



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

The City of San Juan does not discriminate on the basis of disability in the admission of, access to, treatment of, or employment in its programs, activities, or public meetings. Any individual with a disability in need of an accommodation is encouraged to contact the Office of the City Secretary at 956-223-2200 at least 24 hours prior to the scheduled meeting to make proper arrangements.

SAN JUAN CITY COMMISSION

Location: San Juan Memorial Library
Multipurpose Meeting Room
1010 S. Standard St.
San Juan, Texas 78589
Wednesday, November 12, 2025

SPECIAL CALLED 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. Presentation of the San Juan Parks & Recreation 2024-2025 School Participation Award [Interim Director of Parks & Recreation, Ramiro Moreno]
- B. 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. [Monica Gomez, Interim Director of Planning]
 - 2. Department of Parks & Recreation Monthly Report. [Interim Director of Parks & Recreation, Ramiro Moreno]
 - 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 and Consider an Ordinance Regarding the Voluntary Annexation Petition of the 3.03-Acre Tract of Land out of Lot 12, Stewart's Addition to the Conway Gardens, Located Approximately 600 feet North of Hall Acres Road, along the West side of Stewart Road, as Requested by Teysha Group, LLC. [Monica Gomez, Interim Director of Planning]

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

- A. Discussion and Possible Action, is any, to Approve the Hidalgo County Urban County Preliminary Workplan for Fiscal Year 2026 Funds. [Monica Gomez, Interim Director of Planning]
- B. Preliminary Plat Approval with Variances at Black Hills Estates II being a 13.46-acre tract of land out of Lot 3, Block 39, Alamo Land and Sugar Company's Subdivision, located approximately 2000 feet West of Cesar Chavez Road, along the South side of Sioux Road, as Requested by Barrera Infrastructure Group, Inc. [Monica Gomez, Interim Director of Planning]
- C. Preliminary Plat Approval with Variances for Espana Subdivision being a 1.10-Acre Tract of Land out of Lot 6, Block 39, Alamo Land and Sugar Company's Subdivision, Located Approximately 1,500 feet East from Cesar Chavez Road, along the North side of FM 495, as Requested by Barrera Infrastructure Group, Inc. [Monica Gomez, Interim Director of Planning]

D. Discussion and Possible Action, if any, Authorizing the City Manager to Approve a Budget Amendment to Increase the San Juan Fire Department's Other Equipment (30-470.7957) Account for \$76,733.40 for the Fiscal Year 2025-2026. [Tirso Garza, Fire Chief]

E. Discussion and Possible Action, if any, Authorizing the City Manager to Approve a Budget Amendment to Increase the San Juan Fire Department's Other Equipment (30-470.7957) Account for \$64,400 for the Fiscal Year 2025-2026. [Tirso Garza, Fire Chief]

VIII. RESOLUTIONS

A. Consideration and Action, if any, on a Resolution Submitting Entitlement Vote for Candidate(s) to the Hidalgo County Appraisal District Board of Directors 2026-2029. [Brenda Escalante, City Secretary]

IX. CONSENT AGENDA

A. Consider Second and Final Reading of an Ordinance Regarding a Conditional Use Permit to Operate a Drive-Thru Business and the Sale of Alcoholic Beverages (BG – Wine and Malt Beverages Retailer's On-Premise Permit) at "El Toxico Drive Thru" Located at 912 E. Business 83, Legally Described as Lot 1, Mireles Subdivision, as Requested by Lorente Enterprises, LLC. [Monica Gomez, Interim Director of Planning]

B. Consider Second and Final Reading of an Ordinance Regarding a Conditional Use Permit for the Sale of Alcoholic Beverages (BG – Wine and Malt Beverages Retail Dealer's On-Premise Permit, FB – Food and Beverage Certificate, LH – Late Hours Certificate) at "Taki Takon Restaurant" Located at 2025 N. Raul Longoria Road, Suites B and C, Legally Described as Lots 1-3, Block 1, Paradise Park Subdivision, as Requested by Taki Takon, LLC. [Monica Gomez, Interim Director of Planning]

C. Consider Approval of City Commission Meeting Minutes:
- May 14, 2025
- July 22, 2025

X. EXECUTIVE SESSION

A. The San Juan City Commission will Convene in Executive Session in Accordance with the Texas Open Meeting Act, Vernon's Texas Statutes and Codes Annotated, Government Code Chapter §551.071 (Consultation with Attorney).

1. Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney; Discussion and Possible Action Regarding Legal Matters Concerning Vexus Fiber Cable.

2. Pursuant to Section §551.071 of the Texas Government Code Consultation with Attorney;

Discussion and Possible Action on Legal Matters Concerning the North San Juan Park.

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.
4. Pursuant to Section §551.071 Consultation with Attorney and Pursuant to Section §551.074 Personnel Matters; Discussion Regarding the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee: Director of Planning and Zoning, Director of Utilities, Director of Park and Recreation, and Director of Finance.
5. Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney; Discussion and Possible Action Regarding Legal Matters Pertaining to Potential Litigation Concerning an Employment Contract.

XI. RECONVENE

A. The City Commission will Reconvene in Open Session to Take Necessary Action, if any, in Accordance with Chapter §551, Open Meeting Subchapter E, Procedures Relating to Closed Meeting §551, Requirements to Vote or Take Final Action in Open Meeting.

1. Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney; Discussion and Possible Action Regarding Legal Matters Concerning Vexus Fiber Cable.
2. Pursuant to Section §551.071 of the Texas Government Code Consultation with Attorney; Discussion and Possible Action on Legal Matters Concerning the North San Juan Park.
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.
4. Pursuant to Section §551.071 Consultation with Attorney and Pursuant to Section §551.074 Personnel Matters; Discussion Regarding the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee: Director of Planning and Zoning, Director of Utilities, Director of Park and Recreation, and Director of Finance.
5. Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney; Discussion and Possible Action Regarding Legal Matters Pertaining to Potential Litigation Concerning an Employment Contract.

XII. ADJOURNMENT

CERTIFICATION

I certify that the above notice of the Special 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 5th day of November 2025 at 5:00 p.m. in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551-041 - §551.050).



BRENDA ESCALANTE
CITY SECRETARY
CITY OF SAN JUAN, TEXAS

CERTIFICATION OF REMOVAL

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

OFFICE OF THE CITY SECRETARY



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

MEMORANDUM

TO: Ruben Guajardo, City Manager

FROM: Ramiro Moreno, Interim Parks & Rec Director

DATE: 10/30/2025

SUBJECT: Presentation of the San Juan Parks & Recreation 2024-2025 School Participation Award [Interim Director of Parks & Recreation, Ramiro Moreno]

Elementary School Division winner Carmen Elementary and Middle School Division winner Austin Middle School

2024-25 San Juan Parks & Recreation Leagues Participation
FINAL COUNT AND PERCENTAGE

Elementary	K-1st	2nd-3rd	4th-5th	6th	Total	School Count	Percentage	Final Standings
Cantu	25	35	86	x	146	597	24.46%	5th
Carman	60	112	126	x	298	684	43.57%	1st
Clover	8	55	30	x	93	397	23.43%	6th
Doedyns	7	24	34	x	65	399	16.29%	7th
Garza-Pena	32	70	92	x	194	565	34.34%	3rd
Reed-Mock	46	105	63	x	214	515	41.55%	2nd
Sorensen	39	34	101	x	174	568	30.63%	4th
Trevino	7	6	17	x	30	412	7.28%	8th
Austin MS	x	x	x	105	105	217	48.39%	1st
Raul Y. MS	x	x	x	62	62	207	29.95%	2nd
TOTALS	224	441	549	167	1381			

X - means league grade level not offered



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

MEMORANDUM

TO: Ruben Guajardo, City Manager

FROM: Monica Gomez, Interim Director of Planning

DATE: 10/30/2025

SUBJECT: Department of Planning and Zoning Monthly Report. [Monica Gomez, Interim Director of Planning]

The City of San Juan Planning and 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.

- 80 building permits were issued during the month of September with a \$4,351,044.00 in total valuation.
- 219 garage sale permits were issued with \$3,240.00 in total valuation.
- We provided customer service and support to 751 people and handled approximately 1,260 calls.
- The building inspectors conducted approximately 460 inspections.
- 21 building permits were issued for new houses with \$3,238,972.00 in total valuation.

HEALTH DIVISION

Inspections: 22

Permits Issued: 29

Valuation: \$2,325

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, day care/foster home permits.

Business Permits Renewed: 35

Valuation of business permits renewed: \$1,750

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

Officer Rodriguez

- Weedy Lots: 19
- Work Orders: 10
- Garage Sale w/o permit: 31
- Building w/o permit: 1
- Certified letters mailed out: 8
- Abandoned cars: 21
- Occupational Inspection: 9
- Commercial abandoned vehicles: 2
- Banners & Temporary signs: 23
- Expired Business Permit: 2

Officer Munoz

- Weedy Lots: 2
- Work Orders: 2
- Abandoned cars: 2
- Occupational Inspection: 12
- Commercial abandoned vehicles: 1
- Illegal dumping: 1
- Rubbish: 1

Officer Cavazos

- Weedy Lots: 27
- Work Orders: 21
- Garage Sale w/o permit: 11
- Rubbish: 1
- Building w/o permit: 2
- Certified letters mailed out: 27
- Complaints filed in court: 1
- Conducting business in a residence: 1
- Commercial abandoned vehicles: 4
- Abandoned cars: 4
- Signs in violation: 1

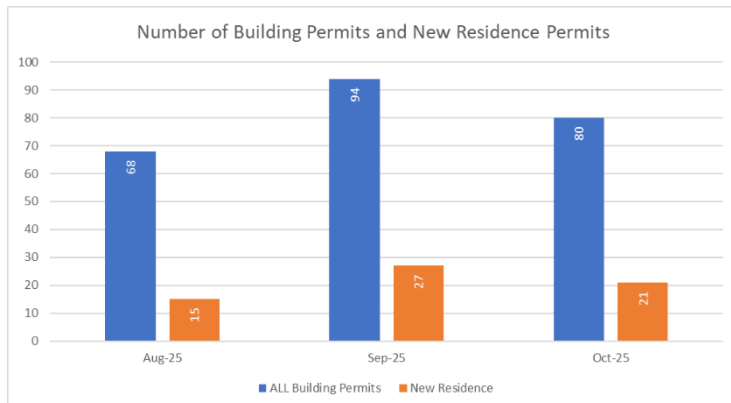
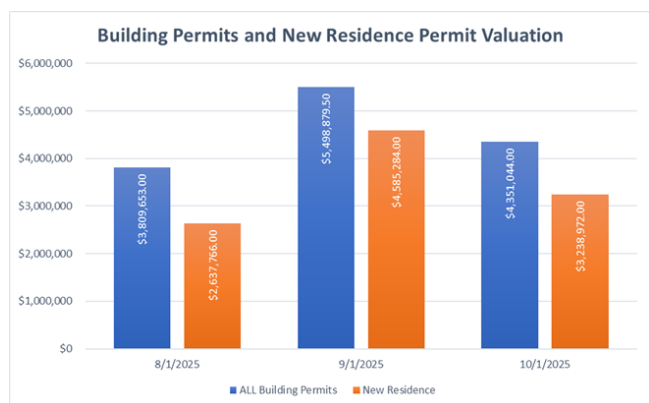
NEW BUSINESSES OPENING IN THE CITY DURING THIS MONTH

A total of fifteen (15) new businesses were open in the City of San Juan during the month of October.

- | | |
|---------------------------|--------------------------|
| • Bear BBQ | 232 E. Bus Hwy 83 |
| • De Colores HTV Supplies | 2003 N. Veterans Blvd |
| • El Barecito | 2506 Raul Longoria Rd |
| • El De San Luis Taqueria | 232 E. Bus Hwy 83 |
| • El Rey Smoke Shop | 111 W. Nolana Ave |
| • El Toxico Drive Thru | 912 E. Bus Hwy 83 |
| • Forgiven Ministry | 901 W. 1st St |
| • Frozen House Ice Cream | 205 W. Nolana Ave. |
| • Gael's Event Center | 905 W. 1st St |
| • Luigi's Barber Shop | 2211 S. Veterans Blvd |
| • Maaa Telecom LLC | 1618 N. Veterans Blvd |
| • Nutri Power | 2012 N. Raul Longoria Rd |

- Sushi Millot
- Sweet Lab
- United Chemistry

232 E. Bus Hwy 83
504 S. Kansas Ave
901 W. 1st St.





**PLANNING AND ZONING COMMISSION
OCTOBER 16, 2025
SAN JUAN CITY HALL - EOC ROOM
512 S. NEBRASKA AVENUE
SAN JUAN, TX 78589
6:10 P.M.**

P&Z PRESENT

Valerie Cardenas
Irma Castillo
Daniel Garza
Eliza Yzaguirre
Martin Gamboa
Mark Salinas

P&Z ABSENT

Luis Mancillas

STAFF PRESENT

Ruben Guajardo
Monica Gomez
Clarissa Aviles

GUESTS PRESENT

Fernando Cantu
Fabian Cantu
Francisco Rodriguez
Juan C. Rocha
Benito Rios
Nygul Anderson

1. CALL TO ORDER

Chair Cardenas called the meeting to order at 6:10 p.m.

2. APPROVAL OF MINUTES – August 28, 2025

Vice-Chair Castillo made a motion to approve the minutes as presented by staff. Commissioner Gamboa seconded the motion. The motion passed unanimously with a 6-0 vote.

3. PUBLIC HEARINGS

3.1 Conditional Use Permit

To operate a drive-thru business and the Sale of Alcoholic Beverages (*BG – Wine and Malt Beverage Retail Dealer's On-Premise Permit*)
"El Toxico Drive-Thru"
912 E. Business Hwy 83
Lot 1, Mireles Subdivision
Applicant: Lorente Enterprises, LLC.

REVIEW COMMENTS:

Ms. Gomez explained that applicant is requesting a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption (BG – Wine and Beer Retailer's Permit) at "El Toxico Drive-Thru" located at east Business 83 between Stewart and Cesar Chavez Road. She noted that the proposed days and hours of operation are as follows: Sunday through Thursday from 11:00 a.m. to 11:00 p.m., Friday from 11:00 a.m. to 12:00 a.m., and Saturday from 11:00 a.m. to 1:00 a.m. She listed the requirements for this type of businesses.

Ms. Gomez outlined the requirements for this type of business and stated that notices of the public hearing were mailed to six (6) property owners within a 200-foot radius of the site. No comments were received in response.

Chair Cardenas opened the public hearing at 6:12 p.m.

Vice-Chair Castillo asked if there was adequate lighting on the property. Ms. Gomez confirm it.

Commissioner Garza inquired about the height and purpose of the buffer fence. Ms. Gomez explained that a 6-foot buffer fence is required to separate commercial properties from adjacent residential zones.

Chair Cardenas closed the public hearing at 6:13 p.m.

FINAL RESOLUTION OF REQUEST & COMMENTS:

Vice-Chair Castillo made a motion to approve the conditional use permit as presented. Commissioner Garza second the motion. The motion passed unanimously with a 6-0 vote.

3.2 Conditional Use Permit

Conditional Use Permit for the Sale of Alcoholic Beverages
(BG – *Wine and Malt Beverages Retail Dealer's On-Premise Permit*, FB – *Food and Beverage Certificate*, LH – *Late Hours Certificate*)
“Taki Takon Restaurant”
2025 N. Raul Longoria, Suites B and C,
Lots 1-3, Block 1, Paradise Park Subdivision
Applicant: Taki Takon, LLC.

REVIEW COMMENTS:

Ms. Gomez explained that applicant is requesting a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption (BG – Wine and Beer Retailer's Permit), Food and Beverage Certificate (FB), and Late Hours Certificate (LH) at “Taki Takon Restaurant” located at north Raul Longoria and east Sioux Rd.

Ms. Gomez stated the proposed days and hours of operation, Monday through Wednesday from 11:00 a.m. to 11:00 p.m. and Friday through Sunday from 11:00 a.m. to 2:00 a.m.

Ms. Gomez outlined the requirements for this type of business and stated that notices of the public hearing were mailed to eighteen (18) property owners within a 200-foot radius of the site. No comments were received in response.

Chair Cardenas opened the public hearing at 6:15 p.m.

Francisco Rodriguez, applicant, introduced himself and described the proposed business operations, explaining that the restaurant will occupy two suites and serve food on the premises.

Commissioner Garza asked whether a food establishment previously operated at this location. Ms. Gomez confirmed that there had been restaurants at the site before, which were approved and in compliance with applicable regulations.

Chair Cardenas closed the public hearing at 6:19 p.m.

FINAL RESOLUTION OF REQUEST & COMMENTS:

Commissioner Gamboa made a motion to approve the conditional use permit as presented. Vice-Chair Castillo second the motion. The motion passed unanimously with a 6-0 vote.

4. NEXT MEETING - TBA

5. ADJOURNMENT

There being no further items to discuss, Vice-Chair Castillo made a motion to adjourn; Commissioner Gamboa second the motion. The meeting was adjourned at 6:19 p.m.

City of San Juan, Texas

Valerie Cardenas, Chairwoman
Planning and Zoning Commission

Attest:

Monica Gomez
Interim Director of Planning & Zoning



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

MEMORANDUM

TO: Ruben Guajardo, City Manager

FROM: Ramiro Moreno, Interim Parks & Rec Director

DATE: 10/31/2025

SUBJECT: Department of Parks & Recreation Monthly Report. [Interim Director of Parks & Recreation, Ramiro Moreno]

Parks Division-

- Parks staff has maintained our athletic fields by marking and grooming them in preparation for the rentals.
- Parks staff continues to maintain the grounds of our city parks, landscaping departmental buildings and other assigned areas throughout the City.
- Assisted with weekend tournaments
- Weekly preparations at Municipal Park for Tuesday High School Baseball, Wednesday High Softball, the Men’s Class E Softball on Thursdays.
- Preparations for the Homecoming Parade, Halloween Festival and Dia de Los Muertos are ongoing.
- Ground-breaking for Max Cold. The ground-breaking ceremonies on Wednesday, October 22, 2025, assisted with the set-up and take down.
- Halloween Festival was held on October 29, 2025, at 6 pm. Staff assisted with street closures, set up, take down, decorations and assisted with booth set-ups.

Recreation Division-

- Staff has been assisting with opening and closing the weekday and weekend rentals.
- Registration is ongoing for youth girls basketball, boys soccer and winter baseball.
- Youth leagues are in full swing with 25 teams Flag Football and 27 teams in Volleyball, Tackle Football. Registration is ongoing.
- Pack the House Football was on Thursday, October 9 at PSJA ISD Stadium for the PSJA HS vs

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

Edinburg HS varsity football game. San Juan Parks & Recreation Flag Football and Tackle Football participants led the PSJA HS Bears running out of the tunnel onto the field.

- Pack the House Volleyball was on Tuesday, October 14 at PSJA HS gym for the PSJA HS vs Edinburg Economedes HS varsity volleyball game. San Juan Parks & Recreation Volleyball participants had a cheering section at the gym.
- The Red Ribbon Parade was held on Saturday, October 18, hosted by the City of Pharr. Sanitation Roque, Parks & Recreation Angie Cano, Christine Soto & Eduardo Guajardo decorated the Red Ribbon Float for the City Commissioners.
- Homecoming Parade was held on October 23, 2025, at 6 pm. Staff assisted in organizing the order of the floats.
- Halloween Festival was held on October 29, 2025, at 6 pm. Staff assisted with set up, take down, assisted with booth set-ups, decoration, costume contest and participated in the Trunk or Treat.

Building Maintenance Division-

- Staff continued daily and weekly cleaning, repairing, and maintaining all city buildings. Along with coordinating the Amigo del Valle Rentals, City Hall EOC Room, Library set-ups for weekly meetings as needed.
- Regular care & preventative maintenance of A/C at City Buildings
- Preparations for the Homecoming Parade, Halloween Festival and Dia de Los Muertos are ongoing.
- Metro Electric is rewiring the electrical wires at the Municipal Park baseball/softball field lights.
- Cavazos Construction poured concrete for a sidewalk at Municipal Park leading to the batting cages and a small area under the covered spectator area.
- Honest Abe repaired the roof at the San Juan Sports Complex concession stand.
- A monthly city hall elevator test is conducted by
- Homecoming Parade was held on October 23, 2025, at 6 pm. Staff assisted with the cleaning.
- Halloween Festival was held on October 29, 2025, at 6 pm. Staff assisted with the cleaning.

San Juan Parks & Recreation Advisory Board — The meeting was canceled due to lack of quorum.

San Juan Police Athletic League (PAL)- The meeting was held on Wednesday, October 15 at 6 pm. The meeting covered the upcoming events: the Red Ribbon Parade, PSJA Bears Homecoming, Halloween Festival Trunk or Treat and Dia de Los Muertos. Introduction of new PAL Michael Mickael Vargas, Joaquin Ayala and Ramiro Herrera. The next meeting is set for November 13, 2025, at 6 pm.



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

MEMORANDUM

TO: Ruben Guajardo, City Manager

FROM: Israel Garza, Sanitation Director

DATE: 10/31/2025

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

Sanitation Department (October 2025)

- Solid Waste Collection ran on schedule all month
- Brush Pickup ran on schedule all month
- Drop off Site: 972
- Residential: 1,124.18 Tons
- Commercial: 788.48 Tons
- Roll-Off Containers: 319.26 Tons/63 loads
- Brush: 423.44 Tons/151 loads of brush

Central Garage (October 2025)

- Tickets Open: 52
- Tickets Closed: 47
- Residential Side Loaders operating
- 1 Commercial Side Loaders operating
- 2 Commercial Front Loaders operating
- 2 Brush Truck Operating
- 1 Brush Tractor (Grapple) operating
- 3 Brush Grapple Truck operating
- 1 Roll- Offs Truck operating

7 open work orders waiting on arrival

PD Units 78-56-17-34

Unit #PK338 New work order waiting for the vehicle to be brought to the shop.

Unit #PU259 Unit hasn't been brought to shop for diagnosis.

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

Unit #SW738 Replacing rear camera wiring (Texas Pack & Load)
 Unit #SW758 Transmission leak removing PTO Pump
 Unit #PD56 Waiting on estimate on part from Toyota of Pharr
 Unit #PU231 Needs oil change waiting on unit from Dept
 Unit #SW781 Parts have been ordered from Truckers Equipment.
 Unit #PD17 Waiting on part from dealer (Sames Ford). Part on national back order NO ETA
 Unit #PD34 Unit at Fiesta Chevrolet for Transmission under warranty. Dealer waiting on Parts.
 Unit #PD42 Unit at Fiesta Chevrolet under warranty repair on front caliper.

Recycling (October 2025)

• Cardboard:	15.07 tons/\$996.30
• Curbside:	4.60 tons
• Mix White Paper:	0.14 tons/\$4.20
• Batteries:	0.00 tons/\$0.00
• Metal:	07.54 tons/\$754.00
• Books:	0.00 tons/\$0.00
• Tin Cans:	0.00 tons/\$0.00
• Plastic:	0.00 tons
• E-Waste:	0.00 tons/\$0.00
• Aluminum:	0.063 tons/\$6.30

Total Tons/Revenue: 27.35 tons/\$1,754.50

• Savings of	\$547.00
• Walk-Ins:	243

Code Enforcements (October 2025)

Estaban Garcia

• Violation Notice Issued:	22
• Illegal Dumping:	52
• Contact People:	55
• Construction Material:	11
• Tires:	0

Code Enforcements (October 2025)

Ruben Navarro

• Violation Notice:	4
• Illegal Dumping:	10
• Contact People:	7
• Construction Material:	0
• Tires:	0



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

MEMORANDUM

TO: Ruben Guajardo, City Manager

FROM: Christina Perez, Director of Library

DATE: 10/31/2025

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

Enclosed is the October Monthly Report including statistics and programs:

For the month of October, we had 1,785 visitors. Out of those visitors, 406 were here for computer use only. The library checked out a total of 338 physical items for both adults and children. We had 14 in-house circulation items. We requested and received twenty-five (25) Interlibrary Loans (ILL). We had 49 new patrons added to our circulation system. We helped the public with an estimated 1,574 reference/informational questions. We had 19 fax transactions. The monthly amount deposited was \$857 both fines and fees.

Please see the attached statistical report.

During the month of October

- Attended UMOS Head Start for a site visit
- Partnered with Agrilife for Live Strong Program
- Partnered with Rio Grande Valley Development Council for Homeschool Hour
- Partnered with Legacy Smiles for Homeschool Hour
- Partnered with RGV Foodbank, SJPD, SJFD, and Parks to distribute produce
- Attended Hidalgo County Library System Meeting
- Managed the day-to-day operations of the San Juan Memorial Library

Meetings to be held in November 2025

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

Multipurpose Room

Election Day, November 4th

Keep San Juan Beautiful, November 5th

Vanguard Academy Superintendent Roundtable, November 6th & 20th

Homeschool Hour, November 7th, 14th, and 21st

Footlocker, November 12th

Vanguard Bus. Office Quarterly Training, November 13th

Border Patrol, November 14th

City Commission, November 25th

B Training Room:

San Juan Library Board, November 6th

Multipurpose Room Reservations	Attendance
1 KSJB meeting	15
2 Vanguard Academy	35
3 Homeschool	12
4 Rio Grande Early Childhood Educator Asst.	26
7 Vanguard Academy	28
14 City Commision meeting	52
16 Painting/Movie day	10
17 Homeschool hour	12
18 Girl Scout Meeting	8
20 Early Voting	40
21 Early Voting	31
22 Early Voting	23
23 Early Voting	25
24 Early Voting	41
25 Early Voting	38
26 Early Voting	13
27 Early Voting	33
28 Early Voting	59
Total	486

Training Room Reservations	Attendance
1 San Juan Pageant Board	6
2 Library Board Meeting	6
2 Agrilife	9
9 Agrilife	12
16 Agrilife	18
18 Sponsor for Girls Scout meeting	4
22 San Juan Pageant	8
25 Girl Scout meeting	12
Total	75

Total Book Checkouts	
Children's Books	259
Other than Children's Books	56
Total	315

Study Room Attendance	
Study Rooms	52

Likes	121
Visitors	1,862

SJML Homepage	
Visitors	3,730

Deposits	
Fines	\$ 12.60
Copies	\$ 844.40
Surcharges	\$ -
	\$857.00

Page 20

Youth & Children's Programs/Attendance

[illegible]

MINUTES OF REGULAR MEETING OF THE SAN JUAN LIBRARY ADVISORY BOARD

DATE: Wednesday, October 02, 2025

TIME: 6:00 p.m.

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

MEMBERS PRESENT: Iris Lara
Maria A. Navarro
Elizabeth Saldana
Maria Estela Ayala
Mario Cantu

MEMBERS ABSENT: Sarah Guerra
Melyna Montoya
Christina Garza

LIBRARY DIRECTOR: Christina Perez

ORDER OF BUSINESS

I. INVOCATION:

Maria Alicia Navarro led the Invocation

II. PLEDGE OF ALLEGIANCE:

Elizabeth Saldana

III. CALL MEETING TO ORDER:

Meeting was called to order at 6:04 p.m.

IV. ROLL CALL:

All Board Members were present with the exception of Christina Garza, Sarah Guerra and Melyna Montoya

**CITY OF SAN JUAN
LIBRARY BOARD MEETING
WEDNESDAY, October 2, 2025**

V. REVIEW OF MINUTES:

Minutes were accepted: Motion: Maria Alicia Navarro
2nd: Maria Estela Ayala

VI. NEW BUSINESS:

October Events

- a. Trunk or Treat – October 29, 2025 @ 6:00PM (Donate Candies)
- b. Food Bank giveaway – October 10, 2025
 - i. Do not promote it
 - ii. @ 10:00 AM
 - iii. Library (location)
- c. AgriLife exercise classes – Thursday, October 9, 2025 @ 10:00AM

VII. DIRECTOR'S REPORT:

Directors report Accepted: Motion: Maria Alicia Navarro
2nd: Iris Lara

VIII. ADJOURMENT:

A motion to adjourn was made at 6:32 p.m. by Iris Lara and 2nd by Maria Alicia Navarro
Next meeting November 6, 2025

Elizabeth Saldana, Chair

Iris Lara, Secretary

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

Hold a Public Hearing and Consider an Ordinance Regarding the Voluntary Annexation Petition of the 3.03-Acre Tract of Land out of Lot 12, Stewart's Addition to the Conway Gardens, Located Approximately 600 feet North of Hall Acres Road, along the West side of Stewart Road, as Requested by Teysha Group, LLC. [Monica Gomez, Interim Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The Planning Department is currently processing a voluntary annexation petition for a property located approximately 600 feet north of Hall Acres Road, on the west side of Stewart Road. This action is in accordance with City policy, which requires subdivisions approved within the City of San Juan's Extraterritorial Jurisdiction (ETJ) to be voluntarily annexed into the City.

On September 23, 2025, the San Juan City Commission adopted Resolution No. 2025-19, formally accepting the property owner's petition for annexation and establishing the dates and times for the legally required public hearings.

Following completion of the annexation process and official recording of the subdivision plat, the City of San Juan will assume responsibility for issuing building permits and conducting inspections related to the proposed residential development on the property.

This annexation is being conducted in compliance with Chapter 43, Section 43.028 of the Texas Local Government Code and is pursuant to the Charter of the City of San Juan.

RECOMMENDATION:

Staff recommends approval of the first reading of the Voluntary Annexation Ordinance. This recommendation is based on compliance with applicable state and local regulations, including Chapter 43, Section 43.028 of the Texas Local Government Code, and the City of San Juan Charter. The annexation will facilitate proper permitting and inspection processes for the proposed residential development and ensure consistency with the City's long-term planning goals.

PREPARED BY:

Monica Gomez,
Interim Director of
Planning

APPROVED BY:

Ruben Guajardo, City
Manager

SEA

SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVE., MCALLEN, TEXAS, 78501
(956) 682-9081/(956) 686-1489 FACSIMILE
(956) 648-8899 CELL
DSALINAS@SALINASENGINEERING.COM

INTRA-OFFICE MEMORANDUM

TO: CITY OF SAN JUAN
Attn: Monica Gomez
(Via Hand Delivery on 08/29/25)

SUBJECT PROP. BELLA VISTA AT
STEWART ROAD SUBD.
ANNEXATION AND
REZONING

FROM David Omar Salinas, P.E., MSEE,
R.P.L.S.

DATE: 09/04/25

Monica:

1. Please accept this memorandum as a request to ANNEX the west 440.0 feet out of the certain 6.68 Ac. tract out of Lot 12, Stewart's Addition to the Conway Gardens Subd. (3.03 Acres). Request is to annex for an upcoming multi-family subdivision (Please see Survey Job No. SP-25-26360A);
2. Please accept this memorandum to REZONE that certain 6.68 Acre tract out of Lot 12, Stewart's Addition to the Conway Gardens Subd., H.C.T. Attached is the rezoning application, the \$ 300.00 rezoning fee and a copy of the survey SP-25-25360R representing the area to be rezoned.

I have attached the deed to the property, a survey to the property, the POA and metes and bounds description and the rezoning application and the rezoning fee.

Let me know if you have any questions. Thank you.

Cc: file

Attachments

SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL AVE. - MCALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
dsalinas@salinasengineering.com
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78753 (512) 239-5263

P.O.C.
N.E.C.
LOT 12
NORTHEAST CORNER
CASTILLO SUBDIVISION



SCALE: 1" = 100'

ANNEXATION
METES AND BOUNDS DESCRIPTION

BEING A 3.03 GROSS ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF THE WEST 440.00 FEET OF THE EAST 970.00 FEET OUT OF THAT CERTAIN 6.68 ACRE TRACT OF LAND OUT OF LOT 12, STEWARTS ADDITION TO THE CONWAY GARDENS, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT RECORDED IN VOLUME 0, PAGE 43, MAP RECORDS OF HIDALGO COUNTY, TEXAS, LYING SOUTH OF AND ADJACENT TO CASTILLO SUBDIVISION (VOL. 40, PAGE 114, H.C.M.R.); SAID 3.03 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 12 LOCATED IN THE CENTER OF STEWART ROAD; THENCE, AS FOLLOWS:

SOUTH 08 DEGREES 31 MINUTES 00 SECONDS WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 12, A DISTANCE OF 330.00 FEET TO A NAIL SET ON THE SOUTHEAST CORNER OF SAID CASTILLO SUBDIVISION SAME CORNER BEING THE NORTHEAST CORNER OF SAID 6.68 ACRE TRACT; THENCE,

NORTH 81 DEGREES 29 MINUTES 00 SECONDS WEST, COINCIDENT WITH THE SOUTH LINE OF SAID CASTILLO SUBDIVISION, AND THE NORTH LINE OF SAID 6.68 ACRE TRACT, A DISTANCE OF 530.00 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

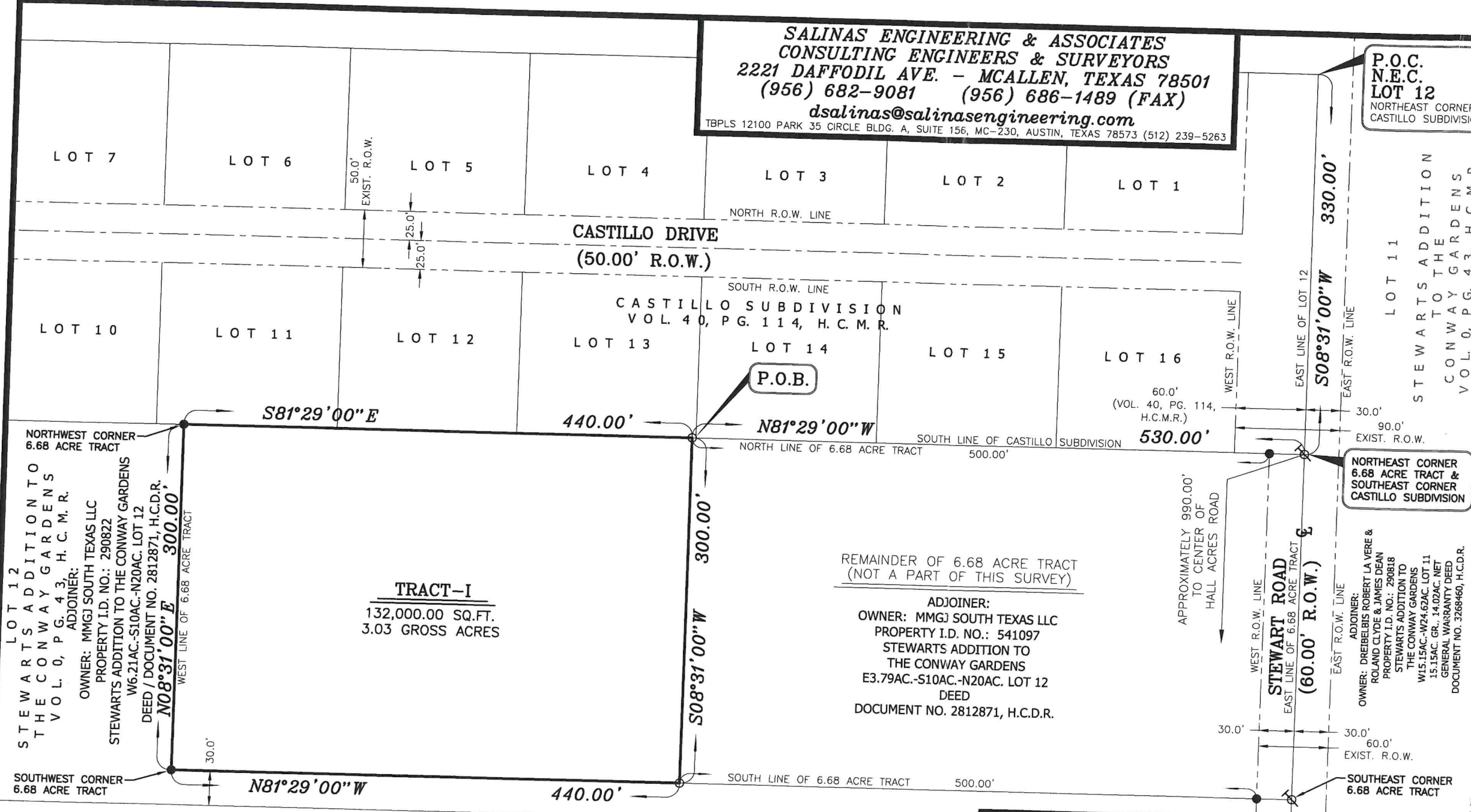
(1) THENCE, SOUTH 08 DEGREES 31 MINUTES 00 SECONDS WEST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID 6.68 ACRE TRACT, A DISTANCE OF 300.00 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE SOUTH LINE OF SAID 6.68 ACRE TRACT FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, NORTH 81 DEGREES 29 MINUTES 00 SECONDS WEST, COINCIDENT WITH THE SOUTH LINE OF SAID 6.68 ACRE TRACT, A DISTANCE OF 440.00 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH CAP STAMPED RPLS 4541 FOUND ON THE SOUTHWEST CORNER OF SAID 6.68 ACRE TRACT FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, NORTH 08 DEGREES 31 MINUTES 00 SECONDS EAST, COINCIDENT WITH THE WEST LINE OF SAID 6.68 ACRE TRACT, A DISTANCE OF 300.00 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH A CAP STAMPED RPLS 4541 FOUND ON THE NORTHWEST CORNER OF SAID 6.68 ACRE TRACT AND LOCATED ON INTERSECTION WITH THE SOUTH LINE OF SAID CASTILLO SUBDIVISION FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, SOUTH 81 DEGREES 29 MINUTES 00 SECONDS EAST, COINCIDENT WITH THE NORTH LINE OF SAID 6.68 ACRE TRACT, AND, THE SOUTH LINE OF SAID CASTILLO SUBDIVISION, A DISTANCE OF 440.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.03 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: STEWARTS ADDITION TO THE CONWAY GARDENS, H.C.T. N:SUBDIVISIONPLATSBELLAVISTAATSTEWARTROAD.SUB3.03.082725



STEWARTS ADDITION TO THE CONWAY GARDENS
VOL. 0, PG. 43, H.C.M.R.
OWNER: MMGJ SOUTH TEXAS LLC
PROPERTY I.D. NO.: 290822
STEWARTS ADDITION TO THE CONWAY GARDENS
W6.21AC.-S10AC.-N20AC. LOT 12
DEED / DOCUMENT NO. 2812871, H.C.D.R.
WEST LINE OF 6.68 ACRE TRACT
300.00'
N08°31'00"E
30.0'

SOUTHWEST CORNER
6.68 ACRE TRACT
N81°29'00"W
440.00'

TRACT-I
132,000.00 SQ.FT.
3.03 GROSS ACRES

REMAINDER OF 6.68 ACRE TRACT
(NOT A PART OF THIS SURVEY)

ADJOINER:
OWNER: MMGJ SOUTH TEXAS LLC
PROPERTY I.D. NO.: 541097
STEWARTS ADDITION TO THE CONWAY GARDENS
E3.79AC.-S10AC.-N20AC. LOT 12
DEED
DOCUMENT NO. 2812871, H.C.D.R.

LOT 12
STEWARTS ADDITION TO THE CONWAY GARDENS
VOL. 0, PG. 43, H.C.M.R.

ADJOINER:
OWNER: XLH INVESTMENTS LLC
PROPERTY I.D. NO.: 290824
STEWARTS ADDITION TO THE CONWAY GARDENS
W6.21AC.-N10AC.-S20AC. LOT 12
WARRANTY DEED WITH VENDOR'S LIEN
DOCUMENT NO. 3468472, H.C.D.R.

GENERAL PLAT NOTES:

1. Bearing Basis: Recorded plat of STEWARTS ADDITION TO THE CONWAY GARDENS, Hidalgo County, Texas.
2. This survey was prepared without the benefit of a title policy. The research of any easements is not within the scope of this boundary/improvement survey. Any easement shown herein were taken directly from the plat of record. This survey is for the exclusive use of the client named hereon and may not be copied or transferred to another party without the express written consent of the surveyor.
3. There are no discrepancies, conflicts, excesses or shortages in area, encroachments or any overlapping improvements, visible or apparent easements except as shown or noted hereon.
4. The surveyor has made no attempt to locate or define wetlands, hazardous waste areas, habitats, endangered species or any other environmentally sensitive areas on the tract of land shown hereon; Nor does this survey make any representations of being an environmental assessment of the tract of land shown hereon.

5. The surveyor has made no attempt to locate or define archeological sites, historical sites or undocumented cemeteries on the tract of land shown hereon; Nor does this survey make any representations of being an archeological or historical survey of the tract of land shown hereon.
6. The surveyor has made no attempt to locate abandoned, or plugged oil and gas wells, or any other wells on the tract of land shown hereon; Nor has the surveyor made any attempt to research same with the Railroad Commission of Texas or any other State agency; Nor has the surveyor investigated any mineral or royalty interests in the tract of land shown hereon.
7. This is a standard survey and does not include a subsurface utility or topographic investigation.
8. If this survey does not bear an original seal and signature it is INVALID as per Section 661.46 and Section 663.19 of the "The Professional Land Surveying Practices Act" enacted under Article 5282c, Vernon's Texas Civil Statutes.

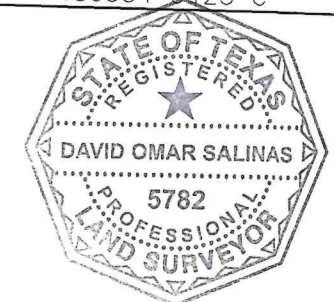
This is to certify that I have, this date, made a careful and accurate standard land survey on the ground of property which is located at _____ AS SHOWN ABOVE _____ in _____ HIDALGO COUNTY, _____ Texas, described as follows: BEING A 3.03 GROSS ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF THE WEST 440.0 FEET OF THE EAST 970.0 FEET OUT OF THAT CERTAIN 6.68 ACRE TRACT OF LAND OUT OF _____ (SEE METES AND BOUNDS DESCRIPTION) Lot _____ 12 _____, Block _____, of _____ STEWARTS ADDITION TO THE CONWAY GARDENS _____

Texas, according to the plat recorded in Volume _____ 0 _____, Page _____ 43 _____, of the _____ MAP _____ Records of Hidalgo County, Texas. I further certify that this property lies in Zone " _____ B _____ " as per FIRM (Flood Insurance Rate Map) dated _____ NOV. 16, 1982 _____ Community Panel No. _____ 480334 0425 C _____.

DRN. BY
08/27/25
DATE

SP-25-26360A
JOB NO.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5782



ANNEXATION
METES AND BOUNDS DESCRIPTION

BEING A 3.03 GROSS ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF THE WEST 440.00 FEET OF THE EAST 970.00 FEET OUT OF THAT CERTAIN 6.68 ACRE TRACT OF LAND OUT OF LOT 12, STEWARTS ADDITION TO THE CONWAY GARDENS, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT RECORDED IN VOLUME 0, PAGE 43, MAP RECORDS OF HIDALGO COUNTY, TEXAS, LYING SOUTH OF AND ADJACENT TO CASTILLO SUBDIVISION (VOL. 40, PAGE 114, H.C.M.R.); SAID 3.03 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 12 LOCATED IN THE CENTER OF STEWART ROAD; THENCE, AS FOLLOWS:

SOUTH 08 DEGREES 31 MINUTES 00 SECONDS WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 12, A DISTANCE OF 330.00 FEET TO A NAIL SET ON THE SOUTHEAST CORNER OF SAID CASTILLO SUBDIVISION SAME CORNER BEING THE NORTHEAST CORNER OF SAID 6.68 ACRE TRACT; THENCE,

NORTH 81 DEGREES 29 MINUTES 00 SECONDS WEST, COINCIDENT WITH THE SOUTH LINE OF SAID CASTILLO SUBDIVISION, AND THE NORTH LINE OF SAID 6.68 ACRE TRACT, A DISTANCE OF 530.00 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE NORTHEAST CORNER AND **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT;

- (1) THENCE, SOUTH 08 DEGREES 31 MINUTES 00 SECONDS WEST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID 6.68 ACRE TRACT, A DISTANCE OF 300.00 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE SOUTH LINE OF SAID 6.68 ACRE TRACT FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (2) THENCE, NORTH 81 DEGREES 29 MINUTES 00 SECONDS WEST, COINCIDENT WITH THE SOUTH LINE OF SAID 6.68 ACRE TRACT, A DISTANCE OF 440.00 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH CAP STAMPED RPLS 4541 FOUND ON THE SOUTHWEST CORNER OF SAID 6.68 ACRE TRACT FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (3) THENCE, NORTH 08 DEGREES 31 MINUTES 00 SECONDS EAST, COINCIDENT WITH THE WEST LINE OF SAID 6.68 ACRE TRACT, A DISTANCE OF 300.00 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH A CAP STAMPED RPLS 4541 FOUND ON THE NORTHWEST CORNER OF SAID 6.68 ACRE TRACT AND LOCATED ON INTERSECTION WITH THE SOUTH LINE OF SAID CASTILLO SUBDIVISION FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, SOUTH 81 DEGREES 29 MINUTES 00 SECONDS EAST, COINCIDENT WITH THE NORTH LINE OF SAID 6.68 ACRE TRACT, AND, THE SOUTH LINE OF SAID CASTILLO SUBDIVISION, A DISTANCE OF 440.00 FEET TO THE **POINT OF BEGINNING**, CONTAINING 3.03 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: STEWARTS ADDITION TO THE CONWAY GARDENS, H.C.T.
N:\SUBDIVISIONPLATS\BELLAVISTAATSTEWARTROAD.SUB\3.03.082725

DAVID OMAR SALINAS, RPLS
SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVE., MCALLEN, TEXAS, 78501
(956) 682-9081
dsalinas@salinasengineering.com

DATE: 09/04/25
JOB: BELLA VISTA AT STEWART ROAD





RESOLUTION NO. 2025- 19

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS, ACCEPTING PETITION FOR A VOLUNTARY ANNEXATION OF THE 3.03-ACRE TRACT OF LAND OUT OF LOT 12, STEWART'S ADDITION TO THE CONWAY GARDENS, SETTING THE DATES AND TIMES FOR PUBLIC HEARINGS REGARDING THE PROPOSED ANNEXATION OF THE BELOW MENTIONED PROPERTIES; AND DIRECTING THE PLANNING DEPARTMENT TO PREPARE A PLAN OF SERVICES FOR SAID ANNEXATION.

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

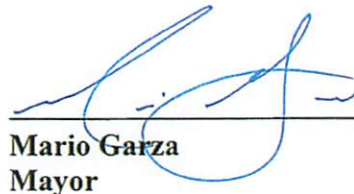
Section 1. The City of San Juan has received a petition from the following property owners for voluntary annexation of properties described in Exhibit "A". The City Commission of the City of San Juan hereby declares its intention to institute proceedings to annex to the City the territory generally described in Exhibit "A" and being out of the and made a part hereof by the passage of an ordinance of annexation extending the general corporate limits of the City of San Juan for all purposes to include such territory. A map of such proposed annexation is attached hereto as Exhibit "A" and made a part hereof for all purposes.

Section 2. The City Commission of the City of San Juan hereby calls two (2) public hearings at which time all interested persons shall have the right and opportunity to appear and be heard upon such proposal to annex the territories described above. The first public hearing shall be held in the City Commission Meeting at the San Juan Memorial Library located at 1010 S. Standard Avenue, San Juan, Texas 78589 at 6:00 p.m. on October 14, 2025. The second public hearing shall be held at the City Commission Meeting at San Juan Memorial Library located at 1010 S. Standard Avenue, San Juan, Texas 78589 on October 28, 2005 at 6:00 p.m. The annexation proceeding, of which notice of intention to annex is given by this Resolution, shall be instituted not less than eleven (11) days nor more than twenty (20) days subsequent to such public hearings.

Section 3. The City Secretary of the City of San Juan is hereby directed to cause notices of such public hearings to be given by publication in a newspaper having general circulation within the City of San Juan and within the territory proposed to be annexed, the publication of notice of each public hearing to be made at least once in such newspaper not less than eleven (11) days nor more than twenty (20) days prior to the day of that public hearing.

Section 4. The Planning Department is hereby directed to cause to be prepared a service plan that provides for the extension of municipal services to the territories that are proposed to be annexed. The proposed service plan shall be made available for public inspection and shall be explained to the inhabitants of the territory at the public hearings called herein. Such service plan shall be prepared in accordance with the provisions of Chapter 43 of the Texas Local Government Code.

