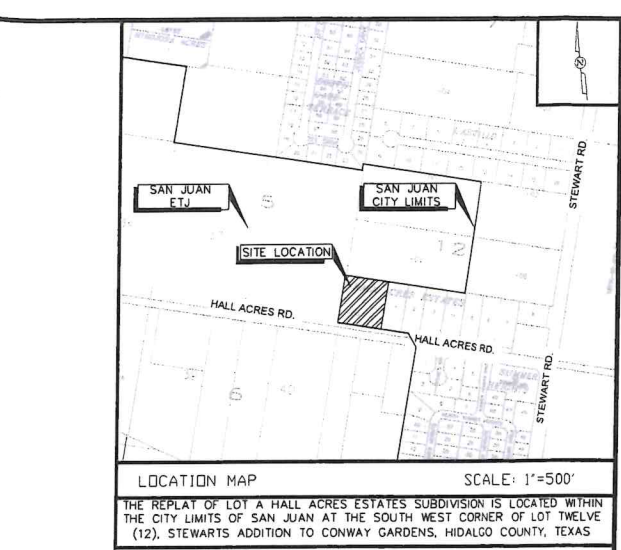
CITY SECRETARY _____ DATE _____

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 CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRPERSON, PLANNING AND ZONING COMMISSION _____ DATE _____

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: HECTOR ESPINO	400 E HALL ACRES RD	SAN JUAN, TEXAS 78589	(956) 688-8860	
ENGINEER: RICARDO SALAZAR, P.E.	1803 MOZELLE ST.	PHARR, TEXAS 78577	(956) 688-8860	
SURVEYOR: JOSE MARIO GONZALEZ, R.P.L.S.	24593 FM 88	MONTE ALTO, TEXAS 78538	(956) 262-0222	



STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HECTOR ESPINO, 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: _____

TRISHA SALAZAR
Notary ID #134810944
My Commission Expires April 16, 2028

STATE OF TEXAS COUNTY OF HIDALGO

I, (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE REPLAT OF LOT A, HALL ACRES 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.

HECTOR ESPINO
400 E HALL ACRES RD
SAN JUAN, TEXAS 78589
HIDALGO COUNTY, TEXAS

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, RICARDO SALAZAR, P.E., A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

RICARDO SALAZAR, P.E. DATE _____
LICENSED PROFESSIONAL ENGINEER No. 125392
FIRM REGISTERED No. F-18526

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, JOSE MARIO GONZALEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER SURVEYING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

JOSE MARIO GONZALEZ, RPLS # 5571 DATE _____
TBPPLS FIRM NO. 10013900
24593 FM 88,
MONTE ALTO, TEXAS 78538
956-262-0222
MARIO@RIODELTASURVEYING.COM

REPLAT OF LOT A HALL ACRES ESTATES SUBDIVISION

A 1.68 ACRE (73,080.0 SQ. FT.) GROSS, 1.68 ACRE (73,080.0 SQ. FT.) NET, MORE OR LESS TRACT OF LAND OUT OF LOT A, BLOCK 12, HALL ACRES ESTATES SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 49, PAGES 53, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

TRIMAD CONSULTANTS L.L.C.

TBPPLS FIRM REGISTRATION No. F-18526

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

DATE OF PREPARATION: DECEMBER 11, 2024

April 24, 2025

Jorge Garcia
Monica Gomez
Planning Department
City of San Juan
512 S. Nebraska
San Juan, Texas 78589

Re: Replat of Hall Acres Estates Subdivision Preliminary Subdivision Plat Review/Comments

Review Team:

In review of the aforementioned Plat please see the following comments:

1. Drainage calculations were provided and will be addressed during the construction permitting process as per Engineer.

I recommend the approval of the aforementioned plat.

If you have any questions in regard to this review letter, please feel free to contact our office at (956) 540-9428 or by email at richard@lefevreengineering.com.

Respectfully,
LeFevre Engineering, PLLC



Richard LeFevre, PE, CFM
Project Engineer



cc:

Marissa LeFevre, LeFevre Engineering (via email)



Tirso Garza,
Fire Chief

Carlos Alaniz,
Assistant Chief

Derek Cantu,
Fire Marshal

Jose J. Salinas,
Fire Inspector

Sandra Guajardo,
Adm. Assistant

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

Station #2
2301 N. Raul Longoria Rd.
San Juan, TX 78589

Ph: (956) 223-2470
Fax: (956) 783-3441

BUILDING PLAN REVIEW COMMENTS

Building Plan Name: Hall Acres Estates Subdivision

Address: Lot A

Date Reviewed: 4/3/2025

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 entrance 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 300 ft in Commercial and 500 ft in Residential 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.

Plans Reviewed By,
Jose J. Salinas, Fire Inspector



Subdivision Review Comments for:

Re-Plat of Lot A Hall Acres Estates 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: Monica Gomez, Asst. Director of Planning & Zoning Date: 2/14/2025

1st SHEET COMMENTS:

1. Provide description of subdivision location.
2. Use proper symbol on drawing.
3. Check metes and bounds description on plat.
4. See attachment for required additional general notes.
5. Provide revision box.
6. Provide the adjoining owners names.
7. Provide an approve Drainage Report.
8. Show Benchmark.
9. Confirm and show existing Irrigation Easement.
10. Front setback: 50-feet.
11. Rear setback: 15-feet and add easement whichever is greater in all cases.
12. Show Gas Easement.

2nd SHEET COMMENTS:

1. Show all existing structures.
2. Show water meter location.
3. Label existing 15' gas easement and provide document number.
4. Provide drainage report on this sheet.
5. Show irrigation easement.



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 _____. 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.

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JULY 8, 2025

Preliminary Plat Approval with Variance Request of the Stewart Coves Phase II Subdivision, being a 16.00-Acre Tract of land out of Lots 1 and 6, Stewarts Addition to the Conway Gardens, Located on the West Side of Stewart Road, Approximately 1,215 feet North of Moore Road, as Requested by Melden & Hunt, Inc. [Jorge Garcia, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The developer is proposing to subdivide a 16.002-acre tract of land, which is the second phase of the Stewart Coves Subdivision. The subdivision is located at the Northwest corner of Moore and Stewart Road.

The proposed subdivision is an eighty-nine (89) residential subdivision with entrance/exit along Stewart Road (FM 1426). The subdivision is located in a flood zone “C” – areas of minimal flooding, according to the FEMA Map.

The developer is requesting the following variances:

1. To not comply with the minimum lot width of 60-feet for interior lots and 65-feet for corner lots.
2. To not comply with the minimum lot area for a single-family residence lots of 6,000 sq. ft.
3. To not comply with the 20-foot front setback requirement for Lots 133 through 140. They are proposing 15-foot.
4. To not comply with the 15-foot easement around the subdivision, they are proposing a 10-foot easement and 5-foot utility easements for corner Lots 109, 119, 127, 147 and 184.

Water and sewer services are provided by the City of San Juan. Staff recommends approval of the Preliminary Plat along with variances.

RECOMMENDATION:

During their regular meeting on June 12, 2025, the Planning and Zoning Commission unanimously recommended approval of the Preliminary Plat along with variances as presented with a 5-0 vote.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Tirso Garza, Interim City
Manager

**PRELIMINARY PLAT APPROVAL
STEWART COVES PHASE II SUBDIVISION
JULY 8, 2025**

PAGE 1

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3. To not comply with the 20-foot front setback requirement for Lots 133 through 140. They are proposing 15-foot.
4. To not comply with the 15-foot easement around the subdivision; they are proposing 10-foot easement and 5-foot utility easements for corner Lots 109, 119, 127, 147 and 184.

Water and sewer services are provided by the City of San Juan.

Staff recommends approval of the Preliminary Plat along with variances.

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



Proposed Site



Location Map

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 06/12/2025 Commissioner Sanchez made a motion to approve the Preliminary Plat with variances as presented. Commissioner Yzaguirre second the motion. The motion passed unanimously with a 5-0 vote.

REVIEW COMMENTS:

Ms. Gomez explained the Stewart Coves Phase 2 Subdivision is located approximately 1,200 feet North of Moore Road on the west side of Stewart Road. It is a 16.00-acre tract with 89 residential lots. The subdivision is a flood zone C, which is not considered a flood zone.

Ms. Gomez listed the variances requested by the developer:

1. To not comply with the minimum lot width of 60-foot for interior lots and 65-feet for corner lots.
2. To not comply with the minimum lot area for a single-family residence lots of 6,000 square feet.
3. To not comply with the 20-foot front setback requirement for Lots 133 through 140. They are proposing 15-foot.
4. To not comply with the 15-foot easement around the subdivision; they are proposing 10-foot easement and 5-foot utility easements for corner Lots 109, 119, 127, 147 and 184.

**PRELIMINARY PLAT APPROVAL
STEWART COVES PHASE II SUBDIVISION
JULY 8, 2025**

PAGE 3

A copy of the variance letter was included on the packet as reference. Staff recommends approval of the preliminary plat along with variances.

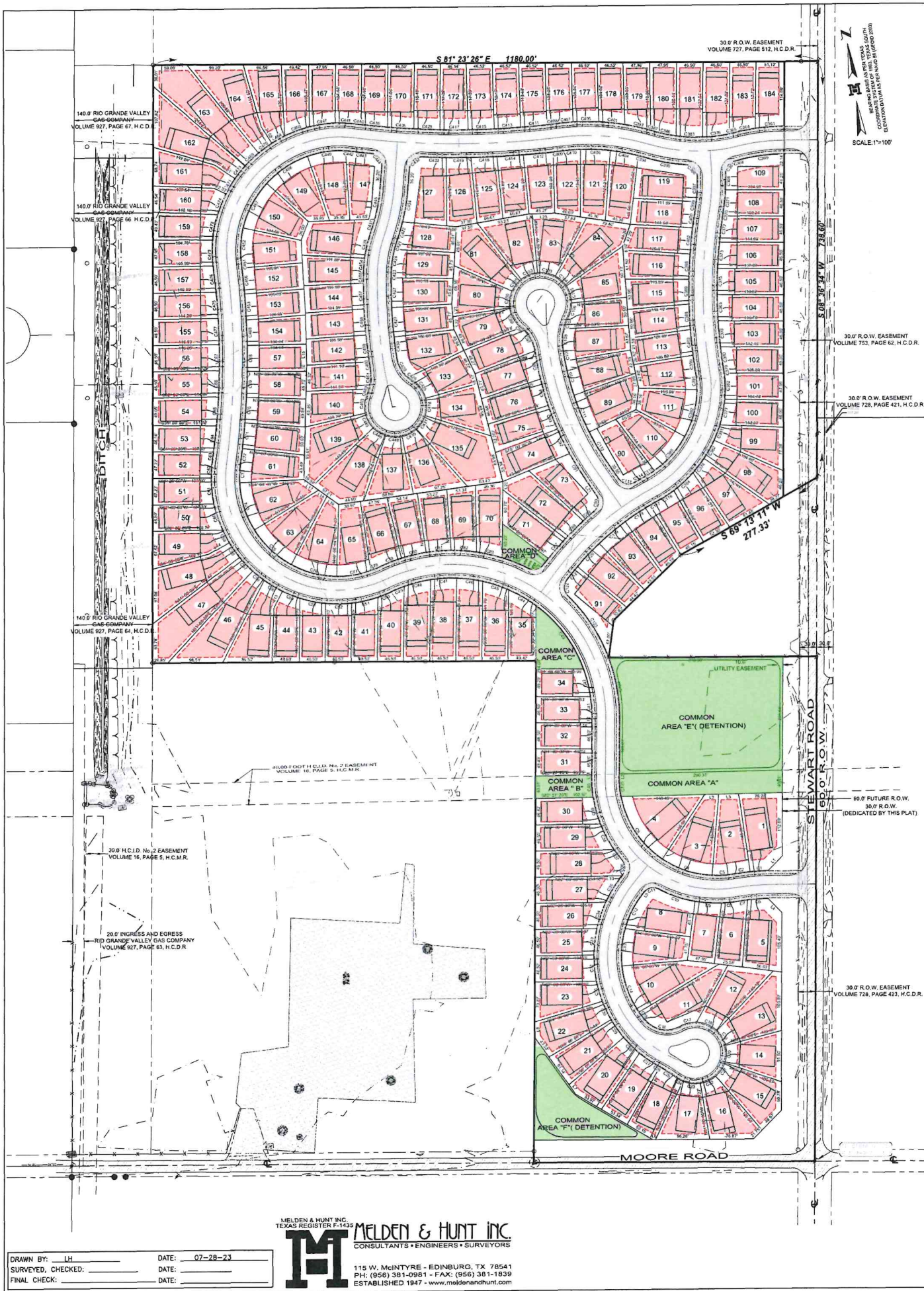
Chairwoman Cardenas asked about the proposed lot sizes. Ms. Gomez responded in between 45-feet and 50-feet width.

Commissioner Sanchez asked about a secondary access since there are more than thirty (30) lots. Ms. Gomez responded that Stewart Coves Phase 1 has another entrance and both phases will be connected.

Beto de la Garza, Melden & Hunt, Inc., explained that they are following the Master Plan that was approved by the city. He said that are affordable homes with a one car garage will be built on those lots and same layout has been approved in different cities. He showed the master plan to the board with the two (2) entrances along Stewart Road.

Commissioner Sanchez asked if there is a HOA for this subdivision. Ms. Gomez responded, yes.

Commissioner Salinas asked about the front setback. Ms. Gomez responded a variance was requested to the 20-foot front setback required by code; they are proposing 15-feet.



Lot Area Table			Lot Area Table			Lot Area Table		
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	9039.78	0.208	81	7646.91	0.176	159	5138.41	0.118
2	7291.84	0.167	82	7006.58	0.161	160	5547.93	0.127
3	8199.74	0.185	83	6994.40	0.161	161	7015.50	0.161
4	9590.84	0.220	84	7876.57	0.181	162	9889.12	0.229
5	7982.06	0.183	85	6316.15	0.145	163	11628.76	0.267
6	5352.83	0.123	86	5080.53	0.117	164	9251.57	0.212
7	4958.27	0.114	87	6029.83	0.138	165	4023.37	0.092
8	7539.48	0.173	88	6219.60	0.143	166	6698.73	0.154
9	6424.67	0.147	89	7076.04	0.162	167	5574.29	0.128
10	8137.08	0.187	90	6613.27	0.152	168	5007.00	0.115
11	7915.79	0.182	91	7034.89	0.161	169	4879.46	0.112
12	6810.43	0.159	92	5844.09	0.134	170	5097.14	0.117
13	8339.67	0.191	93	5961.92	0.137	171	5636.66	0.129
14	6098.13	0.140	94	5355.85	0.123	172	5285.12	0.121
15	7504.20	0.172	95	4969.27	0.115	173	5404.47	0.124
16	7035.61	0.162	96	5385.48	0.124	174	5653.73	0.130
17	6379.34	0.146	97	6097.31	0.161	175	5436.09	0.125
18	6233.08	0.143	98	7514.85	0.173	176	5345.29	0.123
19	5740.73	0.132	99	8334.94	0.195	177	5186.21	0.119
20	7185.44	0.165	100	5087.60	0.117	178	4967.67	0.114
21	6366.16	0.146	101	4914.18	0.113	179	4847.85	0.111
22	6838.92	0.157	102	5080.28	0.117	180	4961.58	0.114
23	6220.42	0.143	103	5339.56	0.123	181	5367.46	0.123
24	4940.58	0.113	104	5482.64	0.126	182	5885.41	0.135
25	4852.06	0.114	105	5510.30	0.126	183	6137.28	0.141
26	5428.37	0.125	106	5422.84	0.124	184	6066.41	0.139
27	6449.75	0.148	107	5219.91	0.120	185	5673.53	0.130
28	7157.21	0.164	108	4950.50	0.114	186	5936.68	0.136
29	5891.28	0.135	109	5842.00	0.136	187	5000.82	0.137
30	5063.87	0.116	110	6428.96	0.148			
31	4710.14	0.108	111	3370.23	0.077			
32	4637.85	0.106	112	6366.87	0.146			
33	4601.07	0.106	113	5494.51	0.126			
34	4500.04	0.103	114	5107.78	0.117			
35	5555.43	0.128	115	5258.51	0.121			
36	6272.95	0.144	116	5476.14	0.126			
37	6767.36	0.155	117	5615.33	0.129			
38	6844.49	0.157	118	5422.53	0.124			
39	6511.38	0.149	119	5184.54	0.119			
40	5755.10	0.132	120	5941.47	0.138			
41	5046.12	0.116	121	6013.44	0.139			
42	4808.37	0.110	122	5434.22	0.125			
43	5025.00	0.115	123	5216.47	0.120			
44	5523.61	0.127	124	5904.74	0.135			
45	7835.23	0.180	125	5272.97	0.121			
46	9939.95	0.228	126	5900.09	0.135			
47	11504.78	0.264	127	11572.83	0.266			
48	8996.44	0.207	128	8113.23	0.186			
49	6490.66	0.149	129	4836.33	0.111			
50	5316.18	0.122	130	5280.72	0.121			
51	4890.13	0.112	131	5345.70	0.123			
52	4889.01	0.112	132	5341.18	0.120			
53	5092.56	0.117	133	6800.70	0.152			
54	5678.90	0.130	134	5536.91	0.127			
55	5382.86	0.124	135	6386.49	0.147			
56	5407.55	0.124	136	10517.30	0.241			
57	4947.20	0.114	137	6825.44	0.159			
58	4953.18	0.114	138	6313.22	0.145			
59	5041.50	0.116	139	8521.10	0.196			
60	5169.30	0.119	140	8636.81	0.198			
61	5861.88	0.135	141	5657.94	0.130			
62	7113.87	0.163	142	5357.44	0.123			
63	7385.60	0.170	143	5128.95	0.118			
64	7261.28	0.167	144	4892.11	0.112			
65	6362.35	0.146	145	4967.78	0.114			
66	6111.85	0.140	146	5326.15	0.122			
67	5302.44	0.122	147	7502.06	0.172			
68	5215.20	0.120	148	6601.24	0.152			
69	5427.23	0.125	149	6419.79	0.147			
70	5963.88	0.137	150	6738.98	0.155			
71	5716.67	0.131	151	6508.94	0.149			
72	7096.59	0.163	152	5902.67	0.136			
73	6905.99	0.159	153	4919.34	0.113			
74	6167.48	0.142	154	4871.95	0.112			
75	5503.05	0.126	155	5047.34	0.116			
76	5209.59	0.120	156	5359.09	0.123			
77	5309.10	0.122	157	5237.38	0.120			
78	5364.29	0.123	158	5042.09	0.116			
79	5437.23	0.125	159	4913.92	0.113			
80	6259.78	0.144						

Buildable Area			Buildable Area			Buildable Area		
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	5499.34	0.126	81	5089.96	0.117	161	4561.71	0.105
2	4502.25	0.103	82	4466.32	0.103	162	6624.31	0.157
3	5059.16	0.116	83	4469.41	0.103	163	6216.27	0.189
4	5865.66	0.135	84	5356.30	0.123	164	6251.24	0.144
5	4624.34	0.106	85	3893.84	0.089	165	4343.06	0.100
6	3097.66	0.071	86	2841.92	0.065	166	3250.45	0.075
7	2792.67	0.064	87	3579.28	0.082	167	2625.81	0.065
8	3561.38	0.082	88	3684.10	0.085	168	2728.21	0.063
9	3829.21	0.088	89	4272.84	0.098	169	2903.42	0.067
10	4787.29	0.110	90	2775.38	0.064	170	3052.84	0.070
11	4408.39	0.101	91	2692.59	0.062	171	3147.66	0.072
12	4304.03	0.099	92	3429.49	0.079	172	3320.37	0.076
13	5516.34	0.127	93	3494.81	0.080	173	3172.73	0.073
14	3730.61	0.086	94	3060.55	0.070	174	3101.13	0.071
15	4979.22	0.114	95	2791.89	0.064	175	2975.20	0.068
16	4537.42	0.104	96	3122.81	0.072	176	2800.68	0.064
17	3940.87	0.090	97	4504.10	0.103	177	2706.74	0.062
18	3797.19	0.087	98	4921.26	0.113	178	2780.72	0.064
19	3429.39	0.079	99	3889.19	0.092	179	3099.68	0.071
20	4844.64	0.107	100	2887.89	0.086	180	3516.22	0.081
21	3971.10	0.091	101	2758.08	0.083	181	3725.65	0.086
22	4399.68	0.101	102	2884.90	0.066	182	3664.77	0.084
23	3846.82	0.088	103	3093.96	0.071	183	3339.71	0.077
24	2774.03	0.064	104	3209.16	0.074	184	3108.41	0.071
25	2780.75	0.064	105	3231.66	0.074			
26	3119.73	0.072	106	3161.75	0.073			
27	3837.03	0.088	107	2998.91	0.069			
28	4424.32	0.102	108	2794.43	0.064			
29	3435.97	0.079	109	2488.29	0.057			
30	2844.84	0.065	110	3686.05	0.085			
31	2604.80	0.060	111	3617.33	0.083			
32	2945.44	0.068	112	3104.13	0.071			
33	2518.91	0.058	113	2920.96	0.067			
34	2383.83	0.055	114	3040.82	0.070			
35	3126.01	0.072	115	3221.38	0.074			
36	3792.97	0.087	116	3323.34	0.076			
37	4215.48	0.097	117	3152.48	0.072			
38	4280.27	0.098	118	2971.63	0.068			
39	3994.46	0.092	119	3408.16	0.078			
40	3359.88	0.077	120	3542.75	0.081			
41	2842.49	0.065	121	3584.91	0.082			
42	2672.90	0.061	122	3149.30	0.072			
43	2829.39	0.065	123	2953.24	0.068			
44	3355.79	0.077	124	2831.17	0.065			
45	5084.24	0.117	125	3040.52	0.070			
46	6823.09	0.157	126	3571.68	0.082			
47	8093.03	0.186	127	3943.42	0.091			
48	6027.85	0.138	128	2857.02	0.061			
49	4194.81	0.096	129	3026.59	0.069			
50	3038.90	0.070	130	3055.63	0.070			
51	2735.32	0.063	131	2979.36	0.068			
52	2736.93	0.063	132	3885.88	0.089			
53	2900.10	0.067	133	3182.04	0.073			
54	3334.88	0.077	134	3940.28	0.090			
55	3130.56	0.072	135	7410.22	0.170			
56	3150.50	0.072	136	4408.66	0.101			
57	2782.37	0.064	137	3933.87	0.090			
58	2795.58	0.064	138	5850.04	0.134			
59	2866.93	0.066	139	5827.96	0.134			
60	2967.40	0.068	140	3327.93	0.076			
61	3409.81	0.078	141	3104.65	0.071			
62	4170.27	0.096	142	2915.66	0.067			
63	4414.80	0.101	143	2743.36	0.083			
64	4349.46	0.100	144	2806.97	0.064			
65	3807.25	0.087	145	3096.05	0.071			
66	3813.19	0.083	146	4630.57	0.106			
67	3075.53	0.071	147	2725.54	0.063			
68	3005.68	0.069	148	3801.86	0.087			
69	3166.19	0.073	149	3875.01	0.089			
70	3569.96	0.082	150	3703.43	0.085			
71	3294.90	0.076	151	3369.93	0.077			
72	4494.50	0.103	152	2765.30	0.083			
73	3150.44	0.072	153	2728.39	0.063			
74	4169.88	0.096	154	2873.65	0.066			
75	2907.42	0.064	155	3112.17	0.071			
76	2976.79	0.068	156	3015.49	0.089			
77	3032.36	0.070	157	2860.20	0.066			
78	3097.66	0.071	158	2975.35	0.083			
79	3195.43	0.073	159	2930.46	0.067			
80	3894.38	0.089	160	3259.69	0.076			

LEGEND

FOUND N & R

FOUND PK N & R



TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
MARIO A. REYNA • ALLAN F. BOOE • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ

June 5, 2025

City of San Juan Planning & Zoning Department
Jorge Garcia, Director of Planning & Zoning
709 S. Nebraska
San Juan, Texas 78589

Re: Stewart Coves Subdivision Phase II – Planned Unit Development Variances

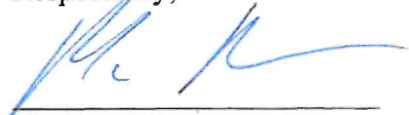
Dear Mr. Garcia:

As engineers on record for Stewart Coves Phase II, Melden & Hunt Inc. respectfully submit the following variances to be taken as part of the Planned Unit Development (PUD) approval:

1. **Minimum Lot Width:** The minimum lot width for Single-Family Residential (R-S) District zoned lots are 60 ft. and 65 ft. for interior and corner lots respectively. Stewart Coves Phase II is using a coving design which is efficient land use but leads to 77 lots with lot widths less than 60 ft. at the front.
2. **Minimum Lot Area:** The minimum lot area for R-S District zoned lots is 6,000 sq. ft. Stewart Coves Phase II.
3. **Side Yard Setbacks:** San Juan's Unified Development Code requires six-foot side setbacks. Stewart Coves Phase II is proposed with five-foot side setbacks which still maintains a 10 ft. separation between homes which is in line with building codes.
4. **Front Yard Setbacks:** San Juan's Unified Development Code requires twenty-foot front yard setbacks. Stewart Coves Phase II has eight lots within a cul-de-sac. For these lots (133-140) we are requesting a fifteen-foot front yard setback. This allows the houses built on the cul-de-sac lots to have ample backyard space.
5. **Easements:** San Juan's Unified Development Code requires fifteen-foot easements across lots. Stewart Coves Phase II is proposing ten-foot utility easements in both the front and rear of lots along with some five-foot utility easements along corner lots 109, 119, 127, 147, and 184.

Your consideration of this request is appreciated. If you have any questions, please feel free to contact us at (956) 381-0981.

Respectfully,



Mario A. Reyna, P.E.
President

Cc: Rhodes Development, Owner/Developer



Subdivision Review Comments for:

Stewart Coves Phase II 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 Garcia, Director of Planning & Zoning

Date: 6/09/2025

1st SHEET COMMENTS:

1. Provide description of subdivision location.
2. Corner lots shall contain corner clips of twenty (20) feet.
3. Provide revision box.
4. Provide index to sheet.
5. Provide principal contacts.
6. Include FM 2557 to Stewart Road name.
7. Label radius on cul-de-sac.
8. A 15-foot utility easement is required along perimeter of subdivision.

