



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
Tuesday, November 25, 2025

REGULAR MEETING AGENDA **6:00 PM**

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS ON AGENDA ITEMS

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

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

portion of the meeting.

V. PRESENTATIONS

- A.** Presentation on Departmental Reports: Department of Finance, Fire Department, Police Department, Municipal Court, and Department of Utilities.
 - 1. Department of Finance Monthly Report. [Maria L. Beltran, Director of Finance]
 - 2. San Juan Police Department Monthly Report. [Leandro Sifuentes, Chief of Police]
 - 3. Fire Department Monthly Report. [Tirso Garza, Fire Chief]
 - 4. Municipal Court Monthly Report. [Mary Enriquez, Court Administrator]
 - 5. Utilities Department Monthly Report. [Alfredo de Leon. Interim Director of Utilities]

VI. PUBLIC HEARING/ORDINANCES

- A.** Hold a Public Hearing of 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]
- B.** Hold a Public Hearing and Consider an Ordinance for the Sale of Alcoholic Beverages (BG - Wine and Beer Retailer's Permit) at "Cheer's Food Court and Bar" at 234 E. Business Hwy 83, Legally Described as Lettered Blks (San Juan) Lot 1, Blk B, as Requested by Saul Salinas. [Monica Gomez, Interim Director of Planning]

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

- A.** Preliminary Plat Approval with Variances for the Santa Barbara Villas Subdivision being a 1.26-acre tract of land out of Lot 8, Block 35, Alamo Land and Sugar Company's Subdivision, Located Approximately 250 feet East of Wyoming Avenue, along the South side of 1st Street, as Requested by Rio Delta Engineering. [Monica Gomez, Interim Director of Planning]
- B.** Discussion and Possible Action, if any, Regarding Hidalgo County Elections Department's Request for Early Voting/Election Day Polling Location of the San Juan Memorial Library — Multipurpose Room for the 2026 Joint Primary Election and Primary Runoff Election. [Brenda Escalante, City Secretary]

VIII. CONSENT AGENDA

- A. Consider Approval of the Investment Report for the Quarter Ending September 30, 2025. [Maria L, Director of Finance]
- B. Consider Approval of City Commission Meeting Minutes:
- August 26, 2025

IX. EXECUTIVE SESSION

- A. The San Juan City Commission will Convene in Executive Session in Accordance with the Texas Open Meeting Act, Vernon's Texas Statutes and Codes Annotated, Government Code Chapter §551.071 (Consultation with Attorney).
 - 1. Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney; Discussion and Possible Action Regarding Legal Issues Concerning Entertainment for 2025 Noche de Paz.
 - 2. Pursuant to Section §551.071 Consultation with Attorney and Section §551.087 Economic Development Negotiations of the Texas Government Code; Discussion and Possible Action Regarding Legal Matters Related to the San Juan EDC Development Projects.
 - 3. Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney; Discussion and Possible Action Regarding Legal Matters Related to Delinquent Service Accounts for the City of San Juan Associated with North Alamo Water Supply Corporation and Military Highway Water Supply Corporation.
 - 4. Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney; Discussion and Possible Action Regarding Legal Matters Concerning Vexus Fiber Cable.
 - 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.
 - 6. Pursuant to Section §551.071 Consultation with Attorney; Discussion Regarding Legal Issues Concerning Notice of Claim Under the TRCA Regarding Ordinance No. 2023-35.

X. RECONVENE

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

1. Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney; Discussion and Possible Action Regarding Legal Issues Concerning Entertainment for 2025 Noche de Paz.
2. Pursuant to Section §551.071 Consultation with Attorney and Section §551.087 Economic Development Negotiations of the Texas Government Code; Discussion and Possible Action Regarding Legal Matters Related to the San Juan EDC Development Projects.
3. Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney; Discussion and Possible Action Regarding Legal Matters Related to Delinquent Service Accounts for the City of San Juan Associated with North Alamo Water Supply Corporation and Military Highway Water Supply Corporation.
4. Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney; Discussion and Possible Action Regarding Legal Matters Concerning Vexus Fiber Cable.
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.
6. Pursuant to Section §551.071 Consultation with Attorney; Discussion Regarding Legal Issues Concerning Notice of Claim Under the TRCA Regarding Ordinance No. 2023-35.