CONSIDERED, PASSED AND APPROVED on this 23rd day of September, 2025 at a meeting of the City Commission of the City of San Juan, at which a quorum was present and which was held in accordance with Chapter 551, Texas Government Code.



Mario Garza
Mayor

Attest:



Brenda Escalante
City Secretary

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

Discussion and Possible Action, is any, to Approve the Hidalgo County Urban County Preliminary Workplan for Fiscal Year 2026 Funds. [Monica Gomez, Interim Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The City of San Juan participates annually in the Hidalgo County Urban County Program, which allocates Community Development Block Grant (CDBG) funds to eligible communities for infrastructure, public services, and facility improvements that benefit low- to moderate-income residents.

Proposed Project for FY 2026:

Based on area eligibility and current street conditions, staff recommends that the FY 2026 Urban County Program funds be allocated for street repaving improvements at Los Laureles Estates in the following areas:

- Guadalupe Drive (from San Francisco to San Ramon Street)
- San Ramon Street (from Guadalupe Drive to Santa Fe Drive)

FY 2026 Funding Allocation:

For Fiscal Year 2026, the City of San Juan was awarded a total of \$279,996.00 in CDBG funds. The allocation is as follows:

- General Administration: \$3,000.00
- Street Improvements: \$247,996.00
- Senior Services — Amigos Del Valle, Inc.: \$10,000.00
- Senior Services — Lower Rio Grande Valley Development Council: \$5,000.00
- Health Services — Nuestra Clinica Del Valle, Inc.: \$10,000.00
- Abused and Neglected Children — Children's Advocacy Center of Hidalgo and Starr Counties: \$5,000.00

RECOMMENDATION:

Staff recommends distribution of the CDBG Funds.

PREPARED BY:

APPROVED BY:

Monica Gomez,
Interim Director of
Planning

Ruben Guajardo, City
Manager

City/Precinct Name
WORKPLAN SUMMARY SHEET
FISCAL YEAR 2026

AVAILABLE FUNDS: \$279,996.00

MATRIX	PROJECT NAME	ESTIMATED
CODE	BRIEF DISCRIPTION (INCLUDE AGENCY NAME)	AMOUNT
21A	General Administration	\$3,000.00
03K	Street Improvements	\$246,996.00
05A	Senior Services - Amigos Del Valle, Inc.	\$10,000.00
05A	Senior Services - LRGVDC	\$5,000.00
05M	Health Services - Nuestra Clinica Del Valle, Inc.	\$10,000.00
05N	Abused & Neglected Children - Children's Advocacy Center	\$5,000.00
		\$ -
TOTAL:		\$ 279,996.00

*** UCP will Fill in Matrix Codes**

CITY OF SAN JUAN

WORKPLAN PROJECT SHEET

FY 2026

Project Name: General Program Administration

Proposed Budget: \$3,000.00

National Objective: LMA

Matrix Code: 21A

(Check One)

☒

Benefits low/moderate income

Prevention/elimination of slum & blight

Meets an urgent need

Project Description: Funds shall be used for expenses related to compliance with CDBG requirements including but not limited to advertisements, postings and coordinating eligible projects.

Project Location: 512 S. Nebraska Avenue
San Juan, TX 78589

SECTION II

Primary Purpose: (Check One)

<u>Help the homeless</u>	<u>Helps Persons with HIV/AIDS</u>
<u>Help persons with disabilities</u>	<u>Address public housing needs</u>
☒ <u>Not applicable</u>	

Priority Need Category: (Check One)

<u>Rental Housing</u>	<u>Public facility</u>
<u>Owner Occupied Housing</u>	<u>Infrastructure</u>
<u>Economic Development</u>	<u>Public Service</u>
☒ <u>Plannign/Administration</u>	<u>Other</u>

If Public Services: (Number of Beneficiaries)

<u>Youth</u>	<u>N/A</u>	<u>People (General)</u>
<u>Elderly</u>		

SECTION III

Specific Objectives: (Check all that apply)

_____	Improved access to affordable owner housing for minorities
_____	Increase number of homeless persons moving into permanent housing
_____	End chronic homelessness
<u> X </u>	Improve the services to low/mod income persons
_____	Improve quality/increase quantity of neighborhood facility for low-income person
_____	Improve quality/increase quantity of public improvements for low-income persons
_____	Remediate and re-develop brownfields
_____	Improve economic opportunities for low income persons

Proposed Outcome: Project will provide the much needed street improvements in the City of Garcerville for safe and easier access for daily commuters, school buses, emergency vehicles and Police.

Will CDBG funds be leveraged?

_____ Yes	_____ X	_____ No
------------------	----------------	-----------------

If yes... list all funding sources and amounts

1 _____	Amount: _____
2 _____	Amount: _____
3 _____	Amount: _____
4 _____	Amount: _____

SECTION IV (MUST INCLUDE WITH WORKPLAN)

Infrastructure Projects

_____ City map
 _____ Flood Zone map
 _____ Project site photos

Public Service (Sub-recipients)

_____ Sub recipient agency letter
 _____ Beneficiary count
 _____ List of minor equip./supplies

SECTION V CERTIFICATION OF COMPLETION

DOES THE PROPOSED PROJECT MEET A NATIONAL OBJECTIVE?

_____ X	_____ YES	_____ NO
----------------	------------------	-----------------

COMPLETED BY: Monica Gomez

TITLE: Interim Director of Planning

CITY OF SAN JUAN

WORKPLAN PROJECT SHEET

FY 2026

Project Name: Street Improvements

Proposed Budget: \$246,996.00

National Objective: LMA

Matrix Code: 03K

(Check One)

☒

Benefits low/moderate income

Prevention/elimination of slum & blight

Meets an urgent need

Project Description: Project consists of street paving (overlay) within the City of San Juan to include but not limited to the adjacent/abutting streets within the same general vicinity and related appurtenances. Other expenditures include professional engineering service fee, geo-technical and construction material testing fees, etc.

Project Location: Guadalupe Drive (from San Francisco Street to San Ramon Street)
San Ramon Street (from Guadalupe to Santa Fe Street)

SECTION II

Primary Purpose: (Check One)

<u>Help the homeless</u>		Helps Persons with HIV/AIDS
<u>Help persons with disabilities</u>		Address public housing needs
☒ <u>Not applicable</u>		

Priority Need Category: (Check One)

<u>Rental Housing</u>		Public facility
<u>Owner Occupied Housing</u>	☒	Infrastructure
<u>Economic Development</u>		Public Service
<u>Plannign/Administration</u>		Other

If Public Services: (Number of Beneficiaries)

<u>Youth</u>	<u>1380</u>	People (General)
<u>Elderly</u>		

SECTION III

Specific Objectives: (Check all that apply)

☐	Improved access to affordable owner housing for minorities
☐	Increase number of homeless persons moving into permanent housing
☐	End chronic homelessness
☒	Improve the services to low/mod income persons
☐	Improve quality/increase quantity of neighborhood facility for low-income person
☐	Improve quality/increase quantity of public improvements for low-income persons
☐	Remediate and re-develop brownfields
☐	Improve economic opportunities for low income persons

Proposed Outcome: Project will provide the much needed street improvements in the City of San Juan for safe and easier access for daily commuters, school buses, emergency vehicles and Police.

Will CDBG funds be leveraged?

☒ **Yes** ☒ **No**

If yes... list all funding sources and amounts

1	Amount:	
2	Amount:	
3	Amount:	
4	Amount:	

SECTION IV (MUST INCLUDE WITH WORKPLAN)

Infrastructure Projects		Public Service (Sub-recipients)	
☒	City map	☐	Sub recipient agency letter
☒	Flood Zone map	☐	Beneficiary count
☒	Project site photos	☐	List of minor equip./supplies

SECTION V CERTIFICATION OF COMPLETION

DOES THE PROPOSED PROJECT MEET A NATIONAL OBJECTIVE?

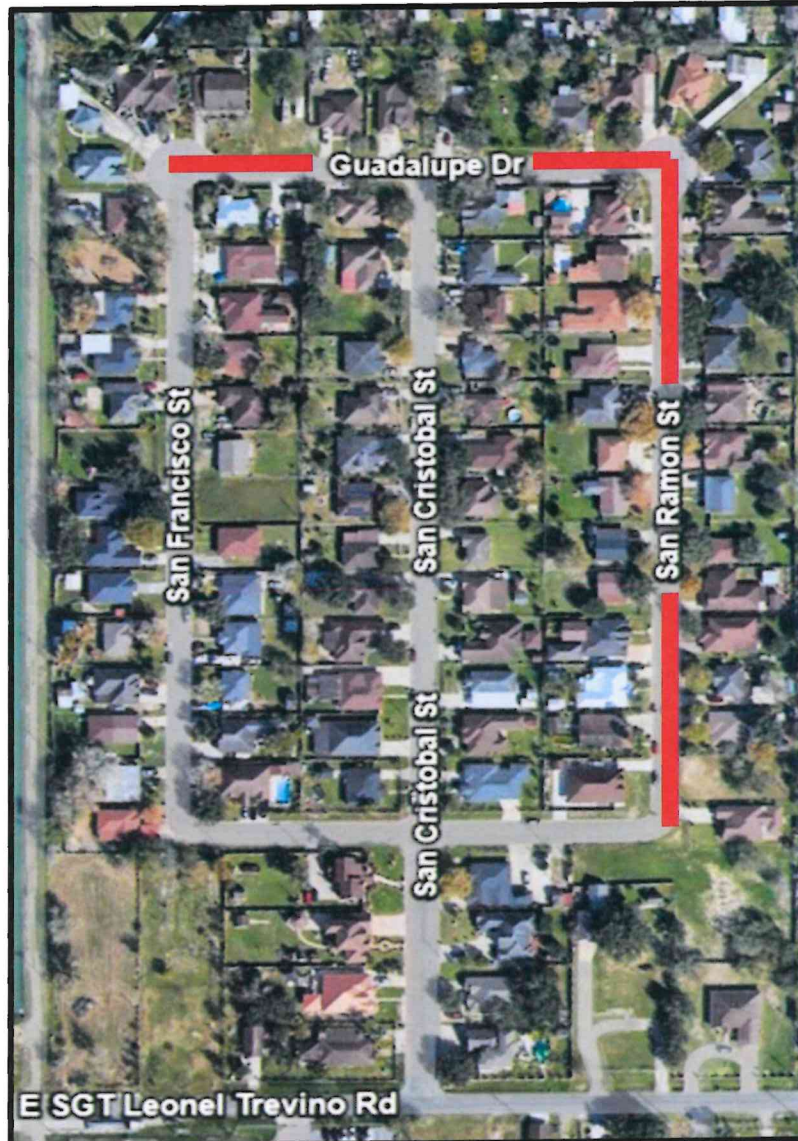
☒ **YES** ☐ **NO**

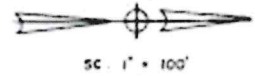
COMPLETED BY: Monica Gomez

TITLE: Interim Director of Planning



LOS LAURELES ESTATES





NOTE

1. FRONTYARD SETBACK 20.0'
2. REARYARD SETBACK 20% OF LOT DEPTH
3. SIDEYARD SETBACK 0' AND ADJOINING TO STREET 10'
4. CORNER CLIP STREET EASEMENT 10'x10'

The map shows a grid of lots. The horizontal streets are San Ramon Street (labeled in red) and Guadalupe Drive (labeled in red). The vertical streets are Gas Line Road and San Francisco Street. The lots are numbered as follows:

- Along San Ramon Street (from left to right): 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839

A $R = 50.5'$
 $\delta = 49^{\circ}37'43''$
 $L = 43.09$

B $R = 50.0'$
 $\delta = 57^{\circ}49'26''$
 $L = 50.16$

C $R = 50.0'$
 $\delta = 72^{\circ}33'31''$
 $L = 63.16$

D $R = 50.0'$
 $\delta = 29^{\circ}59'54''$
 $L = 29.63$

687-4201



HIDALGO COUNTY FEMA MAP
COMMUNITY PANEL NUMBER 480334 0425 C
MAP REVISED: NOVEMBER 16, 1982



NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

**HIDALGO
COUNTY,
TEXAS**

(UNINCORPORATED AREA)

PANEL 425 OF 525

(SEE MAP INDEX FOR PANELS NOT PRINTED)

**COMMUNITY-PANEL NUMBER
480334 0425 C**

**MAP REVISED:
NOVEMBER 16, 1982**



federal emergency management agency

"E" FRAME

KEY TO MAP

100-Year Flood Boundary	—————	ZONE B
100-Year Flood Boundary	—————	
Zone Designations* With Date of Identification e.g., 12/2/74		
100-Year Flood Boundary	—————	ZONE B
100-Year Flood Boundary	—————	
Base Flood Elevation Line With Elevation In Feet**	~~~~~ 513 ~~~~	
Base Flood Elevation in Feet Where Uniform Within Zone**		(EL 987)
Elevation Reference Mark		RM7 X
River Mile		• M1.5

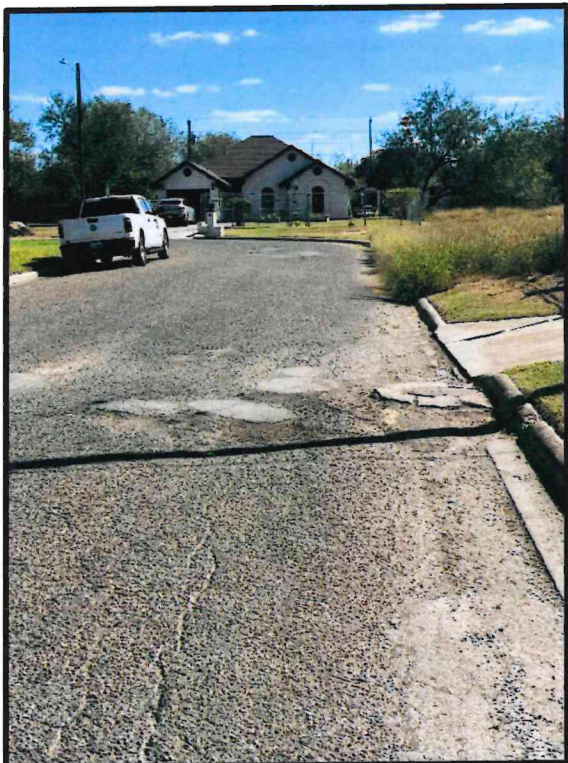
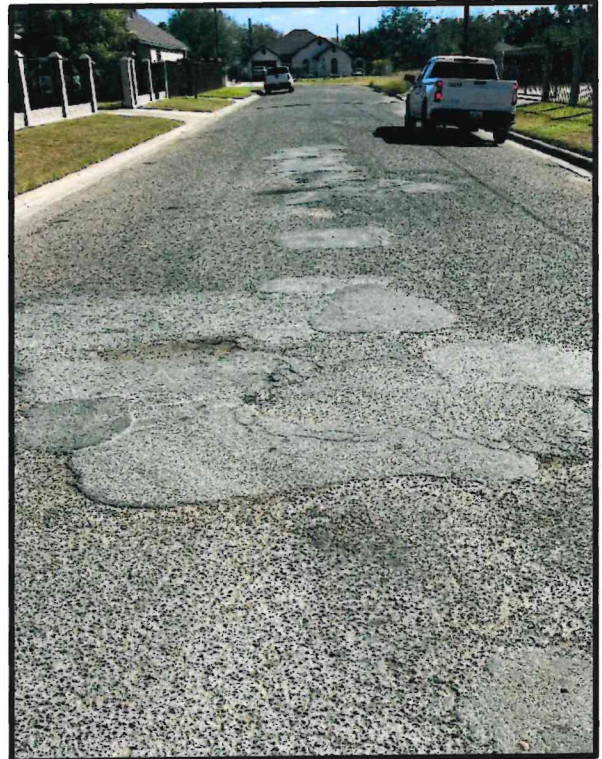
** Referenced to the National Geodetic Vertical Datum of 1929

* EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

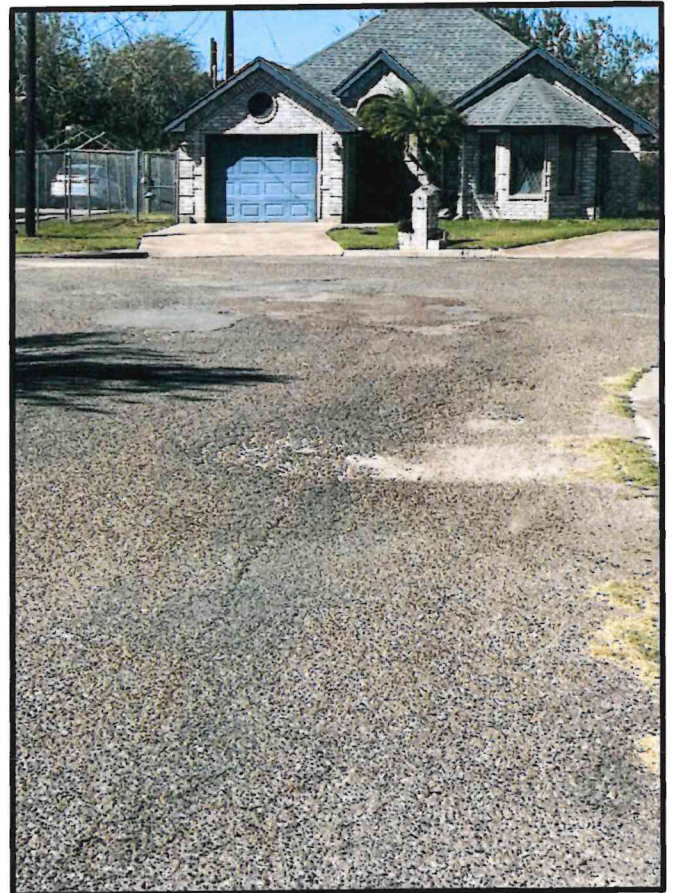
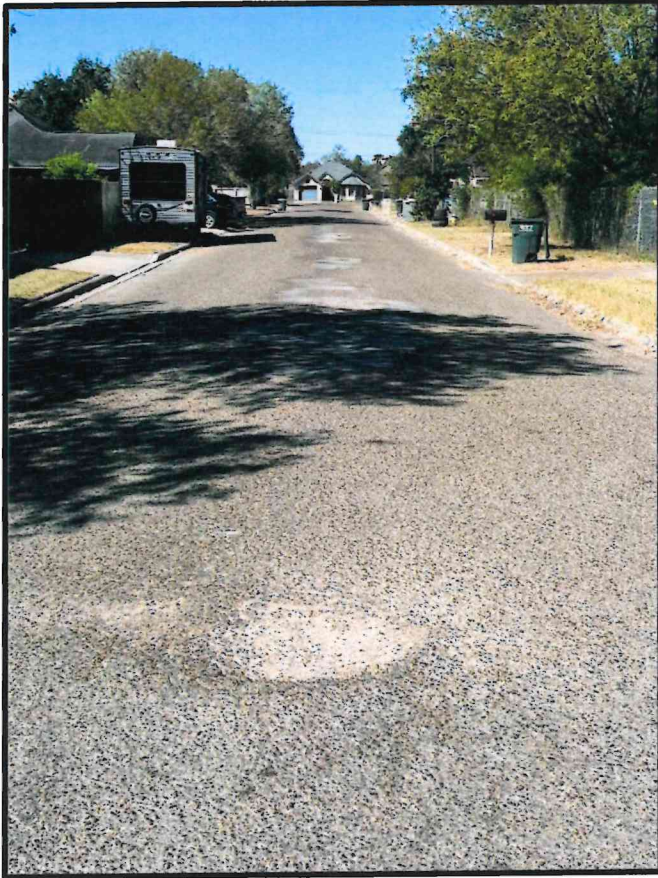


**LOS LAURELES ESTATES SUBDIVISION
Street Improvements Project FY 2026
SAN ROMAN STREET**





LOS LAURELES ESTATES SUBDIVISION
Street Improvements Project FY 2026
GUADALUPE DRIVE



Date: November 7, 2025
Location: City of San Juan, Texas



OPINION OF PROBABLE CONSTRUCTION COST ESTIMATE
CITY OF SAN JUAN GUADALUPE DRIVE & SAN RAMON STREET IMPROVEMENTS
PRELIMINARY

BASE BID

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	ITEM TOTAL
Miscellaneous					
1	MOBILIZATION	1	LS	\$ 20,000.00	\$ 20,000.00
2	BARRICADES, SIGNS, & TRAFFIC HANDLING	1	LS	\$ 5,000.00	\$ 5,000.00
				Subtotal	\$ 25,000.00
Guadalupe Drive ± 640 LF (From Guadalupe Dr to San Ramon St)					
3	MILL EXIST. ROADWAY (ASPH)(2")	2,067	SY	\$ 13.00	\$ 26,869.56
4	PRIME COAT (MC-30)(0.2 GAL/SY)	413	GAL	\$ 8.00	\$ 3,307.02
5	2" HMAC TYPE D	2,067	SY	\$ 19.00	\$ 39,270.89
6	BASE REPAR WITH FLEXIBLE BASE (8" DEPTH)	1,033	SY	\$ 18.00	\$ 18,602.00
7	CURB AND GUTTER REPLACEMENT	128	LF	\$ 22.00	\$ 2,816.00
8	CURB INLET GRAVEL FILTER	40	LF	\$ 10.00	\$ 400.00
				Subtotal	\$ 91,265.47
San Ramon St ± 900 LF (From San Ramon St to Santa Fe Dr)					
9	MILL EXIST. ROADWAY (ASPH)(2")	3,008	SY	\$ 13.00	\$ 39,104.00
10	PRIME COAT (MC-30)(0.2 GAL/SY)	602	GAL	\$ 8.00	\$ 4,812.80
11	2" HMAC TYPE D	3,008	SY	\$ 19.00	\$ 57,152.00
12	BASE REPAR WITH FLEXIBLE BASE (8" DEPTH)	1,504	SY	\$ 18.00	\$ 27,072.00
13	CURB AND GUTTER REPLACEMENT	180	LF	\$ 22.00	\$ 3,960.00
				Subtotal	\$ 132,100.80
CIVIL CONSTRUCTION TOTAL \$					248,366.27

ESTIMATED PROJECT TOTAL: \$ 248,366.27 GRAND TOTAL

The engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgement as a design professional familiar with the construction industry. The engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

CITY OF SAN JUAN

WORKPLAN PROJECT SHEET

FY 2026

Project Name: Senior Services - Amigos Del Valle, Inc.

Proposed Budget: \$10,000.00

National Objective: LMC

Matrix Code: 05A

(Check One)

☒

Benefits low/moderate income

Prevention/elimination of slum & blight

Meets an urgent need

Project Description: Project expenditures include continued financial support to continue providing much need meals to the homebound seniors to assistant them to continue living as healthy, independent, productive and self-sufficient lives as possible.

Project Location: Nutrition Center/Senior Center
600 W. 1st Street, San Juan, TX 78589

SECTION II

Primary Purpose: (Check One)

☐ Help the homeless

☐ Help persons with disabilities

☒

Not applicable

☐ Helps Persons with HIV/AIDS

☐ Address public housing needs

Priority Need Category: (Check One)

☐ Rental Housing

☐ Owner Occupied Housing

☐ Economic Development

☐ Plannign/Administration

☐ Public facility

☐ Infrastructure

☒

Public Service

☐ Other

If Public Services: (Number of Beneficiaries)

☐ Youth

☒

Elderly

☐ People (General)

SECTION III

Specific Objectives: (Check all that apply)

☐	Improved access to affordable owner housing for minorities
☐	Increase number of homeless persons moving into permanent housing
☐	End chronic homelessness
☒	Improve the services to low/mod income persons
☐	Improve quality/increase quantity of neighborhood facility for low-income person
☐	Improve quality/increase quantity of public improvements for low-income persons
☐	Remediate and re-develop brownfields
☐	Improve economic opportunities for low income persons

Proposed Outcome: Project will provide the much needed street improvements in the City of San Juan for safe and easier access for daily commuters, school buses, emergency vehicles and Police.

Will CDBG funds be leveraged?

☒ **Yes** ☐ **No**

If yes... list all funding sources and amounts

1	Amount:	
2	Amount:	
3	Amount:	
4	Amount:	

SECTION IV (MUST INCLUDE WITH WORKPLAN)

Infrastructure Projects

☐	City map
☐	Flood Zone map
☐	Project site photos

Public Service (Sub-recipients)

☒	Sub recipient agency letter
☒	Beneficiary count
☐	List of minor equip./supplies

SECTION V CERTIFICATION OF COMPLETION

DOES THE PROPOSED PROJECT MEET A NATIONAL OBJECTIVE?

☒ **YES** ☐ **NO**

COMPLETED BY: Monica Gomez

TITLE: Interim Director of Planning



212 W. 18TH ST.
MISSION, TX 78572
Phone: (956) 213-9400
Fax: (956) 213-8119
www.advrgv.org

BOARD OFFICERS

President
Omar Quintanilla
Representative, City of McAllen

Vice – President
Joe Martinez
Commissioner, City of Mercedes

Secretary
Frank Castellanos
Representative, City of Weslaco

Treasurer
Norie Garza
Mayor, City of Mission

Senior Member
Gilbert Gonzalez
Mayor, City of Raymondville

BOARD MEMBERS

Raul Gonzalez
Representative, City of Pharr

Jesse Jackson
Commissioner, City of Donna

Augusto Contreras
Commissioner, County of Hidalgo

Aurelio Aleman
Representative, City of Edinburg

John Cowen Jr.
Mayor, City of Brownsville

Frank Morales
Commissioner, City of Harlingen

Mario Tijerina
Commissioner, Willacy County

Jesus J. Ramirez
Commissioner, City of San Juan

Juan J. Barrios
Banking / Finance

Executive Director - Amigos Del Valle, Inc.
Alejandro Guerra

September 8, 2025

Mr. Tirso Garza
Interim City Manager
City of San Juan
709 S. Nebraska
San Juan, TX 78589

Re: Letter of request for CDBG Funds FY 2026-2027

Dear Mr. Garza,

Amigos Del Valle, Inc. is respectfully requesting \$10,000 in CDBG funds for Fiscal Year 2026-2027. These funds will continue to be utilized to provide home delivered meals to 09 eligible citizens for 165 days that reside within the City of San Juan area.

With your continued financial support, we will be able to continue providing much needed meals to the homebound seniors to assist them to continue living as healthy, independent, productive and self-sufficient lives as possible.

Please be assured that we are very grateful for your proven generous, valuable financial and moral support for our agency's projects throughout our Fifty (50) years of experience.

If you have any questions or concerns, please do not hesitate to contact us at (956)213-9400 or by email:

Alejandro Guerra, Executive Director: aguerra@advrgv.org
Dianira Gonzalez, Nutrition Coordinator: dgonzalez@advrgv.org
Ayssa DeAlejandro, Nutrition Clerk: adealejandro@advrgv.org

Alejandro Guerra
Executive Director

AG/AD



CITY OF SAN JUAN

WORKPLAN PROJECT SHEET

FY 2026

Project Name: Senior Services - Lower Rio Grande Valley Development Council

Proposed Budget: \$5,000.00

National Objective: LMC

Matrix Code: 05A

(Check One)

☒

Benefits low/moderate income

Prevention/elimination of slum & blight

Meets an urgent need

Project Description: Project expenditures is to support the senior services initiative. The request funds would help expand Health Maintenance and Homemaker Services for Disable Residents, reducing waiting lists and supporting disabled individual's ability to remain independent and safe in their homes.

Project Location: 301 W. Railroad Street
Weslaco, TX 78596

SECTION II

Primary Purpose: (Check One)

☐ Help the homeless

☐ Help persons with disabilities

☒

Not applicable

☐ Helps Persons with HIV/AIDS

☐ Address public housing needs

Priority Need Category: (Check One)

☐ Rental Housing

☐ Owner Occupied Housing

☐ Economic Development

☐ Plannign/Administration

☐ Public facility

☐ Infrastructure

☒

Public Service

☐ Other

If Public Services: (Number of Beneficiaries)

☐ Youth

☒

Elderly

☐ People (General)

SECTION III

Specific Objectives: (Check all that apply)

☐	Improved access to affordable owner housing for minorities
☐	Increase number of homeless persons moving into permanent housing
☐	End chronic homelessness
☒	Improve the services to low/mod income persons
☐	Improve quality/increase quantity of neighborhood facility for low-income person
☐	Improve quality/increase quantity of public improvements for low-income persons
☐	Remediate and re-develop brownfields
☐	Improve economic opportunities for low income persons

Proposed Outcome: Project expenditures is to assist senior citizens with medications, nutritional supplements and medical equipment. Provide light housekeeping, meal prep and essential errands for older adults.

Will CDBG funds be leveraged?

☐ Yes ☒ No

If yes... list all funding sources and amounts

1	Amount: _____
2	Amount: _____
3	Amount: _____
4	Amount: _____

SECTION IV (MUST INCLUDE WITH WORKPLAN)

Infrastructure Projects

☐	City map
☐	Flood Zone map
☐	Project site photos

Public Service (Sub-recipients)

☒	Sub recipient agency letter
☒	Beneficiary count
☐	List of minor equip./supplies

SECTION V CERTIFICATION OF COMPLETION

DOES THE PROPOSED PROJECT MEET A NATIONAL OBJECTIVE?

☒ YES ☐ NO

COMPLETED BY: Monica Gomez

TITLE: Interim Director of Planning



Lower Rio Grande Valley Development Council

Mayor Norie Gonzalez Garza MissionPresident
Judge Aurelio Guerra, Willacy County1st Vice President
Mayor John Cowen, Jr, Brownsville2nd Vice President
Mayor Ramiro Garza, EdinburgSecretary
Mayor Norma Sepulveda, HarlingenTreasurer

BOARD MEMBERS

Adrian Gonzalez
Mayor, Weslaco

Joey Lopez
Commissioner, Cameron County

Ellie Torres
Commissioner, Hidalgo County

Rosa Perez
Mayor, La Villa

David Moreno
Mayor, Donna

Sylvia Castillo
Mayor, Sullivan City

Oscar Montoya
Mayor, Mercedes

Javier Villalobos
Mayor, McAllen

Alejandro Flores
Mayor, Los Fresnos

Ambrosio "Amos" Hernandez
Mayor, Pharr

Edward Gonzales
Commissioner, Raymondville

Ricardo "Rick" Guerra
Mayor, San Benito

Marco "Markie" Villegas
Commissioner, San Juan

Veronica Gonzales
UT Rio Grande Valley

Paul Hernandez
South Texas College

Luke Lucio
Texas State Technical College

Troy Allen
Delta Lake Irrigation District

Donald Mills
Willacy County Navigation District

Jim Darling
Member-at-Large

Scar Garcia
Member-at-Large

Adres Chavez
Member-at-Large

Epita Sanchez Martinez
Grassroots Organizations

EXECUTIVE DIRECTOR
Luis "Manny" Cruz

Greetings,

On behalf of the Lower Rio Grande Valley Development Council (LRGVDC) and its Aging and Disability Resource Center (ADRC) program, we are pleased to submit this Letter of Intent requesting \$30,000 in funding through the City of San Juan's Community Development Block Grant (CDBG) Program to support our senior services initiative. The requested funds would help expand Health Maintenance and Homemaker Services for Disabled Residents, reducing waiting lists and supporting disabled individuals' ability to remain independent and safe in their homes.

Proposed Services:

- **Health Maintenance Services:** Assistance with medications, nutritional supplements, diabetic footwear, grab bars, and other durable medical equipment that promote health and safety.
- **Homemaker Services:** Light housekeeping, meal preparation, and essential errands for older adults unable to perform daily tasks due to health limitations.

These services directly enhance well-being, prevent unnecessary hospitalizations, and improve the overall quality of life for vulnerable seniors in our community. We anticipate serving **30 low-income individuals with disabilities** in San Juan through this funding. We sincerely appreciate the City of San Juan's commitment to supporting aging residents and their families. Thank you for this opportunity to collaborate in strengthening local services for disabled individuals.

Best regards,

Margarita Lopez, MSW, C.P.C
Director II
Health and Human Services
LRGVDC - Area Agency on Aging
301 W. Railroad
Weslaco Texas, 78596

Rolando Florez
Program Supervisor
Health and Human Services
LRGVDC - Area Agency on Aging
301 W. Railroad
Weslaco Texas, 78596

CITY OF SAN JUAN

WORKPLAN PROJECT SHEET

FY 2026

Project Name: Health Services - Nuestra Clinica Del Valle, Inc.

Proposed Budget: \$10,000.00

National Objective: LMC

Matrix Code: 05M

(Check One)

☒

Benefits low/moderate income

Prevention/elimination of slum & blight

Meets an urgent need

Project Description: Project expenditures include providing medical, dental and behavioral services to uninsured, economically disadvantaged residents in the San Juan area. NCDV will provide medical services to 75 adults and children without all these services.

Project Location: 801 W. 1st Street, San Juan, TX 78589
P.O. Box 1689, Pharr, TX 78577

SECTION II

Primary Purpose: (Check One)

☒

Help the homeless

Helps Persons with HIV/AIDS

☒

Help persons with disabilities

Address public housing needs

Not applicable

Priority Need Category: (Check One)

Rental Housing

Public facility

Owner Occupied Housing

Infrastructure

Economic Development

☒

Public Service

Plannign/Adminstration

Other

If Public Services: (Number of Beneficiaries)

Youth

☒

People (General)

Elderly

SECTION III

Specific Objectives: (Check all that apply)

☐	Improved access to affordable owner housing for minorities
☐	Increase number of homeless persons moving into permanent housing
☐	End chronic homelessness
☒	Improve the services to low/mod income persons
☐	Improve quality/increase quantity of neighborhood facility for low-income person
☐	Improve quality/increase quantity of public improvements for low-income persons
☐	Remediate and re-develop brownfields
☐	Improve economic opportunities for low income persons

Proposed Outcome: Project will provide medical, dental and behavioral services to 75 adults and children who would oetherwise have not access to these services.

Will CDBG funds be leveraged?

☐	Yes	☒	No
If yes... list all funding sources and amounts			
1		Amount:	
2		Amount:	
3		Amount:	
4		Amount:	

SECTION IV (MUST INCLUDE WITH WORKPLAN)

Infrastructure Projects	Public Service (Sub-recipients)
☐ City map	☒ Sub recipient agency letter
☐ Flood Zone map	☒ Beneficiary count
☐ Project site photos	☐ List of minor equip./supplies

SECTION V CERTIFICATION OF COMPLETION

DOES THE PROPOSED PROJECT MEET A NATIONAL OBJECTIVE?

☒ YES ☐ NO

COMPLETED BY: Monica Gomez

TITLE: Interim Director of Planning

NUESTRA CLINICA DEL VALLE, INC.

ADMINISTRATIVE OFFICES
P.O. BOX 1689 PHARR, TEXAS 78577
956-787-8915

September 11, 2025

Mayor Mario Garza
City of San Juan
709 S. Nebraska
San Juan, TX 78589

Dear Mayor Garza:

Please accept this as Nuestra Clinica del Valle's letter of intent to seek funds in the amount of \$10,000 from Urban County/CDBG funds for program year 39 (2026-2027).

Nuestra Clinica del Valle, Inc. (NCDV) will provide medical, dental and behavioral services to uninsured, economically disadvantaged residents in the City of San Juan. NCDV will provide medical, dental and behavioral services to 75 adults and children who would otherwise have no access to these services.

Please contact our office regarding additional information required in order to expedite our request.

Sincerely,



Lucy Torres
Chief Executive Officer

1518 E. Santa Rosa Ave.
Edcouch, TX 78538
956-262-1363

1500 First Street
Mercedes, TX 78570
956-565-3191

611 N. Bryan Rd.
Mission, TX 78572
956-580-3303

105 South 10th Street
Donna, TX 78537
956-464-5809

801 W. 1st Street
San Juan, TX 78589
956-787-0787

317 E. Dukakis Ave.
Alton, TX 78573
956-519-1800

300 N. 86th St.
San Carlos, TX 78539
956-287-8850

600 N. Garza, Suite A
RGC. Tex. 78582
956-487-0846

2891 E. Grant St.
Roma, Texas 78584
956-849-2100

2900 Raul Longoria
San Juan, TX 78589
956-781-6077

806 W. 3rd St
San Juan, Texas 78589
956-787-0787

CITY OF SAN JUAN

WORKPLAN PROJECT SHEET

FY 2026

Project Name: Abuse and Neglected Children - Children's Advocacy Center of Hidalgo and Starr Counties

Proposed Budget: \$5,000.00

National Objective: _____

Matrix Code: 05N

(Check One)

☒

Benefits low/moderate income

Prevention/elimination of slum & blight

Meets an urgent need

Project Description: Project expenditures is to provide services to abuse and neglect children aged 2 to 17. Thorough forensic interviews, medical evaluations, crisis interventions, victim support, and counseling services.

Project Location: 525 W. Wisconsin Rd
Edinburg, TX 78539

SECTION II

Primary Purpose: (Check One)

<u>Help the homeless</u>	<u>Helps Persons with HIV/AIDS</u>
<u>Help persons with disabilities</u>	<u>Address public housing needs</u>
☒ <u>Not applicable</u>	

Priority Need Category: (Check One)

<u>Rental Housing</u>	<u>Public facility</u>
<u>Owner Occupied Housing</u>	<u>Infrastructure</u>
<u>Economic Development</u>	☒ <u>Public Service</u>
<u>Plannign/Adminstration</u>	<u>Other</u>

If Public Services: (Number of Beneficiaries)

☒ <u>Youth</u>	<u>People (General)</u>
<u>Elderly</u>	

SECTION III

Specific Objectives: (Check all that apply)

☐	Improved access to affordable owner housing for minorities
☐	Increase number of homeless persons moving into permanent housing
☐	End chronic homelessness
☒	Improve the services to low/mod income persons
☐	Improve quality/increase quantity of neighborhood facility for low-income person
☐	Improve quality/increase quantity of public improvements for low-income persons
☐	Remediate and re-develop brownfields
☐	Improve economic opportunities for low income persons

Proposed Outcome: Project will provide a safe and nurturing environment where children can feel supported as they share their experiences and begin their journey toward healing.

Will CDBG funds be leveraged?

☒ **Yes** ☐ **No**

If yes... list all funding sources and amounts

1	Amount: _____
2	Amount: _____
3	Amount: _____
4	Amount: _____

SECTION IV (MUST INCLUDE WITH WORKPLAN)

Infrastructure Projects

☐	City map
☐	Flood Zone map
☐	Project site photos

Public Service (Sub-recipients)

☒	Sub recipient agency letter
☐	Beneficiary count
☐	List of minor equip./supplies

SECTION V CERTIFICATION OF COMPLETION

DOES THE PROPOSED PROJECT MEET A NATIONAL OBJECTIVE?

☒ **YES** ☐ **NO**

COMPLETED BY: Monica Gomez

TITLE: Interim Director of Planning

CHILDREN'S ADVOCACY CENTER OF HIDALGO AND STARR COUNTIES

525 W. Wisconsin Rd. • Edinburg, Texas 78539 • Phone (956) 287-9754 • Fax (956) 287-9764

WWW.CACHIDALGO.ORG



Executive Officers:

Jennifer Soto, President

Tina Martin, Vice President

Will Lowry, Treasurer

Jessica Galleso, Secretary

Hidalgo County Board Members:

Amira Kalifa

Belinda Escamote, CPS

Carol Ann Hunsanghlar

Dr. Carolina Huerta

J.E. "Eddie" Guerra, Sheriff

Lorena Castillo

Maria Elena Salomana

Murray Moore

Pablo Escalante-Castillo

Providence Berra

Ricardo "Rick" Guerrero Jr.

Toribio "Terry" Palacios, DA

Starr County Board Members:

Gocha Ramirez, DA

Executive Director:

Nadia Ochoa, MPA

Finance Director:

Daniel Sanchez

October 9, 2025

San Juan City Commissioners
512 S. Nebraska Ave.
San Juan, TX 78589

Dear Commissioners,

I hope this letter finds you well.

The Children's Advocacy Center of Hidalgo and Starr Counties (CACHS) is a nonprofit organization founded in 2000 in response to the heartbreaking loss of a two-year-old child due to abuse and neglect. Our mission is to provide a safe and nurturing environment where children can feel supported as they share their experiences and begin their journey toward healing.

We work closely with state, local, and federal law enforcement agencies, along with the Department of Family and Protective Services, to serve children aged 2 to 17. Through forensic interviews, medical evaluations, crisis intervention, victim support, and counseling services, we strive to reduce re-victimization and offer compassionate care to those in need.

At this time, we respectfully seek your support through a funding request of \$10,000 to help sustain these vital services for approximately 200 children from Precinct 4. Your generosity would make a meaningful difference in the lives of these children and their families, ensuring they receive the care and justice they deserve.

Thank you very much for your consideration of our request. We deeply appreciate your ongoing commitment to the wellbeing of our community's children.

With gratitude,

Nadia Ochoa, MPA

Executive Director

Children's Advocacy Centers of Hidalgo and Starr Counties

Hope. Healing. Justice.

"Breaking the cycle of abuse one child at a time."



children's advocacy
centers of hidalgo and starr





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

**HIDALGO COUNTY
 URBAN COUNTY PROOGRAM
 CDBG PROGRAM
 DISTRIBUTION OF FUNDS**

	2020 \$285,782.00	2021 \$330,956.00	2022 \$300,037.00	2023 \$286,199.00	2024 \$294,597.00	2025 \$284,266.00
General Administration	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00
Street Improvements	\$268,282.00	\$310,956.00	\$283,037.00	\$271,199.00	\$284,597.00	\$261,266.00
	Loma Linda Estates	12 th Street & Small No. 2	Small No. 2 & Loma Linda Phase 3	Tierra de Palmas	Bar No. 4	Los Laureles
Senior Services Amigos del Valle	\$7,500	\$5,000.00	\$5,000.00	\$5,000.00		\$10,000.00
Health Services Nuestra Clinica del Valle	\$5,000.00	\$7,000.00	\$7,000.00	\$7,000.00	\$7,000.00	\$10,000.00
Health Services Capable Kids Found.		\$3,000.00				
Abused and Neglected Children CASA of Hidalgo	\$2,000.00	\$2,000.00	\$2,000.00			

STREET IMPROVEMENTS PROJECT

FY 2020 - Loma Linda Estates (Loma Alta, Loma Azul and Loma Bonita Street)

FY 2021 - West 12th Street, West Jaime and West Alfredo Street)

FY 2022 - Small No. 2 (Alfredo, Jaime and Standard Avenue) and Loma Linda Estates Phase 3 (Loma Verde, Loma Vista and Loma Linda Street)

FY 2023 - Tierra de Palmas (Royal Palm, Third and Palmetto Palm Street)

FY 2024 - Bar No. 4 (Gardenia and San Martin Street)

FY 2025 – Los Laureles (San Cristobal, San Francisco and Santa Fe Street)

512 S. Nebraska Ave. • San Juan, Texas 78589-2649
Phone: (956) 223-2220 • Fax: (956) 787-5978

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

Preliminary Plat Approval with Variances at Black Hills Estates II being a 13.46-acre tract of land out of Lot 3, Block 39, Alamo Land and Sugar Company's Subdivision, located approximately 2000 feet West of Cesar Chavez Road, along the South side of Sioux Road, as Requested by Barrera Infrastructure Group, Inc. [Monica Gomez, Interim Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The developer is proposing to subdivide 13.46-acre tract of land located approximately a quarter of a mile West of Cesar Chavez Road, along the South side of Sioux Road for the development of a sixty-six (66) lot single-family residential subdivision. The proposed subdivision will include two points of access along Sioux Road.

Zoning / Flood Zone:

The property is located in a Single-Family Residence District (R-S) zone. The property lies within Flood Zone “B”, indicating minimal flood risk.

Infrastructure and Utilities:

- Water Service: North Alamo Water Supply Corporation
- Sewer Service: City of San Juan

Variance Request:

The developer is requesting the following variance from the Unified Development Code (Appendix A, Chapter 2, Article VI – Area and Height Requirements, Section 1):

- Minimum lot width: from 60 feet to 54 feet
- Minimum lot depth: from 100 feet to 114 feet

Staff Recommendation:

Staff recommends approval of the Preliminary Plat and the requested variance, subject to addressing all staff comments.

RECOMMENDATION:

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

PREPARED BY:

Monica Gomez,
Interim Director of
Planning

APPROVED BY:

Ruben Guajardo, City
Manager

Project Description:

Zoning / Flood Zone:

Infrastructure and Utilities:

- ### Variance Request:

- Minimum lot width: from 60 feet to 54 feet
- Minimum lot depth: from 100 feet to 114 feet

Staff Recommendation:

Location Map

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 11/05/2025 Commissioner Mancillas made a motion to approve the preliminary plat with variances as presented. Commissioner Yzaguirre second the motion. The motion passed unanimously with a 5-0 vote.

REVIEW COMMENTS:

Ms. Gomez explained that developer is proposing to subdivide 13.46-acre tract of land located approximately a quarter of a mile West of Cesar Chavez Road, along the South side of Sioux Road for the development of a sixty-six (66) lot single-family residential subdivision. The proposed subdivision will include two points of access along Sioux Road. The property is located in a flood zone “B.” Water service is provided by North Alamo Water Supply Corporation; sewer by the City of San Juan.

The developer is requesting the following variances:

- To reduce the minimum lot width of 60-feet **to** 54-feet.
- To reduce the minimum lot depth of 100-feet to 114-feet.

Staff recommends approval of the Preliminary Plat and the requested variance, subject to addressing all staff comments.

Omar Rios, developer, introduced himself and explained this is the second phase in Black Hills Subdivision. Phase I was been approved with the same variance requests.



May 22, 2025

City of San Juan
Planning & Zoning Department
512 South Nebraska Ave
San Juan, Texas 78589

Attn: Mr. Jorge Garcia, Planning Director
Re: Proposed Variance Request regarding Proposed Lot widths for Black Hills Estates II Subdivision

Dear Mr. Garcia,

On behalf of my client, I am respectfully requesting that the Planning and Zoning Commission and City Council consider the following variance request:

- 1) Approve the proposed lot widths of Black Hills Estates II Subdivision to be a minimum of 54 feet wide to match the existing Black Hills Estates Subdivision located adjacent to the proposed development. The minimum lot depths of Black Hills Estates II are proposed to be 114.0 feet deep, making the minimum lot areas to be 6,156 square feet, which is greater than the required minimum lot area of 6,000 square feet. We believe this variance request will enable builders in the new Black Hills Estates II Subdivision to maintain similar style residences and building costs for this area of San Juan.

Please give our request special consideration. Do not hesitate to contact me should you require additional information or have any questions.

Respectfully,

Rene Barrera, P.E.

xc: client
file

BARRERA INFRASTRUCTURE GROUP, INC.
3525 West Freddy Gonzalez Dr., Ste. B-2
Edinburg, Texas 78539
956-687-3355; FAX: 956-992-8801

§ 1.00. TABLE OF REQUIREMENTS.

The following table shall govern the area and height requirements of all lots and structures.

DISTRICT	TYPE OF USE	MAXIMUM STORIES	HEIGHT (FEET)	MINIMUM WIDTH OF LOT
R-S	Single-Family Dwelling - corner lot	2-1/2	35	60 ft. 65 ft.
R-MH	Manufactured Homes - corner	N/A	N/A	50 ft. 55 ft.
R-MF	Multifamily	3	45	150 ft.
Expressway & High Speed Arterial				200 ft.
C	Commercial	10	125	150 ft.
	Direct Access			100 ft.
	Not direct access			
I1, I2 & IN	Industrial and Institutional	8	100	200 ft.
	Direct access			150 ft.
	Not direct access			

DISTRICT	LOT DIMENSIONS DEPTH	AREA PER FAMILY (SQ. FT.)	MINIMUM YARD FRONT SIDE REAR
R-S	100 ft.	6,000 & 6,500	20 ft. (7)* 6 ft. (8)* (9)*
R-MF Duplex, Triplex, Fourplex and Multiple	150 ft.	22,500	20 ft. (7)* 6 ft. (8)* (9)*
R-MH	125 ft.	6,250 & 6,875	
Expressway & High speed arterials	400 ft.	4,000	
C1, C2, C3	200 ft.	20,000 & 30,000	None 4 2 3
I1, I2 & IN	400 ft.	60,000 & 80,000	None 4 2 3

(Ordinance 15-10 adopted 8/11/15)



Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00 Architectural Firm Reg # BR 4166
200 S. 10th Street, Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883

October 16, 2025

To: Jorge Garcia, Director of Planning & Zoning
512 S. Nebraska Avenue
San Juan, Texas, 78589

Re: Black Hills Estates II (3rd Review)

Mr. Garcia,

The following are our comments regarding the Black Hills Estates II submittal received on 8/8/2025:

Subdivision Plat

1. Verify on signature block for the owner subdivision name
2. Provide certificate of formation for Investments LP.
3. General Note 5 states 66,332 CF, drainage report signed 6/2/2025 volume is 64,234 if there's an updated drainage report please provided.
4. Revised metes and bounds instead of corner say "comer"

Water and Sewer System Layout

1. Submit plans to NAWSC for their review and comments. Please provide documentation that NAWSC has approved the proposed water design.
2. Provide fire Marshall letter approval for fire hydrant spacing.
3. Add linear footage to the proposed 8" waterline callout.