2nd SHEET COMMENTS:

1. See attachment for required additional general notes. Add just the ones that apply.
2. On metes & bounds description, change "within" to "along" and "existing right-of-way" to "center line"
3. Provide revision box.
4. Provide index to sheets.
5. Provide principal contacts.
6. Correct typo on Mayor's signature.
7. Correct plat note #1 regarding flood zone.
8. Correct plat note #6 by adding "West side of Stewart" (please see red lines)

3rd SHEET COMMENTS:

1. Include engineering report with engineering certification.
2. Include water details.
3. Include subdivider certification.
4. In legend box, remove all that does not pertain to this sheet.
5. Provide revision box.
6. Provide index to sheets.
7. Provide principal contacts.
8. Fire hydrants must be placed within 500 feet of an existing fire hydrant.

4th SHEET COMMENTS:

1. Include sewer report with engineer's certification.
2. Include sewer details
3. Include subdivider certification.
4. Provide revision box.
5. Provide index to sheets.
6. Provide principal contacts.
7. In legend box, remove all that does not pertain to this sheet.

5th SHEET COMMENTS:

1. Provide revision box.
2. Provide index to sheets.
3. Provide principal contacts.
4. Include drainage report.
5. Include street detail.
6. Include paving and drainage detail.
7. Include top of curb elevations.
8. Add run-off flow arrows.
9. Back-to-back dimensions.
10. Label radius on cul-de-sac and streets.
11. Make spot elevations visible.
12. Provide topography, contours and elevations natural flow arrows.
13. Provide cross section details.
14. Provide utility crossing detail.
15. Label street dimensions.
16. Is the drainage system located on the rear of Lot 152 and front of Lot 49 connected to the main system/outfall?
17. Is the inlet located in front of Lot 49 existing or proposed?

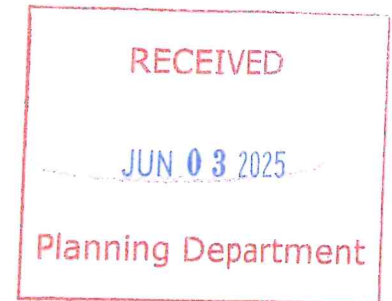
MISCELLANEOUS:

1. Provide construction cost estimates.
2. Provide sidewalk detail along Stewart Road (FM 2557).
3. TxDOT permit approval for Stewart Road (FM 2557).
4. Regrade the road side ditch.



June 3, 2025

Jorge Garcia
Monica Gomez
Planning Department
City of San Juan
512 S. Nebraska
San Juan, Texas 78589



Re: Stuart Place Coves Phase 2 Subdivision

Review Team:

In review of the aforementioned Preliminary Plat, Plat, and Drainage Report, please see the following comments:

1. Please evaluate sewer connections for Lots 141-141 and ensure they are not constructed with 90° joint.
2. Please include radii for fire hydrants coverage on plans for residential requirements.
3. Please provide the details for the sewer and water improvements on the preliminary plat.
4. Please consider that concrete monuments are utilized for property corners.
5. Will the owner of the lot be installing the sidewalks? Will it be the responsibility of the property owner?
6. Please verify that the called-out manholes are approved by the City. We usually recommend manholes be constructed of a concrete base, constructed outside the manhole, prior to installation for inspection of forms and rebar. Enclosed manholes will need to have buoyancy considered in the plans and are recommended to utilize cement stabilized sand or other material for buoyancy. I will verify on construction plans when submitted.
7. Drainage Report has been approved by HCCID NO. 1.
8. The city needs to determine if Stuart Place Rd. is considered a thoroughfare or a minor collector to determine the ROW needed. 30' is being provided.
9. Has Stuart Coves Phase 1 been completely approved and the drainage from the previous high intensity rainfall evaluated and mitigated? Can that be provided to me, please, for consideration of approval of final drainage.
10. It has been determined that this subdivision falls in our jurisdiction for FEMA floodplain. I will verify floodplain information. Engineer has determined this to be in Floodzone B.
11. I will evaluate the overall drainage of Phase 2 upon submittal of plans for construction. I did not get to review Phase 1 and will need to evaluate as such.
12. Street names need to be added to the final plat for approval.

Here are some items that will need to be reviewed and approved in the future and are important to review engineer:

1. I will need to see Geotechnical Report with approved pavement recommendations and support for concrete structures used in roads and drainage. Stuart Cove Phase 1 geotechnical report is sufficient.

I have provided a copy of my review sheet for this subdivision as a reference for my review only. I understand that some items may be different for the City of San Juan. I noticed that many of the plans that

I have reviewed are utilizing 5' and 10' easements for utilities. I usually recommend 15' at minimum. I will verify with planning department of the proposed easement requirements.

If you have any questions in regard to this review letter, please feel free to contact our office at (956) 540-9428 or by email at richard@lefevreengineering.com.

Respectfully,
LeFevre Engineering, PLLC



Richard LeFevre, PE, CFM
Project Engineer



cc:	Marissa LeFevre, LeFevre Engineering (via email)
Attachment(s)	Preliminary & Final Plat Review Document for LeFevre Engineering

Subdivision Review Checklist
City of San Juan

Name of Subdivision STUART COVE PHASE 2
 Owner HDP STUART COVES, LLC - NICK RHODES - AGENT
 Engineer MELDON & HUNT ENGINEERING
 Location/Acreage 16.002 ACRES / STUART PLACE ROAD
 Type of Development RESIDENTIAL


PRELIMINARY PLAT REVIEW CHECKLIST

Item	Description	Comp.
1	Preliminary Plats (6 Folded--24x36) Submitted	✓
2	Completed Application	TBD
3	Plat Scale not less than 1"==> 100'	✓
4	Conforms to the Comprehensive Plan	TBD
5	Subdivision properly zoned for intended use	TBD
6	Variance requested <u> </u> Yes <u>X</u> No	✓
7	Date of Preparation, scale, north arrow and vicinity map of subdivision location	✓
8	Plat Title with unique name	✓
9	Topography and Utilities shall be on a separate map	✓
10	Existing boundary lines and acreage of land to be subdivided	✓
11	Adjoiners labeled with Names, recording information	✓
12	Ties to control points/location of permanent benchmark	✓
13	Iron pins set in cul-de-sac centers (if applicable)	TBD
14	Names of streets and subdivision not conflicting with other names	X
15	Existing Information: centline/paving width existing roads, alleys, other right-of-ways, lots, utilities and easements permanent structures, water courses, railroad(s), drainage features	✓
16	Flood Plain Designation and finish floor elevation	✓
17	Proposed Information:	
	Location and sizes of proposed streets (R-O-W and pavement width), alleys, easements, lots and pulic areas on or adjoining any part of land	✓
	Location, Size, and flowline of all existing drainage structures on land or adjoin. Give location of outfalls	✓
	Names, Locations, widths and diminesions of proposed alleys, easments, parks, and other public spaces to be dedicated by plat	✓
	Block Length not to exceed 600'	✓
	Lot size minimums: (6000'- 50x100 or 60x100, corners 7200'-60' min. width)	✓
	Meet 1:3 Ratio	✓
	Coner Clips	NA
	Dedication of ROW (Major & Secondary thoroughfare= 120' (minimum) Collector= 60' Minor= 30'	✓
	Provision of water and wastewater services, show lines, sizes, placement, easements	✓
	Utility easements are minimum 15' for residential and 20' for commercial	X
	Building setbacks shown on plat	X
	all lots access dedicated public streets	✓

PRELIMINARY PLAT REVIEW (CONT.)

FOR INFORMATIONAL PURPOSES ONLY

Item	Description	Comp.
	Sidewalks note required-both side of residential streets	✓
18	Topography information is equivalent to 5' contour lines not greater than 100' apart	✓
19	Street lighting plan (500' spacing and corners)	✗
20	Fire Hydrant plan (500' spacing, plus corners) will at minimum be within a 500' hose pull	✗
21	Commercial Fire Hydrant plan (300' spacing, plus corners)	na
22	TxDOT review and curb cut agreement if applicable	na
23	Onsite Detention and Drainage Plan Submitted. All subdivisions will require on-site detention.	✓
24	8.5x11 reduced copy	TBD
25	Filing Fees	TBD
26	Flood Zone designation (What type <u>ZONE B</u>)	✓
27	Description of Metes & Bounds	✓
28	Subdivision name is not a duplicate	✓

Subdivision Review Checklist

Subdivision Review Checklist
City of San Juan

Name of Subdivision **STEWART COVES PHASE 2**
 Owner **HDP STUART COVES, LLC**
 Engineer **MELDEN & HUNT**
 Location/Acreage **16.002**
 Type of Development **RESIDENTIAL**

FINAL PLAT REVIEW CHECKLIST

Item	Description of Metes & Bounds	Comp.
1	Final Plats (6 Folded--24x36) Submitted	✓
2	Date of Preparation, scale, north arrow and vicinity map of subdivision location	✓
3	Plat Title with unique name	✓
4	Existing boundary lines and acreage of land to be subdivided	✓
5	Ties to control points/location of permanent benchmark	✓
6	Concrete Monument placed at all corners and not less than 1000' apart	✗
7	Data sufficient to determine and reproduce the location, bearing/lenth of every street line and boundary line whether curved or straight	✓
8	Names of streets and subdivision not conflicting with other names	✗
9	Existing Information: centline/paving width existing roads, alleys, other right-of-ways, lots, utilities and easements permanent structures, water courses, railroad(s), drainage features	✓
10	Flood Plain Designation and finish floor elevation	✓
11	Proposed Information:	
	Location and sizes of proposed streets (R-O-W and pavement width), alleys, easements, lots and pulic areas on or adjoining any part of land	✓
	Names, Locations, widths and diminesions of proposed alleys, easments, parks, and other public spaces to be dedicated by plat	✓
	Statement of dedication of signed and acknowledged by the owner dedicating all streets, aleys, esements, parks, and other open spaces for public use or when subdivider has made provision for perpetual maintenance to the inhabitants	✓
	Block Length not to exceed 600'	✓
	Lot size minimums: (6000'- 50x120 or 60x100, corners 7200'-60' min. width)	✓
	Meet 1:3 Ratio	✓
	Coner Clips	
	Dedication of ROW (Major & Secondary thoroughfare= 120' (minimum) Collector= 60' Minor= 30'	✓
	Utility easements are minimum 15' for residential and 20' for commercial	TBD
	All lots access dedicated public streets	✓

FINAL PLAT REVIEW CHECKLIST (Cont.)

Item	Description of Metes & Bounds	Comp.
12	8.5x11 reduced copy	TBD
13	Filing Fees	TBD
14	Signature blocks for PNZ Commissioner Chairman and Mayor for plat approval	X
15	Signature and Seal of City Engineer	X
16	Signature and seal of Engineer & Surveyor	✓
17	Restrictive covenants	
18	Original tax certificate	
19	Curb and gutter of perimeter stree or place \$ in escrow for such	
20	Construction estimate for all improvements (contractor's contract)	
21	4% fee for City Review and Inspections	
22	Water/Sewer agreement	
23	Payment for water and sewer taps ad meter box installations	
24	Street signs, traffic signs and speed limit signs	
25	As-Builts for all construction projects	
26	CD for electronic copy on AUTOCAD 2018 OR NEW VERSION	



Tirso Garza,
Fire Chief

Carlos Alaniz,
Assistant Chief

Derek Cantu,
Fire Marshal

Jose J. Salinas,
Fire Inspector

Sandra Guajardo,
Adm. Assistant

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

Station #2
2301 N. Raul Longoria Rd.
San Juan, TX 78589

Ph: (956) 223-2470
Fax: (956) 783-3441

BUILDING PLAN REVIEW COMMENTS

Building Plan Name: Stewart Coves Subdivision. Phase II

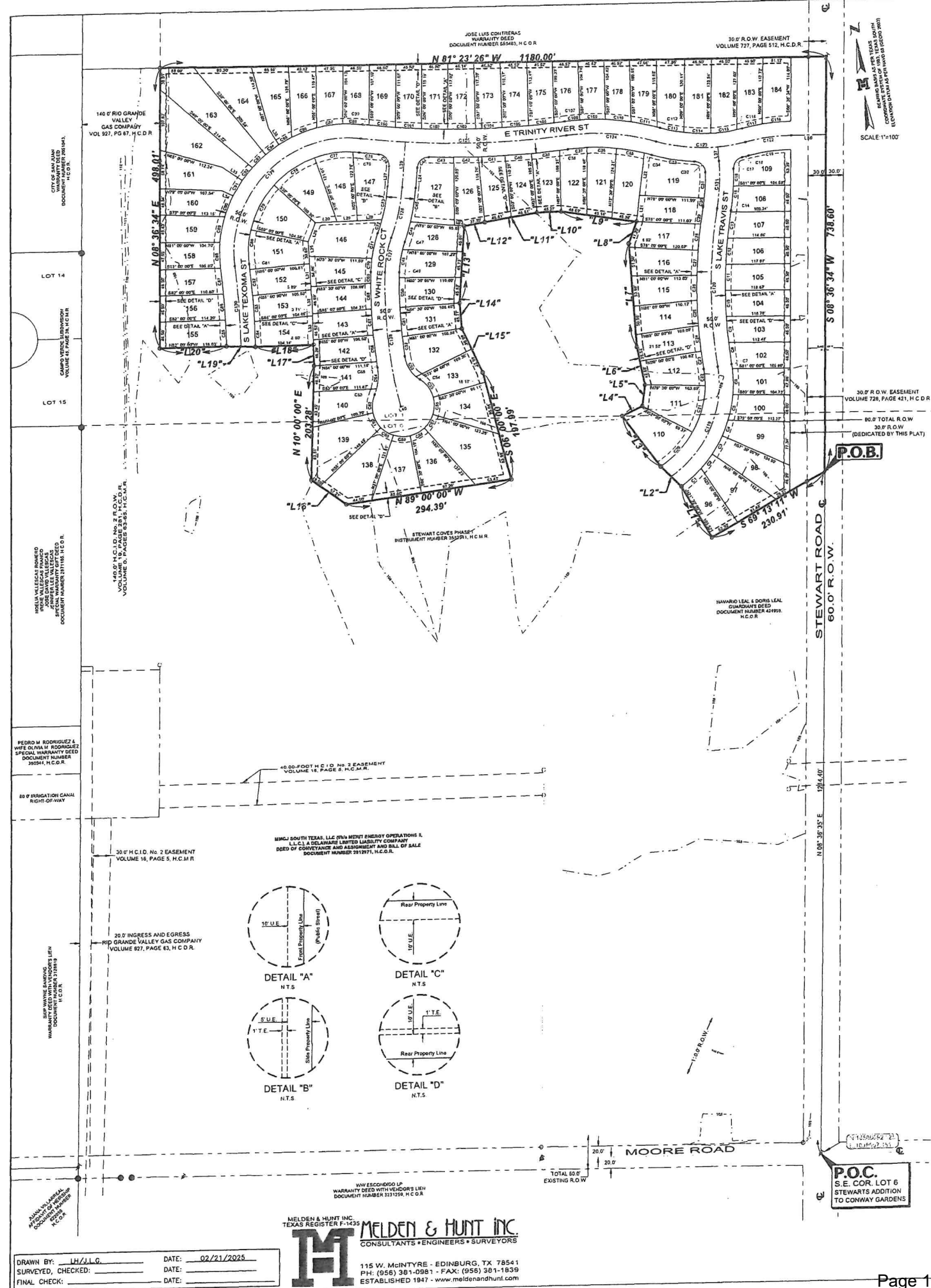
Date Reviewed: 3/19/2025

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

1. The hydrant shall be looped to the 8" waterline. (Recommended Mueller Safety Yellow Barrel without the anti-theft device.)
2. The Developer shall install reflective blue markers in front of all hydrants.
3. The curb shall be painted RED with WHITE lettering reading NO PARKING 30 feet from the center of the hydrant and 15 feet to each side.
4. A fire hydrant must be placed within 500 feet of an existing fire hydrant.
5. All entrances and exits must be 26 feet.
6. A KNOX Box must be installed by the front entrance and the siren must be activated for gates to open if gated. (The application is online at www.knoxbox.com – San Juan Fire Dept.)
7. Should there be more than 30 lots a secondary entrance is required.
8. Should there be an island in the entrances there shall be 20 feet from the entrance and 20 feet from the exit.
9. The street name must continue the name of existing streets on adjoining plats to maintain street name continuity.

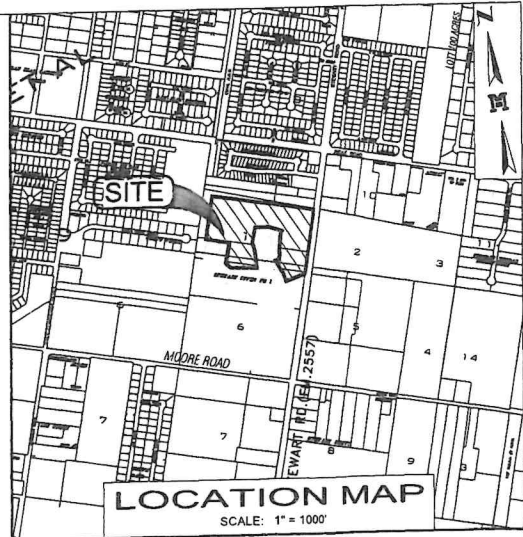
Note: The fire hydrants must not exceed over 500 feet.

Plans Reviewed By,
Jose J. Salinas, Fire Inspector



SUBDIVISION PLAT OF
STEWART COVES
PHASE II SUBDIVISION
BEING A RESUBDIVISION OF 16.002 ACRES SITUATED IN THE
CITY OF SAN JUAN, COUNTY OF HIDALGO TEXAS, OUT OF LOTS
1 AND 6, STEWARTS ADDITION TO THE CONWAY GARDENS,
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 0,
PAGE 43, HIDALGO COUNTY MAP RECORDS.

- LEGEND**
- FOUND NO. 4 REBAR
 - ▲ FOUND PK NAIL
 - △ FOUND COTTON PICKER SPINDLE
 - SET NO. 4 REBAR WITH PLASTIC CAP STAMPED WELDON & HUNT
 - ⋄ SET NAIL
 - R.O.W. - RIGHT OF WAY
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - S.E. COR. - SOUTHEAST CORNER
 - P.O.B. - POINT OF BEGINNING
 - H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
 - U.E. - UTILITY EASEMENT
 - C.L. - CENTER LINE
 - BREAK POINT



Lot Area Table		
Lot #	SQ. FT.	Acres
129	5385.48	0.124
130	5385.48	0.124
131	5385.48	0.124
132	5385.48	0.124
133	5385.48	0.124
134	5385.48	0.124
135	5385.48	0.124
136	5385.48	0.124
137	5385.48	0.124
138	5385.48	0.124
139	5385.48	0.124
140	5385.48	0.124
141	5385.48	0.124
142	5385.48	0.124
143	5385.48	0.124
144	5385.48	0.124
145	5385.48	0.124
146	5385.48	0.124
147	5385.48	0.124
148	5385.48	0.124
149	5385.48	0.124
150	5385.48	0.124
151	5385.48	0.124
152	5385.48	0.124
153	5385.48	0.124
154	5385.48	0.124
155	5385.48	0.124
156	5385.48	0.124
157	5385.48	0.124
158	5385.48	0.124
159	5385.48	0.124
160	5385.48	0.124
161	5385.48	0.124
162	5385.48	0.124
163	5385.48	0.124
164	5385.48	0.124
165	5385.48	0.124
166	5385.48	0.124
167	5385.48	0.124
168	5385.48	0.124
169	5385.48	0.124
170	5385.48	0.124
171	5385.48	0.124
172	5385.48	0.124
173	5385.48	0.124
174	5385.48	0.124
175	5385.48	0.124
176	5385.48	0.124
177	5385.48	0.124
178	5385.48	0.124
179	5385.48	0.124
180	5385.48	0.124
181	5385.48	0.124
182	5385.48	0.124
183	5385.48	0.124
184	5385.48	0.124

Curve Table					Curve Table				
Curve #	Length	Radius	Chord Direction	Tangent	Curve #	Length	Radius	Chord Direction	Tangent
C1	46.39	225.00	011° 48' 43"	46.39	C26	46.39	225.00	007° 59' 30"	46.39
C2	53.00	225.00	008° 08' 56"	53.00	C27	46.39	225.00	007° 59' 30"	46.39
C3	53.00	225.00	008° 08' 56"	53.00	C28	46.39	225.00	007° 59' 30"	46.39
C4	29.28	225.00	007° 27' 24"	29.28	C29	46.39	225.00	007° 59' 30"	46.39
C5	46.39	225.00	011° 53' 08"	46.39	C30	46.39	225.00	007° 59' 30"	46.39
C6	46.39	225.00	011° 53' 08"	46.39	C31	46.39	225.00	007° 59' 30"	46.39
C7	8.37	225.00	007° 07' 49"	8.37	C32	46.39	225.00	007° 59' 30"	46.39
C8	38.69	875.00	002° 31' 53"	38.69	C33	46.39	225.00	007° 59' 30"	46.39
C9	46.39	875.00	002° 31' 53"	46.39	C34	46.39	225.00	007° 59' 30"	46.39
C10	46.39	875.00	002° 31' 53"	46.39	C35	46.39	225.00	007° 59' 30"	46.39
C11	46.39	875.00	002° 31' 53"	46.39	C36	46.39	225.00	007° 59' 30"	46.39
C12	46.39	875.00	002° 31' 53"	46.39	C37	46.39	225.00	007° 59' 30"	46.39
C13	46.39	875.00	002° 31' 53"	46.39	C38	46.39	225.00	007° 59' 30"	46.39
C14	3.52	875.00	002° 11' 52"	3.52	C39	46.39	225.00	007° 59' 30"	46.39
C15	43.71	405.00	008° 11' 01"	43.71	C40	46.39	225.00	007° 59' 30"	46.39
C16	30.49	405.00	008° 11' 01"	30.49	C41	46.39	225.00	007° 59' 30"	46.39
C17	20.01	20.00	009° 14' 15"	20.01	C42	46.39	225.00	007° 59' 30"	46.39
C18	12.17	225.00	002° 08' 41"	12.17	C43	46.39	225.00	007° 59' 30"	46.39
C19	77.34	225.00	013° 38' 03"	77.34	C44	46.39	225.00	007° 59' 30"	46.39
C20	81.84	175.00	026° 47' 42"	81.84	C45	46.39	225.00	007° 59' 30"	46.39
C21	86.02	175.00	026° 47' 42"	86.02	C46	46.39	225.00	007° 59' 30"	46.39
C22	29.88	175.00	009° 43' 01"	29.88	C47	46.39	225.00	007° 59' 30"	46.39
C23	32.13	825.00	001° 59' 25"	32.13	C48	46.39	225.00	007° 59' 30"	46.39
C24	46.15	825.00	002° 51' 20"	46.15	C49	46.39	225.00	007° 59' 30"	46.39
C25	46.15	825.00	002° 51' 20"	46.15	C50	46.39	225.00	007° 59' 30"	46.39
C26	44.16	825.00	002° 51' 20"	44.16	C51	46.39	225.00	007° 59' 30"	46.39
C27	46.39	825.00	002° 51' 20"	46.39	C52	46.39	225.00	007° 59' 30"	46.39
C28	46.39	825.00	002° 51' 20"	46.39	C53	46.39	225.00	007° 59' 30"	46.39
C29	31.30	825.00	001° 56' 19"	31.30	C54	46.39	225.00	007° 59' 30"	46.39
C30	15.33	365.00	002° 28' 28"	15.33	C55	46.39	225.00	007° 59' 30"	46.39
C31	46.39	365.00	002° 28' 28"	46.39	C56	46.39	225.00	007° 59' 30"	46.39
C32	29.80	365.00	005° 21' 58"	29.80	C57	46.39	225.00	007° 59' 30"	46.39
C33	74.19	325.00	013° 04' 47"	74.19	C58	46.39	225.00	007° 59' 30"	46.39
C34	14.19	375.00	002° 09' 13"	14.19	C59	46.39	225.00	007° 59' 30"	46.39
C35	50.93	375.00	007° 48' 59"	50.93	C60	46.39	225.00	007° 59' 30"	46.39
C36	53.41	375.00	008° 09' 38"	53.41	C61	46.39	225.00	007° 59' 30"	46.39
C37	33.90	375.00	005° 19' 44"	33.90	C62	46.39	225.00	007° 59' 30"	46.39
C38	15.29	1,325.00	000° 34' 28"	15.29	C63	46.39	225.00	007° 59' 30"	46.39
C39	52.71	1,325.00	001° 55' 30"	52.71	C64	46.39	225.00	007° 59' 30"	46.39
C40	46.39	1,325.00	001° 55' 30"	46.39	C65	46.39	225.00	007° 59' 30"	46.39
C41	46.39	1,325.00	001° 55' 30"	46.39					
C42	43.93	1,325.00	001° 59' 02"	43.93					
C43	43.94	1,325.00	001° 59' 02"	43.94					
C44	20.83	70.00	008° 19' 51"	20.83					
C45	60.97	375.00	009° 18' 54"	60.97					
C46	26.74	375.00	005° 36' 48"	26.74					
C47	13.95	175.00	004° 33' 57"	13.95					
C48	40.76	175.00	013° 28' 43"	40.76					
C49	10.00	875.00	002° 39' 17"	10.00					
C50	53.05	875.00	002° 28' 27"	53.05					
C51	52.29	875.00	002° 28' 27"	52.29					
C52	25.33	875.00	002° 18' 46"	25.33					
C53	43.15	60.00	041° 14' 11"	43.15					
C54	8.25	60.00	007° 52' 27"	8.25					
C55	49.97	55.00	042° 41' 04"	49.97					
C56	31.28	55.00	032° 34' 51"	31.28					
C57	26.54	55.00	029° 50' 01"	26.54					
C58	26.54	55.00	029° 50' 01"	26.54					
C59	29.92	55.00	031° 10' 04"	29.92					
C60	26.39	55.00	027° 29' 29"	26.39					
C61	30.29	55.00	031° 33' 02"	30.29					
C62	33.01	55.00	034° 22' 09"	33.01					
C63	10.78	90.00	006° 51' 56"	10.78					
C64	38.83	90.00	024° 35' 23"	38.83					
C65	10.07	95.00	002° 37' 26"	10.07					

Line Table		
Line #	Length	Direction
L1	105.52	N21° 37' 30"W
L2	56.54	N01° 37' 30"W
L3	114.56	N28° 30' 00"W
L4	40.07	N03° 30' 00"E
L5	38.16	N15° 30' 00"E
L6	66.40	N03° 30' 00"E
L7	184.91	N04° 00' 00"E
L8	41.29	N03° 10' 00"E
L9	137.24	N17° 48' 00"W
L10	45.27	N03° 00' 00"W
L11	33.23	S89° 00' 00"W
L12	37.30	S89° 00' 00"W
L13	137.27	S12° 00' 00"W
L14	45.77	S03° 30' 00"W
L15	87.21	S17° 00' 00"E
L16	76.00	N46° 00' 00"W
L17	37.48	N07° 00' 00"E
L18	104.14	N02° 30' 00"W
L19	50.08	N17° 25' 00"W
L20	116.03	N02° 00' 00"W
L21	46.56	N15° 00' 00"E
L22	75.08	N19° 00' 00"E
L23	17.38	N16° 00' 00"W
L24	36.20	N12° 45' 11"E
L25	25.22	N05° 00' 00"E
L26	36.00	N30° 00' 00"E
L27	36.20	N12° 45' 11"E
L28	43.85	S83° 00' 00"E
L29	35.95	S87° 00' 00"E
L30	38.05	S87° 00' 00"E
L31	40.82	N09° 00' 00"E
L32	42.80	N05° 00' 00"E
L33	42.82	N07° 00' 00"E
L34	23.33	S55° 00' 00"E
L35	43.21	S47° 00' 00"E
L36	34.55	S24° 00' 00"E
L37	24.85	N04° 25' 12"E
L38	59.22	N81° 23' 24"W
L39	80.52	N12° 45' 11"E
L40	5.49	S84° 27' 38"W



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

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

DRAWN BY: LH/LG DATE: 02/21/2025
SURVEYED, CHECKED: DATE: _____
FINAL CHECK: DATE: _____

MELDEN & HUNT INC.
TEXAS REGISTER F-1435
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MCINTYRE, EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

BEING A RESUBDIVISION OF 16.002 ACRES SITUATED IN THE CITY OF SAN JUAN, COUNTY OF HIDALGO TEXAS, OUT OF LOTS 1 AND 6, STEWARTS ADDITION TO THE CONWAY GARDENS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 0, PAGE 43, HIDALGO COUNTY MAP RECORDS.

