



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, August 12, 2025

REGULAR MEETING AGENDA **6:00 PM**

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS ON AGENDA ITEMS

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

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

V. PRESENTATIONS

- A. Proclamation Honoring the 10th Anniversary of the University of Texas Rio Grande Valley.
- B. Proclamation Recognizing GW's BBQ for Ranking #5 in the Texas Monthly Top 50 Best Barbecue Joints.
- C. Presentation Recognizing the 2025 TAAF State Games of Texas Participants.
- D. Presentation on Departmental Reports: Department of Planning and Zoning, Department of Parks and Recreation, Department of Sanitation, San Juan Memorial Library.
 - 1. Department of Planning and Zoning Monthly Report. [Jorge J. Garcia, Director of Planning]
 - 2. Department of Parks and Recreation Monthly Report. [Ruben Guajardo, Director of Parks & Recreation]
 - 3. Department of Sanitation Monthly Report. [Israel Garza, Director of Sanitation]
 - 4. San Juan Memorial Library Monthly Report. [Christina Perez, Library Director]

VI. PUBLIC HEARING/ORDINANCES

- A. Hold a Public Hearing Regarding a Conditional Use Permit for the Sale of Alcoholic Beverages (BG – Wine and Malt Beverage Retail Dealer's On-Premise Permit) at "Pizza Hut Restaurant #39501" Located at 651 Virgen de San Juan Boulevard, Legally Described as Lot 1, Pizza Hut No. 40 Subdivision, as Requested by Ayvaz Pizza, LLC. [Jorge J. Garcia, Director of Planning]
- B. Hold a Public Hearing Regarding a Conditional Use Permit for a Gasoline Service Station and Sale of Alcoholic Beverages (BQ – Wine and Beer Retailer's Off-Premise Permit) at 5212 N. Raul Longoria Road, Legally Described as the 2.181-Acre Tract of Land out of Lot 3, Block 8, John Closner Subdivision, as Requested by Vaquero San Juan Partners, LP. [Jorge J. Garcia, Director of Planning]

VII. APPOINTMENTS

- A. Consideration and Action to Appoint, Re-appoint and/or Remove one (1) Board Member of the Police Athletic League (PAL). [Brenda Escalante, City Secretary]

VIII. RESOLUTIONS

- A. Consideration and Action on a Resolution Suspending the August 19, 2025, Effective Date of

Texas Gas Service's Proposed Rate Increase and Authorizing Participation in Related Regulatory Proceedings.

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

- A. Preliminary Plat Approval of the Minnesota Oaks Subdivision with Variances being a 20.0-Acre Tract of Land out of Lot 7, Block 47, Alamo Land and Sugar Company Subdivision, Located Approximately half of a mile West of Cesar Chavez Road, along the North side of Minnesota Road, as Requested by SAMES Engineering and Surveying. [Jorge J. Garcia, Director of Planning]
- B. Discussion and Possible Action to Authorize the Interim City Manager to Advertise a Request for Proposals for Emergency Ambulance Services.
- C. Discussion and Possible Action to Adopt SB1173, Effective September 1, 2025, Raising the Statutory Threshold for Formal Competitive Sealed Bidding from \$50,000 to \$100,000, and to Authorize Staff to Internally Update the City's Procurement Manual. [Lori A. Maldonado, Purchasing Agent]
- D. Discussion and Possible Action, if any, on the Proposed Tax Rate for the City of San Juan for Fiscal Year Beginning October 1, 2025, through September 30, 2026, and Set Public Hearing. [Leroy Gonzales, Director of Finance]

X. CONTRACTUALS

- A. Consideration and Approval of an Interlocal Agreement Between Hidalgo County and the City of San Juan (San Juan I Head Start Center), Located at 200 North Cougar, San Juan, TX.

XI. CONSENT AGENDA

- A. Consider Second and Final Reading of the Ordinance Regarding the Rezoning Request from Multi-Family Residence District (R-MF) to General Business District (C-2) of a 1.71-Acre Tract of Land out of Lot 9, San Juan Hacienda Estates Subdivision, Located Approximately 600 feet South of Moore Road, along the East side of Veterans Boulevard, as Requested by Teysha Group, LLC. [Jorge J. Garcia, Director of Planning]
- B. Consider Approval of the Budget Expenditure Report for the Month of June 2025. [Leroy Gonzales, Director of Finance]
- C. Consider Approval of the Investment Report for the Quarter ending June 30, 2025. [Leroy Gonzales, Director of Finance]

- D. Consider Approval of City Commission Meeting Minutes:**
- February 11, 2025
 - March 17, 2025

XII. 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 Consultation with Attorney and §551.072 Real Property of the Texas Government Code; Discussion and Possible Action Concerning the Potential Sale of City-Owned Properties.
 2. Pursuant to Section §551.071 Consultation with Attorney and §551.074 Personnel Matters of the Texas Government Code; Discussion and Possible Action Regarding the City Manager Review Committee.
 3. Pursuant to Section §551.071 of the Texas Government Code Consultation with Attorney; Discussion and Possible Action Regarding Legal Issues Concerning Entertainment for 2025 Noche de Paz.

XIII. 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 Consultation with Attorney and §551.072 Real Property of the Texas Government Code; Discussion and Possible Action Concerning the Potential Sale of City-Owned Properties.
 2. Pursuant to Section §551.071 Consultation with Attorney and §551.074 Personnel Matters of the Texas Government Code; Discussion and Possible Action Regarding the City Manager Review Committee.
 3. Pursuant to Section §551.071 of the Texas Government Code Consultation with Attorney; Discussion and Possible Action Regarding Legal Issues Concerning Entertainment for 2025 Noche de Paz.

XIV. 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 8th day of August 2025 at 4:00 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: 08/04/2025

SUBJECT: Proclamation Honoring the 10th Anniversary of the University of Texas Rio Grande Valley.



PROCLAMATION

Honoring the 10th Anniversary of The University of Texas Rio Grande Valley

WHEREAS, The University of Texas Rio Grande Valley is celebrating its 10th anniversary in August 2025; and

WHEREAS, known for its broad range of academic programs, affordable tuition, and supportive campus environment, The University of Texas Rio Grande Valley is an award-winning institution that has conveyed more than 60,000 degrees since opening its doors in 2015; and

WHEREAS, significant accomplishments during the university's first decade of operation include adding 42 new bachelor's, master's, doctoral, and professional degree programs and an increase in research expenditures of nearly 600 percent; ongoing student success is reflected in the university's record-breaking enrollment, retention, and graduation rates; and

WHEREAS, this exemplary institution made historic strides in medical education when it opened the only school of medicine in South Texas in 2016, and it has since expanded quality health care services in the region with 25 clinical care sites throughout the Rio Grande Valley; and

WHEREAS, The University of Texas Rio Grande Valley opened the state's first School of Podiatric Medicine in 2022 and will further expand student opportunities with the opening of the region's first comprehensive academic cancer and surgery center in 2025 and the state's second School of Optometry in 2027; and

WHEREAS, in 2021, the university's Student Government Association executed a student referendum that would enhance campus life by adding a Division I Football Championship Subdivision team and other programs, and in the fall of 2025, the football team will kick off its inaugural season and establish the first Division I college football program at the university and in the region; and

WHEREAS, The University of Texas Rio Grande Valley has earned national acclaim for its commitment to value, social mobility, and economic impact and has been ranked the number one university in Texas in 2023 and 2024 by Washington Monthly magazine and the number one best public university in Texas for value and social mobility by The Wall Street Journal; the school has further gained recognition as a community engaged university by the Carnegie Foundation;

NOW, THEREFORE, Be it Resolved that I, **Mario Garza**, by the power vested in me as Mayor of the City of San Juan, along with **Mayor Pro-Tem Marco "Markie" Villegas, Commissioner Mario Cantu, Commissioner Gilbert Garza and Commissioner Jesus "Jesse" Ramirez** hereby commemorate the 10th Anniversary of The University of Texas Rio Grande Valley and extend to its leaders, faculty, and staff congratulations on a decade of success and best wishes for the future.

CITY OF SAN JUAN, TEXAS

ATTEST:

Mario Garza, Mayor

Brenda Escalante, 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: 08/08/2025

SUBJECT: Proclamation Recognizing GW's BBQ for Ranking #5 in the Texas Monthly Top 50 Best Barbecue Joints.



PROCLAMATION

Recognizing GW's BBQ for Ranking #5 in the Texas Monthly Top 50 Best Barbecue Joints

WHEREAS, barbecue is a time-honored culinary tradition that brings people together in celebration of community, craftsmanship, and culture; and

WHEREAS, the art of barbecue requires not only skill and patience, but also a deep understanding of flavor, fire, fellowship, and a meticulous science of cooking; and

WHEREAS, GW's BBQ, led by George Watts Jr., owner, and George Watts III, Pit Master, has demonstrated outstanding dedication, creativity, and mastery in the field of barbecue; and

WHEREAS, this dedication and passion have earned GW's BBQ the prestigious honor of being named #5 in the 2025 Texas Monthly Top 50 Best Barbecue Joints in Texas, a distinction reserved only for the very best in the Lone Star State; and

WHEREAS, through their exceptional craftsmanship and unwavering commitment to excellence, GW's BBQ has brought pride and recognition to our community, and served as a proud ambassador of Texas culinary heritage; and

WHEREAS, the achievement of GW's BBQ deserves to be acknowledged and celebrated by the citizens of our great city, state and beyond;

NOW, THEREFORE, Be it Resolved that I, **Mario Garza**, by the power vested in me as Mayor of the City of San Juan, along with **Mayor Pro-Tem Marco "Markie" Villegas, Commissioner Mario Cantu, Commissioner Gilbert Garza and Commissioner Jesus "Jesse" Ramirez** hereby recognize and congratulate GW's BBQ for their remarkable accomplishments in the field of barbecue, and proclaim May 27th as GW's BBQ Day in the City of San Juan and urge all citizens to join in honoring their success, talent, recognition to the city, hard work, and the joy that barbecue brings to our community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of City of San Juan, Texas to be affixed this 12th of August, 2025.

CITY OF SAN JUAN, TEXAS

ATTEST:

Mario Garza, Mayor

Brenda Escalante, 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: Ruben Guajardo, Director of Parks & Recreation

DATE: 08/08/2025

SUBJECT: Presentation Recognizing the 2025 TAAF State Games of Texas Participants.



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: 07/30/2025

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.

- 89 building permits were issued during the month of July with a \$4,460,352.00 in total valuation.
- 254 garage sale permits were issued with \$3,630.00 in total valuation.
- We provided customer service and support to 701 people and handled approximately 1,975 calls.
- The building inspectors conducted approximately 485 inspections.
- 18 building permits were issued for new houses with \$2,427,637.00 in total valuation.

HEALTH DIVISION

Inspections: 36
Permits Issued: 28
Valuation: \$2,675.00

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 care/foster home permits.

Business Permits Renewed: 36
Valuation of business permits renewed: \$1,800.00

Officer Rodriguez

- Weedy Lots: 35
- Garage Sale w/o permit: 28
- Rubbish: 3
- Building w/o permit: 5
- Certified letters mailed out: 22
- Abandoned cars: 14
- Occupational Inspection: 2
- Commercial abandoned vehicles: 1

Officer Munoz

- Weedy Lots: 55
- Rubbish: 5
- Work Orders: 12
- Certified letters mailed out: 18
- Abandoned cars: 29
- Occupational Inspection: 6
- Commercial abandoned vehicles: 1
- Illegal dumping: 1
- Building w/o permit: 1

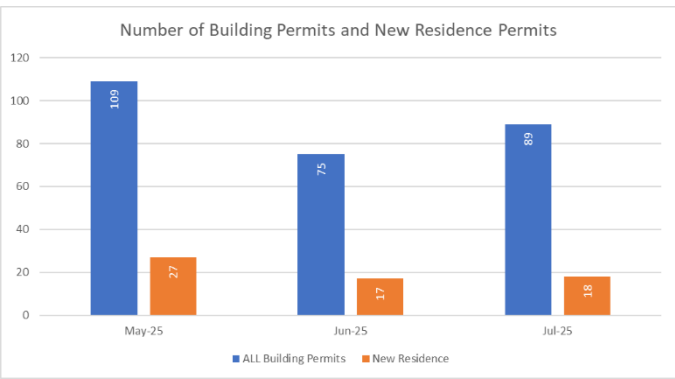
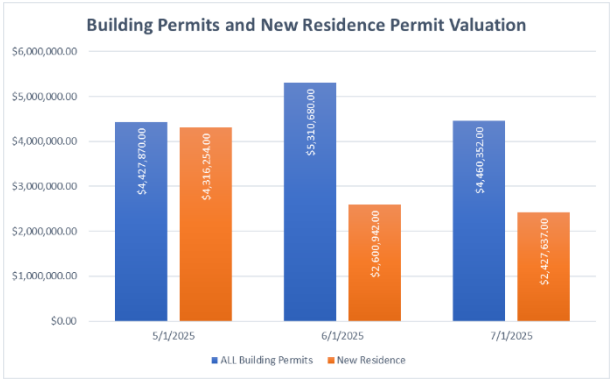
Officer Cavazos

- Weedy Lots: 42
- Work Orders: 10
- Garage Sale w/o permit: 5
- Building w/o permit: 1
- Certified letters mailed out: 14
- Commercial Vehicles: 3
- Livestock: 1

NEW BUSINESSES OPENING IN THE CITY DURING THIS MONTH

A total of eleven (11) new businesses were opened in the City of San Juan during the month of July.

- | | |
|---------------------------------|---------------------------|
| • AG Playcenter | 816 N. Veterans Blvd. |
| • Big G's Fireworks, LLC | 4003 N. Raul Longoria Rd. |
| • Big G's Fireworks, LLC | 5302 N. Raul Longoria Rd. |
| • DeAngelo's Gourmet Italian | 2506 N. Raul Longoria Rd. |
| • L & S Air LLC | 620 S. Nebraska Ave. |
| • Little Budy;s Day Care Center | 614 E. Earling Rd. |
| • Mi Espacio Beauty Salon LLC | 302 E. Bus. Hwy. 83 |
| • Shaping Little Minds Academy | 1307 S. Nebraska Ave. |
| • Texas Super Taqueria | 232 E. Bus. Hwy. 83 |
| • Trimad Constultants LLC | 1103 N. Raul Longoria Rd. |
| • Barbacoa El Primo | 2025 N. Raul Longoria Rd. |





**PLANNING AND ZONING COMMISSION
JULY 24, 2025
SAN JUAN CITY HALL - EOC ROOM
6:00 P.M.**

P&Z PRESENT

Eric Sanchez
Eliza Yzaguirre
Mark Salinas
Irma Castillo

P&Z ABSENT

Valerie Cardenas
Cesar Cantu
Luis Mancillas

STAFF PRESENT

Monica Gomez
Clarissa Aviles

GUESTS PRESENT

Edgar Garcia, Melden & Hunt, Inc.
Gregory Vasquez, BIG Realty
Eduardo Huerta, SAMES Eng.
Gustavo Hernandez, Bonafide Realty, LLC.
Francisco Pons, Bonafide Realty, LLC.
Luis Esparza, BIG Realty
Luis Mendez, SAMES Eng.

1. CALL TO ORDER

Vice-Chair Castillo called the meeting to order at 6:00 p.m.

2. APPROVAL OF MINUTES – June 12, 2025

Commissioner Sanchez made a motion to approve the minutes as presented by staff. Commissioner Salinas seconded the motion. The motion passed unanimously with a 4-0 vote.

3. PUBLIC HEARINGS

3.1 Conditional Use Permit

Sale of Alcoholic Beverages (*BG – Wine and Malt Beverage
Retail Dealer's On-Premise Permit*)

"Pizza Hut Restaurant #39501"

651 Virgen de San Juan Boulevard

Location: The property is located approximately 250 feet South
of Frontage Road, along the East side of Virgen de San Juan
Boulevard (Nebraska Avenue)

Lot 1, Pizza Hut No. 40 Subdivision

Applicant: Ayvaz Pizza, LLC.

REVIEW COMMENTS:

Ms. Gomez explained the conditional use permit is to sale of alcoholic beverages (BG permit) for on-premise consumption at Pizza Hut Restaurant located at 651 Virgen de San Juan Boulevard, also known as 651 N. Nebraska Avenue. The applicant is AYVAZ Pizza, LLC. This company is taking over the restaurant so they need to apply for a new permit with the city and Texas Alcoholic Beverage Commission (TABC). The proposed days and hours of operation are Sunday through Thursday from 11:00 a.m. to 11:00 p.m.; Friday and Saturday from 11:00 a.m. to 12:00 a.m. Public notices were mailed out and no comments were received in favor or against the request. Staff recommends approval of the conditional use as presented.

Vice-Chair Castillo opened the public hearing at 6:02 p.m.

No discussion took place on this item.

Vice-Chair Castillo closed the public hearing at 6:02 p.m.

FINAL RESOLUTION OF REQUEST & COMMENTS:

Commissioner Yzaguirre 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.

3.2 Conditional Use Permit

Gasoline Service Station and Sale of Alcoholic Beverages (*BQ – Wine and Beer Retailer's Off-Premise Permit*)

5212 N. Raul Longoria Road

Location: The property is located at the Southeast corner of Owassa and Raul Longoria Road

The 2.181-acre tract of land out of Lot 3, Block 8, John Closner Subdivision

Applicant: Vaquero San Juan Partners, L.P.

REVIEW COMMENTS:

Ms. Gomez explained about the new development coming to the Southeast corner of Owassa and Raul Longoria Road. The applicant is proposing to build a gas station and convenience store, so they are applying for a conditional use permit to allow a Gas Station and the Sale of Alcoholic Beverage (BQ permit) for Off-Premise Consumption at the convenience store. Public notices were mailed out and no comments were received in favor or against the request. Staff recommends approval of the conditional use as presented and this is a public hearing and now this matter is before you.

Vice-Chair Castillo opened the public hearing at 6:03 p.m.

No discussion took place on this item.

Vice-Chair Castillo closed the public hearing at 6:03 p.m.

FINAL RESOLUTION OF REQUEST & COMMENTS:

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

4. SUBDIVISIONS

4.1 Preliminary Plat Approval with Variance

Minnesota Oaks Subdivision

Being a 20.0-acre tract of land out of Lot 7, Block 47, Alamo Land and Sugar Company Subdivision

Location: The property is located approximately half of a mile West of Cesar Chavez Road, along the North side of Minnesota Road

Developer: Francisco Pons

Engineer: SAMES Engineering and Surveying

Flood Zone: AH

Water: North Alamo Water Supply Corporation

Sewer: City of San Juan

REVIEW COMMENTS:

Ms. Gomez explained that developer is proposing to subdivide a 20.00-acre tract into fifty-one (51) multi-family lot subdivision. The property is located half of a mile west of Cesar Chavez Road, along the North side of

Minnesota Road. The property is located in a flood zone “AH”. Water service is provided by North Alamo Water Supply Corporation; sewer by the City of San Juan.

Project Engineer is requesting the following variances:

1. To reduce the minimum lot are of 22,500 square feet for multi-family lot as requested by code, to 10,762.50 square feet.
2. To reduce the required minimum lot width of 150-feet to 82-feet and the minimum lot depth of 150-feet to 131.25-feet.

Staff recommends approval of the preliminary plat along with variance request subject to comply with comments.

Commissioner Yzaguirre asked about the existing zoning of the property. Ms. Gomez responded that property is zoned as single-family district.

Vice-Chair Castillo asked about the property being in a flood zone “AH”. Ms. Gomez responded that project engineer is working with FEMA to remove the property from a flood zone area.

Luis Mendez, P.E. representing SAMES Engineering, said that lots will comply with all setbacks and easements. However, the current City of San Juan lot size requirements for multi-family lots are too large.

Commissioner Sanchez said that reviewed the latest multi-family subdivisions approved by the city and confirmed that they all have consistent lot sizes.

Gregory Vasquez, from BIG Realty, mentioned that the development will be a private subdivision. They are also actively working on getting the property removed from the flood zone. The proposal includes four-plexes with an appealing building design, which he believes will be a valuable addition to the city.

FINAL RESOLUTION OF REQUEST & COMMENTS:

Commissioner Sanchez made a motion to approve the preliminary plat with variances as presented. Commissioner Salinas second the motion. The motion passed unanimously with a 4-0 vote.

5. NEXT MEETING – TBD

6. ADJOURNMENT

There being no further items to discuss, Commissioner Sanchez made a motion to adjourn; Commissioner Yzaguirre second the motion. The meeting was adjourned at 6:11 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: Ruben Guajardo, Director of Parks & Recreation

DATE: 07/30/2025

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

For July 2025, we have the following to report: Our department has addressed the following areas.

Parks Division-

- Parks staff have continued to maintain our athletic fields by marking and grooming them in preparation for rentals and league games.
- The Parks Staff continues to maintain the grounds of all City-owned buildings and park lands by maintaining the landscape and making all necessary repairs to keep our facilities in good condition.
- Prepared Municipal Park for the PONY International Softball Tournament, July 17-19, 2025.
- Coordinated the take-down of all American Flags from Nebraska/Raul Longoria that were placed for July 4th, 2025. Flags have been stored for safekeeping.
- Preparations for National Night Out are underway, which is scheduled for August 7, 2025.

Recreation Division-

- Summer Programs are concluding, which include Track & Field, Swim, Tennis, Softball Pitching & Hitting Camp, Baseball Camp, Soccer Camp, Quarterback & Receiver Camp, Cheerleading, Dance, and Middle School Volleyball League.
- The PONY All-Star Baseball 14U Team will be traveling to Youngsville, LA, July 29-August 3 for the South Zone Pony Tournament.
- The TAAF Region 2 Track & Field Meet, hosted by the City of Pharr, was held July 16-18, 2025, at PSJA North HS. 65 San Juan athletes qualified for state. Our San Juan staff assisted

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with the event at multiple locations to include: 3 long jump pits, 1 triple jump pit, 2 high jump pits, hurdle engineers, and assisted athletes at start and finish lines. Preparations are ongoing for the TAAF State Games, July 31-August 3.

- TAAF Region 2 Swim Meet was held in Mission, July 18-19. 1 San Juan athlete qualified for the TAAF State Games.
- San Juan Tennis also had 3 athletes qualify for the TAAF State Games.
- Our department assisted the City of McAllen by hosting the International Softball Tournament on July 17-19, 2025. Municipal Park hosted the 6U division, and a total of 12 teams competed. Staff operated a concession stand and assisted athletes & parents with any injuries, ice, and any questions or concerns.
- I and Asst. Director Ramiro Moreno have coordinated with Purchasing Agent Lori Maldonado to prepare the San Juan Sports Complex Fence Bid (Mayfield & Arcoute Fields). The bid will begin advertisement on July 23 & 30 with a pre-bid site meeting on Monday, July 28 at 10 am and bid opening scheduled for Thursday, August 7, 2025.
- We are also in the process of purchasing and installing new scoreboards for Municipal Park turf fields.

Building Maintenance Division-

- Staff have continued daily and weekly cleaning, repairing, and maintaining all city buildings. Along with coordinating the Amigo del Valle Rentals, City Hall EOC Room, and Library set-ups for weekly meetings as needed.
- Continue regular care & preventative maintenance of all A/C units at City Buildings.
- The North Side Fire Department had a new complete air conditioning unit installed.
- A monthly city hall elevator test was conducted for safety and proper functioning.

Facility Rentals-

- Municipal Park Pavilion: No rentals for the month of July 2025.
- Municipal Park Baseball/Softball Fields: No facility rentals for the month of July 2025 due to Pony All-Star Tournaments.
- Sports Complex (Mayfield-Arcoute): - Rental: GFAM Baseball
 - July 26-27
 - Rental Fee: \$750.00

San Juan Parks and Rec. Advisory Board

- Meeting Date – July 17, 2025, @ 6:00 pm.
- Quorum-Yes
- Summer programs update.
- Update New Parks and Recreation Building.
- Approved check disbursement to scholarship recipients 4 @ \$500.00.
- Participation in the 2025 National Night Out.
- Next meeting is scheduled for August 12, 2025.

San Juan Police Athletic League Board:

- Meeting Date – July 16, 2025, @ 6:00 pm
- Quorum-Yes
- Approved check disbursement to scholarship recipients 4 @ \$500.00.
- Preparations for 2025 National Night Out.
- Approval to purchase 500 backpacks for the Back-to-School giveaway.
- Next meeting is scheduled for August 20, 2025.



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: 08/05/2025

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

July 2025 Report

Sanitation Department (July 2025)

- ☐ Solid Waste Collection ran on schedule all month
- ☐ Brush Pickup ran on schedule all month
- ☐ Drop off Site: 1,457 Residents
- ☐ Residential: 1,136.50 Tons
- ☐ Commercial: 639.51 Tons
- ☐ Roll-Off Containers: 318.47 Tons/65 loads
- ☐ Brush: 789.84 Tons/216 loads of brush

Central Garage (July 2025)

- ☐ Tickets Open: 93
- ☐ Tickets Closed: 84
- ☐ Pending Vehicles: 6
 - Unit SW736- Pending parts.
 - Unit PK312- Pending parts.
 - Unit PD42- Currently being worked on.
 - Unit PD77- Currently at dealership.
 - Unit PD29- Currently at dealership.
 - Unit PD26- Currently at dealership.
- ☐ Residential Side Loaders operating
- ☐ Commercial Side Loaders operator

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- ☐ 2 Brush Truck Operating1 Brush Tractor (grapple) operating
- ☐ 2 Brush Grapple Truck operating
- ☐ 1 Roll- Offs Trucks operating

Recycling (July 2025)

☐ Cardboard:	14.79 tons/\$1,033.73
☐ Curbside:	4.93 tons
☐ Mix White Paper:	0.00 tons/\$0.00
☐ Batteries:	0.00 tons/\$0.00
☐ Metal:	0.0 tons/\$0.00
☐ Books:	0.78 tons/\$15.60
☐ Tin Cans:	0.00 tons/\$0.00
☐ Plastic:	0.00 tons/\$0.00
☐ E-Waste:	0.00 tons/\$0.00
☐ Aluminum:	0.000 tons/\$0.00

Total Tons/Revenue: 20.50 tons/\$1,049.33

☐ Savings of	\$410.00
☐ Walk-Ins:	367

Storm Water (July 2025)

☐ Storm drains cleaned:	27
☐ Subdivisions:	3
Monte Grande	10 Inlets
Bar #4	10 Inlets
Lucero Estates	7 Inlets

Code Enforcement (July 2025)

Estaban Garcia

☐ Violation Notice Issued:	17
☐ Illegal Dumping:	43
☐ Contact People:	68
☐ Construction Material:	10
☐ Tires:	0

Code Enforcement (July 2025)

Ruben Navarro

Violation Notice:	2
Illegal Dumping:	13
Contact People:	11
Construction Material:	4
Tires:	0



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: August 4, 2025

Subject: Sanitation Monthly Report

July 2025 Report

Sanitation Department (July 2025)

- ☐ Solid Waste Collection ran on schedule all month
- ☐ Brush Pickup ran on schedule all month
- ☐ Drop off Site: 1,457 Residents
- ☐ Residential: 1,136.50 Tons
- ☐ Commercial: 639.51 Tons
- ☐ Roll-Off Containers: 318.47 Tons/65 loads
- ☐ Brush: 789.84 Tons/216 loads of brush

Central Garage (July 2025)

- ☐ Tickets Open: 93
- ☐ Tickets Closed: 84
- ☐ Pending Vehicles: 6
 - Unit SW736- Pending parts.
 - Unit PK312- Pending parts.
 - Unit PD42- Currently being worked on.
 - Unit PD77- Currently at dealership.
 - Unit PD29- Currently at dealership.
 - UnitPD26- Currently at dealership.
- ☐ Residential Side Loaders operating

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

- ☐ Commercial Side Loaders operator
- ☐ 2 Brush Truck Operating 1 Brush Tractor (grapple) operating
- ☐ 2 Brush Grapple Truck operating
- ☐ 1 Roll- Offs Trucks operating

Recycling (July 2025)

- ☐ Cardboard: 14.79 tons/\$1,033.73
- ☐ Curbside: 4.93 tons
- ☐ Mix White Paper: 0.00 tons/\$0.00
- ☐ Batteries: 0.00 tons/\$0.00
- ☐ Metal: 0.0 tons/\$0.00
- ☐ Books: 0.78 tons/\$15.60
- ☐ Tin Cans: 0.00 tons/\$0.00
- ☐ Plastic: 0.00 tons/\$0.00
- ☐ E-Waste: 0.00 tons/\$0.00
- ☐ Aluminum: 0.000 tons/\$0.00

- Total Tons/Revenue: 20.50 tons/\$1,049.33
- ☐ Savings of \$410.00
- ☐ Walk-Ins: 367

Storm Water (July 2025)

- ☐ Storm drains cleaned: 27
- ☐ Subdivisions: 3
 - Monte Grande 10 Inlets
 - Bar #4 10 Inlets
 - Lucero Estates 7 Inlets

Code Enforcements (July 2025)

Estaban Garcia

- ☐ Violation Notice Issued: 17
- ☐ Illegal Dumping: 43
- ☐ Contact People: 68
- ☐ Construction Material: 10
- ☐ Tires: 0

Code Enforcements (July 2025)**Ruben Navarro**

Violation Notice:	2
Illegal Dumping:	13
Contact People:	11
Construction Material:	4
Tires:	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: Christina Perez, Director of Library

DATE: 07/31/2025

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

Enclosed is the July Monthly Report including statistics and programs:

For the month of July, we had, 1,896 visitors. Out of those visitors, 357 were here for computer use only. The library checked out a total of 457 physical items for both adult and children. We had 1 in-house circulation items. We requested and received forty-nine (49) Interlibrary Loans (ILL). We had 72 new patrons added to our circulation system. We helped the public with an estimated 866 reference/informational questions. We had 23 fax transactions. The monthly amount deposited was \$927.94 both fines and fees.

Please see the attached statistical report.