Drainage Plan & Map of Topography Layout

1. Show easement and callouts between the lots.
2. Add paving symbol table.

Water and Sewer System Layout

1. Add linear footage to the proposed 8" waterline callout.

Paving and Drainage System Layout

1. Callout easements for the storm lines crossing the lots.
2. Pipe that is out falling to lot 22 where is that pipe going to?

Sanitary Sewer & Storm Drain Plan & Profile Sheet 4

1. Profile Line A as per city of San Juan cover for sanitary sewer main lines the minimum cover is 4 feet, unless approved by the city of San Juan.

Sanitary Sewer & Storm Drain Plan & Profile Sheet 5

1. Profile Line C and D as per city of San Juan cover for sanitary sewer main lines the minimum cover is 4 feet, unless approved by the city of San Juan.
2. Show slopes and pipe sizes to all pipes in the profile and plan view.
3. Profile Line D show concrete rip rap on the pond.

Sanitary Sewer & Storm Drain Plan & Profile Sheet 4

1. Profile Line EE and FF Show slopes and pipe sizes to all pipes in the profile and plan view.
2. Callout easement in plan view.

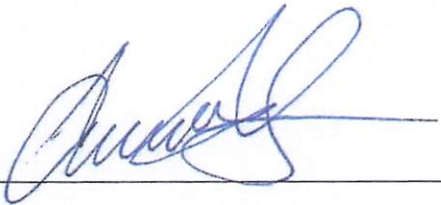
Street Light layout

1. Provide north arrow and scale to the sheet.
2. Get city approval for lighting layout.

General Comments:

1. Provided Drainage report approved before recording the subdivision.
2. Provide certificate of formation.
3. During review process, further comments may need to be addressed.

Respectfully,

for 

Samuel D. Maldonado, PE, RPLS,
CEO
SAMES, Inc.



Tirso Garza,
Fire Chief

Carlos Alaniz,
Assistant Chief

Derek Cantu,
Fire Marshal

Jose J. Salinas,
Fire Inspector

Sandra Guajardo,
Adm. Assistant

BUILDING PLAN REVIEW COMMENTS

Building Plan Name: Black Hills Estates – Phase II

Address: _____

10/8/2025

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

1. A Fire Hydrant shall be located every 500 feet and shall be looped to 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. Curb shall be painted RED with WHITE lettering reading NO PARKING 30 feet from the center of hydrant and 15 feet to each side.
4. Must provide FIRE LANES along the building reading NO PARKING.
5. All entrance 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.

Station #1

707 S. Nebraska
San Juan, TX 78589

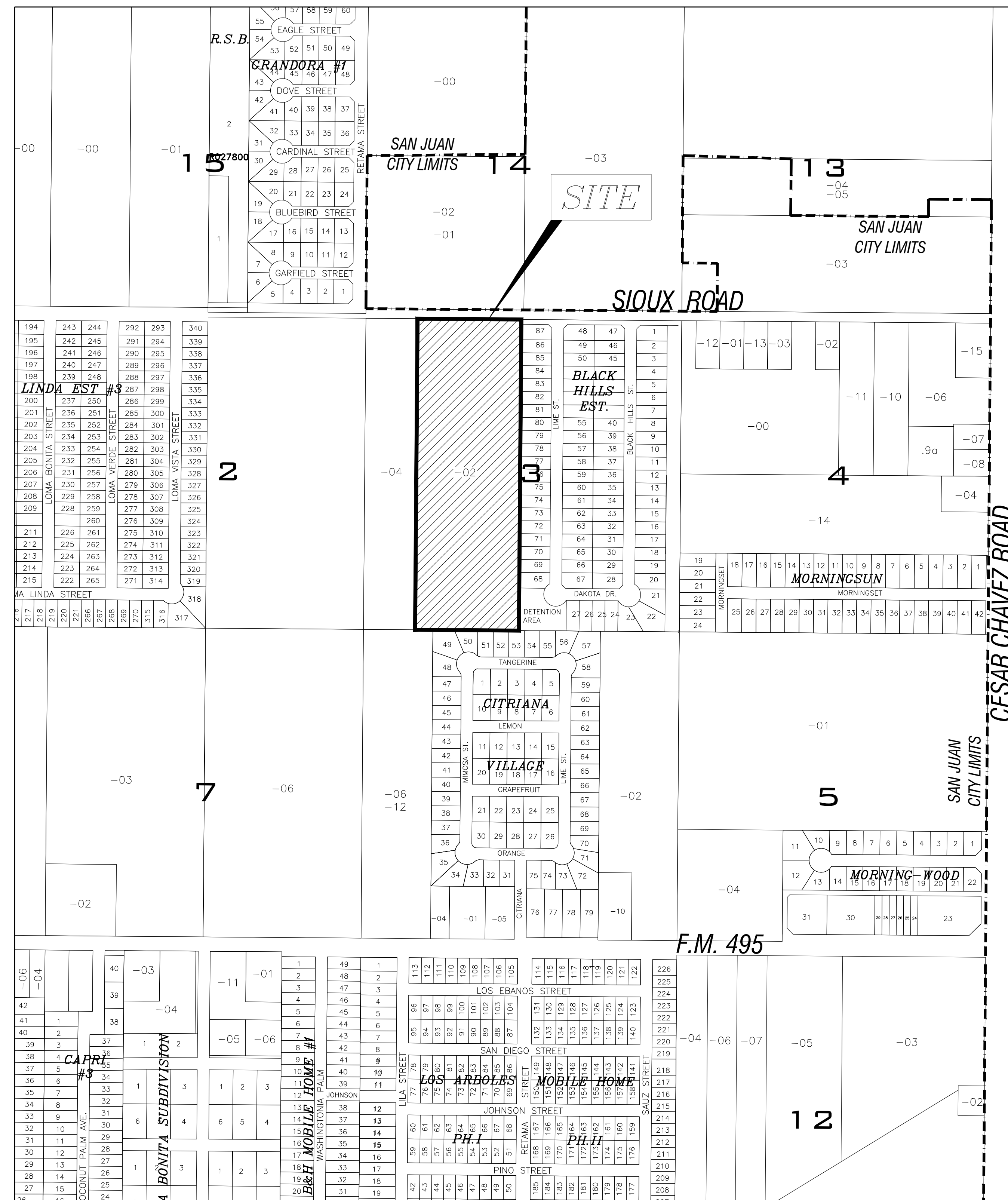
Station #2

01 N. Raul Longoria Rd.
San Juan, TX 78589

Ph: (956) 223-2470

Fax: (956) 783-3441

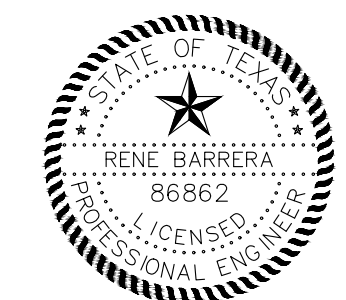

Plans Reviewed By,
Derek Cantu, Fire Marshal.



- 0- COVER SHEET
- 1A- PLAT SHEET "A"
- 1B- PLAT SHEET "B"
- 1C- PLAT SHEET "C"
- 2- WATER & SEWER LAYOUT
- 3- PAVING & DRAINAGE LAYOUT
- 4- SEWER & STORM DRAIN PLAN & PROFILE
- 5- SEWER & STORM DRAIN PLAN & PROFILE
- 6- STORM DRAIN PLAN & PROFILE
- 7- STREET LIGHTS LAYOUT
- 8- WATER DETAILS
- 9- SEWER DETAILS
- 10- PAVING DETAILS
- 11- DRAINAGE DETAILS

LOCATION MAP
1"=300'

FOR CONSTRUCTION
THIS DOCUMENT HAS BEEN RELEASED FOR CONSTRUCTION.
BY RENE BARRERA, P.E. No. 86862.
10-30-25



10-30-25
Rene Barrera
Licensed Professional
Engineer # 86862



3525 W. FREDDY GONZALEZ AVE.
SUITE "B2"
EDINBURG, TX 78539
TEL: 956-687-3355
FAX: 956-992-8801
TEXAS FIRM NO. 6435

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS **BLACK HILLS ESTATES II** TO THE CITY OF SAN JUAN, TEXAS, AND WHOSE NAME(S) IS(ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF SAN JUAN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF SAN JUAN.

OWNER: 316 INVESTMENTS, LP
AGENT: OMAR RIOS
1418 ALAMO ROAD
ALAMO, TX 78516

DATE:

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED OMAR ISRAEL RIOS, THE PERSON(S) WHOSE NAME(S) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC
MY COMMISSION EXPIRES ON: _____

CITY OF SAN JUAN
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.

CHAIRMAN, PLANNING & 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 ATTEST: CITY SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

I, RENE BARRERA, P.E., A LICENSED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, LICENSE NUMBER TX. 86862, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

RENE BARRERA, P.E.
LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 86862



STATE OF TEXAS
COUNTY OF HIDALGO

I, MANUEL CARRIZALES, A (REGISTERED PROFESSIONAL ENGINEER/REGISTERED PUBLIC SURVEYOR), DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED AS SURVEYED ON THE GROUND AND SUBDIVISION UNDER MY DIRECTION, THAT THE WATER AND SEWER SERVICE FACILITIES DESCRIBED BY THE PLAT OR IN THE DOCUMENT ATTACHED TO THE PLAT ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, TEXAS WATER CODE.

MANUEL CARRIZALES
R.P.L.S. No. 6388
TEXAS REG. SURVEY FIRM NO. 10194417
CARRIZALES LAND SURVEYING, LLC.
4807 GANDOLA AVE.
EDINBURG, TX 78542

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

HIDALGO COUNTY DRAINAGE DISTRICT. NO. 1

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

DATE

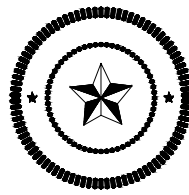
PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: 316 INVESTMENTS, LP	1418 N. ALAMO ROAD	ALAMO, TX. 78516		
ENGINEER: RENE BARRERA, P.E.	3525 W. FREDDY GONZALEZ	EDINBURG, TX. 78539	956-687-3355	956-992-8801
SURVEYOR: MANUEL CARRIZALES, RPLS	4807 GANDOLA AVE.	EDINBURG, TX. 78542		

316 INVESTMENTS, LP
AGENT: OMAR RIOS
1418 N. ALAMO ROAD
ALAMO, TX 78516

GENERAL NOTES:

- THIS PROPERTY IS LOCATED IN FLOOD ZONE "B" (MEDIUM SHADING): AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVES FROM THE BASE FLOOD. FEMA FIRM COMMUNITY PANEL NUMBER 480334 0425 C MAP REVISED NOVEMBER 16, 1982.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT OR LOT LINE.
- MINIMUM BUILDING SETBACK LINES AS FOLLOWS:
FRONT..... 20.0'
FRONT GARAGE 18.0'
REAR 15.0'
SIDE 6.0'
SIDE CORNER..... 10.0'
*OR EASEMENT WIDTH, WHICHEVER IS GREATER IN ALL CASES
- MINIMUM FINISH FLOOR ELEVATION TO BE 18" ABOVE TOP OF CURB, AS MEASURED AT FRONT AND CENTER OF EACH LOT.
- A TOTAL OF 64,234 CUBIC FEET OF DETENTION IS REQUIRED FOR THIS SUBDIVISION. DETENTION REQUIREMENTS WILL BE PROVIDED BY A PRIVATELY OWNED AND MAINTAINED DETENTION POND LOCATED WITHIN COMMON LOT 21.
- BENCH MARK: TOP OF SANITARY SEWER MANHOLE LOCATED UNDER THE SIOUX ROAD PAVEMENT AT THE NORTHEAST CORNER OF BLACK HILLS ESTATES; ELEV=102.70
- ALL LOT CORNERS MARKED WITH 1/2" DIAMETER IRON ROD WITH PINK CAP STAMPED "CLS RPLS #6388".
- THE UTILITY EASEMENT ABUTTING THE STREET AT THE FRONT OF THE LOT SHALL NOT BE FENCED AND SHALL NOT BE OBSTRUCTED.
- THE MAINTENANCE OF ALL STORMWATER DETENTION AREAS IN THIS DEVELOPMENT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/HOME OWNER'S ASSOCIATION.
- EACH LOT IN THIS SUBDIVISION SHALL BE REQUIRED TO HAVE A SOLID WASTE DISPOSAL CONTRACT WITH THE CITY OF SAN JUAN SOLID WASTE SERVICES.
- A 4 FT. SIDEWALK ALONG INTERIOR STREET SHALL BE REQUIRED AT BUILDING PERMIT STAGE FOR EACH LOT.
- A 5 FT SIDEWALK ALONG SIOUX ROAD WITH ADA RAMPS AND LANDINGS SHALL BE REQUIRED DURING SUBDIVISION CONSTRUCTION STAGE.
- 50% OF PARKLAND FEES TO BE PAID AT RECORDING STAGE AND REMAINING 50% PARKLAND FEES WILL BE REQUIRED AT BUILDING PERMIT ACQUISITION.
- COMMON LOT 21 TO BE USED FOR STORM WATER RETENTION/ DETENTION POND ONLY, NO OTHER USE SHALL BE PERMITTED UNLESS APPROVED BY THE CITY OF SAN JUAN.
- NO ACCESS WILL BE ALLOWED ONTO SIOUX ROAD FROM LOTS 1, 27 AND 66



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

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

NORTH ALAMO WATER SUPPLY NOTE

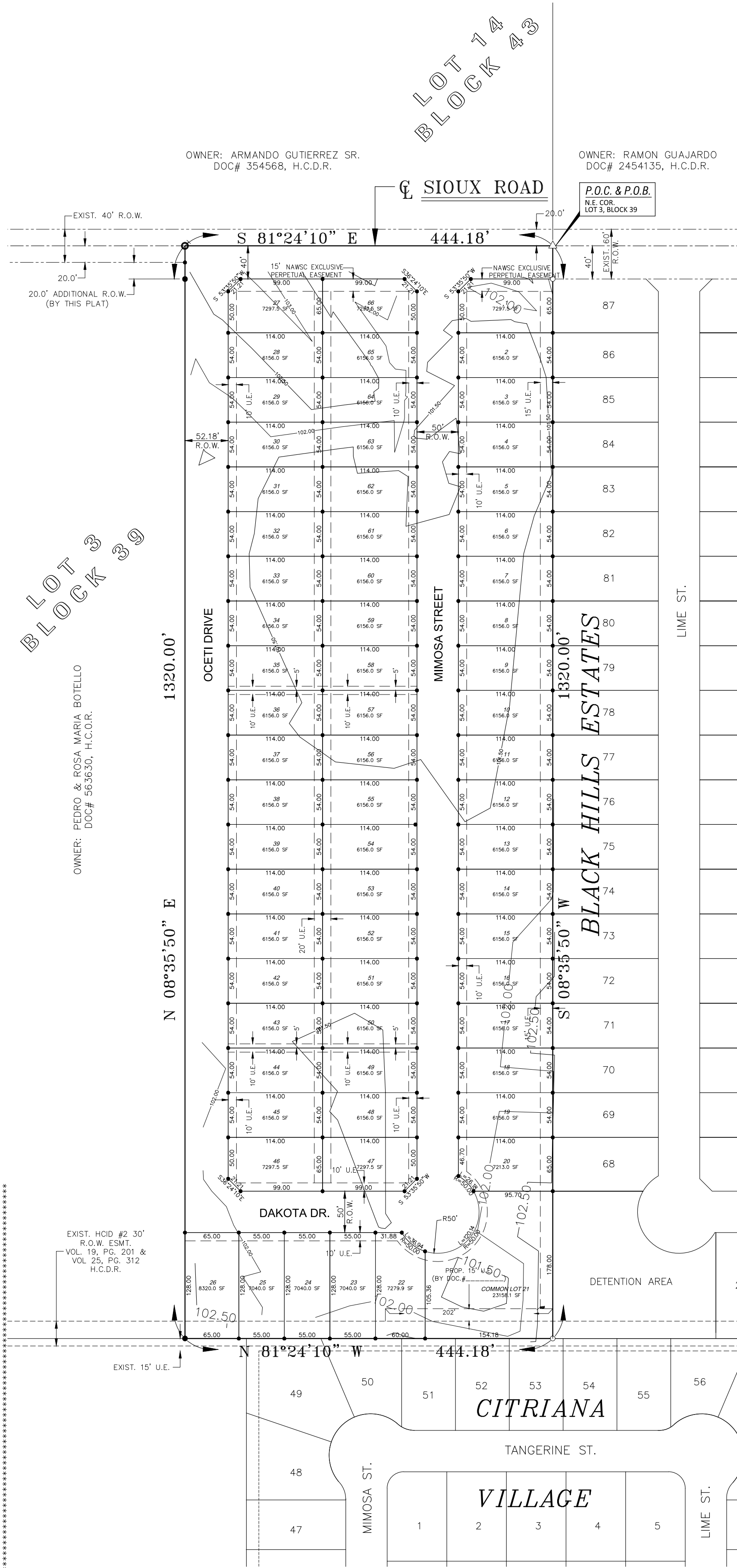
Know all men by these present, that the undersigned owner(s) of the property shown on the plat, their successors, assigns, and transferees (hereinafter called "grantor" whether one or more persons are named), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North, 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 lay and thereafter use, operate, inspect, repair, maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over grantor's adjacent lands for the purposes 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) 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 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 relocating 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 centerline 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, maintenance, repair, replacement and relocation of the structures referred to herein. This 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.

The easement conveyed herein was obtained or improved through federal financial assistance. This easement is subject to the provision 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 EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 20____.



SYMBOL LEGEND
△ - FD. 60-D NAIL
● - SET PK NAIL
○ - FD. 1/2" IRON ROD
● - SET 1/2 INCH IRON ROD WITH RED CAP STAMPED "KLSC 6333 Prop Cor"

METES AND BOUNDS:
BEING A 13.46 (586,317.60 SQ. FT.) ACRE GROSS; MORE OR LESS, 13.06 (568,963.20 SQ. FT.) ACRE NET; MORE OR LESS, TRACT OF LAND OUT OF LOT 3, BLOCK 39, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 24, MAP RECORDS, HIDALGO COUNTY, TEXAS, CONVEYED TO ROGELIO RIOS AND WIFE, ANABEL RIOS, ET AL., AS RECORDED IN DOCUMENT NUMBER 2011-2262266, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID 13.46 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING; AT A FOUND 60-D NAIL, AT THE NORTHWEST CORNER OF BLACK HILLS ESTATES, AS RECORDED IN DOCUMENT NUMBER 2023-3506078, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND BEING AT THE COMMON LINE OF LOT 3, BLOCK 39, LOT 14, BLOCK 43, OF SAID ALAMO LAND AND SUGAR COMPANY SUBDIVISION, A TRACT OF LAND CONVEYED TO ARMANDO GUTIERREZ JR. AND ARNOLDO GUTIERREZ, AS RECORDED IN DOCUMENT NUMBER 1993-354568, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND A TRACT OF LAND CONVEYED TO RAMON GUJARDO AND WIFE, ELIZABETH GUTIERREZ, AS RECORDED IN DOCUMENT NUMBER 2013-2454135, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING AT THE CENTERLINE OF SIOUX RD (HAVING A 40.00' ORIGINAL R.O.W.), FOR POINT OF BEGINNING AND FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 08°35'50" WEST, ALONG THE WEST LINE OF SAID BLACK HILLS ESTATES, AT A DISTANCE OF 20.00 FEET, PASSING A SET 1/2 INCH IRON ROD WITH A RED CAP STAMPED "KLSC 6333 PROP COR", AT THE ORIGINAL DEDICATED SOUTH RIGHT OF WAY LINE OF SAID SIOUX RD, AT A DISTANCE OF 40.00 FEET, PASSING A FOUND 1/2 INCH IRON ROD, AT THE NORTHWEST CORNER OF LOT 87, OF SAID BLACK HILLS ESTATES, ALSO BEING AT THE SOUTH RIGHT OF WAY LINE OF SAID SIOUX RD, CONTINUING TO A TOTAL DISTANCE OF 1,320.00 FEET, PASSING THROUGH THE COMMON CORNERS OF LOT 67 TO LOT 87, OF SAID BLACK HILLS SUBDIVISION, TO A FOUND 1/2 INCH IRON ROD, FOR THE SOUTHWEST CORNER OF LOT 67, OF SAID BLACK HILLS ESTATES, ALSO BEING AT THE NORTH LINE OF LOT 53, CITRIANA VILLAGE, AS RECORDED IN VOLUME 21, PAGE 97, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 81°24'10" WEST, ALONG THE NORTH LINE OF SAID CITRIANA VILLAGE, AT A DISTANCE OF 370.00 FEET, PASSING A POINT BEING THE COMMON CORNER OF LOT 49, OF SAID CITRIANA VILLAGE AND LOT 1, COUNTRY PALMS RV PARK, AS RECORDED IN VOLUME 50, PAGE 145, MAP RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING TO A TOTAL DISTANCE OF 444.18 FEET, TO A SET 1/2 INCH IRON ROD WITH A RED CAP STAMPED "KLSC 6333 PROP COR", FOR THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO PEDRO BOTELLO AND WIFE, ROSA MARIA BOTELLO, AS RECORDED IN DOCUMENT NUMBER 1996-563630, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 08°35'50" EAST, ALONG THE EAST LINE OF SAID TRACT OF LAND CONVEYED TO PEDRO BOTELLO AND WIFE, ROSA MARIA BOTELLO, AT A DISTANCE OF 1,280.00 FEET, PASSING A SET 1/2 INCH IRON ROD WITH A RED CAP STAMPED "KLSC 6333 PROP COR", AT THE SOUTH RIGHT OF WAY LINE OF SAID SIOUX RD, AT A DISTANCE OF 1,300.00 FEET, PASSING A SET 1/2 INCH IRON ROD WITH A RED CAP STAMPED "KLSC 6333 PROP COR", AT THE ORIGINAL DEDICATED SOUTH RIGHT OF WAY LINE OF SAID SIOUX RD, CONTINUING TO A TOTAL DISTANCE OF 1,320.00 FEET TO A SET PK NAIL, AT THE NORTHEAST CORNER OF SAID TRACT OF LAND CONVEYED TO PEDRO BOTELLO AND WIFE, ROSA MARIA BOTELLO, AND BEING AT THE SOUTH LINE OF SAID TRACT OF LAND CONVEYED TO ARMANDO GUTIERREZ JR. AND ARNOLDO GUTIERREZ, AND ALSO BEING AT THE CENTERLINE OF SAID SIOUX RD, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 81°24'10" EAST, ALONG THE SOUTH LINE OF SAID TRACT OF LAND CONVEYED TO ARMANDO GUTIERREZ JR. AND ARNOLDO GUTIERREZ, AND BEING AT THE CENTERLINE OF SAID SIOUX RD, A DISTANCE OF 444.18 FEET, TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 13.46 ACRES OF WHICH, 0.40 (17,354.40 SQ. FT) ACRE LIES WITHIN SIOUX ROAD RIGHT-OF-WAY, LEAVING A NET TOTAL OF 13.06 ACRES, MORE OR LESS.

FOR CONSTRUCTION
THIS DOCUMENT HAS BEEN RELEASED FOR CONSTRUCTION.
BY RENE BARRERA, P.E. NO. 86862.
10-30-25



3525 W. FREDDY GONZALEZ
SUITE "B2"
EDINBURG, TX 78539
956-687-3355
956-992-8801 (FAX)
FIRM NO. 6435

BLACK HILLS ESTATES II

WATER AND SEWAGE UTILITY LAYOUT

SUBDIVIDER CERTIFICATION:

1.- 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 STATE 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:

1. - I (WE), 316 INVESTMENTS, LP SUBDIVIDER (S) OF BLACK HILLS ESTATES II SUBDIVISION HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

316 INVESTMENTS, LP
AGENT: OMAR RIOS
1418 ALAMO ROAD
ALAMO, TX 78016

DATE:

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED OMAR RIOS, AGENT FOR 316 INVESTMENTS, LP 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 PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 20____.

NOTARY PUBLIC
MY COMSTUART EXPIRES _____

WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY: DESCRIPTION

BLACK HILLS ESTATES II SUBDIVISION WILL BE 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.

N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE SOUTH SIDE OF THE RIGHT-OF-WAY OF SIOUX ROAD. THE WATER SYSTEM FOR BLACK HILLS ESTATES II SUBDIVISION CONSISTS OF AN 8" DIAMETER WATER LINE THAT TAPS INTO THE EXISTING 8" LINE. THIS 8" LINE THEN RUNS EAST ALONG THE SOUTH SIDE OF SIOUX ROAD NEWLY DEDICATED RIGHT-OF-WAY ENDING AT THE NORTHWEST CORNER OF THIS DEVELOPMENT, SAID NEW 8" WATERLINE TAPPING INTO THE EXISTING 8" WATERLINE ALONG THE OLD R.O.W. LINE. ANOTHER 8" WATERLINE RUNS SOUTH ALONG THE WEST SIDE OF MIMOSA STREET RIGHT-OF-WAY TAPPING INTO THE EXISTING 8" LINE ON THE SOUTH SIDE OF SIOUX ROAD. ANOTHER 8" WATERLINE RUNS EAST AND WEST ALONG THE NORTH ROW OF DAKOTA DRIVE AND CONNECTION TO THE WATERLINES RUNNING SOUTH ON BOTH OCETI DRIVE AND MIMOSA STREET. WATER DISTRIBUTION FOR THE BLACK HILLS ESTATES II SUBDIVISION CONSISTS OF TWENTY-NINE (29) 2" DIAMETER DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 1/2" DIAMETER SERVICE LINES AND SEVEN (7) DIAMETER SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT.

THE 8" LINE, THE DUAL SERVICES AND SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED.

WASTEWATER SUPPLY: DESCRIPTION

BLACK HILLS ESTATES II SUBDIVISION WILL BE TREATED BY WASTEWATER SERVICE FROM THE CITY OF SAN JUAN.

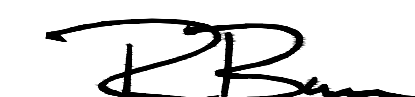
THE CITY OF SAN JUAN HAS AN EXISTING 8" DIAMETER SEWER LINE RUNNING ALONG THE SOUTH SIDE OF THE RIGHT-OF-WAY OF SIOUX ROAD.

THE WASTEWATER SYSTEM FOR BLACK HILLS ESTATES II SUBDIVISION CONSISTS OF AN 8" DIAMETER SEWER LINE THAT TAPS INTO THE EXISTING 8" LINE. THIS 8" LINE THEN RUNS WEST ALONG THE SOUTH SIDE OF SIOUX ROAD RIGHT-OF-WAY ENDING WITH A 48" SANITARY SEWER MANHOLE ON THE NORTHEAST CORNER OF THIS DEVELOPMENT. ANOTHER 8" LINE CONNECTING TO THE 8" SEWER LINE ON SIOUX ROAD WILL RUN SOUTH ALONG THE EAST SIDE OF MIMOSA STREET RIGHT-OF-WAY TAPPING WITH A 48" MANHOLE TO THE EXISTING 8" LINE ON THE SOUTH SIDE OF SIOUX ROAD. ANOTHER 8" LINE CONNECTING TO THE 8" SEWER LINE WILL RUN SOUTH ALONG THE WEST SIDE OF OCETI DRIVE RIGHT-OF-WAY TAPPING WITH A 48" MANHOLE TO THE EXISTING 8" LINE ON THE SOUTH SIDE OF SIOUX ROAD. ANOTHER 8" LINE TAPS INTO THE 8" SEWER LINE ALONG THE EAST SIDE OF THE RIGHT-OF-WAY OF MIMOSA STREET RUNNING WEST ALONG THE SOUTH SIDE OF DAKOTA DRIVE. FROM THE 8" LINE, SIXTY FIVE (65) 4" DIAMETER SEWER SERVICE LINES RUN FOR EACH LOT.

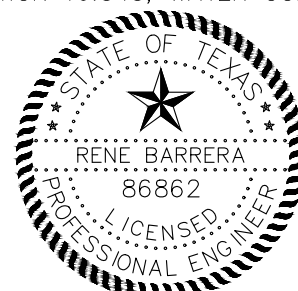
THE 8" LINE, 4" SERVICE LINE AND NINE (9) 48" SANITARY SEWER MANHOLES HAVE BEEN INSTALLED

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.

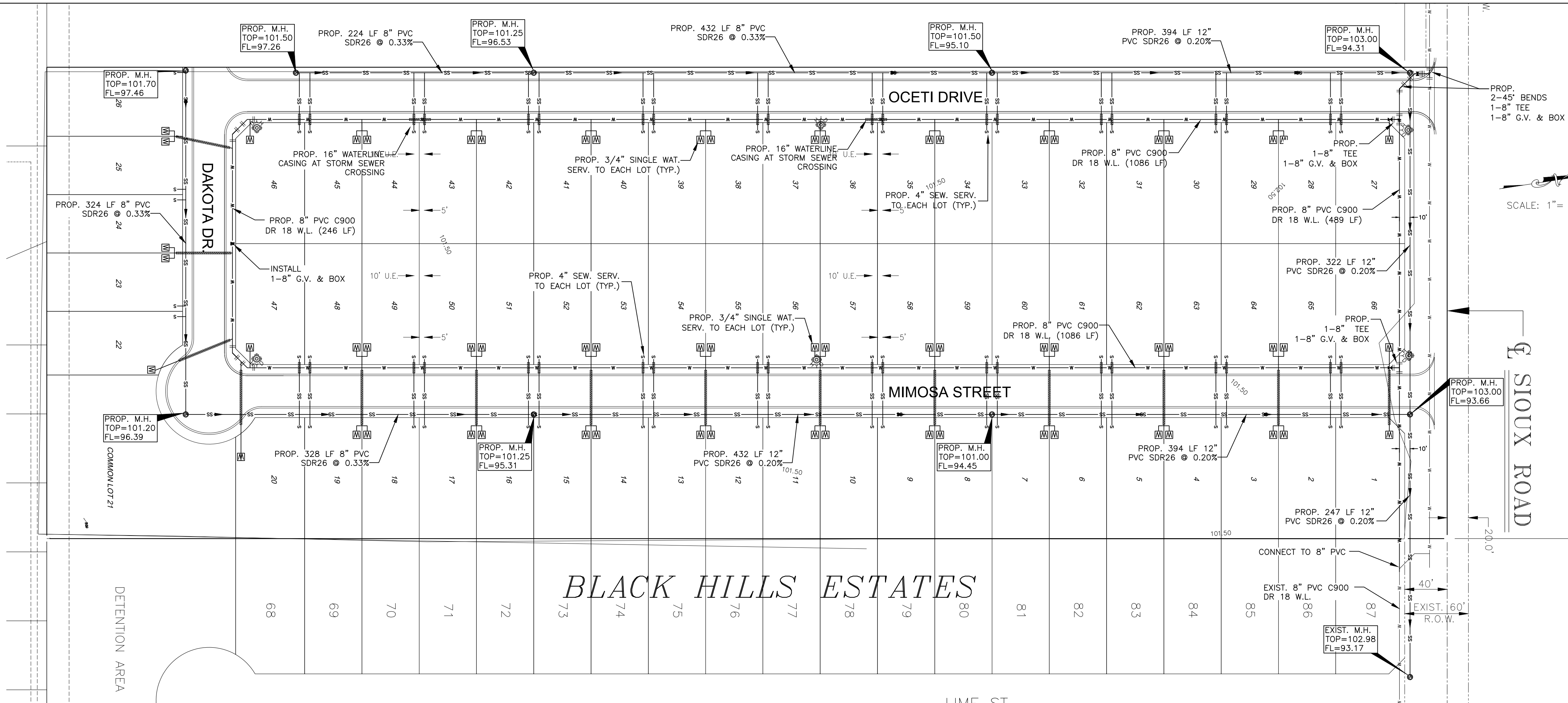

RENE BARRERA, P.E.
LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 86862

10-30-25



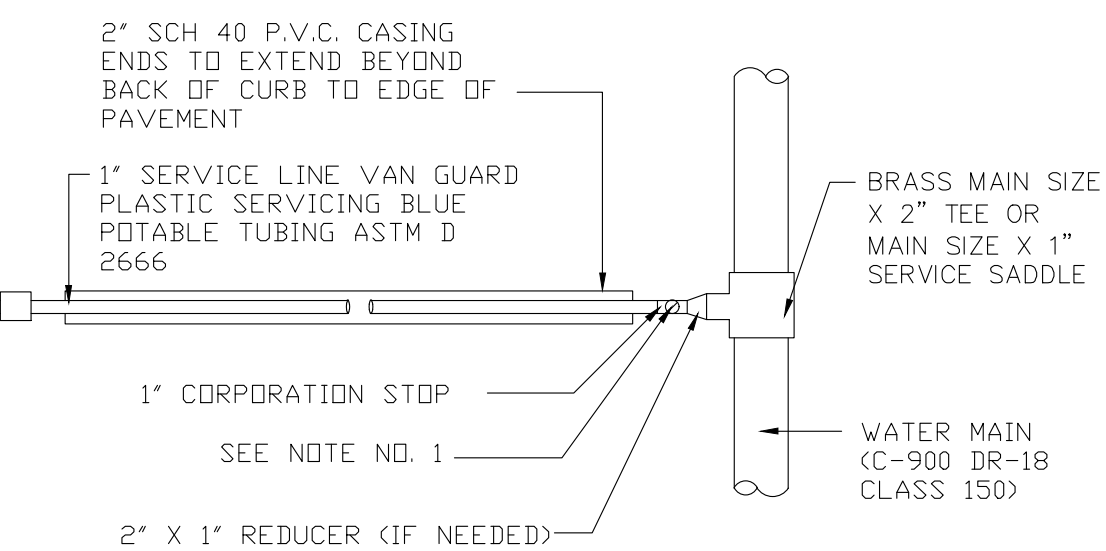
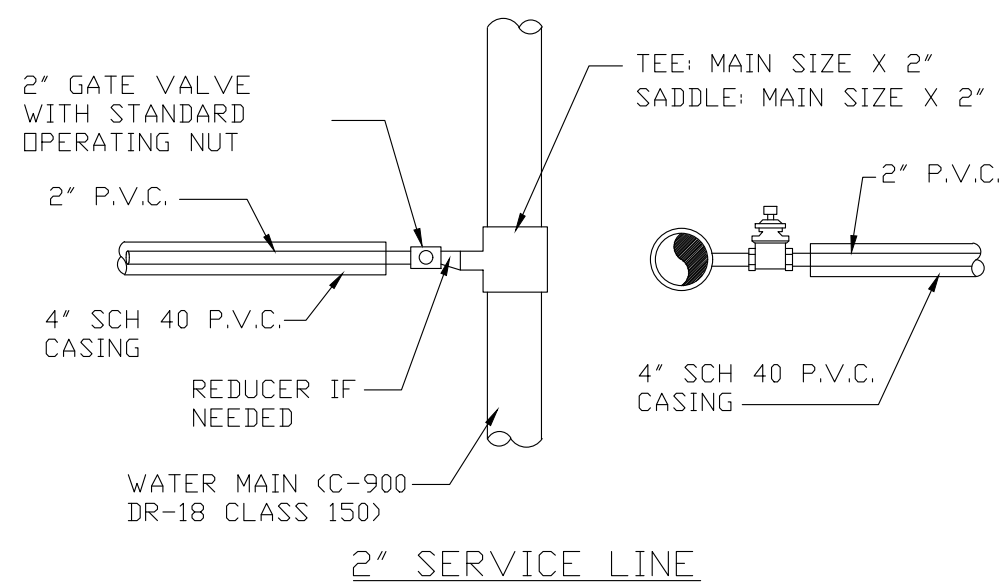
INDEX TO SHEET OF AMIGO ESTATES

SHEET	DESCRIPTION
SHEET 1	HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; SURVEYOR'S AND ENGINEER'S CERTIFICATION; COUNTY HEALTH DEPT. SIGNATURE OF APPROVAL CERTIFICATION; IRRIGATION DISTRICT NOTES AND CERTIFICATE OF APPROVAL; LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; H.C.D.D. No. 1 CERTIFICATION; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER MAP; ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEERS CERTIFICATION; SUBDIVIDER CERTIFICATE AND STATEMENT; STANDARD DETAIL FOR WATER SERVICE; STANDARD DETAIL FOR WATER AND SEWER CROSSING; STANDARD DETAIL FOR SEWER SERVICE; STANDARD DETAILS FOR NORTH ALAMO WATER SUPPLY CORP. WATER AND SEWER SERVICE CONNECTIONS.
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; TYPICAL ROADWAY SECTION, CURB AND GUTTER SECTION, DETENTION POND SECTION, STORM DRAIN DETAILS; DRIVEWAY CULVERT DETAIL.

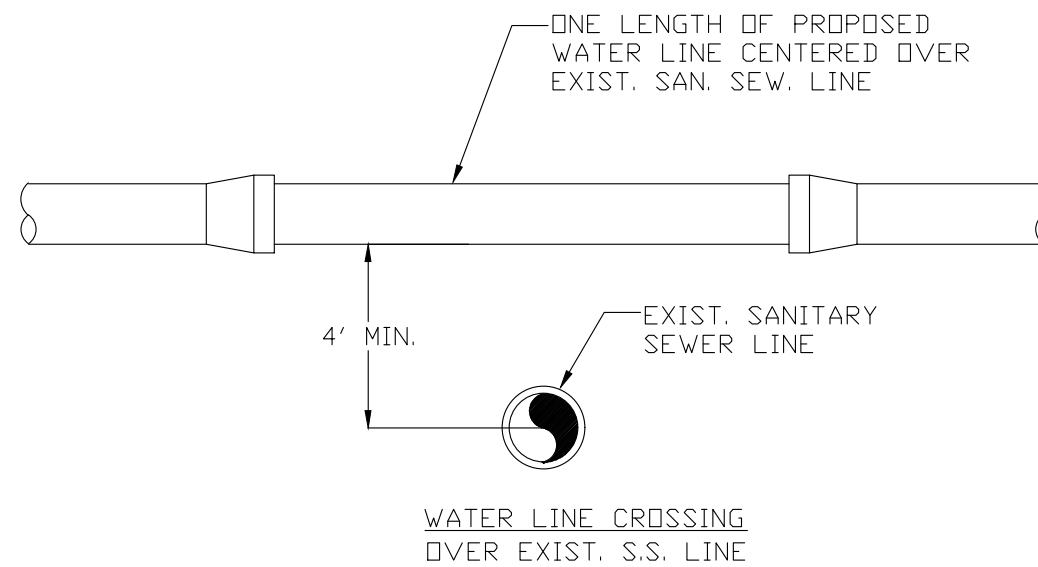
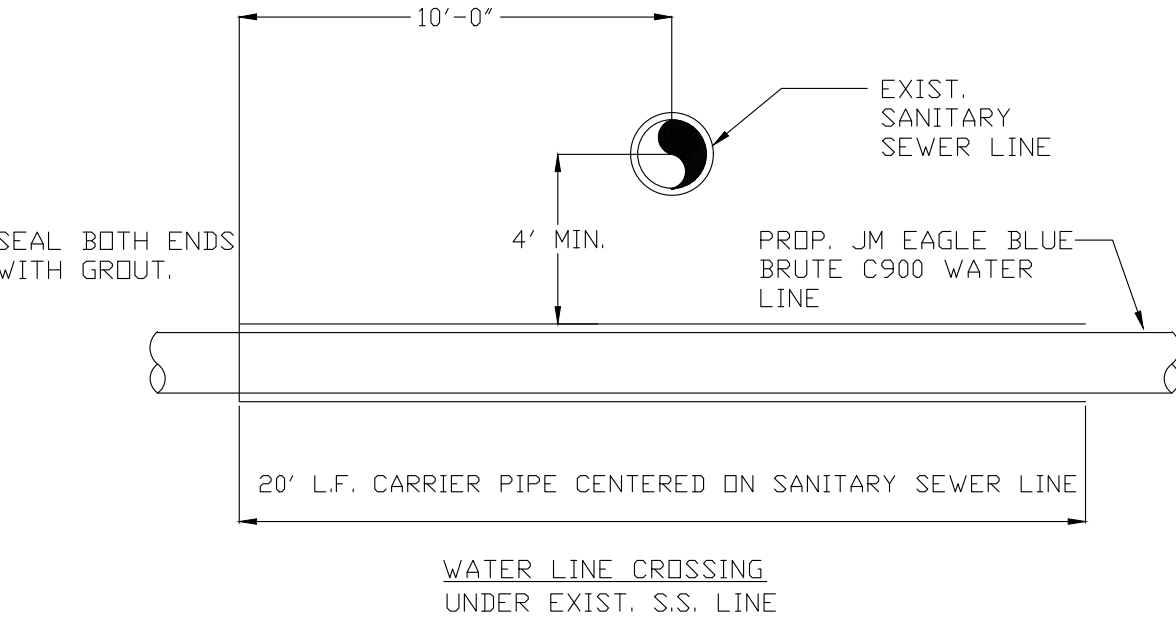


NOTES:

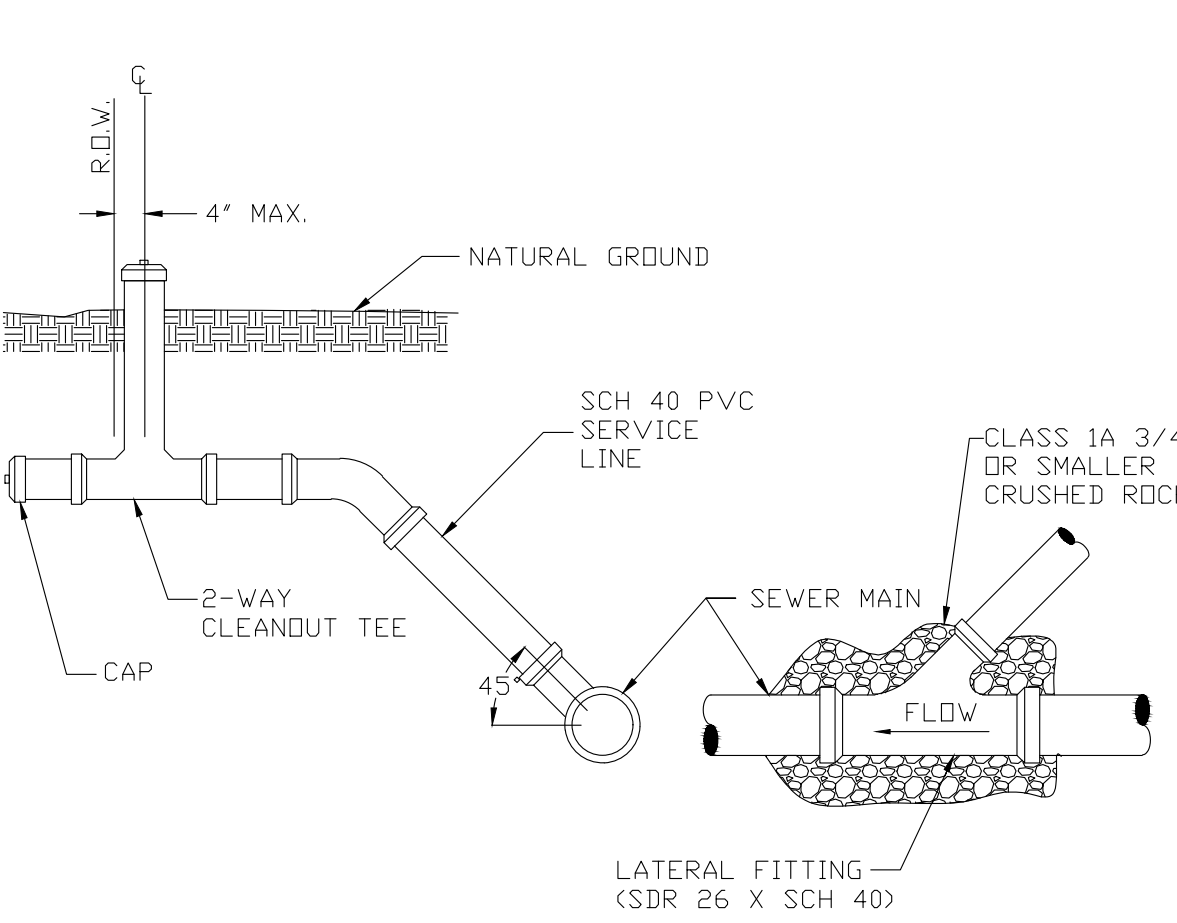
- ON ALL SERVICE LINES GREATER THAN 1" (2" P.V.C. SCHEDULE 40), A 2" VALVE WILL BE REQUIRED.
- ONE SERVICE PER EACH LOT.
- 1" X 3/4" REQUIRED FOR A SINGLE STRAP
- 2" X 1" REQUIRED FOR DOUBLE STRAP



CITY OF SAN JUAN
STANDARDS MANUAL
WATER SERVICE TYPICAL
SERVICE CONNECTION



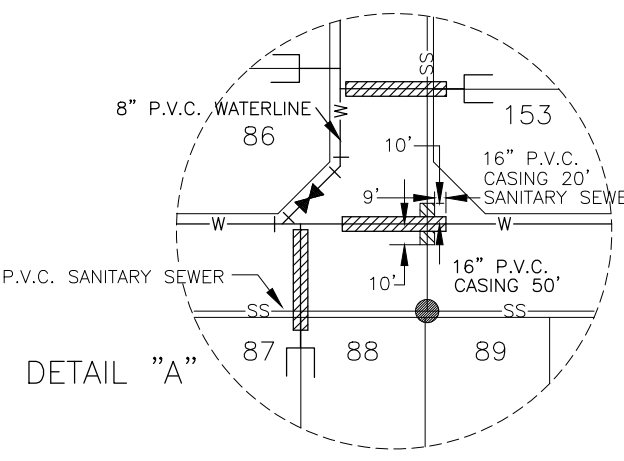
CITY OF SAN JUAN
STANDARDS MANUAL
WATERLINE CROSSING



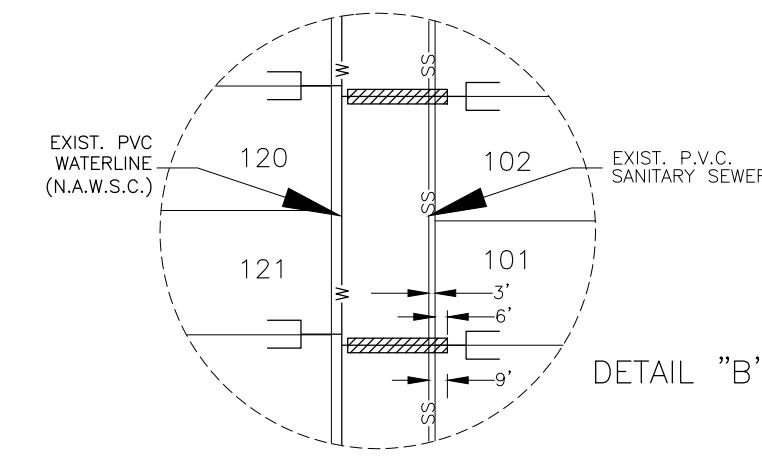
NOTES:

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

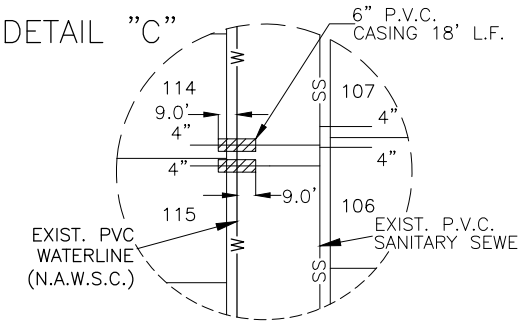
CITY OF SAN JUAN
STANDARDS MANUAL
SANITARY SEWER
STANDARD SERVICE CONNECTION



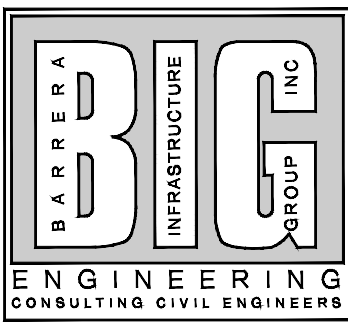
WATERLINE AND SANITARY
SEWER CROSSING
(TYPICAL)



WATER SERVICE
CONNECTION CROSSING @ SEWER LINES
(TYPICAL)



SANITARY SEWER SERVICE
CONNECTION CROSSING @ WATERLINES
(TYPICAL)



3525 W. FREDDY GONZALEZ
SUITE 792
EDINBURG, TX 78539
956-687-3355
956-992-8801 (FAX)
FIRM NO. 6435

PRINCIPAL CONTACTS:				
NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: 316 INVESTMENTS, LP	1418 N. ALAMO ROAD	ALAMO, TX. 78516		
ENGINEER: RENE BARRERA, P.E.	3525 W. FREDDY GONZALEZ	EDINBURG, TX. 78539	956-687-3355	956-992-8801
SURVEYOR: MANUEL CARRIZALES, RPLS	4807 GANDOLA AVE.	EDINBURG, TX. 78542		

NO.	REVISION	DATE	APPROVED

BLACK HILLS ESTATES II
DRAINAGE PLAN & MAP OF TOPOGRAPHY

DRAINAGE STATEMENT FOR
BLACK HILLS ESTATES II SUBDIVISION

I. PROJECT LOCATION
THE BLACKHILLS ESTATES II SUBDIVISION DEVELOPMENT IS A 13.46-ACRE GROSS (13.05 NET ACRE) SINGLE FAMILY RESIDENTIAL SUBDIVISION OUT OF THE EAST 13.46 ACRES OF THE WEST 20.00 ACRES OUT OF LOT 3, BLOCK 39, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP OR PLAT RECORDED IN VOLUME 1, PAGE 24-26, MAP RECORDS OF HIDALGO COUNTY, TEXAS. THE PROPERTY LIES APPROXIMATELY 2,300 FEET (0.44 MILES) WEST OF NORTH CESAR CHAVEZ ROAD, ALONG THE SOUTH RIGHT OF WAY OF EAST SIOUX ROAD, SAN JUAN, TEXAS.