A TRACT OF LAND CONTAINING 16.002 ACRES SITUATED IN THE CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOTS 1 AND 6, STEWARTS ADDITION TO THE CONWAY GARDENS, ACCORDING TO THE PLAT THEREOF RECORDED IN THE PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, BOOK 10, PAGE 43, HIDALGO COUNTY MAP RECORDS, WHICH SAID 16.002 ACRES WERE CONVEYED TO HOP STEWART COVES, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3520927, HIDALGO COUNTY OFFICIAL RECORDS, SAID 16.002 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE, N 08° 36' 35" E ALONG THE EAST LINE OF SAID LOT 6 AND WITHIN THE EXISTING RIGHT-OF-WAY OF STEWART ROAD, A DISTANCE OF 1,214.40 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- NOTES:**

- 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 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 THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER

DATE _____

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.

PRESIDENT

ATTEST:

SECRETARY

THIS PLAT IS HEREBY APPROVED BY THE CITY COMMISSION OF SAN JUAN, TEXAS ON THIS, THE _____ DAY OF _____, 20____.

MAYOR, CITY OF SAN JUAN

DATE _____

ATTEST: CITY SECRETARY

DATE _____

DRAWN BY: LH/J.L.G. DATE: 02/21/2025
SURVEYED, CHECKED: _____ DATE: _____
FINAL CHECK: _____ DATE: _____

I, (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS STEWART COVES SUBDIVISION PHASE II TO THE CITY OF SAN JUAN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

DATE: _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NICK RHODES KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE DAY OF , 20 .

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAN.

DATED THIS THE ____ DAY OF _____, 20____.

MARIO A. REYNA, LICENSED PROFESSIONAL ENGINEER No.117368
STATE OF TEXAS

DATE PREPARED: 02/21/2025
ENGINEERING JOB No. 25020.00

STATE OF TEXAS
COUNTY OF HIDALGO

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER CONFORMANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SAN JUAN, TEXAS.

DATED THIS THE _____ DAY OF _____, 20____.

ROBERTO N. TAMEZ, REGISTERED PROFESSIONAL LAND SURVEYOR No. 6238
STATE OF TEXAS

DATE SURVEYED: 01/23/2025
T-1085- PG. 38-42
SURVEY JOB # 25020.08

I, THE UNDERSIGNED, CHAIR PERSON OF THE PLANNING AND ZONING COMMISSION 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.

APPROVED THIS THE _____ DAY OF _____, 20__.

CHAIR PERSON, PLANNING AND ZONING COMMISSION.



ON: _____ AT _____ AM/PM

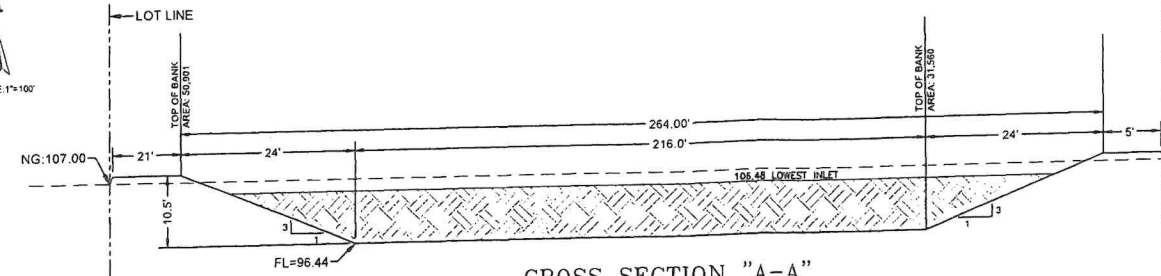
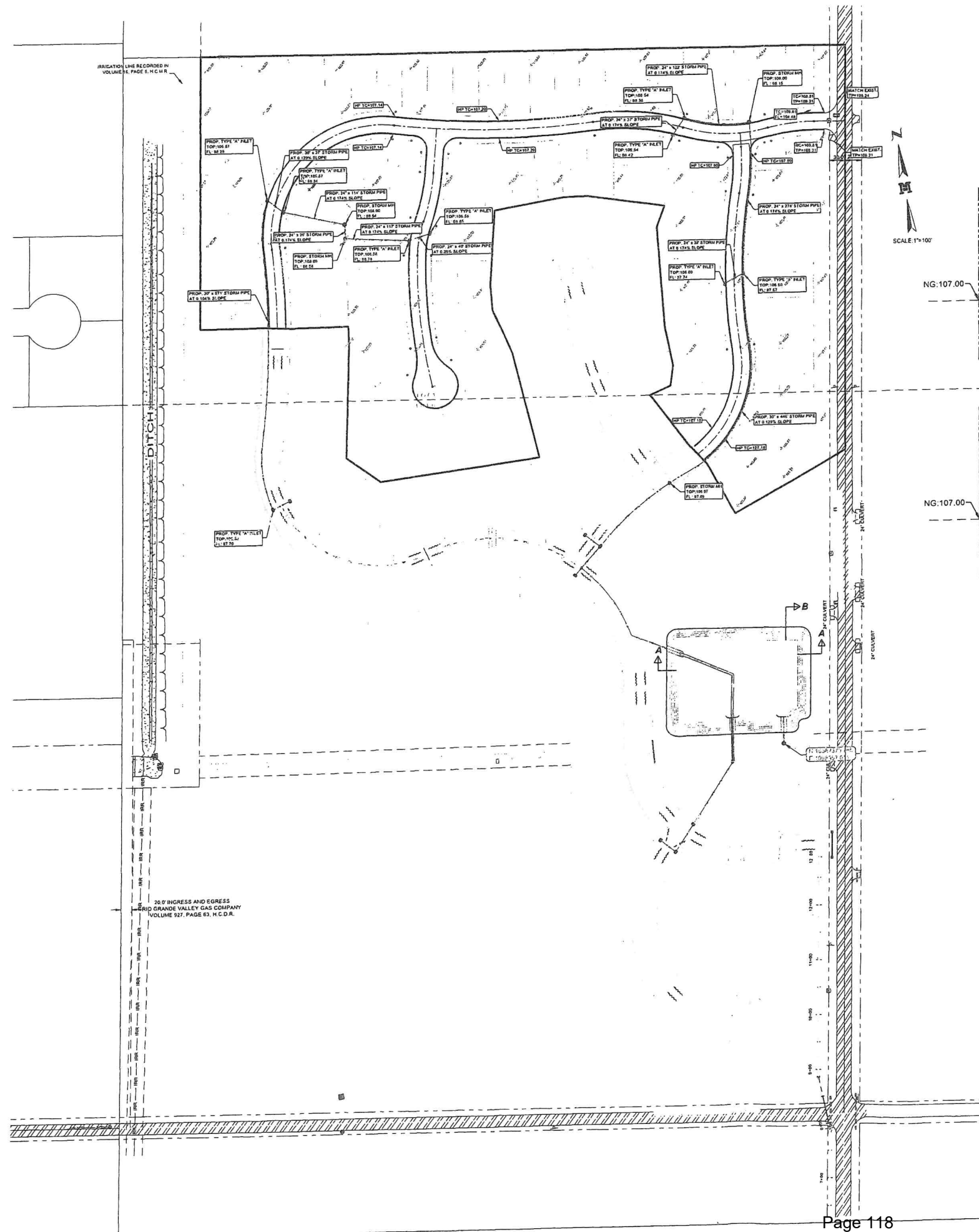
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

SHEET 2 OF 2

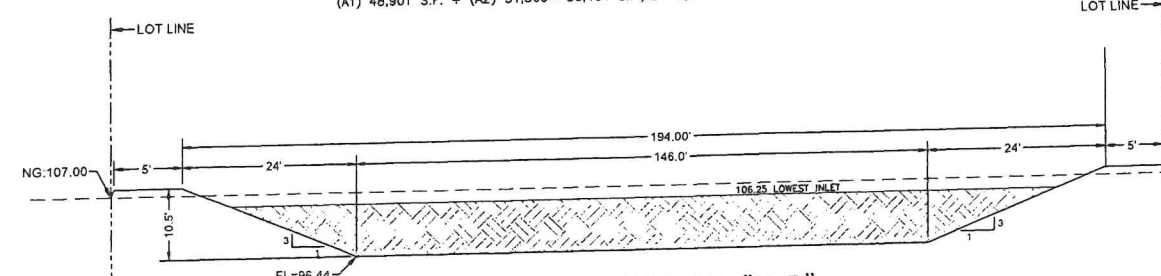
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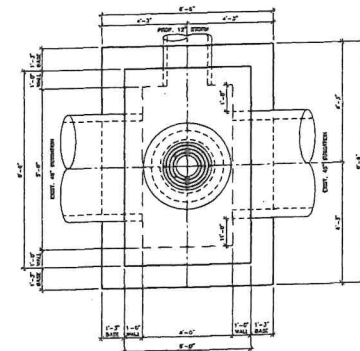
CROSS SECTION "A-A"

N.T.S.
 (A1) 50,901 S.F. + (A2) 31,560 = 82,461 S.F./2=41,230.5 x 10.5 FEET = 432,920 C.F. (EXCAVATION)
 (A1) 48,901 S.F. + (A2) 31,560 = 80,461 S.F./2=40,230.5 x 8.48 FEET = 341,155 C.F. (DETENTION)

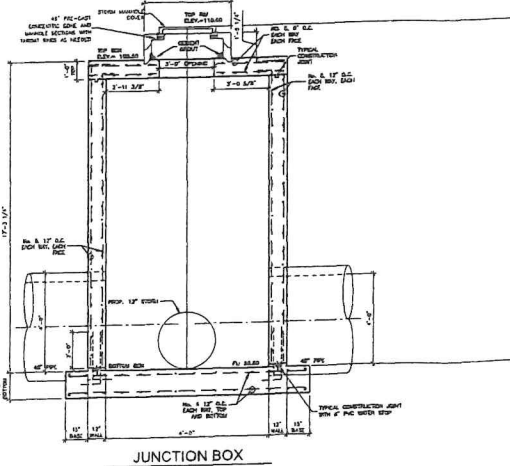


CROSS SECTION "B-B"

N.T.S.



PLAN VIEW



JUNCTION BOX

FOR DRAINAGE AREAS REFER TO DRAINAGE REPORT

DETENTION REQUIRED=	74,047 C.F.
DETENTION PROVIDED=	341,155 C.F.
DETENTION CREDITED BY PHASE I	98,997 C.F.

JOB No.

25020

BY

MELDEN & HUNT INC.

DATE

REVISION

CONSULTANTS ENGINEERS SURVEYORS

115 W. MCINTYRE - EDINBURG, TX 78641

TEL: 281-460-1100 FAX: 281-460-1101

ESTABLISHED 1987 WWW.MHEDINBURG.COM

ENG. TECH. JUAN G.

PROJECT ENG. MARIO REYNA

T.BOOK

1. RELEASE DATE:

2. RELEASE DATE:

3. RELEASE DATE:

SCALE:

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERNAL REVIEW ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF MARIO A. REYNA, P.E., 117204. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM MARIO A. REYNA, P.E.

STEWART COVES

PHASE II SUBDIVISION

SAN JUAN, TEXAS

DRAINAGE LAYOUT

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File Name: 25020

SHEET 8 OF 14

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JULY 8, 2025

Consider Resolution to Approve a Waterline Access Agreement Between the North Alamo Water Supply Corporation, the City of San Juan and Aldo A. Rios for The Heights at Raul Longoria Subdivision. [Jorge J. Garcia, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The proposed property is within the North Alamo Water Supply Corporation (NAWSC) water service area. The NAWSC requires an agreement between the Corporation, the City of San Juan and Aldo A. Rios to be signed and executed before the Corporation allows the installation of fire hydrants and water lines at The Heights of Raul Longoria Subdivision.

The format of the Agreement is consistent with previous agreements approved by the City Commission in the past years.

RECOMMENDATION:

Staff recommends approval of the Waterline Access Agreement as presented.

PREPARED BY:

Jorge Garcia,
Planning Director

APPROVED BY:

Tirso Garza, Interim City
Manager

Richard W. Fryer,
J.D., P.E., LEED AP

FRYER & HANSEN, PLLC

Law Firm
1352 W. Pecan Blvd.
McAllen, Texas 78501

Telephone 956-686-6606
Telefax 956-686-6601
email@FryerandHansen.com

June 12, 2025

Benjamin Arjona, City Manager
City of San Juan
709 S. Nebraska Avenue
San Juan, Texas 78589

Via U.S. Postal Service

***RE: Waterline Access Agreement - North Alamo Water Supply Corporation, City of San Juan
and Aldo A. Rios - The Heights at Raul Longoria Subdivision***

Dear Mr. Arjona:

Enclosed please find four (4) original **Waterline Access Agreements** ("**Agreement**") for the Heights at Raul Longoria Subdivision for signature on behalf of the City of San Juan ("**City**"). Please review the Agreement documents, cause them to be executed on behalf of the City in the areas indicated, and also provide a City Commissioners' Resolution and/or certified Minutes approving the Agreement.

Once the documents have been signed on behalf of the City, please forward the documents (signed Agreements and Resolution and/or Minutes reflecting City's approval of the Agreement) back to this office in the self-addressed stamped envelope provided herein for your convenience for signatures by North Alamo Water Supply Corporation.

When the documents have been signed on behalf of the City and returned to this office along with the City's Resolution and/or certified Minutes, we will review the documents and then forward them to North Alamo Water Supply Corporation for further execution. After the documents have been fully-signed by all parties, we will distribute a fully-executed document to each party.

If you have any questions regarding this matter or the documents enclosed, please contact us. Thank you for your attention to this matter.

Respectfully,

/S/ Richard W. Fryer
Richard W. Fryer

RWF/kb
Enclosure

STATE OF TEXAS

COUNTY OF HIDALGO

§
§
§
§
§

BETWEEN:
NORTH ALAMO WATER SUPPLY
CORPORATION AND CITY OF SAN
JUAN

**WATERLINE ACCESS AGREEMENT
(with City)**

WHEREAS, North Alamo Water Supply Corporation ("NAWSC") has a water distribution system which was designed for potable water distribution to rural communities; and

WHEREAS, such system was not designated specifically with the intent of providing water for fire protection purposes; and

WHEREAS, the City of San Juan ("City") through its own forces or through the forces of those subject to a contract to provide services, may provide fire protection services to its citizens, some of which fall within the area of the Certificate of Convenience and Necessity granted to NAWSC; and

WHEREAS, City, a governmental entity of the State of Texas, may provide fire protection services to its constituents; and

WHEREAS, Section 67.0105 of the Texas Water Code authorizes water supply corporations to contract with governmental entities like the City to supply water for use in fire suppression, and further provides that the act of supplying such water by water supply corporations such as NAWSC, is an essential governmental function. It also provides that the contract for supplying such water must be to the mutual benefit to the contracting parties; and

WHEREAS, pursuant to Section 67.0105, a corporation that provides a governmental entity with a water supply or equipment to carry out the governmental function as described herein may be liable for damages resulting therefrom only to the extent that the governmental entity would be liable if the governmental entity were performing the governmental function directly; and

WHEREAS, NAWSC and City are mindful of the benefits that can be received by the citizens of the City and the members of NAWSC with the availability of water for use in controlling fires and thereby for the protection of life and property; and

WHEREAS, Aldo A. Rios ("**Owner**") is constructing a subdivision on the property described in **Exhibit "A"**, The Heights at Raul Longoria Subdivision (the "**Subdivision**") and the City requires fire protection for the Subdivision as part of the Subdivision process.

THEREFORE, in exchange for the recitals herein made, the consideration exchanged

and the goodwill generated, NAWSC and City agree as follows:

1. This agreement pertains only to those areas in the Subdivision which also are within the boundaries of the Certificate of Convenience and Necessity granted to NAWSC in HIDALGO County, Texas and only **with respect to those areas specifically listed in Exhibit "A"**. No other parts of NAWSC lines shall be affected by this agreement unless specifically set forth in writing by the parties and adopted by official acts of their respective governing bodies.
2. City shall have access to NAWSC lines with no less than six inches (6") in diameter for the purpose of operating and maintaining a fire hydrant system in accordance with industry standards and all federal, state and local codes and as shown in **Exhibit "B" ("Fire Hydrants")**. Such Fire Hydrants to be used solely for the governmental purpose of fire-fighting filling stations. No other use of water shall be made under this agreement. City shall determine if the pressure and volume available on such lines are suitable and sufficient. NAWSC shall gratuitously furnish to City's designated engineer, such waterline modeling information as it may have to the extent such information affects the lines and hydrants shown in Exhibit "A"; such information does not constitute any representation or warranty of any condition and is subject to all limitations, disclaimers, etc. found in this agreement.
3. Except as otherwise provided in this paragraph, all City fire hydrants on NAWSC waterlines or any part of NAWSC's system, shall be used for the governmental purposes of fire-fighting filling stations and shall be painted black with a white bonnet (cap) so as to be designated that they may be available for that limited use in a fire emergency and shall be operated by City such that a positive pressure of no less than 30 p.s.i. is maintained in NAWSC's water line at the point of connection between the water line and the fire hydrant. Should City perform annual testing of each hydrants subject to this agreement so as to determine the color coding attributable to each hydrant under City's fire hydrant coding scheme, City may paint the tested hydrants the appropriate color under that color coding scheme for a period of one (1) year following the test, after which a new test must be done or the hydrant shall be painted black with a white bonnet (cap) until the appropriate test is done. Should a tested and color coded hydrant's condition change after being tested and its condition be such that a different color code is appropriate, City will immediately repaint the hydrant accordingly or should a year expire without a hydrant being re-tested, City will immediately paint it black with a white bonnet (cap) and if City fails to so test and paint City's fire hydrants, NAWSC may (but is not required to) do so at City's expense, such expense to be paid by City to NAWSC upon demand. By allowing a hydrant subject to this agreement to be painted any color other than black with a white bonnet (cap), NAWSC is not representing or warranting that the hydrant is available and suitable for use in a fire emergency.
4. The Fire Hydrants will be constructed by Owner and owned and maintained by City as set out in Exhibit "B." If concrete is used for additional stability, the hydrant weep holes should not be covered.

5. All water used from NAWSC system will be reported monthly to NAWSC by City. This report will state the estimated amount of water used, the date of use, the location of use and any problems encountered with the Fire Hydrants. Forms will be provided by City.
6. There may be an annual charge by NAWSC for water used in fire protection. Such charge will be established annually by the Board of Directors. However, in no case will water be used for any domestic use, equipment wash-downs or construction purposes or any other purpose other than the actual use in controlling fires and maintaining the Fire Hydrants.
7. Because NAWSC is a rural system that cannot patrol all locations daily, a problem may arise as to the abuse of Fire Hydrants by the taking of water for uses other than fire protection. If this becomes a problem, NAWSC reserves the right to install security devices on all hydrants at the cost of City. Sufficient special wrenches, or keys, will be provided to NAWSC by City at no cost to NAWSC. Should City fail to install the required security devices, NAWSC may install such devices as it deems appropriate at a cost to the City.
8. All Fire Hydrants maintenance, inspection and flushing will be done by City personnel, or those under contract to City, for which City will retain responsibility. A schedule will be set up by City to perform flushing no less frequently than once every six (6) months; maintenance, inspection and testing according to National Fire Protection Association 291 shall be performed by City no less frequently than every twelve (12) months. Such schedule shall be provided to NAWSC in writing no later than thirty (30) days prior to any date shown on the schedule. City will maintain the Fire Hydrants such that they may be used as a temporary water sales point and as a flush valve by NAWSC and if City fails to so maintain the Fire Hydrants, NAWSC may (but is not required to) do so at City's expense, such expense to be paid by City to NAWSC upon demand. NAWSC may use the Fire Hydrants as temporary water sales point and as flush valves in order to assure the sanitary conditions of the potable water. In order to assure the integrity of its system and to maintain the sanitary conditions of the potable water, NAWSC personnel will be present at the times of Fire Hydrants maintenance, inspection and flushing and no such activity will occur without such presence. All Fire Hydrants maintenance, inspection and flushing will be done at City's expense. NAWSC may require such maintenance, inspection, and/or flushing to be made at any time, and after notice of such is given to City, such will be conducted as soon as reasonably possible.
9. All installation and replacement of Fire Hydrants and appurtenances will be performed by those personnel approved by NAWSC and under City's authority and responsibility, but only under NAWSC's inspection for defects in construction that may affect water quality. No installation or replacement of Fire Hydrants and appurtenances may occur without the presence of NAWSC personnel. All expenses involved in the installation and replacement of Fire Hydrants and appurtenances will be borne by City, including a reasonable fee for the presence and administration of NAWSC's personnel.

10. CITY ACKNOWLEDGES AND AGREES THAT NAWSC, BY ALLOWING ACCESS TO ITS SYSTEM, ASSUMES A DUTY TO NOT INJURE A PERSON EMPLOYED BY OR OTHERWISE AUTHORIZED BY CITY TO USE, ACCESS, OR IN ANY WAY BENEFIT FROM THE FIRE HYDRANTS, THE WATER THEREIN OR ANY APPURTENANCES THERETO (THE "USER") BY WILLFUL OR WANTON CONDUCT OR BY GROSS NEGLIGENCE, AND THAT NAWSC ASSUMES NO OTHER DUTY OR STANDARD OF CARE. CITY UNDERSTANDS THAT THE STANDARD OF CARE ASSUMED UNDER THIS AGREEMENT DOES NOT REQUIRE NAWSC TO WARN THE USER OF AN UNSAFE CONDITION OR TO MAKE AN UNSAFE CONDITION SAFE SHOULD NAWSC BECOME AWARE, EITHER ACTUALLY OR CONSTRUCTIVELY, OF A CONDITION WHICH RESULTS IN AN UNREASONABLE RISK TO THE USER. FURTHER, CITY UNDERSTANDS THAT NAWSC MAY CHANGE THE CONDITION OF ITS SYSTEM IN A MANNER THAT MIGHT RENDER THE SYSTEM UNSAFE FOR A USER WITHOUT INCURRING LIABILITY FOR SUBSEQUENT INJURY TO USER BY THE NEW DANGER. CITY AGREES TO USE THE WATER AND SYSTEM AT ITS OWN RISK AND AS IT IS FOUND. NAWSC, WITHOUT ACCEPTING ANY DUTY, GRATUITOUSLY WILL ENDEAVOR TO NOTIFY CITY OF ANY CONDITION THAT MIGHT RENDER THE SYSTEM UNSAFE FOR USE BY CITY SHOULD ITS MANAGER BECOME CONSCIOUSLY AWARE OF SUCH A CONDITION. NAWSC HEREBY SPECIFICALLY DISCLAIMS ANY WARRANTY, GUARANTY, OR REPRESENTATION, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, OR CONCERNING (A) THE NATURE AND CONDITION OF THE SYSTEM INCLUDING, WITHOUT LIMITATION, THE PIPELINES, HYDRANTS, FLUSH VALVES, APPURTENANCES, WATER AND REAL PROPERTY, THE SUITABILITY THEREOF FOR ANY AND ALL ACTIVITIES AND USES WHICH CITY MAY ELECT TO CONDUCT OR THE EXISTENCE OF ANY HAZARD OR CONDITION; (B) THE NATURE AND EXTENT OF ANY RIGHT-OF-WAY, LEASE, POSSESSION, LICENSE, RESERVATION, CONDITION OR OTHERWISE; AND (C) THE COMPLIANCE OF THE SYSTEM OR ITS OPERATION WITH ANY LAWS, ORDINANCES OR REGULATIONS OF ANY GOVERNMENTAL ENTITY OR BODY. CITY ACKNOWLEDGES BY USE OF THE SYSTEM THAT IT HAS AND WILL INSPECT THE SYSTEM AND CITY WILL RELY SOLELY ON ITS OWN INVESTIGATION OF THE SYSTEM AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY OR ON BEHALF OF NAWSC. CITY FURTHER ACKNOWLEDGES THAT THE INFORMATION PROVIDED AND TO BE PROVIDED WITH RESPECT TO THE SYSTEM WAS OBTAINED WITHOUT CONSIDERATION BEING GIVEN AND NAWSC (1) HAS NOT MADE ANY INVESTIGATION OR VERIFICATION OF SUCH INFORMATION; (2) DOES NOT MAKE ANY REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. ACCESS TO THE SYSTEM IS ALLOWED ON AN "AS IS", "WHERE IS", AND "WITH ALL FAULTS" BASIS, AND CITY EXPRESSLY ACKNOWLEDGES THAT, IN CONSIDERATION OF THIS ACCESS, NAWSC MAKES NO WARRANTY OR REPRESENTATION,

EXPRESSED OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF CONDITION OR FITNESS FOR PARTICULAR PURPOSE WITH RESPECT TO THE SYSTEM OR ANY PORTION THEREOF.