During the month of July

- Partnered with multiple agencies to conduct summer reading sessions for kids and their parents.
- Held Summer Reading Party with the World Birding Center and the SJ Fire Dept
- Attended Hidalgo County Library System Meeting
- Managed the day-to-day operations of the San Juan Memorial Library

Meetings to be held in August 2025

Multipurpose Room

Rio Grande Early Childhood Edu Association, August 2nd & 16th

Keep San Juan Beautiful, August 6th

Sanitation Dept Annual Consumer Confidence Report, August 9th

City Commission, August 12th & 26th

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

Training Room:

Library Board, August 6th

Youth & Children's Programs/Attendance

Date	Program	Attendance
Monday, July 7, 2025	Paint Like An Artist	20
Tuesday, July 8, 2025	Under the Sea	30
Wednesday, July 9, 2025	Storytime & Craft with Tessie	11
Thursday, July 10, 2025	Bubble Extravaganza	81
Friday, July 11, 2025	Craft with Behavioral Health Solutions	21
Monday, July 14, 2025	Craft with Agrilife	21
Tuesday, July 15, 2025	Puppet Show with Judge Cortez	23
Wednesday, July 16, 2025	Hidden Gems with Agrilife	24
Thursday, July 17, 2025	Music with Denise and Belinda	18
Friday, July 18, 2025	Tie Dye Day	19
Monday, July 21, 2025	Cool Chemistry with STC	13
Tuesday, July 22, 2025	Photography	12
Wednesday, July 23, 2025	Butterfly Center Visit	15
Thursday, July 24, 2025	Llama Looms	25
Friday, July 25, 2025	Messy Art Day with Police	33
Wednesday, July 30, 2025	Pizza Party	102
Total	16	468

Statistics	
Total Visitors	1,896
Computer Users	357
Total Checkouts	457
In-House Use	1
Inter-Library Loans	49
New Patrons	72
Reference\ Informational Questions	866
FAX transactions	23
Children's Programs	16
Attendance	468

Multipurpose Room Reservations	Attendance
1st Budget Workshop	20
2nd Keep San Juan Beautiful	9
7th Summer Reading Program	20
7th City Commission Meeting	50
8th Summer Reading Program	30
9th Summer Reading Program	11
10th Summer Reading Program	81
11th Summer Reading Program	21
12th Rio Grande ECE	35
14th Summer Reading Program	21
15th Summer Reading Program	23
16th Summer Reading Program	24
17th Summer Reading Program	18
18th Summer Reading Program	19
18th Border Patrol Meeting	25
19th Lions Club	21
21st Summer Reading Program	13
22nd Summer Reading Program	12
22nd City Commission Meeting	52
23rd Summer Reading Program	15
24th Summer Reading Program	25
24th SSJH	20
25th Summer Reading Program	32
28th Border Patrol Meeting	35
30th Summer Reading Program Pizza Party	102
Total	734

Training Room Reservations	Attendance
1st Texas Workforce Commissions Training	7
2nd Texas Workforce Commissions Training	6
3rd Texas Workforce Commissions Training	3
7th Border Patrol Meeting	25
14th Border Patrol Meeting	33
21st Border Patrol Meeting	25
Total	13

Total DVD Checkouts	
Children's DVDs	13
Other than Children's DVDs	14
Total	27

Total Book Checkouts	
Children's Books	341
Other than Children's Books	89
Total	430

WiFi Usage	
LibGuest	861
LibStaff	2,761
Total	3,622

Study Room Attendance	
Study Rooms	53

Likes	29
Visitors	2,504

SJML Homepage	
Visitors	5,632

Deposits	
Fines	\$ 129.94
Copies	\$ 790.22
Surcharges	\$ 0.63
Total + Surcharges	\$920.79

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 12, 2025

Hold a Public Hearing Regarding a Conditional Use Permit for the Sale of Alcoholic Beverages (BG – Wine and Malt Beverage Retail Dealer’s On-Premise Permit) at "Pizza Hut Restaurant #39501" Located at 651 Virgen de San Juan Boulevard, Legally Described as Lot 1, Pizza Hut No. 40 Subdivision, as Requested by Ayvaz Pizza, LLC. [Jorge J. Garcia, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The developer is proposing to subdivide 20.0-acre tract of land located approximately half of a mile West of Cesar Chavez Road, along the North side of Minnesota Road. The developer is proposing a fifty-one (51) multi-family lot subdivision.

The subdivision is located in a flood zone “AH”.

The developer is requesting the following variances:

1. To reduce the minimum lot area of 22,500 square feet for multi-family lot as requested by code (Appendix A. Unified Development Code, Chapter 2, Article VI - Area and Height Requirements, Section 1) to 10,762.50 feet.
2. To reduce the required minimum lot width of 150 and the required minimum depth of 150-feet as required by code; (Appendix A. Unified Development Code, Chapter 2, Article VI - Area and Height Requirements, Section 1). To 82 feet for lot width and 131.25 feet for lot depth.

Water service is provided by the North Alamo Water Supply Corporation; sewer by the City of San Juan.

RECOMMENDATION:

During their regular meeting on July 24, 2025, the Planning and Zoning Commission unanimously recommended approval of the conditional use permit 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

Ayvaz Pizza, LLC. is taking over “Pizza Hut #39501” which has been in operation since 1999. The restaurant is located approximately 250 feet South of Frontage Road, along the East side of Nebraska Avenue, also known as Virgen de San Juan Boulevard. The applicant is requesting a Conditional Use Permit for the Sale of Alcoholic Beverages (*BG – Wine and Malt Beverage Retail Dealer’s On-Premise Permit*).

The restaurant has a total of twenty-five (25) employees and the proposed days and hours of operation are Sunday through Thursday from 11:00 a.m. to 11:00 p.m., Friday and Saturday from 11:00 a.m. to 12:00 a.m.

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

The following are the list of requirements:

1. The applicant must comply with the City’s Security Cameras Ordinance.
2. Owner agrees to pay an annual fee to the City of San Juan to maintain the alcohol license, conditional use and 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 seven (7) property owners within a two hundred (200) foot radius and no comments were received 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 – 06/24/2025 Commissioner Yzaguirre 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 the conditional use permit is to sale of alcoholic beverages (BG permit) for on-premise consumption at Pizza Hut Restaurant located at 651 Virgen de San Juan Boulevard, also known as 651 N. Nebraska Avenue. The applicant is AYVAZ Pizza, LLC. This company is taking over the restaurant so they need to apply for a new permit with the city and Texas Alcoholic Beverage Commission (TABC). The proposed days and hours of operation are Sunday through Thursday from 11:00 a.m. to 11:00 p.m.; Friday and Saturday from 11:00 a.m. to 12:00 a.m. Public notices were mailed out and no comments were received in favor or against the request. Staff recommends approval of the conditional use as presented.

Vice-Chair Castillo opened the public hearing at 6:02 p.m.

No discussion took place on this item.

Vice-Chair Castillo closed the public hearing at 6:02 p.m.



ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGE (BG – WINE AND MALT BEVERAGE RETAIL DEALER’S ON-PREMISE PERMIT) AT “PIZZA HUT RESTAURANT #39501” LOCATED AT 651 VIRGEN DE SAN JUAN BOULEVARD, LEGALLY DESCRIBED AS LOT 1, PIZZA HUT NO. 40 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, Ayvaz Pizza, 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 Malt Beverage Retail Dealer’s On-Premise Permit*) at “Pizza Hut Restaurant #39501”, located at 651 Virgen de San Juan Boulevard, San Juan, Texas.

WHEREAS, this type of activity is prohibited by said Zoning Ordinance unless a Conditional Use Permit is granted; and,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS, AS FOLLOWS:

SECTION I. That a Conditional Use Permit under Article IV of the Zoning Ordinance of the City of San Juan, Texas, be granted to Ayvaz Pizza, LLC. has applied for a Conditional Use Permit for the Sale of Alcoholic Beverages (*BG – Wine and Malt Beverage Retail Dealer’s On-Premise Permit*) at Pizza Hut Restaurant #39501, 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 12th day of August, 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

Ayvaz Pizza LLC
4415 Hwy 6, Sugar Land
TX 77478

Lot 1, Block 1, J.C. Subdivision, an addition to the City of San Juan, Hidalgo County, Texas, according to the plat recorded in Volume 24, Page 187, Map Records of Hidalgo County, Texas.

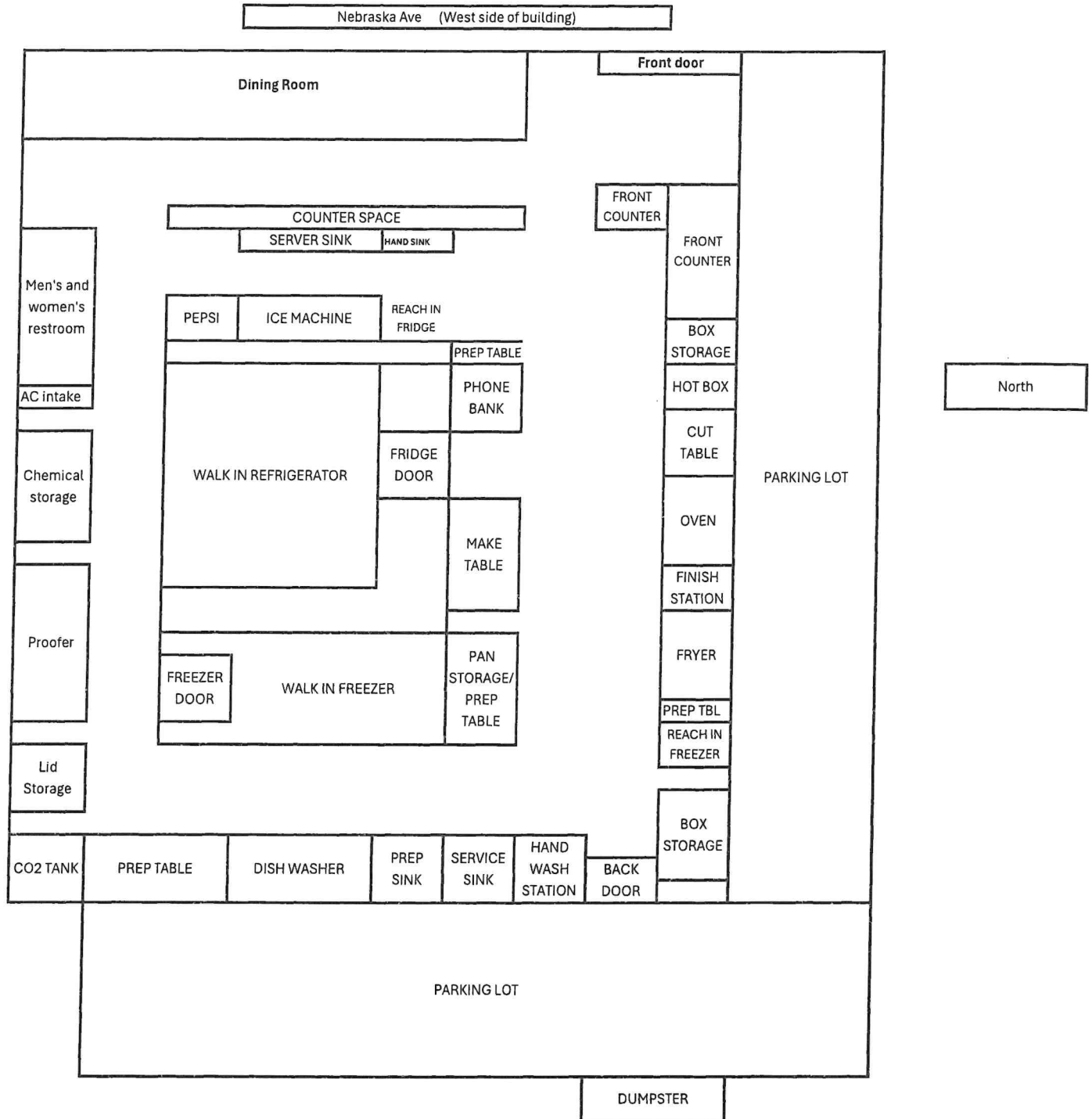
The property is located at 651 North Nebraska Avenue, San Juan, Texas 78589, and comprises approximately 0.72 acres of land improved with a commercial structure currently operating as a Pizza Hut restaurant. The site lies on the east side of North Nebraska Avenue (FM 907), approximately 145 feet north of the intersection with West 6th Street.

of Employees – 25

Days/Hours of Operation:

Sun – Thurs: 11am-11pm

Fri – Sat: 11am-12am



Conditional Use Permit for the Sale of Alcoholic Beverages (BG – Wine and Beer Retailer’s Permit) at
“Pizza Hut #39501” located at 651 Virgen de San Juan Boulevard, legally described as Lot 1, Pizza Hut No.
40 Subdivision, as Requested by Ayvaz Pizza, LLC.

PIZZA HUT OF SOUTH VALLEY INC
PO BOX 96
CUNNINGHAM, TX 75434-0096

STARS RESTAURANTS LLC
2941 NW 156TH ST
EDMOND, OK 73013-2101

WENELEVEN LLC
15915 VENTURA BLVD PH 2
ENCINO, CA 91436-4439

COLUMBIA RIO GRANDE
HEALTHCARE LP
ONE PARK PLAZA
NASHVILLE, TN 37203-6527

ST JOHN'S LUTHERAN CHURCH
PO BOX 62
SAN JUAN, TX 78589-0062

MOST REVEREND RAYMUNDO J
PO BOX 2025
BROWNSVILLE, TX 78522-2025

AYVAZ PIZZA LLC
651 VIRGEN DE SAN JUAN BLVD
SAN JUAN, TX 78589

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 12, 2025

Hold a Public Hearing Regarding a Conditional Use Permit for a Gasoline Service Station and Sale of Alcoholic Beverages (BQ – Wine and Beer Retailer’s Off-Premise Permit) at 5212 N. Raul Longoria Road, Legally Described as the 2.181-Acre Tract of Land out of Lot 3, Block 8, John Closner Subdivision, as Requested by Vaquero San Juan Partners, LP. [Jorge J. Garcia, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The applicant is requesting a Conditional Use Permit to operate a Gasoline Station and a convenience store where they are proposing the Sale of Alcoholic Beverages (BQ – Wine and Beer Retailer’s Off-Premise Permit) at the property located at the Southeast corner of Owassa and Raul Longoria Road.

The proposed development will feature a 4,800 square-foot convenience store that includes twelve (12) fueling pumps with fifty (50) parking spaces. The hours of operation are 24 hours, 7 days a week.

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 thirty (30) property owners within a two-hundred (200) foot radius and received no comments were received in favor or against the request.

RECOMMENDATION:

During their regular meeting on July 24, 2025, the Planning and Zoning Commission unanimously recommended approval of the conditional use permit 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 a Conditional Use Permit to operate a Gasoline Station and a convenience store where they are proposing the Sale of Alcoholic Beverages (*BQ – Wine and Beer Retailer’s Off-Premise Permit*) at the property located at the Southeast corner of Owassa and Raul Longoria Road.

The proposed development will feature a 4,800 square-foot convenience store that includes twelve (12) fueling pumps with fifty (50) parking spaces. The hours of operation are 24 hours, 7 days a week.

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 thirty (30) property owners within a two hundred (200) foot radius and received no comments were received 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 – 06/24/2025 Commissioner Yzaguirre made a motion to approve the conditional use permit as presented. Commissioner Sanchez second the motion. The motion passed unanimously with a 4-0 vote.

REVIEW COMMENTS:

Ms. Gomez explained about the new development coming to the Southeast corner of Owassa and Raul Longoria Road. The applicant is proposing to build a gas station and convenience store, so they are applying for a conditional use permit to allow a Gas Station and the Sale of Alcoholic Beverage (BQ permit) for Off-Premise Consumption at the convenience store. Public notices were mailed out and no comments were received in favor or against the request. Staff recommends approval of the conditional use as presented and this is a public hearing and now this matter is before you.

Vice-Chair Castillo opened the public hearing at 6:03 p.m.

No discussion took place on this item.

Vice-Chair Castillo closed the public hearing at 6:03 p.m.



ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR A GASOLINE SERVICE STATION AND SALE OF ALCOHOLIC BEVERAGES (BQ - WINE AND BEER RETAILER'S OFF-PREMISE PERMIT) AT 5212 N. RAUL LONGORIA ROAD, LEGALLY DESCRIBED AS 2.181-ACRE TRACT OF LAND OUT OF LOT 3, BLOCK 8, JOHN CLOSER SUBDIVISION, AS PROVIDED IN ARTICLE IV, OF THE ZONING ORDINANCE, CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS, PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; PROVIDING FOR A CODE DISPOSITION.

WHEREAS, Vaquero San Juan Partners, L.P. has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan for a Gasoline Service Station and the Sale of Alcoholic Beverages (*BQ – Wine and Beer Retailer's Off-Premise Permit*) at 5212 N. Raul Longoria 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 Vaquero San Juan Partners, L.P. has applied for a Conditional Use Permit for a Gasoline Service Station and the Sale of Alcoholic Beverages (*BQ – Wine and Beer Retailer's Off-Premise Permit*) at 5212 N. Raul Longoria Road, 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 12th day of August, 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



2627 Tillar Street
Suite 111
Fort Worth, Texas 76107
VaqueroVentures.com

June 27th, 2025

Project Statement

Project Name: Vaquero Ventures Stripes – San Juan, TX (Raul Longoria Road & Owassa Road)

Applicant: Vaquero Ventures – Austin Navarrette

Proposed Use: Convenience Store with Fuel and Off-Premises Alcohol Sales

Hours of Operation: Store will be open 24 Hours a day, 7 days a week

Number of Employees: Store will have 2-4 Employees on site at all times.

Vaquero Ventures is requesting a Conditional Use Permit to develop a Stripes convenience store at the southeast corner of Raul Longoria Road and Owassa Road in San Juan, Texas. The proposed development will cover approximately 2.18 acres and feature a 4,800 square-foot convenience store that includes 12 fueling positions and 50 off-street parking spaces.

Vaquero Ventures is requesting a Conditional Use Permit for fuel sales and the sale of beer and wine for off-premises consumption (TABC BQ Permit). Vaquero Ventures and the proposed Stripes Convenience Store will conform to all current TABC regulations for the sale of off-premises consumption of beer and wine.

The store will be built according to the latest Stripes prototype, utilizing high-quality materials for a modern, attractive design. The layout will feature wide sidewalks and drive aisles to ensure safety and provide a pleasant experience for customers. For your reference, we have included the proposed site plan in the CUP application packet.

Vaquero Venture's goal is to develop a project that complements the surrounding area and serves both residents and travelers going in and out of San Juan. We are confident that this development will be a positive addition to San Juan, and we are excited to bring this high-quality convenience store to the community.

Thank you for your time and consideration. We look forward to the opportunity to discuss the project further. Please feel free to reach out if you have any questions.

Sincerely,

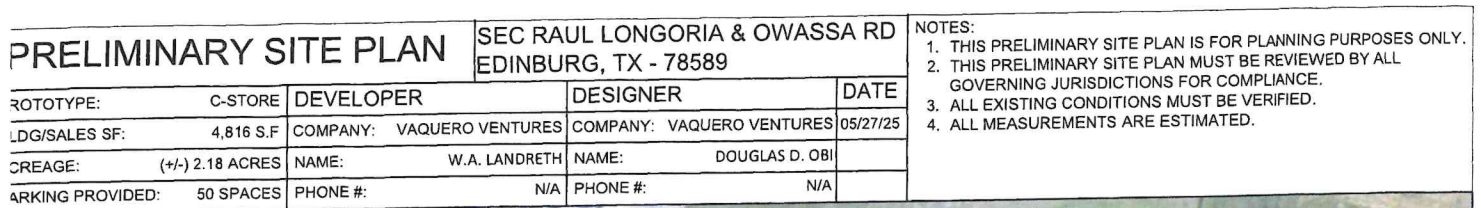
Austin Navarrette
Acquisitions and Development Associate
Direct: (940) 231-5523
Email: anavarrette@vaqueroventures.com

PRELIMINARY SITE PLAN		SEC RAUL LONGORIA & OWASSA RD EDINBURG, TX - 78589		NOTES: 1. THIS PRELIMINARY SITE PLAN IS FOR PLANNING PURPOSES ONLY. 2. THIS PRELIMINARY SITE PLAN MUST BE REVIEWED BY ALL GOVERNING JURISDICTIONS FOR COMPLIANCE. 3. ALL EXISTING CONDITIONS MUST BE VERIFIED. 4. ALL MEASUREMENTS ARE ESTIMATED.	
ROTOTYPE:	C-STORE	DEVELOPER	DESIGNER		DATE
LDG/SALES SF:	4,816 S.F	COMPANY: VAQUERO VENTURES	COMPANY: VAQUERO VENTURES		05/27/25
CREAGE:	(+/-) 2.18 ACRES	NAME: W.A. LANDRETH	NAME: DOUGLAS D. OBI		
ARKING PROVIDED:	50 SPACES	PHONE #: N/A	PHONE #: N/A		

PRELIMINARY SITE PLAN		SEC RAUL LONGORIA & OWASSA RD EDINBURG, TX - 78589		NOTES: 1. THIS PRELIMINARY SITE PLAN IS FOR PLANNING PURPOSES ONLY. 2. THIS PRELIMINARY SITE PLAN MUST BE REVIEWED BY ALL GOVERNING JURISDICTIONS FOR COMPLIANCE. 3. ALL EXISTING CONDITIONS MUST BE VERIFIED. 4. ALL MEASUREMENTS ARE ESTIMATED.	
ROTOTYPE:	C-STORE	DEVELOPER	DESIGNER		DATE
LDG/SALES SF:	4,816 S.F	COMPANY: VAQUERO VENTURES	COMPANY: VAQUERO VENTURES		05/27/25
CREAGE:	(+/-) 2.18 ACRES	NAME: W.A. LANDRETH	NAME: DOUGLAS D. OBI		
ARKING PROVIDED:	50 SPACES	PHONE #: N/A	PHONE #: N/A		

PRELIMINARY SITE PLAN		SEC RAUL LONGORIA & OWASSA RD EDINBURG, TX - 78589		NOTES: 1. THIS PRELIMINARY SITE PLAN IS FOR PLANNING PURPOSES ONLY. 2. THIS PRELIMINARY SITE PLAN MUST BE REVIEWED BY ALL GOVERNING JURISDICTIONS FOR COMPLIANCE. 3. ALL EXISTING CONDITIONS MUST BE VERIFIED. 4. ALL MEASUREMENTS ARE ESTIMATED.	
ROTOTYPE:	C-STORE	DEVELOPER	DESIGNER		DATE
LDG/SALES SF:	4,816 S.F	COMPANY: VAQUERO VENTURES	COMPANY: VAQUERO VENTURES		05/27/25
CREAGE:	(+/-) 2.18 ACRES	NAME: W.A. LANDRETH	NAME: DOUGLAS D. OBI		
ARKING PROVIDED:	50 SPACES	PHONE #: N/A	PHONE #: N/A		

- | | | | | | |
|------------------------------|-------------------------|---|----------------------------------|--|-----------------|
| PRELIMINARY SITE PLAN | | SEC RAUL LONGORIA & OWASSA RD
EDINBURG, TX - 78589 | | NOTES:
1. THIS PRELIMINARY SITE PLAN IS FOR PLANNING PURPOSES ONLY.
2. THIS PRELIMINARY SITE PLAN MUST BE REVIEWED BY ALL GOVERNING JURISDICTIONS FOR COMPLIANCE.
3. ALL EXISTING CONDITIONS MUST BE VERIFIED.
4. ALL MEASUREMENTS ARE ESTIMATED. | |
| ROTOTYPE: | C-STORE | DEVELOPER | DESIGNER | | DATE |
| LDG/SALES SF: | 4,816 S.F | COMPANY: VAQUERO VENTURES | COMPANY: VAQUERO VENTURES | | 05/27/25 |
| CREAGE: | (+/-) 2.18 ACRES | NAME: W.A. LANDRETH | NAME: DOUGLAS D. OBI | | |
| ARKING PROVIDED: | 50 SPACES | PHONE #: N/A | PHONE #: N/A | | |



Conditional Use Permit for a Gasoline Service Station and Sale of Alcoholic Beverages (BQ – Wine and Beer Retailer’s Off-Premise Permit) at 5212 N. Raul Longoria Road, legally described as the North 22.62-acre of Lot 3, Block 8, John Closner Subdivision, located at the Southeast corner of Owassa and Raul Longoria Road, as Requested by Vaquero San Juan Partners, LP.

ORTIZ MARIA GARIBO
2422 MAJESTIC LN
EDINBURG, TX 78542-0094

QUINTANILLA JOSE G
106 N LIBERTY LOOP
SAN JUAN, TX 78589-3930

DANA MANUEL & MARTHA L
108 N LIBERTY LOOP
SAN JUAN, TX 78589-3930

ESTRADA CARMEN, RAUL & ALBA
1008 SAN CRISTOBAL ST
SAN JUAN, TX 78589-3806

HILTON ANGELICA
107 S LIBERTY LOOP
SAN JUAN, TX 78589-4012

ORTIZ EBER ULISES & NAOMI
DENISE LUNA
205 S LIBERTY LOOP SAN JUAN, TX
78589

GARCIA JOEL CISNEROS &
ANGELICA MONTOYA OLVERA
848 N 7TH ST
ALAMO, TX 78516-2510

ARCO IRIS DEVELOPERS
115 SOUTHEND BLVD
LUFKIN, TX 75901-3927

PRADO FIDENCIO JR & MARIA E
211 S LIBERTY LOOP
SAN JUAN, TX 78589-3974

HINOSTROZA ALFONSO
PO BOX 2550
SAN JUAN, TX 78589-7550

HUERTA JOSE HECTOR
206 N LIBERTY LOOP
SAN JUAN, TX 78589-4007

GARZA ANA L
104 N LIBERTY LOOP
SAN JUAN, TX 78589-3930

ALDAPE DEVELOPMENT LLC
4508 TYLER AVE
MCALLEN, TX 78503-8109

OMATA CAROLINA
204 N LIBERTY LOOP
SAN JUAN, TX 78589-4007

GARCIA HILARIO & MARIA ELENA
102 N LIBERTY LOOP
SAN JUAN, TX 78589-3930

LEON MANUEL
5109 N RAUL LONGORIA RD
SAN JUAN, TX 78589-4087

ARCO IRIS DEVELOPMENT
202 N LIBERTY LOOP
SAN JUAN, TX 78589-4007

ROMO JOSE G & ANGELICA
203 S LIBERTY LOOP
SAN JUAN, TX 78589-3974

GALLEGOS JAVIER
3710 ELIZONDO DR
EDINBURG, TX 78542-2217

ORTEGA HILARIO & LUCIA
105 S LIBERTY LOOP
SAN JUAN, TX 78589-4012

VILLARREAL MARIA GUADALUPE
201 S LIBERTY LOOP
SAN JUAN, TX 78589-3974

FIGUEROA OFELIA BADILLO &
ROLANDO
5106 N RAUL LONGORIA RD
SAN JUAN, TX 78589-4771

RODRIGUEZ AMADO & CELIA
1305 REJAMEN DR
SAN JUAN, TX 78589-2845

GONZALEZ CLAUDIA IRIS
109 S LIBERTY LOOP
SAN JUAN, TX 78589-4012

Conditional Use Permit for a Gasoline Service Station and Sale of Alcoholic Beverages (BQ – Wine and Beer Retailer's Off-Premise Permit) at 5212 N. Raul Longoria Road, legally described as the North 22.62-acre of Lot 3, Block 8, John Closner Subdivision, located at the Southeast corner of Owassa and Raul Longoria Road, as Requested by Vaquero San Juan Partners, LP.

LOPEZ JOSE & MARIA G
212 N LIBERTY LOOP
SAN JUAN, TX 78589-4007

CEDILLO FRANCISCO & MARIA
YOLANDA
206 S LIBERTY LOOP
SAN JUAN, TX 78589-3935

PRADO FIDENCIO JR & MARIA E
211 S LIBERTY LOOP
SAN JUAN, TX 78589-3974

MEJIA DIANA CAMPA
110 N LIBERTY LOOP
SAN JUAN, TX 78589-3930

LUJAN MARIA ELIZABETH
200 N LIBERTY LOOP
SAN JUAN, TX 78589-4007

ACRE CONTRUCTION LLC
4508 TYLER AVE
MCALLEN, TX 78503

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 12, 2025

Consideration and Action to Appoint, Re-appoint and/or Remove one (1) Board Member of the Police Athletic League (PAL). [Brenda Escalante, City Secretary]

STAFF COMMENTS AND RECOMMENDATIONS:

The San Juan Police Athletic League Board of Directors is composed of five (5) members. Following the departure of former board member Gilbert Garza, a vacancy has been created. The staff are recommending the appointment of one (1) new member to fill this open position.

RECOMMENDATION:

Consider the appointment of a member to the San Juan Police Athletic League (PAL).

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Tirso Garza, Interim City
Manager

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 12, 2025

Consideration and Action on a Resolution Suspending the August 19, 2025, Effective Date of Texas Gas Service's Proposed Rate Increase and Authorizing Participation in Related Regulatory Proceedings.

STAFF COMMENTS AND RECOMMENDATIONS:

On June 30, 2025, Texas Gas Service Company ("TGS" or "Company") a Division of ONE Gas, Inc. ("ONE Gas"), pursuant to Subchapter C of Chapter 104 of the Gas Utility Regulatory Act, filed its Statement of Intent to change gas rates at the Railroad Commission of Texas ("RRC") and in all municipalities exercising original jurisdiction within the incorporated areas of the Central-Gulf, West North, and Rio Grande Valley Service Areas, effective August 19, 2025.

TGS is seeking to increase its revenues by \$41.1 million, which is an increase of 7.07% including gas costs, or 9.83% excluding gas costs. TGS is also seeking to consolidate all service areas into a single statewide jurisdiction served by TGS. The Company's proposed rates for all of its customers are based on the systemwide cost of providing service to customers throughout the entirety of Texas. TGS is also requesting: (1) approval of new depreciation rates for direct and division distribution and general plan within its service areas; (2) a finding that the expenses for COVID-19 that are contained in regulatory assets authorized by the Commission are reasonable, necessary, and accurate; (3) a prudence determination for capital investment made in Texas through December 31, 2024; (4) approval of the form of notice for the proposed Rate Schedule Pipeline Integrity Testing ("PIT"); and (5) approval to recover the reasonable rate case expenses associated with this filing through a surcharge on rates.

Since TGS is requesting consolidation of all its service areas, the Company will need to withdraw its existing tariffs to reflect the new TGS rates and/or related changes necessary to reflect consolidation. The Company's new proposed tariff includes: (1) a new Customer Assistance rate design and related scheduled; (2) revisions to the Rules of Service and T-Terms to include new definitions; (3) revisions to the Cost of Gas clause for consistency with all Company areas of service; and (4) combining the Commercial, Industrial, Public Authority and Compressed Natural Gas rate on the Transportation Schedule into one Transportation rate and adding a new Electric Generation rate design and rate schedule.

The resolution suspends the August 19, 2025, effective date of the Company's rate increase for the maximum period permitted by law to allow the City, working in conjunction with other similarly situated cities with original jurisdiction served by TGS, to evaluate the filing, to determine whether the filing complies with the law, and if lawful, to determine what further strategy, including settlement, to pursue.

The law provides that the Company's rate request cannot become effective until at least 35 days following the filing of the application. The law permits the City to suspend the rate change for

90 days after the date the rate change would otherwise be effective. If the City fails to take some action regarding the filing before the effective date, TGS's rate request is deemed approved.

Explanation of "Be It Resolved" Sections:

Section 1. The City is authorized to suspend the rate change for 90 days after the date that the rate change would otherwise be effective for any legitimate purpose. Time to study and investigate the application is always a legitimate purpose. Please note that the resolution refers to the suspension period as "the maximum period allowed by law" rather than ending by a specific date. This is because the Company controls the effective date and can extend the deadline for final city action to increase the time that the City retains jurisdiction if necessary to reach a settlement on the case. If the suspension period is not otherwise extended by the Company, the City must take final action on TGS's request to increase rates by August 19, 2025.

Section 2. This provision authorizes the City to participate in a coalition of cities served by TGS in order to more efficiently represent the interests of the City and its citizens.

Section 3. This section authorizes the hiring of Lloyd Gosselink Rochelle & Townsend, P.C. to represent the City in matters related to TGS's application to increase its rates.

Section 4. This section authorizes the City's intervention in TGS's application for approval to increase its rates before the Railroad Commission.

Section 5. This section requires the Company to reimburse the cities for their reasonable rate case expenses. Legal counsel and consultants approved by the coalition of cities will submit monthly invoices that will be forwarded to TGS for reimbursement. No individual city incurs liability for payment of rate case expenses by adopting a suspension resolution.

Section 6. This section merely recites that the resolution was passed at a meeting that was open to the public and that the consideration of the Resolution was properly noticed.

Section 7. This section provides that the City will provide a copy of the approved and signed resolution to representatives of TGS and the coalition of cities.