II. FLOOD PLAIN
THE SUBJECT TRACT LIES IN FEMA FLOOD ZONE B (MEDIUM SHADING). AREAS BETWEEN THE LIMITS OF THE 100-YEAR AND 500-YEAR; OR CERTAIN AREAS SUBJECT TO THE 100-YEAR FLOOD WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. THIS AREA IS DETERMINED TO BE IN ACCORDANCE WITH F.E.M.A.-F.I.R.M. COMMUNITY PANEL NO. 480334 0425 C, MAP REVISED NOVEMBER 16, 1982. [REFER TO EXHIBIT D, FEMA FIRM MAP].

III. SOIL CONDITIONS
A REVIEW OF THE SOIL SURVEY OF HIDALGO COUNTY [REFER TO EXHIBIT E, SOIL SURVEY OF HIDALGO COUNTY TEXAS] INDICATES THAT 71.4% OF THE TRACT LIES IN THE (52) RAYMONDVILLE CLAY LOAM, 0 TO 1 PERCENT SLOPES. 28.6% OF THE PROPERTY LIES IN THE (26) HIDALGO SANDY CLAY LOAM, 0 TO 1 1/2 SLOPES.

THE (52) RAYMONDVILLE CLAY LOAM IS A DEEP, NEARLY LEVEL SOIL IS ON PLANE TO SLIGHTLY CONCAVE UPLANDS. THE SURFACE LAYER IS A CLAY LOAM ABOUT 15 INCHES THICK, FOLLOWED WITH A 25-INCH-THICK GRAYISH BROWN CLAY LOAM. THE SOIL IS MODERATELY WELL DRAINED, AND SURFACE RUNOFF IS SLOW.

THE (26) HIDALGO SANDY CLAY LOAM HAVE A DARK GRAYISH BROWN SANDY CLAY LOAM ABOUT 17-INCHES THICK. THIS SOIL HAS A SLOW SURFACE RUNOFF, AND THE POTENTIAL IS MEDIUM FOR URBAN USES, WITH THE MAIN LIMITATIONS BEING THE SHRINKAGE AND SWELLING OF THE SOILS. THE (25) HIDALGO FINE SANDY LOAM IS A DEEP, NEARLY LEVEL SOIL ON CONVEX UPLANDS. THE SURFACE LAYER IS DARK GRAYISH BROWN FINE SANDY LOAM ABOUT 15 INCHES THICK. THIS SOIL IS WELL DRAINED AND SURFACE RUNOFF IS SLOW AND HAS A MEDIUM POTENTIAL FOR URBAN USES, WITH THE MAIN LIMITATION USES THE HIGH CORROSIIVITY TO UNCOATED STEEL.

IV. EXISTING HYDRAULIC CONDITIONS
THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED, VACANT LAND THAT HAS BEEN UTILIZED AS FARMLAND. TOPOGRAPHIC ELEVATIONS OBTAINED FROM THE SITE INDICATE THAT THE EXISTING TERRAIN HAS A SLIGHT GRADE APPROXIMATELY (0-0.5%) TOWARDS THE SOUTH. STORM WATER RUNOFF TENDS TO POND RATHER THAN FLOW ALONG THE SOUTH SIDE OF THE PROPERTY. THERE IS A ROADSIDE DITCH ALONG THE SOUTH SIDE OF SIOUX ROAD THAT DRAINS TOWARD CESAR CHAVEZ ROAD.

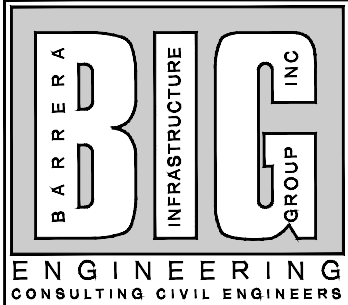
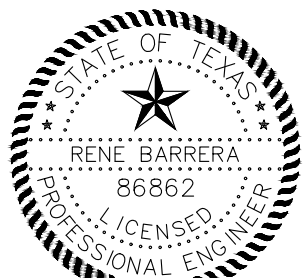
IN ACCORDANCE WITH THE DRAINAGE POLICIES OF THE CITY OF SAN JUAN AND THE COUNTY OF HIDALGO, THE RATIONALE METHOD WAS UTILIZED TO CALCULATE THE EXISTING 10-YEAR FREQUENCY STORM EVENT, THE TOTAL CONTRIBUTING 10-YEAR EXISTING STORM WATER RUNOFF FROM THIS SITE IS APPROXIMATELY 7.45 CFS.

V. POST DEVELOPED HYDRAULIC CONDITIONS
THE ULTIMATE CONDITIONS FOR THIS SUBJECT TRACT WILL CONSIST OF A 65-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT, DEVELOPMENT IN THE FORM OF IMPERVIOUS PAVEMENT AND BUILDINGS WILL INCREASE THE ULTIMATE STORM WATER RUNOFF. A STORM DRAINAGE CONVEYANCE SYSTEM COMPRISED OF A CURB AND GUTTER ROADWAY SECTION, CONCRETE VALLEY GUTTERS, STORM DRAINAGE INLETS WILL CAPTURE AND CONVEY STORM WATER RUNOFF WITHIN THE SUBDIVISION. THE STORM DRAINAGE CONVEYANCE SYSTEM IS DESIGNED TO ACCOMMODATE AND RELEASE THE 10-YEAR PRE-DEVELOPED FLOW.

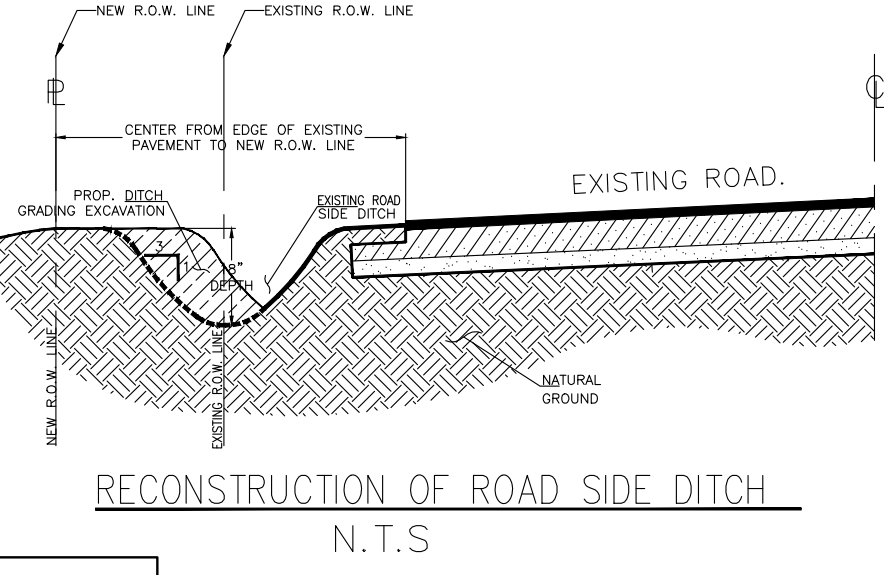
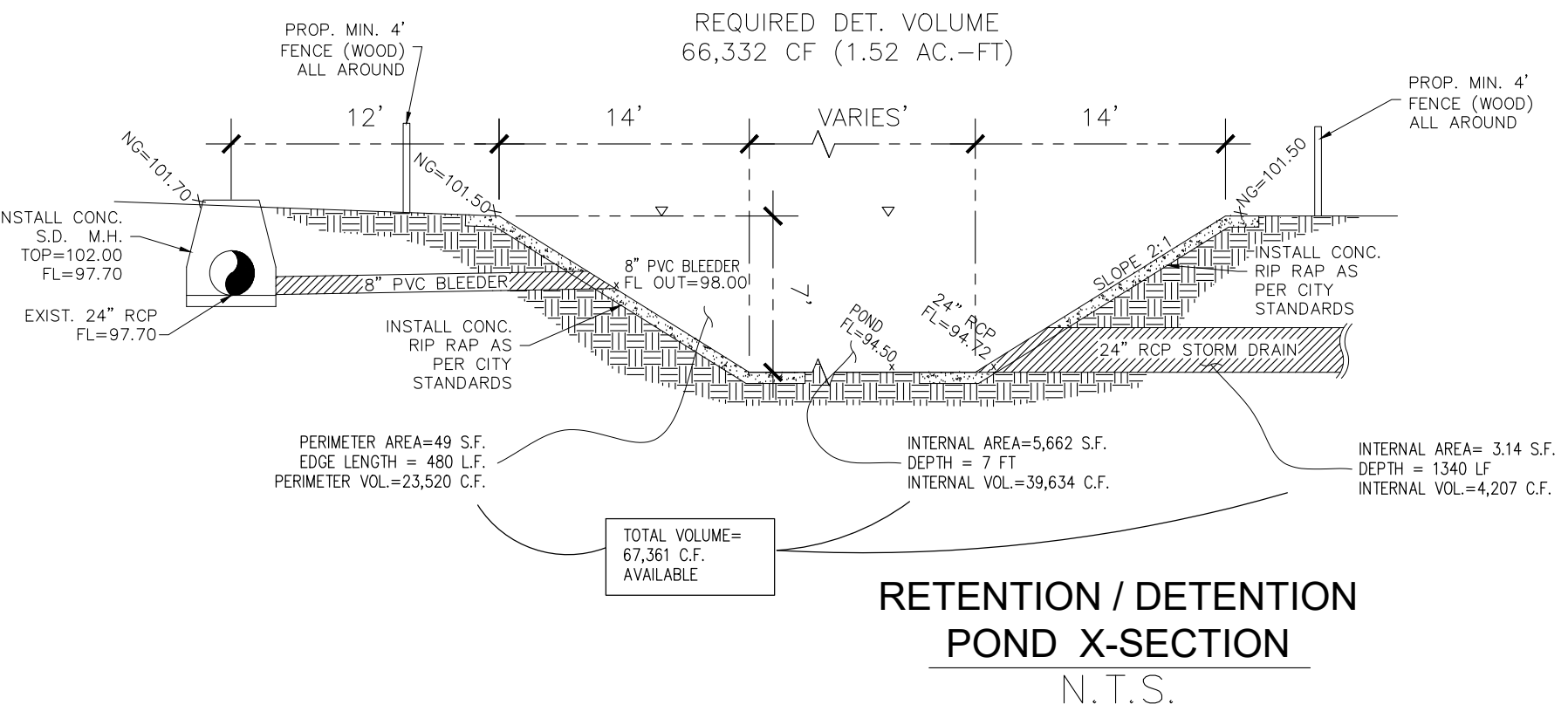
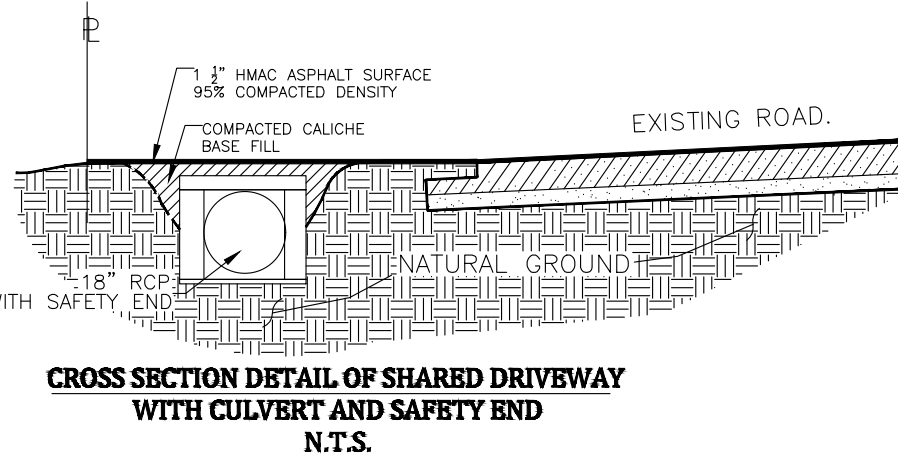
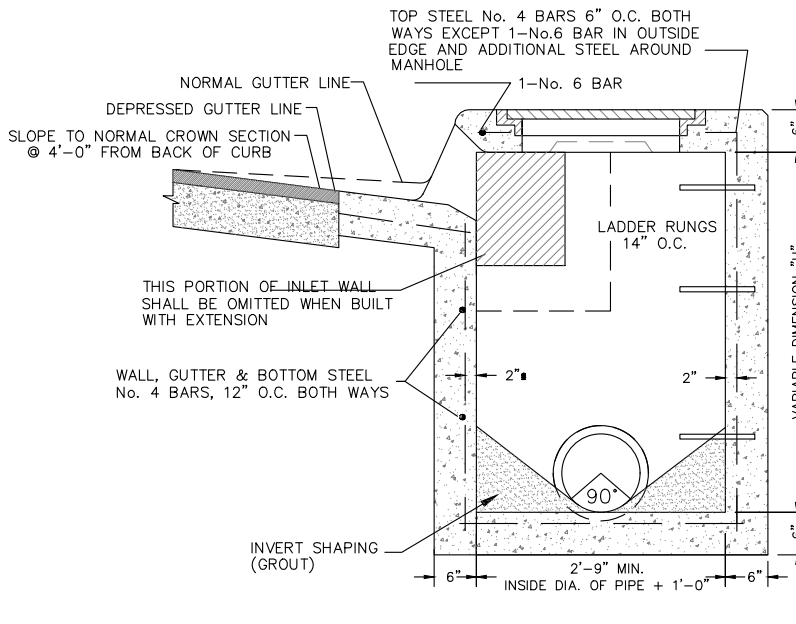
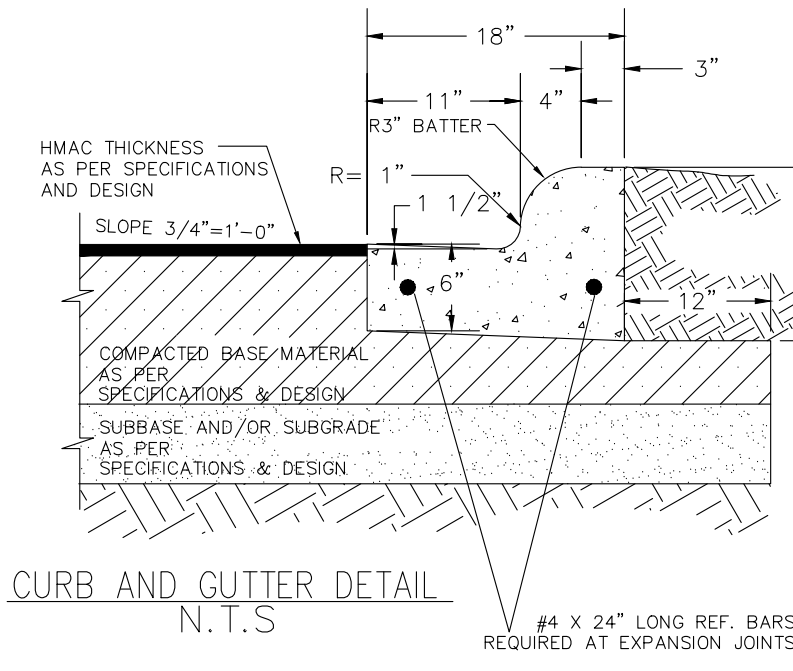
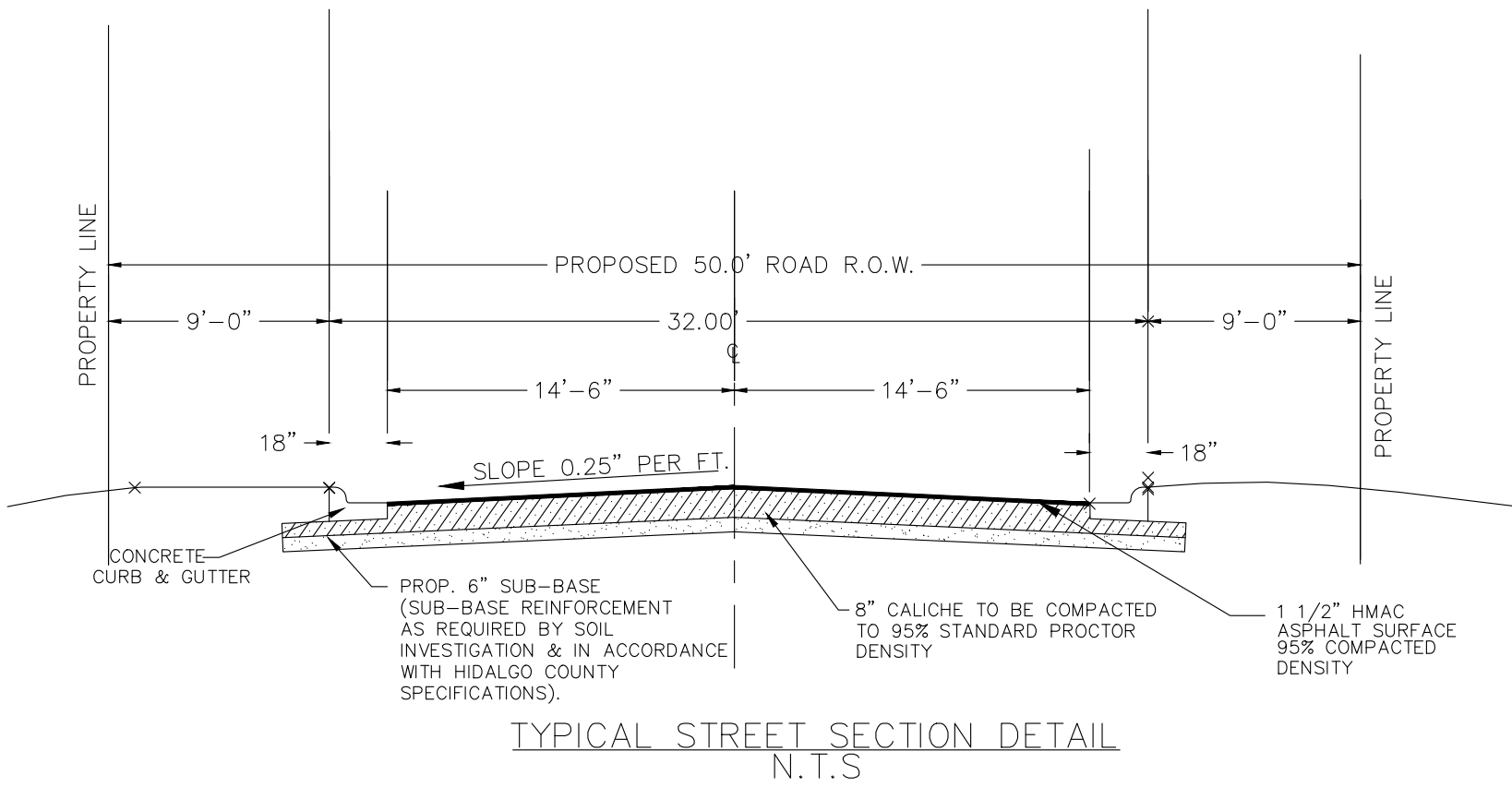
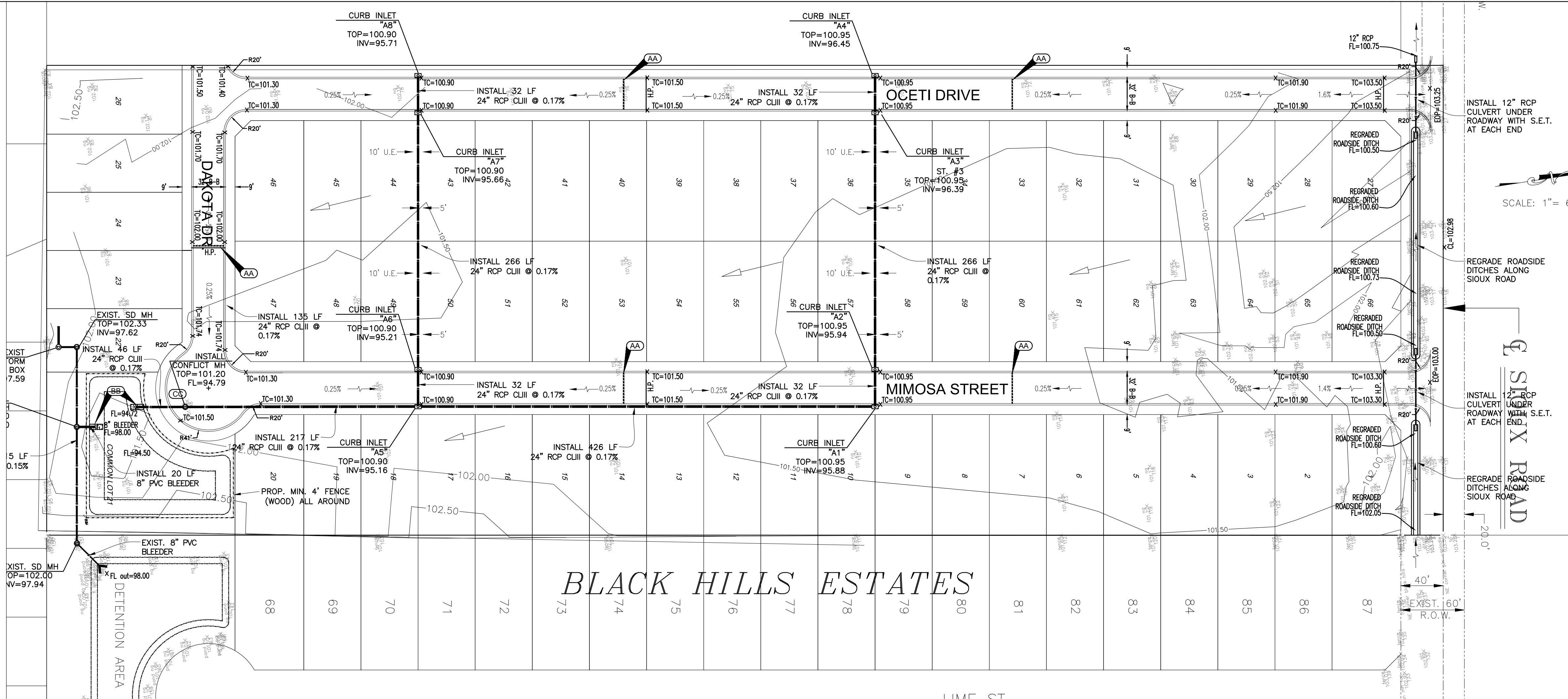
IN ACCORDANCE WITH THE CITY OF SAN JUAN AND COUNTY OF HIDALGO DRAINAGE POLICY, THE RATIONALE METHOD, 50-YEAR FREQUENCY STORM EVENT WAS UTILIZED TO DETERMINE THE PROPOSED STORM WATER RUNOFF FOR THIS SITE. THE POST DEVELOPED RUNOFF WILL BE DIVERTED TO A PRIVATELY OWNED AND MAINTAINED ON-SITE DETENTION POND ON "COMMON LOT A". A TOTAL OF 66,332 CUBIC FEET WILL BE REQUIRED TO BE OBTAINED FOR BLACKHILL ESTATES II. THE DETENTION POND WILL BE SIZED AND CONSTRUCTED ACCORDINGLY TO THE DETENTION STORAGE REQUIREMENTS AND SPECIFICATIONS AS PER THE CITY OF SAN JUAN AND HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND WILL ALLOW FOR A RELEASE RATE THAT IS NOT MORE THAN THE EXISTING 10-YEAR STORM. THE OUTFALL WILL CONSIST OF A 10-INCH PVC BLEEDER PIPE TYING INTO AN EXISTING 24" CITY OF SAN JUAN RCP STORM DRAINAGE PIPE. THE ULTIMATE OUTFALL WILL BE A TO A CITY OF SAN JUAN OWNED AND MAINTAINED STORMWATER SYSTEM LOCATED WITHIN A STORM SEWER EASEMENT WITHIN LOT 21 & "COMMON LOT A". THE TOTAL 50-YEAR DEVELOPED RUNOFF, BASED ON THE RATIONAL METHODOLOGY IS 41.74 CFS. ALL OUTFALL SPECIFICATIONS WILL BE IN ACCORDANCE WITH HCDD 1 REQUIREMENTS.

BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A ZONE B (MEDIUM SHADING), AREAS BETWEEN THE LIMITS OF THE 100-YEAR AND 500-YEAR; OR CERTAIN AREAS SUBJECT TO THE 100-YEAR FLOOD WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. THIS AREA IS DETERMINED TO BE IN ACCORDANCE WITH F.E.M.A.-F.I.R.M. COMMUNITY PANEL NO. 480334 0425 C, MAP REVISED NOVEMBER 16, 1982.

RENE BARRERA, P.E.
LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 86862



3525 W. FREDDY GONZALEZ
SUITE 702
EDINBURG, TX 78539
956-687-3355
956-992-8801 (FAX)
FIRM NO. 6435



PRINCIPAL CONTACTS:				
NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: 316 INVESTMENTS, LP	1418 N. ALAMO ROAD	ALAMO, TX. 78516		
ENGINEER: RENE BARRERA, P.E.	3525 W. FREDDY GONZALEZ	EDINBURG, TX. 78539	956-687-3355	956-992-8801
SURVEYOR: MANUEL CARRIZALES, RPLS	4807 GANDOLA AVE.	EDINBURG, TX. 78542		

NO.	REVISION	DATE	APPROVED

INDEX TO SHEET OF AMIGO ESTATES	
SHEET 1	HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; SURVEYOR'S AND ENGINEER'S CERTIFICATION; COUNTY HEALTH DEPT. SIGNATURE OF APPROVAL CERTIFICATION; IRRIGATION DISTRICT NOTES AND CERTIFICATE OF APPROVAL; LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; H.C.D.D. No. 1 CERTIFICATION; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER MAP; ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEERS CERTIFICATION; SUBDIVIDER CERTIFICATE AND STATEMENT; STANDARD DETAIL FOR WATER SERVICE; STANDARD DETAIL FOR WATER AND SEWER CROSSING; STANDARD DETAIL FOR SEWER SERVICE; STANDARD DETAILS FOR NORTH ALAMO WATER SUPPLY CORP. WATER AND SEWER SERVICE CONNECTIONS.
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; TYPICAL ROADWAY SECTION, CURB AND GUTTER SECTION, DETENTION POND SECTION, STORM DRAIN DETAILS; DRIVEWAY CULVERT DETAIL.

D:\PROJECTS\BLACK HILLS ESTATES\BLACK HILLS ESTATES II\DWG

GENERAL NOTES:

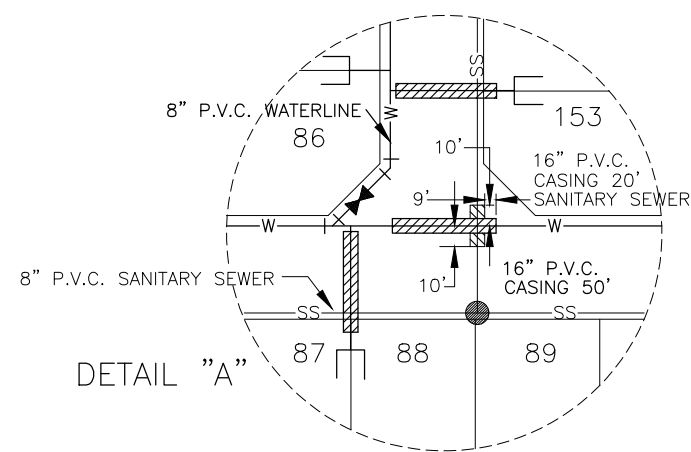
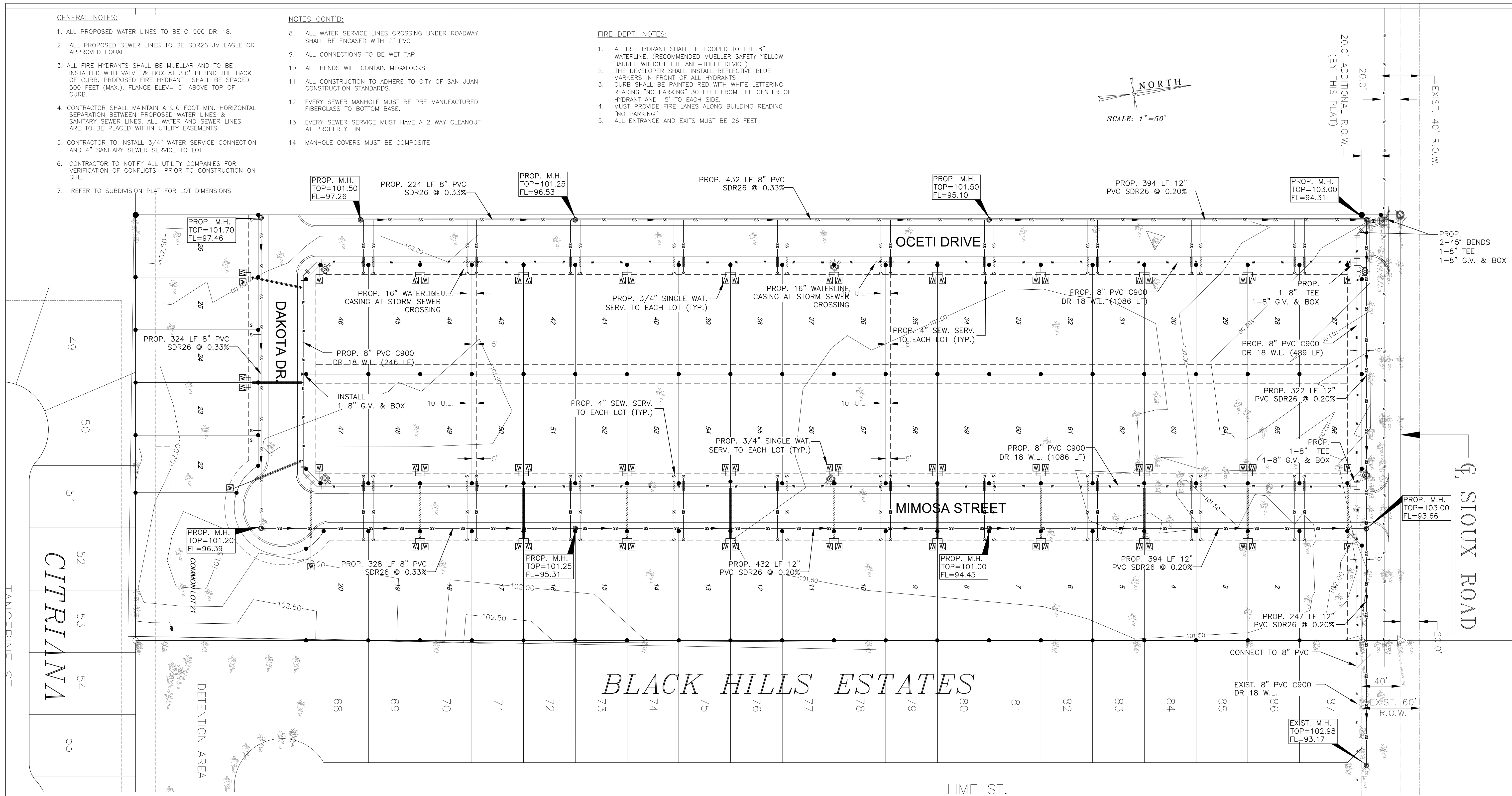
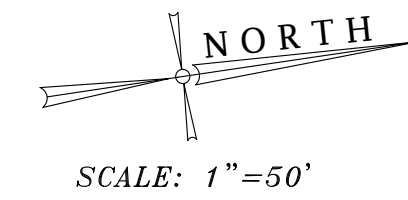
1. ALL PROPOSED WATER LINES TO BE C-900 DR-18.
2. ALL PROPOSED SEWER LINES TO BE SDR26 JM EAGLE OR APPROVED EQUAL.
3. ALL FIRE HYDRANTS SHALL BE MUELLER AND TO BE INSTALLED WITH VALVE & BOX AT 3.0' BEHIND THE BACK OF CURB. PROPOSED FIRE HYDRANT SHALL BE SPACED 500 FEET (MAX.). FLANGE ELEV= 6" ABOVE TOP OF CURB.
4. CONTRACTOR SHALL MAINTAIN A 9.0 FOOT MIN. HORIZONTAL SEPARATION BETWEEN PROPOSED WATER LINES & SANITARY SEWER LINES. ALL WATER AND SEWER LINES ARE TO BE PLACED WITHIN UTILITY EASEMENTS.
5. CONTRACTOR TO INSTALL 3/4" WATER SERVICE CONNECTION AND 4" SANITARY SEWER SERVICE TO LOT.
6. CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES FOR VERIFICATION OF CONFLICTS PRIOR TO CONSTRUCTION ON SITE.
7. REFER TO SUBDIVISION PLAT FOR LOT DIMENSIONS

NOTES CONT'D:

8. ALL WATER SERVICE LINES CROSSING UNDER ROADWAY SHALL BE ENCASED WITH 2" PVC
9. ALL CONNECTIONS TO BE WET TAP
10. ALL BENDS WILL CONTAIN MEGALOCKS
11. ALL CONSTRUCTION TO ADHERE TO CITY OF SAN JUAN CONSTRUCTION STANDARDS.
12. EVERY SEWER MANHOLE MUST BE PRE MANUFACTURED FIBERGLASS TO BOTTOM BASE.
13. EVERY SEWER SERVICE MUST HAVE A 2 WAY CLEANOUT AT PROPERTY LINE
14. MANHOLE COVERS MUST BE COMPOSITE

FIRE DEPT. NOTES:

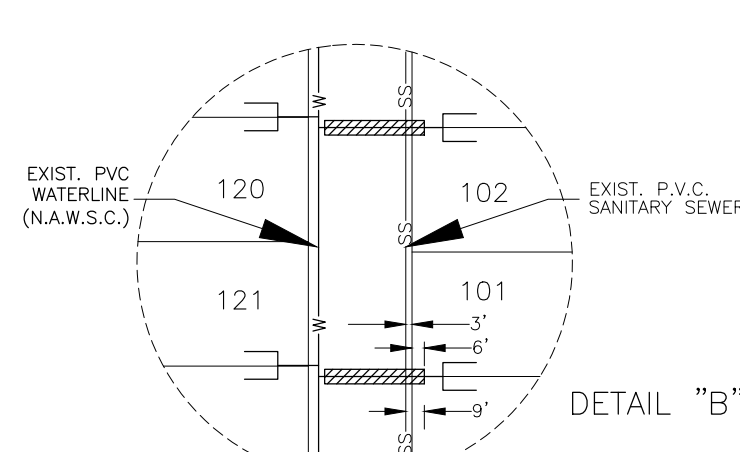
1. A FIRE HYDRANT SHALL BE LOOPED TO THE 8" WATERLINE. (RECOMMENDED MUELLER SAFETY YELLOW BARREL WITHOUT THE ANTI-THEFT DEVICE)
2. THE DEVELOPER SHALL INSTALL REFLECTIVE BLUE MARKERS IN FRONT OF ALL HYDRANTS
3. CURB SHALL BE PAINTED RED WITH WHITE LETTERING READING "NO PARKING" 30 FEET FROM THE CENTER OF HYDRANT AND 15' TO EACH SIDE.
4. MUST PROVIDE FIRE LANES ALONG BUILDING READING "NO PARKING"
5. ALL ENTRANCE AND EXITS MUST BE 26 FEET



WATERLINE AND SANITARY SEWER CROSSING (TYPICAL)

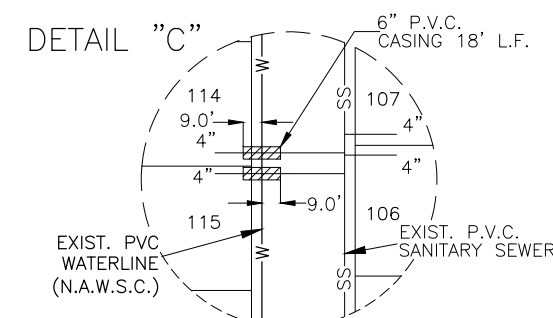
NOTE:

- 1.- WATERLINE CASING @ SANITARY SEWER CROSSING SHALL BE EXTENDED 9.0' BEYOND SEWER LINE



WATER SERVICE CONNECTION CROSSING @ SEWER LINES (TYPICAL)

- 2.- ALL WATERLINE SERVICES CONNECTIONS CASINGS SHALL HAVE A 9.0' DAP FROM LOT LINE AT SANITARY SEWER CROSSING



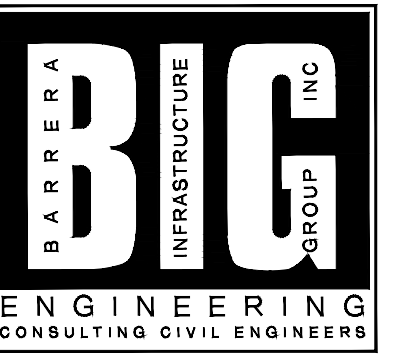
SANITARY SEWER SERVICE CONNECTION CROSSING @ WATERLINES (TYPICAL)

NOTE:

- 3.- WATERLINE CASING @ SANITARY SEWER CROSSING SHALL BE EXTENDED 9.0' BEYOND SEWER LINE

NO.	REVISION	DATE
1	FIELD CHANGE No. 1, REVISED TOP AND FLOW VALUES FOR STORM DRAINAGE, REVISED FLOWS AND TOP OF PAVEMENT VALUES.	10-30-25

FOR CONSTRUCTION
THIS DOCUMENT HAS BEEN RELEASED FOR CONSTRUCTION.
BY RENE BARRERA, P.E. No. 86862.
10-30-25



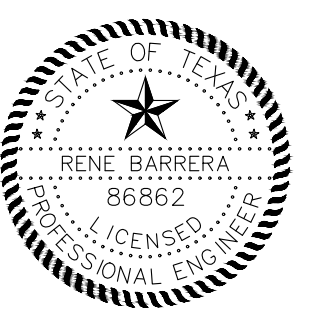
6521 N. 10TH STREET,
SUITE C
McALLEN, TEXAS 78504
T: 956.687.3355
F: 956.992.8801
FIRM. NO. 6435

WATER AND SEWER
SYSTEM LAYOUT

Sheet Title:

BLACK HILLS ESTATES II
SAN JUAN, TEXAS

Project Title:

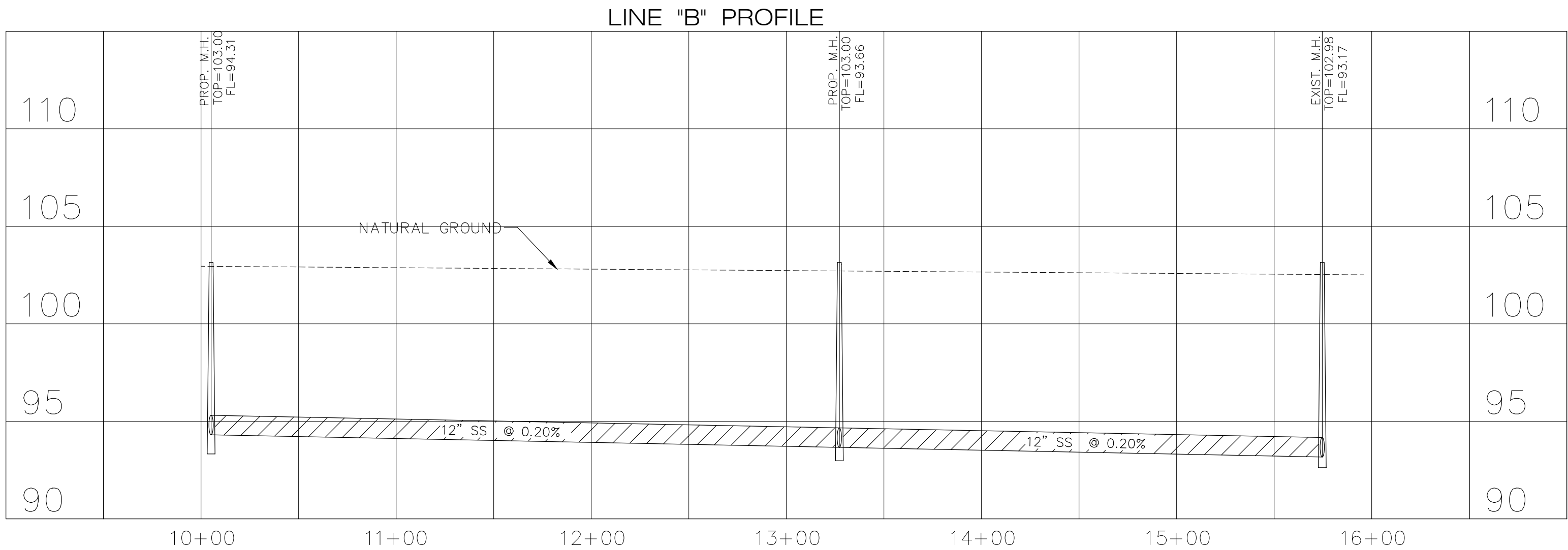
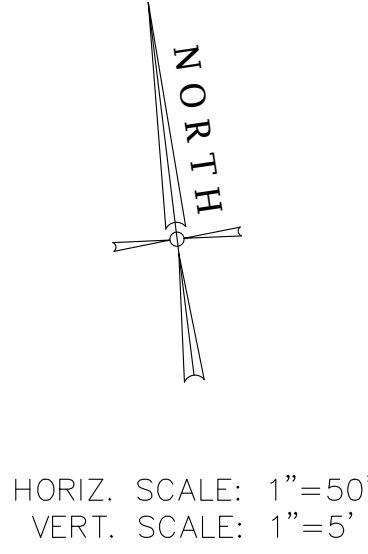
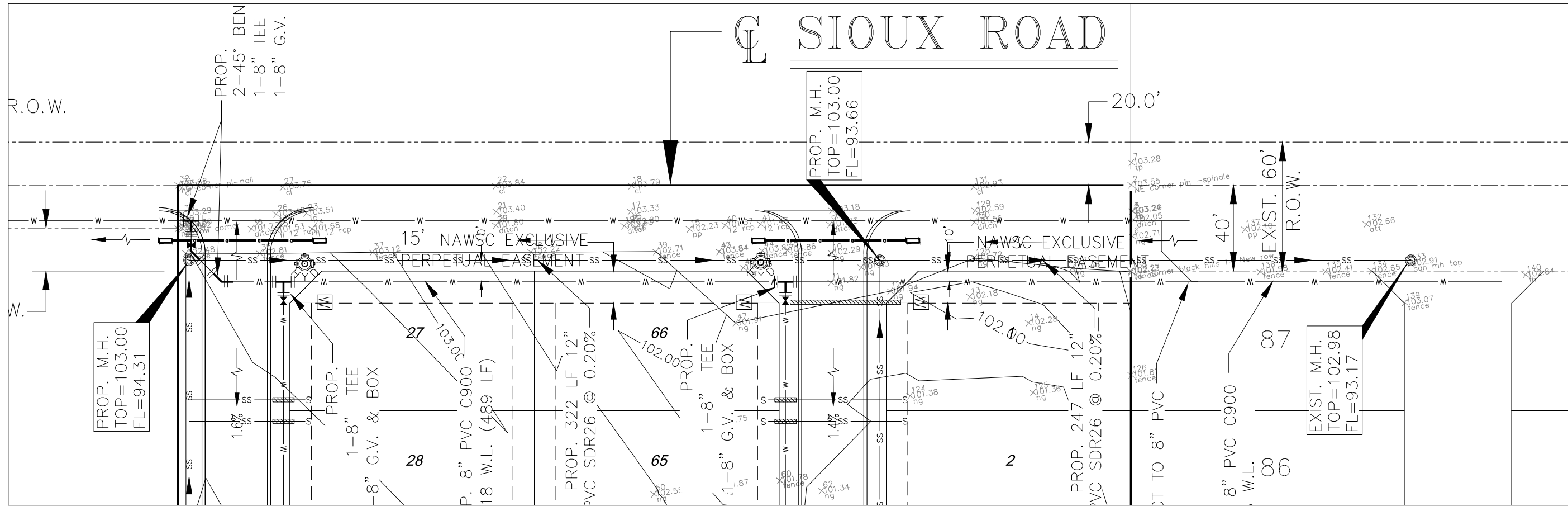
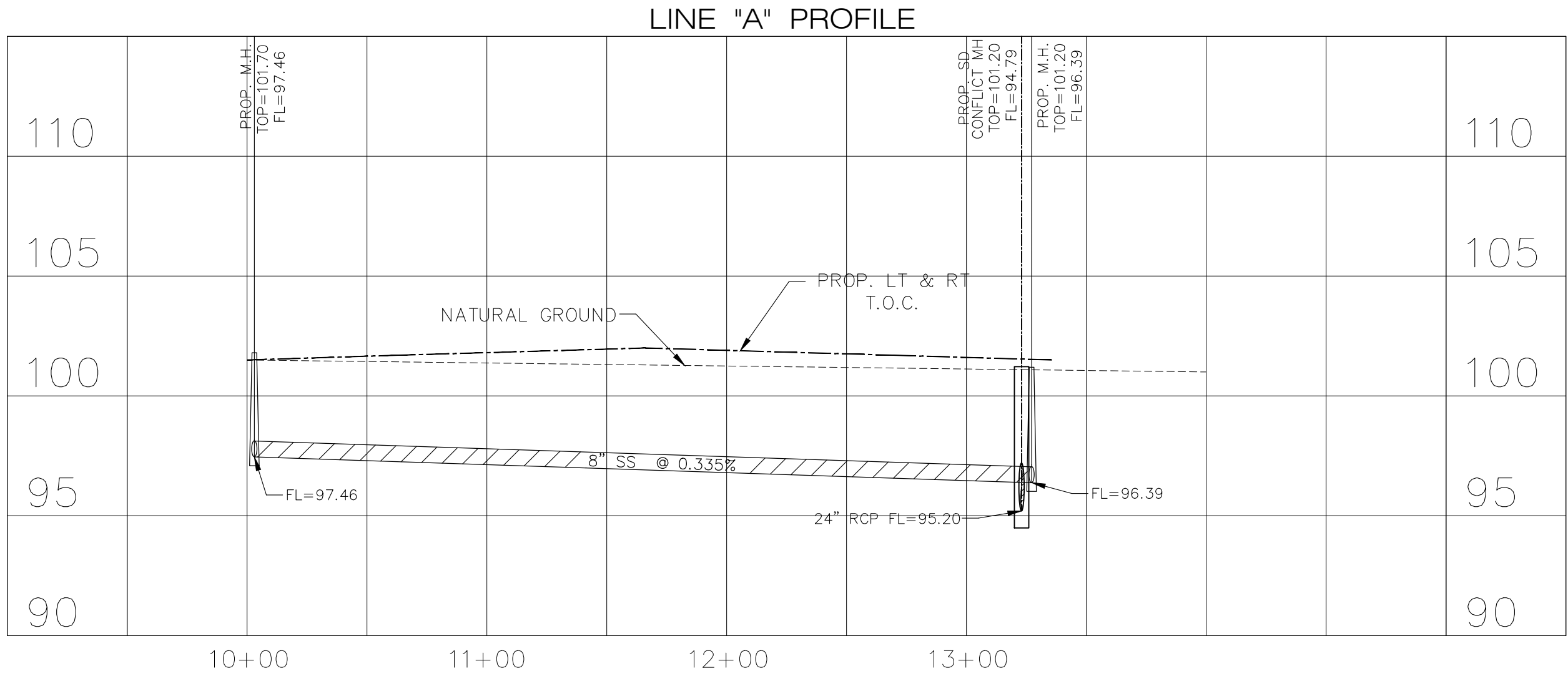
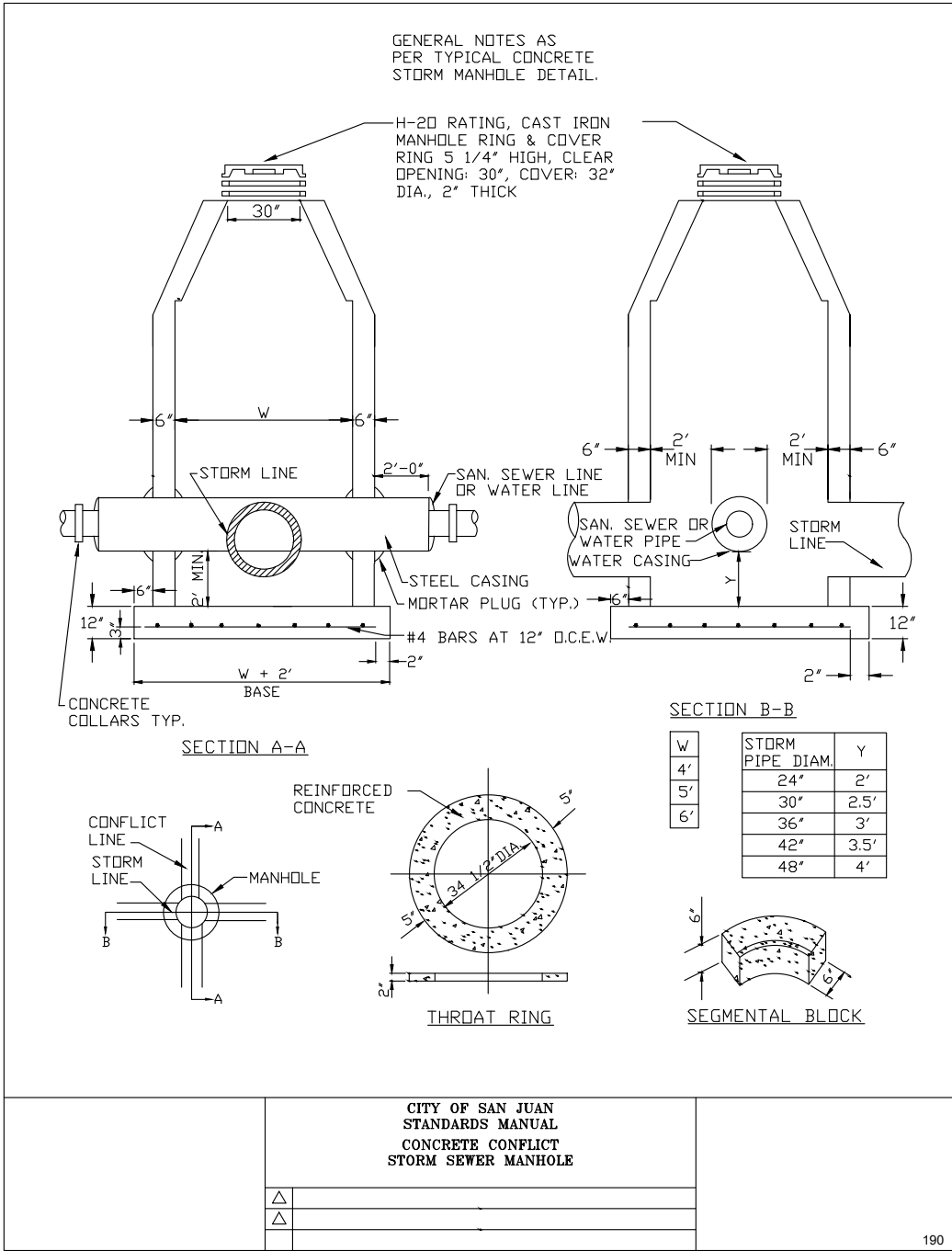
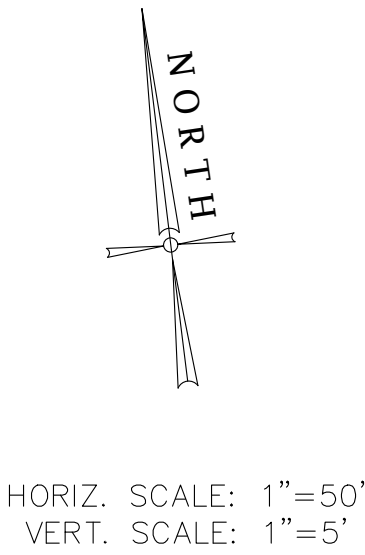
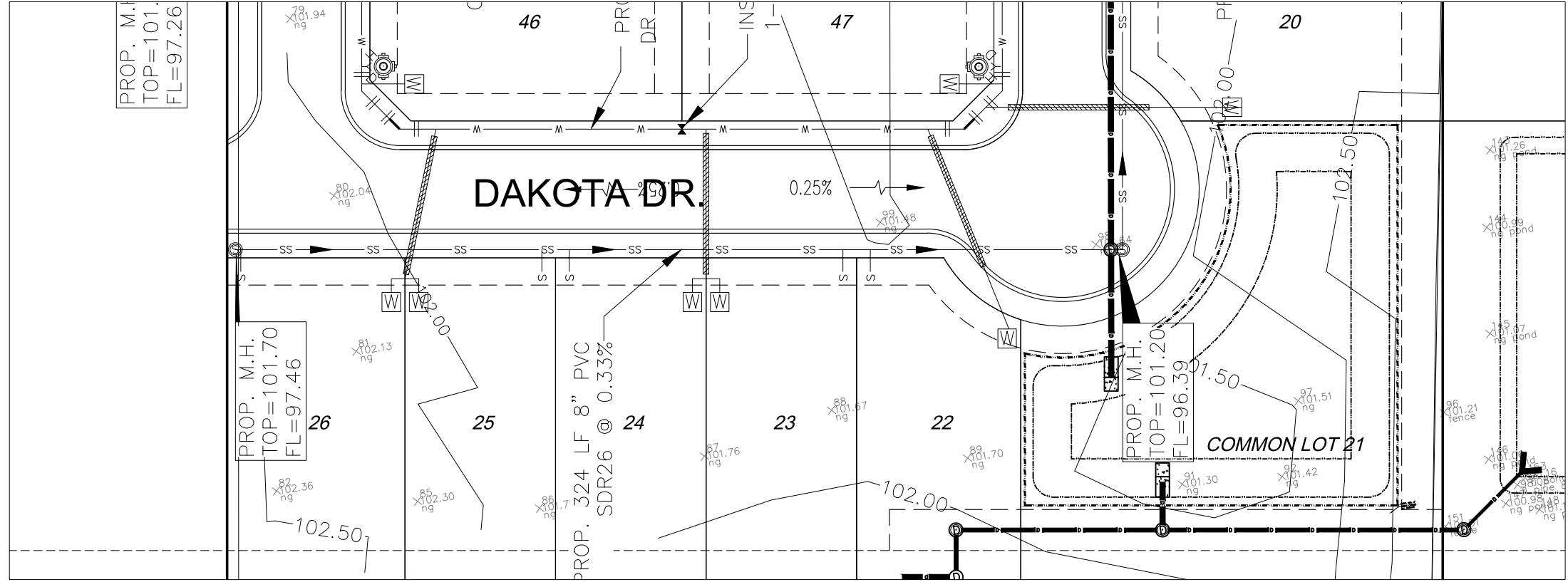


10-30-25
Rene Barrera
Licensed Professional
Engineer # 86862

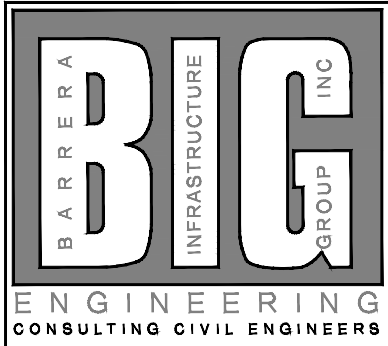
Date:	10-30-25
Scale:	1"=50'
Designed By:	R.B.
Drawn By:	E.S.
Checked By:	R.B.
Project No:	

Sheet 2 of 2

D:\Projects\Black Hills Estates\Black Hills EST 2 8-19-25.dwg



FOR CONSTRUCTION
THIS DOCUMENT HAS BEEN RELEASED FOR CONSTRUCTION.
BY RENE BARRERA, P.E. No. 86862.
10-30-25



6521 N. 10TH STREET,
SUTIE C
McALLEN, TEXAS 78504
T: 956.687.3355
F: 956.992.8801
FIRM. NO. 6435

SANITARY SEWER &
STORM DRAIN
PLAN & PROFILES

BLACK HILLS ESTATES II
SAN JUAN, TEXAS

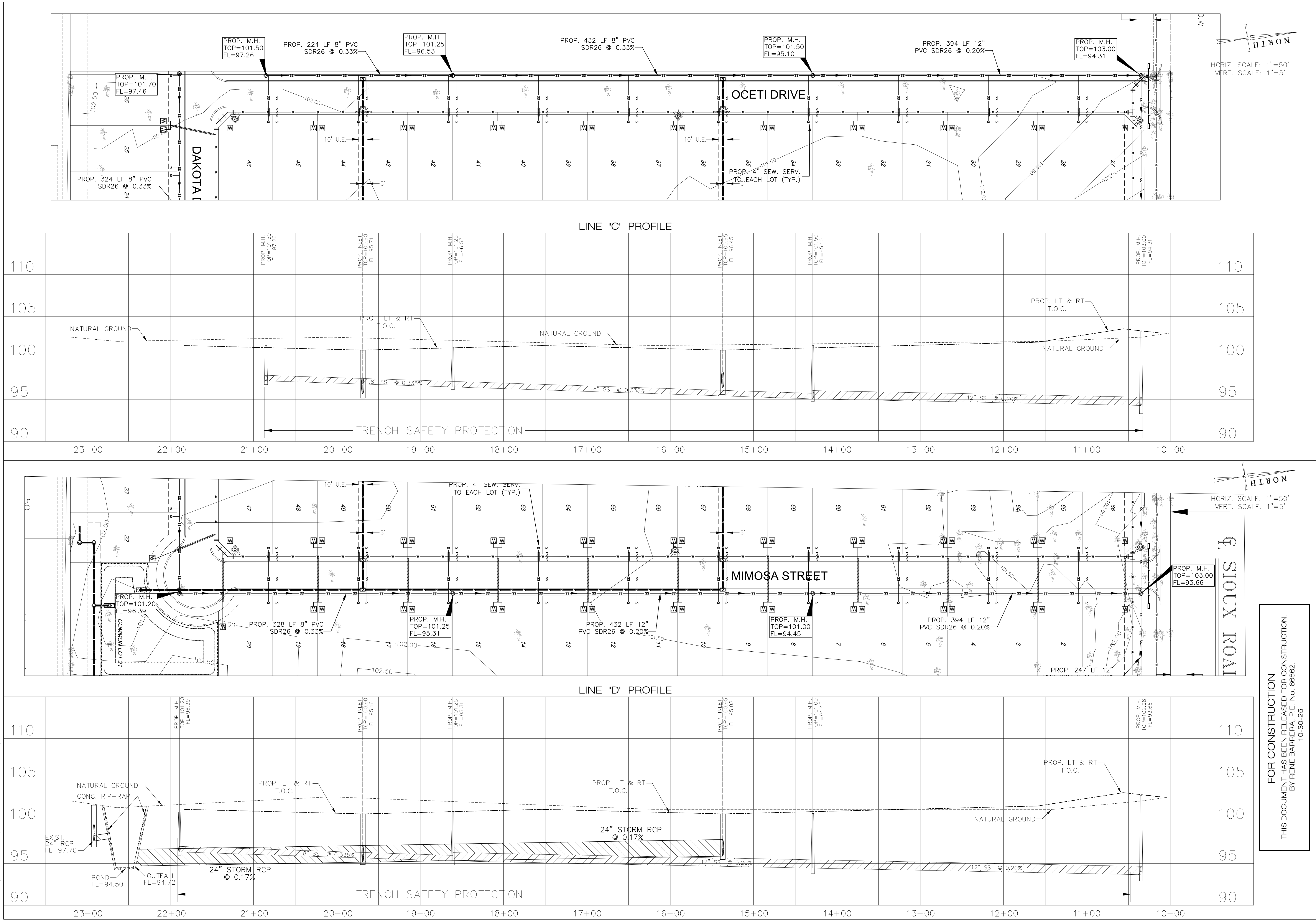


Rev.
10-30-25
Rene Barrera
Licensed Professional
Engineer # 86862

Date:
Scale: 1"=30'
Designed By: R.B.
Drawn By: E.S.
Checked By: R.B.
Project No:

Sheet 4 of 4

D:\Projects\BLACK HILLS EST\BLACK HILLS EST 2 8-19-25.dwg



BIG
BARRERA
INFRASTRUCTURE
GROUP
ENGINEERING
CONSULTING CIVIL ENGINEERS

6521 N. 10TH STREET,
SUITE C
McALLEN, TEXAS 78504
T: 956.687.3355
F: 956.992.8801
FIRM NO. 6435

SANITARY SEWER &
STORM DRAIN
PLAN & PROFILES

BLACK HILLS ESTATES II
SAN JUAN, TEXAS

FOR CONSTRUCTION
THIS DOCUMENT HAS BEEN RELEASED FOR CONSTRUCTION.
BY RENE BARRERA, P.E. No. 86862.
10-30-25

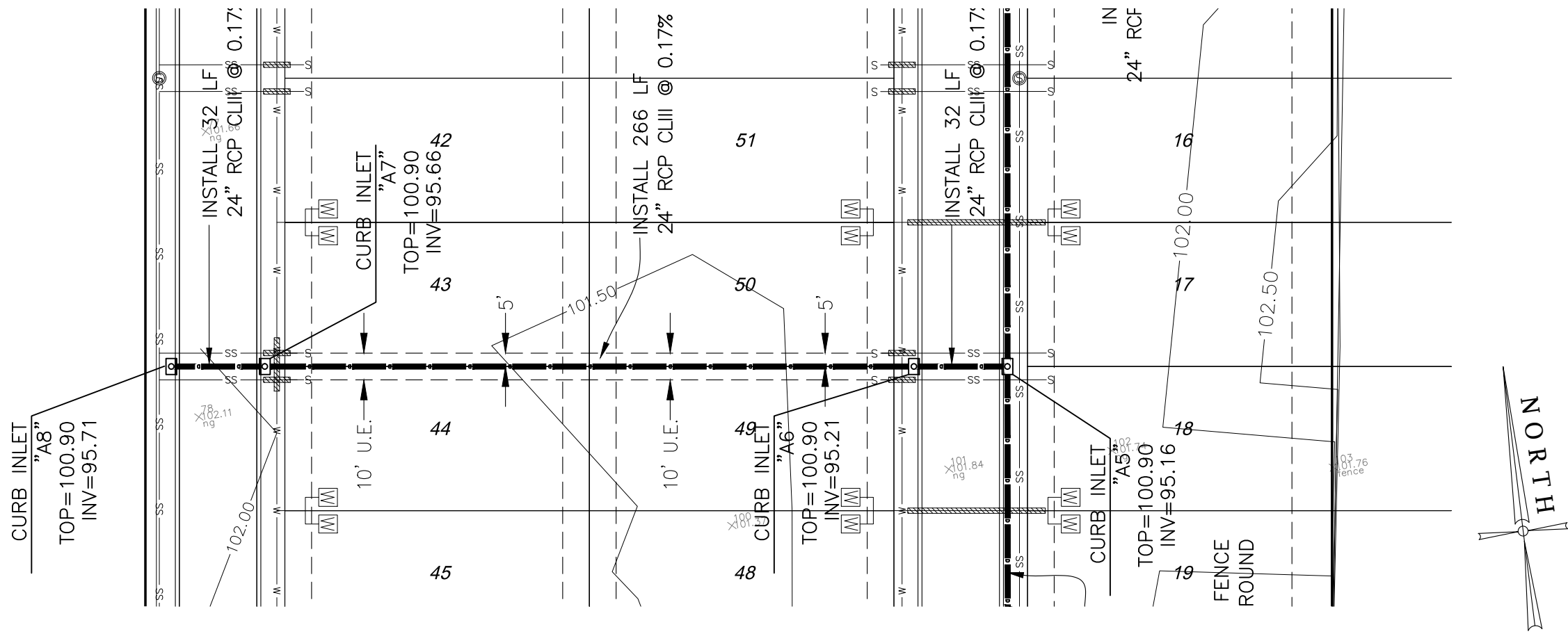
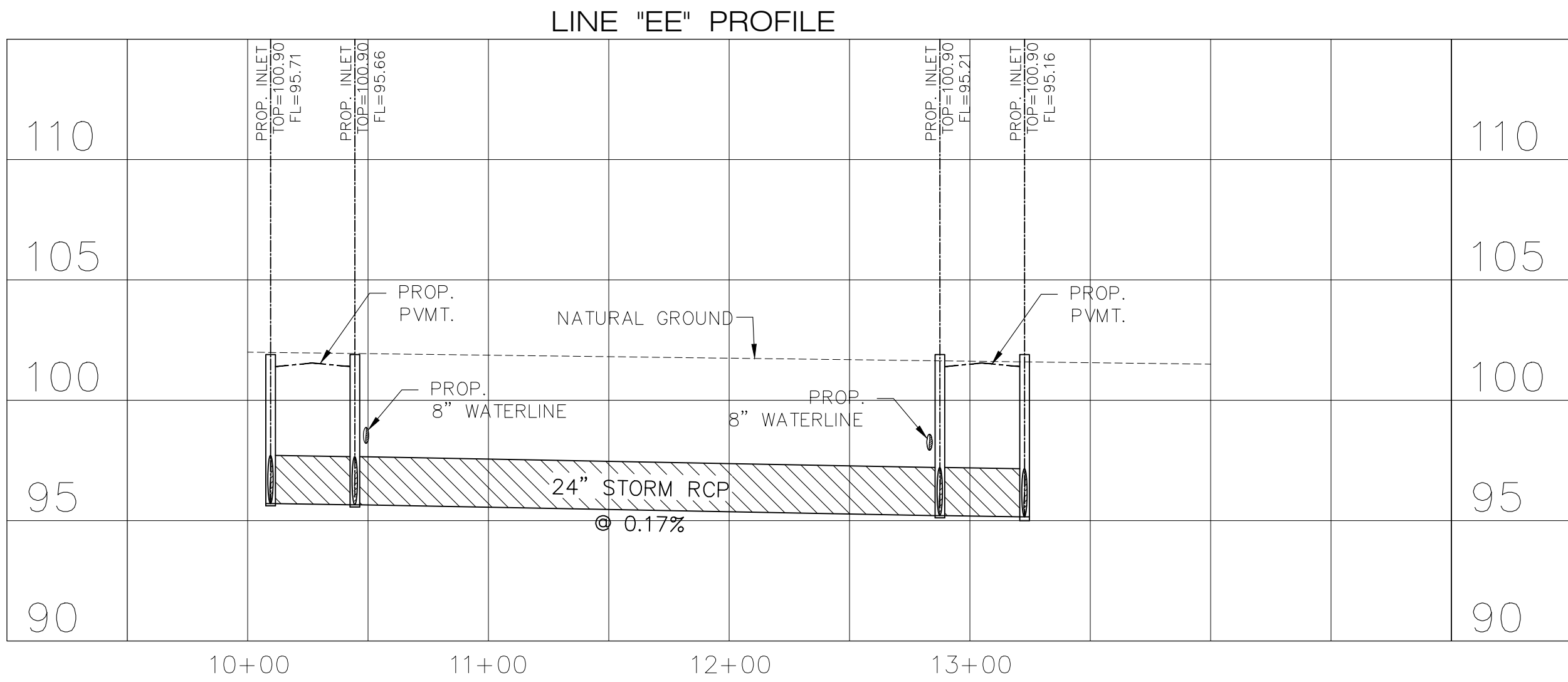
STATE OF TEXAS
RENE BARRERA
86862
LICENSED PROFESSIONAL ENGINEER

10-30-25
Rene Barrera
Licensed Professional
Engineer # 86862

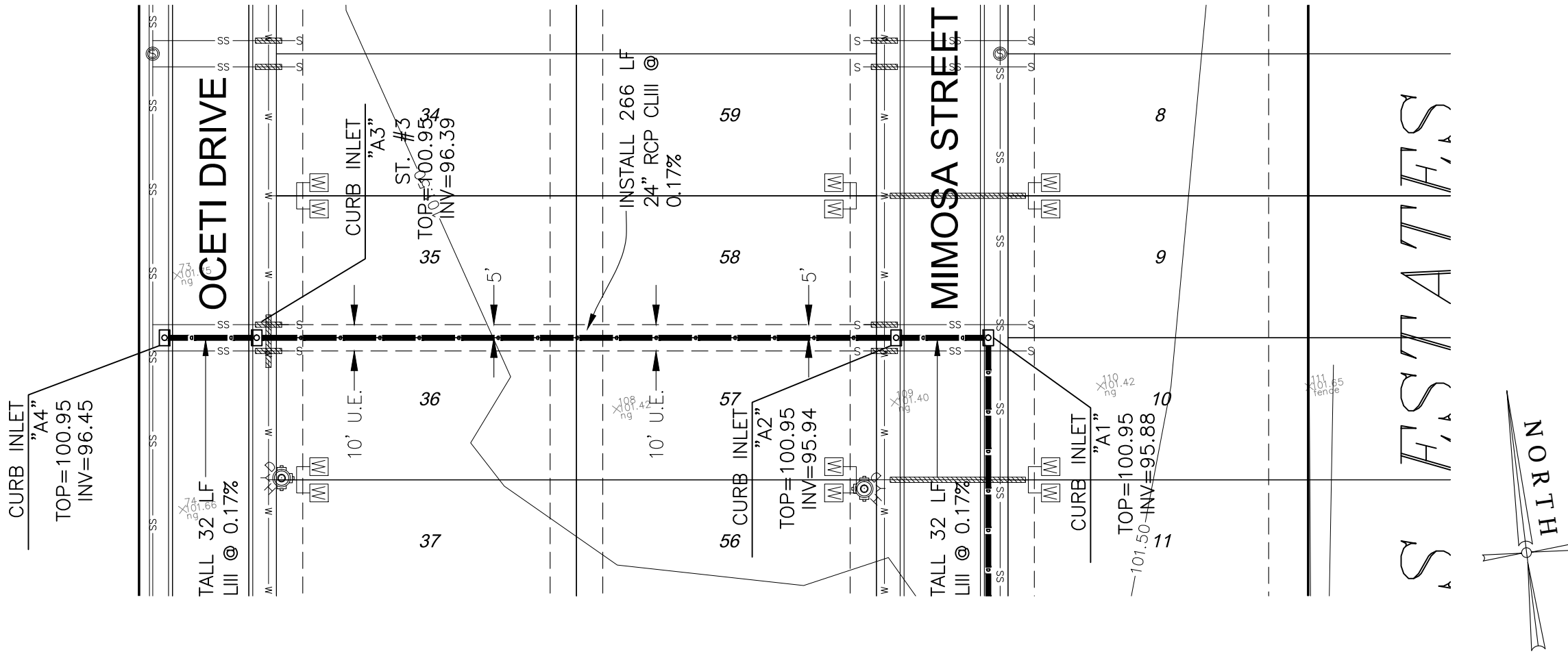
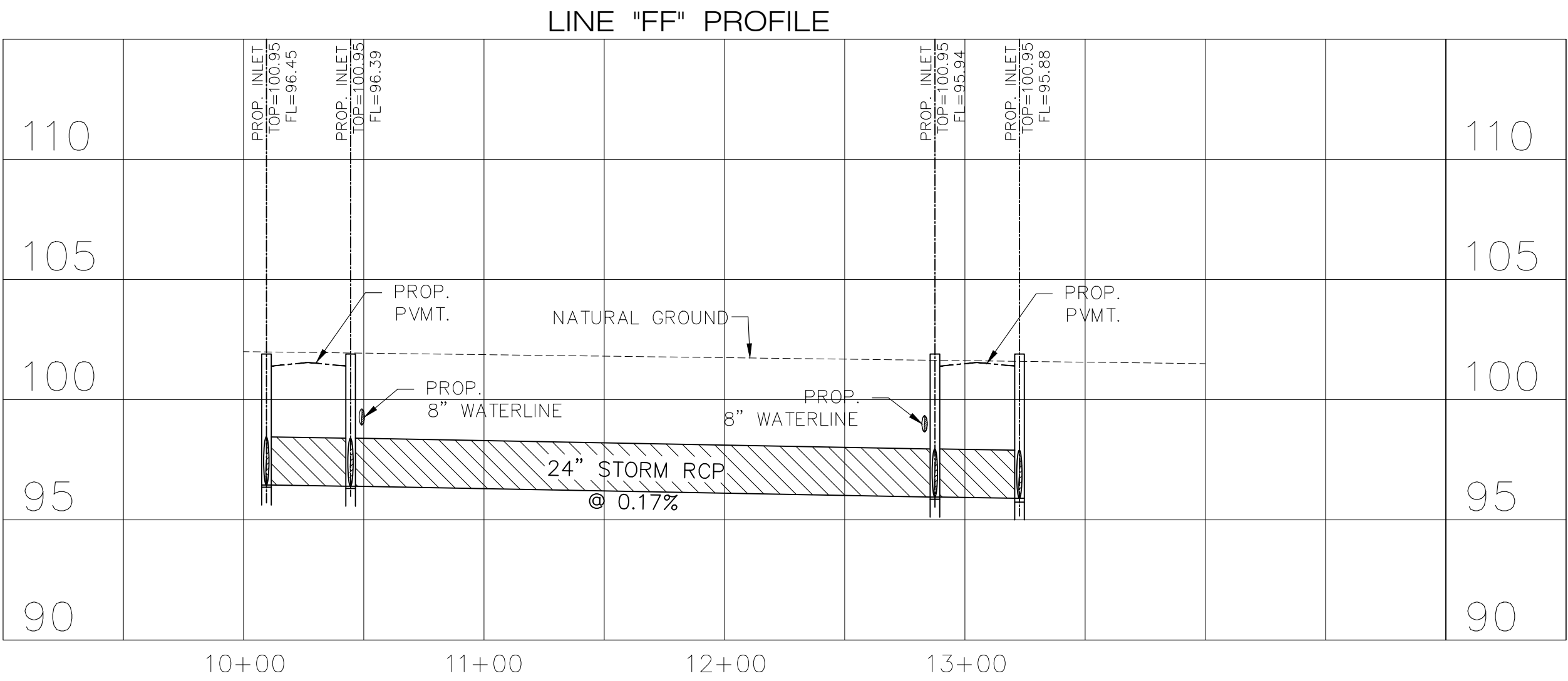
Date:
Scale: 1"=30'
Designed By: R.B.
Drawn By: E.S.
Checked By: R.B.
Project No:

Sheet 5 of 5

Page 76



HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"=5'



HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"=5'



R. Barrera
Rene Barrera
Licensed Professional Engineer # 86862

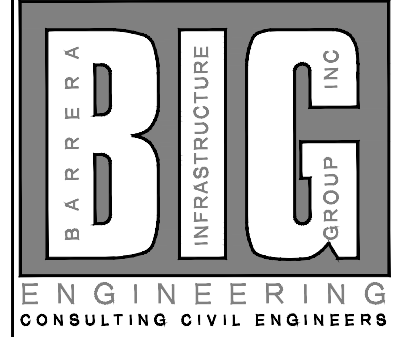
Date:
Scale: 1"=30'
Designed By: R.B.
Drawn By: E.S.
Checked By: R.B.
Project No:

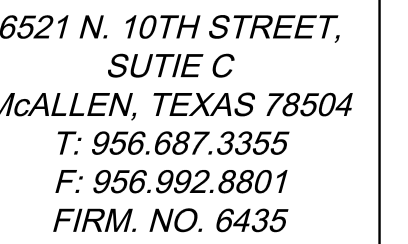
Sheet 6 of 6

BLACK HILLS ESTATES II
SAN JUAN, TEXAS

STORM DRAIN
PLAN & PROFILES

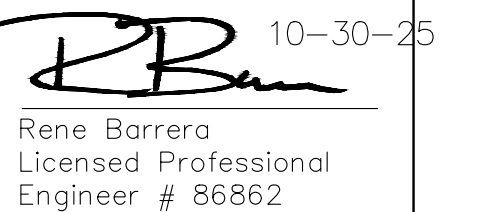
6521 N. 10TH STREET,
SUTIE C
McALLEN, TEXAS 78504
T: 956.687.3355
F: 956.992.8801
FIRM. NO. 6435



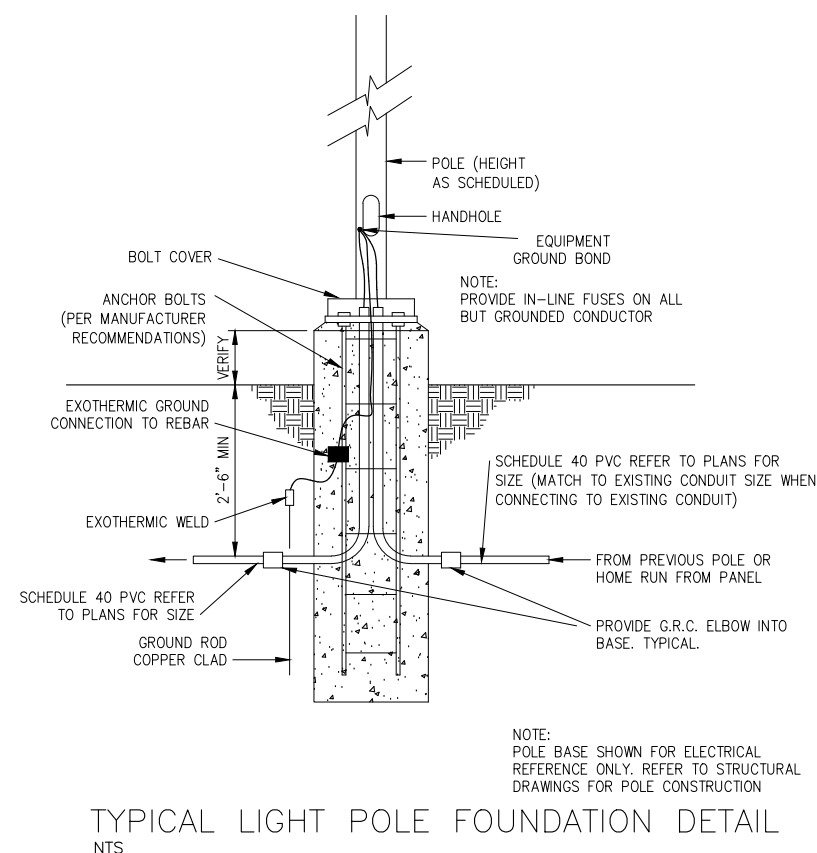
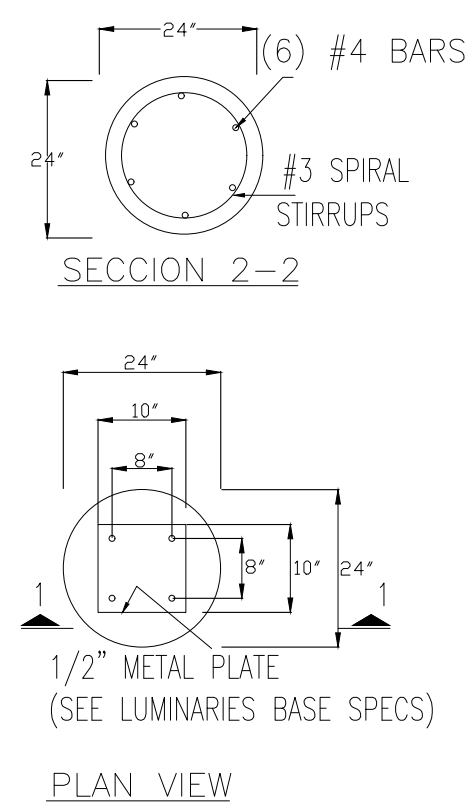
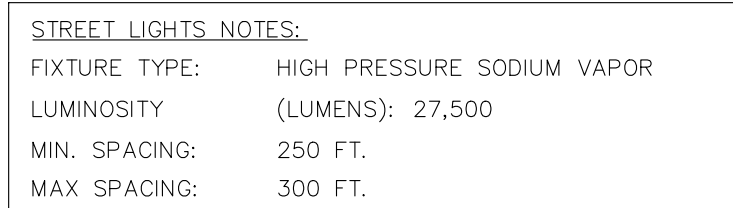
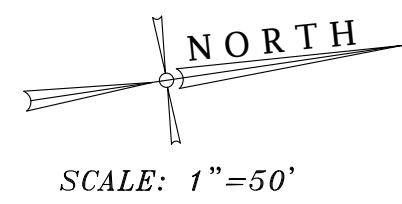


Sheet title:

Project Title:



Object No.:



FOR CONSTRUCTION
THIS DOCUMENT HAS BEEN RELEASED FOR CONSTRUCTION.
BY RENE BARRERA, P.E. No. 86862.
10-30-25

D:\Projects\BLACK HILLS EST\BLACK HILLS EST 2 8-19-25.dwg

NOTES:

- CONTRACTOR TO CONTACT ALL UTILITIES COMPANIES IN THE AREA FOR FIELD VERIFICATION OF EXISTING FACILITIES, AND TEXAS 811 DIG-TESS PRIOR TO ANY EXCAVATION.
- CONTRACTOR TO EXPOSE ANY EXISTING FACILITY THAT MAY BE IN CONFLICT PRIOR TO START OF CONSTRUCTION.
- ALL EXISTING CITY UTILITIES (WATER/SEWER) SHOWN ARE FROM BEST INFORMATION AVAILABLE. NEITHER THE ENGINEER NOR THE CITY IS RESPONSIBLE FOR THE ACCURACY OF LOCATION.
- CONTRACTOR SHALL AT ALL TIMES ALLOW ACCESS TO EXISTING DRIVEWAYS OR PROVIDE/MAINTAIN ALTERNATIVE ALL WEATHER ROUTES.
- ALL TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE WITH TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- TRENCHES OR EXCAVATIONS MAY NOT BE LEFT OPEN OVERNIGHT UNLESS AUTHORIZED IN WRITING BY THE ENGINEERING DEPARTMENT. IN SUCH CASES, THE CONTRACTOR MUST PROVIDE 1/2" STEEL PLATES OVER PLATES WITH ANCHORING AS PER SPECIFICATIONS TO BE PROVIDED BY THE CITY OF SAN JUAN.
- ANY DAMAGE TO FENCES, WALKS, OR PRIVATE PROPERTY SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ALL EXCAVATED MATERIAL AND DEBRIS FROM THE SITE AT NO ADDITIONAL EXPENSE TO THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING CONSTRUCTION MATERIALS TESTING THROUGH THE CITY'S DESIGNATED FIELD REPRESENTATIVE 24 HOURS PRIOR TO TESTING. CONTRACTOR IS RESPONSIBLE FOR ADHERING CLOSELY TO TESTING SCHEDULE AND AVOID ANY DELAYS IN THE FIELD.
- INSPECTION AFTER HOURS TO BE REIMBURSED BY CONTRACTOR.

CITY OF SAN JUAN
STANDARD MANUAL
FIRE UTILITIES
GENERAL NOTES

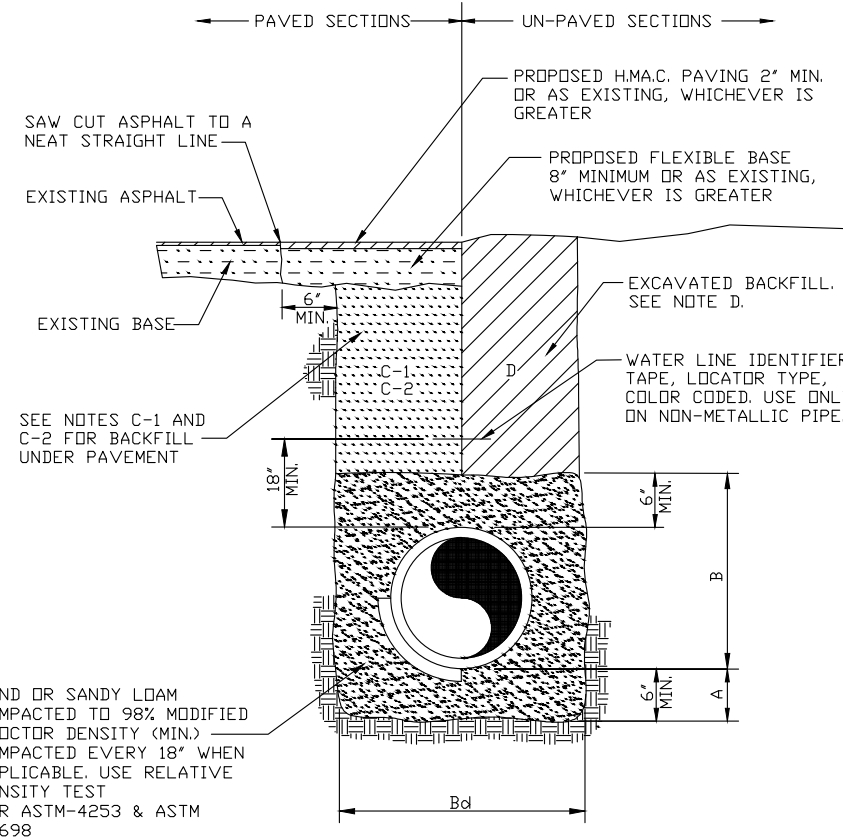
164

NOTES:

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

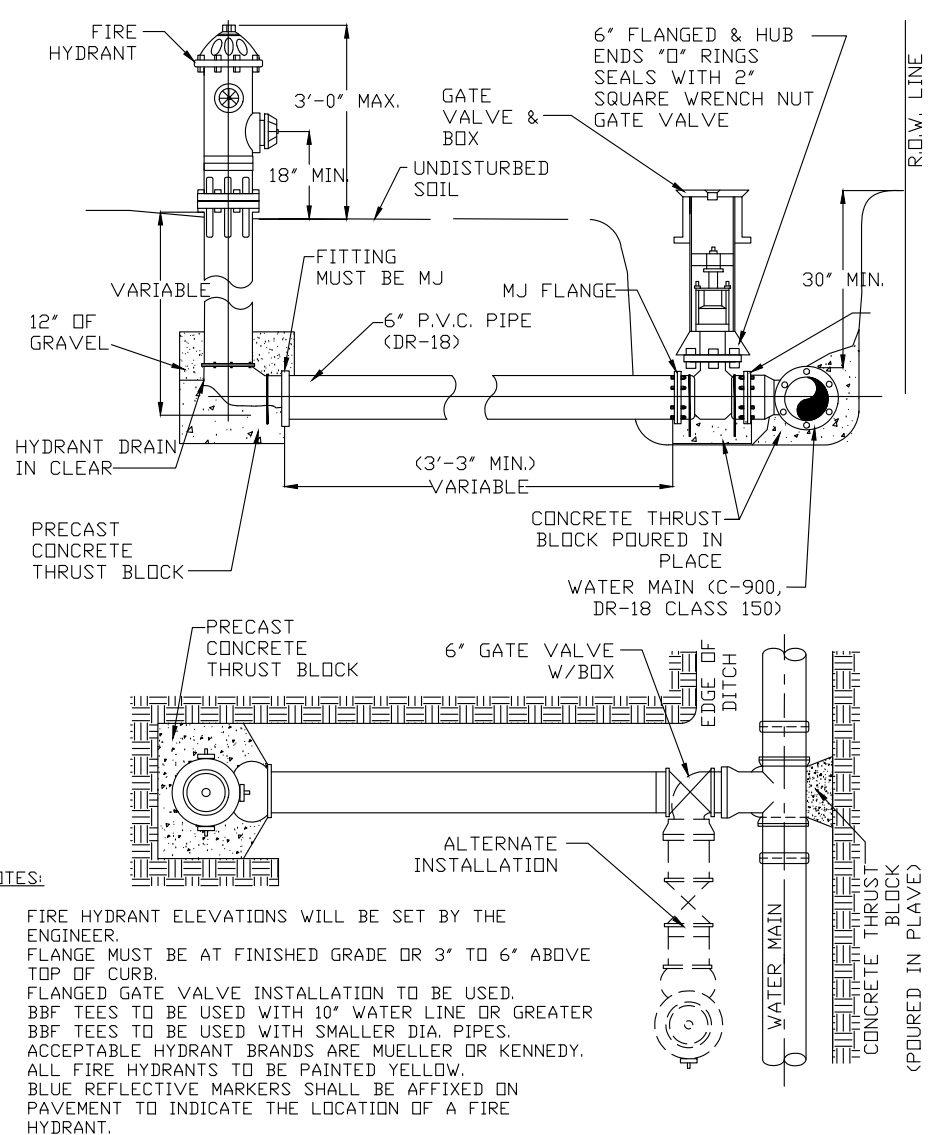
CITY OF SAN JUAN
STANDARD MANUAL
WATERLINE TRENCH
DETAILS

165



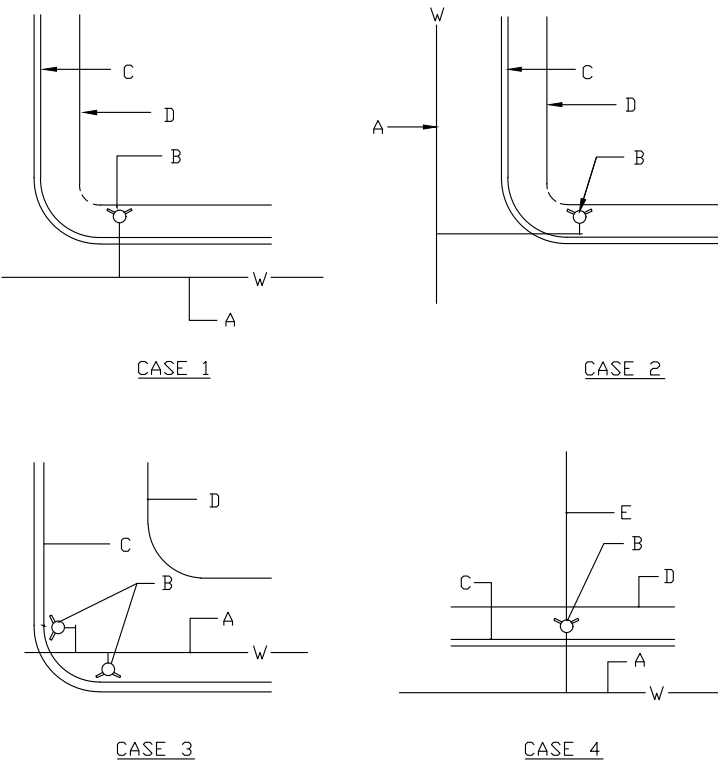
CITY OF SAN JUAN
STANDARD MANUAL
WATERLINE TRENCH
BEDDING

166



CITY OF SAN JUAN
STANDARD MANUAL
FIRE HYDRANT
INSTALLATION

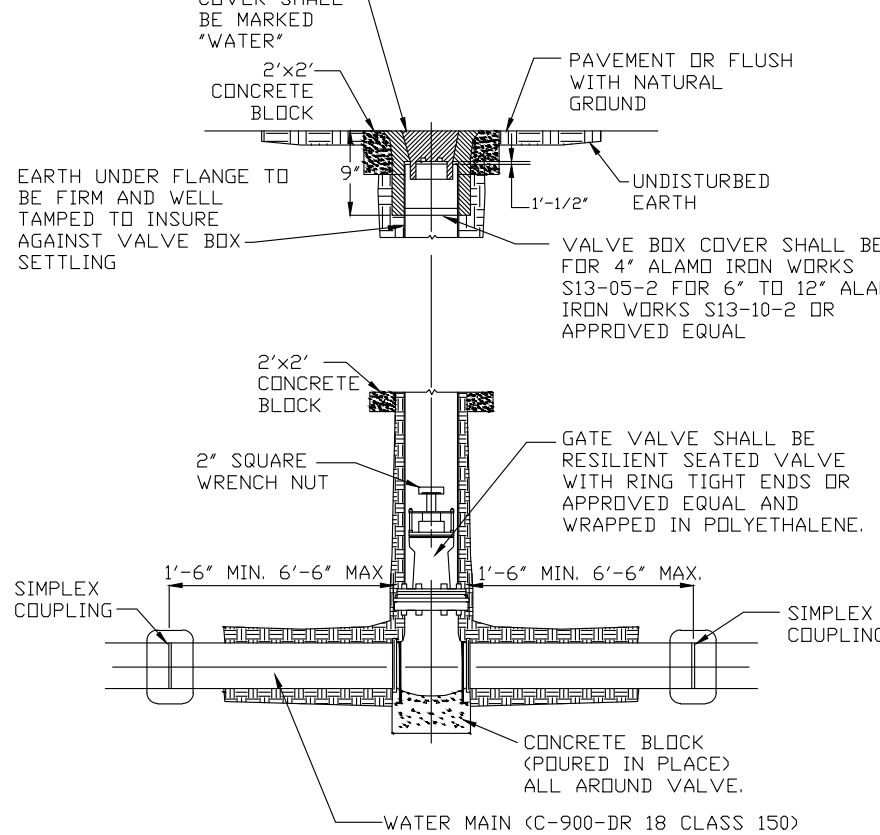
167



- NOTES:
- NORMALLY, FIRE HYDRANTS ARE TO BE LOCATED AT THE END OF CURB RETURN, OR AT PROPERTY LINE.
 - PERMANENT OBSTRUCTIONS SUCH AS POLES, TRAFFIC SIGNALS ETC. MAY REQUIRE RELOCATION OF FIRE HYDRANT 5' DISTANCE FROM OBSTRUCTION. FIRE HYDRANT NOT TO BE LOCATED WITHIN AREA OF CURB RETURN.
- CONSTRUCTION NOTES:
- WATER MAIN.
 - FIRE HYDRANT.
 - CURB AND GUTTER.
 - RIGHT OF WAY.
 - PROPERTY LINE.