CITY AGREES BY ITS USE OF THE SYSTEM, DIRECTLY OR THROUGH OTHERS, THAT NAWSC SHALL NOT BE RESPONSIBLE OR LIABLE TO THE CITY FOR ANY DEFECT, ERRORS, OMISSIONS, OR ON ACCOUNT OF ANY OTHER CONDITIONS AFFECTING THE SUBDIVISION, AS CITY MAKES USE OF THE SYSTEM "AS-IS", "WHERE-IS", AND "WITH ALL FAULTS". CITY OR ANYONE CLAIMING BY, THROUGH, OR UNDER CITY, HEREBY FULLY RELEASES NAWSC, ITS EMPLOYEES, OFFICERS, DIRECTORS, REPRESENTATIVES, ATTORNEY AND AGENTS FROM ANY COST, LOSS LIABILITY, DAMAGE, EXPENSE, DEMAND, ACTION OR CAUSE OF ACTION ARISING FROM OR RELATED TO ANY DEFECTS, ERRORS, OMISSIONS, OR OTHER CONDITIONS AFFECTING THE SYSTEM. CITY BY THEIR USE OF THE SYSTEM, FURTHER ACKNOWLEDGES AND AGREES THAT THIS RELEASE SHALL BE GIVEN FULL FORCE AND EFFECT ACCORDING TO EACH OF THE EXPRESSED TERMS AND PROVISIONS.

TO THE EXTENT APPLICABLE AND PERMITTED BY LAW, CITY, IN CONSIDERATION FOR USING THE SYSTEM AND AS A MATERIAL INDUCEMENT TO NAWSC FOR ALLOWING SUCH USE, WAIVES THE PROVISIONS OF THE TEXAS DECEPTIVE TRADE PRACTICES-CONSUMER PROTECTION ACT, AS WELL AS ALL OTHER STATUTORY PROVISIONS WHICH MIGHT CREATE A CLAIM AGAINST NAWSC AS A RESULT OF THE USE OF NAWSC'S SYSTEM. ACCORDINGLY, CITY BY AND THROUGH THE BELOW SIGNING REPRESENTATIVES WHO HAVE BEEN GIVEN THE APPROPRIATE AUTHORITY BY THEIR GOVERNING BODIES STATE:

I WAIVE MY RIGHTS UNDER THE DECEPTIVE TRADE PRACTICES CONSUMER PROTECTION ACT, SECTION 17.41 ET SEQ, BUSINESS AND COMMERCE CODE, A LAW THAT GIVES CONSUMERS SPECIAL RIGHTS AND PROTECTIONS. AFTER CONSULTATION WITH AN ATTORNEY OF MY OWN SELECTION, I VOLUNTARILY CONSENT TO THIS WAIVER.

TO THE EXTENT APPLICABLE AND PERMITTED BY LAW, CITY, BY ITS USE OF THE SYSTEM, DIRECTLY OR THROUGH OTHERS, AGREES TO INDEMNIFY, PROTECT, DEFEND, SAVE AND HOLD HARMLESS NAWSC, ITS EMPLOYEES, OFFICERS, DIRECTORS, REPRESENTATIVES, ATTORNEYS AND AGENTS FROM AND AGAINST ANY AND ALL DEBTS, DUTIES, OBLIGATIONS, LIABILITIES, SUITS, CLAIMS, DEMANDS, CAUSES OF ACTION, LOSSES, COST AND EXPENSES AND TO PAY ALL EXPERTS' AND ATTORNEYS' FEES AND EXPENSES AND COURT COSTS ASSERTED OR INCURRED BY NAWSC AT

ANY TIME AND IN ANY WAY RELATING TO, CONNECTED WITH, OR ARISING OUT OF THE CONDITION OF NAWSC'S SYSTEM AND THE USE OF THE FIRE HYDRANTS OR THE OPERATION, MAINTENANCE AND MANAGEMENT THEREOF, INCLUDING ANY CLAIMS, SUITS, OR CAUSES OF ACTION ARISING FROM ANY NEGLIGENCE, INCLUDING GROSS NEGLIGENCE OF NAWSC AND ITS AGENTS, OFFICERS AND EMPLOYEES AS THEY RELATE TO THE PROVISION OF WATER AND ACCESS TO NAWSC'S SYSTEM UNDER THIS AGREEMENT.

IT IS THE EXPRESS INTENTION OF THE PARTIES THAT THE INDEMNITY PROVIDED FOR IN THIS AGREEMENT IS TO INDEMNIFY AND PROTECT NAWSC FROM THE CONSEQUENCES OF ITS OWN NEGLIGENCE AND GROSS NEGLIGENCE, EVEN WHEN THAT NEGLIGENCE AND GROSS NEGLIGENCE IS FOUND TO BE THE SOLE CAUSE OF THE INJURY, DEATH OR DAMAGES. CITY ALSO WAIVES ALL RIGHTS TO SUBROGATION AGAINST NAWSC.

11. This Agreement is intended to provide NAWSC with all the protections and limitations from liability allowed by the laws as they exist and will exist, including, but not limited to, Texas Water Code §67.0105, and the common law and all the terms and conditions hereof shall be liberally construed to effectuate this purpose and to sustain the validity of this Agreement. The parties agree that this Agreement shall not be construed in favor of or against either party on the basis that the party did or did not author the Agreement. This Agreement constitutes the entire agreement between the parties.
12. This agreement is effective upon execution by the parties and the recordation of Exhibit "A", with the official records of Hidalgo County and continues until terminated by either party in writing, such termination to occur only after written notice by the terminating party at least two (2) months prior to the termination date. All parties may terminate in the event of a default if such default is left uncured for 30 days after giving written notice.
13. Each person, signing below, warrants and represents to the parties to this Agreement, that he has been given full authority to execute this Agreement, such that it binds the party for which he signs to fully fulfill the terms of this Agreement.
14. This Agreement is not executed for the benefit of any third party and its terms shall not be enforceable by or in favor of any person or entity other than the express parties to the Agreement.
15. NAWSC shall have the right to locate the pipe and accessories necessary to provide water for the Fire Hydrants on the Subdivision at a point to be chosen by NAWSC, and shall have access to the Subdivision and equipment constructed by Owner and/or City at all reasonable and necessary times for any purpose with or in the furtherance of its business operations, and upon discontinuance of service, NAWSC shall have the right to remove any of its equipment from the Subdivision. NAWSC may inspect its valves,

pipings, and appurtenances to the supply line as well as the Fire Hydrants on an annual basis for a reasonable fee to be set by NAWSC (initially \$200.00), which may be increased based on future costs increases to provide this service. Where applicable, and upon notice, City shall have personnel present as necessary to assist in the inspection. NAWSC shall also have access to the Subdivision for purpose of inspecting for possible illegal connections, cross-connections, potential contamination hazards, and illegal lead materials, and City agrees to annual inspections of its own facilities for these conditions.

16. City shall enforce the following restrictions to ensure the public health and welfare. The following undesirable practices are prohibited by State regulations and by this Agreement:
 - a. No direct connection between the public drinking water supply and a potential source of contamination is permitted. Potential sources of contaminations shall be isolated from the Fire Hydrants by an air gap or an appropriate backflow prevention assembly in accordance with state regulations.
 - b. No cross-connection between the Fire Hydrants and a private water system is permitted. Potential threats to the public drinking water supply shall be eliminated at the service connection by the proper installation of an air gap or an appropriate backflow prevention assembly. Backflow assemblies require annual inspections and testing by a certified backflow prevention assembly tester and documentation of the inspections reflecting proper installation, maintenance, and operation must be provided to NAWSC no later than 30 days after the inspection.
 - c. No connection which allows condensing, cooling, industrial process water, or any water of unknown quality to be returned to the Fire Hydrants or the public drinking water supply is permitted.
 - d. No pipe or pipe fitting which contains more than 8.0% lead may be used for the installation or repair of the plumbing in the Fire Hydrants.
 - e. No solder or flux which contains more than 0.2% lead may be used for the installation or repair of the plumbing in the Fire Hydrants.
17. NAWSC may notify City, as applicable, of any cross-connection or other undesirable practices which have been identified during the initial or subsequent inspection. City shall immediately correct any undesirable practice on the Subdivision. City shall, at its expense, properly install, test and maintain any backflow prevention device required by NAWSC. Copies of all testing and maintenance records shall be provided to NAWSC. Failure to comply with the terms of this Agreement shall cause NAWSC to terminate services or to install, test, and maintain an appropriate backflow prevention device at the service connection at the sole expense of City. Any expenses associated with the enforcement of this Agreement shall be paid to NAWSC upon presentation to City, as applicable.

18. City agrees that the maximum amount of liability to City that may be incurred by NAWSC by virtue of any noncompliance with the terms of this Agreement is limited to the amount of fees paid by City to NAWSC for services provided under this Agreement during the calendar year in which the noncompliance occurs.
19. Any expenses associated with the enforcement of the Agreement shall be paid to NAWSC upon presentation to City, and in compliance with the Texas Prompt Payment Act.
20. Should any amounts to be paid by any party hereto, remain unpaid after the date the payment is due, such unpaid amount shall accrue interest in compliance with the Texas Prompt Payment Act.
21. In the event any litigation arises out of this Agreement between the parties hereto, the non-prevailing party shall pay the prevailing party all reasonable and necessary attorney's fees, expert fees, expenses and costs of court expended or incurred in connection with the litigation pursuant to Section 271.153 of the Texas Local Government Code or similar authority effective at the time of the execution of this Agreement.
22. If any part, term, or provision of this Agreement is held by the courts to be illegal, invalid, or otherwise unenforceable, such illegality, invalidity, or enforceability shall not affect the validity of any other part, term, or provision, and the rights of the parties will be construed as if the part, term, or provision was never part of this Agreement.
23. The Agreement may be supplemented, amended, or modified only by the mutual agreement of the parties. No supplement, amendment, or modification of this Agreement shall be binding unless it is in writing and signed by all parties.

By signing and delivering this Agreement to the appropriate official of NAWSC, the City authorizes completion of this Agreement by filling in the Effective Date below.

IN WITNESS WHEREOF, EXECUTED by NAWSC and City, acting under the authority of their respective governing bodies in multiple originals effective as of the ____ day of _____, 20____.

ATTEST:

THE CITY OF SAN JUAN
709 S. Nebraska Ave.
San Juan, Texas 78589

By: _____,
Brenda Escalante, City Secretary

By: _____,
Benjamin Arjona, City Manager

APPROVED AS TO FORM:

By: _____,
Rick Palacios, City Attorney

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Benjamin Arjona, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he is Manager of City of San Juan, that he executed the same as the act of City of San Juan for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of ____
_____, 20____.

Notary Public in and for the State of Texas

NORTH ALAMO WATER SUPPLY
CORPORATION
420 S. Doolittle Road
Edinburg, Texas 78542
956-383-1618 (phone)
956-383-1372 (fax)

By: _____
Steven P. Sanchez, General Manager

APPROVED AS TO FORM:

By: _____
Richard W. Fryer,
Attorney for North Alamo
Water Supply Corporation

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Steven P. Sanchez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he is General Manager of North Alamo Water Supply Corporation, that he executed the same as the act of North Alamo Water Supply Corporation for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____
_____, 20____.

Notary Public in and for the State of Texas

EXHIBIT "A"

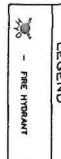
A 6.57 Acre Tract of Land, being all of Lots 1, 2 and 3, LOS ACRES SUBDIVISION, Hidalgo County, Texas, as per Map or Plat thereof recorded in Volume 45, Page 67, Map Records of Hidalgo County, Texas, and a 5.50 acre tract of land out of the North 10.0 acres of the North 2.85 acres of Lot 10, Block 8, JOHN CLOSNER SUBDIVISION, Hidalgo County, Texas, per the Map or Plat thereof recorded in Volume 0, Page 4, Map Records of Hidalgo County, Texas.

EXHIBIT "B"

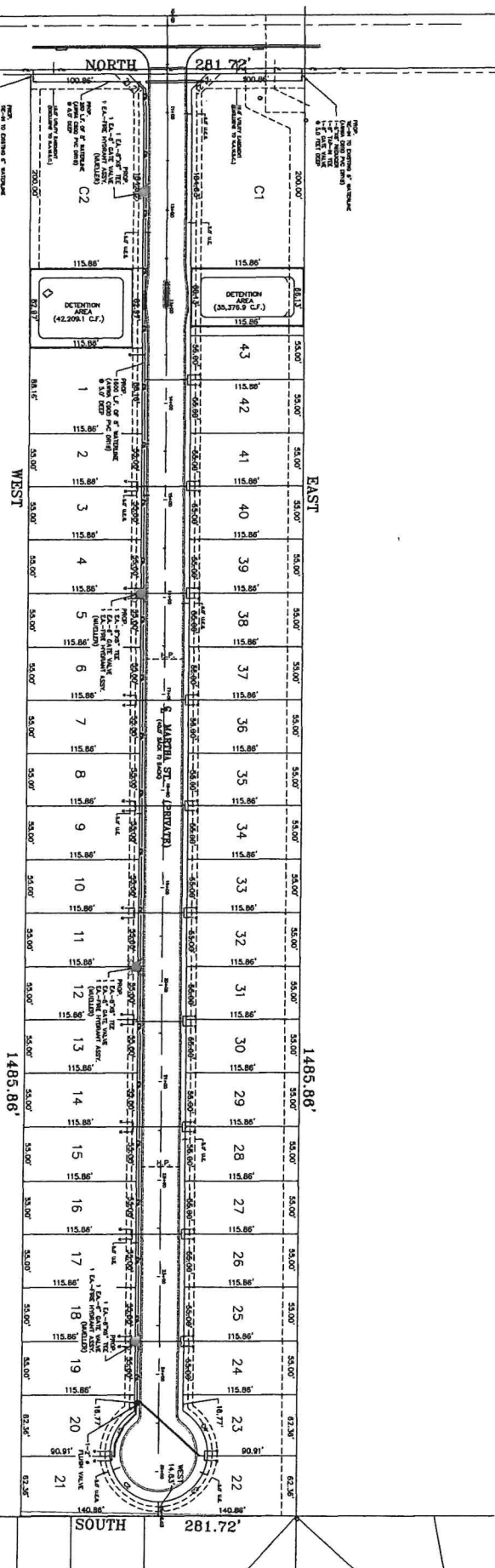
Fire Hydrant Installation

Each fire hydrant run-out shall be equipped with a 6" flanged mechanical joint resilient seated gate valve. This valve may be located adjacent to the mainline or between the mainline and the hydrant. Each fitting (Branch Tee, Gate Valve & Hydrant) shall be separately supported by a concrete thrust block including anchor rods. Care must be taken that the hydrant drain be kept clear when pouring concrete. Mainline Tees shall have mechanical joint, flanged fittings. Mega lugs shall also be used at all mechanical joint fittings.

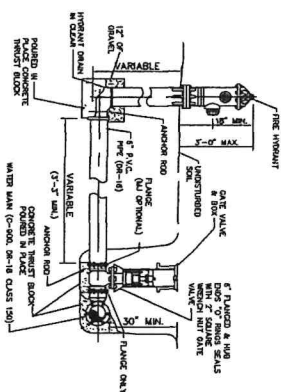
SUBMISSION PLAT OF THE HEIGHTS AT RAUL LONGORIA



SCALE: 1"=50'



TYPICAL FIRE HYDRANT INSTALLATION



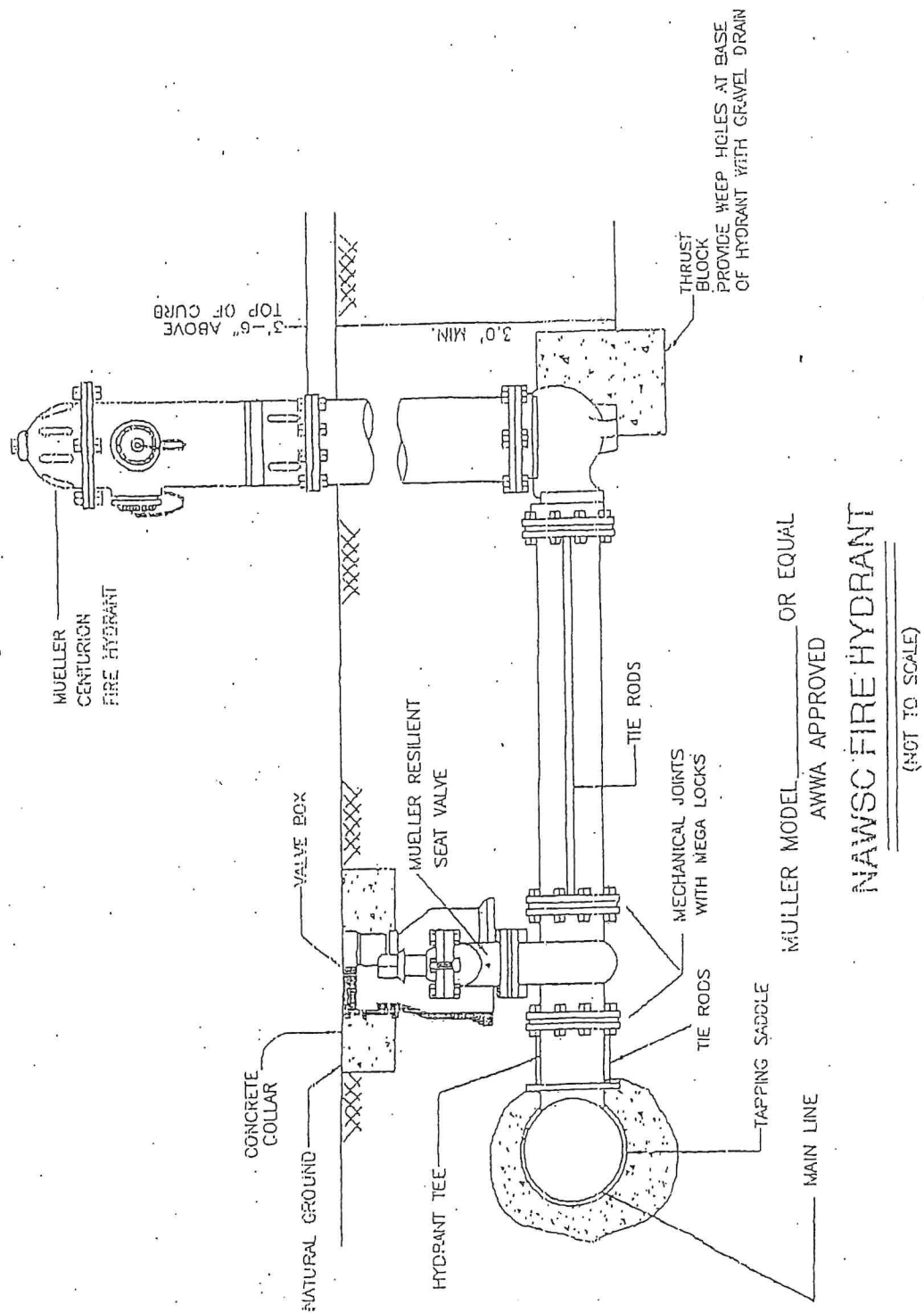
- GENERAL NOTES:
1. FIRE HYDRANT ELEVATIONS WILL BE SET BY THE ENGINEER.
 2. FLANGE MUST BE AT FINISH GRADE OR 3" TO 6" ABOVE 3" FLANGE MUST BE AT FINISH GRADE OR 3" TO 6" ABOVE TOP OF CURB.
 3. FLANGED GATE VALVE INSTALLATION TO BE USED WITH 12" WATER LINES ON 18" DIA. TO BE USED WITH 12" WATER LINE OR GREATER BPP 725 TO BE USED WITH 18" DIA. PRESS.
 4. ACCEPTABLE HYDRANT FRAMES ARE MAULDER, AMERICAN BRASS AND KENNEDY.

PROPOSED CONTRACT	DATE	BY	FOR
1. 1200 S. IRONWOOD, PHARR, TEXAS - 78577	12/1/2023	PABLO SOTO, JR.	FOR THE CITY OF PHARR
2. 1200 S. IRONWOOD, PHARR, TEXAS - 78577	12/1/2023	PABLO SOTO, JR.	FOR THE CITY OF PHARR
3. 1200 S. IRONWOOD, PHARR, TEXAS - 78577	12/1/2023	PABLO SOTO, JR.	FOR THE CITY OF PHARR

DESIGN:	PABLO SOTO, JR.
DATE:	04.2023
SHEET:	2 OF 7

THE HEIGHTS AT RAUL LONGORIA
OVERALL UTILITY LAYOUT
SAN JUAN, TEXAS.

PABLO SOTO, JR. P.E.
CIVIL ENGINEER & LAND SURVEYOR
1200 S. IRONWOOD, PHARR, TEXAS - 78577
(TEL) 956-460-1605 (FAX) 956-782-8277



MUELLER MODEL _____ OR EQUAL
 AWWA APPROVED

NAWSC FIRE HYDRANT

(NOT TO SCALE)

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JULY 8, 2025

Discussion and Possible Action to Award RFQ No. 25-010-06-20 for Utilities Professional Services – Water and Sanitary Sewer Cost of Service, Rate, and Debt Capacity Study to the Most Qualified Firm; and to Authorize the Interim City Manager to Negotiate and Execute a Contract and Any Related Documents. [Lori A. Maldonado, Purchasing Agent]

STAFF COMMENTS AND RECOMMENDATIONS:

On Wednesday, June 4, 2025, and June 11, 2025, staff solicited proposals for RFQ NO. 25-010-06-20 for Utilities Professional Services Water and Sanitary Sewer Cost of Service, Rate and Debt Capacity Study. On June 20, 2025 a bid opening was held and a total of ?????? proposals were submitted from the following firms:?????

Add the names of the firms & locations

RECOMMENDATION:

Staff is recommending awarding RFQ NO. 25-010-06-20 for Utilities Professional Services Water and Sanitary Sewer Cost of Service, Rate and Debt Capacity Study to the most qualified firm, authorize the Interim City Manager to negotiate a contract and execute any related documents.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Tirso Garza, Interim City
Manager

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JULY 8, 2025

Consideration and Possible Action to Approve a Lease Purchase Agreement with Municipal Emergency Services (MES), a State Contract Vendor under the BuyBoard Cooperative Purchasing Program, for the Acquisition of 41 Complete Sets of Structural Fire Bunker Gear.
[Carlos Alaniz, Interim Fire Chief]

STAFF COMMENTS AND RECOMMENDATIONS:

The San Juan Fire Department is seeking authorization to enter into a Lease Purchase Agreement with Municipal Emergency Services (MES), a State Contract Vendor under the Buy Board Program, for 41 Complete Sets of Structural Fire Bunker Gear. Staff obtained a lease/purchase proposal from MES for a total cost of \$229,099.80 with two (2) options for a lease agreement.

Option 1 – Down payment of \$23,000

Term in Years	3 years	4 years	5 years
Payment	\$76,169.95	\$58,614.82	\$48,123.51
Factor	0.369578	0.284400	0.233496
Rate	5.34%	5.36%	5.39%

Option 2 – Down payment of \$46,000

Term in Years	3 years	4 years	5 years
Payment	\$67,669.65	\$52,073.62	\$42,753.10
Factor	0.369578	0.284400	0.233496
Rate	5.34%	5.36%	5.39%

Currently, the Fire Department's structure gear has reached its 10-year mark for re-certification/refurbishment to meet National Fire Protection Association (NFPA) compliance.

RECOMMENDATION:

Consider Entering into a Lease Purchase Agreement with Municipal Emergency Services (MES), a State Contract Vendor Under the Buy Board Program, for 41 Complete Sets of Structural Fire Bunker Gear.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Tirso Garza, Interim City
Manager



215 S. Seth Child Road
Manhattan, KS 66502
Phone: 888.777.7850
Mobile: 785.313.3154
Fax: 888.777.7875

June 25, 2025

To: Patrick Guzman @ MES
From: Blake J. Kaus @ Community Leasing Partners
Customer Name: San Juan, TX (City)
Equipment: Forty One Sets of Turnout Gear (Head to Toe)
Delivery: TBD

Option 1

Total Cost:	\$ 229,099.80	Payment Frequency:	Annual
Down Payment:	\$ 23,000.00	First Payment:	One year from closing
Trade In:	\$ -		
Amount Financed:	\$ 206,099.80		
Term in Years:	<u>3</u>	<u>4</u>	<u>5</u>
Payment:	\$76,169.95	\$58,614.82	\$48,123.51
Factor:	0.369578	0.284400	0.233496
Rate:	5.34%	5.36%	5.39%

Option 2

Total Cost:	\$ 229,099.80	Payment Frequency:	Annual
Down Payment:	\$ 46,000.00	First Payment:	One year from closing
Trade In:	\$ -		
Amount Financed:	\$ 183,099.80		
Term in Years:	<u>3</u>	<u>4</u>	<u>5</u>
Payment:	\$67,669.65	\$52,073.62	\$42,753.10
Factor:	0.369578	0.284400	0.233496
Rate:	5.34%	5.36%	5.39%

- Fixed interest rate for the terms provided unless otherwise stated.
- The quoted interest rate is valid for 10-days from the date of the proposal. To lock in the interest rate, a credit submission would be required, and a credit approval attained within the same 10-day period. This financing is to be executed and funded within 30 days of the date of the proposal, or Lessor reserves the right to adjust the interest rate. The proposal is subject to credit review and approval of mutually acceptable documentation.
- This proposal has been prepared assuming the lessee is bank qualified and that the proposed lease qualifies for Federal Income Tax Exempt Status for the Lessor under Section 103 of the IRS Code.
- **THERE ARE NO DOCUMENTATION OR CLOSING FEES ASSOCIATED WITH THIS PROPOSAL**

Sincerely,

Blake J. Kaus

VP, Director of Leasing

blakekaus@clpusa.net

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JULY 8, 2025

Consider Second and Final Reading of the Ordinance for a Voluntary Annexation Petition of the 0.73-Acre Tract of Land Out of Lot 13, Block 47, Alamo Land and Sugar company's Subdivision, 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 and Zoning Department is presenting the Second Reading of the Ordinance for a Voluntary Annexation Petition of the 0.75-acre tract of land out of Lot 13, Block 47, Alamo Land and Sugar Company's Subdivision.