RECOMMENDATION:

Staff recommends adoption of the resolution suspending the effective date of TGS' proposed rate increase.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Tirso Garza, Interim City
Manager

RESOLUTION NO. 2025-18

A RESOLUTION OF THE CITY OF SAN JUAN, TEXAS SUSPENDING THE AUGUST 19, 2025 EFFECTIVE DATE OF TEXAS GAS SERVICE COMPANY’S REQUESTED INCREASE TO PERMIT THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; APPROVING COOPERATION WITH OTHER CITIES IN THE TEXAS GAS SERVICE COMPANY’S SERVICE AREA; HIRING LEGAL AND CONSULTING SERVICES TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; AUTHORIZING INTERVENTION IN TEXAS GAS SERVICE’S STATEMENT OF INTENT TO CHANGE GAS UTILITY RATES AT THE RAILROAD COMMISSION; REQUIRING REIMBURSEMENT OF CITIES’ RATE CASE EXPENSES; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL

WHEREAS, on or about June 30, 2025, Texas Gas Service Company, a Division of ONE Gas, Inc. (“TGS” or “Company”), pursuant to Gas Utility Regulatory Act § 104.102, filed with the City of San Juan (“City”) a Statement of Intent to change gas rates in all municipalities exercising original jurisdiction within the incorporated areas of the Central-Gulf, West North, and Rio Grande Valley Service Areas effective August 19, 2025; and

WHEREAS, the City is a gas customer of TGS and a regulatory authority with exclusive original jurisdiction over the rates and charges of TGS within the City; and

WHEREAS, it is reasonable for the City of San Juan to cooperate with other similarly situated cities in conducting a review of the Company’s application and to hire and direct legal counsel and consultants and to prepare a common response and to negotiate with the Company and direct any necessary litigation; and

WHEREAS, the Gas Utility Regulatory Act § 104.107 grants local regulatory authorities the right to suspend the effective date of proposed rate changes for ninety (90) days; and

WHEREAS, TGS has filed an application with the Railroad Commission, that could become the docket into which appeals of city action on the TGS filing are consolidated; and

WHEREAS, the Gas Utility Regulatory Act § 103.022 provides that costs incurred by cities in ratemaking activities are to be reimbursed by the regulated utility.

THEREFORE, BE IT RESOLVED BY THE CITY COMMISSIONERS OF THE CITY OF SAN JUAN, TEXAS:

SECTION 1. That the August 19, 2025, effective date of the rate request submitted by TGS on or about June 30, 2025, be suspended for the maximum period allowed by law to permit adequate time to review the proposed changes and to establish reasonable rates.

SECTION 2. That the City is authorized to cooperate with other cities in the TGS service area to hire and direct legal counsel and consultants, negotiate with the Company, make recommendations to the City regarding reasonable rates and to direct any necessary administrative proceedings or court litigation associated with an appeal of a rate ordinance and the rate case filed with the City or Railroad Commission.

SECTION 3. That, subject to the right to terminate employment at any time, the City of San Juan hereby authorizes the hiring of the law firm of Lloyd Gosselink Rochelle & Townsend, P.C. and consultants to represent the City in all matters associated with the TGS application to increase rates and appeals thereof.

SECTION 4. That intervention at the Railroad Commission in the docket that the application is filed under is authorized.

SECTION 5. That the City's reasonable rate case expenses shall be reimbursed by the Company.

SECTION 6. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 7. A copy of this Resolution shall be sent to TGS representatives Judy Hitchye, Texas Gas Service Company, Barton Skyway IV, 1301 S. Mopac, Suite 400, Austin, Texas 78746 (Judy.Hitchye@onegas.com), and to Thomas Brocato at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701 (tbrocato@lglawfirm.com).

PASSED AND APPROVED this 12th day of August, 2025.

CITY OF SAN JUAN, TEXAS

ATTEST:

MARIO GARZA, MAYOR

BRENDA ESCALANTE, CITY SECRETARY

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 12, 2025

Preliminary Plat Approval of the Minnesota Oaks Subdivision with Variances being a 20.0-Acre Tract of Land out of Lot 7, Block 47, Alamo Land and Sugar Company Subdivision, Located Approximately half of a mile West of Cesar Chavez Road, along the North side of Minnesota Road, as Requested by SAMES Engineering and Surveying. [Jorge J. Garcia, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The developer is proposing to subdivide a 20.0-acre tract of land located approximately half of a mile West of Cesar Chavez Road, along the North side of Minnesota Road. The developer is proposing a fifty-one (51) multi-family lot subdivision. The subdivision is located in a flood zone "AH".

The developer is requesting the following variances:

1. To reduce the minimum lot area of 22,500 square feet for multi-family lots as requested by code (Appendix A. Unified Development Code, Chapter 2, Article VI - Area and Height Requirements, Section 1) to 10,762.50 feet.
2. To reduce the required minimum lot width of 150 and the required minimum depth of 150-feet as required by code; (Appendix A. Unified Development Code, Chapter 2, Article VI - Area and Height Requirements, Section 1). To 82 feet for lot width and 131.25 feet for lot depth.

Water service is provided by the North Alamo Water Supply Corporation; sewer by the City of San Juan.

Staff recommends approval along with the variance request of the Preliminary Plat subject to comments.

RECOMMENDATION:

During their regular meeting on July 24, 2025, the Planning and Zoning Commission unanimously recommended approval of the Preliminary Plat along with variances with a 4-0 vote.

PREPARED BY:

Jorge Garcia,
Planning Director

APPROVED BY:

Tirso Garza, Interim City
Manager

EVALUATION AND CONDITIONS FOR APPROVAL

The developer is proposing to subdivide 20.0-acre tract of land located approximately half of a mile West of Cesar Chavez Road, along the North side of Minnesota Road. The developer is proposing a fifty-one (51) multi-family lot subdivision.

The subdivision is located in a flood zone “AH”.

The developer is requesting the following variances:

1. To reduce the minimum lot area of 22,500 square feet for multi-family lot as requested by code (*Appendix A. Unified Development Code, Chapter 2, Article VI - Area and Height Requirements, Section 1*) to 10,762.50 feet.
2. To reduce the required minimum lot width of 150 and the required minimum depth of 150-feet as required by code; (*Appendix A. Unified Development Code, Chapter 2, Article VI - Area and Height Requirements, Section 1*). To 82 feet for lot width and 131.25 feet for lot depth.

Water service is provided by the North Alamo Water Supply Corporation; sewer by the City of San Juan.

Staff recommends approval along with the variance request of the Preliminary Plat subject to comments.



Location Map

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 06/24/2025 Commissioner Sanchez made a motion to approve the preliminary plat with variances as presented. Commissioner Salinas second the motion. The motion passed unanimously with a 4-0 vote.

REVIEW COMMENTS:

Ms. Gomez explained that developer is proposing to subdivide a 20.00-acre tract into fifty-one (51) multi-family lot subdivision. The property is located half of a mile west of Cesar Chavez Road, along the North side of Minnesota Road. The property is located in a flood zone “AH”. Water service is provided by North Alamo Water Supply Corporation; sewer by the City of San Juan.

Project Engineer is requesting the following variances:

1. To reduce the minimum lot are of 22,500 square feet for multi-family lot as requested by code, to 10,762.50 square feet.
2. To reduce the required minimum lot width of 150-feet to 82-feet and the minimum lot depth of 150-feet to 131.25-feet.

Staff recommendation is for approval of the Preliminary Plat along with variance request subject to comply with comments.

Commissioner Yzaguirre asked about the existing zoning of the property. Ms. Gomez responded that property is zoned as single-family use.

Vice-Chair Castillo asked about the property being in a flood zone “AH”. Ms. Gomez responded that project engineer is working with FEMA to remove the property from a flood zone area.

Luis Mendez, P.E. representing SAMES Engineering, said that lots will comply with all setbacks and easements. However, the current City of San Juan lot size requirements for multi-family lots are too large.

Commissioner Sanchez said that reviewed the latest multi-family subdivisions approved by the city and confirmed that they all have consistent lot sizes.

Gregory Vasquez, from BIG Realty, mentioned that the development will be a private subdivision. They are also actively working on getting the property removed from the flood zone. The proposal includes four-plexes with an appealing building design, which he believes will be a valuable addition to the city.



Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 S. 10th Street, Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883

April 21, 2025

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

RE: Variance Request: Reduction of minimum lot area and lot width

To whom it may concern:

SAMES Inc, on behalf of Laura Lilia Lubin is requesting a Variance for the reduction of the minimum lot area, and lot width for the proposed Multifamily development **Minnesota Oaks Subdivision** located approximately $\pm 2,700$ feet west from the intersection of Cesar Chavez Road and Minnesota Road along the north side of Minnesota Road Right-Of-Way line situated within City of San Juan ETJ.

Minnesota Oaks Subdivision consists of fifty-one (51) private multifamily lots within a ± 18.86 net acre tract of land. This variance request consists of the reduction of minimum lot area, and lot width from City of San Juan's ordinance. City of San Juan ordinance 15-10 state that the minimum multifamily lot size shall be 22,500 square feet, a minimum lot width of 150 feet and min lot depth of 150 feet. As per City of San Juan the standard setbacks are 20-foot front setback, 15-foot rear setback, and 6-foot side setback. Minnesota Oaks Subdivision proposes this variance for the development to resemble and having a minimum multifamily lot size of 10,762.50 square feet with a minimum lot width of 82 feet and a lot depth of 131.25 feet.

In addition, the owner will create a gated community and a Homeowners Association to ensure the sustainability and maintenance of the proposed subdivision as required. The proposed lot size will also provide sufficient area to comply with the floor space dwelling requirements and building setbacks. Reducing the minimum lot size requirements of this subdivision will not negatively impact any adjoining property or City of San Juan's infrastructure.

If there should be any questions or comments in regards, we will be more than glad to discuss with the City of San Juan and the Planning and Zoning board members any other inquiries or information needed for the approval of this variance request.

Best regards,

Luis A. Mendez
Project Manager
SAMES, Inc.



Subdivision Review Comments for:

Minnesota Oaks 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: 6/24/2025

1st SHEET COMMENTS:

1. Provide description of subdivision location.
2. Show city limits boundary
3. On metes and bounds description, add symbol to legend and verify coordinates
4. Add dimension to lot line
5. Provide index to sheet.
6. Show and label symbols.
7. Easements across lots shall be at least 15-feet wide.

2nd SHEET COMMENTS:

1. See attachment for required additional general notes. Add just the ones that apply.
2. Provide index to sheets.
3. Plat Note No. 3 will not be required after case letter.
4. Plat Note No. 6 and 7, verify the lot number of properties facing Minnesota Road.
5. Detention amount did not match with information on drainage report.
6. Remove metes and bounds description on this page.

3rd SHEET COMMENTS:

1. Provide index to sheets.
2. Include engineering report with engineering certification.
3. Utility crossing permit from Hidalgo County Planning Department is required.
4. Provide S.S. Manhole Elevations
5. Provide fire hydrant flange elevations.

4th SHEET COMMENTS:

1. Include notes for sanitary sewer pipe bedding detail.
2. In legend box, remove all that does not pertain to this sheet.

5th SHEET COMMENTS:

1. Provide index to sheets.
2. Safety end treatments are required.
3. Regrading of road side ditch is required.
4. Provide discharge permit.
5. Provide paving details.
6. Reconstruction of road side ditch detail.
7. Street section detail must be provided.
8. Provide top of curb elevations.
9. Provide elevations along Minnesota Road.
10. Provide flow elevations for Rip-Raps / Discharge.
11. Provide storm water prevention plan.
12. Provide back-to-back dimensions of the streets.

MISCELLANEOUS:

1. Provide construction cost estimates.
2. 2% Inspection Fee based on the cost estimate.
3. Approve Drainage Report.
4. Voluntary Annexation Petition.



CRUZ - HOGAN

ENGINEERS | PLANNERS

TBPE Firm Reg No. F-4860

Offices

McAllen
Weslaco
Harlingen

To: Jorge Garcia, Director of Planning & Zoning
From: Ronnie Cruz, P.E., CFM
CRUZ-HOGAN Consultants, Inc. 
Re: Minnesota Oaks Subdivision Review
Date: June 17, 2025

Minnesota Oaks Subdivision is located between Raul Longoria and Cesar Chavez on Minnesota Road. It is presently outside of the San Juan City limits.

Water:

1. Water CCN belongs to North Alamo Water Supply Corporation (NAWSC).
2. Agreement for Water Service will be needed from NAWSC.
3. The two crossings on Minnesota Road will need to be encased in steel.
4. Fire hydrants will need to be installed according to City of San Juan Fire Department.

Sewer:

1. CCN belongs to The City of San Juan.
2. Verify depth of existing 15" Sanitary Sewer Line on Minnesota Road.
3. Construction Drawings need to be submitted for review. Construction Drawings need to include Plan & Profile of all Sewer Lines.

Streets & Drainage:

1. Approved Drainage Report from HCDD #1 needs to be submitted for review.
2. The entire Drainage Line flowlines, including Street Crossings are too shallow. Pipe will be above the designed streets.
3. Flowlines into Detention Pond and Drainage Ditch missing.
4. Construction Drawings need to be submitted for review. Construction Drawings need to include Plan & Profile of all Streets & Drainage Lines.

Plat:

1. Show City limit line on all vicinity maps.
2. Subdivision is presently outside of the city limits of San Juan.
3. Subdivision is in a designated "AH" Flood Plain. Property may need to be submitted to FEMA for a designation of Letter of Map Revision.

Miscellaneous:

1. During review process, further comments may need to be addressed.

If you have any questions, please feel free to call us at 956-682-5022.





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: Minnesota Oaks Subdivision

Date Reviewed: 5/1/2025

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.



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY:

MINNESOTA OAKS SUBDIVISION IS LOCATED APPROXIMATELY 3,530 FEET EAST OF THE INTERSECTION OF E. MINNESOTA ROAD AND RAUL LONGORIA ROAD, ALONG THE NORTH SIDE OF MINNESOTA ROAD. THIS SUBDIVISION LIES WITHIN 1 MILE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF SAN JUAN.

BEING A 20.00 (871,200 SQ. FT.) OF AN ACRE GROSS; 18.86 (821,541.60 SQ. FT.) OF AN ACRE NET; TRACT OF LAND OUT OF LOT 7, BLOCK 47, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGES 24 AND 26, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

BEING A 20.00 (871,200 SQ. FT.) OF AN ACRE GROSS; 18.86 (821,541.60 SQ. FT.) OF AN ACRE NET; TRACT OF LAND OUT OF LOT 7, BLOCK 47, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGES 24 AND 26, MAP RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES, BEING THE SAME TRACT OF LAND CONVEYED BY DEED DATED NOVEMBER 2, 1951, RECORDED IN VOLUME 734, PAGE 8, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

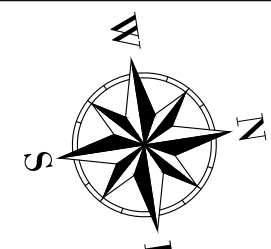
COMMENCING; AT A SET MAC NAIL, FOR THE COMMON CORNER OF LOT 6, 7, 10, AND 11, BLOCK 47, OF SAID ALAMO LAND AND SUGAR COMPANY SUBDIVISION, ALSO BEING THE COMMON CORNER OF A TRACT OF LAND CONVEYED TO MANUEL L. GONZALEZ, AS RECORDED IN DOCUMENT NUMBER 3114761, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND OF A TRACT OF LAND CONVEYED TO ALONZO & BLANCO MARTINEZ, AS RECORDED IN DOCUMENT NUMBER 2967308, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING THE COMMON CORNER OF A TRACT OF LAND CONVEYED TO HOMERO SR. & HOMERO JR., SALINAS, AS RECORDED IN DOCUMENT NUMBER 2967308, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING ON THE CENTERLINE OF MINNESOTA STREET (HAVING A 40.00' R.O.W.), FOR THE POINT OF BEGINNING AND SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND, HAVING A GRID COORDINATE OF N=16610846.0091", E=1103940.1616';

THENCE, NORTH 81°14'26" WEST ALONG THE COMMON LINE OF LOT 7, AND LOT 10, BLOCK 4, OF SAID ALAM
LAND SUGAR COMPANY SUBDIVISION, ALSO BEING THE CENTERLINE OF SAID MINNESOTA ROAD, AND THE NORTH
WEST CORNER OF SAID ALAM LAND SUGAR COMPANY SUBDIVISION, BEING THE COMMON CORNER OF SAID
PASSING A POINT, FOR THE COMMON CORNER OF SAID TRACT OF LAND CONVEYED TO HOMERO SR. & HOMER
JR., SALINAS, AND OF A TRACT OF LAND CONVEYED TO HOMERO SR. & JULIA Y. SALINAS, AS RECORDED IN
DOCUMENT NUMBER 3237989, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING TO A TOTAL
DISTANCE OF 290.00 FEET, PASSING A POINT, FOR THE COMMON CORNER OF SAID TRACT OF LAND CONVEYED TO HOMERO SR.
& JULIA Y. SALINAS, AND OF SAID TRACT OF LAND CONVEYED TO HOMERO SR. & HOMER JR., SALINAS,
AS RECORDED IN DOCUMENT NUMBER 3237989, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING
TO A TOTAL DISTANCE OF 290.00 FEET, PASSING A POINT, FOR THE COMMON CORNER OF SAID TRACT OF
LAND CONVEYED TO HOMERO SR., HOMERO JR., SALINAS, AND OF A TRACT OF LAND CONVEYED TO EUISE
RODRIGUEZ CHAVEZ & MARICRUZ RODRIGUEZ TIJERINA, AS RECORDED IN DOCUMENT NUMBER 3294859, OFFICIAL
RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING TO A TOTAL DISTANCE OF 660.00 FEET, TO A SET BACK NAIL
MARKER, BEING THE COMMON CORNER OF SAID TRACT OF LAND CONVEYED TO HOMERO SR. & JULIA Y.
DOCUMENT NUMBER 2957040, HIDALGO COUNTY MAP RECORDS, AND OF A TRACT OF LAND CONVEYED TO JUAN MANUEL
GONZALEZ & ORELIA VILLAREAL, AS RECORDED IN DOCUMENT NUMBER 3237989, OFFICIAL RECORDS, HIDALGO
COUNTY, TEXAS, CONTINUING TO A TOTAL DISTANCE OF 660.00 FEET, TO A SET BACK NAIL MARKER, BEING
THE COMMON CORNER OF SAID TRACT OF LAND CONVEYED TO HOMERO SR. & JULIA Y. SALINAS, AND OF A TRACT OF
LAND CONVEYED TO EUISE RODRIGUEZ CHAVEZ & MARICRUZ RODRIGUEZ TIJERINA, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

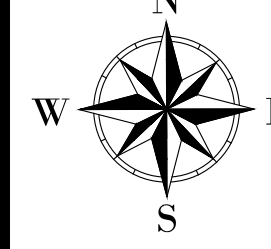
THENCE; NORTH 08°45'34" EAST, ALONG THE EAST LINE OF SAID MINNESOTA VEGAS RANCHES PHASE SUBDIVISION, AT A DISTANCE OF 20.00 FEET, PASSING A FOUND 1/2 INCH IRON ROD, FOR THE NORTH ORT OF WAY LINE OF SAID MINNESOTA ROAD, CONTINUING AT A DISTANCE OF 595.00 FEET, PASSING A POINT, FOR THE NORTH ORT OF SAID MINNESOTA ROAD, CONTINUING AT A DISTANCE OF 1,245.00 FEET, TO A POINT CONVEYED TO GARCO LTD., AS RECORDED IN DOCUMENT NUMBER 2835655, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING TO A TOTAL DISTANCE OF 1,245.00 FEET, TO A FOUND 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "RPLS NO. 4850"; FOR THE COMMON CORNER OF A TRACT OF LAND CONVEYED TO PROPRIETORS OF SAID TRACT OF LAND, BEING THE NORTHWEST CORNER OF SAID TRACT OF LAND, BEING THE NORTH ORT OF SAID TRACT OF LAND CONVEYED TO GARCO LTD., BEING ON THE SOUTH ORT OF WAY LINE OF A DRAIN DITCH, AND FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 81°14'26" EAST (SOUTH 09°05'00" WEST DEED), ALONG THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO PROMETHEAN INVESTMENTS, LLC, AS RECORDED IN DOCUMENT NUMBER 2119853, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, A DISTANCE OF 660.00 FEET, TO A FOUND 1/2 INCH IRON ROD NEST IN PLASTIC CAP, FOR THE COMMON CORNER OF A TRACT OF LAND CONVEYED TO MANUEL L. GONZALEZ, A SINGLE MAN, BY DEED NUMBER 2015001, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, TO THE SOUTHEAST CORNER OF LOT 5, AND 1/2 BLOCK 7, BLOCK 47, OF SAID ALAMO LAND AND SUGAR COMPANY SUBDIVISION, AND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, SOUTH 08°45'34" WEST, ALONG THE WEST LINE OF SAID TRACT OF LAND CONVEYED TO MANUEL GONZALEZ, ALSO BEING THE COMMON LINE OF LOT 6, AND LOT 7, BLOCK 47, OF SAID ALAMO LAND AND SUGAR COMPANY SUBDIVISION, AT A DISTANCE OF 1,225.00 FEET, TO A SET ROD, SHOWN ON SURVEY PLAT, FOR THE NORTH RIGHT OF WAY LINE OF SAID MINNESOTA STREET, CONTINUING TO A TOTAL DISTANCE OF 1,245.00 FEET TO THE POINT OF BEGINNING, CONTAINING A 20.00 (871.200 SQ. FT.) OF AN ACRE GROSS; 18.86 (821,541.6 SQ. FT.) OF AN ACRE NET; TRACT OF LAND, MORE OR LESS.



SCALE: 1"=60'



LOCATION MAP SCALE: 1"=100'

1. BASIS OF BEARING: NORTH RIGHT OF WAY LINE OF MINNESOTA ROAD, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24 AND 26, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
2. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
3. ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD 83) TEXAS STATE PLANES.

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP
OWNER:	LAURA LILIA LUBIN	101 W PELICAN	McALLEN, TEXAS 78504
ENGINEER:	JESSICA M. MALDONADO, P.E.	200 S. 10TH ST, STE. 1500	McALLEN, TEXAS 78501
SURVEYOR:	SAMUEL D. MALDONADO, RPLS	200 S. 10TH ST, STE. 1500	McALLEN, TEXAS 78501

- - FND. 1/2" IRON ROD
- - SET 1/2" IRON ROD W/CAP
STAMPED "SAMES"
- 7 - SET. MAG NAIL
- ⊙ - FND. 5/8" IRON ROD
- ⊕ - ON-SITE BENCHMARK
- △ - SET CONCRETE MONUMENTS
- Ⓢ - CENTER LINE
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- O.R.H.C. - OFFICIAL RECORDS HIDALGO COUNTY
- U.E. - UTILITY EASEMENT
- P.O.B. - POINT OF BEGINNING
- MON. - MONUMENT
- PROP. - PROPOSED
- ELEV. - ELEVATION
- R.O.W. - RIGHT OF WAY
- FND. - FOUND
- N.A.W.S.C. - NORTH ALAMO WATER SUPPLY CORPORATION
- EXIST. - EXISTING
- H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT

PARCEL LINE TABLE		
Line #	Length	Direction
L1	106.25'	S81°25'31"E
L2	35.36'	N53°34'29"E
L3	35.36'	N36°25'31"W
L4	35.36'	N53°34'29"E
L5	35.36'	S36°25'31"E
L6	35.36'	S53°34'29"W
L7	35.36'	N36°25'31"W

INDEX TO SHEETS OF MINNESOTA OAKS SUBDIVISION		NO.	SHEET	REVISION	DATE	APPROVED
SHEET 1 & 2	HEADING; INDEX; LOCATION MAP; AND ETC.; PRINCIPAL CONTACTS; PLAT WITH LOT AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION PLAT NOTES AND RESTRICTIONS; OWNER'S CERTIFICATION, CERTIFICATION, AND ATTESTATION; CITY OF APPROVAL CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE; HONOLD COUNTY ADJUDICATE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. No. 1 CERTIFICATION; H.C.IRRIGATION DISTRICT #2, AND H.C.H.D. REVISION NOTES.					
SHEET 3-5	WATER DISTRIBUTION AND SANITARY SEWER MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSIONS), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; WATER DISTRIBUTION AND SANITARY SEWER MAP; TYPICAL WATER SERVICE CONNECTION.					
SHEET 6-8	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES. & CONSTRUCTION DETAILS.					

STATE OF TEXAS COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, **LAURA LILIA LUBIN**, AS OWNER (S) OF THE 20.0 ACRES GROSS, TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **MINNESOTA OAKS SUBDIVISION** HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS AND;
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
- I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

LAURA LILIA LUBIN
106 W NOLANA
SAN JUAN, TEXAS 78589

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **LAURA LILIA LUBIN**, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE 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: _____

NORTH ALAMO WATER SUPPLY CORPORATION

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

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

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

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

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE _____ DAY
OF _____, 20____.

PRINT NAME _____
DEVELOPER / PRESIDENT / OWNER

PRELIMINARY REVIEW
PLAT SUBMITTAL FOR
REVIEW ONLY 7/15/2025 THIS
DOCUMENT SHALL NOT BE RELIED ON
FOR RECORDING OR ANY OTHER
INTENDED USE

APPROVED BY DRAINAGE DISTRICT No. 1:

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.

BY:

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL E. SESIN, P.E.
GENERAL MANAGER

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, **SAMUEL D. MALDONADO**, A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

PRELIMINARY
SUBMITTAL FOR REVIEW
ONLY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED
UPON AS A FINAL SURVEY DOCUMENT.

SAMUEL D. MALDONADO, RPLS NO. 6027 DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, **JESSICA M. MALDONADO**, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

PRELIMINARY
SUBMITTAL FOR REVIEW
ONLY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED
UPON AS A FINAL SURVEY DOCUMENT.

JESSICA M. MALDONADO, PE NO. 111579 DATE

THIS DOCUMENT IS
RELEASED FOR THE
PURPOSED OF REVIEW
UNDER THE AUTHORITY OF
SAMUEL D. MALDONADO
R.P.L.S.-No. 6027
ON 6/27/2025
IT IS NOT TO BE USED FOR
ANY OTHER PURPOSED.

THIS DOCUMENT IS
RELEASED FOR THE
PURPOSED OF REVIEW
UNDER THE AUTHORITY OF
JESSICA M. MALDONADO,
P.E. # 111579
ON 6/27/2025 IT IS NOT
TO BE USED FOR ANY
OTHER PURPOSED.

GENERAL NOTES:

- THIS SUBDIVISION IS LOCATED WITHIN CITY OF SAN JUAN ETJ LIMITS.
- FLOOD ZONE CLASSIFICATION "ZONE AH" -- FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED.
BASE FLOOD ELEVATION:100' DATUM NVD 29.
COMMUNITY-PANEL NUMBER:480334 0425 C.
MAP REVISED:NOVEMBER 16, 1982.
- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE ADJACENT TOP OF CURB OR CROWN OF ROAD, WHICHEVER IS GREATER.
- BENCHMARK 1: FOUND 1/2 INCH IRON ROD AT THE SOUTHWEST CORNER OF THE PROPERTY AT THE NORTH RIGHT OF WAY LINE OF MINNESOTA ROAD: N:16610933.4500, E:1103290.3790, ELEV.=98.03
- BENCHMARK 2: FOUND 1/2 INCH IRON ROD: N:16610889.5900, E:1103283.9000, ELEV.=98.37
- MINIMUM SETBACK LINES SHALL BE AS FOLLOWS AS PER CITY ORDINANCES:
FRONT: 20.0' OR EASEMENT WHICH EVER IS GREATER IN ALL CASES
SIDE: 10.0' OR EASEMENT WHICH EVER IS GREATER IN ALL CASES
REAR: 15.0' OR EASEMENT WHICH EVER IS GREATER IN ALL CASES
- NO ACCESS WILL BE ALLOWED ONTO MINNESOTA ROAD FROM LOT 1, 25, 26 AND 50.
- PROPERTY OWNERS FOR LOT 1, 25, 26 AND 50. WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE FENCE AND LANDSCAPE ALONG MINNESOTA ROAD.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THE DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 169,469 CUBIC-FEET (3.89 ACRE=FEET) OF STORM WATER RUNOFF. AT TIME OF BUILDING PERMIT ISSUANCE, SITE ENGINEER SHALL EVALUATE DETENTION REQUIREMENTS SPECIFIC TO THE PROPOSED PRIVATE IMPROVEMENTS TO DETERMINE IF THE PROVIDED DETENTION REQUIREMENT ARE SUFFICIENT. SITE ENGINEER SHALL BE RESPONSIBLE FOR PROVIDING ANY ADDITIONALLY REQUIRED DETENTION VOLUME.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT OR LOT LINE. 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.
- ALL CONSTRUCTION SHALL SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
- THIS SUBDIVISION IS SERVED BY CITY OF SAN JUAN FOR SANITARY SEWER SERVICES.
- THIS SUBDIVISION IS SERVED BY NORTH ALAMO WATER SUPPLY CORPORATION FOR WATER SERVICES.
- A 4.0' SIDEWALK ON BOTH SIDE OF ALL INTERNAL STREETS IS REQUIRED AT BUILDING PERMIT STAGE.
- A 5.0' SIDEWALK ALONG THE NORTH SIDE OF MINNESOTA ROAD IS REQUIRED DURING THE SUBDIVISION CONSTRUCTION.

APPROVAL BY PLANNING AND ZONING COMMISSION

I, _____ CHAIRMAN OF THE PLANNING AND ZONING COMMISSION, HEREBY CERTIFY THAT THE SUBDIVISION PLAT CONFORMS TO REQUIREMENTS OF THE SUBDIVISION REGULATION OF THE CITY OF SAN JUAN.

DATE THIS _____ DAY OF _____, _____

CHAIRPERSON-PLANNING AND ZONING COMMISSION

APPROVED:

DATE

APPROVAL BY CITY COMMISSION

APPROVED AND ACCEPTED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS,

ON THIS DAY OF _____, 20____.

MAYOR, CITY OF SAN JUAN

DATE

ATTEST:

CITY SECRETARY

DATE

STATE OF TEXAS
HIDALGO COUNTY IRRIGATION DISTRICT No. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS THE _____ DAY OF _____, 2025.

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

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

ON: _____ AT _____ AM/PM.

INSTRUMENT NUMBER _____
OF MAP RECORD OF HIDALGO COUNTY TEXAS.

BY: _____ DEPUTY.