CITY OF SAN JUAN
STANDARD MANUAL
TYPICAL FIRE HYDRANT
LOCATIONS

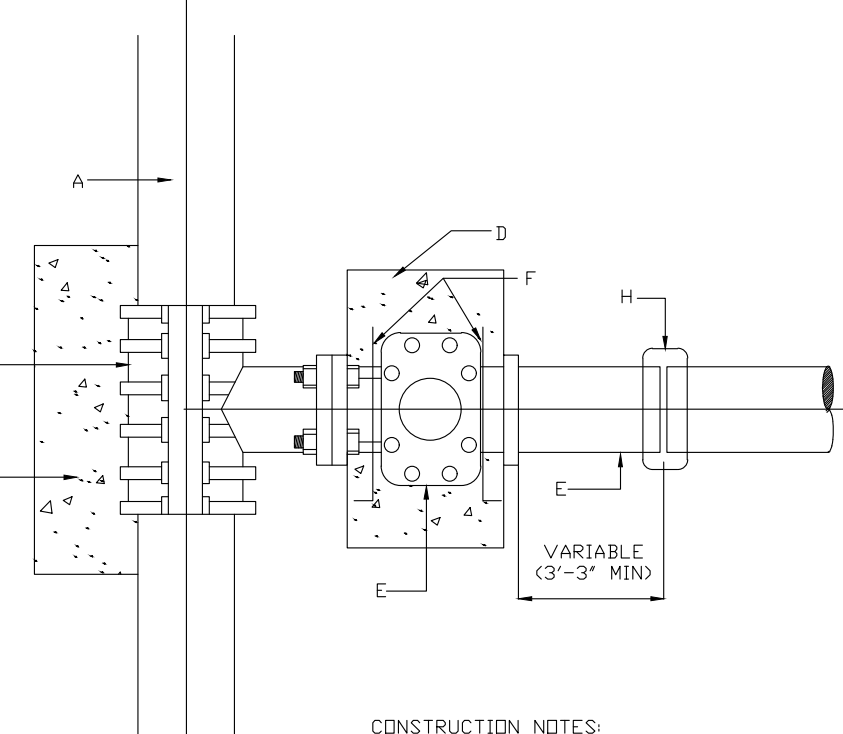
168



- NOTES:
- CAST IRON BOOT TO BE USED IN HEAVY TRAFFIC AREAS. CONCRETE BLOCK (POURED IN PLACE).

CITY OF SAN JUAN
STANDARD MANUAL
GATE VALVE AND BOX

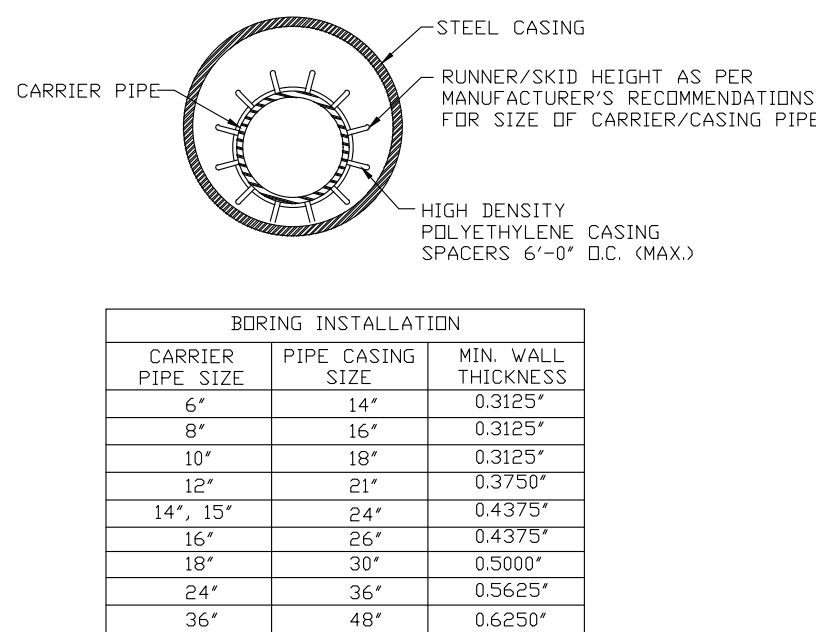
169



- CONSTRUCTION NOTES:
- WATER MAIN (SEE PLANS AND SPECIFICATION).
 - TAPPING SLEEVE (SIZE AS REQUIRED).
 - CONCRETE SUPPORT UNDER TAPPING SLEEVE AND BEHIND.
 - THRUST BLOCK AS PER SPECIFICATIONS.
 - FLANGED AND HUB ENDS "D" RING SEALS WITH 2" SQUARE WRENCH NUT GATE VALVE.
 - PVC PIPE.
 - ANCHOR RODS.
 - SIMPLEX COUPLING.
 - STAINLESS STEEL WATER TAPPING SLEEVE WITH BOLTED NUT.

CITY OF SAN JUAN
STANDARD MANUAL
WATER TAPPING SLEEVE
AND VALVE INSTALLATION

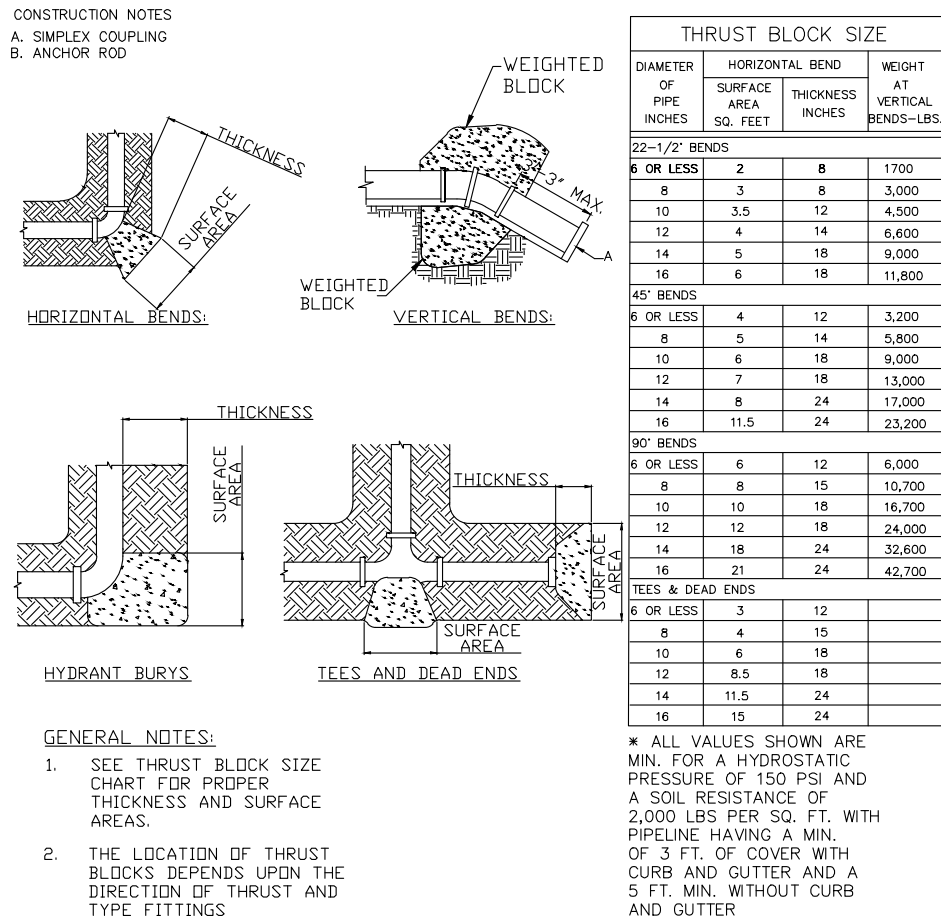
170



- GENERAL NOTES:
- ALL STEEL CASING SHALL BE WELDED.
 - STEEL CASING SHALL BE CLOSED AT EACH END USING USING SYNTHETIC RUBBER END SEALS.
 - CASING SPACERS SHALL BE USED TO INSTALL THE CARRIER PIPE INSIDE THE ENCASMENT PIPE. CASING SPACERS SHALL FASTEN TIGHTLY ON THE CARRIER PIPE TO PREVENT RELATIVE MOVEMENT ON PIPE DURING INSTALLATION. CASING SPACERS SHALL BE DOUBLED ON EACH END OF THE ENCASMENT.
 - PROJECTION TYPE CASING SPACERS SHALL BE CONSTRUCTED SECTIONS OF HIGH DENSITY POLYETHYLENE.
 - INSTALLATION AND SIZE OF SPACERS SHALL BE PER CITY OF SAN JUAN SPECIFICATIONS.

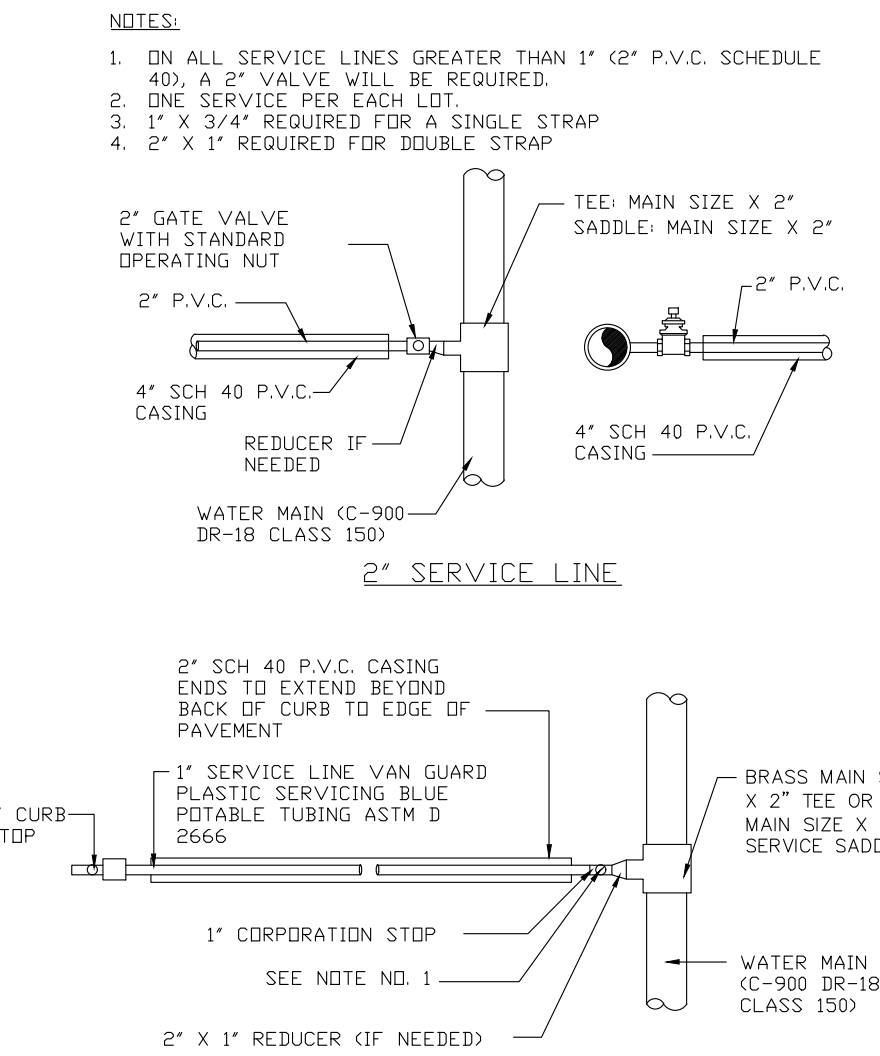
CITY OF SAN JUAN
STANDARD MANUAL
UTILITY PIPE ENCASMENT

171



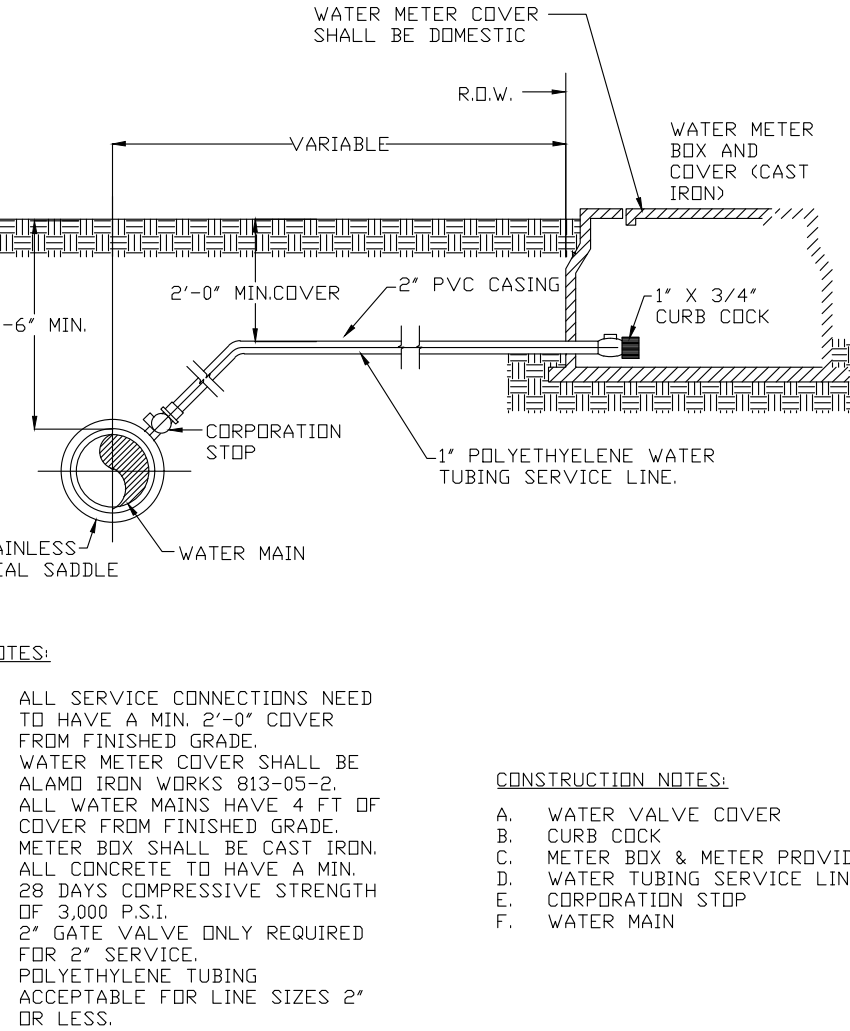
CITY OF SAN JUAN
STANDARD MANUAL
CONCRETE THRUST BLOCKS

172



CITY OF SAN JUAN
STANDARD MANUAL
WATER SERVICE TYPICAL
SERVICE CONNECTION

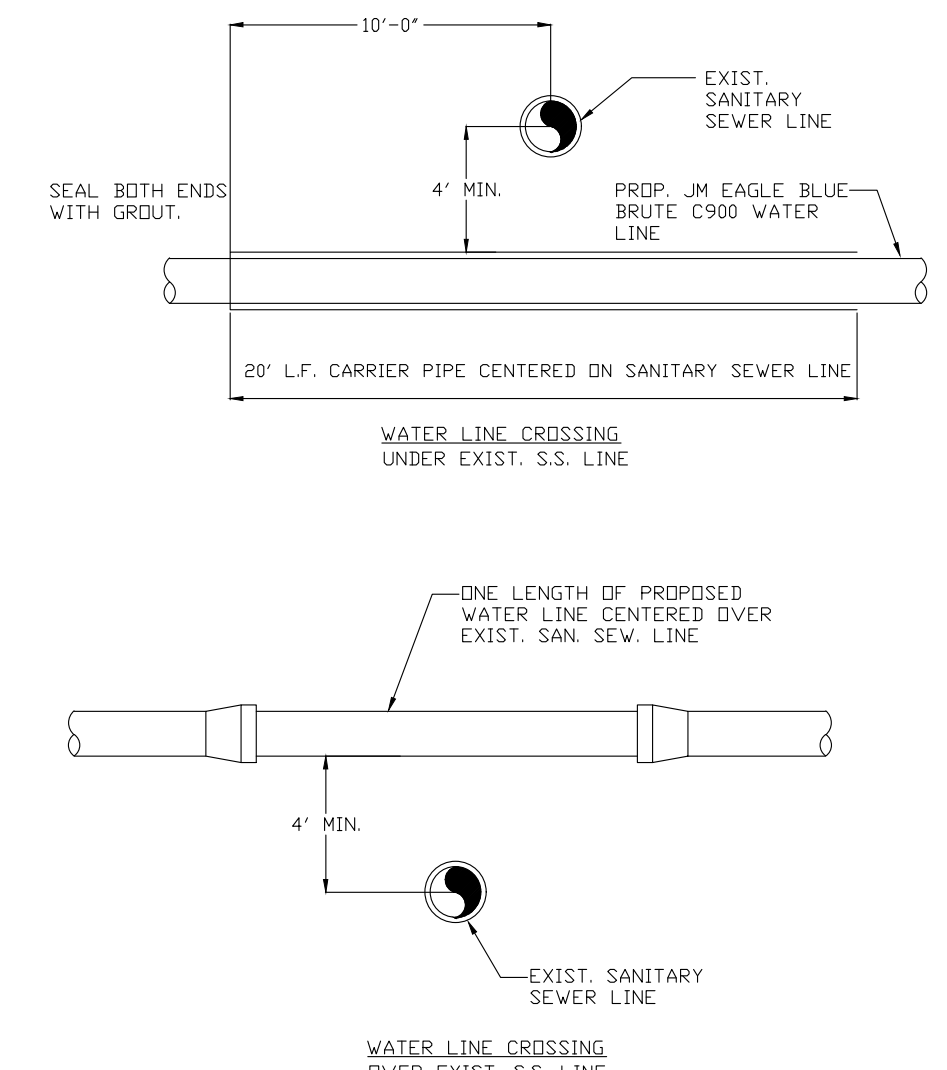
173



- NOTES:
- ALL SERVICE CONNECTIONS NEED TO HAVE A MIN. 2'-0" COVER FROM FINISHED GRADE.
 - WATER METER COVER SHALL BE ALUMINUM IRON WORKS 813-05-2.
 - METER BOX SHALL BE CAST IRON.
 - ALL CONCRETE TO HAVE A MIN. 28 DAYS COMPRESSIVE STRENGTH OF 3,000 P.S.I.
 - 2" GATE VALVE ONLY REQUIRED FOR 2" SERVICE.
 - POLYETHYLENE TUBING ACCEPTABLE FOR LINE SIZES 2" OR LESS.
- CONSTRUCTION NOTES:
- WATER VALVE COVER.
 - CURB COCK.
 - METER BOX & METER PROVIDED.
 - WATER TUBING SERVICE LINE.
 - CORPORATION STOP.
 - WATER MAIN.

CITY OF SAN JUAN
STANDARD MANUAL
TYPICAL SERVICE CONNECTION
WITH METER BOX

177

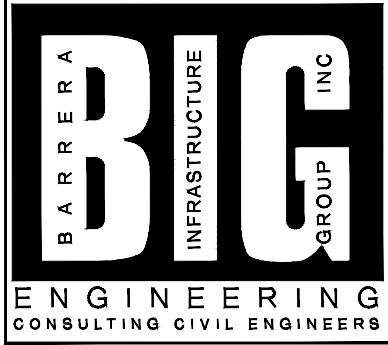


CITY OF SAN JUAN
STANDARD MANUAL
WATERLINE CROSSING

178

FOR CONSTRUCTION

THIS DOCUMENT HAS BEEN RELEASED FOR CONSTRUCTION.
BY RENE BARRERA, P.E. No. 86862.
10-30-25



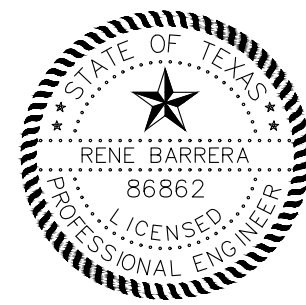
6521 N. 10TH STREET,
SUITE C
McALLEN, TEXAS 78504
T: 956.687.3355
F: 956.992.8801
FIRM. NO. 6435

WATER SYSTEM DETAILS

Sheet Title:

BLACK HILLS ESTATES II SAN JUAN, TEXAS

Project Title:



10-30-25
Rene Barrera
Licensed Professional
Engineer # 86862

Date:

Scale: 1"=30'

Designed By: R.B.

Drawn By: E.S.

Checked By: R.B.

Project No:

Sheet 8 of 8

D:\Projects\BLACK HILLS ESTATES\BLACK HILLS EST 2 8-19-25.dwg

GENERAL NOTES:

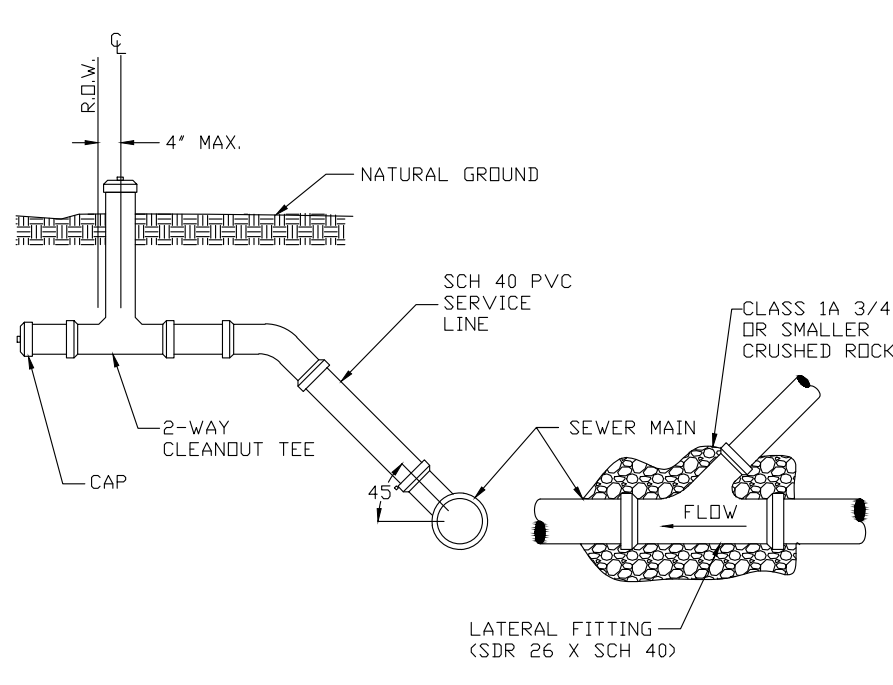
- CRUSHED ROCK BEDDING PLACED, HAND LEVELED, AND COMPACTED BEFORE PIPE IS LAID, UP TO BOTTOM OF PIPE (MIN. THICKNESS = 6").
- CRUSHED ROCK BACKFILL PLACED AND COMPACTED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 12" ABOVE THE TOP OF PIPE. WORK IN UNDER PIPE HAUNCHES AND COMPACT BY HAND TO SPRING LINE. USE VIBRATORY-TYPE COMPACTORS FOR LIFTS ABOVE THE SPRING LINE. MAXIMUM 6" LIFTS.
- MINIMUM TRENCH WIDTH PIPE O.D. + 16" (FOR 16" PIPE AND SMALLER); PIPE O.D. X 1.25 + 12" (FOR 18" PIPE AND LARGER).
- CITY STREETS, PARKING AREA, AND DRIVEWAYS) SELECT EXCAVATED BACKFILL MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 8" MAX. LIFTS.
- (STATE MAINTAINED ROADWAY) SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- EXCAVATED EARTH BACKFILL MECHANICALLY COMPACTED IN 12" MAX. LIFTS. MINIMUM STANDARD PROCTOR DENSITY: 90% OUTSIDE RIGHT OF WAY 95% INSIDE RIGHT OF WAY
- EMBEDMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D 2321. EMBEDMENT MATERIAL SHALL BE CLASS 1A (CRUSHED ROCK) OR 1B (CRUSHED ROCK-SAND MIXTURE) WITH LESS THAN 50% PASSING # 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.

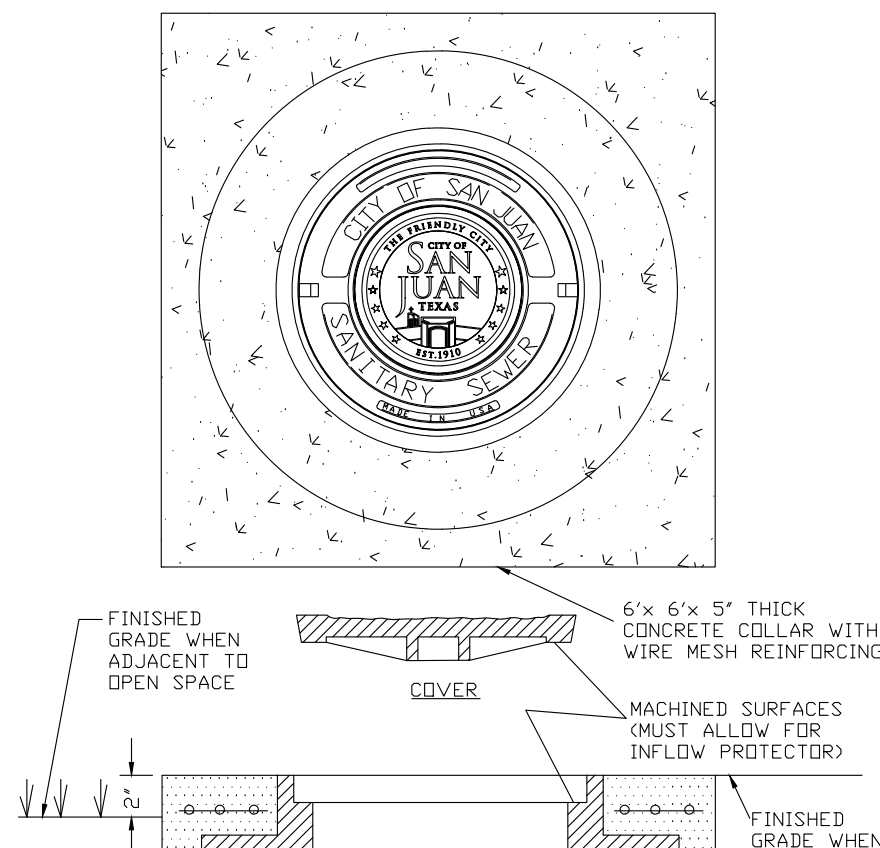
FOUNDATION PREPARATION USING COBBLES, GRAVEL, CEMENT STABILIZATION, OR OTHER METHODS AS APPROVED BY THE ENGINEER SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

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.



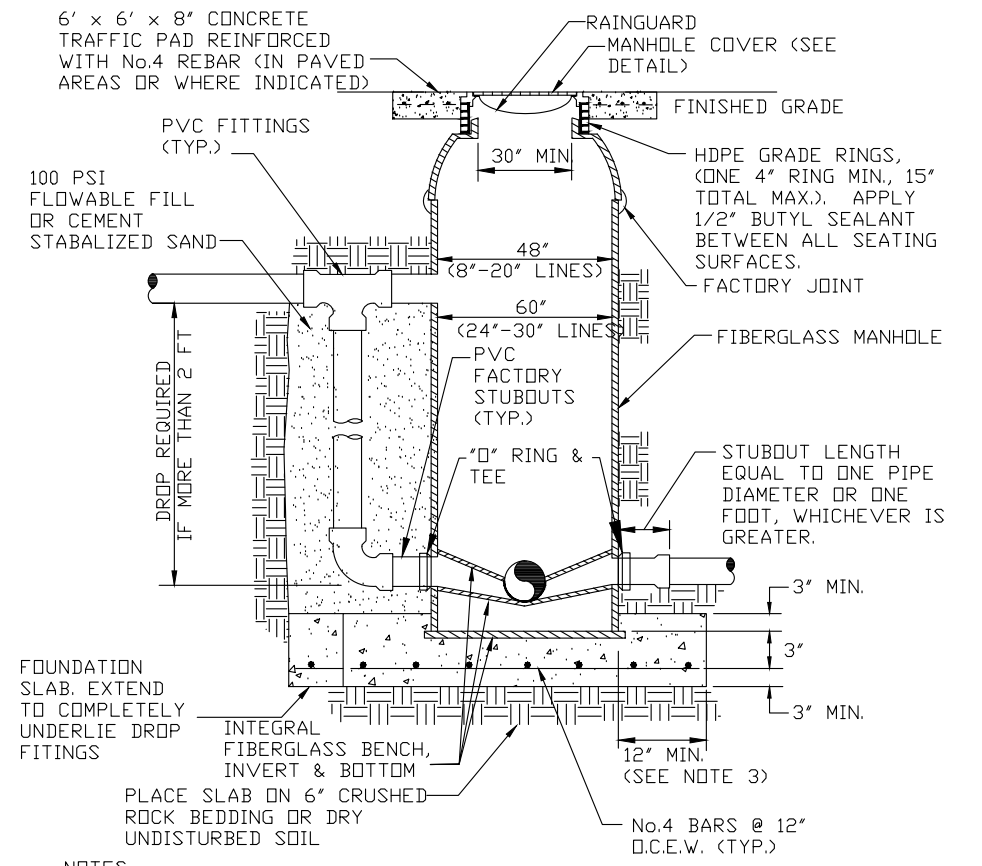
NOTES

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



NOTES

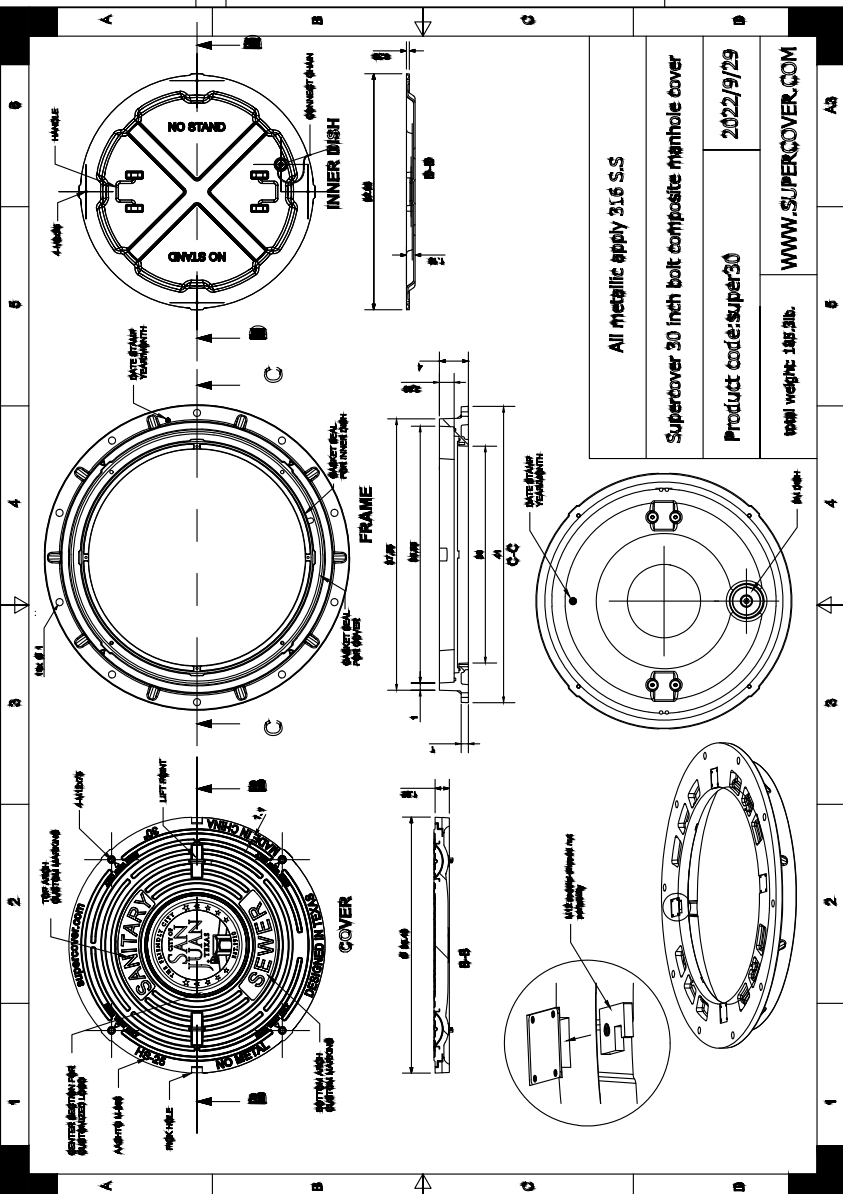
- COLLAR IS REQUIRED ONLY WHEN MANHOLE IS OUT OF PAVEMENT.
- STANDARD FRAME AND COVER SIZE SHALL BE USED.
- A STEEL MANHOLE RISER, APPROVED HOPE ADJUSTING RINGS OR ADDITIONAL BRICKS MAY BE USED TO ELEVATE EXISTING MANHOLE COVERS TO RESURFACED GRADE (MAX. 4" HEIGHT).
- COVER SHALL FIT FLUSH WITH THE FRAME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



NOTES

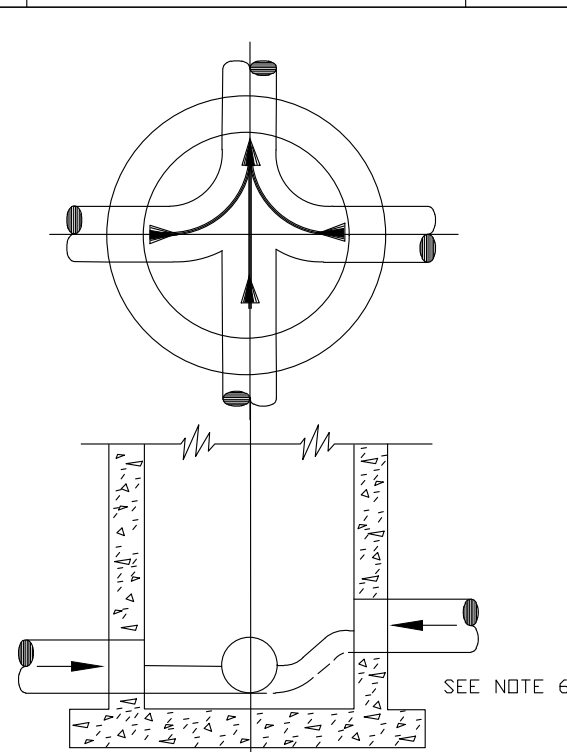
- INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- BACKFILL SHALL BE SAND COMPACTED TO 95% STANDARD PROCTOR.
- BASE SLAB SHALL BE 4" FT. LARGER THAN MANHOLE DIAMETER WHERE SOIL BEARING CAPACITY < 2000 PSF, WATER TABLE < 5 FT., OR DEPTH > 20 FT. SLAB SHALL BE DESIGNED TO PREVENT FLOTATION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

CITY OF SAN JUAN
STANDARD MANUAL
SANITARY SEWER (NON-FORCEMAIN)
PIPE BEDDING DETAIL



CITY OF SAN JUAN
STANDARD MANUAL
SANITARY SEWER LID COVER

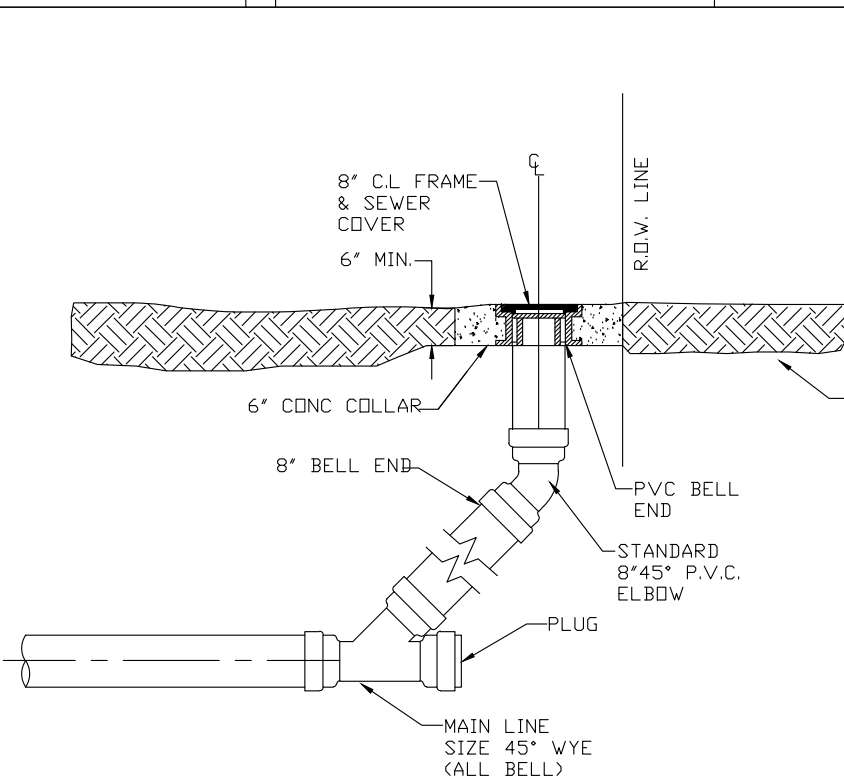
CITY OF SAN JUAN
STANDARD MANUAL
SANITARY SEWER
STANDARD SERVICE CONNECTION



NOTES

- ALL INVERT CHANNELS ARE TO BE CONSTRUCTED FOR SMOOTH FLOW WITHOUT OBSTRUCTION.
- PROPERLY SHAPED SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS TO PROVIDE FOR SMOOTH FLOWS.
- SERVICE LATERALS SHALL NOT ENTER MANHOLES UNLESS SPECIFIED ON PLANS AND THEY MUST BE TREATED AS MAINS (ELEVATIONS SHOWN, PRECAST HOLE, FLOW CHANNEL).
- APPROVED PRECAST CONCRETE OR FIELD INSTALLED CONCRETE FLOW CHANNEL IS REQUIRED.
- SIDEWALLS OF FLOW CHANNEL SHALL BE AT LEAST HALF OF PIPE HEIGHT AT ALL POINTS.
- NO INSIDE DROP LARGER THAN 6" SHALL BE ALLOWED WHEN THERE ARE MORE THAN 2 INVERTS OR WHEN THERE IS A CHANGE OF DIRECTION OF FLOW GREATER THAN 45 DEGREES.
- THE FIELD APPLIED CORROSION BARRIER SYSTEM SHALL BE INSTALLED AFTER INVERT CHANNEL CONSTRUCTION. THE CORROSION BARRIER SHALL NOT BE APPLIED TO THE FLOW CHANNEL.

CITY OF SAN JUAN
STANDARD MANUAL
SANITARY SEWER MANHOLES

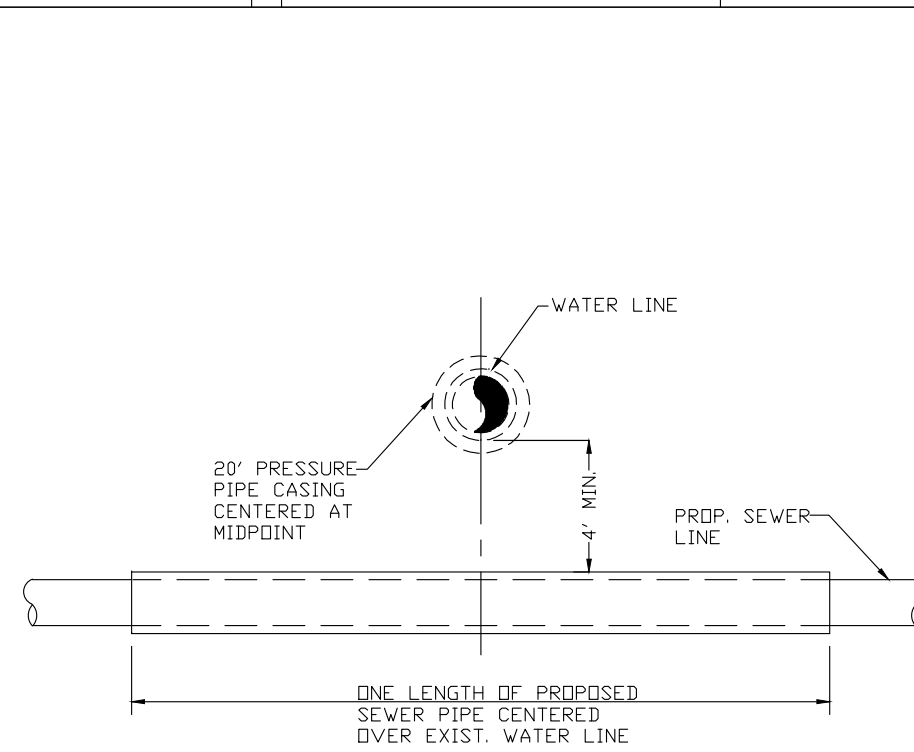


NOTES

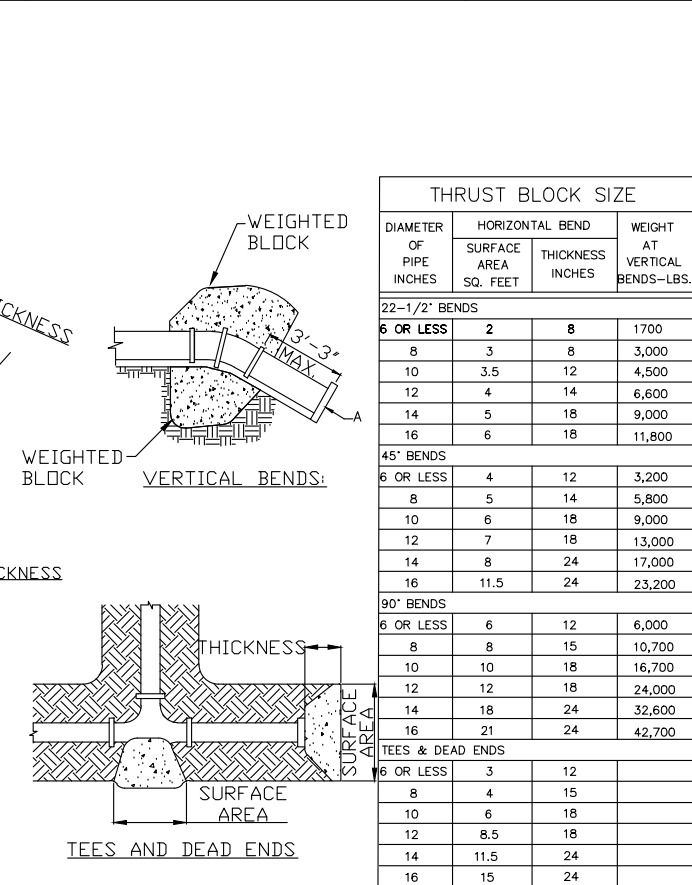
- SANITARY SERVICES INTO MANHOLES ARE NOT PERMITTED.
- INSTALL STAINLESS STEEL VALVE BOX OVER CLEAN-OUTS LOCATED IN SIDEWALKS AND DRIVEWAYS WITH VALVE COVER MARKED "SEWER".
- TOP OF STAINLESS STEEL BOX SHALL BE FLUSH WITH TOP OF CONCRETE.
- MAXIMUM CLEAN-OUT HEIGHT SHALL BE 6" FROM NATURAL GROUND.
- 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"

CITY OF SAN JUAN
STANDARD MANUAL
FIBERGLASS MANHOLE
WITH DROP STRUCTURE



CITY OF SAN JUAN
STANDARD MANUAL
SANITARY SEWER MANHOLE
INVERT COVER



CONSTRUCTION NOTES

- SIMPLEX COUPLING
- ANCHOR ROD

THICKNESS
SURFACE AREA

HORIZONTAL BENDS:

THICKNESS
SURFACE AREA

VERTICAL BENDS:

THICKNESS
SURFACE AREA

TEES AND DEAD ENDS

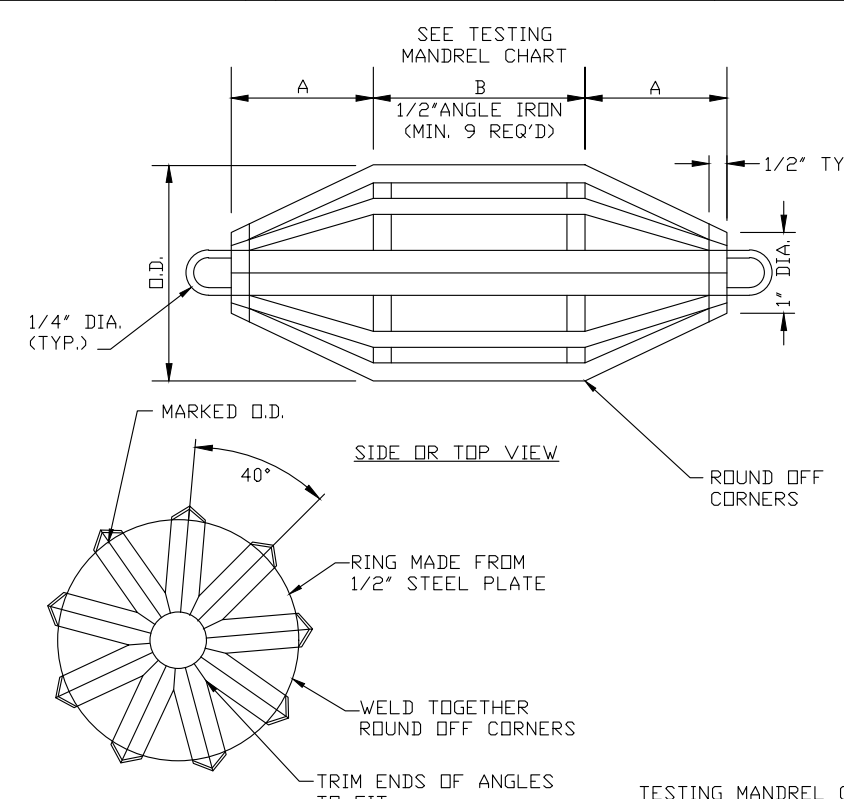
HYDRANT BURLYS

GENERAL NOTES:

- SEE THRUST BLOCK SIZE CHART FOR PROPER THICKNESS AND SURFACE AREAS.
- THE LOCATION OF THRUST BLOCKS DEPENDS UPON THE DIRECTION OF THRUST AND TYPE FITTINGS

THRUST BLOCK SIZE				
DIAMETER OF PIPE INCHES	HORIZONTAL BEND AT 90° DEGREE	THICKNESS INCHES	WEIGHT LBS.	WEIGHT AT 45° BENDS LBS.
24" x 12" BENDS				
8" OR LESS	2	8	1,700	
8	3	8	2,000	
10	3.5	12	4,500	
12	4	14	6,600	
14	5	18	9,000	
16	6	18	11,800	
45° BENDS				
8" OR LESS	4	12	3,200	
8	5	14	5,800	
10	6	18	9,000	
12	7	18	11,000	
14	8	24	17,000	
16	11.5	24	23,000	
90° BENDS				
8" OR LESS	6	12	4,000	
8	8	15	10,700	
10	10	18	14,700	
12	12	18	20,500	
14	16	24	32,600	
16	21	24	45,700	
TEES & DEAD ENDS				
8" OR LESS	3	12		
8	4	15		
10	6	18		
12	8	18		
14	11.5	24		
16	15	24		