The property owner has submitted a petition for voluntary annexation to the City of San Juan. 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:

Consider the Second and Final Reading of the Voluntary Annexation Ordinance as presented.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Tirso Garza, Interim City
Manager

ADJOINER:
OWNER: TREVINO FEDERICO GARZA
PROPERTY I.D. NO.: 112858
WARRANTY DEED: VOL. 2573, PG. 987,
H.C.D.R.

ADJOINER:
OWNER: COSSIO JUAN MANUEL
PROPERTY I.D. NO.: 112845
WARRANTY DEED: 1767003, H.C.D.R.

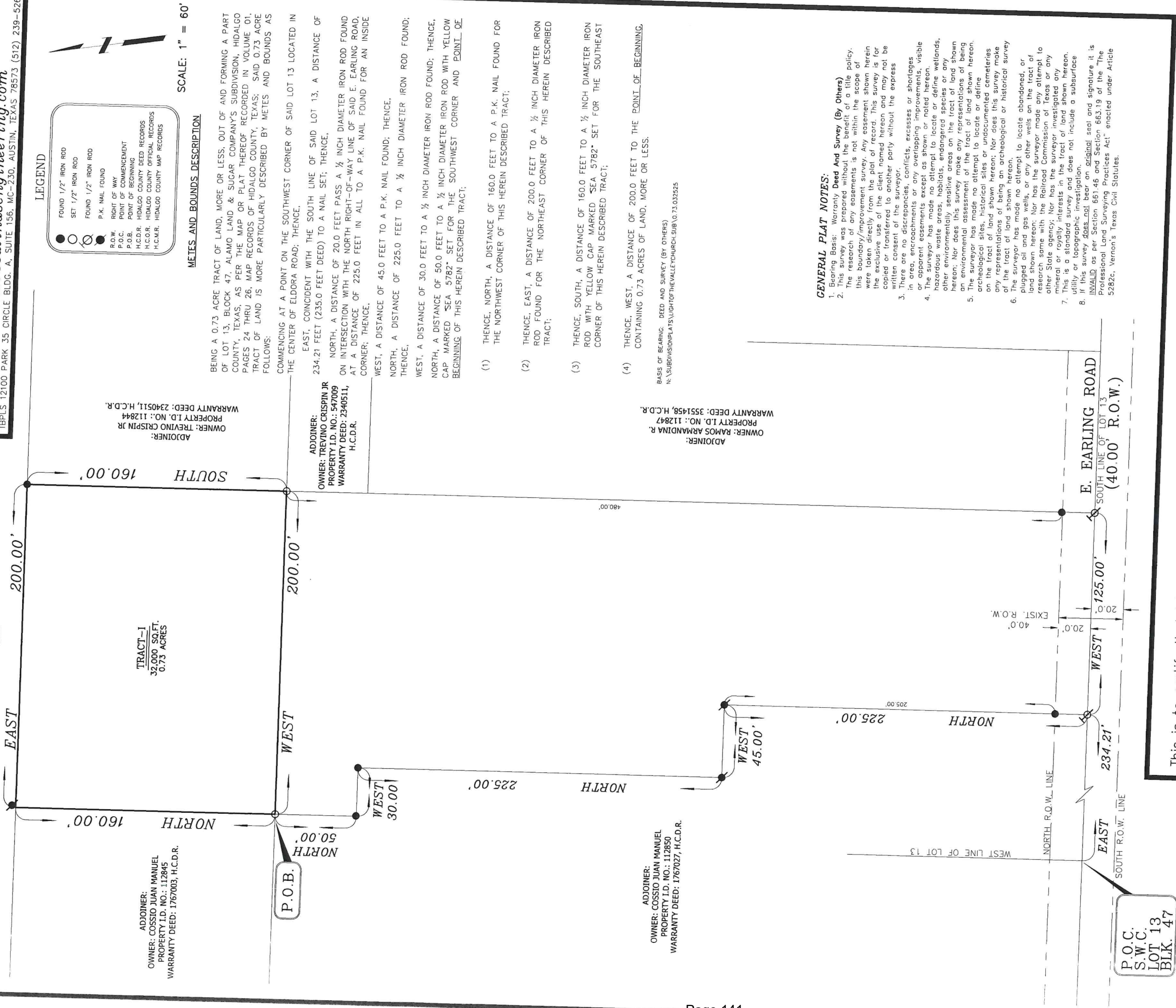
TRACT-1
32,000 SQ.FT.
0.73 ACRES

ADJOINER:
OWNER: TREVINO CRISPIN JR
PROPERTY I.D. NO.: 112844
WARRANTY DEED: 2340511, H.C.D.R.

ADJOINER:
OWNER: TREVINO CRISPIN JR
PROPERTY I.D. NO.: 547009
WARRANTY DEED: 2340511,
H.C.D.R.

ADJOINER:
OWNER: COSSIO JUAN MANUEL
PROPERTY I.D. NO.: 112850
WARRANTY DEED: 1767027, H.C.D.R.

ADJOINER:
OWNER: RAMOS ARMANDINA R.
PROPERTY I.D. NO.: 112847
WARRANTY DEED: 3551458, H.C.D.R.



GENERAL PLAT NOTES:

1. Bearing Basis: Warranty Deed And Survey (By Others)
2. This survey was prepared without the benefit of a title policy. The research of any easements is not within the scope of this boundary/improvement survey. Any easement shown herein were taken directly from the plat of record. This survey is for the exclusive use of the client named herein and may not be copied or transferred to another party without the express written consent of the surveyor.
3. There are no discrepancies, conflicts, excesses or shortages in area, encroachments or any overlapping improvements, visible or apparent easements except as shown or noted herein.
4. The surveyor has made no attempt to locate or define wetlands, hazardous waste areas, habitats, endangered species or any other environmentally sensitive areas on the tract of land shown herein; Nor does this survey make any representations of being an environmental assessment of the tract of land shown herein.
5. The surveyor has made no attempt to locate or define archeological sites, historical sites or undocumented cemeteries on the tract of land shown herein; Nor does this survey make any representations of being an archeological or historical survey of the tract of land shown herein.
6. The surveyor has made no attempt to locate abandoned, or plugged oil and gas wells, or any other wells on the tract of land shown herein; Nor has the surveyor made any attempt to research same with the Railroad Commission of Texas or any other State agency; Nor has the surveyor investigated any mineral or royalty interests in the tract of land shown herein.
7. This is a standard survey and does not include a subsurface utility or topographic investigation.
8. If this survey does not bear an original seal and signature it is INVALID as per Section 661.46 and Section 663.19 of the "The Professional Land Surveying Practices Act" enacted under Article 5282c, Vernon's Texas Civil Statutes.

This is to certify that I have, this date, made a careful and accurate standard land survey on the ground of property which is located at 1102 EARLING ROAD in SAN JUAN, Texas, described as follows:

Lot 13, Block 47, of ALAMO LAND & SUGAR COMPANY'S SUBDIVISION (SEE METES AND BOUNDS DESCRIPTION)

Texas, according to the plat recorded in Volume 01, Page 24-26, of the MAP Records of Hidalgo County, Texas. I further certify that this property lies in Zone "B" as per FIRM (Flood Insurance Rate Map) dated NOV. 16, 1982 Community Panel No. 480334 0425 C.

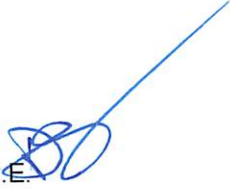
DRN. BY
03/25/25
DATE

S-25-26274
JOB NO.



REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5782

Memo

To: City of San Juan
Attn: Monica Gomez
From: David Omar Salinas, P.E. 
(956) 682-9081
dsalinas@salinasengineering.com
CC: file
Date: 3/25/2025
Re: Light of the Valley Church Annexation

Please find attached the survey with metes and bounds that represents the areas that need to be annexed to the Light of the Valley Church Subdivision so that the entire lands of the plat are inside the city.

Please advise if you need anything else. Thank you.

RECEIVED

MAR 26 2025

Planning Department



**Planning & Zoning Department
VOLUNTARY ANNEXATION SCHEDULE
Proposed Light of the Valley Church Subdivision**

Subject Property	Being a 0.73-acre tract of land out of Lot 13, Block 47, Alamo Land and Sugar Company's Subdivision, Hidalgo County, Texas.
Monday, March 31, 2025	Planning Department distributes location map, annexation map and subdivision plat to other city departments for their review and comments.
Wednesday, April 2, 2025	Negotiate written service agreement with property owner and City.
Tuesday, April 8, 2025	City Commission accepts the petition for Voluntary Annexation, setting dates and times for public hearings by a Resolution.
Wednesday, April 9, 2025	First Public Hearing Notice is published in local newspaper. Send Written Notice by Certified Letter to school district, public entity, and appraisal district, etc.
Tuesday, April 22, 2025	City Commission holds public hearing on Voluntary Annexation.
Wednesday, April 30, 2025	Notice of 2 nd Public Hearing is published in the local newspaper.
Tuesday, May 13, 2025	City Commission holds 2 nd public hearing on Voluntary Annexation.
Tuesday, May 27, 2025	First Reading: City Commission Approves Voluntary Annexation Ordinance.
Tuesday, June 10, 2025	2 nd Reading: City Commission Approves Voluntary Annexation Ordinance.



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 0.73-ACRE TRACT OF LAND OUT OF LOT 13, BLOCK 47, 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 **0.73** 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 April 29, 2025 and May 20, 2025 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 May 13, 2025 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 May 27, 2025 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:

BEING A 0.73 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 13, BLOCK 47, ALAMO LAND & SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 01, PAGES 24 THRU 26, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.73 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTHWEST CORNER OF SAID LOT 13 LOCATED IN THE CENTER OF ELDORA ROAD; THENCE,

EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 234.21 FEET (235.0 FEET DEED) TO A NAIL SET; THENCE,

NORTH, A DISTANCE OF 20.0 FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID E. EARLING ROAD, AT A DISTANCE OF 225.0 FEET IN ALL TO A P.K. NAIL FOUND FOR AN INSIDE CORNER; THENCE,

WEST, A DISTANCE OF 45.0 FEET TO A P.K. NAIL FOUND; THENCE,

NORTH, A DISTANCE OF 225.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND; THENCE,

WEST, A DISTANCE OF 30.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND; THENCE,

NORTH, A DISTANCE OF 50.0 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE SOUTHWEST CORNER AND **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT;

- (1) THENCE, NORTH, A DISTANCE OF 160.0 FEET TO A P.K. NAIL FOUND FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (2) THENCE, EAST, A DISTANCE OF 200.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (3) THENCE, SOUTH, A DISTANCE OF 160.0 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (4) THENCE, WEST, A DISTANCE OF 200.0 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.73 ACRES OF LAND, MORE OR LESS.

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 10th day of June, 2025.

PASSED and **APPROVED** on second reading on the 8th day of July, 2025.

CITY OF SAN JUAN

MARIO GARZA, Mayor

ATTEST:

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

BRENDA ESCALANTE
City Secretary

City Attorney

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JULY 8, 2025

Consider Approval of the Tax Collection Report for the Month of May 31, 2025. [Leroy Gonzales, Director of Finance]

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Approval of the Tax Collection Report for the Month of May 31, 2025.

RECOMMENDATION:

Approve as Presented

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Tirso Garza, Interim City
Manager



Mayor: Mario Garza
Mayor Pro-Tem: Marco "Markie" Villegas
Commissioners: Mario Cantu
Gilbert Garza
Jesus "Jesse" Ramirez

To: Tirso Garza, Interim City Manager
From: Leroy Gonzales, Director of Finance
Date: June 17 2025
Subject: Monthly Collection Report – May, 2025

Attached you will find the above referenced monthly tax collection report as submitted by Pablo "Paul" Villarreal Jr., County of Hidalgo, Tax Collector for the City of San Juan, Texas.

According to the property tax code, Section 10 **Reports and Remittances of Other Taxes**, "Each month the collector of taxes for a taxing unit shall prepare and submit to the governing body of the unit a written report made under oath accounting for all taxes collected for the unit during the preceding month".

The following summary is included into this memorandum for information purposes:

Tax Year	SUMMARY OF TAX LEVY COLLECTIONS				
	2024	2023	2022	2021	2020
Tax Levy	12,852,250.17	11,550,566.23	10,077,461.55	9,088,383.56	8,178,632.33
Adjustment to date	(13,668.13)	278,890.65	64,974.17	65,817.85	267,480.56
Adjusted Tax Levy	12,841,127.53	11,829,456.88	10,142,435.72	9,154,201.41	8,446,112.79
Collections to date	11,849,835.99	11,210,977.05	9,673,448.14	8,834,000.89	8,133,995.20
Percentage Collected	92.30%	94.77%	95.38%	96.50%	96.30%

A Property Tax Adjustments Report (by account) for the same month and prior months is available from the Finance Department.

If you have any questions, please do not hesitate in calling me at 956-223-2232.

C: Mayor, Mario Garza
Mayor Pro-Tem, Marco "Markie" Villegas
Commissioners: Mario Cantu
Jesus "Jesse" Ramirez
Adina "Dina" Santillan

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

PABLO "PAUL" VILLARREAL JR., ASSESSOR & COLLECTOR
CITY OF SAN JUAN TAXES COLLECTED FOR:
MAY 2025

COMPARATIVE RATE OF COLLECTIONS

CITY OF SAN JUAN CSJ (37)	ORIGINAL TAX LEVY	COLLECTED TO DATE	DROPPED YRS AFTER PURGE	MODIF. TO DATE	TAXES OUTSTANDING	PERCENT 2024/2025	COLLECTED 2023/2024
2024 TAX ROLL	12,852,250.17	11,849,835.99	-	(13,668.13)	988,746.05	92.30%	92.80%
2023 & PRIOR YRS ROLLBACK	1,588,581.08	295,009.88	-	(16,110.01)	1,277,461.39	18.76%	18.58%
	-	-	-	-	-	#DIV/0!	100.00%
TOTALS	14,440,831.25	12,144,845.67	-	(29,778.14)	2,266,207.44		

BREAKDOWN OF TAX COLLECTIONS AND FEES FOR THE MONTH OF MAY 2025

	CITY OF SAN JUAN	MONTHLY MODIFICATIONS
CURRENT YEAR-BASE TAX	151,942.19	(2,545.49) CURRENT
CURRENT YEAR-P&I	16,543.11	
PRIOR YEARS-BASE TAX	25,801.59	(355.07) PRIOR
PRIOR YEARS-P&I	8,976.95	
ROLLBACK	-	- ROLLBACK
ROLLBACK P&I	-	
ATTORNEY FEES	5,539.98	- PURGED
TOTAL COLLECTIONS	208,803.80	(2,900.56)
LESS TRANSFERRED	113,701.42	
LESS IN TRANSIT	91,514.23	
LESS DUE TO HCAD COMM. FEE	44.15	
LESS DUE TO CO TREASURER	3,544.00	
BALANCE	-	

*****AFFIDAVIT*****

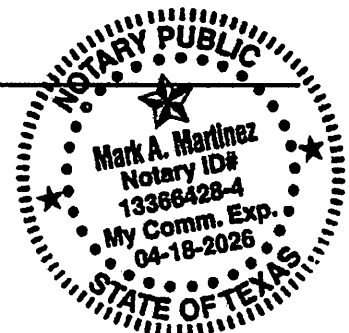
I, PABLO "PAUL" VILLARREAL JR., ASSESSOR-COLLECTOR OF TAXES FOR THE CITY OF SAN JUAN, DO SOLEMNLY SWEAR THAT THE ABOVE STATEMENT OF TAXES COLLECTED BY ME FOR THE MONTH OF MAY 2025 IS CORRECT.

ASSESSOR-COLLECTOR OF TAXES FOR CITY OF SAN JUAN, TEXAS



SWORN AND SUBSCRIBED BEFORE ME THIS 12TH DAY OF JUNE 2025 A.D.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS



PABLO "PAUL" VILLARREAL JR., ASSESSOR & COLLECTOR
CITY OF SAN JUAN
TAX COLLECTION REPORT
FOR THE MONTH OF MAY 2025

<u>AD VALOREM - CITY OF SAN JUAN</u>	<u>2024-2025</u>	<u>2023-2024</u>	<u>DIFFERENCE</u>
<u>2024 CURRENT</u>			
ORIGINAL LEVY	12,852,250.17	11,550,566.23	1,301,683.94
MODIFICATIONS	(13,668.13)	292,053.96	(305,722.09)
CURRENT LEVY	12,838,582.04	11,842,620.19	995,961.85
CURRENT COLLECTIONS THIS MONTH	151,942.19	153,847.77	(1,905.58)
CURRENT COLLECTIONS TO DATE	11,849,835.99	10,989,389.66	860,446.33
OUTSTANDING TO DATE	988,746.05	853,230.53	135,515.52
PERCENT COLLECTED/ORIGINAL	92.20%	95.14%	-2.94%
PERCENT COLLECTED/MODIFIED	92.30%	92.80%	-0.50%
TOTAL COLLECTIONS FISCAL YEAR	11,849,835.99	10,989,389.66	
<u>DELINQUENT</u>			
ORIGINAL LEVY	1,588,581.08	1,389,590.98	198,990.10
MODIFICATIONS	(16,110.01)	(25,953.47)	9,843.46
DELINQUENT LEVY	1,572,471.07	1,363,637.51	208,833.56
DELINQUENT COLLECTIONS MONTHLY GROSS	26,156.66	37,692.18	(11,535.52)
DELINQUENT YEAR REFUNDS THIS MONTH	(355.07)	(479.60)	124.53
DELINQUENT COLLECTIONS THIS MONTH	25,801.59	37,212.58	(11,410.99)
DELINQUENT COLLECTIONS GROSS	303,688.93	265,053.54	38,635.39
DELINQUENT YEAR REFUNDS TO DATE	(8,679.25)	(11,647.02)	2,967.77
DELINQUENT COLLECTIONS TO DATE	295,009.68	253,406.52	41,603.16
OUTSTANDING TO DATE	1,277,461.39	1,110,230.99	167,230.40
PERCENT COLLECTED/ORIGINAL	18.57%	18.24%	0.33%
PERCENT COLLECTED W/REFUNDS	19.12%	19.07%	0.05%
PERCENT COLLECTED/MODIFIED	18.76%	18.58%	0.18%
TOTAL COLLECTIONS FISCAL YEAR	295,009.68	253,406.52	
<u>ROLLBACK</u>			
ORIGINAL LEVY	0.00	2,012.36	(2,012.36)
MODIFICATIONS	0.00	12,394.55	(12,394.55)
ROLLBACK LEVY	0.00	14,406.91	(14,406.91)
ROLLBACK COLLECTIONS THIS MONTH	0.00	12,752.72	(12,752.72)
ROLLBACK COLLECTIONS TO DATE	0.00	14,406.91	(14,406.91)
OUTSTANDING TO DATE	0.00	0.00	0.00
PERCENT COLLECTED/ORIGINAL	#DIV/0!	715.92%	#DIV/0!
PERCENT COLLECTED/MODIFIED	#DIV/0!	100.00%	#DIV/0!
TOTAL COLLECTIONS FISCAL YEAR	0.00	14,406.91	

PABLO (PAUL) VILLARREAL, JR., TAX ASSESSOR/COLLECTOR
CITY OF SAN JUAN
TAX COLLECTIONS FOR MONTH OF: MAY 2025

37 - CSJ

REPORT DATE	CURR BASE	CURR P&I	CURR RB	CURR RB P&I	PRIOR BASE	PRIOR P&I	PRIOR RB	RB P&I	ATTY FEES	ATTY RBFEEs	TOTAL	TOTAL TRANSF	DIFF.	DATE OF TRANSF.
1-May	22,052.39	2,407.44			437.34	125.90			94.72		25,117.79		25,117.79	
2-May	10,779.33	1,290.49			747.70	290.20			444.80		13,552.52		13,552.52	
5-May	8,356.35	913.07			721.89	260.07			233.60		10,484.98		10,484.98	
6-May	3,157.96	300.06			703.64	252.47			140.52		4,554.65	50,165.94	(45,611.29)	12-May
7-May	4,155.08	439.61			690.55	294.26			142.84		5,722.34	5,722.34	-	13-May
8-May	2,591.01	236.67			1,454.94	389.04			214.79		4,886.45	4,886.45	-	14-May
9-May	4,288.46	549.01			1,721.06	737.53			368.80		7,664.86	7,664.86	-	15-May
12-May	2,613.96	245.45			1,102.89	846.16			229.09		5,037.55	5,037.55	-	16-May
13-May	3,321.05	245.68			896.82	237.35			226.99		4,927.89	4,927.89	-	19-May
14-May	3,199.19	292.35			115.18	30.99			93.66		3,731.37	3,731.37	-	20-May
15-May	4,914.14	524.56			175.27	39.31			57.92		5,711.20	5,711.20	-	21-May
16-May	1,821.79	96.99			422.54	106.91			69.29		2,517.52	2,517.52	-	22-May
19-May	6,855.43	792.15			(374.23)	50.23			551.42		7,875.00	7,875.00	-	23-May
10-May	(1,841.29)	(17.64)			(355.07)	(3.05)			-		(2,217.05)		(2,217.05)	
20-May	4,290.23	519.52			1,175.15	239.98			121.13		6,346.01	4,128.96	2,217.05	27-May
21-May	1,666.97	135.20			1,157.88	324.21			222.31		3,506.57	3,506.57	-	28-May
22-May	3,117.47	315.28			245.24	68.65			47.08		3,793.72	3,793.72	-	29-May
23-May	3,127.74	316.34			380.68	141.52			65.77		4,032.05	4,032.05	-	30-May
27-May	7,916.01	741.61			3,149.54	946.84			557.75		13,311.75	13,311.75	-	2-Jun
28-May	8,041.17	761.61			1,111.71	712.87			385.23		11,012.59	11,012.59	-	3-Jun
29-May	9,680.14	1,042.46			756.16	183.59			110.31		11,772.66	11,772.66	-	4-Jun
30-May	37,837.61	4,395.20			9,364.71	2,701.92			1,161.94		55,461.38	55,417.23	44.15	9-Jun
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TTL	151,942.19	16,543.11	0.00	0.00	25,801.59	8,976.95	0.00	0.00	5,539.96	0.00	208,803.80	205,215.65	3,588.15	

OVERALL TOTAL	208,803.80
LESS REFUNDS	0.00
LESS HCAD COMM FEES	44.15
LESS COMM/COST	3,544.00
BALANCE	205,215.65
LESS TRANSFERRED	113,701.42
LESS TRANSF IN TRANSIT	91,514.23
BALANCE PENDING	0.00

CITY OF SAN JUAN, TEXAS

As May, 2025

Levy 2024 (24-25 YR)

12,852,250.17	OCT 2024	NOV 2024	DEC 2024	JAN 2025	FEB 2025	MAR 2025	APR 2025	MAY 2025	JUN 2025	JUL 2025	AUG 2025	SEPT 2025
Adjustments	70,219.71	70,219.71	70,219.71	48,275.50	24,339.12	(10,426.14)	(11,122.64)	(13,668.13)	-	-	-	-
Adjstd Levy	12,922,469.88	12,922,469.88	12,922,469.88	12,900,525.67	12,876,589.29	12,841,824.03	12,841,127.53	12,838,582.04	12,852,250.17	12,852,250.17	12,852,250.17	12,852,250.17
Collections	29,329.34	855,179.33	6,116,017.94	10,118,814.71	11,099,226.63	11,463,730.75	11,697,893.80	11,849,835.99	-	-	-	-
Percentage	0.23	6.62	47.33	78.44	86.20	89.27	91.10	92.30	-	-	-	-

Levy 2023 (23-24 YR)

11,550,566.23	OCT 2023	NOV 2023	DEC 2023	JAN 2024	FEB 2024	MAR 2024	APR 2024	MAY 2024	JUN 2024	JUL 2024	AUG 2024	SEPT 2024
Adjustments	-	-	317,716.49	311,912.18	296,478.04	293,494.32	293,943.10	292,053.96	289,850.16	278,890.65	278,890.65	279,237.87
Adjstd Levy	11,550,566.23	11,550,566.23	11,868,282.72	11,862,478.41	11,847,044.27	11,844,060.55	11,844,509.33	11,842,620.19	11,840,416.39	11,829,456.88	11,829,456.88	11,829,804.10
Collections	18,217.82	649,045.38	5,060,755.85	9,427,649.03	10,317,639.37	10,639,911.83	10,835,541.89	10,989,389.66	11,078,283.82	11,150,268.90	11,210,977.05	11,245,061.95
Percentage	0.16	5.62	42.64	79.47	87.09	89.83	91.48	92.80	93.56	94.26	94.77	95.06

Levy 2022 (22-23 YR)