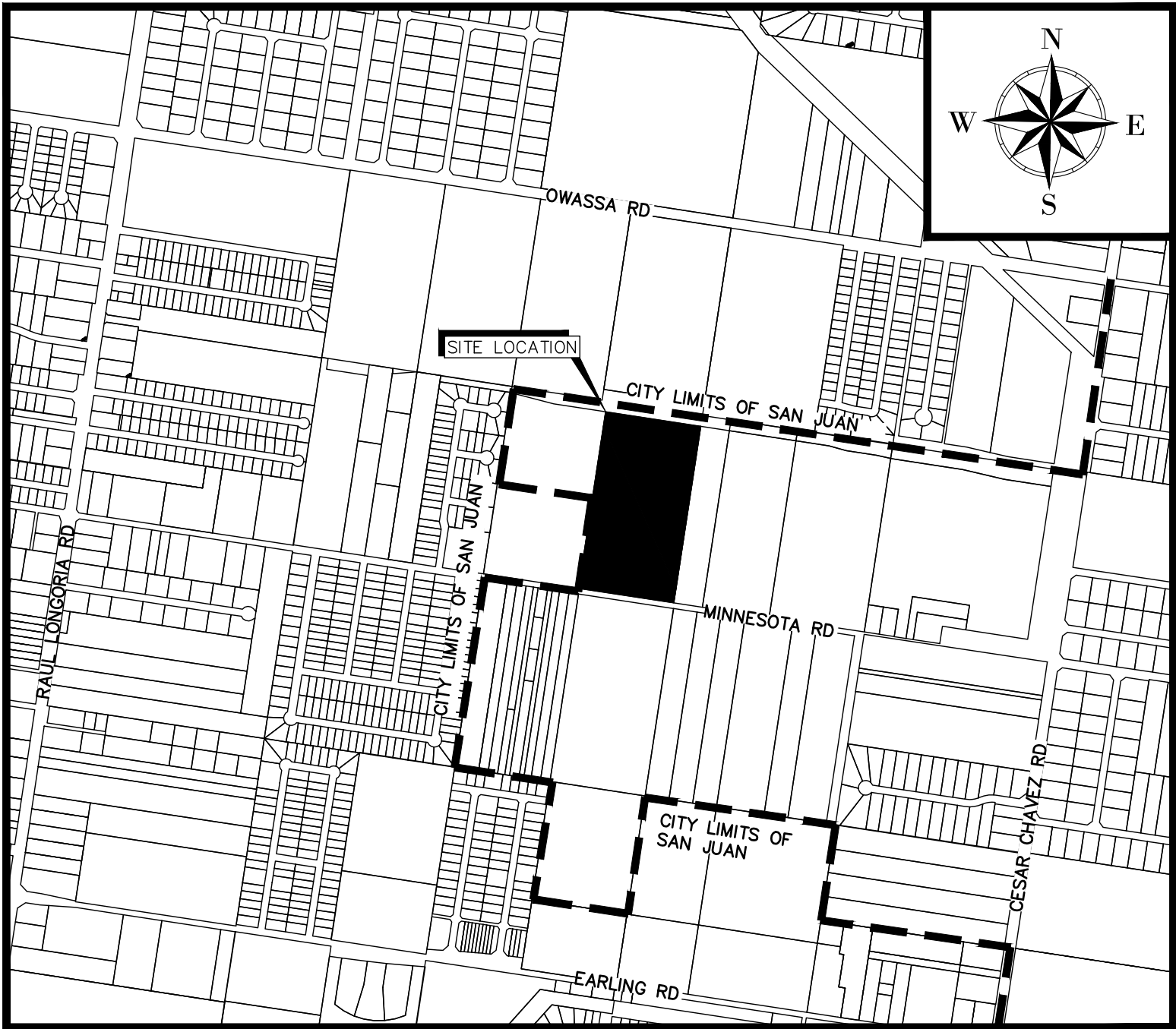
ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES



LOCATION MAP SCALE: 1"=1000

MINNESOTA OAKS
SUBDIVISION

INDEX TO SHEETS OF MINNESOTA OAKS SUBDIVISION	
SHEET 1 & 2	HEADINGS, INDEX, LOCATION MAP, AND E.T.O. PRINCIPAL CONTACTS; PLAT WITH LOT AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY OF APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. No. 1 CERTIFICATION; H.C.IRRIGATION DISTRICT #2, AND H.C.H.D. REVISION NOTES.
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NO.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:

OWNER: **LAURA LILIA LUBIN**
ENGINEER: **JESSICA M. MALDONADO, P.E.**
SURVEYOR: **SAMUEL D. MALDONADO, RPLS**

ADDRESS
101 W PELICAN
200 S. 10TH ST, STE. 1500
200 S. 10TH ST, STE. 1500

CITY & ZIP
McALLEN, TEXAS 78504
McALLEN, TEXAS 78501
McALLEN, TEXAS 78501

PHONE

(956) 702-8880
(956) 702-8880

FAX

(956) 702-8883
(956) 702-8883

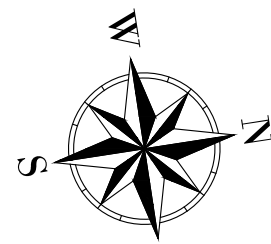
DATE OF PREPARATION: July 2025

SHEET 02 OF 07



200 S. 10TH ST. SUITE 1500. TEL. (956) 702-8880
McALLEN, TEXAS 78501 FAX: (956) 702-8883
TEX. REG. ENGINEERING FIRM F-10602
TEX. REG. SURVEYING FIRM No. 101416-00

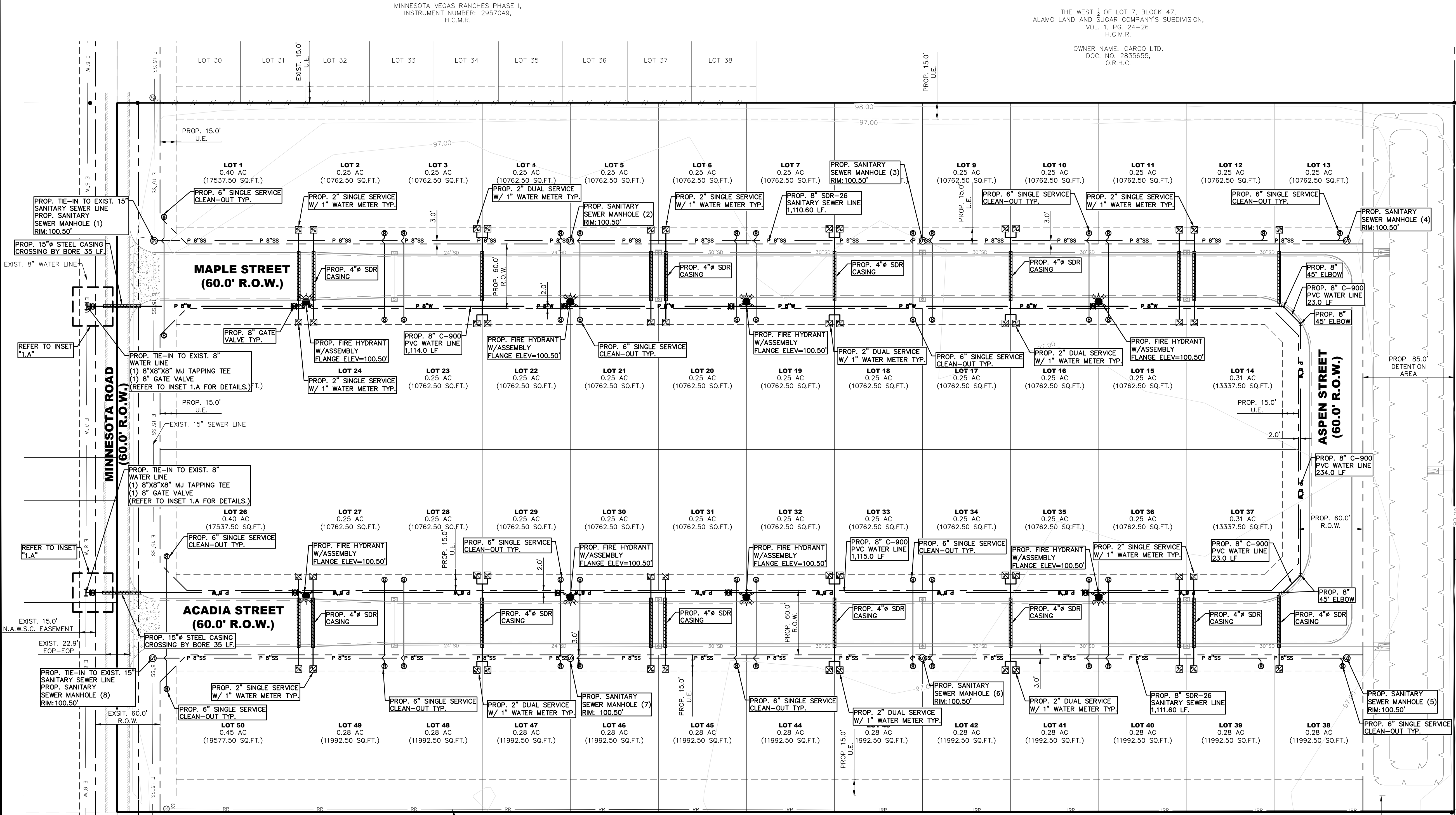
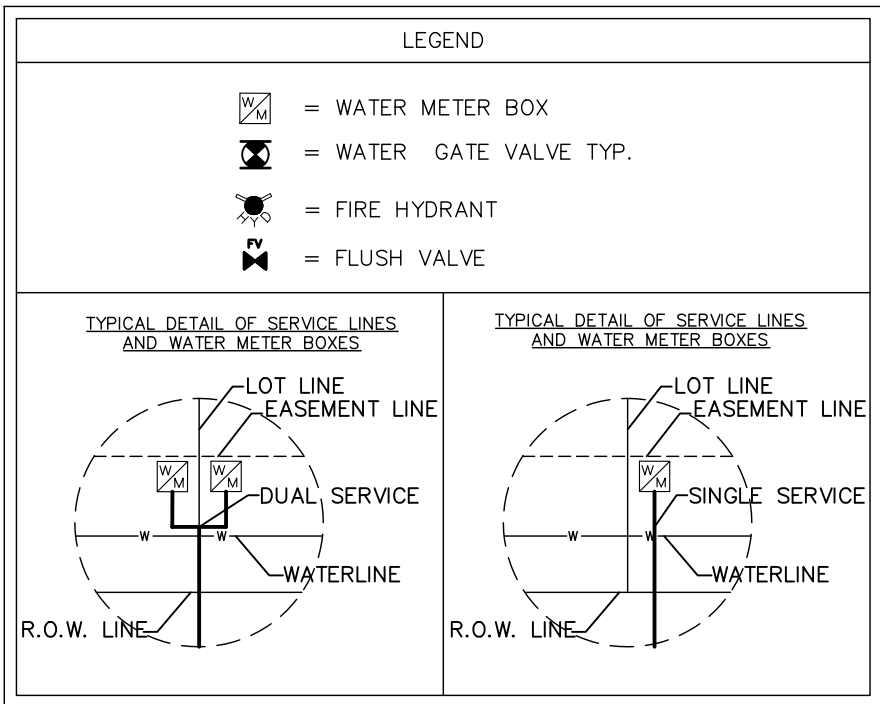
MINNESOTA OAKS
SUBDIVISION
UTILITY LAYOUT



SCALE: 1" = 50'

NOTE:

- CASING REQUIRED ON ALL SERVICES EXTENDING ACROSS RIGHT-OF-WAY.
- METER BOX TO BE PROVIDED BY DEVELOPER/OWNER.
- ALL WATER SERVICES SHALL BE INSTALLED INSIDE UTILITY EASEMENTS.
- SDR PVC CASING CROSSING MINNESOTA ROAD SHALL EXTEND AT A MIN. OF 2 FEET PASSED THE EXISTING EDGE OF PAVEMENT.



FINAL ENGINEERING REPORT:

WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:

MINNESOTA OAKS SUBDIVISION HAS BEEN PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. THE DEVELOPER HAS TO PROVIDE N.A.W.S.C. WITH THE MUNICIPAL WATER RIGHTS NECESSARY TO PROVIDE WATER SERVICE TO THE SUBDIVISION. N.A.W.S.C. HAS A 8" WATER LINE RUNNING ALONG THE SOUTH RIGHT-OF-WAY OF MINNESOTA ROAD. THE DEVELOPER WILL CONNECT TO THE EXISTING WATERLINE LOCATED ON THE SOUTH RIGHT-OF-WAY OF MINNESOTA ROAD. THE MAIN SERVICE WATER LINES FOR MINNESOTA OAKS SUBDIVISION, WILL CONSIST OF CONNECTING SINGLE AND DUAL WATER SERVICES OF 2" DIAMETER PVC/POLYETHYLENE WATER TUBING INCLUDING 1" SHORT AND LONG DUAL AND SINGLE SERVICES LINES FROM THE PROPOSED 8" WATERLINE GOING INTO THE METER BOX. THE SUBDIVIDER HAS PAID A TOTAL OF \$ _____ PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH COVERS WATER METER, METER BOXES, WATER SUPPLY FEE AND ALL OTHER FEES ASSOCIATED WITH WATER SUPPLY. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER WILL INSTALL NO FIRE HYDRANT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SANITARY SEWER DESCRIPTION, COST AND OPERABILITY DATES

MINNESOTA OAKS SUBDIVISION WILL BE TREATED BY WASTEWATER SERVICE FROM CITY OF SAN JUAN UTILITIES DEPARTMENT. THE SUBDIVIDER AND CITY OF SAN JUAN UTILITIES DEPARTMENT HAVE ENTERED INTO A CONTRACT IN WHICH CITY OF SAN JUAN UTILITIES DEPARTMENT HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND CITY OF SAN JUAN UTILITIES DEPARTMENT HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. THE DEVELOPER HAS TO PROVIDE N.A.W.S.C. WITH THE MUNICIPAL WATER RIGHTS NECESSARY TO PROVIDE WATER SERVICE TO THE SUBDIVISION. N.A.W.S.C. HAS A 8" WATER LINE RUNNING ALONG THE SOUTH RIGHT-OF-WAY OF MINNESOTA ROAD. THE DEVELOPER WILL CONNECT TO THE EXISTING WATERLINE LOCATED ON THE SOUTH RIGHT-OF-WAY OF MINNESOTA ROAD. THE MAIN SERVICE WATER LINES FOR MINNESOTA OAKS SUBDIVISION, WILL CONSIST OF CONNECTING SINGLE AND DUAL WATER SERVICES OF 2" DIAMETER PVC/POLYETHYLENE WATER TUBING INCLUDING 1" SHORT AND LONG DUAL AND SINGLE SERVICES LINES FROM THE PROPOSED 8" WATERLINE GOING INTO THE METER BOX. THE SUBDIVIDER HAS PAID A TOTAL OF \$ _____ PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH COVERS WATER METER, METER BOXES, WATER SUPPLY FEE AND ALL OTHER FEES ASSOCIATED WITH WATER SUPPLY. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER WILL INSTALL NO FIRE HYDRANT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

THE 8" SANITARY SEWER LINES, 6" SANITARY SEWER SERVICE LINES FOR EACH LOT, AND EIGHT (8) 48" SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$ _____ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID CITY OF SAN JUAN UTILITIES DEPARTMENT THE SUM OF \$ _____ WHICH COVERS THE 30 YEAR WASTEWATER SERVICE AGREEMENT WHICH COVERS WATER METER, METER BOXES, WATER SUPPLY FEE AND ALL OTHER FEES ASSOCIATED WITH WATER SUPPLY. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER WILL INSTALL NO FIRE HYDRANT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

ENGINEER CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER DISTRIBUTION SYSTEM AND ONSITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ _____ WHICH EQUALS TO \$ _____ PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM HAS BEEN INSTALLED AT A TOTAL COST OF \$ _____ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ _____ FOR THE ENTIRE SUBDIVISION.

COST ESTIMATE

JESSICA M. MALDONADO, P.E. DATE _____

DRAINAGE IMPROVEMENTS: \$ _____

WATER DISTRIBUTION: \$ _____

SEWAGE: \$ _____

SUBDIVIDER CERTIFICATION:

BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

I, (WE) _____ SUBDIVIDER OF MINNESOTA OAKS SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE REQUIRED BY STATE AND COUNTY REGULATIONS.

SIGNATURE

OWNER NAME: _____

STATE OF TEXAS, COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED OWNER NAME AND OWNER TWO, KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSE AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ 20____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PRELIMINARY SUBMITTAL
FOR REVIEW ONLY 7/15/2025
THIS DOCUMENT SHALL NOT BE RELIED
ON FOR RECORDING OR ANY OTHER
INTENDED USE

DATE OF PREPARATION: July 2025

SHEET 03 OF 08



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MCALLEN, TEXAS 78501 FAX: (956) 702-8883
TEX. REG. ENGINEERING FIRM F-10602
TEX. REG. SURVEYING FIRM No. 101416-00

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NO.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	LAURA LILIA LUBIN	101 W. PELICAN	McALLEN, TEXAS 78504		
ENGINEER:	JESSICA M. MALDONADO, P.E.	200 S. 10TH ST, STE. 1500	McALLEN, TEXAS 78501	(956) 702-8880	(956) 702-8883
SURVEYOR:	SAMUEL D. MALDONADO, RPLS	200 S. 10TH ST, STE. 1500	McALLEN, TEXAS 78501	(956) 702-8880	(956) 702-8883

MINNESOTA OAKS
SUBDIVISION
CITY OF SAN JUAN
SSWR. DETAILS

GENERAL NOTES:

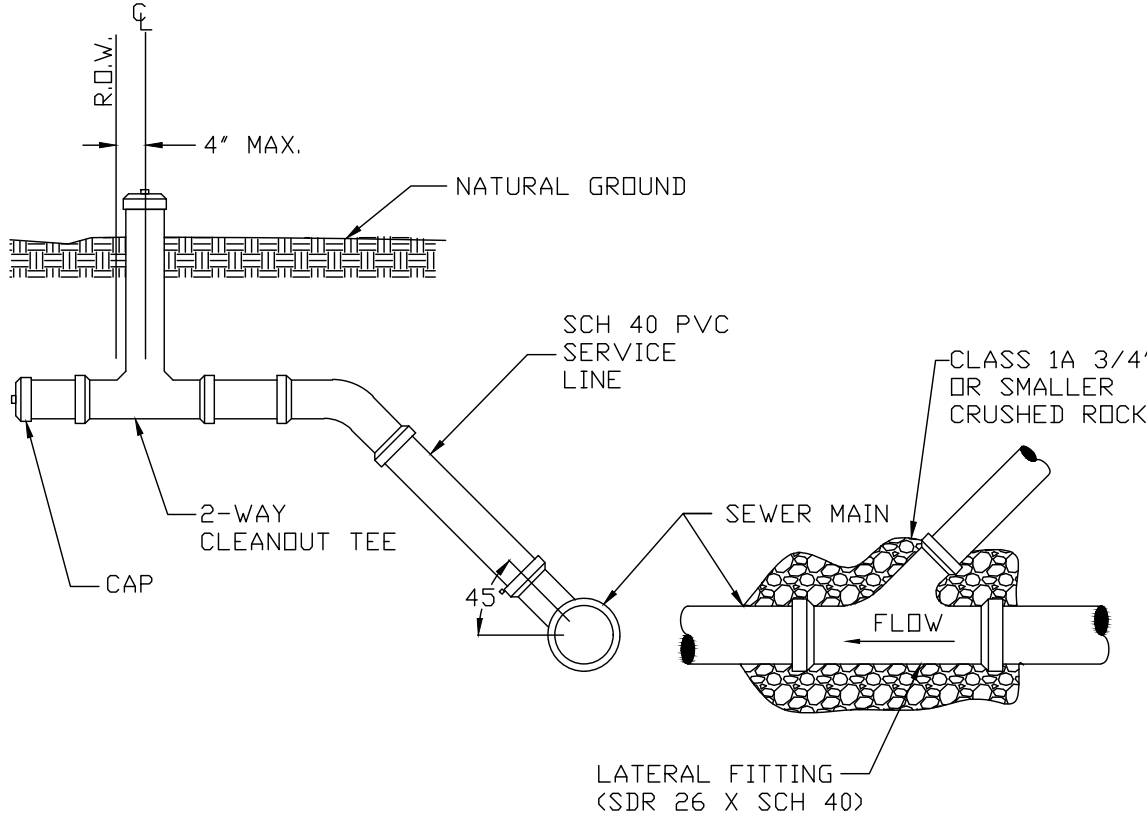
- A. CRUSHED ROCK BEDDING PLACED, HAND LEVELED, AND COMPACTED BEFORE PIPE IS LAID, UP TO BOTTOM OF PIPE (MIN. THICKNESS = 6").
- B. CRUSHED ROCK BACKFILL PLACED AND COMPACTED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 12" ABOVE THE TOP OF PIPE. WORK IN UNDER PIPE HAUNCHES AND COMPACT BY HAND TO SPRING LINE. USE VIBRATORY-TYPE COMPACTORS FOR LIFTS ABOVE THE SPRING LINE. MAXIMUM 6" LIFTS.
- Bd. MINIMUM TRENCH WIDTH: PIPE O.D. + 16" (FOR 16" PIPE AND SMALLER); PIPE O.D. X 1.25 + 12" (FOR 18" PIPE AND LARGER)
- C-1. (CITY STREETS, PARKING AREA, AND DRIVEWAYS) SELECT EXCAVATED BACKFILL MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 8" MAX. LIFTS.
- C-2 (STATE MAINTAINED ROADWAY) SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- D. EXCAVATED EARTH BACKFILL MECHANICALLY COMPACTED IN 12" MAX. LIFTS. MINIMUM STANDARD PROCTOR DENSITY: 90% OUTSIDE RIGHT OF WAY 95% INSIDE RIGHT OF WAY
- E. EMBEDMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D 3201. EMBEDMENT MATERIAL SHALL BE CLASS 1A (CRUSHED ROCK) OR 1B (CRUSHED ROCK-SAND MIXTURE) WITH LESS THAN 50% PASSING A No. 4 SIEVE. MAXIMUM 3/4" SIZE FOR PIPE SIZE ≤ 15". GREATER THAN 90% OF CRUSHED ROCK SHALL HAVE AT LEAST THREE BROKEN FACES. NO MORE THAN 2% UNBROKEN FRACTION ALLOWED.

IN SATURATED OR UNSTABLE SOILS, EMBEDMENT SHALL BE CLASS 1B ONLY (SEE SPECIFICATIONS FOR GRADATION REQUIREMENTS).

WHERE THIS STANDARD CONFLICTS WITH THE RECOMMENDATION OF ANY GEOTECHNICAL REPORT, OBTAIN WRITTEN CLARIFICATION FROM THE UTILITY ENGINEER PRIOR TO CONSTRUCTION.

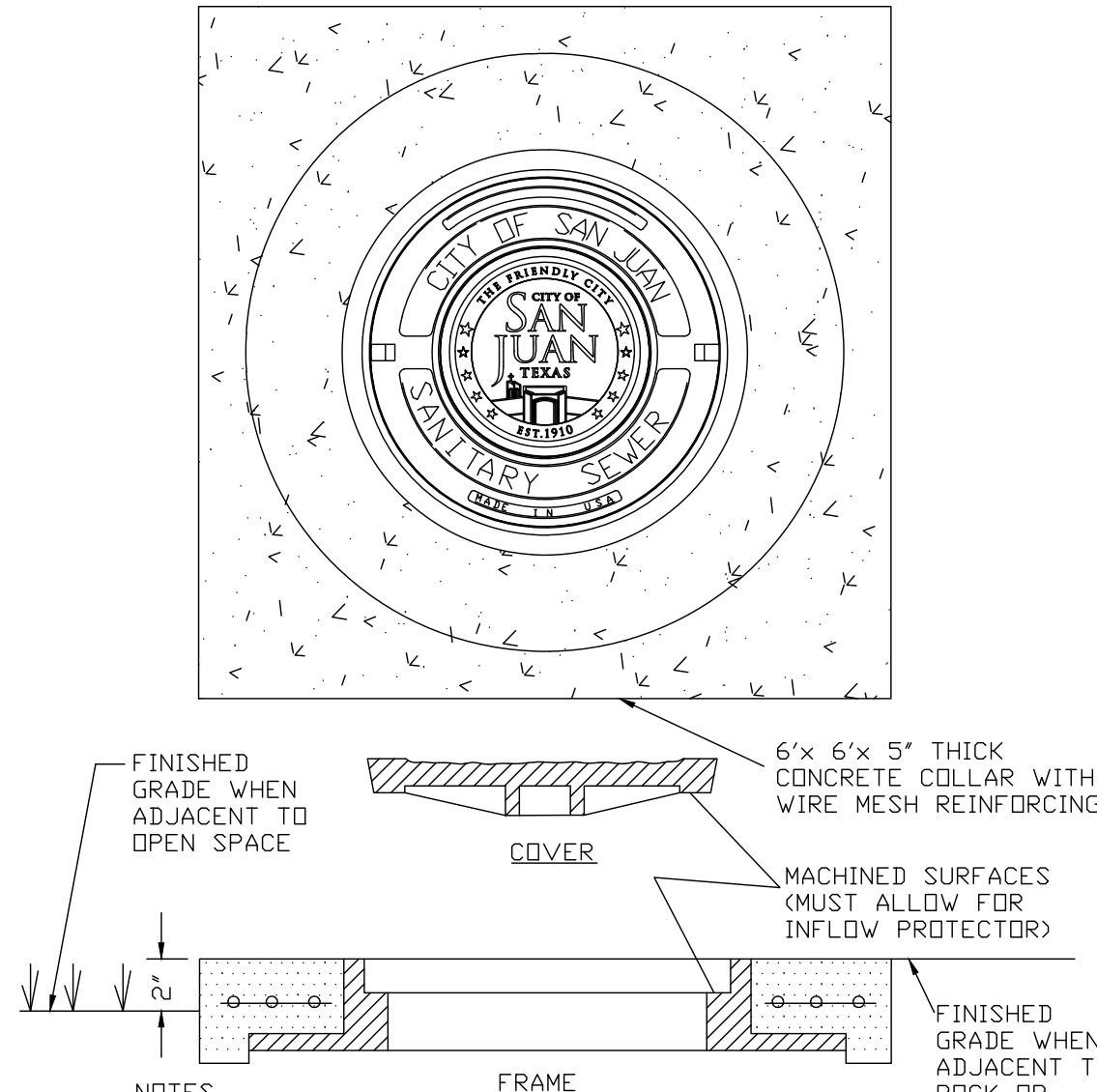
FOUNDATION PREPARATION USING COBBLES, GRAVEL, CEMENT STABILIZATION, OR OTHER METHODS AS APPROVED BY THE ENGINEER SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 6" MAXIMUM LIFTS. STRUCTURE BACKFILL MATERIAL SHALL BE SAND.



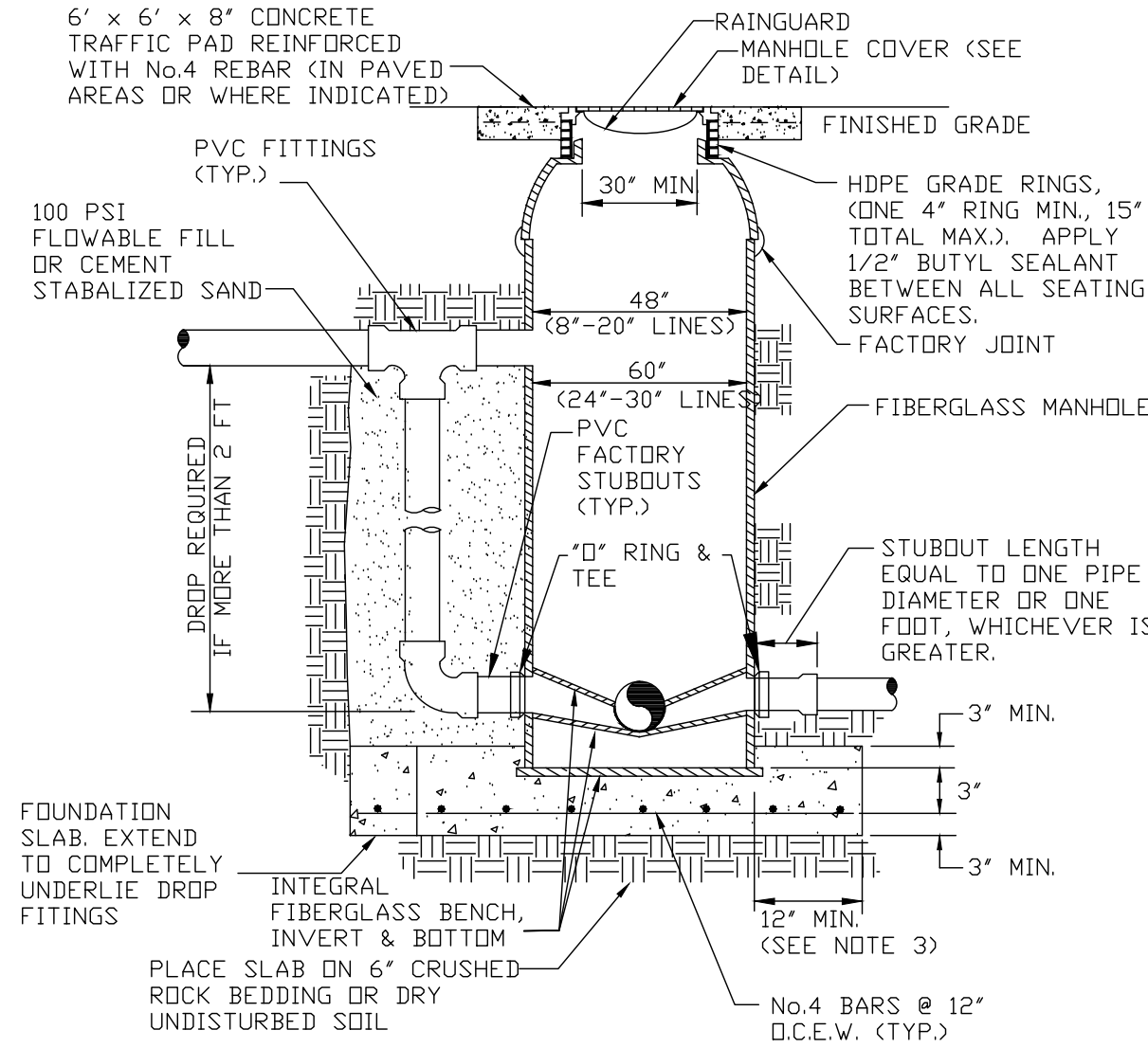
NOTES:

1. INDIVIDUAL SERVICE LATERALS TO BE PROVIDED TO EACH LOT.
2. SINGLE FAMILY SERVICE SHALL BE 4" MIN. MULTI-FAMILY, COMMERCIAL SHALL BE 6", AND INDUSTRIAL SERVICE SHALL BE 8" OR GREATER AS REQUIRED.