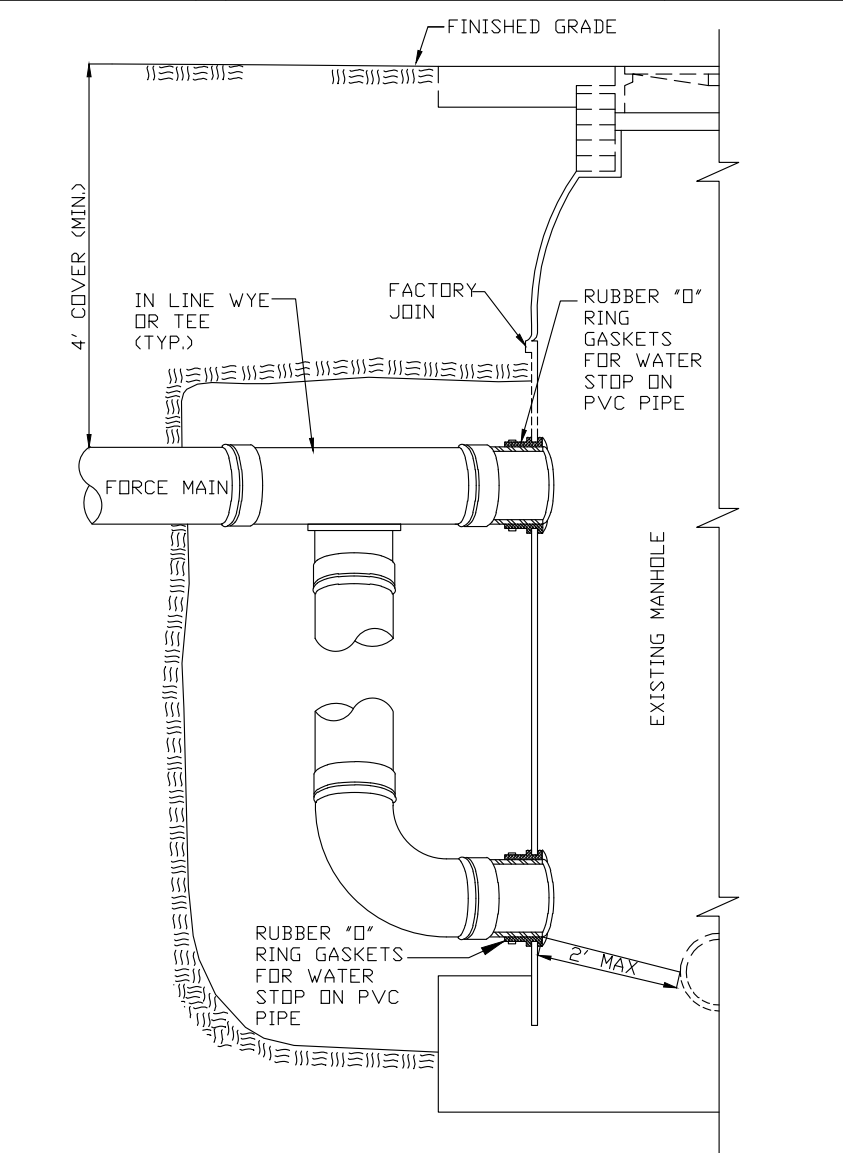
CITY OF SAN JUAN
STANDARD MANUAL
SANITARY SEWER
CLEANOUT DETAIL



TESTING MANDREL CHART

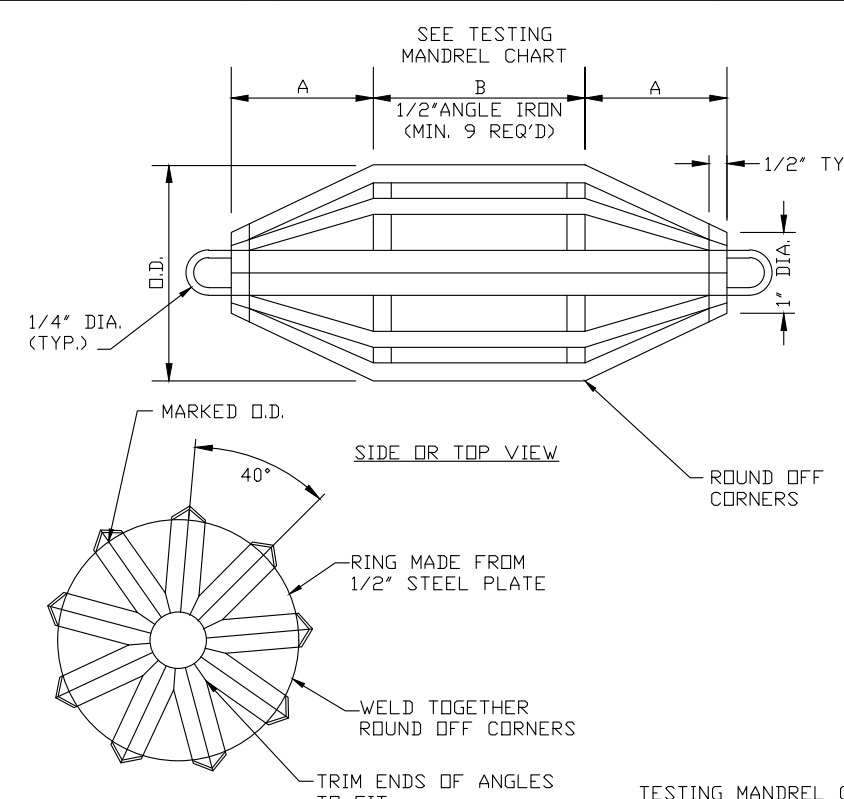
SIZE	A	B	PSM SDR-26	PSM SDR-26
6	4.0"	4.5"	5.50	4.79
8	5.5"	6.0"	7.37	6.66
10	7.0"	7.5"	9.61	8.50
12	8.0"	9.0"	10.96	10.25
15	10.0"	11.0"	13.42	12.71
18	12.0"	13.5"		
21	14.0"	16.0"		
24	16.0"	18.0"		
27	18.0"	20.0"		

CITY OF SAN JUAN
STANDARD MANUAL
TYPICAL FORCE MAIN
TIE IN DRAIN



CITY OF SAN JUAN
STANDARD MANUAL
CONCRETE THRUST BLOCK
(FORCE MAIN)

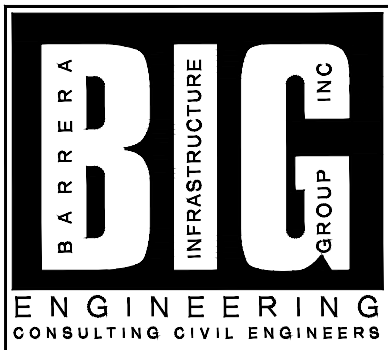
CITY OF SAN JUAN
STANDARD MANUAL
OO NO GO DEVIATION
TESTING MANDREL



TESTING MANDREL CHART

SIZE	A	B	PSM SDR-26	PSM SDR-26
6	4.0"	4.5"	5.50	4.79
8	5.5"	6.0"	7.37	6.66
10	7.0"	7.5"	9.61	8.50
12	8.0"	9.0"	10.96	10.25
15	10.0"	11.0"	13.42	12.71
18	12.0"	13.5"		
21	14.0"	16.0"		
24	16.0"	18.0"		
27	18.0"	20.0"		

FOR CONSTRUCTION
THIS DOCUMENT HAS BEEN RELEASED FOR CONSTRUCTION.
BY RENE BARRERA, P.E. No. 86862.
10-30-25



6521 N. 10TH STREET,
SUITE C
McALLEN, TEXAS 78504
T: 956.687.3355
F: 956.992.8801
FIRM. NO. 6435

SEWER SYSTEM DETAILS

Sheet Title:

BLACK HILLS ESTATES II SAN JUAN, TEXAS

Project Title:

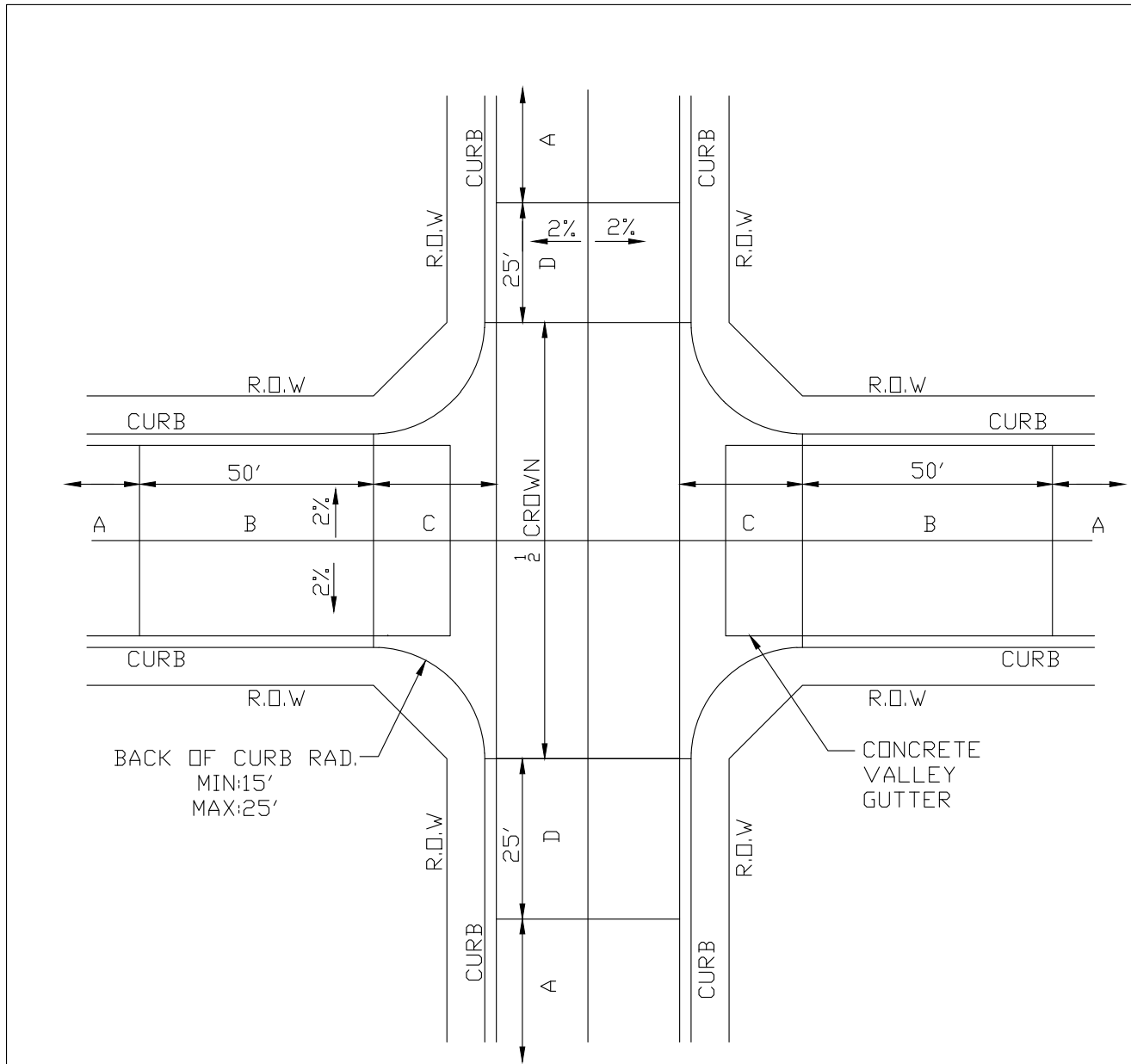


10-30-25
Rene Barrera
Licensed Professional
Engineer # 86862

Date:	
Scale:	1"=30'
Designed By:	R.B.
Drawn By:	E.S.
Checked By:	R.B.
Project No.:	

Sheet of
9

D:\Projects\BLACK HILLS EST\BLACK HILLS EST 2 8-19-25.dwg

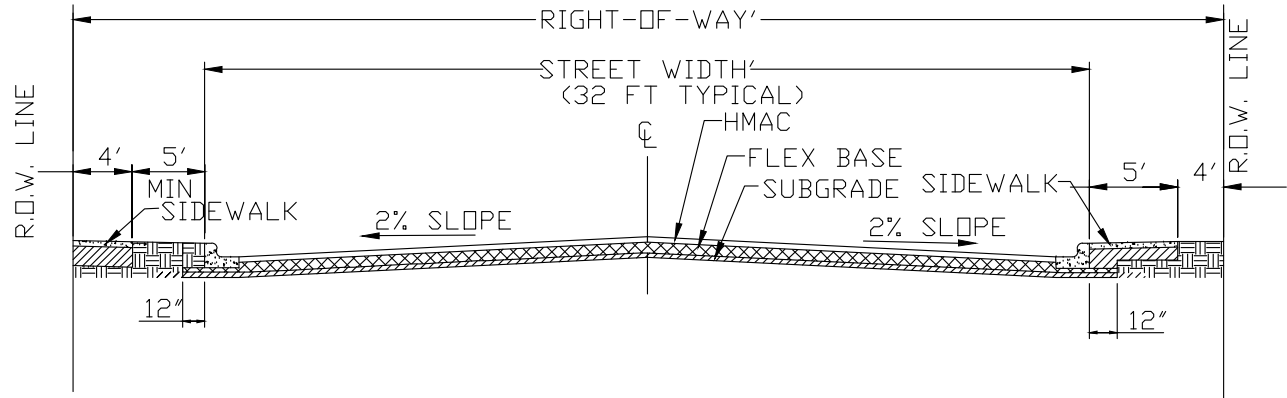


GENERAL NOTES:

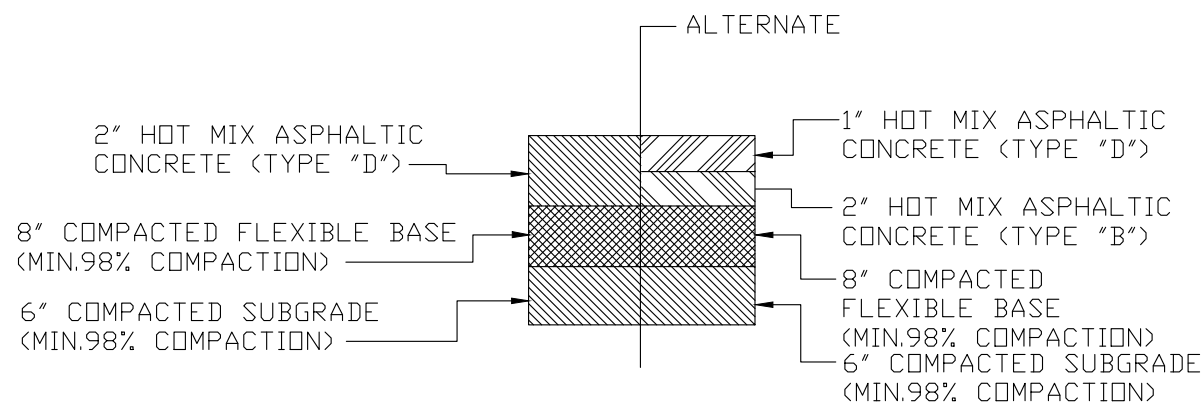
1. REDUCE NORMAL CROWN TO NO CROWN SECTION WHEN APPROACHING PERPENDICULAR TO VALLEY GUTTER.
2. REDUCE NORMAL CROWN TO HALF CROWN SECTION WHEN STREET IS PARALLEL TO VALLEY GUTTER.
3. FOR 'T' INTERSECTION THE THROUGH STREET WILL RETAIN NORMAL CROWN & THE LEG OF THE 'T' WILL REDUCE NORMAL CROWN TO NO CROWN SECTION WHEN APPROACHING PERPENDICULAR TO VALLEY GUTTER.
4. CONSTRUCTION PLANS WILL DETAIL 'T' INTERSECTION WHEN DRAINAGE FLOWS ACROSS THROUGH STREET OF INTERSECTION.
5. CONSTRUCTION PLANS WILL SPECIFY RADII CURB RETURNS.
6. VALLEY GUTTER SHALL BE 6 FEET WIDE PER STANDARD DETAIL.

CONSTRUCTION NOTES:

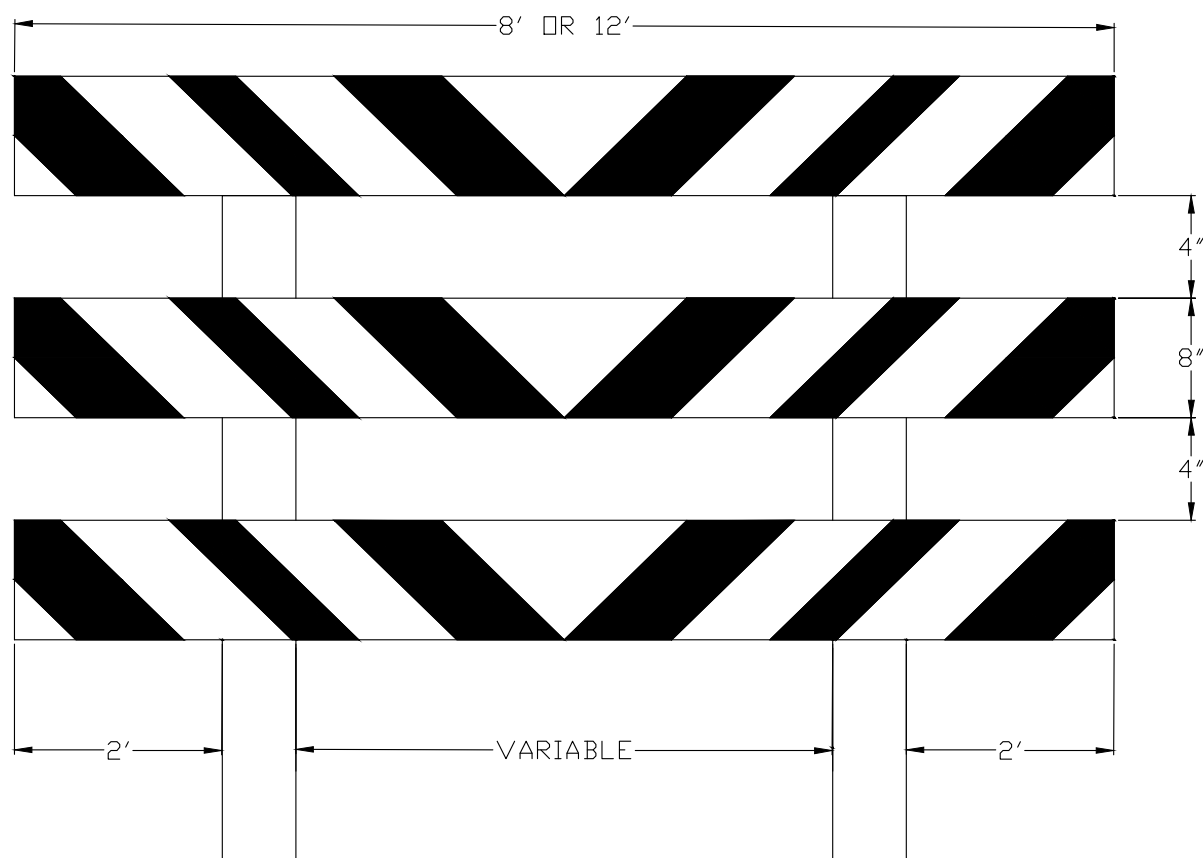
- A. NORMAL CROWN FOR RESIDENTIAL STREET.
- B. TRANSITION SECTION FROM FULL CROWN TO NO CROWN SECTION.
- C. NO CROWN SECTION.
- D. TRANSITION SECTION FROM FULL CROWN TO HALF CROWN SECTION.



TYPICAL LOCAL STREET SECTION

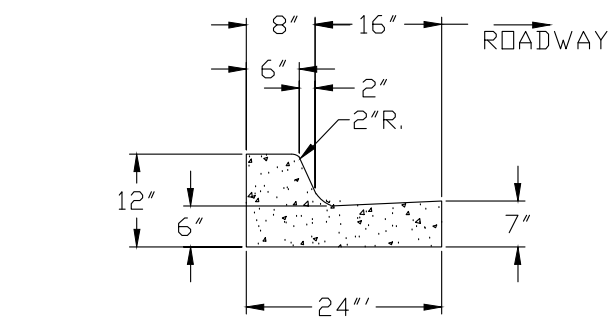


PAVEMENT SECTION
ASPHALT CONCRETE

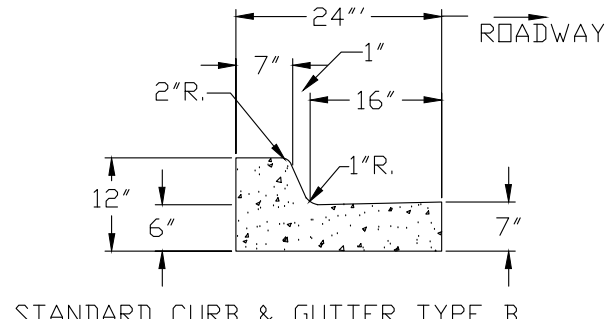


GENERAL NOTES:

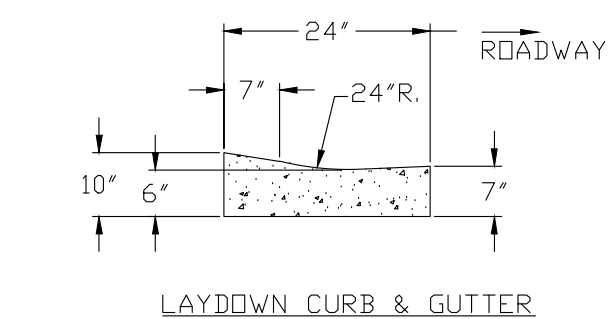
1. 8'X12' OR 8'X8' PANEL MADE OF HPPL PLASTIC MATERIAL.
2. SHEETING TO BE HI-PRISMATIC GRADE RED/WHITE.
3. 2-3/8 DD 12 GA. GALVANIZED STEEL POST.
4. SHOULD BE INSTALLED USING BREAKAWAY SIGN INSTALLATION SYSTEM (REFER TO BREAKAWAY SIGN INSTALLATION DETAIL).
5. SIGN TO BE SHEETED A PROTECTIVE ANTIGRAFFITI OVERLAY FILM.



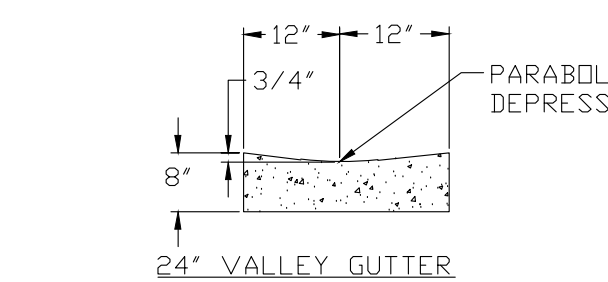
STANDARD CURB & GUTTER TYPE A



STANDARD CURB & GUTTER TYPE B



LAYDOWN CURB & GUTTER



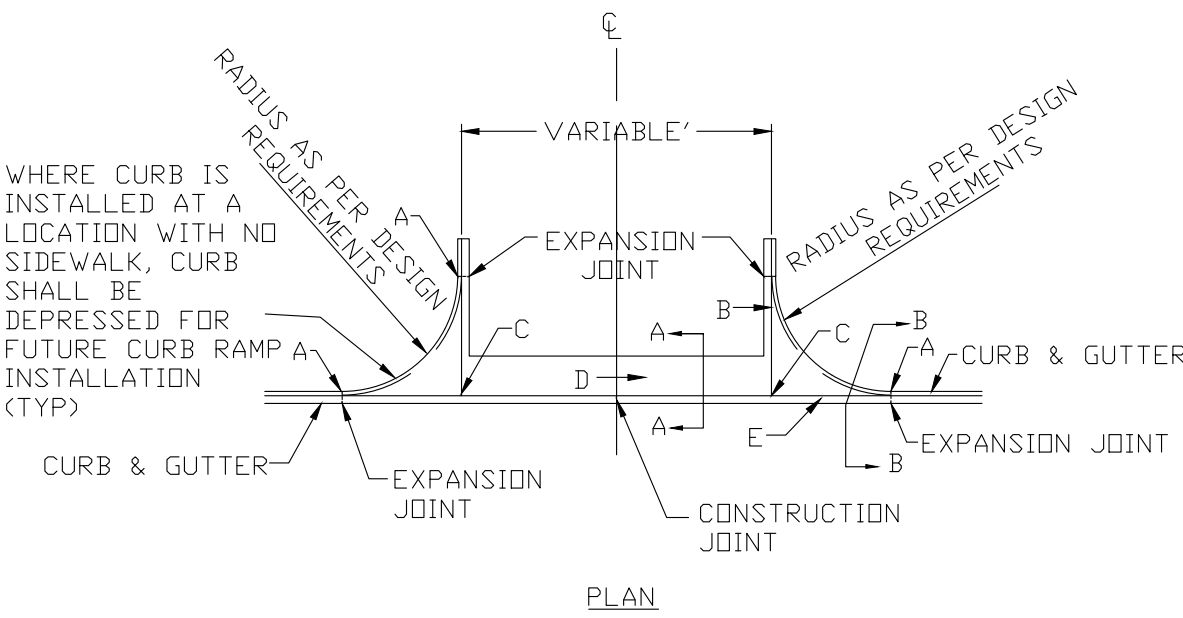
24' VALLEY GUTTER

GENERAL NOTES:

1. CURBS AND GUTTERS TO BE CONSTRUCTED OF 3000 PSI CONCRETE.
2. FOR NON-REINFORCED STANDARD CURB OR CURB & GUTTER PROVIDE SAWED CONTRACTION JOINTS 10' O.C. MAX. ALSO PROVIDE 1/2" EXPANSION JOINTS AT 30' O.C. MAX. AT POINTS OF CURVATURE, CURB INLETS, BOX CULVERTS, AT EACH SIDE OF DRIVEWAYS AND ADJACENT TO SIDEWALK.
3. FOR REINFORCED STANDARD CURB OR CURB & GUTTER PROVIDE SAWED CONTRACTION JOINTS 10' O.C. MAX AND EXPANSION JOINTS SHALL BE SPACED AT 120' O.C. MAX. AT POINTS OF CURVATURE, CURB INLETS, BOX CULVERTS, AT EACH SIDE OF DRIVEWAYS, AND ADJACENT TO SIDEWALKS.
4. EDGES NOT SPECIFIED WITH DIMENSIONS SHALL BE EDGED WITH A 3/8" EDGING TOOL.
5. A MEMBRANE CURING COMPOUND SHALL BE APPLIED TO EXPOSED CURB OR CURB & GUTTER AFTER THE SURFACE FINISH HAS BEEN COMPLETED AT A MIN. RATE OF 1 GAL/180 S.F. OF SURFACE AREA.
6. DESIGN ELEVATIONS TO BE GIVEN AT PC, PT AND MID POINT OF THE CURB RADII (FLOW OF CURB ELEVATION) AND AT INTERSECTIONS OF PROJECTED FLOWLINES (FLOWLINE ELEVATION).
7. ON UPSTREAM AND DOWNSTREAM ENDS OF THE INTERSECTION, VALLEY GUTTER CONSTRUCTION SHALL EXTEND TO THE END OF RETURNS.
8. THE VALLEY GUTTER TO BE REINFORCED WITH 6'X 6' X NO. 6 GA. WIRE MESH. OR NO. 3 @ 12" O.C.E.W. 4. INVERT OF VALLEY GUTTER TO EXTEND FROM FLOWLINE OF UPSTREAM CURB RETURN TO FLOWLINE OF DOWNSTREAM CURB RETURN.
9. FOR NEW CONSTRUCTION, VALLEY GUTTER SHALL BE CONSTRUCTED PRIOR TO ADJACENT PAVEMENT.
10. PRIOR TO CONSTRUCTION OF NEW VALLEY GUTTER ON EXISTING ACCEPTED STREETS, PAVEMENT SHALL BE REMOVED AS SHOWN ON PLANS.
11. FOR HANDICAP RAMP, SEE DETAIL.
12. EXISTING CURB OR PAVEMENT SHALL BE SAWCUT WHERE NECESSARY TO CONNECT TO PROPOSED VALLEY GUTTER.
13. 4" FLEXBASE SHALL EXTEND UNDER CURB AND GUTTER AND COMPACTED TO A MINIMUM 98% COMPACTION.

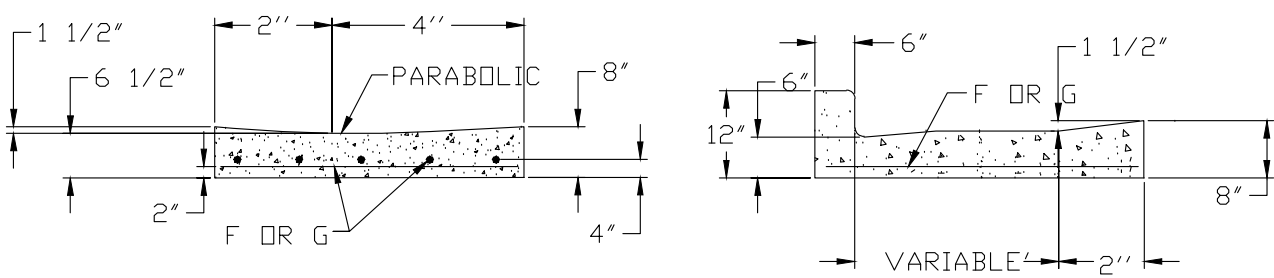
NOTES:

1. REFER TO SHEET 2 OF 2 FOR GENERAL AND CONSTRUCTION NOTES
2. VALLEY GUTTER DESIGN TO BE APPROVED BY THE CITY OF SAN JUAN



PLAN

WHERE CURB IS INSTALLED



SECTION A-A

SECTION B-B

GENERAL NOTES:

1. DESIGN ELEVATIONS TO BE GIVEN AT PC, PT AND MID POINT OF THE CURB RADII (FLOW OF CURB ELEVATION) AND AT INTERSECTIONS OF PROJECTED FLOWLINES (FLOWLINE ELEVATION).
2. ON UPSTREAM AND DOWNSTREAM ENDS OF THE INTERSECTION, VALLEY GUTTER CONSTRUCTION SHALL EXTEND TO THE END OF RETURNS.
3. THE VALLEY GUTTER TO BE REINFORCED WITH 6'X 6' X NO. 6 GA. WIRE MESH. OR NO. 3 @ 12" O.C.E.W.
4. INVERT OF VALLEY GUTTER TO EXTEND FROM FLOWLINE OF UPSTREAM CURB RETURN TO FLOWLINE OF DOWNSTREAM CURB RETURN.
5. FOR NEW CONSTRUCTION, VALLEY GUTTER SHALL BE CONSTRUCTED PRIOR TO ADJACENT PAVEMENT.
6. PRIOR TO CONSTRUCTION OF NEW VALLEY GUTTER ON EXISTING ACCEPTED STREETS, PAVEMENT SHALL BE REMOVED AS SHOWN ON PLANS.
7. VALLEY GUTTER SHALL BE PLACED USING 3000 PSI CONCRETE.
8. FOR HANDICAP RAMP, SEE DETAIL.
9. EXISTING CURB OR PAVEMENT SHALL BE SAWCUT WHERE NECESSARY TO CONNECT TO PROPOSED VALLEY GUTTER.

CONSTRUCTION NOTES:

- A. END OF CURB RETURN, SEE NOTE 1.
- B. PROJECTED FLOW LINE OF 1 1/2" INVERT SEE NOTE 2.
- C. INTERSECTION OF FLOWLINES, SEE NOTE 1.
- D. DIRECTION OF FLOW
- E. FLOWLINE
- F. 6' X 6' NO. 6 GA. WIRE MESH
- G. NO. 3 BARS AT 12" O.C.E.W.
- H. THE 1 1/2" INVERT DEPTH MAY BE REDUCED TO IMPROVE DRIVEABILITY WITH APPROVAL FROM THE CITY OF SAN JUAN.

CITY OF SAN JUAN
STANDARDS MANUAL
CONCRETE CURB & GUTTER
SHEET 1 OF 2

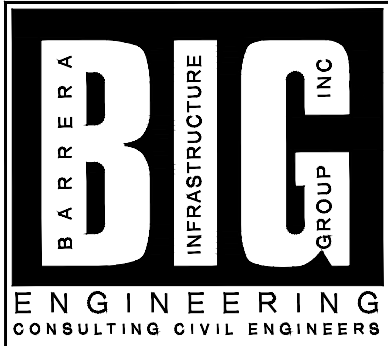
CITY OF SAN JUAN
STANDARDS MANUAL
CONCRETE CURB & GUTTER
SHEET 2 OF 2

CITY OF SAN JUAN
STANDARDS MANUAL
CONCRETE VALLEY GUTTER
SHEET 1 OF 2

CITY OF SAN JUAN
STANDARDS MANUAL
CONCRETE VALLEY GUTTER
SHEET 2 OF 2

FOR CONSTRUCTION

THIS DOCUMENT HAS BEEN RELEASED FOR CONSTRUCTION.
BY RENE BARRERA, P.E. No. 86862.
10-30-25



6521 N. 10TH STREET,
SUITE C
McALLEN, TEXAS 78504
T: 956.687.3355
F: 956.992.8801
FIRM NO. 6435

PAVING IMPROVEMENTS
DETAILS

Sheet Title:

BLACK HILLS ESTATES II
SAN JUAN, TEXAS

Project Title:



10-30-25
Rene Barrera
Licensed Professional
Engineer # 86862

Date:
Scale: 1"=30'
Designed By: R.B.
Drawn By: E.S.
Checked By: R.B.
Project No:

Sheet of
10

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

Preliminary Plat Approval with Variances for Espana Subdivision being a 1.10-Acre Tract of Land out of Lot 6, Block 39, Alamo Land and Sugar Company's Subdivision, Located Approximately 1,500 feet East from Cesar Chavez Road, along the North side of FM 495, as Requested by Barrera Infrastructure Group, Inc. [Monica Gomez, Interim Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The developer is proposing to subdivide 1.10-acre tract of land located approximately a half of a mile West of Cesar Chavez Road, along the North side of FM 495 for the development of a one (1) lot commercial subdivision.

Zoning / Flood Zone:

The property is located in a General Business District (C-2) zone.
The property lies within Flood Zone “B”, indicating minimal flood risk.

Infrastructure and Utilities:

- Water Service: North Alamo Water Supply Corporation
- Sewer Service: City of San Juan

Variance Request:

The developer is requesting the following variance from the Unified Development Code (Appendix A, Chapter 3, Article III – Procedures and Requirements, Section 3 (f)(3):

- Reduce the required 15-foot utility easement around the subdivision to 10-feet.

Staff Recommendation:

Staff recommends approval of the Preliminary Plat and the requested variance, subject to addressing all staff comments.

RECOMMENDATION:

During their regular meeting on November 5, 2025, the Planning and Zoning Commission unanimously recommended approval of the Preliminary Plat along with variances with a 6-0 vote.

PREPARED BY:

Monica Gomez,
Interim Director of
Planning

APPROVED BY:

Ruben Guajardo, City
Manager

EVALUATION AND CONDITIONS FOR APPROVAL

Project Description:

The developer is proposing to subdivide 1.10-acre tract of land located approximately a half of a mile West of Cesar Chavez Road, along the North side of FM 495 for the development of a one (1) lot commercial subdivision.

Zoning / Flood Zone:

The property is located in a General Business District (C-2) zone.
The property lies within Flood Zone “B”, indicating minimal flood risk.

Infrastructure and Utilities:

- Water Service: North Alamo Water Supply Corporation
- Sewer Service: City of San Juan

Variance Request:

The developer is requesting the following variance from the Unified Development Code (Appendix A, Chapter 3, Article III – Procedures and Requirements, Section 3 (f)(3):

- Reduce the required 15-foot utility easement around the subdivision to 10-feet.

Staff Recommendation:

Staff recommends approval of the Preliminary Plat and the requested variance, subject to addressing all staff comments.



Proposed Property



Location Map

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 11/05/2025 Commissioner Mancillas made a motion to approve the preliminary plat with variances as presented. Commissioner Yzaguirre second the motion. The motion passed unanimously with a 5-0 vote.

REVIEW COMMENTS:

Ms. Gomez explained that developer is proposing to subdivide 13.46-acre tract of land located approximately a quarter of a mile West of Cesar Chavez Road, along the South side of Sioux Road for the development of a sixty-six (66) lot single-family residential subdivision. The proposed subdivision will include two points of access along Sioux Road. The property is located in a flood zone “B.” Water service is provided by North Alamo Water Supply Corporation; sewer by the City of San Juan.

The developer is requesting the following variances:

- To reduce the minimum lot width of 60-feet to 54-feet.
- To reduce the minimum lot depth of 100-feet to 114-feet.

Omar Rios, developer, introduced himself and explained this is the second phase in Black Hills Subdivision. Phase I was been approved with the same variance requests in 2023.

No discussion took place on this item.

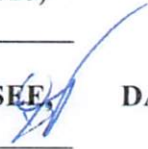
SEA

SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVE., MCALLEN, TEXAS, 78501
(956) 682-9081/(956) 686-1489 FACSIMILE
(956) 648-8899 CELL
DSALINAS@SALINASENGINEERING.COM

INTRA-OFFICE MEMORANDUM

TO: CITY OF SAN JUAN
Attn: Monica Gomez
(Via Email Delivery on 11/04/25)

SUBJECT ESPANA SUBD.
Variance to 15' U.E.

FROM David Omar Salinas, P.E., MSEE, R.P.L.S. 
DATE: 11/04/25

Good morning Monica:

Please accept this as a request to reduce the City's 15' U.E. to a 10' U.E. This site is small and a 5' reduction gives the subdivider 10' along the sides (giving back 5' on each side) that he can use for site improvements. Thank you.

Cc: file



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: Espana Subdivision - Plot

Date Reviewed: 9/24/2025

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. Curb shall be painted RED with WHITE lettering reading NO PARKING 30 feet from the center of hydrant and 15 feet to each side.
4. A fire hydrant must be placed within 500 feet of existing fire hydrant.
5. All Entrance and Exits must be 26 feet.


Plans Reviewed By,
Jose J. Salinas, Fire Inspector



"España Subdivision" Engineering Review (9-19-2025)

Trimad Consultants, LLC (TRIMAD) prepared this engineering review report for the City of San Juan Planning Department. Below is a list of recommendations from errors TRIMAD found while reviewing the current proposed plans.

Plat & Utilities Layout Plan:

1. Plat missing North Alamo Water Supply block.
2. As per the Metes and Bounds description, the North side nails should reflect "FOUND".

Engineering Cost Estimate:

1. Revise cost estimate. Fire Hydrant Unit Price and Total do not match.

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

Discussion and Possible Action, if any, Authorizing the City Manager to Approve a Budget Amendment to Increase the San Juan Fire Department's Other Equipment (30-470.7957) Account for \$76,733.40 for the Fiscal Year 2025-2026. [Tirso Garza, Fire Chief]

STAFF COMMENTS AND RECOMMENDATIONS:

The Office of the Governor (OG) announced grant funding through the Border Zone Fire Department (BZFD) program to support professional fire departments along the Texas-Mexico border region. These funds will provide specialized equipment and maintenance to support emergency services associated with the execution of border security activities.

The San Juan Fire Department was granted four (4) All-Terrain Vehicles (ATV) in the amount of \$76,733.40. Which are two (2) All-Terrain Vehicle 2-Seaters at \$17,519.85 for a total amount of \$35,039.70, and two (2) All-Terrain Vehicle 4-Seaters \$20,846.85 for a total amount of \$41,693.70.

The department is seeking authorization to increase the account to purchase the items. The total cost of the reimbursement will be under the Border Zone Fire Department Program, which has been approved and qualified for the cost reimbursement.

RECOMMENDATION:

Authorizing the City Manager to Approve a Budget Amendment to Increase the San Juan Fire Department's Other Equipment (30-470.7957) Account for \$76,733.40 for the Fiscal Year 2025-2026.

PREPARED BY:

Tirso Garza, Fire
Chief

APPROVED BY:

Ruben Guajardo, City
Manager

Statement of Grant Award (SOGA)

The Statement of Grant Award is the official notice of award from the Office of the Governor (OOG). This Grant Agreement and all terms, conditions, provisions and obligations set forth herein shall be binding upon and shall inure to the benefit of the Parties and their respective successors and assigns and all other State of Texas agencies and any other agencies, departments, divisions, governmental entities, public corporations, and other entities which shall be successors to each of the Parties or which shall succeed to or become obligated to perform or become bound by any of the covenants, agreements or obligations hereunder of each of the Parties hereto.

The approved project narrative and budget for this award are reflected in eGrants on the 'Narrative' and 'Budget/Details' tabs. By accepting the Grant Award in eGrants, the Grantee agrees to strictly comply with the requirements and obligations of this Grant Agreement including any and all applicable federal and state statutes, regulations, policies, guidelines and requirements. In instances where conflicting requirements apply to a Grantee, the more restrictive requirement applies.

The Grant Agreement includes the Statement of Grant Award; the OOG Grantee Conditions and Responsibilities; the Grant Application in eGrants; and the other identified documents in the Grant Application and Grant Award, including but not limited to: 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards; Chapter 783 of the Texas Government Code, Title 34, Part 1, Chapter 20, Subchapter E, Division 4 of the Texas Administrative Code, and the Texas Grant Management Standards (TxGMS) developed by the Comptroller of Public Accounts; the state Funding Announcement or Solicitation under which the grant application was made, and for federal funding, the Funding Announcement or Solicitation under which the OOG was awarded funds; and any applicable documents referenced in the documents listed above. For grants awarded from the U.S. Department of Justice, the current applicable version of the Department of Justice Grants Financial Guide and any applicable provisions in Title 28 of the CFR apply. For grants awarded from the Federal Emergency Management Agency (FEMA), all Information Bulletins and Policies published by the FEMA Grants Program Directorate apply. The OOG reserves the right to add additional responsibilities and requirements, with or without advance notice to the Grantee.

By clicking on the 'Accept' button within the 'Accept Award' tab, the Grantee accepts the responsibility for the grant project, agrees and certifies compliance with the requirements outlined in the Grant Agreement, including all provisions incorporated herein, and agrees with the following conditions of grant funding. The grantee's funds will not be released until the grantee has satisfied the requirements of the following Condition(s) of Funding and Other Fund-Specific Requirement(s), if any, cited below:

Grant Number:	5221002	Award Amount:	\$76,733.40
Date Awarded:	9/29/2025	Grantee Cash Match:	\$0.00
Grant Period:	09/01/2025 - 08/31/2026	Grantee In Kind Match:	\$0.00
Liquidation Date:	11/29/2026	Grantee GPI:	\$0.00
Program Fund:	BF-Border Zone Fire Departments (BZFD)	Total Project Cost:	\$76,733.40
Grantee Name:	San Juan, City of		
Project Title:	Border Zone FY26		
Grant Manager:	Lynne Crow		
Unique Entity Identifier (UEI):	VALRBEGEKCM8		

CFDA:	N/A
Federal Awarding Agency:	N/A - State Funds
Federal Award Date:	N/A - State Funds
Federal/State Award ID Number:	2026-BF-ST-0001
Total Federal Award/State Funds Appropriated:	\$3,000,000.00
Pass Thru Entity Name:	Texas Office of the Governor – Homeland Security Grants Division (HSGD)
Is the Award R&D:	No
Federal/State Award Description:	N/A - State Funds

Agency Name: San Juan, City of	Grant/App: 5221002	Start Date: 9/1/2025	
Project Title: Border Zone FY26	Status: Pending AO Acceptance of Award [FUND HOLD]	End Date: 8/31/2026	Fund Source: BF-Border Zone Fire Departments (BZFD)
Current Grant Manager: Lynne Crow	Current Program Manager: Jason Haun	Liquidation Date:	
	Original Award: \$0.00		
Current Budget: \$76,733.40	Current Award: \$0.00	CFDA: NONE	OOG Solicitation: FY 2026 - Border Zone Fire Department Grant Program Announcement

- Eligibility
- Profile
- Narrative
- Activities
- Measures
- Budget
- Documents
- Conditions.of.Funding
- Accept.Award
- Summary
- Upload.Files
- My.Mail
- My.Home

General Information and Instructions

- [View Introduction](#)
- [View Certification and Assurances](#)
- [View Instructions](#)

Grant Award Documents

Click to View
Congratulatory Letter
Responsibilities Memo

Print Statement of Grant Award

Statement of Grant Award (SOGA)

The Statement of Grant Award is the official notice of award from the Office of the Governor (OOG). This Grant Agreement and all terms, conditions, provisions and obligations set forth herein shall be binding upon and shall inure to the benefit of the Parties and their respective successors and assigns and all other State of Texas agencies and any other agencies, departments, divisions, governmental entities, public corporations, and other entities which shall be successors to each of the Parties or which shall succeed to or become obligated to perform or become bound by any of the covenants, agreements or obligations hereunder of each of the Parties hereto.

The approved project narrative and budget for this award are reflected in eGrants on the 'Narrative' and 'Budget/Details' tabs. By accepting the Grant Award in eGrants, the Grantee agrees to strictly comply with the requirements and obligations of this Grant Agreement including any and all applicable federal and state statutes, regulations, policies, guidelines and requirements. In instances where conflicting requirements apply to a Grantee, the more restrictive requirement applies.

The Grant Agreement includes the Statement of Grant Award; the OOG Grantee Conditions and Responsibilities; the Grant Application in eGrants; and the other identified documents in the Grant Application and Grant Award, including but not limited to: 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards; Chapter 783 of the Texas Government Code, Title 34, Part 1, Chapter 20, Subchapter E, Division 4 of the Texas Administrative Code, and the Texas Grant Management Standards (TxGMS) developed by the Comptroller of Public Accounts; the state Funding Announcement or Solicitation under which the grant application was made, and for federal funding, the Funding Announcement or Solicitation under which the OOG was awarded funds; and any applicable documents referenced in the documents listed above. For grants awarded from the U.S. Department of Justice, the current applicable version of the Department of Justice Grants Financial Guide and any applicable provisions in Title 28 of the CFR apply. For grants awarded from the Federal Emergency Management Agency (FEMA), all Information Bulletins and Policies published by the FEMA Grants Program Directorate apply. The OOG reserves the right to add additional responsibilities and requirements, with or without advance notice to the Grantee.

By clicking on the 'Accept' button within the 'Accept Award' tab, the Grantee accepts the responsibility for the grant project, agrees and certifies compliance with the requirements outlined in the Grant Agreement, including all provisions incorporated herein, and agrees with the following conditions of grant funding. The grantee's funds will not be released until the grantee has satisfied the requirements of the following Condition(s) of Funding and Other Fund-Specific Requirement(s), if any, cited below:

Grant Number:	5221002	Award Amount:	\$76,733.40
Date Awarded:	9/29/2025	Grantee Cash Match:	\$0.00
Grant Period:	09/01/2025 - 08/31/2026	Grantee In Kind Match:	\$0.00
Liquidation Date:	11/29/2026	Grantee GPI:	\$0.00
Program Fund:	BF-Border Zone Fire Departments (BZFD)	Total Project Cost:	\$76,733.40
Grantee Name:	San Juan, City of		
Project Title:	Border Zone FY26		
Grant Manager:	Lynne Crow		
Unique Entity Identifier (UEI):	VALRBEGEKCM8		
CFDA:	N/A		
Federal Awarding Agency:	N/A - State Funds		
Federal Award Date:	N/A - State Funds		

Federal/State Award ID Number:	2026-BF-ST-0001
Total Federal Award/State Funds Appropriated:	\$3,000,000.00
Pass Thru Entity Name:	Texas Office of the Governor – Homeland Security Grants Division (HSGD)
Is the Award R&D:	No
Federal/State Award Description:	N/A - State Funds

List of Application Errors and Incomplete Information

Item(s) that Need to be Resolved	Tab Name
----------------------------------	----------

List of Post-Award Conditions of Funding and Other Fund-Specific Requirements

Condition of Funding / Project Requirement	Date Created	Date Met	Hold Project Funds	Hold Line Item Funds
Resolution: Applications from nonprofit corporations, local units of governments, and other political subdivisions must submit a resolution electronically using the 'Upload' function in the eGrants system. The resolution must contain the following: • Authorization by your governing body for the submission of the application to OOG that clearly identifies the name of the project for which funding is requested; • A commitment to provide all applicable matching funds; • A designation of the name and/or title of an authorized official who is given the authority to apply for, accept, reject, alter, or terminate a grant (Note: If a name is provided, you must update OOG should the official change during the grant period.); and • A written assurance that, in the event of loss or misuse of grant funds, the governing body will return all funds to OOG.	6/23/2025		☒	☐
Compliance with State and Federal Laws, Programs and Procedures: Local units of government, including cities, counties and other general purpose political subdivisions, as appropriate, and institutions of higher education that operate a law enforcement agency, must comply with all aspects of the programs and procedures utilized by the U.S. Department of Homeland Security ("DHS") to: (1) notify DHS of all information requested by DHS related to illegal aliens in Agency's custody; and (2) detain such illegal aliens in accordance with requests by DHS. Additionally, counties and municipalities may NOT have in effect, purport to have in effect, or make themselves subject to or bound by, any law, rule, policy, or practice (written or unwritten) that would: (1) require or authorize the public disclosure of federal law enforcement information in order to conceal, harbor, or shield from detection fugitives from justice or aliens illegally in the United States; or (2) impede federal officers from exercising authority under 8 U.S.C. § 1226(a), § 1226(c), § 1231(a), § 1357(a), § 1366(1), or § 1366(3). Lastly, eligible grantees/applicants must comply with all provisions, policies, and penalties found in Chapter 752, Subchapter C of the Texas Government Code. Each local unit of government and institution of higher education that operates a law enforcement agency must download, complete and then return the 2026 CEO/Law Enforcement Certifications and Assurances Form certifying compliance with federal and state immigration enforcement requirements.	6/23/2025		☒	☐

[Print This Page](#)**Agency Name:** San Juan, City of**Grant/App:** 5221002 **Start Date:** 9/1/2025 **End Date:** 8/31/2026**Project Title:** Border Zone FY26**Status:** Pending AO Acceptance of Award**Budget Details Information****Budget Information by Budget Line Item:**

CATEGORY	SUB CATEGORY	DESCRIPTION	OOG	CASH MATCH	IN-KIND MATCH	GPI	TOTAL	UNIT/%
Equipment	All-Terrain Vehicle (ATV)	Specialized UTV, 2 seater @ \$17,519.85 x 2= \$35,039.70	\$35,039.70	\$0.00	\$0.00	\$0.00	\$35,039.70	2
Equipment	All-Terrain Vehicle (ATV)	Specialized UTV, 4 seater @ \$20,846.85 x 2= \$41,693.70	\$41,693.70	\$0.00	\$0.00	\$0.00	\$41,693.70	2

You are logged in as **User Name:** jpankratz

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

Discussion and Possible Action, if any, Authorizing the City Manager to Approve a Budget Amendment to Increase the San Juan Fire Department's Other Equipment (30-470.7957) Account for \$64,400 for the Fiscal Year 2025-2026. [Tirso Garza, Fire Chief]

STAFF COMMENTS AND RECOMMENDATIONS:

The Assistance to Firefighters Grants Program is a fire-safety grant program, a critically needed resource to equip and train emergency personnel, enhance efficiency, and support community resilience.