10,077,461.55	OCT 2022	NOV 2022	DEC 2022	JAN 2023	FEB 2023	MAR 2023	APR 2023	MAY 2023	JUN 2023	JUL 2023	AUG 2023	SEPT 2023
Adjustments	99,593.52	96,837.99	97,275.55	83,331.89	72,687.63	67,971.89	68,311.03	67,068.30	66,873.30	65,004.35	64,974.17	64,974.17
Adjstd Levy	10,177,055.07	10,174,299.54	10,174,737.10	10,160,793.44	10,150,149.18	10,145,433.44	10,145,772.58	10,144,529.85	10,144,334.85	10,142,465.90	10,142,435.72	10,142,435.72
Collections	72,408.80	797,569.82	4,710,294.63	8,210,592.37	8,854,048.72	9,231,430.81	9,343,762.57	9,440,809.10	9,524,638.55	9,593,986.04	9,635,837.70	9,673,448.14
Percentage	0.71	7.84	46.29	80.81	87.23	90.99	92.10	93.06	93.89	94.59	95.01	95.38

Levy 2021 (21-22 YR)

9,088,383.56	OCT 2021	NOV 2021	DEC 2021	JAN 2022	FEB 2022	MAR 2022	APR 2022	MAY 2022	JUN 2022	JUL 2022	AUG 2022	SEPT 2022
Adjustments	103,468.54	102,204.24	96,189.28	92,010.27	86,694.75	74,038.53	73,011.86	71,058.66	70,491.94	70,491.94	65,817.85	65,817.85
Adjstd Levy	9,191,852.10	9,190,587.80	9,184,572.84	9,180,393.83	9,175,078.31	9,162,422.09	9,161,395.42	9,159,442.22	9,158,875.50	9,158,875.50	9,154,201.41	9,154,201.41
Collections	117,479.56	889,430.88	4,817,789.68	7,399,067.11	8,108,720.86	8,399,334.17	8,541,246.35	8,637,705.74	8,712,788.24	8,776,259.67	8,805,648.29	8,834,000.89
Percentage	1.28	9.68	52.46	80.60	88.38	91.67	93.23	94.30	95.13	95.82	96.19	96.50

Levy 2020 (20-21 YR)

8,178,632.23	OCT 2020	NOV 2020	DEC 2020	JAN 2021	FEB 2021	MAR 2021	APR 2021	MAY 2021	JUN 2021	JUL 2021	AUG 2021	SEPT 2021
Adjustments	286,189.51	287,603.92	287,434.23	281,486.41	277,644.91	269,697.34	268,515.52	268,245.14	267,796.38	267,796.38	267,480.56	267,480.56
Adjstd Levy	8,464,821.74	8,466,236.15	8,466,066.46	8,460,118.64	8,456,277.14	8,448,329.57	8,447,147.75	8,446,877.37	8,446,428.61	8,446,428.61	8,446,112.79	8,446,112.79
Collections	130,555.94	684,177.98	3,953,871.77	6,761,511.71	7,363,117.19	7,730,743.55	7,883,151.58	7,958,400.88	8,038,910.70	8,088,931.19	8,112,398.19	8,133,995.20
Percentage	1.54	8.08	46.70	79.92	87.07	91.51	93.32	94.22	95.18	95.77	96.05	96.30

Levy 2019 (19-20 YR)

7,793,728.78	OCT 2019	NOV 2019	DEC 2019	JAN 2020	FEB 2020	MAR 2020	APR 2020	MAY 2020	JUN 2020	JUL 2020	AUG 2020	SEPT 2020
Adjustments	(2,881.85)	(8,507.53)	(10,226.02)	(12,344.25)	(8,461.48)	(24,205.85)	(24,205.85)	(26,575.44)	(26,496.84)	(31,605.07)	(31,605.07)	(31,767.84)
Adjstd Levy	7,790,846.93	7,785,221.25	7,783,502.76	7,781,384.53	7,785,267.30	7,769,522.93	7,769,522.93	7,767,153.34	7,767,231.94	7,762,123.71	7,762,123.71	7,761,960.94
Collections	175,292.78	640,774.22	3,552,655.97	6,112,934.56	6,653,965.90	6,935,008.58	7,038,803.16	7,163,810.26	7,269,120.58	7,334,802.90	7,369,890.49	7,396,486.76
Percentage	2.25	8.23	45.64	78.56	85.47	89.26	90.60	92.23	93.59	94.49	94.95	95.29

Levy 2018 (18-19 YR)

7,286,363.64	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	JUL 2019	AUG 2019	SEPT 2019
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CITY OF SAN JUAN, TEXAS

As May, 2025

Adjustments	(1,478.12)	(296.36)	(1,465.69)	(6,625.78)	(9,052.85)	(11,708.08)	(13,529.11)	(14,311.16)	(14,818.41)	(14,818.41)	(14,818.41)	(16,319.15)
Adjstd Levy	7,286,363.64	7,286,067.28	7,284,897.95	7,279,737.86	7,277,310.79	7,274,655.56	7,272,834.53	7,272,052.48	7,271,545.23	7,271,545.23	7,271,545.23	7,270,044.49
Collections	40,446.92	465,847.78	3,420,804.86	5,752,692.83	6,215,142.89	6,505,324.90	6,627,411.69	6,726,104.39	6,801,180.60	6,848,618.95	6,886,059.71	6,913,739.06
Percentage	0.56	6.39	46.96	79.02	85.40	89.42	91.13	92.49	93.53	94.18	94.70	95.10

Levy 2017 (17-18 YR)

7,112,363.88	OCT 2017	NOV 2017	DEC 2017	JAN 2018	FEB 2018	MAR 2018	APR 2018	MAY 2018	JUN 2018	JUL 2018	AUG 2018	SEPT 2018
Adjustments	10,342.19	7,030.81	19,613.03	15,576.11	6,300.15	5,051.36	(822.12)	(3,285.89)	(3,543.48)	(3,543.48)	(4,428.76)	(4,985.64)
Adjstd Levy	7,122,706.07	7,119,394.69	7,131,976.91	7,127,939.99	7,118,664.03	7,117,415.24	7,111,541.76	7,109,077.99	7,108,820.40	7,108,820.40	7,107,935.12	7,107,378.24
Collections	39,756.60	482,899.51	3,199,539.87	5,537,376.14	6,069,205.04	6,342,559.09	6,465,719.48	6,561,382.23	6,639,410.61	6,693,744.82	6,734,386.80	6,751,777.82
Percentage	0.56	6.78	44.86	77.69	85.26	89.11	90.92	92.30	93.40	94.16	94.74	95.00

Levy 2016 (16-17 YR)

6,638,277.98	OCT 2016	NOV 2016	DEC 2016	JAN 2017	FEB 2017	MAR 2017	APR 2017	MAY 2017	JUN 2017	JUL 2017	AUG 2017	SEPT 2017
Adjustments	(2,244.53)	(3,422.70)	(7,758.17)	(10,913.72)	(10,913.72)	(15,052.40)	(16,154.85)	(15,889.62)	(16,537.42)	(16,537.42)	(16,537.42)	(19,259.27)
Adjstd Levy	6,636,033.45	6,634,855.28	6,630,519.81	6,627,364.26	6,627,364.26	6,623,225.58	6,622,123.13	6,622,388.36	6,621,740.56	6,621,740.56	6,621,740.56	6,619,018.71
Collections	38,038.02	484,217.14	2,932,614.30	5,130,709.37	5,593,914.24	5,874,412.22	5,981,376.95	6,063,246.26	6,135,073.86	6,173,392.85	6,211,806.10	6,232,308.52
Percentage	0.57	7.30	44.23	77.42	84.41	88.69	90.32	91.56	92.65	93.23	93.81	94.16

Levy 2015 (15-16 YR)

6,363,985.51	OCT 2015	NOV 2015	DEC 2015	JAN 2016	FEB 2016	MAR 2016	APR 2016	MAY 2016	JUN 2016	JUL 2016	AUG 2016	SEPT 2016
Adjustments	16,923.38	16,343.86	15,174.33	12,248.13	3,359.23	2,743.56	3,689.88	3,689.88	3,643.08	3,453.65	3,453.65	2,492.92
Adjstd Levy	6,380,908.89	6,380,329.37	6,379,159.84	6,376,233.64	6,367,344.74	6,366,729.07	6,367,675.39	6,367,675.39	6,367,628.59	6,367,439.16	6,367,439.16	6,366,478.43
Collections	30,228.48	473,930.57	2,957,041.48	4,868,335.42	5,383,897.22	5,636,678.33	5,759,686.01	5,836,094.81	5,909,114.77	5,945,053.31	5,978,898.45	6,006,559.85
Percentage	0.47	7.43	46.35	76.35	84.55	88.53	90.45	91.65	92.80	93.37	93.90	94.35

Levy 2014 (14-15 YR)

6,062,874.30	OCT 2014	NOV 2014	DEC 2014	JAN 2015	FEB 2015	MAR 2015	APR 2015	MAY 2015	JUN 2015	JUL 2015	AUG 2015	SEPT 2015
Adjustments	60,733.51	60,140.93	56,698.99	53,665.41	34,516.60	24,796.93	23,579.34	27,488.04	24,224.31	23,656.24	22,138.85	22,138.85
Adjstd Levy	6,123,607.81	6,123,015.23	6,119,573.29	6,116,539.71	6,097,390.90	6,087,671.23	6,086,453.64	6,090,362.34	6,087,098.61	6,086,530.54	6,085,013.15	6,085,013.15
Collections	16,215.04	492,588.40	2,645,528.79	4,602,715.11	5,106,457.36	5,336,845.78	5,422,212.16	5,505,371.53	5,593,139.34	5,669,786.37	5,702,816.66	5,720,270.90
Percentage	0.26	8.04	43.23	75.25	83.75	87.67	89.09	90.39	91.89	93.15	93.72	94.01

Levy 2013 (13-14 YR)

6,026,969.81	OCT 2013	NOV 13	DEC 13	JAN 14	FEB 14	MAR 14	APR 14	MAY 14	JUN 14	JUL 2014	AUG 2014	SEPT 14
Adjustments	(34.83)	4,339.90	2,590.79	(5,378.19)	(6,015.81)	(8,260.56)	(11,819.73)	(8,375.80)	(12,883.52)	(15,059.23)	(15,348.77)	(16,498.87)
Adjstd Levy	6,026,934.98	6,031,309.71	6,029,560.60	6,021,591.62	6,020,954.00	6,018,709.25	6,015,150.08	6,018,594.01	6,014,086.29	6,011,910.58	6,011,621.04	6,010,470.94
Collections	32,279.62	601,876.01	2,596,943.90	4,373,398.17	4,986,813.44	5,265,476.99	5,363,199.71	5,431,795.38	5,510,781.54	5,573,532.08	5,598,332.25	5,620,809.41
Percentage	0.54	9.98	43.07	72.63	82.82	87.49	89.16	90.25	91.63	92.71	93.13	93.52

Levy 2012 (12-13 YR)

5,863,668.66	OCT 2012	NOV 12	DEC 12	JAN 13	FEB 13	MAR 13	APR 13	MAY 13	JUN 13	JUL 2013	AUG 2013	SEP 13
Adjustments	-	-	7,624.63	8,071.65	6,337.14	25,567.07	(6,855.00)	(7,107.30)	(13,669.36)	(13,669.36)	(14,510.29)	(15,355.04)
Adjstd Levy	5,863,668.66	5,863,668.66	5,871,293.29	5,871,740.31	5,870,005.80	5,889,235.73	5,856,813.66	5,856,561.36	5,849,999.30	5,849,999.30	5,849,158.37	5,848,313.62

CITY OF SAN JUAN, TEXAS As May, 2025												
Collections	2,857.95	394,574.30	2,403,399.43	4,142,161.70	4,771,528.55	5,056,363.27	5,208,931.41	5,298,704.35	5,376,134.09	5,421,008.00	5,450,025.91	5,464,167.23
Percentage	0.05	6.73	40.93	70.54	81.29	85.86	88.94	90.47	91.90	92.67	93.18	93.43
Levy 2011 (FY 11-12)												
5,807,342.89	Oct 11	Nov 11	Dec 11	Jan 12	Feb 12	Mar 12	Apr 12	May 12	Jun 12	JUL 2012	AUG 2012	Sept 12
Adjustments	(434.68)	9,757.00	7,191.02	6,935.04	6,744.28	2,616.92	1,327.13	(8,800.15)	(8,800.15)	(8,800.15)	(8,800.15)	(16,234.68)
Adjsted Levy	5,806,908.21	5,817,099.89	5,814,533.91	5,814,277.93	5,814,087.17	5,809,959.81	5,808,670.02	5,798,542.74	5,798,542.74	5,798,542.74	5,798,542.74	5,791,108.21
Collections	25,371.26	392,871.83	2,396,193.95	4,155,865.79	4,708,746.12	4,965,341.54	5,065,102.65	5,150,088.82	5,222,129.74	5,277,964.33	5,311,263.11	5,330,189.09
Percentage	0.44	6.75	41.21	71.48	80.99	85.46	87.20	88.82	90.06	91.02	91.60	92.04
Levy 2010 (FY 10-11)												
5,689,359.60	Oct 10	Nov 10	Dec 10	Jan 11	Feb 11	Mar 11	Apr 11	May 11	Jun 11	Jul 11	Aug 11	Sept 11
Adjustments	(369.63)	(2,132.72)	(365.30)	(4,388.62)	(4,901.42)	(5,178.87)	(6,706.52)	(2,962.02)	(4,257.62)	(11,079.53)	(11,173.60)	(11,810.88)
Adjsted Levy	5,688,989.97	5,687,226.88	5,688,994.30	5,684,970.98	5,684,458.18	5,684,180.73	5,682,653.08	5,686,397.58	5,685,101.98	5,678,280.07	5,678,186.00	5,677,548.72
Collections	11,208.32	303,322.85	2,229,933.43	3,961,301.50	4,493,973.39	4,795,345.18	4,910,935.95	5,002,794.49	5,110,911.55	5,160,040.97	5,182,936.93	5,202,931.77
Percentage	0.20	5.33	39.20	69.68	79.06	84.36	86.42	87.98	89.90	90.87	91.28	91.64
Levy 2009 (FY 09-10)												
5,701,885.79	OCT 09	NOV 09	DEC 09	JAN 10	FEB 10	MAR 10	APR 10	MAY 10	JUN 10	JUL 10	AUG 10	SEP 10
Adjustments	-	7,424.84	16,530.13	14,684.93	14,684.93	(14,062.27)	(15,130.69)	(14,892.39)	(21,523.95)	(22,109.34)	(23,755.08)	(24,108.71)
Adjsted Levy	5,701,885.79	5,709,310.63	5,718,415.92	5,716,570.72	5,716,570.72	5,687,823.52	5,686,755.10	5,686,993.40	5,680,361.84	5,679,776.45	5,678,130.71	5,677,777.08
Collections	20,202.08	312,328.39	2,062,388.58	3,825,229.28	4,409,951.58	4,628,745.47	4,740,932.15	4,854,551.44	4,950,637.34	5,007,393.58	5,051,197.80	5,080,118.00
Percentage	0.35	5.47	36.07	66.91	77.14	81.38	83.37	85.36	87.15	88.16	88.96	89.47
Levy 2008 (FY 08-09)												
5,024,376.42	OCT 08	NOV 08	DEC 08	JAN 09	FEB 09	MAR 09	APR 09	MAY 09	JUN 09	JUL 09	AUG 09	SEP 09
Adjustments	2,627.82	36,019.13	60,676.90	60,676.90	52,123.47	29,177.11	27,155.50	23,864.16	23,055.80	23,055.80	23,047.86	22,638.15
Adjsted Levy	5,027,004.24	5,060,395.55	5,085,053.32	5,085,053.32	5,076,499.89	5,053,553.53	5,051,531.92	5,048,240.58	5,047,432.22	5,047,432.22	5,047,424.28	5,047,014.57
Collections	58,594.96	304,883.37	1,731,394.12	3,322,372.84	3,910,956.49	4,110,332.08	4,204,850.46	4,313,453.83	4,404,354.93	4,469,283.70	4,497,381.41	4,525,948.61
Percentage	1.17	6.02	34.05	65.34	77.04	81.34	83.24	85.44	87.26	88.55	89.10	89.68
Levy 2007 (FY 07-08)												
4,465,732.01	OCT 07	NOV 07	DEC 07	JAN 08	FEB 08	MAR 08	APR 08	MAY 08	JUN 08	JUL 08	AUG 08	SEP 08
Adjustments	5,634.29	25,650.41	26,468.55	26,317.38	23,912.91	53,985.03	70,876.85	70,208.10	75,527.65	75,857.78	75,857.78	71,443.44
Adjstd Levy	4,471,366.30	4,491,382.42	4,492,200.56	4,492,049.39	4,489,644.92	4,519,717.04	4,536,608.86	4,535,940.11	4,541,259.66	4,541,589.79	4,541,589.79	4,537,175.45
Collections	-	174,014.26	1,414,513.24	2,700,830.81	3,404,823.73	3,610,562.37	3,725,312.50	3,818,853.23	3,936,124.72	3,996,774.34	4,047,092.33	4,084,101.82
Percentage	-	3.87	31.49	60.12	75.84	79.88	82.12	84.19	86.67	88.00	89.11	90.01
Levy 2006 (FY 06-07)												
3,969,895.75	OCT 06	NOV 06	DEC 06	JAN 07	FEB 07	MAR 07	APR 07	MAY 07	JUN 07	JUL 07	AUG 07	SEP 07
Adjustments	652.70	3,094.18	3,880.78	2,673.19	2,956.92	1,511.22	1,882.04	4476.77	4,476.77	4,196.49	3,820.62	3,820.62
Adjstd Levy	3,970,548.45	3,972,989.93	3,973,776.53	3,972,568.94	3,972,852.67	3,971,406.97	3,971,777.79	3,974,372.52	3,974,372.52	3,974,092.24	3,973,716.37	3,973,716.37

CITY OF SAN JUAN, TEXAS

As May, 2025

Collections	7,623.95	256,052.80	1,252,142.50	2,367,711.39	2,955,181.63	3,152,274.42	3,241,653.45	3,311,256.82	3,396,702.55	3,450,406.31	3,507,247.07	3,543,750.21
Percentage	0.19	6.44	31.51	59.60	74.38	79.37	81.62	83.32	85.47	86.82	88.26	89.18

Levy 2005 (FY 05-06)

3,624,334.79	OCT 05	NOV 05	DEC 05	JAN 06	FEB 06	MAR 06	APR 06	MAY 06	JUN 06	JUL 06	AUG 06	SEP 06
Adjustments	11,601.05	27,324.77	27,418.24	26,296.99	25,427.27	25,748.58	25,804.16	25,728.96	25,963.46	25,963.46	25,282.63	24,069.10
Adjstd Levy	3,635,935.84	3,651,659.56	3,651,753.03	3,650,631.78	3,649,762.06	3,650,083.37	3,650,138.95	3,650,063.75	3,650,298.25	3,650,298.25	3,649,617.42	3,648,403.89
Collections	235,068.44	1,216,067.43	1,485,867.17	2,145,921.90	2,680,117.58	2,859,160.58	2,942,344.67	3,001,789.83	3,069,943.94	3,123,142.83	3,160,234.59	3,184,175.39
Percentage	6.47	33.30	40.69	58.78	73.43	78.33	80.61	82.24	84.10	85.56	86.59	87.28

PREPARED BY: Leroy Gonzales

June 17, 2025

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JULY 8, 2025

Consider Approval of the Budget Expenditure Report for the Month of May 31, 2025.[Leroy Gonzales, Director of Finance]

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Approval of the Budget Expenditure Report for the Month of May 31, 2025.

RECOMMENDATION:

Approve as Presented

PREPARED BY:

Leroy Gonzales,
Director of Finance

APPROVED BY:

Tirso Garza, Interim City
Manager



Mayor: Mario Garza
Mayor Pro-Tem: Marco "Markie" Villegas
Commissioners: Mario Cantu
Gilbert Garza
Jesus "Jesse" Ramirez

Memorandum

To: Chief Tirso Garza , Interim City Manager
From: Leroy Gonzales, Director of Finance
Date: June 20, 2025
Subject: Budget Expenditure Report – May 31, 2025

Attached you will find the above-mentioned report for the City of San Juan.

The funds are listed as follows:

<u>Approved Budgets:</u>	<u>Fund No.</u>	<u>Page</u>
• General Fund	10	1 – 4
• Enterprise Fund:		
a. Solid Waste	22	5
b. Utility Fund	56	6 – 7
c. Utility I & S	60	8
d. Water & Sewer I & S	61	9
• Special Revenue Fund:		
a. Local Truancy Prevention & Diversion Fund	18	10
b. Local Municipal Jury Fund	19	11
c. Municipal Court-Building Security	20	12
d. Municipal Court-Technology	21	13
e. Revolving Loan	23	14
f. Parks Sport Fee	25	15
g. Parks Development	26	16
h. Wrecker Law Enforcement	27	17
i. Asset Forfeiture-State	28	18
j. Miscellaneous Grants	30	19
k. Hotel/Motel Occupancy Tax	33	20
l. Asset Forfeiture-Federal Sharing	35	21
m. Storm Water Fund	55	22
• Debt Service Fund	36	23

Other City Funds:

• Capital Projects		
a. City Hall/Park	41	24
b. Bond Series 2019	42	25

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c. Bond Series 2019-A	43	26
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Other City Funds –Continue

d. CIP-Street-Series 2015	44	27
e. Certificate of Obligation 2017	48	28
f. TDEM Fund	51	29
g. Capital Projects Fire Station	53	30
h. 2014 Bond	54	31
i. Certificate of Obligation 2023	58	32
j. Certificate of Obligation 2024	59	33

Component Unit:

• San Juan E.D.C.	24	34
• San Juan Economic Development Corp.	29	35

C: Mayor, Mario Garza

Mayor Pro-Tem,- Marco “Markie” Villegas

Commissioners:- Mario Cantu

Gilbert Garza

Jesus “Jesse” Ramirez

City of San Juan, Texas
Budget Expenditures Report
May 31, 2025

							Budget Target 67%
10 -GENERAL FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-25	May-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
PROPERTY TAXES	8,931,296	8,430,237	-	(501,059)	208,872	139,764	94.39
SALES TAX REVENUE	5,482,269	3,236,122	-	(2,246,147)	403,348	494,806	59.03
FRANCHISE TAX	1,070,000	653,676	-	(416,324)	42,531	87,013	61.09
LICENSES & PERMITS	1,015,010	560,229	-	(454,781)	55,552	113,979	55.19
FEES & FINES	271,437	153,510	-	(117,927)	21,324	17,001	56.55
INTERGOVERNMENTAL REVENUE	747,852	477,635	-	(270,217)	71,009	66,667	63.87
OTHER REVENUE	1,287,927	851,273	-	(436,654)	86,502	76,525	66.10
Transfer Inn	-	-	-	-	-	-	-
TOTAL REVENUES	18,805,791	14,362,681	-	(4,443,110)	889,138	995,755	76.37
EXPENDITURE SUMMARY							
LEGISLATIVE							
PUR PROP SRVS & OTH SRVS	17,722	10,743	843	6,137	2,192	1,483	65.37
SUPPLIES	5,090	2,732	357	2,001	76	725	60.69
MISCELLANEOUS	175,907	87,569	33,000	55,338	177	5,477	68.54
LEGISLATIVE	198,719	101,043	34,200	63,476	2,445	7,684	68.06
CITY MANAGER							
SALARIES & WAGES/BENEFIT	332,694	117,220		215,474	9,760	12,503	35.23
PURCHASED PROF/TECH SRVS	121,500	90,930	14,500	16,070	3,055	5,540	86.77
PUR PROP SRVS & OTH SRVS	8,002	1,165	50	6,787	-	65	15.18
SUPPLIES	5,900	1,234	-	4,667	-	838	20.91
CAPITAL OUTLAY	50,000	-	-	50,000	-	-	-
MISCELLANEOUS	1,350	675	352	323	90	90	76.08
CITY MANAGER	519,446	211,224	14,902	293,320	12,905	19,036	43.53
CITY SECRETARY							
SALARIES & WAGES/BENEFIT	220,986	151,667	-	69,319	16,717	23,855	68.63
PURCHASED PROF/TECH SRVS	13,200	10,230	-	2,970	1,504	1,507	77.50
PUR PROP SRVS & OTH SRVS	4,700	857	-	3,843	-	14	18.23
SUPPLIES	4,649	1,746	243	2,660	-	450	42.78
MISCELLANEOUS	93,130	125	-	93,005	-	-	0.13
CITY SECRETARY	336,665	164,625	243	171,797	18,221	25,826	48.97
MUNICIPAL COURT							
SALARIES & WAGES/BENEFIT	249,758	133,748	-	116,010	15,508	22,154	53.55
PURCHASED PROF/TECH SRVS	94,022	56,303	34,483	3,237	5,755	11,934	96.56
PUR PROP SRVS & OTH SRVS	12,165	4,999	-	7,166	-	1,239	41.09
SUPPLIES	5,579	1,397	-	4,182	-	117	25.05
MISCELLANEOUS	755	180	55	520	-	-	31.13
MUNICIPAL COURT	362,279	196,627	34,538	131,115	21,263	35,444	63.81