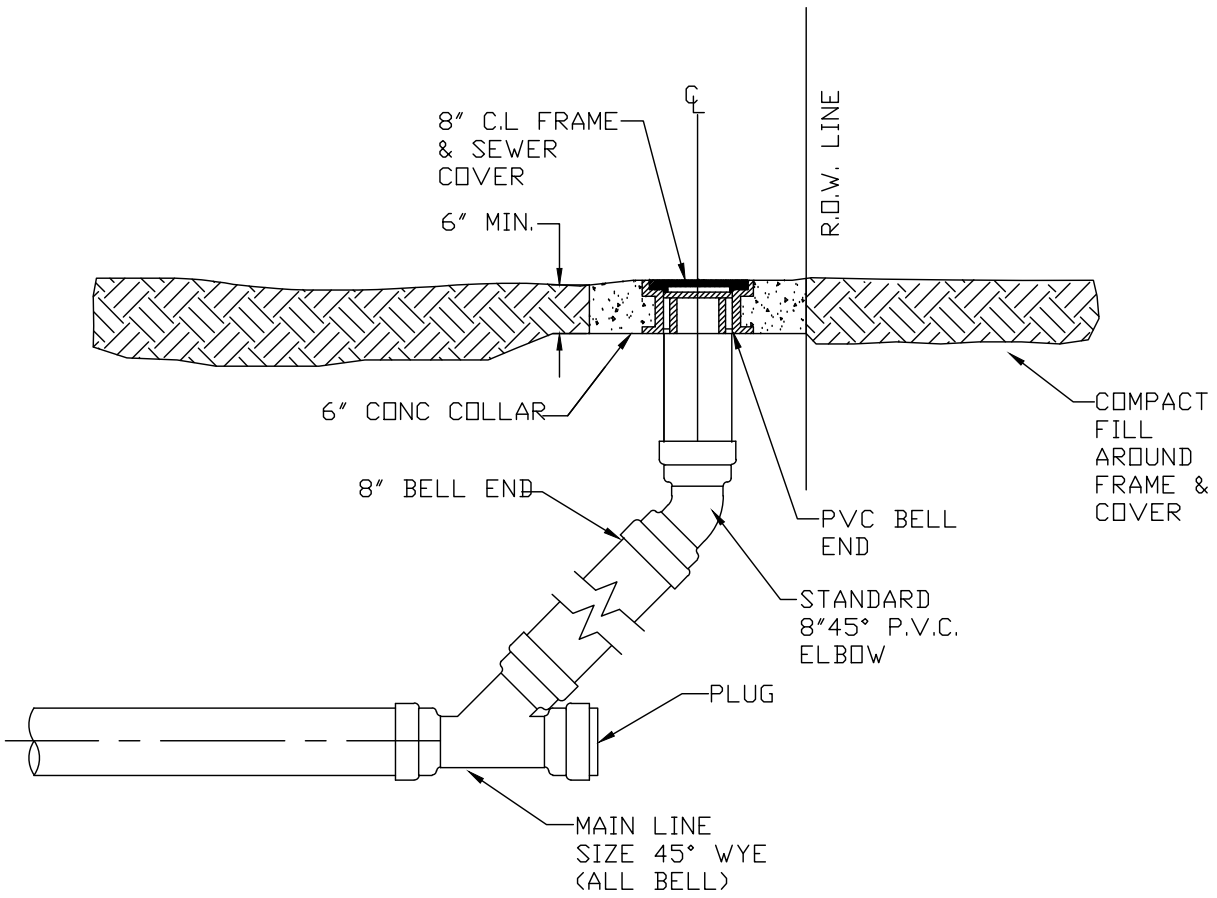
NOTES:

1. COLLAR IS REQUIRED ONLY WHEN MANHOLE IS OUT OF PAVEMENT.
2. STANDARD FRAME AND COVER SIZE SHALL BE USED.
3. A STEEL MANHOLE RISER, APPROVED HDPE ADJUSTING RINGS OR ADDITIONAL BRICKS MAY BE USED TO ELEVATE EXISTING MANHOLE COVERS TO RESURFACED GRADE (MAX. 4" HEIGHT).
4. COVER SHALL FIT FLUSH WITH THE FRAME WITH THE INFLOW PROTECTOR INSTALLED.
5. NO MORE THAN 2 SPACERS TO BE INSTALLED.
6. CONCRETE TO BE POURED TO SYMBOLIZE DIAMOND SHAPE



NOTES:

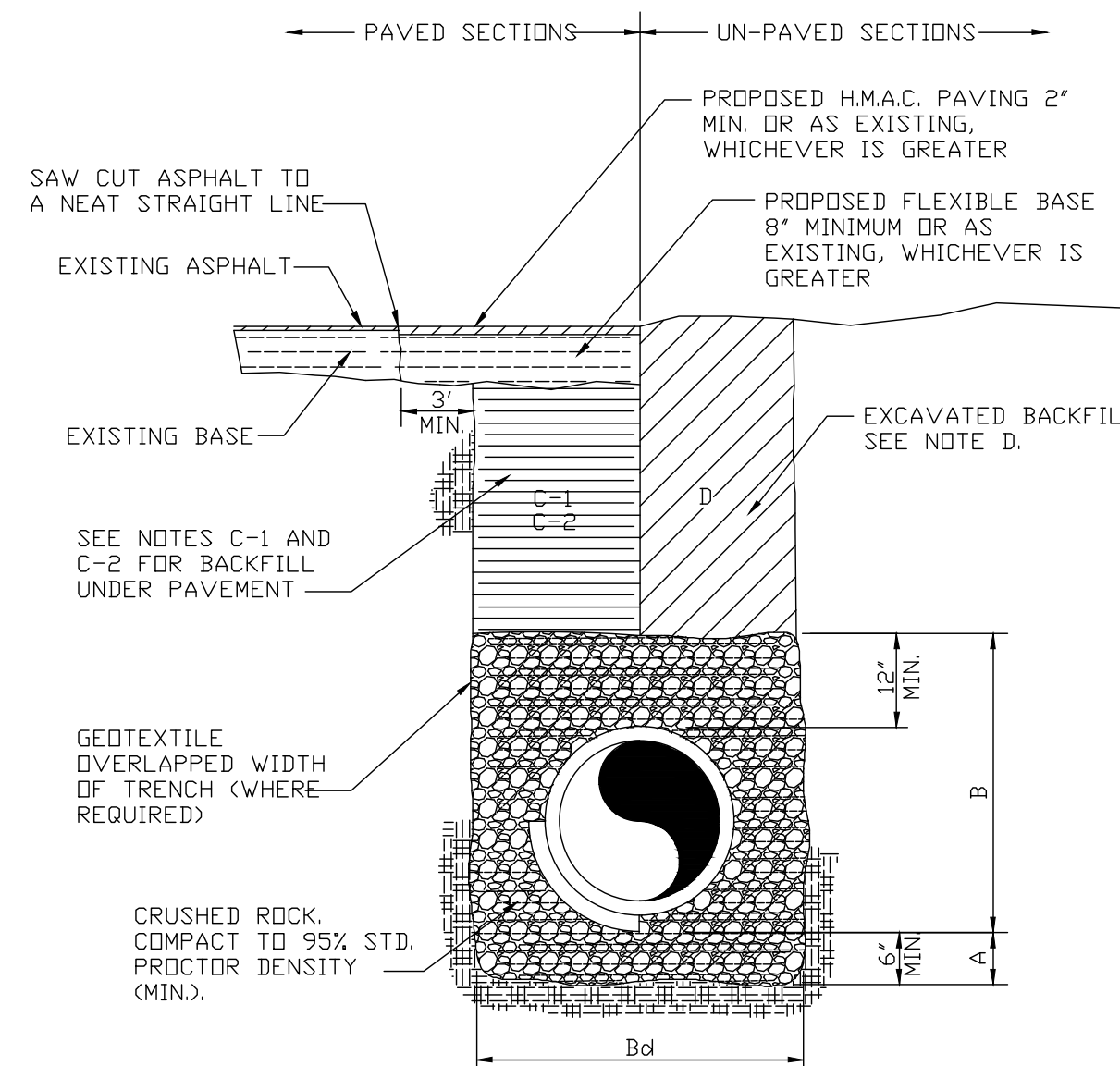
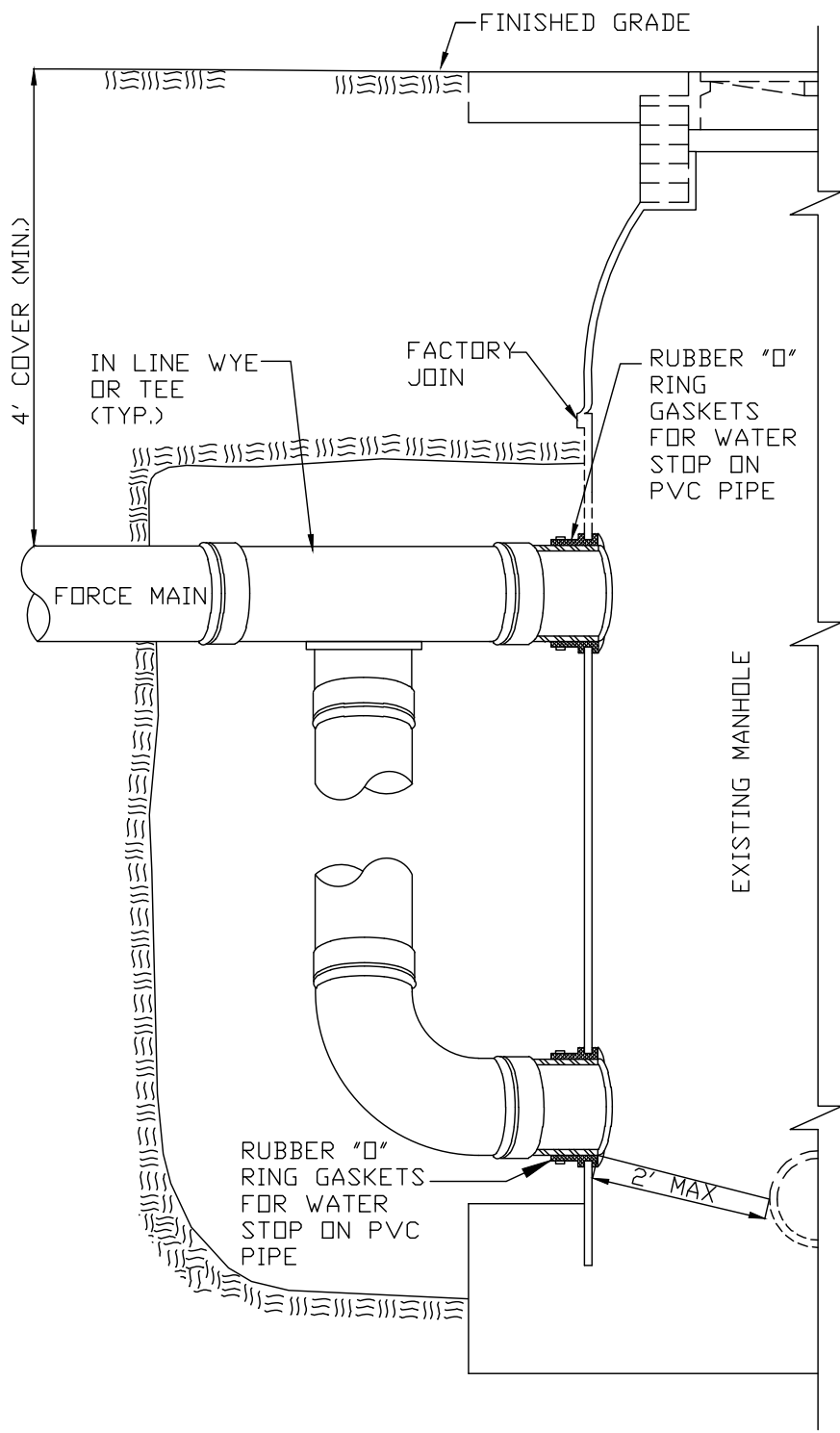
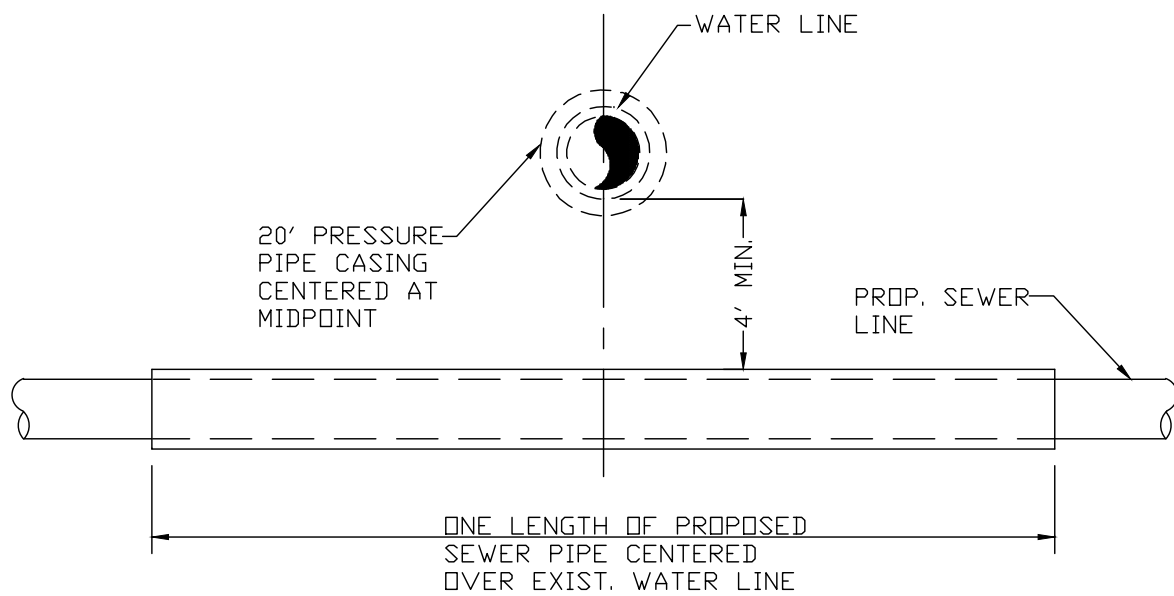
1. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. BACKFILL SHALL BE SAND COMPACTED TO 95% STANDARD PROCTOR.
3. BASE SLAB SHALL BE 4 FT. LARGER THAN MANHOLE DIAMETER WHERE SOIL BEARING CAPACITY < 2000 P.S.F. WATER TABLE < 5 FT., OR DEPTH > 20 FT. SLAB SHALL BE DESIGNED TO PREVENT FLOTATION OF MANHOLE.
4. COAT ALL INTERNAL CEMENTITIOUS AND METALLIC SURFACES WITH COAL TAR EPOXY.
5. OUTLET STUBOUT SHALL BE SPIGOT END. INLET STUBOUTS SHALL BE BELL END EXCEPT FOR DROP CONNECTIONS.
6. INSTALL 1" CONCRETE RINGS AROUND MANHOLES NOT FOUND ON STREETS.
7. MANHOLES WITH A CONCRETE BOTTOM TO USE 326 WWR EPOXY COATING (JEFFCOAT



NOTES:

1. SANITARY SERVICES INTO MANHOLES ARE NOT PERMITTED.
2. INSTALL STAINLESS STEEL VALVE BOX OVER CLEAN-OUTS LOCATED IN SIDEWALKS AND DRIVEWAYS WITH VALVE COVER MARKED "SEWER".
3. TOP OF STAINLESS STEEL BOX SHALL BE FLUSH WITH TOP OF CONCRETE.
4. MAXIMUM CLEAN-OUT HEIGHT SHALL BE 6" FROM NATURAL GROUND.
5. ALL SANITARY SEWER LINES SHALL HAVE IDENTIFYING METALLIC TAPE 24" ABOVE TOP OF PIPE.

SERVICE LINE	
ZONE	DIAMETER
SINGLE FAMILY	4"
MULTI-FAMILY	6"
COMMERCIAL	6"
INDUSTRIAL	8"



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PRINCIPAL CONTACTS:

NAME
OWNER: LAURA LILIA LUBIN
ENGINEER: JESSICA M. MALDONADO, P.E.
SURVEYOR: SAMUEL D. MALDONADO, RPLS

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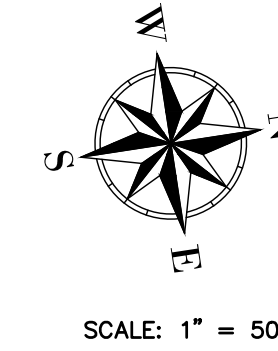
DATE OF PREPARATION: July 2025

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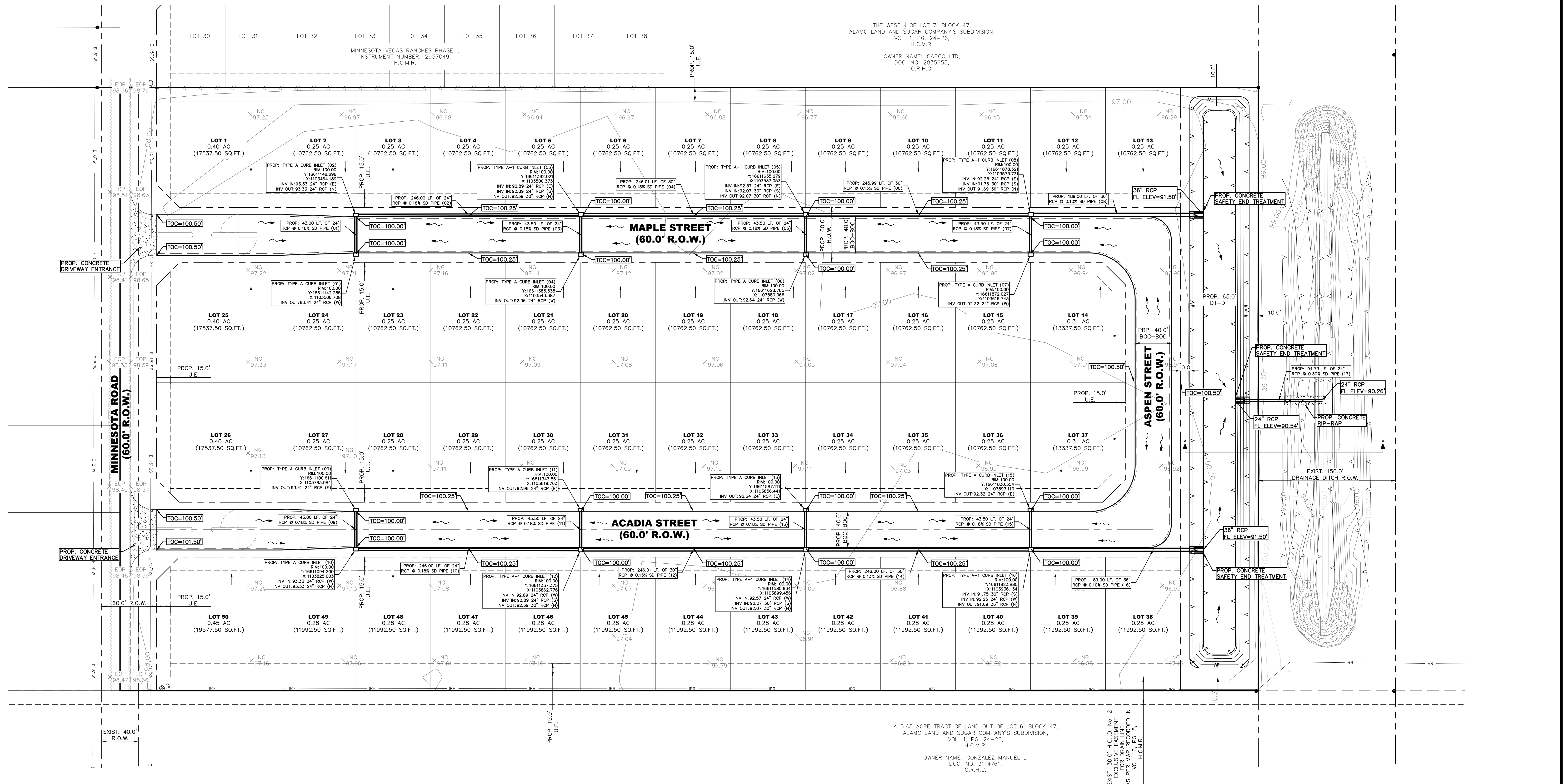


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MINNESOTA OAKS SUBDIVISION DRAINAGE LAYOUT



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SHEET 06 OF 08



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AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 12, 2025

Discussion and Possible Action to Authorize the Interim City Manager to Advertise a Request for Proposals for Emergency Ambulance Services.

STAFF COMMENTS AND RECOMMENDATIONS:

RECOMMENDATION:

Authorize the Interim City Manager to advertise a Request for Proposals for Emergency Ambulance Services.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Tirso Garza, Interim City
Manager

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 12, 2025

Discussion and Possible Action to Adopt SB1173, Effective September 1, 2025, Raising the Statutory Threshold for Formal Competitive Sealed Bidding from \$50,000 to \$100,000, and to Authorize Staff to Internally Update the City's Procurement Manual. [Lori A. Maldonado, Purchasing Agent]

STAFF COMMENTS AND RECOMMENDATIONS:

It is recommended that the City adopt the \$100,000 threshold authorized under SB1173 by updating the City's procurement policies and procedures accordingly.

RECOMMENDATION:

Updating the Procurement Manual to increase the threshold at which bids are presented to the Commission for award from \$50,000 to \$100,000 to align with the new competitive bidding threshold as per the 2025 Legislative Changes in SB1173.

PREPARED BY:

Lori Maldonado,
Purchasing Agent

APPROVED BY:

Tirso Garza, Interim City
Manager



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

EXECUTIVE SUMMARY
SENATE BILL 1173
89TH TEXAS LEGISLATURE
AUGUST 12, 2025

Background

Currently, all purchases exceeding \$50,000 require a competitive sealed bid process and must be approved by the City Commission. This requirement is outlined in both the City’s Procurement Manual and Section 252.021 of the Texas Local Government Code.

2025 Legislative Changes

Senate Bill 1173, effective September 1, 2025, raises the statutory threshold for when municipalities must formally advertise and solicit competitive sealed bids from \$50,000 to \$100,000. This legislative update reflects inflationary trends and is intended to streamline procurement process for local governments across Texas.

Recommendations & Next Steps

It is recommended that the City adopt the \$100,000 threshold authorized under SB1173 by updating the City’s procurement policies and procedures accordingly.

Updating our Procurement Manual to adopt the \$100,000 threshold authorized under SB1173 as the threshold at which we conduct a competitive sealed bid process

Updating our Procurement Manual to increase the threshold at which bids are presented to Commission for award from \$50,000 to \$100,000 to align with the new competitive bidding threshold

*This does not require Commission action – Procurement Manual is updated internally by the Purchasing Agent and Finance Director

Purchases over \$100,000 would require formal competitive sealed bids, while purchases below the threshold would follow updated procurement procedures based on city policies and internal controls.

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

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 12, 2025

Discussion and Possible Action, if any, on the Proposed Tax Rate for the City of San Juan for Fiscal Year Beginning October 1, 2025, through September 30, 2026, and Set Public Hearing.
[Leroy Gonzales, Director of Finance]

STAFF COMMENTS AND RECOMMENDATIONS:

In Accordance with Property Tax Law, if the Proposed Tax Rate (0.6775/\$100) exceeds the unused increment rate of (\$0.6765/\$100), a Record Vote must be taken and also schedule one (1) Public Hearing. The (1) Public Hearing will be scheduled on Tuesday, September 9, 2025, at 6:00 P.M. The Public Hearing will take place in the City of San Juan Memorial Library Multipurposed Room located at 1010 S Standard.

RECOMMENDATION:

Consider the Proposed Tax Rate for the City of San Juan for the Fiscal Year Beginning October 01, 2025, through September 30, 2026, and set Public Hearing.

PREPARED BY:

Leroy Gonzales,
Director of Finance

APPROVED BY:

Tirso Garza, Interim City
Manager

2025 Governing Body Summary #1A*

Benchmark 2025 Tax Rates

City of San Juan

Date: 08/08/2025 09:22 AM

DESCRIPTION OF TAX RATE	TAX RATE PER \$100	THIS YEAR'S TAX LEVY**	ADDITIONAL TAX LEVY
No-New-Revenue Tax Rate	\$0.6191	\$12,097,144	
One Percent \$100 Tax Increase***	\$0.6253	\$12,218,291	\$121,147
One Cent per \$100 Tax Increase***	\$0.629100	\$12,292,543	\$195,399
De Minimis Rate	\$0.0000	\$0	\$0
VAR NOT adjusted for Unused Increment Rate	\$0.6757	\$13,203,101	\$1,105,957
VAR adjusted for Unused Increment Rate	\$0.6765	\$13,218,733	\$1,121,589
Last Year's Tax Rate	\$0.6765	\$13,218,733	\$1,121,589
Proposed Tax Rate	\$0.0000	\$0	\$-12,097,144

*These figures are provided as estimates of possible outcomes resulting from varying the tax rate. Please be aware that these are only estimates and should not be used alone in making budgetary decisions.

**Tax levies are calculated using line 22 of the No-New-Revenue Tax Rate Worksheet and this year's frozen tax levy on homesteads of the elderly or disabled.

***Tax increase compared to no-new-revenue tax rate.

**Benchmark 2024 and 2025 Tax Rate Comparison
City of San Juan, Texas**

2023 Total Taxable Value \$ 1,753,326,108
 2024 Total Taxable Value \$ 1,953,988,669
 2023-2024 Taxable Value Increase \$ 200,662,561

	2024		2025				
	Tax Rate Per \$100	Tax Levy	Tax Rate Per \$100	Tax Levy	Additional Tax Levy	2024-2025	Comparison
No-New-Revenue Rate	0.633100	\$ 11,100,308	0.619100	\$ 12,097,144	\$ -	\$	-
One Percent per \$100 Tax Increase	0.6394	\$ 11,210,767	0.6253	\$ 12,218,291	\$ 121,147		
One Cent per \$100 Tax Increase	0.643100	\$ 11,275,640	0.629100	\$ 12,292,543	\$ 195,399		
De Minimis Rate	0.683700	\$ 11,987,491	0.000000	\$ -	\$ (12,097,144)		
VAR NOT adjusted for Unused	0.677500	\$ 9,241,441	0.675700	\$ 13,203,101	\$ 1,105,958		
Last Year's Current Tax Rate	0.676500	\$ 9,393,074	0.676500	\$ 13,218,733	\$ 1,121,589	\$	3,825,659
Proposed Tax Rate	0.6765	\$ 11,861,251	0.6765	\$ 13,218,733	\$ 1,121,589	\$	1,357,482

2025 Tax Rate Calculation Worksheet

Taxing Units Other Than School Districts or Water Districts

Form 50-856

City of San Juan

(956) 318-2157

Taxing Unit Name

Phone (area code and number)

2804 S US HWY 281, Edinburg, TX 78540

www.hidalgocountytax.org

Taxing Unit's Address, City, State, ZIP Code

Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per \$100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements*.

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet*.

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1.	Prior year total taxable value. Enter the amount of the prior year taxable value on the prior year tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17). ¹	\$ 1,992,046,428
2.	Prior year tax ceilings. Counties, cities and junior college districts. Enter the prior year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision last year or a prior year for homeowners age 65 or older or disabled, use this step. ²	\$ 265,445,476
3.	Preliminary prior year adjusted taxable value. Subtract Line 2 from Line 1.	\$ 1,726,600,952
4.	Prior year total adopted tax rate.	\$ 0.6765 /\$100
5.	Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value. A. Original prior year ARB values: \$ 0 B. Prior year values resulting from final court decisions: - \$ 0 C. Prior year value loss. Subtract B from A. ³	\$ 0
6.	Prior year taxable value subject to an appeal under Chapter 42, as of July 25. A. Prior year ARB certified value: \$ 0 B. Prior year disputed value: - \$ 0 C. Prior year undisputed value. Subtract B from A. ⁴	\$ 0
7.	Prior year Chapter 42 related adjusted values. Add Line 5C and Line 6C.	\$ 0

¹ Tex. Tax Code §26.012(14)

² Tex. Tax Code §26.012(14)

³ Tex. Tax Code §26.012(13)

⁴ Tex. Tax Code §26.012(13)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
8.	Prior year taxable value, adjusted for actual and potential court-ordered adjustments. Add Line 3 and Line 7.	\$ 1,726,600,952
9.	Prior year taxable value of property in territory the taxing unit deannexed after Jan. 1, 2024. Enter the prior year value of property in deannexed territory. ⁵	\$ 0
10.	Prior year taxable value lost because property first qualified for an exemption in the current year. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in the current year does not create a new exemption or reduce taxable value. A. Absolute exemptions. Use prior year market value: \$ 0 B. Partial exemptions. Current year exemption amount or current year percentage exemption times prior year value: + \$ 1,752,920 C. Value loss. Add A and B. ⁶	\$ 1,752,920
11.	Prior year taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in the current year. Use only properties that qualified for the first time in the current year; do not use properties that qualified in the prior year. A. Prior year market value: \$ 0 B. Current year productivity or special appraised value: - \$ 0 C. Value loss. Subtract B from A. ⁷	\$ 0
12.	Total adjustments for lost value. Add Lines 9, 10C and 11C.	\$ 1,752,920
13.	Prior year captured value of property in a TIF. Enter the total value of the prior year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the prior year taxes were deposited into the tax increment fund. ⁸ If the taxing unit has no captured appraised value in line 18D, enter 0.	\$ 0
14.	Prior year total value. Subtract Line 12 and Line 13 from Line 8.	\$ 1,724,848,032
15.	Adjusted prior year total levy. Multiply Line 4 by Line 14 and divide by \$100.	\$ 11,668,596
16.	Taxes refunded for years preceding the prior tax year. Enter the amount of taxes refunded by the taxing unit for tax years preceding the prior tax year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for the prior tax year. This line applies only to tax years preceding the prior tax year. ⁹	\$ 19,028
17.	Adjusted prior year levy with refunds and TIF adjustment. Add Lines 15 and 16. ¹⁰	\$ 11,687,624
18.	Total current year taxable value on the current year certified appraisal roll today. This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. ¹¹ A. Certified values: \$ 2,163,822,801 B. Counties: Include railroad rolling stock values certified by the Comptroller's office: + \$ C. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: - \$ 0 D. Tax increment financing: Deduct the current year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the current year taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 24 below. ¹² - \$ 0 E. Total current year value. Add A and B, then subtract C and D.	\$ 2,163,822,801

⁵ Tex. Tax Code §26.012(15)⁶ Tex. Tax Code §26.012(15)⁷ Tex. Tax Code §26.012(15)⁸ Tex. Tax Code §26.03(c)⁹ Tex. Tax Code §26.012(13)¹⁰ Tex. Tax Code §26.012(13)¹¹ Tex. Tax Code §26.012, 26.04(c-2)¹² Tex. Tax Code §26.03(c)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
19.	Total value of properties under protest or not included on certified appraisal roll. ¹³	
A.	Current year taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest. ¹⁴	\$ 62,648,250
B.	Current year value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll. ¹⁵	+ \$ 0
C.	Total value under protest or not certified. Add A and B.	\$ 62,648,250
20.	Current year tax ceilings. Counties, cities and junior colleges enter current year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in the prior year or a previous year for homeowners age 65 or older or disabled, use this step. ¹⁶	\$ 272,482,382
21.	Anticipated contested value. Affected taxing units enter the contested taxable value for all property that is subject to anticipated substantial litigation. ¹⁷ An affected taxing unit is wholly or partly located in a county that has a population of less than 500,000 and is located on the Gulf of Mexico. ¹⁸ If completing this section, the taxing unit must include supporting documentation in Section 9. ¹⁹ Taxing units that are not affected, enter 0.	\$ 0
22.	Current year total taxable value. Add Lines 18E and 19C, then subtract Lines 20 and 21. ²⁰	\$ 1,953,988,669
23.	Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year. Include both real and personal property. Enter the current year value of property in territory annexed. ²¹	\$ 0
24.	Total current year taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in the prior year. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, of the prior year and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for the current year. ²²	\$ 66,340,074
25.	Total adjustments to the current year taxable value. Add Lines 23 and 24.	\$ 66,340,074
26.	Adjusted current year taxable value. Subtract Line 25 from Line 22.	\$ 1,887,648,595
27.	Current year NNR tax rate. Divide Line 17 by Line 26 and multiply by \$100. ²³	\$ 0.6191 /\$100
28.	COUNTIES ONLY. Add together the NNR tax rates for each type of tax the county levies. The total is the current year county NNR tax rate. ²⁴	\$ _____ /\$100

SECTION 2: Voter Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

- Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
- Debt Rate:** The debt rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

¹³ Tex. Tax Code §26.01(c) and (d)

¹⁴ Tex. Tax Code §26.01(c)

¹⁵ Tex. Tax Code §26.01(d)

¹⁶ Tex. Tax Code §26.012(6)(B)

¹⁷ Tex. Tax Code §§26.012(6)(C) and 26.012(1-b)

¹⁸ Tex. Tax Code §26.012(1-a)

¹⁹ Tex. Tax Code §26.04(d-3)

²⁰ Tex. Tax Code §26.012(6)

²¹ Tex. Tax Code §26.012(17)

²² Tex. Tax Code §26.012(17)

²³ Tex. Tax Code §26.04(c)

²⁴ Tex. Tax Code §26.04(d)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
29.	Prior year M&O tax rate. Enter the prior year M&O tax rate.	\$ 0.4608 /\$100
30.	Prior year taxable value, adjusted for actual and potential court-ordered adjustments. Enter the amount in Line 8 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,726,600,952
31.	Total prior year M&O levy. Multiply Line 29 by Line 30 and divide by \$100.	\$ 7,956,177
32.	Adjusted prior year levy for calculating NNR M&O rate. A. M&O taxes refunded for years preceding the prior tax year. Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2024. This line applies only to tax years preceding the prior tax year. + \$ 13,288 B. Prior year taxes in TIF. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no current year captured appraised value in Line 18D, enter 0. - \$ 0 C. Prior year transferred function. If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0. +/- \$ 0 D. Prior year M&O levy adjustments. Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function. \$ 13,288 E. Add Line 31 to 32D.	\$ 7,969,465
33.	Adjusted current year taxable value. Enter the amount in Line 26 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,887,648,595
34.	Current year NNR M&O rate (unadjusted). Divide Line 32E by Line 33 and multiply by \$100.	\$ 0.4221 /\$100
35.	Rate adjustment for state criminal justice mandate. ²⁶ A. Current year state criminal justice mandate. Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. \$ 0 B. Prior year state criminal justice mandate. Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies. - \$ 0 C. Subtract B from A and divide by Line 33 and multiply by \$100. \$ 0.0000 /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ 0.0000 /\$100
36.	Rate adjustment for indigent health care expenditures. ²⁷ A. Current year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state assistance received for the same purpose. \$ 0 B. Prior year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2023 and ending on June 30, 2024, less any state assistance received for the same purpose. - \$ 0 C. Subtract B from A and divide by Line 33 and multiply by \$100. \$ 0.0000 /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ 0.0000 /\$100