The San Juan Fire Department has been approved for the Fiscal Year (FY) 2024 Assistance to Firefighters Grants. The total award is \$62,400, with \$56,727.27 in federal funds and \$5,672.73 in local resources. This amount is to purchase a total of eight (8) firefighting structural gear.

The department is seeking authorization to increase the account to purchase the items. The total cost of the reimbursement will be under the Assistance to Firefighters Grants Program, which has been approved and qualified for the cost reimbursement.

RECOMMENDATION:

Authorizing the City Manager to Approve a Budget Amendment to Increase the San Juan Fire Department's Other Equipment (30-470.7957) Account for \$62,400 for the Fiscal Year 2025-2026.

PREPARED BY:

Tirso Garza, Fire
Chief

APPROVED BY:

Ruben Guajardo, City
Manager

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

Consideration and Action, if any, on a Resolution Submitting Entitlement Vote for Candidate(s) to the Hidalgo County Appraisal District Board of Directors 2026-2029. [Brenda Escalante, City Secretary]

STAFF COMMENTS AND RECOMMENDATIONS:

The Chief Appraiser of Hidalgo County Appraisal District has called for the election of the Hidalgo County Appraisal District Board of Directors as prescribed by Section 6.03 of the Texas Property Tax Code. HCAD is governed by nine (9) Board of Directors; five (5) members serve staggered terms and are appointed by vote of the eligible taxing units participating in the District, three (3) members are elected by majority vote in the November general election, and finally, the County Tax Assessor/Collector serves as a voting ex officio member.

The nominees on the Official Ballot for the Election of 2026-2029 Appraisal District Board of Directors are:

Richard A. Garza
George Martinez
David Moreno
Jose D. Olivarez

The governing body may cast all its votes for one candidate or distribute them among any number of candidates for the two available seats.

The City of San Juan is entitled to cast 22 votes in said election. Ballots must be returned to the Chief Appraiser before December 15, 2025.

RECOMMENDATION:

Adopting a Resolution to Vote for One or More Candidates for the 2026–2029 Hidalgo County Appraisal District Board of Directors.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Ruben Guajardo, City
Manager

HIDALGO COUNTY APPRAISAL DISTRICT

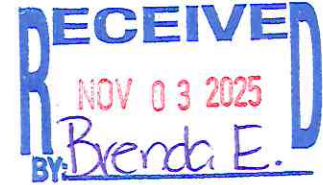
Joe D. Olivarez
Eddy Betancourt
Amador Requenez
Richard A. Garza
Albert D. Cardenas

Chairman
Vice-Chairman
Secretary
Member
Member



PO Box 208
Edinburg, TX 78540-0208
(956) 381-8466 (956) 565-2461
www.hidalgoad.org

Pablo "Paul" Villarreal, Jr. Member
Place 1 Erica E. Canales Member
Place 2 Veronica "Ronnie" Ontiveros Member
Place 3 Karina Cardoza Member
Rolando Garza Chief Appraiser



October 29, 2025

City of San Juan Mayor
Mr. Mario Garza
709 S. Nebraska Ave
San Juan TX 78589

Dear Mr. Garza,

As prescribed by Section 6.03 of the Texas Property Tax Code, enclosed, for the two (2) available directorships, you will find the "Official Ballot" with the candidates' names and the number of votes you are authorized to cast in the election for the Board of Directors of the Hidalgo County Appraisal District (HCAD). In addition, I have provided a condensed biography of each candidate that provided one, a list of the total vote distribution for all voting entities, and a sample resolution for your convenience, which you may use or submit one prepared by your office.

HCAD is governed by nine (9) Board of Directors; five (5) members serve staggered terms and are appointed by vote of the eligible taxing units participating in the District, three (3) members are elected by majority vote in the November general election, and finally, the County Tax Assessor/Collector serves as a voting ex officio member.

The governing body of each eligible taxing unit may cast all its votes for one (1) candidate or distribute the votes among any number of candidates for the two (2) expiring positions. Each voting unit shall determine its vote by written resolution and submit it to the Chief Appraiser before December 15th. Please note that there is no provision for write-in candidates. Therefore, any vote cast for someone not listed on the ballot will be discarded.

The Chief Appraiser will count all timely submitted votes, declare the five candidates that receive the most significant cumulative vote totals elected, and submit the results before December 31st to the governing body of all taxing units in the District and to the candidates.

Should you have any additional questions, please do not hesitate to contact me.

Sincerely,

Rolando Garza

Rolando Garza, RPA
Chief Appraiser

RG:plg

Enclosures

Joe Daniel Olivarez

LNR Apartments

614 North Texas

956-463-5656

joe@LNRapts.com

OBJECTIVE

As a member of the Weslaco community I would like to be known as a leader. Someone who inspires and motivates other to achieve their goals.

EDUCATION —

University of Texas Austin
Bachelors of Arts in
Business Administration

EXPERIENCE

January 1999-Present
Owner • Olivarez Company

Manage, rent, renovate, build apartments and commercial offices.

LEADERSHIP

Weslaco Economic Development Corporation
10 years to present
Hidalgo County Subdivision Review Board
10 years to present
Hidalgo County Appraisal District Review Board
12 years
Hidalgo County Appraisal District Board of Directors
4 years

REFERENCES

[Available upon request.]

MEET RICHARD. A. GARZA,

Richard A. Garza is a lifelong resident of the Rio Grande Valley. He first received his real estate license at the age of 18 then continued on to graduate with a BBA in Finance from Pan American University in Edinburg, TX. He first joined BIC Realty in 1977. As Richard continues working on sales in residential and commercial real estate, he has also represented many banks in selling REO properties. His knowledge of over 46 years of experience in the Real Estate Industry allows him to provide clients with versatile, multi-market expertise. In the mid 80's, Richard began purchasing tracts of land and developed them into residential/ranch-type subdivisions and has since developed and sold over 10,000 acres. As a Real Estate developer, his job entails coordinating the development with engineers, city officials, city staff, utility contractors, paving contractors, water suppliers, and surveyors creating robust loyal industry relationships. Over the years Richard has also founded and participates in BIC Investments, GR Land Corporation, Garco, LTD, BIC Development, Goldstar Holdings, Ice House Ranches, GR Inversiones, and Anacahuillas companies. He is the previous Chairman of the Hidalgo County Appraisal District Board of Directors, Current Director of the Texas Land Developers Association, Current Member of the Santa Gertrudis Breeders International, Current Member of the Edinburg Chamber of commerce, Current Member of the McAllen Chamber of Commerce, Current Member of the McAllen Hispanic Chamber of Commerce and has participated/served his community in so many ways over his time in the Real Estate Industry.



Jorge is a distinguished political analyst with a strong presence in the Spanish-language national media landscape. He holds a Bachelor of Arts degree in Communication from California State University, Fresno, where he excelled academically and played a pivotal role as the founding president of Alpha Gamma Omega, a Christ-centered fraternity, showcasing his leadership and commitment to his community.

His passion for public affairs and governance led Jorge to further his education, culminating in a Master of Public Administration degree from California Baptist University. With this academic foundation, he embarked on a journey of impactful public service and advocacy.

Since 2012, Jorge has been an integral part of The LIBRE Initiative, where he has held various key positions. Presently, he serves as the Strategic Director, leveraging his expertise to build bridges and foster collaboration within the community.

In recognition of his dedication and expertise, Jorge was appointed by Governor Greg Abbott to the prestigious Texas Physician Assistant Board in 2015. During his tenure, he made significant contributions while serving on the Ethics and Disciplinary Committee, exemplifying his commitment to upholding the highest ethical standards in healthcare.

Further demonstrating his leadership and public service, in September 2025 Jorge was appointed by Texas Agriculture Commissioner Sid Miller to the Produce Recovery Fund Board of the Texas Department of Agriculture, where he will serve a six-year term helping oversee and strengthen Texas' agricultural recovery and produce industry.

Additionally, Jorge has demonstrated his unwavering commitment to his local community by formerly chairing the Citizens Advisory Committee of the City of Mission, TX. He continues to make a positive impact by serving as an esteemed Accountability Board Member for New Life Family Church in McAllen, TX.

Jorge's extensive experience, strong educational background, and his frequent appearances on Spanish-language national media outlets make him a trusted and influential voice in shaping public policy for his community.



Hidalgo County Appraisal District 4405 S. Professional Drive PO Box 208 Edinburg TX 78540-0208 OFFICIAL BALLOT Election 2026-2029 Appraisal District Board of Directors	
Entity: SAN JUAN	Authorized Votes: 22
Nominee	# of Votes
Garza, Richard A.	
Martinez, George	
Moreno, David	
Olivarez, Joe D.	

Date Resolution Passed (attch resolution)

Authorized Representative



RESOLUTION NO. 2025-XX

STATE OF TEXAS

COUNTY OF HIDALGO

WHEREAS, the Chief Appraiser of Hidalgo County Appraisal District has called for the election of the Hidalgo County Appraisal District Board of Directors; and

WHEREAS, the **City of San Juan** is entitled to cast a total of 22 votes in said election; and

WHEREAS, ballots must be returned by **December 15, 2025**, which is the deadline for accepting votes.

NOW, THEREFORE, BE IT RESOLVED by the **City of San Juan**, that the city does hereby cast ____ (#) of votes for (_____) for Hidalgo County Appraisal Board of Directors for 2026-2029.

READ, PASSED, AND APPROVED at a regular meeting by the City Commissioners of the **City of San Juan**, on this 12th day of November, 2025.

CITY OF SAN JUAN

Mario Garza, Mayor

ATTEST:

Brenda Escalante, City Secretary

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

Consider Second and Final Reading of an Ordinance Regarding a Conditional Use Permit to Operate a Drive-Thru Business and the Sale of Alcoholic Beverages (BG – Wine and Malt Beverages Retailer’s On-Premise Permit) at “El Toxico Drive Thru” Located at 912 E. Business 83, Legally Described as Lot 1, Mireles Subdivision, as Requested by Lorente Enterprises, LLC. [Monica Gomez, Interim Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on October 28, 2025, the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

Applicant Request:

The applicant is requesting a Conditional Use Permit to allow for the continued operation of a drive-thru business and the Sale of Alcoholic Beverages (BG – Wine and Malt Beverage Retailer’s On-Premise Permit) at El Toxico Drive-Thru.

The applicant will be assuming operations of the existing business at this location, which was previously approved by the City of San Juan in 2024. It is important to note that this location has been operating as a drive-thru business since 2010.

Proposed Hours of Operation:

- Sunday–Thursday: 11:00 a.m. – 11:00 p.m.
- Friday: 11:00 a.m. – 12:00 a.m.
- Saturday: 11:00 a.m. – 1:00 a.m.

Staff’s Recommendation:

Staff recommends approval of the conditional use permit as presented.

RECOMMENDATION:

During its regular meeting on October 16, 2025, the Planning and Zoning Commission unanimously recommended approval of the Conditional Use Permit with a 6–0 vote.

PREPARED BY:

Monica Gomez,
Interim Director of
Planning

APPROVED BY:

Ruben Guajardo, City
Manager

EVALUATION AND CONDITIONS FOR APPROVAL

Applicant Request:

The applicant is requesting a Conditional Use Permit to allow for the continued operation of a drive-thru business and the Sale of Alcoholic Beverages (BG – Wine and Malt Beverage Retailer’s On-Premise Permit).

The applicant will be assuming operations of the existing business at this location, which was previously approved by the City of San Juan in 2024. It is important to note that this location has been operating as a drive-thru business since 2010.

Proposed Hours of Operation:

- Sunday–Thursday: 11:00 a.m. – 11:00 p.m.
- Friday: 11:00 a.m. – 12:00 a.m.
- Saturday: 11:00 a.m. – 1:00 a.m.

Compliance Requirements:

The applicant must meet the following conditions for approval and continued operation:

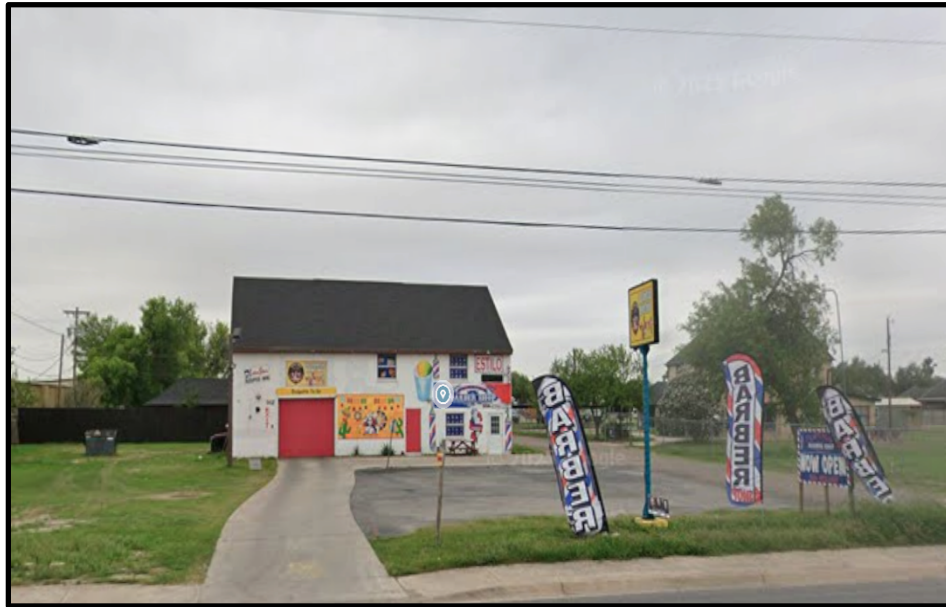
1. Comply with the City of San Juan’s Security Cameras Ordinance.
2. Pay an annual fee to the City to maintain all required licenses and permits (alcohol, conditional use, occupational, and health).
3. No loading or unloading of merchandise shall occur on public streets.
4. Maintain a buffer zone between the business and adjacent residential properties.
5. No smoking is allowed inside the premises at any time.
6. The business must comply with the City’s Noise Ordinance.
7. The applicant must also comply with Texas Alcoholic Beverage Commission (TABC) regulations. Additional alcohol-related permits may be required through the city.

Public Notification:

A public hearing notice was mailed to six (6) property owners within a 200-foot radius of the subject property. No comments were received either in support or opposition to the request.

Staff’s Recommendation:

Staff recommends approval of the conditional use permit as presented.



Proposed Site



Location Map

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 10/16/2025 Vice-Chair Castillo made a motion to approve the conditional use permit as presented. Commissioner Garza second the motion. The motion passed unanimously with a 6-0 vote.

REVIEW COMMENTS:

Ms. Gomez explained that applicant is requesting a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption (BG – Wine and Beer Retailer’s Permit) at “El Toxico Drive-Thru” located at east Business 83 between Stewart and Cesar Chavez Road. She noted that the proposed days and hours of operation are as follows: Sunday through Thursday from 11:00 a.m. to 11:00 p.m., Friday from 11:00 a.m. to 12:00 a.m., and Saturday from 11:00 a.m. to 1:00 a.m. She listed the requirements for this type of businesses.

Ms. Gomez outlined the requirements for this type of business and stated that notices of the public hearing were mailed to six (6) property owners within a 200-foot radius of the site. No comments were received in response.

Chair Cardenas opened the public hearing at 6:12 p.m.

Vice-Chair Castillo asked if there was adequate lighting on the property. Ms. Gomez confirm it.

Commissioner Garza inquired about the height and purpose of the buffer fence. Ms. Gomez explained that a 6-foot buffer fence is required to separate commercial properties from adjacent residential zones.

Chair Cardenas closed the public hearing at 6:13 p.m.



ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGE (*BG – WINE AND MALT BEVERAGES RETAILER'S ON-PREMISE CONSUMPTION*) AT "EL TOXICO DRIVE-THRU" LOCATED AT 912 E. BUSINESS 83, LEGALLY DESCRIBED AS LOT 1, MIRELES 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, Lorente Enterprises, 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 Beverages Retailer's On-Premise Permit*) at "El Toxico Drive Thru", located at 912 E. Business 83, 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 Lorente Enterprises, 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 El Toxico Drive-Thru, subject to the following conditions:

1. Comply with the City of San Juan's Security Cameras Ordinance.
2. Pay an annual fee to the City to maintain all required licenses and permits (alcohol, conditional use, occupational, and health).
3. No loading or unloading of merchandise shall occur on public streets.
4. Maintain a buffer zone between the business and adjacent residential properties.
5. No smoking is allowed inside the premises at any time.
6. The business must comply with the City's Noise Ordinance.
7. The applicant must also comply with Texas Alcoholic Beverage Commission (TABC) regulations. Additional alcohol-related permits may be required through the city.

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 28th day of October, 2025.

PASSED and **APPROVED** on second and final reading on the 12th day of November, 2025.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

APPROVED BY:

Palacios, Garza & Thompson, P.C.

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY

Lorente Enterprises llc
D/B/A EL TOXICO DRIVE THRU
912 E BUS. 83 SAN JUAN, TX 78589
HOURS OF OPERATION
SUNDAY- THURSDAY 11AM – 11 PM
FRIDAY 11AM – 12AM
SATURDAY 11AM – 1AM
NUMBER OF EMPLOYESS (4)
DRIVE THRU / CONVIENCE STORE (PROPOSED)
WITH TABC BG ON-PREMISE BEER AND WINE LICENSE

Conditional Use Permit to operate a Drive-Thru Business and the Sale of Alcoholic Beverages
(BG – *Wine and Malt Beverages Retailer's On-Premise Permit*) at "El Toxico Drive Thru"
located at 912 E. Business 83, legally described as Lot 1, Mireles Subdivision, as requested by
Lorente Enterprises, LLC.

MARTINEZ RICARDO & PETRA
PO BOX 6598
MCALLEN, TX 78502-6598

MIRELES ARMANDO
1201 HOUSTON WAY
SAN JUAN, TX 78589-3292

CASTRO EDGAR MALDONADO &
MARIA GUERRERO DAVILA
2304 E 28TH ST
MISSION, TX 78574-1910

PHILLIPS THOMAS F
910 EAST BUSINESS 83
SAN JUAN, TX 78589-4628

PHILLIPS THOMAS F
1312 BLUEBIRD AVE
MCALLEN, TX 78504-3535

TDL PROPERTIES LLC
120 W JONQUIL AVE
MCALLEN, TX 78501-9454

LORENTE ENTERPRISES LLC
912 E BUSINESS 83
SAN JUAN, TX 78589

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

Consider Second and Final Reading of an Ordinance Regarding a Conditional Use Permit for the Sale of Alcoholic Beverages (BG – Wine and Malt Beverages Retail Dealer’s On-Premise Permit, FB – Food and Beverage Certificate, LH – Late Hours Certificate) at “Taki Takon Restaurant” Located at 2025 N. Raul Longoria Road, Suites B and C, Legally Described as Lots 1-3, Block 1, Paradise Park Subdivision, as Requested by Taki Takon, LLC. [Monica Gomez, Interim Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on October 28, 2025, the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

Applicant Request:

The applicant proposes to open a restaurant at the southeast corner of Raul Longoria Road and Sioux Road. As part of the operation, the applicant intends to offer alcoholic beverages as a complement to the food served.

The following permits are being requested:

- BG – Wine and Malt Beverage Retailer’s Dealer’s On-Premise Permit
- FB – Food and Beverage Certificate
- LH – Late Hours Certificate

Proposed Hours of Operation:

- Monday – Wednesday: 11:00 a.m. – 11:00 p.m.
- Friday - Sunday: 11:00 a.m. – 2:00 a.m.

Staff’s Recommendation:

Staff recommends approval of the conditional use permit as presented.

RECOMMENDATION:

During their regular meeting on October 16, 2025, the Planning and Zoning Commission unanimously recommended approval of the Conditional Use Permit with a 6-0 vote.

PREPARED BY:

APPROVED BY:

Monica Gomez,
Interim Director of
Planning

Ruben Guajardo, City
Manager



EVALUATION AND CONDITIONS FOR APPROVAL

Applicant Request:

The applicant proposes to open a restaurant at the southeast corner of Raul Longoria Road and Sioux Road. As part of the operation, the applicant intends to offer alcoholic beverages as a complement to the food served.

The following permits are being requested:

- BG – Wine and Malt Beverage Retailer’s Dealer’s On-Premise Permit
- FB – Food and Beverage Certificate
- LH – Late Hours Certificate

Proposed Hours of Operation:

- Monday – Wednesday: 11:00 a.m. – 11:00 p.m.
- Friday - Sunday: 11:00 a.m. – 2:00 a.m.

Compliance Requirements:

The applicant must meet the following conditions for approval and continued operation:

1. Comply with the City of San Juan’s Security Cameras Ordinance.
2. Pay an annual fee to the City to maintain all required licenses and permits (alcohol, conditional use, occupational, and health).
3. No loading or unloading of merchandise shall occur on public streets.
4. Maintain a buffer zone between the business and adjacent residential properties.
5. No smoking is allowed inside the premises at any time.
6. The business must comply with the City’s Noise Ordinance.
7. The applicant must also comply with Texas Alcoholic Beverage Commission (TABC) regulations. Additional alcohol-related permits may be required through the city.

Public Notification:

A public hearing notice was mailed to eighteen (18) property owners within a 200-foot radius of the subject property. No comments were received either in support or opposition to the request.

Staff’s Recommendation:

Staff recommends approval of the conditional use permit as presented.



Proposed Site



Location Map

**CONDITIONAL USE PERMIT
“TAKI TAKON RESTAURANT”
NOVEMBER 12, 2025**

PAGE 3

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 10/16/2025 Commissioner Gamboa made a motion to approve the conditional use permit as presented. Vice-Chair Castillo second the motion. The motion passed unanimously with a 6-0 vote.

REVIEW COMMENTS:

Ms. Gomez explained that applicant is requesting a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption (BG – Wine and Beer Retailer’s Permit), Food and Beverage Certificate (FB), and Late Hours Certificate (LH) at “Taki Takon Restaurant” located at north Raul Longoria and east Sioux Rd.

Ms. Gomez stated the proposed days and hours of operation, Monday through Wednesday from 11:00 a.m. to 11:00 p.m. and Friday through Sunday from 11:00 a.m. to 2:00 a.m.

Ms. Gomez outlined the requirements for this type of business and stated that notices of the public hearing were mailed to eighteen (18) property owners within a 200-foot radius of the site. No comments were received in response.

Chair Cardenas opened the public hearing at 6:15 p.m.

Francisco Rodriguez, applicant, introduced himself and described the proposed business operations, explaining that the restaurant will occupy two suites and serve food on the premises.

Commissioner Garza asked whether a food establishment previously operated at this location. Ms. Gomez confirmed that there had been restaurants at the site before, which were approved and in compliance with applicable regulations.

Chair Cardenas closed the public hearing at 6:19 p.m.



ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGE (WINE AND BEER RETAILER'S PERMIT (BG), FOOD AND BEVERAGE CERTIFICATE (FB), AND LATE HOURS CERTIFICATE (LH) AT "TAKI TAKON RESTAURANT" LOCATED AT 2025 N. RAUL LONGORIA ROAD SUITES B AND C, LEGALLY DESCRIBED AS LOT 1-3, BLOCK 1, PARADISE PARK 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, Taki Takon, 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 Wine and Beer Retailer's Permit (BG), Food and Beverage Certificate (FB), and Late Hours Certificate (LH) at "Taki Takon Restaurant", located at 2025 N. Raul Longoria Road, Suites B and C, 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 Taki Takon, LLC. has applied for a Conditional Use Permit for the Sale of Alcoholic Beverages (BG), Food and Beverage Certificate (FB), and Late Hours Certificate (LH) at "Taki Takon Restaurant", subject to the following conditions:

1. Comply with the City of San Juan's Security Cameras Ordinance.
2. Pay an annual fee to the City to maintain all required licenses and permits (alcohol, conditional use, occupational, and health).
3. No loading or unloading of merchandise shall occur on public streets.
4. Maintain a buffer zone between the business and adjacent residential properties.
5. No smoking is allowed inside the premises at any time.
6. The business must comply with the City's Noise Ordinance.
7. The applicant must also comply with Texas Alcoholic Beverage Commission (TABC) regulations. Additional alcohol-related permits may be required through the city.

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 28th day of October, 2025.

PASSED and **APPROVED** on second and final reading on the 12th day of November, 2025.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

APPROVED BY:

Palacios, Garza & Thompson, P.C.

BRENDA ESCALANTE
CITY SECRETARY

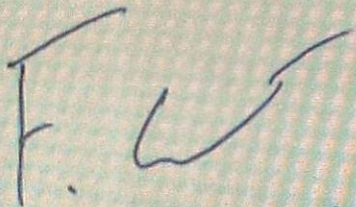
CITY ATTORNEY

September 27, 2025

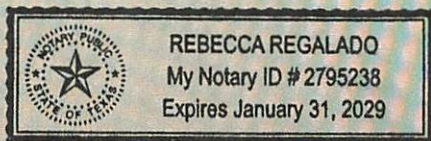
Fernando Cantú
Owner of Taki Takon LLC

Dear San Juan community,

I want to present to you all a new restaurant with many variations of plates that you all would love to try. Our main plate will be tacos al pastor, but we will also have many other options you can choose from, for example, bistec tacos, burgers, wings, appetizers, and more that I am sure you will all like. Our business will have an estimated 7 employees, including the chef and the waitress. The operating hours will be Monday through Wednesday from 11 am to 11 pm, and Friday through Sunday from 11 am to 2 am. Our main goal is to help San Juan have a new place for them to enjoy with their family and friends.


FERNANDO Cantú

Sworn to And Subscribed BEFORE me this the 27th day of September 2025



Rebecca Regalado
Notary Public in and
for the State of Texas.



**TEXAS ALCOHOLIC
BEVERAGE COMMISSION**
Texans Helping Businesses & Protecting Communities

**Required
Certifications**

43,469 (BG, FB, LH)

Join TABC in the fight against human trafficking

L-CERT (7/2025)

Submit this form to the proper officials to obtain certification for the type of license/permit for which you are applying as required by TX Alc. Bev. Code, Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13. This Required Certifications form must be submitted with your Initial Application form.

Contact your local TABC office for assistance.

LOCATION INFORMATION

1. Trade Name of Location (Name of restaurant, bar, store, etc.) Taki Takon			
2. Owner of Business/Applicant (Name of Corporation, LLC, etc.) Taki Takon LLC			
3. Type of Owner ☐ Corporation ☒ Limited Liability Company ☐ Partnership ☐ Limited Partnership ☐ Limited Liability Partnership ☐ Other: _____			
4. Location Address 2025 N Raul Longoria Suites B & C			
City San Juan		County Hidalgo	State TX
5. Mailing Address 2025 N Raul Longoria Suites B & C			
City San Juan		County Hidalgo	State TX
6. Business Telephone Number		Alternate Telephone Number 956-638-5895	E-mail Address lrnl.cantu98@gmail.com
7. Application for:			
☒ Original	☐ Reinstatement	License/Permit Number	☐ Reinstatement and Change of Trade Name
	☐ Change of Location	License/Permit Number	☐ Change of Location and Trade Name
8A. Type of Off-Premise Retailer License/Permit:			
☐ BF	Retail Dealer's Off-Premise License	☐ E	Local Cartage Permit
☐ BQ	Wine and Malt Beverage Retail Dealer's Off-Premise Permit	☐ ET	Third-Party Local Cartage Permit
☐ LP	Local Distributor's Permit	☐ P	Package Store Permit
8B. Type of On-Premise Retailer License/Permit			
☐ BE	Retail Dealer's On-Premise License	☐ E	Local Cartage Permit
☒ BG	Wine and Malt Beverage Retail Dealer's On-Premise Permit	☒ FB	Food and Beverage Certificate
☐ BP	Brewpub License	☒ LH	Late Hours Certificate
8C. Type of Wholesaler's, Distributor's, or Manufacturer's License/Permit			
☐ BB	General Distributor's License	☐ D	Distillers and Rectifiers Permit - allows on-premise consumption
☐ BC	Branch Distributor's License	☐ DS	Out-of-State Winery Direct Shipper's Permit
☐ BN	Nonresident Brewer's License	☐ G	Winery - allows on-premise consumption
☐ BW	Brewer's License	☐ J	Bonded Warehouse
☐ JD	Bonded Warehouse (Dry Area)	☐ S	Nonresident Seller's Permit
		☐ SD	Brewer's Self-Distribution License
		☐ W	Wholesaler's Permit
		☐ X	General Class B Wholesaler Permit
9. For On or OFF-Premise Applicants, Indicate Primary Business Type at this Location			
☐ Bar	☐ Grocery/Market	☐ Package Store	☐ Sexually Oriented
☐ Civic Center	☐ Hotel	☐ Public Entertainment Fac. (PEF as defined in Sec. 108.73)	☐ Sporting Arena
☐ Convenience Store	☐ Motel	☐ Racetrack	
☐ Delivery Company	☐ Movie Theater	☒ Restaurant	

Conditional Use Permit for the Sale of Alcoholic Beverages (BG – Wine and Malt Beverages Retail Dealer's On-Premise Permit, FB – Food and Beverage Certificate, LH – Late Hours Certificate) at "Taki Takon Restaurant" located at 2025 N. Raul Longoria, Suites B and C, legally described as Lots 1-3 Block 1, Paradise Park Subdivision, as requested by Taki Takon, LLC.

RIVERA HILCIAS & ELIZABETH
1412 S VIRGINIA AVE
MERCEDDES, TX 78570-4112

DAVILA JOSE A & JENNIFER
1102 GREENFIELD AVE
MISSION, TX 78572-1179

FUENTES MARIA ESPERANZA
107 E THELMA ST
SAN JUAN, TX 78589-3328

LOONEY TUNES DAY CARE
CENTER INC
609 N SUGAR RD
PHARR, TX 78577-3681

FUENTES ESPERANZA
105 E THELMA ST
SAN JUAN, TX 78589-3328

REGALADO REYMUNDO
1920 CAMELLIA AVE
MCALLEN, TX 78501-6132

NUNEZ MARIO A & LLUVIA IRASEMA
200 E LETICIA ST
SAN JUAN, TX 78589-3343

MORA MARIO
301 E MCDONALD AVE
PHARR, TX 78577

QUINTANILLA JUANA MARIA
111 W ELDORA RD
SAN JUAN, TX 78589

IGLESIA BETHEL PENTECOSTES
109 E SIOUX RD
SAN JUAN, TX 78589-3370

SANTANA LEOPOLDO & MA ELENA
2017 N RAUL LONGORIA RD
SAN JUAN, TX 78589-3484

HERNANDEZ NARCISO MOEDANO
411 W JUAREZ AVE
PHARR, TX 78577-3765

TELLEZ MARIANELA & MYRIAM
REYES
109 E THELMA ST
SAN JUAN, TX 78589-3328

GARZA MARIA DE JESUS
2024 N RAUL LONGORIA RD
SAN JUAN, TX 78589-3453

MEDINA ARACELI PINEDA & ABDIES
PINEDA
2401 S JACKSON RD APT 59
PHARR, TX 78577-7018

TAKI TAKON
2025 N RAUL LONGORIA SUITES
B&C
SAN JUAN, TX 78572-1179

BOWIE ELIZABETH MARIE
109 E SIOUX RD
SAN JUAN, TX 78589-3370

CASTILLO NANCY
2102 N DOS ARBOLITOS AVE
SAN JUAN, TX 78589-4143

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

Consider Approval of City Commission Meeting Minutes:

- May 14, 2025
 - July 22, 2025
-

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Approval of City Commission Meeting Minutes:

- May 14, 2025
- July 22, 2025

RECOMMENDATION:

Approval of minutes as presented.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Ruben Guajardo, City
Manager

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, July 22, 2025

TIME: 6:00 p.m.

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

MEMBERS PRESENT: Mario Garza, Mayor
Marco “Markie” Villegas, Mayor Pro Tempore
Mario Cantu, Commissioner
Gilbert Garza, Commissioner
Jesus “Jesse” Ramirez, Commissioner
Cris Palacios, City Attorney

STAFF PRESENT: Tirso Garza, Interim City Manager
Brenda Escalante, City Secretary
Carlos Alaniz, Assist. Chief of Fire
Leandro Sifuentes, Chief of Police
Adelaida Cordero, Director of Human Resources
Leroy Gonzales, Finance Director
Christina Perez, Library Director
Ruben Guajardo, Director of Parks & Recreation /PAL Director
Jorge Garcia, Director of Planning
Israel Garza, Director of Sanitation/ Public Works
Alfredo De Leon, Assist. 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:** Alexandra Salazar expressed public support for the local history museum and stated she was confused by the recent police presence there. She emphasized her commitment to upholding the history of San Juan.
Luis Pena asked the City Commission to closely monitor the City Manager Review Committee process, stressing the need for an experienced City Manager. He also expressed concern that leadership among departmental heads has declined.
Juventina Herrera questioned the purpose and meeting frequency of the Keep San Juan Beautiful Board, stating she does not see evidence of beautification within the city.
Stephanie Alvarez inquired about the San Juan Police Department Monthly Report, noting that calls for service were predominantly related to public health matters. Mrs. Alvarez also raised concerns regarding the proposed budget.
Mae Anzaldua requested an update on the Campo Verde project, which she stated the former City Manager indicated would begin in 2024. Mrs. Anzaldua also inquired about Vexus, requesting information on the outcome of its application, as the company was reportedly never approved to work in San Juan. Additionally, she brought up a mental health situation and asked that the community be updated on the fire hydrant issue that resulted in a fatality.
- V. PRESENTATIONS**
- A. Presentation of the 2025 City of San Juan Pony Baseball 14U All-Star Team-Pony South Zone Tournament Qualifier. [Ruben Guajardo, Director of Parks & Recreation]**

DISCUSSION: Ruben Guajardo, Director of Parks & Recreation talked about the city’s summer programs, focusing on the youth baseball and softball leagues. Mr. Guajardo highlighted the success of the 2025 Pony Division team, which performed well in local and regional tournaments, finishing second in both. This qualified them for the South Zone Tournament in Youngsville, Louisiana, from July 29 to August 3. He expresses gratitude to the players, parents, and volunteer coaches for their commitment and support, especially during the summer months. Mr. Guajardo formally announces the team roster and recognizes the

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, JULY 22, 2025**

coaches who will be accompanying the team, acknowledging their hard work and leadership. The event concludes with applause and congratulations for everyone involved.

B. Presentation of the 2025 San Juan TAAF State Qualifiers. [Ruben Guajardo, Director of San Juan Parks & Recreation]

DISCUSSION: Ruben Guajardo, Director of Parks & Recreation thanked the commission for their support and provides a brief update on the city's participation in the Games of Texas. Mr. Guajardo stated that last week, the track, swim, and tennis programs competed in the regional meet in the city of Pharr. These three programs alone saw over 170 participants, with 70 qualifying for the Games of Texas, which will be held in College Station from July 31 to August 3. He expressed pride in the turnout and success, wishes the qualifiers well, and notes that staff will be present in College Station to ensure the safety of the children. Transportation is arranged in partnership with PJS. He requested permission to return with a follow-up report after the event.

C. Presentation on Departmental Reports: Department of Finance, Fire Department, Police Department, Municipal Court, and Department of Utilities.

- 1. Department of Finance Monthly Report. [Leroy Gonzales, Director of Finance]**
- 2. Fire Department Monthly Report. [Carlos Alaniz, Interim Fire Chief]**
- 3. Police Department Monthly Report. [Leandro Sifuentes, Chief of Police]**
- 4. Municipal Court Monthly Report. [Mary Enriquez, Court Administrator]**
- 5. Department of Utilities Monthly Report. [Juan Carlos Martinez, Director of Utilities]**

DISCUSSION: Commissioner Jesus “Jesse” Ramirez inquired with Leroy Gonzales, Director of Finance, about inventory tagging and tracking. It was clarified that reports are filed for missing or auctioned items and that inventories are conducted annually. Commissioner Ramirez also asked about travel procedures; it was discussed that departments have access to city vehicles, although using them is optional compared to claiming mileage. He suggested enforcing vehicle use to reduce costs. The topic of vehicle tracking systems was also addressed, and a report was requested identifying which departments lack such systems. Commissioner Ramirez further asked whether MedCare is present at local events, and it was clarified that departments must notify the Fire Department in advance so medics can attend. Questions regarding vehicle outsourcing for mechanical repairs were briefly discussed, confirming that only complex issues are outsourced. Commissioner Ramirez also inquired about fire hydrants, specifically color coding for flow capacity. The Fire Department confirmed that flow testing is conducted annually and that dead-end hydrants are checked during this process. Mayor Mario Garza then asked Mary Enriquez, Municipal Court Coordinator, whether staffing issues had been resolved; one vacancy remains, and a new hire has been recommended. It was also confirmed that the amnesty program is ongoing and will conclude on August 29. With no further questions, the session proceeded to the next item.

VI. PUBLIC HEARING/ORDINANCES

A. Hold a Public Hearing and Consider an 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 Garcia, Director of Planning]

DISCUSSION: Jorge J. Garcia, Director of Planning and Zoning, stated the property is located approximately 600 feet south of Moore Road, along the east side of Veterans Boulevard. The current zoning for the property is Multi-Family Residence District (R-MF). Mr. Garcia stated that there is a commercial plaza with a residential subdivision to the North; a residence to the South and 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 a two-hundred (200) foot radius and received no comments either in favor of or against the rezoning request. Based on this, Mr. Garcia stated that staff recommends approval of the rezoning request.

Mayor Mario Garza open the Public Hearing at 6:33 p.m.

Mayor Mario Garza closed the Public Hearing at 6:33 p.m.

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

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, JULY 22, 2025**

- B. Consideration and Appropriate Action on an Ordinance Authorizing the Issuance of “City of San Juan, Texas Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2025”; Providing for the Payment of said Certificates by the Levy of an Ad Valorem Tax upon all Taxable Property within the City; and Resolving other Matters Incident and Related to the Issuance, Payment, Security, Sale, and Delivery of said Certificates.**

DISCUSSION: Bobby Villarreal of Estrada Hinojosa presented the item concerning the approval of an ordinance authorizing the issuance of \$8 million in Certificates of Obligation (Series 2025) for the City of San Juan, Texas. Mr. Villarreal informed the City Commission that these bonds will be repaid through an ad valorem tax and a limited revenue pledge.

Key financial updates include:

- The city maintained its A+ credit rating.
- The bond market performed strongly, allowing the city to lock in a 4.5% interest rate. This rate is down from the earlier estimate of 4.88%, which is expected to save the city approximately \$730,000 in interest costs.
- The city does not anticipate a tax rate increase as a result of this issuance.
- The bonds are bank-qualified, meaning the city must remain under a \$10 million cap for bond issuances within the calendar year.

Arnold Cantu of Cantu Harden Montoya, LLP noted that he provided Brenda Escalante, City Secretary with documents that require complete execution by both the City Secretary and the Mayor. These documents will then be submitted to the Attorney General's Office for review and approval, as is required for every bond issue by the City.

Mayor Pro Tem Marco “Markie” Villegas made a motion to approve and was seconded by Mayor Mario Garza. Motion passed (5-0)

VII. APPOINTMENTS

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

DISCUSSION: City Secretary Brenda Escalante noted that the board vacancies are due to the departures of Tania Viveros, Mirta Espinosa, and Daniel Flores. Commissioner Jesus “Jesse” Ramirez further informed that Marta Rosales had to step down due to work-related commitments, and one of the individuals listed above had never attended a meeting.

Commissioner Jesus “Jesse” Ramirez made a motion to appoint Anaid Saldana replacing Mirta Espinosa, Bernardo Trevino replacing Daniel Garza Flores, Crytal Valdez replacing Tania Viveros, Scott Leal replacing Marta Rosales and Eric Sanchez replacing Art Ramirez. The motion was seconded by Commissioner Mario Cantu. Motion passed (5-0)

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

- A. Discussion and Consideration to Award RFQ NO. 25-010-06-20 for Utilities Professional Services Water and Sanitary Sewer Cost of Service, Rate and Debt Capacity Study to the most Qualified Firm, Authorize the Interim City Manager to Negotiate a Contract and Execute any Related Documents. [Lori A. Maldonado, Purchasing Agent]**

DISCUSSION: Director of Finance, Eroy Gonzales, has advised that the city received two proposals. Staff reviewed both and recommended Willdan Financial Services as the most qualified firm. This recommendation authorizes the Interim City Manager to negotiate a contract and execute related documents with Willdan Financial Services. The final, exact cost of the contract will be determined through this negotiation process.

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

IX. CONTRACTUALS

- A. Consideration and Action to Approve the Memorandum of Understanding (MOU) Between the City of San Juan Police Department Law Enforcement Emergency Regional Response Team (LEERRT) SWAT and the City of Weslaco Police Department. [Leandro Sifuentes, Chief of Police]**

DISCUSSION: According to Chief of Police Leandro Sifuentes, the team currently consists of approximately 30 members from the river valley area. This includes 14 officers from the San Juan Police

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, JULY 22, 2025**

Department who are not assigned full-time but respond on an as-needed basis. Officers receive standard training for their roles. Compensation for their participation varies depending on the specific operation and officer assignments, with overtime compensation provided when necessary.

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

X. CONSENT AGENDA

- A. Consider Second and Final Reading of an Ordinance Regarding the Rezoning Request from Single Family Residence District (R-S) to General Business District (C-2) of the 5.00-Acre Tract of Land out of Lot 8, Block 5, John Closner Subdivision, Located Approximately 200 feet East of Veterans Boulevard, along the South side of Eldora Road, as Requested by People’s Manufactured Homes. [Jorge J. Garcia, Director of Planning]**
- B. Consider Second and Final Reading of an Ordinance Regarding the Conditional Use Permit for the Sale of Alcoholic Beverages (BG – Wine and Beer Retailer’s Permit) and Late Hours Permit (BL – Retail Dealer’s On-Premise Late Hours License) at “Quinta Rivera” located at 605 E. Hall Acres Road, Legally Described as Lot 96, Valley Ranch No. 5 Subdivision, as Requested by Quinta Rivera, LLC. [Jorge J. Garcia, Director of Planning]**
- C. Consider Approval of City Commission Meeting Minutes:
- January 27, 2025
- February 25, 2025**

Commissioner Jesus “Jesse” Ramirez made a motion to approve all items under consent agenda and was seconded by Mayor Pro Tem Marco “Markie” Villegas. 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 on Legal Matters Concerning the Noche De Paz Event.**
 - 2. Pursuant to Section §551.071 of the Texas Government Code Consultation with Attorney; Discussion and Possible Action on Legal Matters Regarding the Review Committee for the City Manager Vacancy.**
 - 3. Pursuant to Section §551.071 of the Texas Government Code Consultation with Attorney; Discussion and Possible Action Regarding Legal Matters Concerning the Excavation Permit Applications Submitted by GST Underground Telecommunication Services, LLC for the Installation of Vexus Fiber Cable.**

Commissioner Gilbert Garza made a motion to enter executive session at 6:49 p.m. and was seconded by Mayor Pro Tem Marco “Markie” Villegas. Motion Passed (5-0)

Mayor Pro Tem Marco “Markie” Villegas made a motion to reconvene at 7:26 p.m. and was seconded by Commissioner Jesus “Jesse” Ramirez. Motion Passed (5-0)

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 on Legal Matters Concerning the Noche De Paz Event.**

Mayor Mario Garza made a motion to proceed as instructed under executive session and was seconded by Commissioner Jesus “Jesse” Ramirez. Motion passed (5-0)

CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, JULY 22, 2025

- 2. Pursuant to Section §551.071 of the Texas Government Code Consultation with Attorney; Discussion and Possible Action on Legal Matters Regarding the Review Committee for the City Manager Vacancy.

Mayor Mario Garza made a motion to proceed as instructed under executive session and was seconded by Commissioner Jesus “Jesse” Ramirez. Motion passed (5-0)

- 3. Pursuant Section §551.071 of the Texas Government Code Consultation with Attorney; Discussion and Possible Action Regarding Legal Matters Concerning the Excavation Permit Applications Submitted by GST Underground Telecommunication Services, LLC for the Installation of Vexus Fiber Cable.

No Action was Taken.

XIII. ADJOURMENT

Commissioner Gilbert Garza made a motion to adjourn at 7:27 p.m. and was seconded by Mayor Mario Garza. Motion passed (5-0)

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Brenda Escalante, City Secretary

MINUTES OF SPECIAL CALLED MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Wednesday, May 14, 2025

TIME: 6:00 p.m.

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

MEMBERS PRESENT: Mario Garza, Mayor
Marco “Markie” Villegas, Mayor Pro Tem
Adina “Dina” Santillan, Commissioner
Jesus “Jesse” Ramirez, Commissioner
Ricardo Palacios, City Attorney

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

ORDER OF BUSINESS

CALL MEETING TO ORDER:
Mayor Mario Garza called meeting to order at 6:00 p.m.

- I. INVOCATION**
Tirso Garza, Interim City Manager led the Invocation.
- II. PLEDGE OF ALLEGIANCE:**
Mayor Mario Garza led the Pledge of Allegiance.
- III. PRESENTATIONS**
 - A. Issuing of Certificate of Election and Official Oath of Office to the Winning Candidates.**
 - 1. **Mario Garza**
 - 2. **Mario Cantu**

DISCUSSION: Brenda Escalante, City Secretary, read the resolution certifying the election results for the election held on Saturday, May 3, 2025, which was duly passed and approved.

This election was conducted for the following positions:
Mayor
Commissioner, Place 2
Commissioner, Place 3

Voter Turnout:
Total Votes Cast in the Election: 2,817

Office of Mayor:
Ernesto “Coach” Guajardo

- Absentee: 66
- Early Voting: 872
- Election Day: 339
- Total: 1,277 votes (45.59%)

Mario Garza

- Absentee: 15
- Early Voting: 1,116
- Election Day: 393
- Total: 1,524 votes (54.41%)

Commissioner, Place 2:
Mario Cantu

- Absentee: 9
- Early Voting: 1,129
- Election Day: 396
- Total: 1,534 votes (55.30%)

**CITY OF SAN JUAN
CITY COMMISSION MEETING
WEDNESDAY, MAY 14, 2025**

Marta Santa Maria

- Absentee: 71
- Early Voting: 839
- Election Day: 330
- Total: 1,240 votes (44.70%)

Therefore, Mario Garza received the majority of votes cast and is hereby certified as elected Mayor.

Mario Cantu received the majority of votes cast and is hereby certified as elected Commissioner for Place 2.

Mario Cantu was issued the Certificate of Election and duly took the official Oath of Office for Commissioner, Place 2.

Mario Garza was issued the Certificate of Election and duly took the official Oath of Office for Mayor.

IV. ADJOURMENT

Mayor Pro Tem Marco “Markie” Villegas made motion to adjourn at 6:20 p.m. and was seconded by Commissioner Jesus “Jesse” Ramirez. Motion passed (4-0)

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Brenda Escalante, City Secretary