City of San Juan, Texas
Budget Expenditures Report
May 31, 2025

							Budget Target 67%
10 -GENERAL FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-25	May-25	% RECEIV. EXPENDED
FINANCE							
SALARIES & WAGES/BENEFIT	508,083	332,897	-	175,186	38,392	60,846	65.52
PUR PROP SRVS & OTH SRVS	21,244	14,006	1,114	6,125	1,975	1,646	71.17
SUPPLIES	5,988	4,087	-	1,901	-	56	68.26
MISCELLANEOUS	5,007	2,460	873	1,674	352	213	66.56
FINANCE	540,322	353,450	1,987	184,885	40,718	62,762	65.78
PLANNING							
SALARIES & WAGES/BENEFIT	723,826	403,518	-	320,308	47,394	70,914	55.75
PURCHASED PROF/TECH SRVS	69,000	36,216	3,090	29,694	2,508	1,376	56.96
PUR PROP SRVS & OTH SRVS	25,585	8,009	2,542	15,034	1,389	2,533	41.24
SUPPLIES	47,510	19,981	-	27,529	2,884	2,593	42.06
MISCELLANEOUS	10,000	2,076	-	7,924	755	-	20.76
PLANNING	875,921	469,800	5,632	400,490	54,930	77,415	54.28
POLICE							
SALARIES & WAGES/BENEFIT	4,661,898	3,114,697	-	1,547,201	377,839	560,798	66.81
PURCHASED PROF/TECH SRVS	40,610	37,450	60	3,100	676	577	92.37
PUR PROP SRVS & OTH SRVS	215,452	119,725	30,394	65,333	8,091	11,504	69.68
SUPPLIES	401,113	303,460	47,997	49,656	47,639	53,326	87.62
MISCELLANEOUS	114,800	110,953	-	3,847	52,353	67	96.65
POLICE	5,433,874	3,686,285	78,452	1,669,137	486,598	626,272	69.28
FIRE							
SALARIES & WAGES/BENEFIT	2,409,696	1,309,052	-	1,100,644	150,728	250,192	54.32
PURCHASED PROF/TECH SRVS	33,863	9,060	80	24,723	2,015	1,572	26.99
PUR PROP SRVS & OTH SRVS	131,717	80,873	10,373	40,470	7,788	9,715	69.27
SUPPLIES	156,282	82,370	20,937	52,975	11,334	14,479	66.10
CAPITAL OUTLAY	211,054	41,155	56,072	113,826	26,054	7,875	46.07
DEBT SERVICE	124,680	122,778	-	1,902	-	-	98.47
MISCELLANEOUS	316,000	213,125	-	102,875	25,000	25,000	67.44
FIRE	3,383,292	1,858,414	87,462	1,437,416	222,919	308,834	57.51
STREETS, ALLEY, OTHER							
SALARIES & WAGES/BENEFIT	486,334	315,255	-	171,079	37,072	54,680	64.82
PUR PROP SRVS & OTH SRVS	430,509	304,951	2,766	122,792	18,581	82,096	71.48
SUPPLIES	147,980	92,785	7,252	47,943	15,931	12,990	67.60
CAPITAL OUTLAY	5,000	-	3,622	1,378	-	-	72.44
MISCELLANEOUS	7,400	945	1,382	5,074	-	100	31.44
STREETS, ALLEY, OTHER	1,077,223	713,936	15,022	348,266	71,584	149,866	67.67

City of San Juan, Texas
Budget Expenditures Report
May 31, 2025

Budget Target 67%

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-25	May-25	% RECEIV. EXPENDED
CENTRAL GARAGE							
SALARIES & WAGES/BENEFIT	222,324	86,885	-	135,439	9,934	16,003	39.08
PUR PROP SRVS & OTH SRVS	7,634	3,118	-	4,515	173	275	40.85
SUPPLIES	30,218	15,987	3,297	10,934	2,073	5,009	63.82
CAPITAL OUTLAY	17,170	17,170	-	-	-	-	100.00
MISCELLANEOUS	386	-	-	386	-	-	-
CENTRAL GARAGE	277,732	123,160	3,297	151,275	12,180	21,287	45.53
PARKS							
SALARIES & WAGES/BENEFIT	1,251,317	759,494		491,823	93,608	139,294	60.70
PURCHASED PROF/TECH SRVS	4,600	3,237		1,363	182	471	70.38
PUR PROP SRVS & OTH SRVS	177,278	111,615	1,435	64,229	15,540	19,298	63.77
SUPPLIES	85,804	54,512	1,416	29,877	8,886	14,369	65.18
DEBT SERVICE	55,967	-	-	55,967	-	-	-
MISCELLANEOUS	461,400	363,137	47,366	50,897	28,903	48,186	88.97
PARKS	2,036,366	1,291,995	50,216	694,155	147,118	221,618	65.91
BUILDING MAINTENANCE							
SALARIES & WAGES/BENEFIT	428,538	240,276	-	188,262	27,299	43,866	56.07
PURCHASED PROF/TECH SRVS	2,651	600	-	2,051	-	-	22.63
PUR PROP SRVS & OTH SRVS	138,714	70,676	1,484	66,554	6,058	10,554	52.02
SUPPLIES	70,279	40,879	6,836	22,564	4,671	8,559	67.89
CAPITAL OUTLAY	6,130	4,600	-	1,530	4,600	-	75.04
BUILDING MAINTENANCE	646,312	357,032	8,319	280,961	42,628	62,978	56.53
LIBRARY							
SALARIES & WAGES/BENEFIT	357,278	183,674	-	173,604	22,633	32,542	51.41
PURCHASED PROF/TECH SRVS	3,440	2,411	-	1,029	27	33	70.09
PUR PROP SRVS & OTH SRVS	28,152	21,223	-	6,929	2,836	5,219	75.39
SUPPLIES	4,102	1,656	174	2,272	65	86	44.60
MISCELLANEOUS	10,500	6,526	1,593	2,381	1,387	646	77.33
LIBRARY	403,472	215,491	1,767	186,215	26,948	38,526	53.85
ADMINISTRATION							
PURCHASED PROF/TECH SRVS	551,917	274,578	91,632	185,707	55,834	20,851	66.35
PUR PROP SRVS & OTH SRVS	299,417	259,752	53	39,612	31,743	33,806	86.77
SUPPLIES	5,947	5,078	-	869	146	356	85.38
DEBT SERVICE	128,000	104,800	-	23,200	-	-	81.88
MISCELLANEOUS	385,350	271,875	32,861	80,614	38,377	35,615	79.08
ADMINISTRATION	1,370,631	916,083	124,546	330,003	126,100	90,629	75.92

City of San Juan, Texas
Budget Expenditures Report
May 31, 2025

							Budget Target 67%
10 -GENERAL FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-25	May-25	% RECEIV. EXPENDED
HUMAN RESOURCES							
SALARIES & WAGES/BENEFIT	251,294	160,071	-	91,223	19,355	24,522	63.70
PURCHASED PROF/TECH SRVS	9,510	3,736	940	4,834	1,371	150	49.17
PUR PROP SRVS & OTH SRVS	11,300	6,045	1,466	3,789	776	628	66.47
SUPPLIES	6,570	2,191	-	4,379	-	918	33.35
MISCELLANEOUS	1,720	430	-	1,290	-	-	25.00
HUMAN RESOURCES	280,394	172,474	2,406	105,514	21,503	26,218	62.37
INFORMATION TECHNOLOGY							
SALARIES & WAGES/BENEFIT	605,370	392,717	-	212,653	48,191	65,609	64.87
PURCHASED PROF/TECH SRVS	59,902	45,497	7,344	7,061	700	100	88.21
PUR PROP SRVS & OTH SRVS	223,222	117,947	8,180	97,095	20,584	13,930	56.50
SUPPLIES	30,591	11,780	7,785	11,026	1,223	1,023	63.96
MISCELLANEOUS	182,382	153,805	2,063	26,513	9,008	641	85.46
INFORMATION TECHNOLOGY	1,101,467	721,746	25,372	354,349	79,705	81,304	67.83
EMERGENCY MANAGEMENT							
PURCHASED PROF/TECH SRVS	5,000	-	-	5,000	-	-	-
SUPPLIES	19,000	1,813	2,683	14,504	440	614	23.66
CAPITAL OUTLAY	41,947	11,765	-	30,182	11,765	-	28.05
EMERGENCY MANAGEMENT	65,947	13,578	2,683	49,686	12,205	614	24.66
ANIMAL CONTROL							
SALAREIES & WAGES/BENEFIT	97,999	58,209	-	39,790	7,811	11,020	59.40
PUR PROP SRVS & OTH SRVS	8,562	1,077	-	7,485	174	203	12.57
SUPPLIES	30,337	19,969	660	9,707	627	3,222	68.00
CAPITAL OUTLAY	2,223	2,223	-	-	2,223	-	100.00
MISCELLANEOUS	197,350	55,553	140,005	1,792	-	26,908	99.09
ANIMAL CONTROL	336,471	137,031	140,665	58,775	10,835	41,353	82.53
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	19,246,533	11,703,993	631,708	6,910,832	1,410,804	1,897,664	64.09
REVENUES OVER/(UNDER) EXPENDITURES	(440,742)	2,658,688	(631,708)	2,467,722	(521,666)	(901,909)	(459.90)

City of San Juan, Texas
Budget Expenditures Report
May 31, 2025

							Budget Target 67%
22 -SOLID WASTE FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-25	May-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
REFUSE COLLECTION SYSTEM	4,273,600	2,544,150	-	(1,729,450)	345,353	360,009	59.53
OTHER REVENUE	200,200	115,034	-	(85,166)	8,904	8,097	57.46
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	4,473,800	2,659,184	-	(1,814,616)	354,257	368,107	59.44
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
SANITATION							
SALARIES & WAGES/BENEFIT	1,814,265	936,795	-	877,470	118,468	162,825	51.63
PUR PROF/TECH SRVS	-	430	-	(430)	42	35	-
PUR PROP SRVS & OTH SRVS	395,602	255,480	32,485	107,636	36,322	62,565	72.79
SUPPLIES	607,561	414,607	10,414	182,540	77,596	98,074	69.96
CAPITAL OUTLAY	55,000	29,080	-	25,920	-	3,622	52.87
MISCELLANEOUS	690,981	460,324	5,910	224,747	57,068	67,679	67.47
SANITATION	3,563,408	2,096,715	48,810	1,417,884	289,494.95	394,801	60.21
ORGANIZATIONAL							
PURCHASED PROF/TECH SRVS	91,125	54,039	576	36,510	5,397	7,163	59.93
PUR PROP SRVS & OTH SRVS	96,300	88,571	-	7,729	11,132	11,007	91.97
DEBT SERVICE	515,409	473,780	-	41,629	173,941	-	91.92
MISCELLANEOUS	215,630	392,206	-	(176,576)	17,619	17,619	181.89
ORGANIZATIONAL	918,464	1,008,595	576	(90,707)	208,090	35,789	109.88
Transfer Out		-	-	-	-	-	-
TOTAL EXPENDITURES	4,481,872	3,105,310	49,386	1,327,176	497,585	430,589	70.39
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(8,072)	(446,126)	(49,386)	(487,440)	(143,328)	(62,483)	6,138.33

City of San Juan, Texas
Budget Expenditures Report
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							Budget Target 67%
56 -UTILITY FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-25	May-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
WATER SYSTEMS	2,994,200	1,509,737	-	(1,484,463)	251,602	240,962	50.42
SEWER SYSTEMS	3,238,500	1,992,522	-	(1,245,978)	257,585	306,509	61.53
INTERGOV'T REVENUE		2,067,286	-	2,067,286	-	-	-
OTHER REVENUES	577,800	210,065	-	(367,735)	18,063	18,600	36.36
OTHER	(1,663,073)	(1,553,131)	-	109,942	(27,486)	(27,486)	93.39
TOTAL REVENUES	5,147,427	4,226,480	-	(920,947)	499,765	538,585	82.11
EXPENDITURE SUMMARY							
UTILITY BILLING & COLLEC							
SALARIES & WAGES/BENEFIT	399,959	238,866	-	161,093	30,322	43,930	59.72
PURCHASED PROF/TECH SRVS	31,298	29,005	732	1,561	488	244	95.01
PUR PROP SRVS & OTH SRVS	115,535	82,936	234	32,364	5,268	11,909	71.99
SUPPLIES	31,959	25,017	1,081	5,861	2,043	4,222	81.66
MISCELLANEOUS	85,120	82,757	658	1,705	11,075	21,791	98.00
UTILITY BILLING & COLLEC	663,871	458,580	2,705	202,586	49,196	82,095	69.48
UTILITY ADMINISTRATION							
SALARIES & WAGES/BENEFIT	270,031	154,926	-	115,105	20,022	28,898	57.37
PURCHASED PROF/TECH SRVS	218,490	49,740	168,750	-	-	-	100.00
PUR PROP SRVS & OTH SRVS	23,548	18,660	71	4,817	(4,679)	459	79.54
SUPPLIES	18,934	8,378	1,154	9,402	735	1,018	50.34
MISCELLANEOUS	6,450	4,450	2,000	-	500	500	100.00
UTILITY ADMINISTRATION	537,453	236,154	171,975	129,324	16,578	30,875	75.94
WATER PLANT							
SALARIES & WAGES/BENEFIT	595,915	313,653	-	282,262	37,447	53,797	52.63
PURCHASED PROF/TECH SRVS	31,837	13,061	2,843	15,933	3,697	938	49.95
PUR PROP SRVS & OTH SRVS	538,617	149,470	34,037	355,110	16,750	32,168	34.07
SUPPLIES	605,547	270,206	25,272	310,069	42,659	50,299	48.80
CAPITAL OUTLAY	66,000	40,947	13,492	11,561	-	-	82.48
MISCELLANEOUS	49,334	32,909	-	16,425	53	8,300	66.71
WATER PLANT	1,887,249	820,246	75,644	991,359	100,606	145,503	47.47
WATER DISTRIBUTION							
SALARIES & WAGES/BENEFIT	392,909	206,166	-	186,743	30,706	42,252	52.47
PUR PROP SRVS & OTH SRVS	22,945	11,683	949	10,314	2,086	522	55.05
SUPPLIES	134,761	65,020	12,742	56,999	19,129	5,853	57.70
CAPITAL OUTLAY	97,708	80,057	16,273	1,378	-	3,622	98.59
MISCELLANEOUS	1,076	432	-	644	-	-	40.15
WATER DISTRIBUTION	649,399	363,358	29,963	256,077	51,921	52,250	60.57
SEWER COLLECTION							
SALARIES & WAGES/BENEFIT	432,467	241,938	-	190,529	35,519	37,851	55.94
PUR PROP SRVS & OTH SRVS	445,213	130,585	21,264	293,363	31,436	20,358	34.11
SUPPLIES	146,643	77,057	10,069	59,517	5,727	12,574	59.41
CAPITAL OUTLAY		-	-	-	-	-	-
MISCELLANEOUS	1,386	594	-	792	-	150	42.86
SEWER COLLECTION	1,025,709	450,174	31,333	544,202	72,682	70,933	46.94

City of San Juan, Texas
Budget Expenditures Report
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56 -UTILITY FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-25	May-25	% RECEIV. EXPENDED	Budget Target 67%
SEWER PLANT								
SALARIES & WAGES/BENEFIT	315,820	188,524	-	127,296	24,108	34,760	59.69	
PURCHASED PROF/TECH SRVS	50,000	19,854	-	30,146	1,812	6,010	39.71	
PUR PROP SRVS & OTH SRVS	301,952	209,066	9,473	83,413	29,806	39,629	72.38	
SUPPLIES	194,136	76,941	2,884	114,311	11,699	21,754	41.12	
MISCELLANEOUS	121,080	63,207	103	57,770	53	19,000	52.29	
SEWER PLANT	982,988	557,594	12,459	412,936	67,477	121,154	57.99	
ORGANIZATIONAL								
PURCHASED PROF/TECH SRVS	79,399	52,630	576	26,193	5,131	19,658	67.01	
PUR PROP SRVS & OTH SRVS	145,405	133,833	-	11,572	16,619	16,619	92.04	
DEBT SERVICE	1,000	-	-	1,000	-	-	-	
MISCELLANEOUS	413,820	442,640	-	(28,820)	33,985	203,485	106.96	
ORGANIZATIONAL	639,624	629,103	576	9,945	55,736	239,762	98.45	
TOTAL EXPENDITURES	6,386,293	3,515,209	324,656	2,546,428	414,195	742,571	60.13	
	=====	=====	=====	=====	=====	=====	=====	
			-		-	-		
REVENUES OVER/(UNDER) EXPENDITURES	(1,238,866)	711,271	(324,656)	1,625,481	-	(203,986)	(31.21)	
TRANSFER IN	-	-	-	-	-	-	-	
TRANSFER OUT	-	-	-	-	-	-	-	
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	(1,238,866)	711,271	(324,656)	1,625,481	-	(203,986)	(31.21)	
	=====	=====	=====	=====	=====	=====	=====	

City of San Juan, Texas
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							Budget Target 67%
60 -UTILITY I&S FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-25	May-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	3,547		3,547	427	439	-
OTHER FINANCING SOURCES	1,601,697	1,512,212		(89,485)	22,371	22,371	94.41
TOTAL REVENUES	1,601,697	1,515,759	-	(85,938)	22,798	22,810	94.63
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
DEBT SERVICE							
DEBT SERVICE	1,601,697	1,442,861	-	158,836	-	-	90.08
MISCELLANEOUS	-	7,720	-	(7,720)	6,995	-	-
	=====	=====	=====	=====	=====	=====	=====
DEBT SERVICE	1,601,697	1,450,581	-	151,116	6,995	-	90.57
TOTAL EXPENDITURES	1,601,697	1,450,581	-	151,116	6,995	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	65,178	-	65,178	-	22,810	-
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	-	65,178	-	65,178	-	22,810	-
	=====	=====	=====	=====	=====	=====	=====

City of San Juan, Texas
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May 31, 2025

							Budget Target 67%
61 - Water & Sewer I & S FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-25	May-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		20,796	-	20,796	2,502	2,575	-
OTHER FINANCING SOURCES	61,376	40,918	-	(20,458)	5,115	5,115	66.67
TOTAL REVENUES	61,376	61,714	-	(20,458)	7,617	7,690	100.55
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
DEBT SERVICE							
DEBT SERVICE	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
DEBT SERVICE	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	61,376	61,714	-	338	7,617	7,690	100.55
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	61,376	61,714	-	338	7,617	7,690	100.55
	=====	=====	=====	=====	=====	=====	=====

City of San Juan, Texas
Budget Expenditures Report
May 31, 2025

Budget Target 67%

18 -LOCAL TRUANCY PREVENTION & DIVERSION FUND	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-25	May-25	% RECEIV. EXPENDED
FINANCIAL SUMMARY							
REVENUE SUMMARY							
FEEES & FINES		4,322	-	4,322	597	500	-
TOTAL REVENUES		4,322	-	4,322	597	500	-
	=====	=====	=====	=====	=====	=====	=====

City of San Juan, Texas
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19 - LOCAL MUNICIPAL JURY FUND FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-25	May-25	Budget Target 67% % RECEIV. EXPENDED
REVENUE SUMMARY							
FEEES & FINES		76	-	76	12	10	-
TOTAL REVENUES		76	-	76	12	10	-
	=====	=====	=====	=====	=====	=====	=====

City of San Juan, Texas
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Budget Target 67%

20 -MUNICIPAL COURT-BLDG SEC. FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-25	May-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	5,500	4,525	-	(975)	624	499	82.28
TOTAL REVENUES	5,500	4,525	-	(975)	624	499	82.28
	=====	=====	=====	=====	=====	=====	=====
SUPPLIES	-	777		(777)	-	-	-
MISCELLANEOUS	-	-	180	(180)	-	-	-
MUNICIPAL COURT	-	777.12	180	(957)	-	-	-
TOTAL EXPENDITURES	-	777.12	180	(957)	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	5,500	3,748	(180)	(1,932)	624	499	64.87

City of San Juan, Texas
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Budget Target 67%
% RECEIV. EXPENDED

21 -MUNICIPAL COURT-TECH. FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-25	May-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	6,000	3,679	-	(2,321)	489	404	61.31
TOTAL REVENUES	6,000	3,679	-	(2,321)	489	404	61.31
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
MUNICIPAL COURT							
SUPPLIES	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	1,000	(1,000)	-	-	-
MUNICIPAL COURT	-	-	1,000	(1,000)	-	-	-
TOTAL EXPENDITURES	-	-	1,000	(1,000)	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	6,000	3,679	(1,000)	(3,321)	489	404	44.64

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Budget Target 67%

23 -REVOLVING LOAN FUND FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-25	May-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		28	-	28	-	7	-
					-	-	
TOTAL REVENUES		28	-	28	-	7	-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
ADMINISTRATION							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
ADMINISTRATION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES		28	-	28	-	7	-

City of San Juan, Texas
Budget Expenditures Report
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Budget Target 67% % RECEIV. EXPENDED
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25 -PARKS SPORT FEE FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-25	May-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
FEES & FINES	2,500	2,270	-	(230)	24	265	90.81
TOTAL REVENUES	2,500	2,270	-	(230)	24	265	90.81
EXPENDITURE SUMMARY							
RECREATION							
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
ADMINISTRATION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	2,500	2,270	-	(230)	24	265	90.81

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							Budget Target 67%
26 -PARK DEVELOPMENT FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-25	May-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOVERNMENTAL REVENUE		-	-	-	-	-	-
OTHER INCOME	35,000	58,619	-	23,619	5,396	11,871	167.48
TOTAL REVENUES	35,000	58,619	-	23,619	5,396	11,871	167.48
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
PARKS							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
SUPPLIES	-	-	-	-	-	-	-
CAPITAL OUTLAY	233,000	10,533	10,614	211,853	-	-	9.08
PARKS	233,000	10,533	10,614	211,853	-	-	9.08
	=====	=====	=====	=====	=====	=====	=====
TOTAL EXPENDITURES	233,000	10,533	10,614	211,853	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(198,000)	48,086	(10,614)	235,472	5,396	11,871	(18.93)

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Budget Target 67% % RECEIV. EXPENDED
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27 -WRECKER LAW ENFORCEMENT FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-25	May-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	14,000	4,912	-	(9,088)	187	1,760	35.09
TOTAL REVENUES	14,000	4,912	-	(9,088)	187	1,760	35.09
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
POLICE							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	650	280	-	370	-	-	43.08
SUPPLIES	10,000	-	540	9,460	-	-	5.40
MISCELLANEOUS	15,000	8,779	198	6,023	1,793	6,350	59.84
ADMINSTRATION	25,650	9,059	738	15,853	1,793	6,350	38.19
TOTAL EXPENDITURES	25,650	9,059	738	15,853	-	6,350	38.19
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(11,650)	(4,147)	(738)	6,766	-	(4,590)	41.93

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28 -ASSET FORFEITURE-STATE FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-25	May-25	Budget Target 67%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	1,000	6,090	-	5,090	-	-	609.00
FORFEIT LOCAL		17,006	-	17,006	800	750	-
TOTAL REVENUES	1,000	23,096	-	22,096	800	750	2,309.55
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
POLICE							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
SUPPLIES	6,300	-	-	6,300	-	-	-
POLICE	6,300	-	-	6,300	-	-	-
TOTAL EXPENDITURES	6,300	-	-	6,300	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(5,300)	23,096	-	28,396		750	(435.76)

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							Budget Target 67%
30 -MISCELLANEOUS GRANTS FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-25	May-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	679,274	113,602	-	(565,672)	(240)	34,042	16.72
OTHER REVENUE		-	-	-	-	-	-
TOTAL REVENUES	679,274	113,602	-	(565,672)	(240)	34,042	16.72
EXPENDITURE SUMMARY							
POLICE							
SALARIES & WAGES/BENEFIT	271,433	166,398	-	105,035	13,015	37,947	61.30
SUPPLIES	-	-	-	-	-	-	-
CAPITAL OUTLAY	257,503	128,970	52,500	76,033	-	128,970	70.47
POLICE	528,936	295,368	52,500	181,068	13,015	166,917	65.77
FIRE							
CAPITAL OUTLAY	135,938	135,938	-	1	135,938	-	100.00
FIRE	135,938	135,938	-	1	135,938	-	-
LIBRARY							
PUR PROP SRVS & OTH SRVS	9,167	8,989	-	178	866	-	98.06
SUPPLIES	383	-	-	383	-	-	-
MISCELLANEOUS	5,075	691	88	4,296	-	-	15.35
LIBRARY	14,625	9,680	88	4,857	866	-	66.79
TOTAL EXPENDITURES	679,498.76	440,985	52,588	185,925	13,881	166,917	72.64
REVENUES OVER/(UNDER) EXPENDITURE	(225)	(327,384)	(52,588)	(379,747)	(14,121)	(132,875)	169,094.04

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Budget Target 67%

33 -HOTEL/MOTEL OCCUPANCY TAX FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-25	May-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
TAX REVENUE	20,300	59,986	-	39,686	15,405	13,843	295.50
FINES & FEES	300	280	-	(20)	105	175	93.33
OTHER REVENUE		-	-	-	-	-	-
TOTAL REVENUES	20,600	60,266	-	39,666	15,510	14,018	292.55
EXPENDITURE SUMMARY							
CITY EVENTS							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
CITY EVENTS							-
MISCELLANEOUS DEPT							
MISCELLANEOUS	-	-	-	-	-	-	-
MISCELLANEOUS DEPT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	20,600	60,266	-	39,666	15,510	14,018	292.55

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							Budget Target 67%
35 -ASSET FORFEITURE-FEDERAL FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-25	May-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	22,562	30,921	-	8,359	1,822	1,857	137.05
FORFEIT FEDERAL	50,000	70,968	-	20,968	-	4,055	141.94
TOTAL REVENUES	72,562	101,889	-	29,327	1,822	5,912	140.42
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
POLICE							
PUR PROP SRVS & OTH SRVS	68,518	36,028	-	32,490	20,049	2,956	52.58
SUPPLIES	48,122	12,074	2,719	33,329	-	-	30.74
CAPITAL OUTLAY	183,723	175,713	-	8,010	-	(110)	95.64
MISCELLANEOUS	-	20		(20)	5	5	-
POLICE	300,363	223,835	2,719	73,809	20,054	2,851	75.43
TOTAL EXPENDITURES	300,363	223,835	2,719	73,809	20,054	2,851	75.43
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(227,800.93)	(121,946)	(2,719)	103,136	(18,232)	3,061	54.73

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							Budget Target 67%
55 -STORM WATER FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-25	May-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
FEES & FINES	312,000	183,644	-	(128,356)	26,231	26,304	58.86
TOTAL REVENUES	312,000	183,644	-	(128,356)	26,231	26,304	58.86
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
SALARIES & WAGES/BENEFIT	293,406	146,392	-	147,014	20,292	29,968	49.89
PUR PROP SRVS & OTH SRVS	1,336	917	38	381	-	-	71.46
SUPPLIES	16,758	9,581	4,433	2,744	1,414	1,923	83.63
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	13,691	522	13,191	(22)	-	113	100.16
STORM WATER	325,191	157,412	17,662	150,117	21,706	32,004	53.84
TOTAL EXPENDITURES	325,191	157,412	17,662	150,117	21,706	32,004	53.84
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(13,191)	26,233	(17,662)	21,762	4,525	(5,700)	(64.97)