²⁵ [Reserved for expansion]²⁶ Tex. Tax Code §26.044²⁷ Tex. Tax Code §26.0441

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
37.	Rate adjustment for county indigent defense compensation. ²⁸	
A.	Current year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state grants received by the county for the same purpose. \$ 0	
B.	Prior year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2023 and ending on June 30, 2024, less any state grants received by the county for the same purpose. \$ 0	
C.	Subtract B from A and divide by Line 33 and multiply by \$100. \$ 0.0000 /\$100	
D.	Multiply B by 0.05 and divide by Line 33 and multiply by \$100. \$ 0.0000 /\$100	
E.	Enter the lesser of C and D. If not applicable, enter 0.	\$ 0.0000 /\$100
38.	Rate adjustment for county hospital expenditures. ²⁹	
A.	Current year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year. \$ 0	
B.	Prior year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2023 and ending on June 30, 2024. \$ 0	
C.	Subtract B from A and divide by Line 33 and multiply by \$100. \$ 0.0000 /\$100	
D.	Multiply B by 0.08 and divide by Line 33 and multiply by \$100. \$ 0.0000 /\$100	
E.	Enter the lesser of C and D, if applicable. If not applicable, enter 0.	\$ 0.0000 /\$100
39.	Rate adjustment for defunding municipality. This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code Section 26.0444 for more information.	
A.	Amount appropriated for public safety in the prior year. Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year. \$ 0	
B.	Expenditures for public safety in the prior year. Enter the amount of money spent by the municipality for public safety during the preceding fiscal year \$ 0	
C.	Subtract B from A and divide by Line 33 and multiply by \$100 \$ 0.0000 /\$100	
D.	Enter the rate calculated in C. If not applicable, enter 0.	\$ 0.0000 /\$100
40.	Adjusted current year NNR M&O rate. Add Lines 34, 35D, 36D, 37E, and 38E. Subtract Line 39D.	\$ 0.4221 /\$100
41.	Adjustment for prior year sales tax specifically to reduce property taxes. Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in the prior year should complete this line. These entities will deduct the sales tax gain rate for the current year in Section 3. Other taxing units, enter zero.	
A.	Enter the amount of additional sales tax collected and spent on M&O expenses in the prior year, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent \$ 1,769,118	
B.	Divide Line 41A by Line 33 and multiply by \$100 \$ 0.0937 /\$100	
C.	Add Line 41B to Line 40.	\$ 0.5158 /\$100
42.	Current year voter-approval M&O rate. Enter the rate as calculated by the appropriate scenario below. Special Taxing Unit. If the taxing unit qualifies as a special taxing unit, multiply Line 41C by 1.08. - or - Other Taxing Unit. If the taxing unit does not qualify as a special taxing unit, multiply Line 41C by 1.035.	\$ 0.5338 /\$100

²⁸ Tex. Tax Code §26.0442²⁹ Tex. Tax Code §26.0443

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
D42.	Disaster Line 42 (D42): Current year voter-approval M&O rate for taxing unit affected by disaster declaration. If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of: 1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred; or 2) the third tax year after the tax year in which the disaster occurred. If the taxing unit qualifies under this scenario, multiply Line 41C by 1.08. ³⁰ If the taxing unit does not qualify, do not complete Disaster Line 42 (Line D42).	\$ 0.0000 /\$100
43.	Total current year debt to be paid with property taxes and additional sales tax revenue. Debt means the interest and principal that will be paid on debts that: (1) are paid by property taxes; (2) are secured by property taxes; (3) are scheduled for payment over a period longer than one year; and (4) are not classified in the taxing unit's budget as M&O expenses. A. Debt also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here. ³¹ Enter debt amount \$ 5,659,400 B. Subtract unencumbered fund amount used to reduce total debt. - \$ 0 C. Subtract certified amount spent from sales tax to reduce debt (enter zero if none) - \$ 0 D. Subtract amount paid from other resources - \$ 1,117,855 E. Adjusted debt. Subtract B, C and D from A.	\$ 4,541,545
44.	Certified prior year excess debt collections. Enter the amount certified by the collector. ³²	\$ 0
45.	Adjusted current year debt. Subtract Line 44 from Line 43E.	\$ 4,541,545
46.	Current year anticipated collection rate. A. Enter the current year anticipated collection rate certified by the collector. ³³ 100.00 % B. Enter the prior year actual collection rate..... 97.79 % C. Enter the 2023 actual collection rate. 100.11 % D. Enter the 2022 actual collection rate. 100.87 % E. If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%. ³⁴	100.00 %
47.	Current year debt adjusted for collections. Divide Line 45 by Line 46E.	\$ 4,541,545
48.	Current year total taxable value. Enter the amount on Line 22 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,953,988,669
49.	Current year debt rate. Divide Line 47 by Line 48 and multiply by \$100.	\$ 0.2324 /\$100
50.	Current year voter-approval M&O rate plus current year debt rate. Add Lines 42 and 49.	\$ 0.7662 /\$100
D50.	Disaster Line 50 (D50): Current year voter-approval tax rate for taxing unit affected by disaster declaration. Complete this line if the taxing unit calculated the voter-approval tax rate in the manner provided for a special taxing unit on Line D42. Add Line D42 and 49.	\$ 0.0000 /\$100

³⁰ Tex. Tax Code §26.042(a)³¹ Tex. Tax Code §26.012(7)³² Tex. Tax Code §26.012(10) and 26.04(b)³³ Tex. Tax Code §26.04(b)³⁴ Tex. Tax Code §§26.04(h), (h-1) and (h-2)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
51.	COUNTIES ONLY. Add together the voter-approval tax rates for each type of tax the county levies. The total is the current year county voter-approval tax rate.	\$ 0.0000 /\$100

SECTION 3: NNR Tax Rate and Voter Approval Tax Rate Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
52.	Taxable Sales. For taxing units that adopted the sales tax in November of the prior tax year or May of the current tax year, enter the Comptroller's estimate of taxable sales for the previous four quarters. ³⁵ Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November of the prior year, enter 0.	\$ 0
53.	Estimated sales tax revenue. Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. ³⁶ Taxing units that adopted the sales tax in November of the prior tax year or in May of the current tax year. Multiply the amount on Line 52 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. ³⁷ - or - Taxing units that adopted the sales tax before November of the prior year. Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	\$ 1,769,118
54.	Current year total taxable value. Enter the amount from Line 22 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,953,988,669
55.	Sales tax adjustment rate. Divide Line 53 by Line 54 and multiply by \$100.	\$ 0.0905 /\$100
56.	Current year NNR tax rate, unadjusted for sales tax. ³⁸ Enter the rate from Line 27 or 28, as applicable, on the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0.6191 /\$100
57.	Current year NNR tax rate, adjusted for sales tax. Taxing units that adopted the sales tax in November the prior tax year or in May of the current tax year. Subtract Line 55 from Line 56. Skip to Line 58 if you adopted the additional sales tax before November of the prior year.	\$ 0.6191 /\$100
58.	Current year voter-approval tax rate, unadjusted for sales tax. ³⁹ Enter the rate from Line 50, Line D50 (disaster) or Line 51 (counties) as applicable, of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ 0.7662 /\$100
59.	Current year voter-approval tax rate, adjusted for sales tax. Subtract Line 55 from Line 58.	\$ 0.6757 /\$100

SECTION 4: Voter Approval Tax Rate Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
60.	Certified expenses from the Texas Commission on Environmental Quality (TCEQ). Enter the amount certified in the determination letter from TCEQ. ⁴⁰ The taxing unit shall provide its tax assessor-collector with a copy of the letter. ⁴¹	\$ 0
61.	Current year total taxable value. Enter the amount from Line 22 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,953,988,669
62.	Additional rate for pollution control. Divide Line 60 by Line 61 and multiply by \$100.	\$ 0.0000 /\$100

³⁵ Tex. Tax Code §26.041(d)

³⁶ Tex. Tax Code §26.041(i)

³⁷ Tex. Tax Code §26.041(d)

³⁸ Tex. Tax Code §26.04(c)

³⁹ Tex. Tax Code §26.04(c)

⁴⁰ Tex. Tax Code §26.045(d)

⁴¹ Tex. Tax Code §26.045(i)

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
63.	Current year voter-approval tax rate, adjusted for pollution control. Add Line 62 to one of the following lines (as applicable): Line 50, Line D50 (disaster), Line 51 (counties) or Line 59 (taxing units with the additional sales tax).	\$ 0.6757 /\$100

SECTION 5: Voter Approval Tax Rate Adjustment for Unused Increment Rate

The unused increment rate is the rate equal to the sum of the prior 3 years Foregone Revenue Amounts divided by the current taxable value.⁴² The Foregone Revenue Amount for each year is equal to that year's adopted tax rate subtracted from that year's voter-approval tax rate adjusted to remove the unused increment rate multiplied by that year's current total value.⁴³

The difference between the adopted tax rate and adjusted voter-approval tax rate is considered zero in the following scenarios:

- a tax year in which a taxing unit affected by a disaster declaration calculates the tax rate under Tax Code Section 26.042;⁴⁴
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a);⁴⁵ or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval.⁴⁶

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit.⁴⁷

Line	Unused Increment Rate Worksheet	Amount/Rate
64.	Year 3 Foregone Revenue Amount. Subtract the 2024 unused increment rate and 2024 actual tax rate from the 2024 voter-approval tax rate. Multiply the result by the 2024 current total value A. Voter-approval tax rate (Line 68) B. Unused increment rate (Line 67) C. Subtract B from A D. Adopted Tax Rate E. Subtract D from C F. 2024 Total Taxable Value (Line 60) G. Multiply E by F and divide the results by \$100. If the number is less than zero, enter zero.	 \$ 0.6775 /\$100 \$ 0.0000 /\$100 \$ 0.6775 /\$100 \$ 0.6765 /\$100 \$ 0.0010 /\$100 \$ 1,753,326,108 \$ 17,533
65.	Year 2 Foregone Revenue Amount. Subtract the 2023 unused increment rate and 2023 actual tax rate from the 2023 voter-approval tax rate. Multiply the result by the 2023 current total value A. Voter-approval tax rate (Line 67) B. Unused increment rate (Line 66) C. Subtract B from A D. Adopted Tax Rate E. Subtract D from C F. 2023 Total Taxable Value (Line 60) G. Multiply E by F and divide the results by \$100. If the number is less than zero, enter zero.	 \$ 0.6766 /\$100 \$ 0.0052 /\$100 \$ 0.6714 /\$100 \$ 0.6765 /\$100 \$ -0.0051 /\$100 \$ 1,608,606,484 \$ 0
66.	Year 1 Foregone Revenue Amount. Subtract the 2022 unused increment rate and 2022 actual tax rate from the 2022 voter-approval tax rate. Multiply the result by the 2022 current total value A. Voter-approval tax rate (Line 67) B. Unused increment rate (Line 66) C. Subtract B from A D. Adopted Tax Rate E. Subtract D from C F. 2022 Total Taxable Value (Line 60) G. Multiply E by F and divide the results by \$100. If the number is less than zero, enter zero.	 \$ 0.6765 /\$100 \$ 0.0000 /\$100 \$ 0.6765 /\$100 \$ 0.6765 /\$100 \$ 0.0000 /\$100 \$ 1,366,066,679 \$ 0
67.	Total Foregone Revenue Amount. Add Lines 64G, 65G and 66G	\$ 17,533 /\$100
68.	2025 Unused Increment Rate. Divide Line 67 by Line 22 of the <i>No-New-Revenue Rate Worksheet</i> . Multiply the result by 100	\$ 0.0008 /\$100
69.	Total 2025 voter-approval tax rate, including the unused increment rate. Add Line 68 to one of the following lines (as applicable): Line 50, Line 51 (counties), Line 59 (taxing units with additional sales tax) or Line 63 (taxing units with pollution)	\$ 0.6765 /\$100

⁴² Tex. Tax Code §26.013(b)

⁴³ Tex. Tax Code §§26.013(a)(1-a), (1-b), and (2)

⁴⁴ Tex. Tax Code §§26.04(c)(2)(A) and 26.042(a)

⁴⁵ Tex. Tax Code §§26.0501(a) and (c)

⁴⁶ Tex. Local Gov't Code §120.007(d)

⁴⁷ Tex. Local Gov't Code §26.04(c)(2)(B)

SECTION 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise \$500,000, and the current debt rate for a taxing unit.⁴⁸ This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit.⁴⁹

Line	De Minimis Rate Worksheet	Amount/Rate
70.	Adjusted current year NNR M&O tax rate. Enter the rate from Line 40 of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ 0.4221 /\$100
71.	Current year total taxable value. Enter the amount on Line 22 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,953,988,669
72.	Rate necessary to impose \$500,000 in taxes. Divide \$500,000 by Line 71 and multiply by \$100.	\$ 0.0255 /\$100
73.	Current year debt rate. Enter the rate from Line 49 of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ 0.2324 /\$100
74.	De minimis rate. Add Lines 70, 72 and 73.	\$ 0.0000 /\$100

SECTION 7: Voter Approval Tax Rate Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year.⁵⁰

Similarly, if a taxing unit adopted a tax rate that exceeded its voter-approval tax rate, calculated normally, without holding an election to respond to a disaster, as allowed by Tax Code Section 26.042(d), in the prior year, it must also reduce its voter-approval tax rate for the current tax year.⁵¹

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago. This section will apply to a taxing unit in a disaster area that adopted a tax rate greater than its voter-approval tax rate without holding an election in the prior year.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Line	Emergency Revenue Rate Worksheet	Amount/Rate
75.	2024 adopted tax rate. Enter the rate in Line 4 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0.6765 /\$100
76.	Adjusted 2024 voter-approval tax rate. Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. ⁵² If a disaster occurred in 2024 and the taxing unit calculated its 2024 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) of the 2024 worksheet due to a disaster, complete the applicable sections or lines of <i>Form 50-856-a, Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> . - or - If a disaster occurred prior to 2024 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) in 2024, complete form 50-856-a, <i>Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> to recalculate the voter-approval tax rate the taxing unit would have calculated in 2024 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the years following the disaster. ⁵³ Enter the final adjusted 2024 voter-approval tax rate from the worksheet. - or - If the taxing unit adopted a tax rate above the 2024 voter-approval tax rate without calculating a disaster tax rate or holding an election due to a disaster, no recalculation is necessary. Enter the voter-approval tax rate from the prior year's worksheet.	\$ 0.0000 /\$100
77.	Increase in 2024 tax rate due to disaster. Subtract Line 76 from Line 75.	\$ 0.0000 /\$100
78.	Adjusted 2024 taxable value. Enter the amount in Line 14 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,724,848,032
79.	Emergency revenue. Multiply Line 77 by Line 78 and divide by \$100.	\$ 0
80.	Adjusted 2024 taxable value. Enter the amount in Line 26 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,887,648,595
81.	Emergency revenue rate. Divide Line 79 by Line 80 and multiply by \$100. ⁵³	\$ 0.0000 /\$100

⁴⁸ Tex. Tax Code §26.012(8-a)

⁴⁹ Tex. Tax Code §26.063(a)(1)

⁵⁰ Tex. Tax Code §26.042(b)

⁵¹ Tex. Tax Code §26.042(f)

⁵² Tex. Tax Code §26.042(c)

⁵³ Tex. Tax Code §26.042(b)

Line	Emergency Revenue Rate Worksheet	Amount/Rate
82.	Current year voter-approval tax rate, adjusted for emergency revenue. Subtract Line 81 from one of the following lines (as applicable): Line 50, Line D50 (disaster), Line 51 (counties), Line 59 (taxing units with the additional sales tax), Line 63 (taxing units with pollution control) or Line 69 (taxing units with the unused increment rate).	\$ 0.6765 /\$100

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-new-revenue tax rate. \$ 0.6191 /\$100
 As applicable, enter the current year NNR tax rate from: Line 27, Line 28 (counties), or Line 57 (adjusted for sales tax).
 Indicate the line number used: 27

Voter-approval tax rate. \$ 0.6765 /\$100
 As applicable, enter the current year voter-approval tax rate from: Line 50, Line D50 (disaster), Line 51 (counties), Line 59 (adjusted for sales tax), Line 63 (adjusted for pollution control), Line 69 (adjusted for unused increment), or Line 82 (adjusted for emergency revenue).
 Indicate the line number used: 69

De minimis rate. \$ 0.0000 /\$100
 If applicable, enter the current year de minimis rate from Line 74.

SECTION 9: Addendum

An affected taxing unit that enters an amount described by Tax Code Section 26.012(6)(C) in line 21 must include the following as an addendum:

1. Documentation that supports the exclusion of value under Tax Code Section 26.012(6)(C); and
2. Each statement submitted to the designated officer or employee by the property owner or entity as required by Tax Code Section 41.48(c)(2) for that tax year.

Insert hyperlinks to supporting documentation:

SECTION 10: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in the Tax Code.⁵⁴

**print
here** ➔

Pablo (Paul) Villarreal, Jr., PCC

Printed Name of Taxing Unit Representative

**sign
here** ➔

Taxing Unit Representative

Date

⁵⁴ Tex. Tax Code §§26.04(c-2) and (d-2)

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 12, 2025

Consideration and Approval of an Interlocal Agreement Between Hidalgo County and the City of San Juan (San Juan I Head Start Center), Located at 200 North Cougar, San Juan, TX.

STAFF COMMENTS AND RECOMMENDATIONS:

Hidalgo County Head Start Program is requesting to extend a center Interlocal Agreement for two (2) years to the existing contract between Hidalgo County and the City of San Juan (San Juan I Head Start Center) for the property located at 200 North Cougar, San Juan, TX, 78589.

RECOMMENDATION:

Staff Recommends Approval of the Interlocal Agreement.

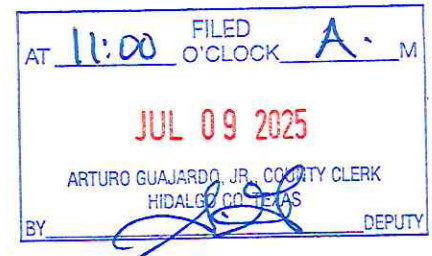
PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Tirso Garza, Interim City
Manager

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §



**INTERLOCAL AGREEMENT BETWEEN
THE CITY OF SAN JUAN AND
HIDALGO COUNTY**

This Lease is made and entered into by and between the **City of San Juan**, herein referred to as the “LESSOR” and **Hidalgo County** through the Head Start Program, herein referred to as the “LESSEE” in the Lease.

In consideration of the mutual covenants and agreements set forth in this Lease, and other good and valuable consideration, LESSOR demises and leases to LESSEE, and LESSEE leases from LESSOR, that certain described real property on which Head Start Building lies on and is situated at **200 Cougar St. San Juan, Texas** more particularly described on Exhibit “A”, attached hereto. The premises leased hereunder consists of land only and are referred to in this Lease as “the Premises” known by lessee as “San Juan I Head Start Center” or “the Leased Premises.”

ARTICLE 1. TERMS AND RENT

1.01 The Leased Premises shall be used for the purpose of Head Start training and administrative offices space subject to the special terms (if any) which may be listed below. The Leased Premises are deemed for the purposes of this Agreement to constitute all 100% percent of the land on which the Head Start building in which the Leased Premises are located.

1.02 Except as otherwise provided herein, the initial term of this lease shall be for twenty-four months (24) months commencing on **July 01, 2025** ("commencement date") and ending on **June 30, 2027** ("termination date") unless sooner terminated as provided in this Lease, or unless renewed and extended in accordance with Paragraph 1.03, hereof.

Renewal or Termination

1.03 Provided LESSEE has not defaulted in any of the terms conditions or provisions thereof, LESSEE shall be given the right of renewal to extend the term of the lease hereof, commencing on the first day of **July 2027**, for a term or terms as may be subsequently agreed upon by both parties.

Either LESSEE or LESSOR shall have the right to terminate the Lease Agreement with or without cause with sixty (60) days written notice to the other.

Base Rent

1.04 LESSEE agrees to pay LESSOR the maximum rent amount of \$24.00 in two (2) equal payments of \$12.00 annually, payable on the 1st day of January. Payment shall be mailed to the City of San Juan, 512 South Nebraska, San Juan, Texas 78589.

1.05 LESSOR covenants and agrees that LESSEE on paying the rent and other charges herein provided for and observing and keeping the covenants, conditions, and terms of this Lease on LESSEE'S part to be kept or performed, shall lawfully and quietly hold, occupy, and enjoy the Leased Premises during the term of this Lease without hindrance or disruption by LESSOR or any person

claiming under LESSOR except such portion of the Leased Premises, if any as shall be taken under the power of eminent domain.

LESSEE shall accept possession of Leased Premises and equipment (if any) in their present condition and location.

ARTICLE 2. TAXES

Taxes

2.01 LESSOR shall pay all real property taxes assessments until this Lease either expires or terminates as provided herein

2.02 LESSOR shall pay all personal property taxes and assessments on such Leased Premises as presently owned by LESSOR.

ARTICLE 3. MAINTENANCE ON PREMISES

3.01 LESSEE agrees to maintain the Leased Premises in condition suitable for use for which this lease is intended.

3.02 LESSEE will keep all and singular the Leased Premises, including all of LESSEE'S improvements, fixtures, appurtenances, equipment and machinery in such repair as the same at the commencement of the term. All repairs shall be at LESSEE'S expense and shall remain the property of the LESSEE at the termination of the lease. Reasonable use and wearing of said fixtures, appurtenances, equipment and machinery, damage thereto by accidental fire, accident, or natural disaster, shall be exempt from the provision.

3.03 LESSEE shall provide housekeeping services for said premises, limited to sweeping, mopping and emptying trash cans, at most, every two (2) working days, and waxing floors not more often than every two (2) weeks.

3.04 In the event that the Leased Premises are destroyed by flood or other casualty, the parties agree that this lease will be terminated and shall not be in force and effect during that period of time while the Leased Premises cannot be used for the purposes intended by Agreement.

3.05 It is agreed that all improvements made to or furnished by the LESSEE on the Leased Premises shall not shall become part of the realty and shall belong to LESSEE upon expiration of the Lease and may be removed upon termination of the Lease or any extension hereof; provided, further, that all removal of such chattels will not damage the land upon which they are situated.

3.06 LESSEE shall maintain the building situated on the land during this lease and will provide all major repairs at its own expense.

ARTICLE 4. UTILITIES

Utility Charge

4.01 LESSEE shall pay the charges for the water, sewer, garbage, trash pickup services, telephone, gas and electricity furnished to the Lease Premises during the term of this lease.

ARTICLE 5. INSURANCE AND INDEMNITY

Property Insurance

5.01 LESSEE shall insure the building and equipment covered by this lease against fire, accident, or natural disaster. In the event the building(s), or equipment or any part thereof shall, during said term or any renewal hereof, be destroyed by fire, accident, or natural disaster the same shall be thereby rendered unfit for use and habitation, then and in such case, the rent heretofore reserved, or a just and proportionate part thereof, according to the nature and

extent of the injury sustained, shall be suspended or abated until said Lease Premises shall have been put in proper condition for use and habitation, by LESSEE or this lease Agreement shall thereby be terminated and ended at the election of LESSEE or its legal representatives. LESSEE agrees to provide a copy to such policy of insurance to LESSOR at time of execution of this agreement.

5.02 To the extent allowable under law, LESSEE agrees to hold LESSOR harmless for any liability for any accident or other legal cause of action based upon any tort which occurs on the Lease Premises, caused solely by LESSEE, its agent or employees.

5.03 LESSEE agrees that during the term of this lease, it shall have in effect a liability insurance policy to protect LESSOR from any third party claims that may arise as a result of injuries caused to any person upon the premises herein described. The limits of this policy shall be not less than \$100,000.00 per person and \$300,000 per occurrence.

ARTICLE 6. MISCELLANEOUS

6.01 This agreement shall be binding upon and insure to the benefit of the parties hereto and their respective successors, but LESSEE shall not assign any part of the premises.

6.02 LESSEE will not cause to be conducted upon the premises any trade or business, which increases the rate of insurance premiums on the Leased Premises, building(s) or contents.

6.03 LESSEE will permit LESSOR at reasonable times to make such repairs as it may deem necessary for the protection of the premises.

6.04 This Agreement shall be construed under and in accordance with the laws of the State of Texas and all obligations of parties created hereunder are performable in Hidalgo County, Texas.

6.05 Commitment of Current Revenues Only. In the event that, during any term hereof, either party hereto does not appropriate sufficient funds to meet the obligations of such party under this Agreement, then such party may terminate this Agreement upon sixty (60) days written notice to the other party. Both parties agree, however to use their best efforts to secure funds necessary for the continued performance of this Agreement. The parties intend these provisions to be a continuing right to terminate this Agreement at the expiration of each budget period of the parties.

6.06 LESSEE shall permit LESSOR and its agents to enter into and upon the Leased Premises at approved specified times after written notice to LESSEE for the purpose of inspecting the same or for the purpose of maintaining or making repairs to the Leased Premises required hereby. However, the LESSOR agrees to not disrupt or interfere with the LESSEE's program.

WAVIER OF BREACH

A wavier by either LESSOR or LESSEE of a breach of this Lease by the other party shall not constitute a continuing wavier or waiver of any subsequent breach of the Lease.

ARTICLE 7. MISCELLANEOUS

Notices and Addresses

7.01 All notices required under this Lease will be deemed delivered when deposited in certified or registered mail, addressed to the proper party, at the following addresses:

LESSOR:

City of San Juan
Attn: Mario Garza, Mayor
512 S. Nebraska
San Juan, Texas 78589

LESSEE:

Hidalgo County Head Start Program
Attn: Irma Peña, Executive Director
P.O. Box 0117
Edinburg, TX 78540-0117

Either party may change the address to which notices are to be sent in by giving the other party notice of the new address in the manner provided in this section.

Legal Construction

In case any one or more of the provisions contained in this agreement shall for any reason be held by the court of competent jurisdiction to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provisions of the agreement, and this agreement shall be construed as if the invalid illegal, or unenforceable provision had never been included in the agreement.

Prior Agreement

This agreement constitutes the sole and only agreement of the parties to the agreement and supersedes any prior understandings or written or oral agreements between the parties respecting the subject matter of this agreement.

Amendment

No amendment, modification, or alteration of the terms of this agreement shall be binding unless it is in writing, dated subsequent to the date of this agreement, and duly executed by the parties to this agreement.

Rights and Remedies Cumulative

The rights and remedies provided by this lease agreement are cumulative, and the use of any one right or remedy by either party shall not preclude or waive that party's right to use any or all other remedies. The rights and remedies provided in this Lease are in addition to any other rights the parties may have by law, statute, ordinance or otherwise.

Attorney's Fees and Costs

If, as a result of a breach of this agreement by either party, the other party employs an attorney or attorneys to enforce its rights under this Lease, then the breaching or defaulting party agrees to pay the other party the reasonable attorney's fees and cost incurred to enforce the Lease. As awarded by a court of competent jurisdictions.

Force Majeure

Neither LESSOR nor LESSEE shall be required to perform any term, condition, or covenant in this Lease so long as such performance is delayed or prevented by force majeure, which shall mean acts of God, strikes, lockouts, material or labor restrictions by any governmental authority, civil riot, floods, and other cause not reasonably within the control of LESSOR or LESSEE and which

by the exercise of due diligence LESSOR or LESSEE is unable, wholly or in part, to prevent or overcome.

Estoppel Information

LESSEE shall, at the request of LESSOR, provide any and all information with respect to this Lease to any person designated by LESSOR.

Time of Essence

Time is of the essence of this agreement.

(Signature page follows)

THE UNDERSIGNED LESSOR and LESSEE execute this Lease on the day
10th of June 2025

LESSEE:

BY: 
Richard Cortez, County Judge

BY: 
Irma Peña, Executive Director

LESSOR:

BY: _____
Mario Garza, Mayor
City of San Juan

APPROVED BY
COMMISSIONERS COURT
ON: 6-10-2025 MM

ATTEST:

BY: 
Arturo Guajardo, Jr.
Hidalgo County Clerk



APPROVED AS TO FORM:

: Ricardo Gonzalez, P.C.
DBA Oxford & Gonzalez

BY: 
Ricardo Gonzalez

Interlocal Agreement - HC & the City of San Juan

AI-99648

Date Approved by Policy Council: 5-28-2025
Date Approved by County Commissioner: 6-10-2025

EXHIBIT "A"

Physical Address:

The City of San Juan located at 200 North Cougar, San Juan, Texas and designated as Head Start training and, administration office space.

Legal Description Being:

Property being described, lying in and being situated in the Southwest corner (12,700 Square feet) of the West 2.5 acres of the North 5.0 acres of the West 14.18 acres of the West 14.18 acres of the South 26.80 acres of Lot 15, Block 6, John Closner Subdivision, San Juan, Hidalgo, Texas, recorded in the office of the County Clerk of Hidalgo County, Texas, to which map or plat reference is here made for more particularity of description.

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 12, 2025

Consider Second and Final Reading of the Ordinance Regarding the Rezoning Request from Multi-Family Residence District (R-MF) to General Business District (C-2) of a 1.71-Acre Tract of Land out of Lot 9, San Juan Hacienda Estates Subdivision, Located Approximately 600 feet South of Moore Road, along the East side of Veterans Boulevard, as Requested by Teysha Group, LLC. [Jorge J. Garcia, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on July 22, 2025, the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

The property is located approximately 600 feet South of Moore Road, along the East side of Veterans Boulevard. The property is 135.05' x 552.45', which is 74,608.37 square feet.

The property is currently zoned as a Multi-Family Residence District (R-MF). There is a commercial plaza with a residential subdivision to the North; a residence to the South. To the East, it is an empty lot and to the West, it is outside the city limits of San Juan.

Staff mailed a notice of the public hearing to twenty (20) 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 12, 2025, the Planning and Zoning Commission unanimously recommended approval of the rezoning request as presented with a 5-0 vote.

PREPARED BY:

Jorge Garcia,
Planning Director

APPROVED BY:

Tirso Garza, Interim City
Manager

The property is located approximately 600 feet South of Moore Road, along the East side of Veterans Boulevard. The property is 135.05' x 552.45', which is 74,608.37 square feet.

The property is currently zoned as Multi-Family Residence District (R-MF). There is a commercial plaza with a residential subdivision to the North; a residence to the South. To the East, it is an empty lot and to the West, it is outside the city limits of San Juan.

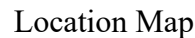
Staff mailed a notice of the public hearing to twenty (20) neighboring property owners within the two-hundred (200) foot radius and received no comments in favor or against this request.

Staff recommends approval of the rezoning request.

ATTACHMENTS: Zoning Map
 Survey
 List of neighboring property owners receiving notice
 Ordinance



Proposed Site



P&Z – 06/12/2025 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.

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.

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

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 MULTI-FAMILY RESIDENCE DISTRICT (R-MF) TO GENERAL BUSINESS DISTRICT (C-2) OF A PROPERTY LEGALLY DESCRIBED AS 1.71-ACRE TRACT OF LAND OUT OF LOT 9, SAN JUAN HACIENDA ESTATES SUBDIVISION, LOCATED APPROXIMATELY 600 FEET SOUTH OF MOORE ROAD, ALONG THE EAST SIDE OF VETERANS BOULEVARD, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS:

Consistent with the City's land use plan as set-forth in the land use map that is a part of the City's Zoning Ordinance, and consistent with the City's intentions of allowing and encouraging commercial district development that generates property taxes, water and sewer revenues and sales tax revenues.

The zoning district of the property legally described as 1.71-acre tract of land out of Lot 9, San Juan Hacienda Estates 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 22nd 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

Rezoning Request from Multi-Family Residence District (R-MF) to General Business District (C-2) of 1.713-acre tract, out of Lot 9, San Juan Hacienda Estates Subdivision, as Requested by AEC Engineering, LLC.