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							Budget Target 67%
36 -DEBT SERVICE FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-25	May-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
PROPERTY TAXES	4,093,957	3,925,196	-	(168,761)	95,303	63,499	95.88
OTHER REVENUE	77,500	60,246	-	(17,254)	6,228	6,418	77.74
TOTAL REVENUES	4,171,457	3,985,442	-	(186,015)	101,531	69,918	95.54
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
ORGANIZATIONAL EXPENSE							
DEBT SERVICE	3,687,873	3,060,837	-	627,036	-	7,821	83.00
MISCELLANEOUS	-	-	-	-	-	-	-
ORGANIZATIONAL EXPENSE	3,687,873	3,060,837	-	627,036	-	7,821	83.00
	=====	=====	=====	=====	=====	=====	=====
TOTAL EXPENDITURES	3,687,873	3,060,837	-	627,036	-	-	83.00
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	483,584	924,605	-	441,021	101,531	69,918	191.20

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							Budget Target 67%
41-CAPITAL PROJECT - CITY HALL/PARK FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-25	May-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE		-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE		-	-	-	-	-	-
OTHER REVENUE		-	-	-	-	-	-
OTHER FINANCING SOURCES		-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
CITY MANAGER							
CAPITAL OUTLAY		-	32,190	(32,190)	-	-	-
CITY MANAGER		-	32,190	(32,190)	-	-	-
PARK AND RECREATION							
CAPITAL OUTLAY	-	-	-	-	-	-	-
STREETS, ALLEY, OTHER	-	-	-	-	-	-	-
ADMINISTRATION							
CAPITAL OUTLAY		-	-	-	-	-	-
STREETS, ALLEY, OTHER		-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	32,190	(32,190)	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	-	(32,190)	(32,190)	-	-	-

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							Budget Target 67%
42-2019 BOND SERIES FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-25	May-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE		-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE		-	-	-	-	-	-
OTHER REVENUE		-	-	-	-	-	-
OTHER FINANCING SOURCES		-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
SEWER PLANT							
PUR PROP SRVS & OTH SRVS	-	16,575	-	(16,575)	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
TOTAL EXPENDITURES		16,575	-	(16,575)	-	-	-
	=====	=====	=====	=====	=====	=====	=====
					-	-	
REVENUES OVER/(UNDER) EXPENDITURES	-	16,575	-	(16,575)	-	-	-

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							Budget Target 67%
43-BOND SERIES 2019-A FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-25	May-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE		-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE		-	-	-	-	-	-
OTHER REVENUE		-	-	-	-	-	-
OTHER FINANCING SOURCES		-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
SEWER PLANT							
PURCHASED PROF/TECH SRVS	-	1,200	27,420	(28,620)	-	1,200	-
PUR PROP SRVS & OTH SRVS	-	47,590	75,639	(123,230)	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
TOTAL EXPENDITURES		48,790	103,059	(151,850)	-	1,200	-
	=====	=====	=====	=====	=====	=====	=====
					-	-	
REVENUES OVER/(UNDER) EXPENDITURES	-	(48,790)	(103,059)	(151,850)	-	(1,200)	-

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							Budget Target 67%
44-CIP-STREET-SERIES 2015 FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-25	May-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE		7,265	-	(7,265)	874	900	-
INTERGOVERNMENTAL REVENUE		-	-	-	-	-	-
OTHER REVENUE		-	-	-	-	-	-
OTHER FINANCING SOURCES		-	-	-	-	-	-
TOTAL REVENUES	-	7,265	-	(7,265)	874	900	-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
EXPENDITURES							
STREETS		25,560	2,840	(28,400)	25,560	-	-
DEBT		-	-	-	-	-	-
SANITATION		-	-	-	-	-	-
LIBRARY	-	25,560	2,840	(28,400)	25,560	-	-
LONG TERM DEBT							
TRANSFER OUT	-	-	-	-	-	-	-
LONG TERM DEBT		-	-	-	-	-	-
TOTAL EXPENDITURES		25,560	2,840	(28,400)	25,560	-	-
	=====	=====	=====	=====	=====	=====	=====
					-	-	
REVENUES OVER/(UNDER) EXPENDITURES	-	(18,295)	(2,840)	(35,665)	(24,686)	900	-

City of San Juan, Texas
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48- Certificate of Obligation -2017 FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-25	May-25	Budget Target #REF!
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		2,388	-	2,388	287	296	-
TOTAL REVENUES		2,388	-	2,388	287	296	-
EXPENDITURE SUMMARY							
NEW CITY HALL							
PROF/TECH SRVS	-	-	-	-	-	-	-
CAPITAL OUTLAY		-	-	-	-	-	-
NEW CITY HALL	-	-	-	-	-	-	-
TOTAL EXPENDITURES		-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	2,388	-	2,388		296	-

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							Budget Target #REF!
51 - TDEM FUND FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-25	May-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE		47,661	-	47,661	2,668	2,748	-
OTHER REVENUE		-	-	-	-	-	-
TOTAL REVENUES		47,661	-	47,661	2,668	2,748	-
	=====	=====	=====	=====	=====	=====	=====
POLICE DEPARTMENT							
CAPITAL OUTLAY		92,505	-	(92,505)	-	-	-
POLICE DEPARTMENT	-	92,505	-	(92,505)	-	-	-
WATER PLANT							
CAPITAL OUTLAY	-	-	13,291	(13,291)	-	-	-
WATER PLANT	-	-	13,291	(13,291)	-	-	-
SEWER COLLECTION							
CAPITAL OUTLAY	76,112	150,000	162,830	(236,718)	-	-	411.01
SEWER COLLECTION	76,112	150,000	162,830	(236,718)	-	-	-
			-	-	-	-	-
Transfer Out		-	-	-	-	-	-
TOTAL EXPENDITURES	76,112	242,505	176,121	(342,514)	-	-	550.01
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(76,112)	(194,844)	(176,121)	(294,853)	-	2,748	487.39

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							Budget Target #REF!
53 - CAPITAL PROJECTS FIRESTATION FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-25	May-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		2	-	2	1	-	-
OTHER FINANCING SOURCES		-	-	-	-	-	-
TOTAL REVENUES		2	-	2	1	-	-
=====							
EXPENDITURE SUMMARY							
FIRE							
CAPITAL OUTLAY		-	-	-	-	-	-
FIRE	-	-	-	-	-	-	-
STREETS & ALLEYS							
CAPITAL OUTLAY		383,784	-	(383,784)	-	-	-
STREETS & ALLEYS	-	383,784	-	(383,784)	-	-	-
PARKS & RECREATION							
CAPITAL OUTLAY		-	-	-	-	-	-
PARKS & RECREATION		-	-	-	-	-	-
SANITATION							
CAPITAL OUTLAY		-	-	-	-	-	-
SANITATION	-	-	-	-	-	-	-
ADMINISTRATION							
PROF/TECH SRVS		-	-	-	-	-	-
COST OF ISSUANCE		-	-	-	-	-	-
ADMINISTRAION		-	-	-	-	-	-
TOTAL EXPENDITURES	-	383,784	-	(383,784)	-	-	-
=====							
REVENUES OVER/(UNDER) EXPENDITURES	-	(383,782)	-	(383,782)	-	-	-

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54-2014 BOND FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-25	May-25	Budget Target #REF! % RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		8,408	-	8,408	1,012	1,041	-
TOTAL REVENUES		8,408	-	8,408	1,012	1,041	-
EXPENDITURE SUMMARY							
WATER DISTRIBUTION							
CAPITAL OUTLAY	-	-	-	-	-	-	-
WATER DISTRIBUTION	-	-	-	-	-	-	-
ORGANIZATIONAL							
DEBT SERVICE	-	-	-	-	-	-	-
ORGANIZATIONAL	-	-	-	-	-	-	-
TOTAL EXPENDITURES		-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES		8,408	-	8,408	-	1,041	-

City of San Juan, Texas
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								Budget Target #REF!	
58-CERT. OF OBLIG. SER 2023 FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-25	May-25	% RECEIV. EXPENDED		
REVENUE SUMMARY									
OTHER REVENUE		84,689	-	84,689	10,086	10,399	-		
OTHER FINANCING SOURCES		-	-	-	-	-	-		
TOTAL REVENUES		84,689	-	84,689	10,086	10,399	-		
EXPENDITURE SUMMARY									
PROF/TECH SRVS	-	-	-	-	-	-	-		
COST OF ISSUANCE	-	-	-	-	-	-	-		
CAPITAL OUTLAY		-	-	-	-	-	-		
STREETS & ALLEYS									
CAPITAL OUTLAY	-	-	-	-	-	-	-		
STREETS & ALLEYS	-	-	-	-	-	-	-		
PARKS AND RECREATION									
CAPITAL OUTLAY	160,697	3,031,475	541,218	(3,411,996)	481	-	2,223.25		
PARKS AND RECREATION	160,697	3,031,475	541,218	(3,411,996)	481	-	2,223.25		
SANITATION									
CAPITAL OUTLAY	-	-	-	-	-	-	-		
SANITATION	-	-	-	-	-	-	-		
WATER PLANT									
CAPITAL OUTLAY	-	-	-	-	-	-	-		
WATER PLANT	-	-	-	-	-	-	-		
SEWER COLLECTION									
CAPITAL OUTLAY	-	-	-	-	-	-	-		
SEWER COLLECTION	-	-	-	-	-	-	-		
TOTAL EXPENDITURES	160,697	3,031,475	541,218	(3,411,996)	481	-	2,223.25		
REVENUES OVER/(UNDER) EXPENDITURES	(160,697)	(2,946,787)	(541,218)	(3,327,308)		10,399	2,170.54		

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							Budget Target #REF!
59-Cert. of Oblig. Ser. 2024 BOND FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-25	May-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		71,004	-	71,004	10,650	20,626	-
OTHER FINANCING SOURCES		14,809,758	-	14,809,758	-	-	-
TOTAL REVENUES		14,880,761	-	14,880,761	10,650	20,626	-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
POLICE DEPARTMENT							
CAPITAL OUTLAY	11,250,000	669,258	168,653	10,412,088	36,563	294	7.45
POLICE DEPARTMENT	11,250,000	669,258	168,653	10,412,088	36,563	294	7.45
FIRE DEPARTMENT							
CAPITAL OUTLAY	1,659,000	759,063	-	899,937	12,339	-	45.75
FIRE DEPARTMENT	1,659,000	759,063	-	899,937	12,339	-	45.75
STREETS DEPARTMENT							
CAPITAL OUTLAY	1,591,000	-	-	1,591,000	-	-	-
STREETS DEPARTMENT	1,591,000	-	-	1,591,000	-	-	-
ADMINISTRATION							
PURCHASED PROF/TECH SRVS	-	82,729	-	(82,729)	-	-	-
DEBT SERVICE	-	227,029	-	(227,029)	-	-	-
ADMINISTRATION	-	309,758	-	(309,758)	-	-	-
TOTAL EXPENDITURES	14,500,000	1,738,079	168,653	12,593,268	-	294	13.15
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(14,500,000)	13,142,682	(168,653)	27,474,029	-	20,332	(89.48)

City of San Juan, Texas
Budget Expenditures Report
May 31, 2025

							Budget Target #REF!
24 -SAN JUAN E. D. C. FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-25	May-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
SALES TAX REVENUE	1,742,502	1,073,520	-	(668,982)	133,861	164,241	61.61
OTHER REVENUE	70,000	72,098	-	2,098	8,704	9,437	103.00
OTHR FINANCING SOURCES/U	(107,627)	(71,354)	-	36,273	(8,836)	(8,836)	66.30
TOTAL REVENUES	1,704,875	1,074,264	-	(630,611)	133,729	164,841	63.01
EXPENDITURE SUMMARY							
SAN JUAN ECONOMIC DEV							
SALARIES & WAGES/BENEFIT	271,918	153,761	-	118,157	15,705	21,551	56.55
PURCHASED PROF/TECH SRVS	270,000	99,650	-	170,350	18,650	20,433	36.91
PUR PROP SRVS & OTH SRVS	124,036	57,419	-	66,617	17,580	11,067	46.29
SUPPLIES	19,500	3,745	-	15,755	450	261	19.21
DEBT SERVICE	284,375	182,825	-	101,550	-	-	64.29
MISCELLANEOUS	735,046	319,567	-	415,479	2,130	5,028	43.48
SAN JUAN ECONOMIC DEV	1,704,875	816,968	-	887,907	54,515	58,340	47.92
OTHER PROJECTS							
MISCELLANEOUS	-	-	-	-	-	-	-
RETAIL INCENTIVES	-	-	-	-	-	-	-
OTHER PROJECTS	-	-	-	-	-	-	-
TOTAL EXPENDITURES	1,704,875	816,968	-	887,907	-	58,340	47.92
REVENUES OVER/(UNDER) EXPENDITURES	-	257,296	-	257,296	-	106,501	-

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Budget Expenditures Report
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29 -SAN JUAN ECONIMIC DEPNT. CORP FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-25	May-25	Budget Target #REF! % RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		1,043	-	1,043	56	76	-
OTHR FINANCING SOURCES/U	107,627	71,354	-	(36,273)	8,836	8,836	66.30
TOTAL REVENUES	107,627	72,397	-	(35,230)	8,892	8,912	67.27
ORGANIZATIONAL EXPENSES							
DEBT SERVICE	106,038	96,314	-	9,725	-	-	90.83
ORGANIZATIONAL EXPENSES	106,038	96,314	-	9,725	-	-	90.83
TOTAL EXPENDITURES	106,038	96,314	-	9,725	-	-	90.83
REVENUES OVER/(UNDER) EXPENDITURES	1,589	(23,917)	-	(25,506)	8,892	8,912	(1,505.15)

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JULY 8, 2025

Consider Approval of City Commission Meeting Minutes:

- March 25, 2025

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Approval of City Commission Meeting Minutes:

- March 25, 2025

RECOMMENDATION:

Approval of minutes.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Tirso Garza, Interim City
Manager

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, March 25, 2025

TIME: 6:00 p.m.

PLACE: San Juan Memorial Library
Multipurpose Meeting Room
1010 S. Standard
San Juan, Texas 78589

MEMBERS PRESENT: Mario Garza, Mayor
Marco “Markie” Villegas, Mayor Pro Tempore, Place 4
Mario Cantu, Commissioner Pl. 2
Jesus “Jesse” Ramirez, Commissioner Pl. 5
Rick Palacios, City Attorney

STAFF PRESENT: Tirso Garza, Interim City Manager
Brenda Escalante, City Secretary
Carlos Alaniz, Chief of Fire
Leandro Sifuentes, Chief of Police
Adelaida Cordero, Director of Human Resources
Leroy Gonzales, Finance Director
Christina Perez, Library Director
Ruben Guajardo, Director of Parks & Recreation / PAL Director
Jorge Garcia, Director of Planning
Israel Garza, Director of Sanitation/ Public Works
Juan Carlos Martinez, Director of Utilities
Mary Enriquez, Court Administrator
Pat Karr, Director of Information Technology

ORDER OF BUSINESS

- I. CALL MEETING TO ORDER:**
Mayor Mario Garza called meeting to order at 6:00 p.m.
 - II. INVOCATION:**
Tirso Garza, Interim City Manager led the Invocation.
 - III. PLEDGE OF ALLEGIANCE:**
Mayor Mario Garza led the Pledge of Allegiance.
 - IV. PUBLIC COMMENTS:** Mae Anzaldúa Treviño, a resident of San Juan, expressed her concerns regarding recent decisions made by the City Commission. She emphasized the importance of transparency and accountability in the Commission's actions and urged the city to consider the community’s perspective in future decision-making. Luis Peña raised concerns about the process for issuing permits, particularly for members of the City Commission. He alleged that a member of the Commission may have relocated a house without obtaining the proper permits and requested that the matter be reviewed to ensure all regulations are being followed consistently.
 - V. PRESENTATIONS**
 - A. Proclamation Recognizing Mr. Vicente S. Rodriguez Jr. for 27 Years of Service with the City of San Juan Department of Utilities.**
- DISCUSSION:** A proclamation was presented recognizing Mr. Vicente S. Rodriguez Jr. for 27 years of dedicated service with the City of San Juan Department of Utilities. The mayor read the proclamation and expressed gratitude for Mr. Rodriguez’s commitment and hard work.
- B. Presentation on Departmental Reports: Department of Finance, Fire Department, Police Department, Municipal Court, and Department of Utilities.**
 - 1. **Department of Finance Monthly Report.**
 - 2. **Fire Department Monthly Report.**
 - 3. **Police Department Monthly Report.**
 - 4. **Municipal Court Monthly Report.**
 - 5. **Department of Utilities Monthly Report.**

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, MARCH 25, 2025**

DISCUSSION: There is a growing need for a unified proposal that addresses several key areas, including auction transit terminal operations, fire hydrant inspections, and the monitoring of 16 active ambulance reports. Chief Sifuentes has proposed implementing a QR system to support these efforts. Additionally, a program is needed to manage both incoming and outgoing cellphone calls. The status of the Master Plan requires updating, along with the integration of a data saver or system to support its ongoing management.

VI. PUBLIC HEARING/ORDINANCES

- A. Hold a Public Hearing and Consider an Ordinance Regarding a Conditional Use Permit for the Sale of Alcoholic Beverages (MB – Mixed Beverage Permit and LB – Mixed Beverage Late Hours Permit) at “Ultima Ronda Bar & Grill” located at 1618 N. Veterans Boulevard Suite E, legally described as the West 335 feet of the North 440 feet of Lot 12, Block 5, John Closner Subdivision, as Requested by Ramon Flores III. [Jorge J. Garcia, Director of Planning]**

DISCUSSION: Jorge J. Garcia, Director of Planning and Zoning, stated that the applicant had requested a Conditional Use Permit for the sale of alcoholic beverages for on-premise consumption, along with late hours permit allowing operations until 2:00 a.m. (MB – Mixed Beverage Permit and LB – Mixed Beverage Late Hours Permit) at the “Ultima Ronda Bar & Grill” restaurant. The property was located within a commercial plaza at the southeast corner of Veterans Boulevard and FM 495. The surrounding zoning was designated as General Business District (C-2) along both FM 495 and Veterans Boulevard. Mr. Garcia further stated that the applicant proposed the sale of wine, beer, and mixed beverages to complement the restaurant’s food offerings. The proposed days and hours of operation were Tuesday through Saturday from 3:00 p.m. to 2:00 a.m., with the establishment remaining closed on Sundays and Mondays. Staff mailed public hearing notices to nine (9) property owners within a 200-foot radius of the site and received no responses either in favor of or against the request.

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

Mayor Mario Garza closed the public hearing at 6:19 p.m.

Commissioner Jesus “Jesse” Ramirez made motion to approve and was seconded by Commissioner Adina “Dina” Santillan. Motion passed (5-0)

- B. Hold a Public Hearing and Consider an Ordinance Regarding a Conditional Use Permit for the Sale of Alcoholic Beverages (BG – Wine and Beer Retailer’s Permit) at “Hibachi by Ruben” Restaurant located at 205 W. Nolana Avenue Suites 5 and 6, legally described as Lot 1, Plaza San Juan Subdivision, as Requested by Hibachi by Ruben, LLC. [Jorge J. Garcia, Director of Planning]**

DISCUSSION: Jorge J. Garcia, Director of Planning and Zoning, reported that the applicant had requested a Conditional Use Permit for the sale of alcoholic beverages for on-premise consumption (BG – Wine and Beer Retailer’s Permit) at “Hibachi by Ruben.” The subject property was located in a commercial plaza approximately 500 feet west of Raul Longoria Road, along the south side of Nolana Avenue. Adjacent zoning consisted of General Business District (C-2) along both Nolana Avenue and Raul Longoria Road. He stated that the applicant proposed to sell wine and beer to complement the Japanese cuisine offered at the restaurant. The proposed days and hours of operation were Sunday through Friday from 7:00 a.m. to 12:00 a.m., and Saturday from 7:00 a.m. to 1:00 a.m. Mr. Garcia stated that staff had mailed a notice of the public hearing to eighteen (18) property owners within a 200-foot radius of the site and received no comments either in favor of or in opposition to the request.

Mayor Mario Garza opened the public hearing at 6:21 p.m.

Mayor Mario Garza closed the public hearing at 6:21 p.m.

Mayor Pro Tem Marco “Markie” Villegas made motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed (5-0)

VII. APPOINTMENTS

- A. Consider Removal and Appointment of the Ex-Official Related to the San Juan Noche de Paz Pageant Board.**

Commissioner Jesus “Jesse” Ramirez made a motion to remove Commissioner Adina “Dina” Santillan and appoint Mayor Pro Tem Marco “Markie” Villegas as Ex-Officio member of the San Juan Noche de Paz Pageant Board. The motion was seconded by Mayor Mario Garza. Commissioners Adina “Dina” Santillan and Ernesto “Neto” Guajardo opposed. Motion passed (3-2)

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

**CITY OF SAN JUAN
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A. Preliminary Plat Approval of the DG Veterans Subdivision being a 2.164-acre tract of land out of Lot 8, Block 5, John Closner Subdivision, located at the Southeast corner of Eldora Road and Veterans Boulevard, as Requested by AEC Engineering, LLC. [Jorge J. Garcia, Director of Planning]

DISCUSSION: Jorge Garcia, Director of Planning and Zoning, reported that the developer proposed to subdivide a 2.164-acre tract of land located at the southeast corner of Eldora Road and Veterans Boulevard. The proposal involved creating a one-lot subdivision with access along Veterans Boulevard. Mr. Garcia noted that the property lies within Flood Zone “AH,” which is characterized by 100-year shallow flooding with depths ranging from one to three feet. He stated that water service would be provided by the North Alamo Water Supply Corporation and sewer service by the City of San Juan. Mr. Garcia concluded by stating that staff recommended approval of the proposed plat.

Commissioner Jesus “Jesse” Ramirez made motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed (5-0)

B. Discussion and Possible Action to Award CSP# 25-004-03-13 San Juan Police Building Expansion and Authorize the Interim City Manager to Execute all Related Documents as Needed to the Most Responsible Bidder.

DISCUSSION: Lori Maldonado, Purchasing Agent, stated that on February 19, 2025, and February 26, 2025, staff advertised in the Advance News Journal Project #25-004-03-13 San Juan Police Building Expansion. A Pre-Bid conference was held on March 4, 2025, and a bid opening was held on March 13, 2025. The following bids were submitted:

Gerlach Builders-Edinburg, Texas
ICE International Consulting Engineers-Edinburg, Texas
NM Construction-Mcallen, Texas

Top 3 Ranking Contractors
Gerlach Builders-Edinburg, Texas at \$14,518,000.00
NM Construction-Mcallen, Texas at 13,319,300.00
ICE International Consulting Engineers-Edinburg, Texas at \$14,405,485.00

Commissioner Adina “Dina” Santillan made motion to reject and was seconded by Mayor Pro-Tem Marco “Markie” Villegas. Motion passed (5-0)

C. Discussion and Possible Action, if any, to Authorize Staff to Request Statements of Qualification for Auctioneer Services.

DISCUSSION: There was initial confusion regarding the existence of a legal contract with AMT Auction Marketing. It was subsequently confirmed that a three-year signed agreement has been in place since 2022. The contract, signed by then-City Manager Arjona, does not appear to include a legal review or a standard termination clause, such as a 30- or 90-day exit option. Questions were raised about whether a \$1,500 cancellation fee had been paid following a previous attempt to terminate the agreement, as directed by a former city manager. While legal counsel has not yet completed a full review of the contract, it was noted that a potential path for termination may still exist. It was further noted that the city is not restricted from exploring alternative auction service providers, although it must first determine whether it can legally terminate the current agreement. The item was tabled for further review and legal analysis.

Commissioner Jesus “Jesse” Ramirez made motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed (5-0)

D. Discussion and Possible Action, if any, to Authorize Staff to Request Statements of Qualification for Scrap Metal Processing Services.

DISCUSSION: Israel Garza, Director of Sanitation, stated that, to date, he had not been aware of any formal contract related to the current scrap metal processing arrangement. He noted that he had not been involved in the initial negotiations and was never brought to the table during the decision-making process. Mr. Garza further explained that he had been directed by the City Manager to contact the individual currently providing the service.

Commissioner Adina “Dina” Santillan inquired about the start date of the agreement. Mr. Garza responded that it began in 2022. Staff reported that no formal contract had been located for the existing provider, and

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key personnel were unclear on how the arrangement had originated. Although some payments had been received from the provider, there was no detailed tracking of the amount of scrap metal processed (tonnage) or itemized receipts. Concerns were expressed regarding the procedures for weighing materials and the overall lack of transparency in the current setup. Staff recommended issuing a Request for Qualifications (RFQ) for scrap metal processing services. It was noted that a new company offering improved service and more favorable payment terms had been identified. The Commission agreed to proceed with the issuance of an RFQ in order to explore more competitive and accountable options for scrap metal processing.

Mayor Mario Garza made motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed (5-0)

IX. RESOLUTIONS

A. Discussion and Possible Action, if any, Adopting a Resolution Opposing Texas House Bill 1683. [Tirso Garza, Interim City Manager]

DISCUSSION: Tirso Garza, Interim City Manager presented the item. The City Commission discussed and approved a resolution opposing Texas House Bill 1683, which would shift control of county roadway project decisions from local commissioners to the state. The bill has already been opposed by the county and other local entities.

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

X. 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 §551.087 of the Texas Government Code (Economic Development Negotiations); Discussion and Possible Action Regarding Economic Development Matters on the Cesar Chavez Project.**

Commissioner Jesus “Jesse” Ramirez made motion to enter into executive session at 6:52 p.m. and was seconded by Ernesto “Neto” Guajardo. Motion passed (5-0)

Mayor Mario Garza exited the City Commission Meeting at 7:12 p.m.

Commissioner Jesus “Jesse” Ramirez made motion to reconvene at 7:13 p.m. and was seconded by Mayor Pro-Tem Marco “Markie” Villegas. Motion passed (4-0)

XI. 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 §551.087 of the Texas Government Code (Economic Development Negotiations); Discussion and Possible Action Regarding Economic Development Matters on the Cesar Chavez Project.**

No Action was Taken

XII. ADJOURMENT

Commissioner Jesus “Jesse” Ramirez made motion to adjourn at 7:14 p.m. and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed (4-0)

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Brenda Escalante, City Secretary