GONZALEZ EPIGMENIO & LILIANA
PO BOX 2535
EDINBURG, TX 78540-2535

MUNOZ ERIK P & KARLA P
2208 JUSTIN AVE
SAN JUAN, TX 78589-2770

CANO ROGELIO & FELIPA
PO BOX 661
SAN JUAN, TX 78589-0661

JASSO EFRAIN OMAR
803 BEATRICE AVE
SAN JUAN, TX 78589-2769

ORTA SANDRA I & MIGUEL A
709 BEATRICE AVE
SAN JUAN, TX 78589-2768

SIFUENTES LEANDRO &
ESMERALDA
711 BEATRICE AVE
SAN JUAN, TX 78589-2768

XLH INVESTMENTS LLC
603 W HWY 83
PHARR, TX 78577-4642

CASTILLO DAVID
710 BEATRICE AVE
SAN JUAN, TX 78589

TOBAR OSCAR ARMANDO &
JENNIFER DEL CARMEN
811 BEATRICE AVE
SAN JUAN, TX 78589-2769

CANO RAMONA R & REYNALDO G
800 BEATRICE AVE
SAN JUAN, TX 78589-2769

GONZALEZ VIVIANA & HECTOR
TRUJILLO
809 BEATRICE AVE
SAN JUAN, TX 78589-2769

GARZA HERIBERTO & DIANA
802 BEATRICE AVE
SAN JUAN, TX 78589-2769

LOPEZ CARLOS & ANGELINA S
807 BEATRICE AVE
SAN JUAN, TX 78589-2769

GONZALEZ DAVID & GUILLERMINA
GARCIA
806 BEATRICE AVE
SAN JUAN, TX 78589-2769

DE LA CERDA CLAY & MYRIAM DEL
CARMEN SALAZAR RODRIGUEZ
805 BEATRICE AVE
SAN JUAN, TX 78589-2769

CORTEZ GUADALUPE S
801 BEATRICE AVE
SAN JUAN, TX 78589-2769

Rezoning Request from Multi-Family Residence District (R-MF) to General Business District (C-2) of 1.713-acre tract, out of Lot 9, San Juan Hacienda Estates Subdivision, as Requested by AEC Engineering, LLC.

ENRIQUEZ JOSE
2210 JUSTIN AVE
SAN JUAN, TX 78589-2770

TEYSHA GROUP LLC
207 W DAFFODIL AVE
MCALLEN, TX 78501

VELA JUAN & DAYANA BENAVIDES
804 BEATRICE AVE
SAN JUAN, TX 78589-2769

JORGE G. DE ZENEA
1116 S. 10TH AVE
EDINBURG, TX 78539

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 12, 2025

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

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Approval of the Budget Expenditure Report for the Month of June 2025.

RECOMMENDATION:

Approved 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: July 22, 2025
Subject: Budget Expenditure Report – June 30, 2025

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

The funds are listed as follows:

Approved Budgets:

	<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

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

Other City Funds:

• Capital Projects		
a. City Hall/Park	41	24
b. Bond Series 2019	42	25
c. Bond Series 2019-A	43	26

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
June 30, 2025

							Budget Target 75%
10 -GENERAL FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-25	Jun-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
PROPERTY TAXES	8,931,296	8,545,235	-	(386,061)	139,764	114,998	95.68
SALES TAX REVENUE	5,482,269	3,697,516	-	(1,784,753)	494,806	461,394	67.44
FRANCHISE TAX	1,070,000	697,158	-	(372,842)	87,013	43,482	65.15
LICENSES & PERMITS	1,015,010	628,854	-	(386,156)	113,979	68,625	61.96
FEES & FINES	271,437	167,983	-	(103,454)	17,001	14,473	61.89
INTERGOVERNMENTAL REVENUE	747,852	544,048	-	(203,804)	66,667	66,414	72.75
OTHER REVENUE	1,287,927	1,024,865	-	(263,062)	76,525	173,593	79.57
Transfer Inn	-	-	-	-	-	-	-
TOTAL REVENUES	18,805,791	15,305,659	-	(3,500,132)	995,755	942,978	81.39
EXPENDITURE SUMMARY							
LEGISLATIVE							
PUR PROP SRVS & OTH SRVS	17,222	11,743	1,385	4,094	1,483	1,000	76.23
SUPPLIES	5,090	4,029	493	568	725	1,298	88.85
MISCELLANEOUS	176,407	120,857	111	55,439	5,477	33,288	68.57
LEGISLATIVE	198,719	136,629	1,989	60,100	7,684	35,585	69.76
CITY MANAGER							
SALARIES & WAGES/BENEFIT	332,694	125,340		207,354	12,503	8,120	37.67
PURCHASED PROF/TECH SRVS	121,500	96,430	9,000	16,070	5,540	5,500	86.77
PUR PROP SRVS & OTH SRVS	8,002	1,280	-	6,722	65	115	16.00
SUPPLIES	5,900	1,234	303	4,363	838	-	26.04
CAPITAL OUTLAY	50,000	-	-	50,000	-	-	-
MISCELLANEOUS	1,350	765	262	323	90	90	76.08
CITY MANAGER	519,446	225,049	9,565	284,832	19,036	13,825	45.17
CITY SECRETARY							
SALARIES & WAGES/BENEFIT	220,986	168,803	-	52,183	23,855	17,136	76.39
PURCHASED PROF/TECH SRVS	13,200	11,800	-	1,400	1,507	1,570	89.40
PUR PROP SRVS & OTH SRVS	4,700	597	1,112	2,991	14	(260)	36.36
SUPPLIES	4,649	2,537	125	1,987	450	791	57.26
MISCELLANEOUS	93,130	125	173	92,832	-	-	0.32
CITY SECRETARY	336,665	183,862	1,411	151,392	25,826	19,237	55.03
MUNICIPAL COURT							
SALARIES & WAGES/BENEFIT	249,758	149,118	-	100,640	22,154	15,370	59.71
PURCHASED PROF/TECH SRVS	94,022	62,031	29,199	2,792	11,934	5,728	97.03
PUR PROP SRVS & OTH SRVS	12,165	5,014	200	6,951	1,239	16	42.86
SUPPLIES	5,579	1,397	331	3,850	117	-	30.99
MISCELLANEOUS	755	235	-	520	-	55	31.13
MUNICIPAL COURT	362,279	217,796	29,731	114,753	35,444	21,169	68.32

City of San Juan, Texas
Budget Expenditures Report
June 30, 2025

							Budget Target 75%
10 -GENERAL FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-25	Jun-25	% RECEIV. EXPENDED
FINANCE							
SALARIES & WAGES/BENEFIT	508,083	374,608	-	133,475	60,846	41,711	73.73
PUR PROP SRVS & OTH SRVS	21,244	15,063	536	5,645	1,646	1,057	73.43
SUPPLIES	5,988	4,087	138	1,762	56	-	70.57
MISCELLANEOUS	5,007	3,008	324	1,674	213	549	66.56
FINANCE	540,322	396,766	999	142,557	62,762	43,316	73.62
PLANNING							
SALARIES & WAGES/BENEFIT	723,826	454,636	-	269,190	70,914	51,118	62.81
PURCHASED PROF/TECH SRVS	69,000	37,834	3,006	28,160	1,376	1,618	59.19
PUR PROP SRVS & OTH SRVS	25,585	8,359	2,822	14,404	2,533	350	43.70
SUPPLIES	47,510	21,903	4,628	20,979	2,593	1,922	55.84
MISCELLANEOUS	10,000	2,076	-	7,924	-	-	20.76
PLANNING	875,921	524,808	10,456	340,658	77,415	55,008	61.11
POLICE							
SALARIES & WAGES/BENEFIT	4,661,898	3,507,968	-	1,153,930	560,798	393,272	75.25
PURCHASED PROF/TECH SRVS	40,610	37,868	-	2,742	577	418	93.25
PUR PROP SRVS & OTH SRVS	215,452	129,512	54,630	31,310	11,504	9,787	85.47
SUPPLIES	401,113	345,742	44,848	10,523	53,326	42,282	97.38
MISCELLANEOUS	114,800	110,953	-	3,847	67	-	96.65
POLICE	5,433,874	4,132,043	99,479	1,202,352	626,272	445,759	77.87
FIRE							
SALARIES & WAGES/BENEFIT	2,409,696	1,478,697	-	930,999	250,192	169,645	61.36
PURCHASED PROF/TECH SRVS	33,863	9,060	80	24,723	1,572	-	26.99
PUR PROP SRVS & OTH SRVS	166,717	102,557	19,558	44,602	9,715	21,683	73.25
SUPPLIES	156,282	93,447	18,786	44,049	14,479	11,077	71.81
CAPITAL OUTLAY	176,054	55,131	46,609	74,315	7,875	13,976	57.79
DEBT SERVICE	124,680	122,778	-	1,902	-	-	98.47
MISCELLANEOUS	316,000	213,125	25,000	77,875	25,000	-	75.36
FIRE	3,383,292	2,074,795	110,032	1,198,464	308,834	216,381	64.58
STREETS, ALLEY, OTHER							
SALARIES & WAGES/BENEFIT	486,334	353,339	-	132,995	54,680	38,084	72.65
PUR PROP SRVS & OTH SRVS	430,509	335,343	234	94,932	82,096	30,392	77.95
SUPPLIES	147,980	108,288	28,951	10,741	12,990	15,504	92.74
CAPITAL OUTLAY	5,000	-	3,622	1,378	-	-	72.44
MISCELLANEOUS	7,400	978	1,382	5,041	100	33	31.88
STREETS, ALLEY, OTHER	1,077,223	797,949	34,188	245,086	149,866	84,013	77.25

City of San Juan, Texas
Budget Expenditures Report
June 30, 2025

							Budget Target 75%
10 -GENERAL FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-25	Jun-25	% RECEIV. EXPENDED
CENTRAL GARAGE							
SALARIES & WAGES/BENEFIT	222,324	98,094	-	124,230	16,003	11,209	44.12
PUR PROP SRVS & OTH SRVS	7,634	3,373	-	4,260	275	255	44.19
SUPPLIES	30,218	16,827	2,596	10,795	5,009	840	64.28
CAPITAL OUTLAY	17,170	17,170	-	-	-	-	100.00
MISCELLANEOUS	386	-	-	386	-	-	-
CENTRAL GARAGE	277,732	135,464	2,596	139,672	21,287	12,304	49.71
PARKS							
SALARIES & WAGES/BENEFIT	1,251,317	882,948		368,369	139,294	123,455	70.56
PURCHASED PROF/TECH SRVS	4,600	3,718		882	471	481	80.84
PUR PROP SRVS & OTH SRVS	174,418	121,366	5,435	47,618	19,298	9,751	72.70
SUPPLIES	88,664	60,128	6,084	22,452	14,369	5,616	74.68
DEBT SERVICE	55,967	-	-	55,967	-	-	-
MISCELLANEOUS	461,400	435,596	10,160	15,643	48,186	72,459	96.61
PARKS	2,036,366	1,503,757	21,679	510,930	221,618	211,762	74.91
BUILDING MAINTENANCE							
SALARIES & WAGES/BENEFIT	428,538	270,313	-	158,225	43,866	30,037	63.08
PURCHASED PROF/TECH SRVS	2,651	600	-	2,051	-	-	22.63
PUR PROP SRVS & OTH SRVS	138,714	82,384	9,102	47,228	10,554	11,708	65.95
SUPPLIES	70,279	45,964	5,527	18,789	8,559	5,084	73.27
CAPITAL OUTLAY	6,130	4,600	-	1,530	-	-	75.04
BUILDING MAINTENANCE	646,312	403,861	14,629	227,823	62,978	46,829	64.75
LIBRARY							
SALARIES & WAGES/BENEFIT	357,278	206,275	-	151,003	32,542	22,601	57.74
PURCHASED PROF/TECH SRVS	2,980	2,439	-	541	33	28	81.85
PUR PROP SRVS & OTH SRVS	28,612	23,378	50	5,184	5,219	2,155	81.88
SUPPLIES	4,102	1,830	-	2,272	86	174	44.60
MISCELLANEOUS	10,500	6,678	1,267	2,555	646	152	75.67
LIBRARY	403,472	240,600	1,317	161,554	38,526	25,109	59.96
ADMINISTRATION							
PURCHASED PROF/TECH SRVS	551,917	329,479	46,680	175,759	20,851	54,900	68.15
PUR PROP SRVS & OTH SRVS	299,417	291,487	5,796	2,134	33,806	31,735	99.29
SUPPLIES	5,947	5,294	-	653	356	217	89.03
DEBT SERVICE	128,000	104,800	-	23,200	-	-	81.88
MISCELLANEOUS	385,350	271,875	32,861	80,614	35,615	-	79.08
ADMINISTRATION	1,370,631	1,002,935	85,336	282,360	90,629	86,852	79.40

City of San Juan, Texas
Budget Expenditures Report
June 30, 2025

							Budget Target 75%
10 -GENERAL FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-25	Jun-25	% RECEIV. EXPENDED
HUMAN RESOURCES							
SALARIES & WAGES/BENEFIT	251,294	176,685	-	74,609	24,522	16,613	70.31
PURCHASED PROF/TECH SRVS	9,510	3,736	940	4,834	150	-	49.17
PUR PROP SRVS & OTH SRVS	11,300	7,145	552	3,603	628	1,100	68.11
SUPPLIES	6,570	2,220	92	4,259	918	28	35.18
MISCELLANEOUS	1,720	430	-	1,290	-	-	25.00
HUMAN RESOURCES	280,394	190,215	1,584	88,595	26,218	17,741	68.40
INFORMATION TECHNOLOGY							
SALARIES & WAGES/BENEFIT	605,370	436,225	-	169,145	65,609	43,508	72.06
PURCHASED PROF/TECH SRVS	59,902	52,641	300	6,961	100	7,144	88.38
PUR PROP SRVS & OTH SRVS	223,222	128,267	10,992	83,963	13,930	10,320	62.39
SUPPLIES	30,591	19,634	4,835	6,121	1,023	7,854	79.99
MISCELLANEOUS	182,382	159,140	2,399	20,842	641	5,335	88.57
INFORMATION TECHNOLOGY	1,101,467	795,908	18,527	287,032	81,304	74,161	73.94
EMERGENCY MANAGEMENT							
PURCHASED PROF/TECH SRVS	5,000	-	-	5,000	-	-	-
SUPPLIES	19,000	4,583	298	14,119	614	2,770	25.69
CAPITAL OUTLAY	41,947	11,765	16,218	13,964	-	-	66.71
EMERGENCY MANAGEMENT	65,947	16,348	16,517	33,082	614	2,770	49.83
ANIMAL CONTROL							
SALAREIES & WAGES/BENEFIT	97,999	65,932	-	32,067	11,020	7,723	67.28
PUR PROP SRVS & OTH SRVS	8,562	1,377	1,310	5,875	203	300	31.38
SUPPLIES	30,337	21,233	1,464	7,641	3,222	1,263	74.81
CAPITAL OUTLAY	2,223	2,223	-	-	-	-	100.00
MISCELLANEOUS	197,350	55,553	140,005	1,792	26,908	-	99.09
ANIMAL CONTROL	336,471	146,317	142,779	47,375	41,353	9,286	85.92
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	19,246,533	13,125,102	602,814	5,518,617	1,897,664	1,421,108	71.33
REVENUES OVER/(UNDER) EXPENDITURES	(440,742)	2,180,557	(602,814)	2,018,485	(901,909)	(478,130)	(357.97)

City of San Juan, Texas
Budget Expenditures Report
June 30, 2025

							Budget Target 75%
22 -SOLID WASTE FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-25	Jun-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
REFUSE COLLECTION SYSTEM	4,273,600	2,975,960	-	(1,297,640)	360,009	431,810	69.64
OTHER REVENUE	200,200	123,893	-	(76,307)	8,097	8,860	61.88
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	4,473,800	3,099,854	-	(1,373,946)	368,107	440,670	69.29
EXPENDITURE SUMMARY							
SANITATION							
SALARIES & WAGES/BENEFIT	1,814,265	1,056,951	-	757,314	162,825	120,156	58.26
PUR PROF/TECH SRVS	-	498	-	(498)	35	68	-
PUR PROP SRVS & OTH SRVS	395,602	309,193	25,928	60,481	62,565	53,713	84.71
SUPPLIES	607,561	456,197	8,255	143,109	98,074	41,590	76.45
CAPITAL OUTLAY	55,000	29,080	4,800	21,120	3,622	-	61.60
MISCELLANEOUS	690,981	522,050	3,637	165,294	67,679	61,726	76.08
SANITATION	3,563,408	2,373,968	42,620	1,146,820	394,800.58	277,253	67.82
ORGANIZATIONAL							
PURCHASED PROF/TECH SRVS	91,125	67,868	576	22,681	12,848	13,830	75.11
PUR PROP SRVS & OTH SRVS	96,300	99,578	-	(3,278)	11,007	11,007	103.40
DEBT SERVICE	515,409	473,780	-	41,629	-	-	91.92
MISCELLANEOUS	215,630	410,040	-	(194,410)	17,619	17,834	190.16
ORGANIZATIONAL	918,464	1,051,266	576	(133,378)	41,474	42,671	114.52
Transfer Out	-	-	-	-	-	-	-
TOTAL EXPENDITURES	4,481,872	3,425,234	43,196	1,013,442	436,274	319,924	77.39
REVENUES OVER/(UNDER) EXPENDITURES	(8,072)	(325,381)	(43,196)	(360,505)	(68,167)	120,746	4,565.88

City of San Juan, Texas
Budget Expenditures Report
June 30, 2025

							Budget Target 75%
56 -UTILITY FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-25	Jun-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
WATER SYSTEMS	2,994,200	1,754,508	-	(1,239,692)	240,962	244,771	58.60
SEWER SYSTEMS	3,238,500	2,354,285	-	(884,215)	306,509	361,763	72.70
INTERGOV'T REVENUE		2,067,286	-	2,067,286	-	-	-
OTHER REVENUES	577,800	228,618	-	(349,182)	18,600	18,552	39.57
OTHER	(1,663,073)	(1,580,616)	-	82,457	(27,486)	(27,486)	95.04
TOTAL REVENUES	5,147,427	4,824,080	-	(323,347)	538,585	597,601	93.72
EXPENDITURE SUMMARY							
UTILITY BILLING & COLLEC							
SALARIES & WAGES/BENEFIT	399,959	269,704	-	130,255	43,930	30,838	67.43
PURCHASED PROF/TECH SRVS	31,298	29,249	732	1,317	244	244	95.79
PUR PROP SRVS & OTH SRVS	115,535	90,076	11,758	13,701	11,909	7,140	88.14
SUPPLIES	31,959	26,706	1,227	4,026	4,222	1,689	87.40
MISCELLANEOUS	85,120	83,195	219	1,705	21,791	439	98.00
UTILITY BILLING & COLLEC	663,871	498,930	13,936	151,005	82,095	40,350	77.25
UTILITY ADMINISTRATION							
SALARIES & WAGES/BENEFIT	270,031	175,328	-	94,703	28,898	20,402	64.93
PURCHASED PROF/TECH SRVS	218,490	49,740	168,750	-	-	-	100.00
PUR PROP SRVS & OTH SRVS	23,548	18,790	1,094	3,664	459	130	84.44
SUPPLIES	18,934	10,105	236	8,593	1,018	1,728	54.62
MISCELLANEOUS	6,450	4,950	1,500	-	500	500	100.00
UTILITY ADMINISTRATION	537,453	258,913	171,580	106,960	30,875	22,760	80.10
WATER PLANT							
SALARIES & WAGES/BENEFIT	595,915	355,889	-	240,026	53,797	42,236	59.72
PURCHASED PROF/TECH SRVS	31,837	15,161	2,548	14,128	938	2,100	55.62
PUR PROP SRVS & OTH SRVS	538,617	184,955	246,266	107,396	32,168	35,485	80.06
SUPPLIES	605,547	303,385	22,534	279,628	50,299	33,178	53.82
CAPITAL OUTLAY	66,000	40,947	13,990	11,063	-	-	83.24
MISCELLANEOUS	49,334	37,759	-	11,575	8,300	4,850	76.54
WATER PLANT	1,887,249	938,095	285,338	663,816	145,503	117,849	64.83
WATER DISTRIBUTION							
SALARIES & WAGES/BENEFIT	392,909	234,766	-	158,143	42,252	28,600	59.75
PUR PROP SRVS & OTH SRVS	22,945	12,286	1,329	9,330	522	603	59.34
SUPPLIES	134,761	67,111	13,165	54,484	5,853	2,091	59.57
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	394,652	30,767	223,979	52,250	31,294	65.51
SEWER COLLECTION							
SALARIES & WAGES/BENEFIT	432,467	264,466	-	168,001	37,851	22,528	61.15
PUR PROP SRVS & OTH SRVS	445,213	156,323	150,824	138,066	20,358	25,738	68.99
SUPPLIES	146,643	85,371	6,756	54,516	12,574	8,314	62.82
CAPITAL OUTLAY		-	-	-	-	-	-
MISCELLANEOUS	1,386	864	-	522	150	270	62.34
SEWER COLLECTION	1,025,709	507,024	157,580	361,104	70,933	56,850	64.79

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							Budget Target 75%
56 -UTILITY FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-25	Jun-25	% RECEIV. EXPENDED
SEWER PLANT							
SALARIES & WAGES/BENEFIT	315,820	212,578	-	103,242	34,760	24,054	67.31
PURCHASED PROF/TECH SRVS	50,000	22,047	-	27,953	6,010	2,193	44.09
PUR PROP SRVS & OTH SRVS	301,952	234,581	6,931	60,440	39,629	25,515	79.98
SUPPLIES	194,136	85,659	21,977	86,501	21,754	8,717	55.44
MISCELLANEOUS	121,080	72,470	-	48,610	19,000	9,263	59.85
SEWER PLANT	982,988	627,335	28,907	326,746	121,154	69,742	66.76
ORGANIZATIONAL							
PURCHASED PROF/TECH SRVS	79,399	62,402	576	16,421	19,658	9,772	79.32
PUR PROP SRVS & OTH SRVS	145,405	150,452	-	(5,047)	16,619	16,619	103.47
DEBT SERVICE	1,000	-	-	1,000	-	-	-
MISCELLANEOUS	413,820	476,625	-	(62,805)	203,485	33,985	115.18
ORGANIZATIONAL	639,624	689,480	576	(50,432)	239,762	60,377	107.88
TOTAL EXPENDITURES	6,386,293	3,914,430	688,685	1,783,178	742,571	399,221	72.08
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(1,238,866)	909,650	(688,685)	1,459,831	-	198,380	(17.84)
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	(1,238,866)	909,650	(688,685)	1,459,831	-	198,380	(17.84)
	=====	=====	=====	=====	=====	=====	=====

City of San Juan, Texas
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							Budget Target 75%
60 - UTILITY I&S FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-25	Jun-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	3,972		3,972	439	425	-
OTHER FINANCING SOURCES	1,601,697	1,534,583		(67,114)	22,371	22,371	95.81
TOTAL REVENUES	1,601,697	1,538,555	-	(63,142)	22,810	22,796	96.06
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
DEBT SERVICE							
DEBT SERVICE	1,601,697	1,553,051	-	48,646	-	110,189	96.96
MISCELLANEOUS	-	7,720	-	(7,720)	-	-	-
DEBT SERVICE	1,601,697	1,560,771	-	40,926	-	110,189	97.44
TOTAL EXPENDITURES	1,601,697	1,560,771	-	40,926	-	110,189	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	(22,215)	-	(22,215)	-	(87,393)	-
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	-	(22,215)	-	(22,215)	-	(87,393)	-
	=====	=====	=====	=====	=====	=====	=====

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							Budget Target 75%
61 - Water & Sewer I & S FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-25	Jun-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		23,290	-	23,290	2,575	2,494	-
OTHER FINANCING SOURCES	61,376	46,033	-	(15,343)	5,115	5,115	75.00
TOTAL REVENUES	61,376	69,323	-	(15,343)	7,690	7,609	112.95
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
DEBT SERVICE							
DEBT SERVICE	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
DEBT SERVICE	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	61,376	69,323	-	7,947	7,690	7,609	112.95
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	61,376	69,323	-	7,947	7,690	7,609	112.95
	=====	=====	=====	=====	=====	=====	=====

City of San Juan, Texas
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Budget Target 75%

18 -LOCAL TRUANCY PREVENTION & DIVERSION FUND FINANCIAL SUMMARY	BUDGET	YEAR-TO-DATE		BALANCE			
	2024-2025	REV./EXP.	ENCUMBRANCE	REMAINING	May-25	Jun-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
					-	-	
FEEES & FINES		4,733	-	4,733	500	411	-
TOTAL REVENUES		4,733	-	4,733	500	411	-
	=====	=====	=====	=====	=====	=====	=====

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19 - LOCAL MUNICIPAL JURY FUND FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-25	Jun-25	Budget Target 75% % RECEIV. EXPENDED
REVENUE SUMMARY							
FEEES & FINES		85	-	85	-	8	-
TOTAL REVENUES		85	-	85	-	8	-

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20 -MUNICIPAL COURT-BLDG SEC. FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-25	Jun-25	Budget Target 75%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	5,500	4,940	-	(560)	499	415	89.81
TOTAL REVENUES	5,500	4,940	-	(560)	499	415	89.81
	=====	=====	=====	=====	=====	=====	=====
SUPPLIES	-	777		(777)	-	-	-
MISCELLANEOUS	-	-	180	(180)	-	-	-
MUNICIPAL COURT	-	777.12	180	(957)	-	-	-
TOTAL EXPENDITURES	-	777.12	180	(957)	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	5,500	4,163	(180)	(1,517)	499	415	72.41

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Budget Target 75%

21 -MUNICIPAL COURT-TECH. FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-25	Jun-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	6,000	4,023	-	(1,977)	404	345	67.05
TOTAL REVENUES	6,000	4,023	-	(1,977)	404	345	67.05
	=====	=====	=====	=====	=====	=====	=====
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	4,023	(1,000)	(2,977)	404	345	50.39

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Budget Target 75%
% RECEIV. EXPENDED

23 -REVOLVING LOAN FUND FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-25	Jun-25	
REVENUE SUMMARY							
OTHER REVENUE		31	-	31	7	3	-
TOTAL REVENUES		31	-	31	7	3	-
EXPENDITURE SUMMARY							
ADMINISTRATION							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
ADMINISTRATION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES		31	-	31	7	3	-

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Budget Target 75% % RECEIV. EXPENDED
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25 - PARKS SPORT FEE FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-25	Jun-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
FEEES & FINES	2,500	2,478	-	(22)	265	208	99.12
					-	-	
TOTAL REVENUES	2,500	2,478	-	(22)	265	208	99.12
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
RECREATION							
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
ADMINSTRATION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	2,500	2,478	-	(22)	265	208	99.12

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26 -PARK DEVELOPMENT FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-25	Jun-25	Budget Target 75% % RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOVERNMENTAL REVENUE		-	-	-	-	-	-
OTHER INCOME	35,000	64,191	-	29,191	11,871	5,572	183.40
TOTAL REVENUES	35,000	64,191	-	29,191	11,871	5,572	183.40
	=====	=====	=====	=====	=====	=====	=====
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)	53,658	(10,614)	241,044	11,871	5,572	(21.74)

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Budget Target 75% % RECEIV. EXPENDED
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27 -WRECKER LAW ENFORCEMENT FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-25	Jun-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	14,000	5,662	-	(8,338)	1,760	750	40.44
TOTAL REVENUES	14,000	5,662	-	(8,338)	1,760	750	40.44
	=====	=====	=====	=====	=====	=====	=====
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	6,350	-	59.84
ADMINISTRATION	25,650	9,059	738	15,853	6,350	-	38.19
TOTAL EXPENDITURES	25,650	9,059	738	15,853	-	-	38.19
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(11,650)	(3,397)	(738)	7,516	-	750	35.49

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							Budget Target 75%
28 -ASSET FORFEITURE-STATE FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-25	Jun-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	1,000	6,090	-	5,090	-	-	609.00
FORFEIT LOCAL		17,006	-	17,006	750	-	-
TOTAL REVENUES	1,000	23,096	-	22,096	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		-	(435.76)

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							Budget Target 75%
30 -MISCELLANEOUS GRANTS FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-25	Jun-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	679,274	113,602	-	(565,672)	34,042	-	16.72
OTHER REVENUE		-	-	-	-	-	-
TOTAL REVENUES	679,274	113,602	-	(565,672)	34,042	-	16.72
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
POLICE							
SALARIES & WAGES/BENEFIT	271,433	187,388	-	84,045	37,947	20,990	69.04
SUPPLIES	-	-	-	-	-	-	-
CAPITAL OUTLAY	257,503	128,970	77,494	51,039	128,970	-	80.18
POLICE	528,936	316,358	77,494	135,084	166,917	20,990	74.46
FIRE							
CAPITAL OUTLAY	135,938	135,938	-	1	-	-	100.00
FIRE	135,938	135,938	-	1	-	-	-
LIBRARY							
PUR PROP SRVS & OTH SRVS	9,167	8,989	-	178	-	-	98.06
SUPPLIES	383	-	-	383	-	-	-
MISCELLANEOUS	5,075	950	-	4,125	-	258	18.71
LIBRARY	14,625	9,938	-	4,686	-	258	67.96
TOTAL EXPENDITURES	679,498.76	462,234	77,494	139,770	166,917	21,249	79.43
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITUR	(225)	(348,632)	(77,494)	(425,902)	(132,875)	(21,249)	189,633.99

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Budget Target 75% % RECEIV. EXPENDED
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33 -HOTEL/MOTEL OCCUPANCY TAX
FINANCIAL SUMMARY

	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-25	Jun-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
TAX REVENUE	20,300	71,958	-	51,658	13,843	11,972	354.47
FINES & FEES	300	280	-	(20)	175	-	93.33
OTHER REVENUE		-	-	-	-	-	-
TOTAL REVENUES	20,600	72,238	-	51,638	14,018	11,972	350.67
	=====	=====	=====	=====	=====	=====	=====
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	72,238	-	51,638	14,018	11,972	350.67
					-	-	

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Budget Target 75%

35 -ASSET FORFEITURE-FEDERAL FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-25	Jun-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	22,562	32,738	-	10,176	1,857	1,817	145.10
FORFEIT FEDERAL	50,000	116,284	-	66,284	4,055	45,317	232.57
TOTAL REVENUES	72,562	149,022	-	76,460	5,912	47,134	205.37
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
POLICE							
PUR PROP SRVS & OTH SRVS	68,518	36,028	-	32,490	2,956	-	52.58
SUPPLIES	48,122	21,967	2,139	24,016	-	9,893	50.09
CAPITAL OUTLAY	183,723	175,652	-	8,071	(110)	(61)	95.61
MISCELLANEOUS	-	25		(25)	5	5	-
POLICE	300,363	233,672	2,139	64,552	2,851	9,837	78.51
TOTAL EXPENDITURES	300,363	233,672	2,139	64,552	2,851	9,837	78.51
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(227,800.93)	(84,650)	(2,139)	141,012	3,061	37,296	38.10

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55 -STORM WATER FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-25	Jun-25	Budget Target 75%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
FEES & FINES	312,000	215,785	-	(96,215)	26,304	32,140	69.16
TOTAL REVENUES	312,000	215,785	-	(96,215)	26,304	32,140	69.16
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
SALARIES & WAGES/BENEFIT	293,406	166,843	-	126,563	29,968	20,450	56.86
PUR PROP SRVS & OTH SRVS	1,336	955	-	381	-	38	71.46
SUPPLIES	16,758	11,345	3,975	1,438	1,923	1,764	91.42
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	13,691	13,713	-	(22)	113	13,191	100.16
STORM WATER	325,191	192,855	3,975	128,361	32,004	35,443	60.53
TOTAL EXPENDITURES	325,191	192,855	3,975	128,361	32,004	35,443	60.53
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(13,191)	22,930	(3,975)	32,146	(5,700)	(3,303)	(143.69)

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							Budget Target 75%
36 -DEBT SERVICE FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-25	Jun-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
PROPERTY TAXES	4,093,957	3,976,229	-	(117,728)	63,499	51,033	97.12
OTHER REVENUE	77,500	69,503	-	(7,997)	6,418	9,257	89.68
TOTAL REVENUES	4,171,457	4,045,732	-	(125,725)	69,918	60,290	96.99
	=====	=====	=====	=====	=====	=====	=====
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	984,895	-	501,311	69,918	60,290	203.67

City of San Juan, Texas
Budget Expenditures Report
June 30, 2025

							Budget Target 75%
41-CAPITAL PROJECT - CITY HALL/PARK FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-25	Jun-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)	-	-	-

City of San Juan, Texas
Budget Expenditures Report
June 30, 2025

							Budget Target 75%
42-2019 BOND SERIES FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-25	Jun-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)	-	-	-

City of San Juan, Texas
Budget Expenditures Report
June 30, 2025

							Budget Target 75%
43-BOND SERIES 2019-A FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-25	Jun-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)	-

City of San Juan, Texas
Budget Expenditures Report
June 30, 2025

							Budget Target 75%
44-CIP-STREET-SERIES 2015 FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-25	Jun-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE		8,136	-	(8,136)	900	871	-
INTERGOVERNMENTAL REVENUE		-	-	-	-	-	-
OTHER REVENUE		-	-	-	-	-	-
OTHER FINANCING SOURCES		-	-	-	-	-	-
TOTAL REVENUES	-	8,136	-	(8,136)	900	871	-
	=====	=====	=====	=====	=====	=====	=====
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	-	(17,424)	(2,840)	(36,536)	(24,660)	871	-

City of San Juan, Texas
 Budget Expenditures Report
 June 30, 2025

Budget
 Target
 #REF!

48- Certificate of Obligation -2017 FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-25	Jun-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		2,388	-	2,388	296	286	-
TOTAL REVENUES		2,388	-	2,388	296	286	-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
NEW CITY HALL							
PROF/TECH SRVS	-	-	-	-	-	-	-
CAPITAL OUTLAY		-	-	-	-	-	-
NEW CITY HALL	-	-	-	-	-	-	-
TOTAL EXPENDITURES		-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	2,388	-	2,388		286	-

City of San Juan, Texas
Budget Expenditures Report
June 30, 2025

							Budget Target #REF!
51 - TDEM FUND FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-25	Jun-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE		50,326	-	50,326	2,748	2,665	-
OTHER REVENUE		-	-	-	-	-	-
TOTAL REVENUES		50,326	-	50,326	2,748	2,665	-
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)	(192,179)	(176,121)	(292,188)	-	2,665	483.89

City of San Juan, Texas
Budget Expenditures Report
June 30, 2025

53 - CAPITAL PROJECTS FIRESTATION FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-25	Jun-25	Budget Target #REF!
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		2	-	2	-	-	-
OTHER FINANCING SOURCES		-	-	-	-	-	-
TOTAL REVENUES		2	-	2	-	-	-
=====							
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)	-	-	-

City of San Juan, Texas
Budget Expenditures Report
June 30, 2025

Budget Target #REF! % RECEIV. EXPENDED
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54-2014 BOND FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-25	Jun-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		9,416	-	9,416	1,041	1,008	-
TOTAL REVENUES		9,416	-	9,416	1,041	1,008	-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
WATER DISTRIBUTION							
CAPITAL OUTLAY	-	-	-	-	-	-	-
WATER DISTRIBUTION	-	-	-	-	-	-	-
ORGANIZATIONAL							
DEBT SERVICE	-	-	-	-	-	-	-
ORGANIZATIONAL	-	-	-	-	-	-	-
TOTAL EXPENDITURES		-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES		9,416	-	9,416	-	1,008	-

City of San Juan, Texas
Budget Expenditures Report
June 30, 2025

							Budget Target #REF!
58-CERT. OF OBLIG. SER 2023 FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-25	Jun-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		94,769	-	94,769	10,399	10,081	-
OTHER FINANCING SOURCES		-	-	-	-	-	-
TOTAL REVENUES		94,769	-	94,769	10,399	10,081	-
=====							
EXPENDITURE SUMMARY							
PROF/TECH SRVS	-	-	-	-	-	-	-
COST OF ISSUANCE	-	-	-	-	-	-	-
CAPITAL OUTLAY		-	-	-	-	-	-
STREETS & ALLEYS							
CAPITAL OUTLAY	-	-	-	-	-	-	-
STREETS & ALLEYS	-	-	-	-	-	-	-
PARKS AND RECREATION							
CAPITAL OUTLAY	160,697	3,073,761	498,932	(3,411,996)	-	42,286	2,223.25
PARKS AND RECREATION	160,697	3,073,761	498,932	(3,411,996)	-	42,286	2,223.25
SANITATION							
CAPITAL OUTLAY	-	-	-	-	-	-	-
SANITATION	-	-	-	-	-	-	-
WATER PLANT							
CAPITAL OUTLAY	-	-	-	-	-	-	-
WATER PLANT	-	-	-	-	-	-	-
SEWER COLLECTION							
CAPITAL OUTLAY	-	-	-	-	-	-	-
SEWER COLLECTION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	160,697	3,073,761	498,932	(3,411,996)	-	42,286	2,223.25
=====							
REVENUES OVER/(UNDER) EXPENDITURES	(160,697)	(2,978,992)	(498,932)	(3,317,227)		(32,205)	2,164.27

City of San Juan, Texas
Budget Expenditures Report
June 30, 2025

59-Cert. of Oblig. Ser. 2024 BOND FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-25	Jun-25	Budget Target #REF!
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		91,013	-	91,013	20,626	20,009	-
OTHER FINANCING SOURCES		14,809,758	-	14,809,758	-	-	-
TOTAL REVENUES		14,900,771	-	14,900,771	20,626	20,009	-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
POLICE DEPARTMENT							
CAPITAL OUTLAY	11,250,000	669,258	168,653	10,412,088	294	-	7.45
POLICE DEPARTMENT	11,250,000	669,258	168,653	10,412,088	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	-	-	13.15
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(14,500,000)	13,162,692	(168,653)	27,494,038	-	20,009	(89.61)

City of San Juan, Texas
Budget Expenditures Report
June 30, 2025

							Budget Target #REF!
24 -SAN JUAN E. D. C. FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-25	Jun-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
SALES TAX REVENUE	1,742,502	1,226,260	-	(516,242)	164,241	152,741	70.37
OTHER REVENUE	70,000	220,585	-	150,585	9,437	148,487	315.12
OTHR FINANCING SOURCES/U	(107,627)	(80,190)	-	27,437	(8,836)	(8,836)	74.51
TOTAL REVENUES	1,704,875	1,366,655	-	(338,220)	164,841	292,391	80.16
EXPENDITURE SUMMARY							
SAN JUAN ECONOMIC DEV							
SALARIES & WAGES/BENEFIT	271,918	171,259	-	100,659	21,551	17,498	62.98
PURCHASED PROF/TECH SRVS	270,000	116,583	-	153,417	20,433	16,933	43.18
PUR PROP SRVS & OTH SRVS	124,036	58,997	-	65,039	11,067	1,578	47.56
SUPPLIES	19,500	3,745	-	15,755	261	-	19.21
DEBT SERVICE	284,375	182,825	-	101,550	-	-	64.29
MISCELLANEOUS	735,046	331,118	-	403,928	5,028	11,551	45.05
SAN JUAN ECONOMIC DEV	1,704,875	864,527	-	840,348	58,340	47,560	50.71
OTHER PROJECTS							
MISCELLANEOUS	-	-	-	-	-	-	-
RETAIL INCENTIVES	-	-	-	-	-	-	-
OTHER PROJECTS	-	-	-	-	-	-	-
TOTAL EXPENDITURES	1,704,875	864,527	-	840,348	-	47,560	50.71
REVENUES OVER/(UNDER) EXPENDITURES	-	502,128	-	502,128	-	244,832	-

City of San Juan, Texas
Budget Expenditures Report
June 30, 2025

Budget Target #REF!

29 -SAN JUAN ECONIMIC DEPNT. CORP FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-25	Jun-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		1,140	-	1,140	76	97	-
OTHR FINANCING SOURCES/U	107,627	80,190	-	(27,437)	8,836	8,836	74.51
TOTAL REVENUES	107,627	81,330	-	(26,297)	8,912	8,933	75.57
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	(14,983)	-	(16,572)	8,912	8,933	(942.95)

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 12, 2025

Consider Approval of the Investment Report for the Quarter ending June 30, 2025. [Leroy Gonzales, Director of Finance]

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Approval of the Investment Report for the Quarter ending June 30, 2025

RECOMMENDATION:

Approve as Presented

PREPARED BY:

Leroy Gonzales,
Director of Finance

APPROVED BY:

Tirso Garza, Interim City
Manager



City of San Juan, Texas

Quarterly Investment Report

As of June 30, 2025

This report is full compliance with the Public Funds Investment Act (PFIA) and the Investment Policy of the City of San Juan, Texas.

Prepare By: _____

Leroy Gonzales, Director of Finance
Investment Officer

Maria L Beltran, Assist. Director of Finance
Investment Officer

Fund Allocation Summary

Book and Market Value

	Fund Total	LSB Bank Account	Texpool	TexStar	Lone Star Bank ICS
General Fund	3,385,319.45	-	2,050.04	2,829,223.54	554,045.87
Solid Waste	851,925.87	-	759.54	629,573.99	221,592.34
Parks Development	565,671.43	-	454.22	343,624.88	221,592.33
Asset Forfeiture-Federal	605,343.79	194,617.71	-	410,726.08	-
Debt Service	1,770,576.45	-	1,347.35	1,769,229.10	-
CIP Street Bond 2015 Fund	248,362.40	-	-	248,362.40	-
CO Series 2017 BOND	81,629.22	-	-	81,629.22	-
TDEM	810,548.51	142,951.75	-	667,596.76	-
Capital Projects-Fire Station	97.30	-	-	97.30	-
Bond 2014	287,426.47	-	-	287,426.47	-
Utility Fund	4,487,272.99	-	1,394.66	4,485,878.33	-
Bond Series 2023	2,977,481.61	-	-	1,893,967.07	1,083,514.54
Certificate of Obligation 2024	6,091,012.92	-	-	2,061,685.56	4,029,327.36
Utility I & S	121,245.62	-	-	121,245.62	-
Water & Sewer Reserve Fund	710,922.22	-	-	710,922.22	-
Developers Escrow Fund	230,328.01	-	-	230,328.01	-
Payroll Fund	2,797.47	2,797.47	-	-	-
General Disbursement	10,533,345.30	10,533,345.30	-	-	-
Sub-total	\$ 33,761,307.03	\$ 10,873,712.23	\$ 6,005.81	\$ 16,771,516.55	\$ 6,110,072.44
EDC-Sales Tax Fund	3,002,189.19	650,281.96	1,646.22	2,350,261.01	-
EDC-Debt Service Fund	45,352.72	45,352.72	-	-	-
EDC Revolving Fund	972.59	-	972.59	-	-
Total	\$ 36,809,821.53	\$ 11,569,346.91	\$ 8,624.62	\$ 19,121,777.56	\$ 6,110,072.44

Quarter End Results by Investment Category:

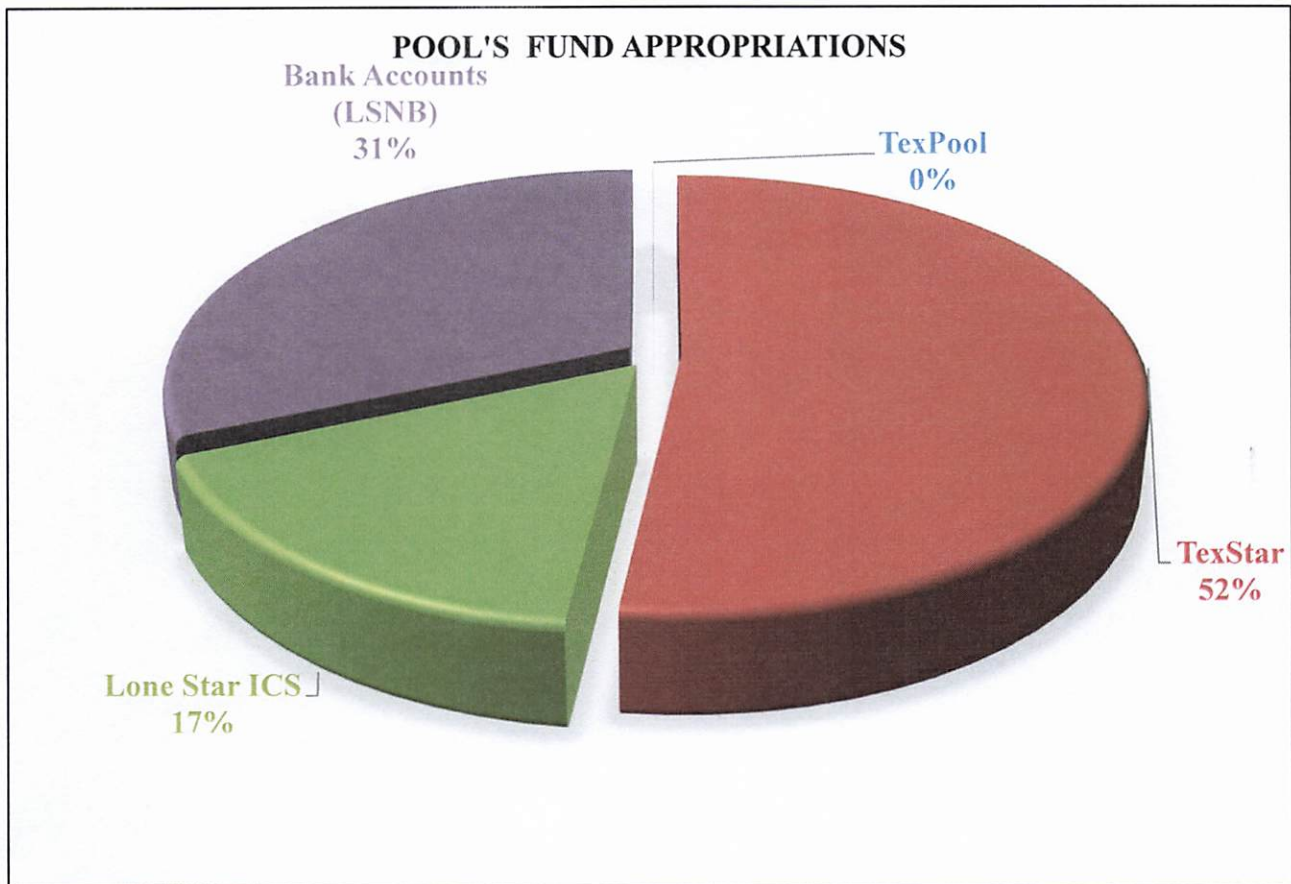
<u>Asset Type</u>	<u>Ave. Yield</u>	<u>Mar-25</u>		<u>Jun-25</u>	
		<u>Book Value</u>	<u>Market Value</u>	<u>Book Value</u>	<u>Market Value</u>
TexStar Investment Pool	5.3378%	19,502,755.63	19,502,755.63	19,121,777.56	19,121,777.56
TexPool Investment Pool	0.0000%	8,533.41	8,533.41	8,624.62	8,624.62
Lone Star CSI	0.00%	2,057,414.00	2,057,414.00	6,110,072.44	6,110,072.44
LSNB	0.00%	17,416,376.59	17,416,376.59	11,569,346.91	11,569,346.91
Quarterly Interest Income		\$	347,777.35		
YTD Interest		\$	1,067,058.43		

Book Value Comparison

Description	Coupon/ Discount	Settlement Date	Mar-25		Purchase at Cost	Sales Maturities	Jun-25	
			Original Face\ Par Value	Book Value			Original Face\ Per Value	Book Value
TexStar Investment Pool	0.00%	12/31/2024	19,502,755.63	19,502,755.63	-	-	19,121,777.56	19,121,777.56
TexPool Investment Pool	0.00%	12/31/2024	8,533.41	8,533.41	-	-	8,624.62	8,624.62
Lone Star CSI	0.00%	12/31/2024	2,057,414.00	2,057,414.00			6,110,072.44	6,110,072.44
LSNB	0.00%	12/31/2024	17,416,376.59	17,416,376.59			11,569,346.91	11,569,346.91
Total			\$ 38,985,079.63	\$ 38,985,079.63			\$ 36,809,821.53	\$ 36,809,821.53

Market Value Comparison

Description	Coupon/ Discount	Original Face\ Par Value	Mar-25		Qtr-to Qtr change	Original Face\ Per Value	Jun-25	
			Market Price	Market Value			Market Price	Market Value
TexStar Investment Pool	0.00%	19,502,755.63	1.00	19,502,755.63	-	19,121,777.56	1.00	19,121,777.56
TexPool Investment Pool	0.00%	8,533.41	1.00	8,533.41	-	8,624.62	1.00	8,624.62
Lone Star CSI	0.00%	2,057,414.00	1.00	2,057,414.00		6,110,072.44	1.00	6,110,072.44
LSNB	0.00%	17,416,376.59	1.00	17,416,376.59		11,569,346.91	1.00	11,569,346.91
Total		\$ 38,985,079.63		\$ 38,985,079.63		\$ 36,809,821.53	\$ 4.00	\$ 36,809,821.53



AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 12, 2025

Consider Approval of City Commission Meeting Minutes:

- February 11, 2025
 - March 17, 2025
-

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Approval of City Commission Meeting Minutes:

- February 11, 2025
- March 17, 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, February 11, 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
Ernesto “Neto” Guajardo
Adina “Dina” Santillan, Commissioner
Jesus “Jesse” Ramirez, Commissioner
Rick Palacios, City Attorney

STAFF PRESENT: Tirso Garza, Interim City Manager
Brenda Escalante, City Secretary
Tirso Garza, Chief of Fire
Leandro Sifuentes, Chief of Police
Adelaida Cordero, Director of Human Resources
Leroy Gonzales, Director of Finance
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:**
There were no public comments.
- V. PRESENTATIONS**
 - A. Presentation on a Proclamation Recognizing the Inaugural San Juan Noche de Paz Royal Court.]**

DISCUSSION: The City of San Juan, Texas established the Noche De Paz Scholarship Pageant in 2023 to offer young women in the community an opportunity to serve as role models, build confidence, and make history. This annual city-based pageant, now renamed the Proclamation San Juan Noche De Paz Royal Court, selects its Royal Court through a judged competition featuring categories such as casual wear, formal wear, and interviews. On December 3, 2023, Anna Walleck was crowned Queen, Sarah Santos Duchess, and Khloe Martinez Princess, forming the inaugural Royal Court. These young women have represented the city at various public events with grace and professionalism. On February 11, 2025, Mayor Mario Garza and the City Commission officially recognized their contributions with a proclamation. During the ceremony, heartfelt thanks were extended to the court, their families, and all who supported the program. Additionally, the new Royal Court—Queen Amaya Cantu, Princess Ava Garza, and Duchess Alyssa Barrios—was acknowledged and congratulated for continuing the legacy.

B. Presentation on Update Regarding Vexus Fiber, LLC.

DISCUSSION: Brian Borwick with Vexus Fiber addressed concerns about the company’s fiber installation in San Juan. Although work began in 2022, city officials stated they were not informed until 2024, raising issues about lack of permits, communication, and resident complaints about property damage. Mr. Borwick

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apologized, admitted earlier missteps, and promised better coordination moving forward. He outlined Vexus's notification process and committed to improved communication with both city officials and residents. The commission asked Vexus to return with more details and a clear plan.

C. Presentation on Smart Meters by CB3, LLC.

DISCUSSION: Steven Cruz from CB3 presented to the city council about their smart meter services, explaining that over the past several months, his team has worked closely with city staff and conducted thorough research to select the best equipment and software for the city's needs. CB3 emphasizes local support, offering full warranties, maintenance, training, and a software system that provides real-time data, leak alerts, and consumption analytics. The system is compatible with the city's current billing and can improve efficiency, reduce water loss, and save the city significant money annually. Cruz also outlined financing options and assured the council of transparent, turnkey project management with no surprise costs. The proposal includes remote leak notifications and water shutoff capabilities, aiming to enhance customer service and operational control. Overall, CB3 aims to deliver a reliable, cost-effective smart meter solution tailored to the city's unique needs.

D. Presentation of the San Juan Friendly City 5k. [Ruben Guajardo, Director of Parks & Recreation].

DISCUSSION: Ruben Guajardo, Director of Parks announced the city's annual 5K event scheduled for Saturday, February 22nd, at the San Juan Sports Park. The event will include a Fun Run at 8:00 a.m., the official 5K at 8:30 a.m., and a leisure bike ride at 9:30 a.m. Registration fees are \$10 for the Fun Run, \$25 for the 5K, and \$15 for the bike ride, with discounts available for city employees. The route remains the same as previous. To boost energy and community involvement, local schools will place cheer groups and drumlines along the course. The event is supported by multiple sponsors, including law firms, businesses, and nonprofits. Mr. Guajardo thanked the commission and confirmed CB3 would also be a sponsor. They concluded by inviting further questions and sharing that efforts such as drone monitoring would ensure fair participation.

E. Presentation on the San Juan Municipal Court 2025 Case Resolution Campaign Starting March 3, 2025. [Mary Enriquez, Court Administrator]

DISCUSSION: The municipal court is launching its 2025 Case Resolution Campaign from March 3 to March 31. During this time, residents with outstanding warrants can resolve their cases without the risk of arrest, and the \$26 failure-to-appear fee will be waived. A collection agency will send out postcards to notify individuals of pending cases. This is the second year the city is participating in the campaign with Purdue Brandon, and last year's results were positive. The court encourages residents to take advantage of this opportunity, and a request was made to compare this year's collections with last year's for evaluation.,

F. Presentation on Departmental Reports: Department of Planning and Zoning, Department of Parks and Recreation, Department of Sanitation, San Juan Memorial Library.

1. **Department of Planning and Zoning Monthly Report.**
2. **Department of Parks and Recreation Monthly Report.**
3. **Department of Sanitation Monthly Report.**
4. **San Juan Memorial Library Monthly Report.**

DISCUSSION: Department reports were presented for Planning, Parks, and Sanitation, with all directors available for questions. Commissioners praised the departments for their work—Planning was commended for improving meeting minutes, the library was recognized for successful community events, and Sanitation was acknowledged for an impressive recent cleanup event, which attracted outside interest from Texas representatives. The city's partnership with the Keep San Juan Beautiful board was highlighted as a growing success, with increased membership and strong leadership. Collaboration with the local LULAC group was also noted as a positive development. Roll-off containers were confirmed to be available for use.

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 1.894-acre tract of land out of the East 500.00 feet of the South 5.00-acre tract out of the North One-Half of Lot 42, Stewarts Addition to the Conway Gardens, as Requested by RCA Holding & Trading, LLC. [Jorge J. Garcia, Director of Planning]

DISCUSSION: A public hearing was held to consider a rezoning request from single-family residential (R) to general business (C) for a 500-foot section of a 5-acre tract located south of Juarez Road on the west side of Stewart Road. The property, owned by RCA Holding and Trading LLC, currently contains some structures

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used for events. Nearby areas include a junkyard and trucking business, with other surrounding properties mostly vacant. No public comments were received, and city staff recommended approval based on the area's designation as a commercial/industrial corridor in the city's future land use map. The hearing opened and closed at 6:53 p.m. with no opposition, and the commission approved the rezoning.

VII. APPOINTMENTS

- A. Consider the Appointment of a Representative and Alternate for Fiscal Year 2025-2026 to the Amigos Del Valle Board of Directors. [Brenda Escalante, City Secretary]**

DISCUSSION: During the meeting, the commission considered and approved the appointment of a new representative and alternate to the board of directors for Amigos Del Valle. This was necessary due to the departure of the city manager, who previously held the position. The board meetings take place on the fourth Tuesday of each month at 11:30 a.m., either in person or via Zoom. A recommendation was made, seconded, and approved by the commission.

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

- A. Discussion and Consideration to Award RFB NO. 25-003-12-18 Wastewater Treatment Plant Improvements - Phase Two Rehabilitation of Existing Facilities Revised Project Texas Water Development Board CWSRF Project No. 73796 to the lowest most responsible bidder as recommended by Cruz-Hogan Engineers to R.P. Constructors, Inc. in the amount of \$8,426,000.00 and authorize the Interim City Manager to execute all related documents. [Lori A. Maldonado, Purchasing Agent]**

DISCUSSION: The commission discussed awarding a contract for Phase Two of the Wastewater Treatment Plant improvements, funded by the Texas Water Development Board. Although engineers recommended awarding the \$8.4 million contract to RP Constructors from New Braunfels, concerns were raised about their lack of a local office. Despite their past work, including building San Juan's original plant in 2002, some commissioners preferred a more local company. Based on staff experience and existing work history with Go Underground LLC, the commission ultimately voted to award the project to them instead.

- B. Discussion and Possible Action to Authorize the Interim City Manager to Declare as Surplus and for Final Disposal for Auction Being Held On March 1, 2025. [Israel Garza, Director of Sanitation]**

DISCUSSION: The commission discussed and approved authorizing the city manager to proceed with declaring 32 city vehicles as surplus and disposing of them through a public auction scheduled for March 1, 2025. These vehicles are in poor condition, costly to maintain, and have already been tagged for auction. Additional vehicles were added to the original list. The auction will be managed by the same contracted company from San Antonio used previously, whose contract is valid until October 2025. Some commissioners suggested considering local auction services in the future, but due to urgency and vehicle deterioration, they moved forward with the current plan.

- C. Discussion and Possible Action Regarding Hidalgo County Elections Department's Request for Early Voting/Election Day Polling Location of the San Juan Fire Station No. 2 for the 2025 Election Cycle. [Brenda Escalante, City Secretary]**

DISCUSSION: The commission reviewed and approved a request from the county elections department to use the Memorial Library, rather than Fire Station Number Two as initially stated, as the designated location for early voting and election day for the upcoming 2025 election cycle. This includes the May 3 election, the November general election, and any potential runoff elections. The November election was not included in the previous approval, which is why it was addressed in this session.

IX. RESOLUTIONS

- A. Consider a Resolution for "Walking the Southern Road to Freedom" Procession Along State Roads as Requested by The University of Texas Rio Grande Valley and the Harriet Tubman Education Center. [Jorge J. Garcia, Director of Planning]**

DISCUSSION: The commission considered and approved a resolution supporting a request from the University of Texas Rio Grande Valley and the Harriet Tubman Education Center for a multi-day commemorative walk called the "Southern Road to Freedom." This event will retrace historic routes once taken by freedom seekers escaping slavery through South Texas to Mexico. On the third day of the walk, participants will pass through the City of San Juan, which includes a nationally designated Underground Railroad site at the Jackson Ranch Church. The walk will span approximately 70 miles, starting in Sal Del Rey and ending at the U.S.–Mexico border, with daily stops at historically significant locations. Organizers aim to raise awareness of the region's hidden Black history, and community members will be invited to participate and learn more through events and presentations along the route.

Commissioner Jesus "Jesse" Ramirez made motion to approve and was seconded by Mayor Pro Tem Marco "Markie" Villegas. Motion passed (4-0)

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Commissioner Jesus “Jesse” Ramirez made motion to approve and was seconded by Mayor Pro Tem Marco “Markie” Villegas. Motion passed (4-0)

- B. Consider a Resolution Authorizing the City of San Juan Police Department to Submit and Accept an Application for Funding to the Office of the Governor, Operation Lonestar Grant Program FY2026 for the City of San Juan. [Leandro Sifuentes, Chief of Police]**

X. CONSENT AGENDA

- A. Consider Approval of the Budget Expenditure Report for November 30, 2024. [Leroy Gonzales, Director of Finance]**
- B. Consider Approval of the Investment Report for the Qtr Ending September 30, 2024. [Leroy Gonzales, Director of Finance]**
- C. Consider Approval of the Tax Collection Report for the Month of December 2024. [Leroy Gonzales, Director of Finance]**
- D. Consider Approval of the Investment Report for the Qtr Ending December 31, 2024. [Leroy Gonzales, Director of Finance]**

Commissioner Jesus “Jesse” Ramirez made a motion to approve all items under the consent agenda and was seconded by Mayor Mario Garza. Motion passed (5-0)

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 Personnel Matter Concerning Organizational Chart.**
 - 2. Pursuant to Section 551.071 of the Texas Government Code (Consultation with Attorney), Discussion and Possible Action Regarding Legal Issue Concerning the Distribution of Funds under Restricted Account (10-2020.1022).**
 - 3. Pursuant to Section 551.071 of the Texas Government Code (Consultation with Attorney), Discussion and Possible Action Regarding Legal Issues Concerning the Placement of Speed Bumps.**

Mayor Mario Garza asked to go out of agenda order moving forward with IX. A. 2. First then after IX A. 1.

Commissioner Jesus “Jesse” Ramirez made motion to enter into executive session at 6:48 p.m. and was seconded by Mayor Pro-Tem Marco “Markie” Villegas. Motion passed (4-0)

Mayor Pro-Tem Marco “Markie” Villegas made motion to reconvene at 8:07 p.m. and was seconded by Commissioner Jesus “Jesse” Ramirez. Motion passed (3-0)

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 Personnel Matter Concerning Organizational Chart.**

Mayor Mario Garza made motion to approve as discussed for change orders 1-7 and was seconded by Commissioner Jesus “Jesse” Ramirez. Motion passed (4-0)

- 2. Pursuant to Section 551.071 of the Texas Government Code (Consultation with Attorney), Discussion and Possible Action Regarding Legal Issue Concerning the Distribution of Funds under Restricted Account (10-2020.1022).**

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3. Pursuant to Section 551.071 of the Texas Government Code (Consultation with Attorney), Discussion and Possible Action Regarding Legal Issues Concerning the Placement of Speed Bumps.

No Action was Taken

XIII. ADJOURMENT

Mayor Pro-Tem Marco “Markie” Villegas made motion to adjourn at 8:08 p.m. and was seconded by Commissioner Adina “Dina” Santillan. Motion passed (4-0)

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Brenda Escalante, City Secretary

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Monday, March 17, 2025

TIME: 12:30 p.m.

PLACE: EOC Room (2nd Floor)
512 S. Nebraska Ave.
San Juan, Texas 78589

MEMBERS PRESENT: Mario Garza, Mayor
Marco “Markie” Villegas
Commissioner Ernesto “Neto” Guajardo
Adina “Dina” Santillan, Commissioner
Jesus “Jesse” Ramirez, Commissioner
Criselda Palacios, City Attorney

STAFF PRESENT: Tirso Garza, Interim Interim City Manager
Brenda Escalante, City Secretary

ORDER OF BUSINESS

- I. CALL MEETING TO ORDER:**
Mayor Mario Garza called meeting to order at 6:00 p.m.
- II. PLEDGE OF ALLEGIANCE:**
Mayor Mario Garza led the Pledge of Allegiance.
- III. PUBLIC HEARING/ORDINANCES:**
- A. Hold a Public Hearing and Consider an Ordinance Classifying Property Described as Being Lot 4, Block A, Original Townsite of San Juan, According to the Map or Plat Thereof Recorded in the Office of the County Clerk of Hidalgo County, Texas as "Surplus" Property and Authorizing the Transfer of that Certain Property to the San Juan Economic Development Corporation for Economic Development Purposes; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for Severability; Providing for a Repealer Clause; and Ordaining all other Provisions Related to the Subject Matter Hereof.**

Mayor Mario Garza open the Public Hearing at 12:31 p.m.

Mayor Mario Garza closed the Public Hearing at 12:31 p.m.

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

- IV. 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 12:32 p.m. and was seconded by Mayor Pro Tem Marco “Markie” Villegas. Motion passed (5-0)

Commissioner Jesus “Jesse” Ramirez made motion to reconvene at 12:44 p.m. and was seconded by Mayor Pro Tem Marco “Markie” Villegas. Motion passed (5-0)

**CITY OF SAN JUAN
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V. 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

VI. ADJOURMENT

Commissioner Jesus “Jesse” Ramirez made motion to adjourn at 12:45 p.m. and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed (5-0)

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Brenda Escalante, City Secretary