XI. ADJOURNMENT

CERTIFICATION

I certify that the above notice of the Regular Called Meeting of the City of San Juan is true and correct; and that I posted such notice on the bulletin board. A place convenient and readily accessible to the public on the 19th 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

CITY COMMISSION MEETING AGENDA
NOVEMBER 25, 2025
PAGE 5

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: Maria Beltran, Interim Finance Director

DATE: 11/19/2025

SUBJECT: Department of Finance Monthly Report. [Maria L. Beltran, Director of Finance]

The Finance Department is responsible for managing core functions, overseeing the administration and accuracy of Utility Billing operations and the Risk Management program.

Finance Department:

The Finance Department is responsible for managing the City’s financial operations, ensuring accurate financial reporting, maintaining internal controls, safeguarding the City’s financial assets and managing its resources in accordance with the City Charter and ordinances enacted by the City Commission.

- Administer all financial transactions, including accounts payables, and payroll, including the Economic Development Corporation are accurate in the general ledger.
- Provide monthly financial reports to Departments and City Commission.
- Overseeing cash flow, investments, and financial planning activities.
- Generate and prepare monthly financial reporting according to GAAP.
- Generate financial reports for the annual audit.
- Coordinate budgeting, forecasting, and financial planning.
- Implementing and maintaining internal controls to safeguard the City’s assets.
- Prepare and generate quarterly investment reports.

Additional Information

8 STAFF MEMBERS

Maintained 29 funds, assisted 24 departments and posted 356 journal entries. Issued 365 disbursement checks, No Bank Drafts, Void 14 checks and processed 890 direct payrolls through the months of October 31, 2025.

October Sales Tax 11.49% Increase of \$68,508 Compared to last year.

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

Reconciled 11 Bank Accounts

Budget Adjustments (4)

Budget Amendments 0

Internal Budget Amendments 0

Manage a 37,7 million budget

- General Fund Budget of 19,6 million
- Utility Fund 6.0 million
- Stormwater Fund 343 thousand
- Debt Service Fund 4.3 million
- Sanitation Fund 4.4 million
- Other Funds 2.3 million

Risk Management:

Implementing strategies to identify, evaluate, and mitigate risks; maintaining risk registers; coordinating insurance coverage; and ensuring compliance with organizational risk policies.

1. 10 Claims Submitted to Texas Municipal Insurance.

- 3 Liability
- 7 Injury

Utility Billing & Collection Department:

The Utility Billing Department is responsible for ensuring timely billing cycles of water usage, sanitary sewer, residential garbage collection, and customer account integrity. Maintaining accurate customer records, monitoring collections and resolving billing discrepancies. Disconnects are done to residents owing \$100 or more on the water bill. An account will be deactivated after 3 months of nonpayment.

Staff 9 Employees

- The City of San Juan collects about 7,473 Water 10,813 Sewer and Brush 10,811 accounts.
- North Alamo Water Supply Corporation services 3,683 sewer accounts and Garbage and Brush 2,941 Accounts.
- Military Highway Water Supply Corporation services 116 sewer accounts and Garbage and Brush 114 accounts.
- Per the Audited Financial Report, in FY ending 9/30/2024, the Utility Fund collected 6.2 million and the Sanitation Fund 4.4 million with a combined 10.6 million.
- Email Billing (965)

Service Orders

- | | |
|------------------------------|-----------------|
| 1. Meter information | 13 |
| • City Meter Leak | 3 |
| • No Box Lid | 1 |
| • Foggy Meter | 1 |
| • Broken Meter | 8 |
| 2. Disconnect | 91 |
| 3. Dead Meters Change | 35 |
| 4. Connects | 100 |
| 5. Past Due/Late Fee Notices | 1,782 - \$8,910 |
| 6. Disconnect List/11th | 121 |
| 7. Revised/Disconnect List | 16 |

Payments are made by

58 % paid in person

0 % juniors

32 % online
6 % bank drafts
5 % phone payments



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MEMORANDUM

TO: Ruben Guajardo, City Manager

FROM: Leandro Sifuentes, Chief of Police

DATE: 11/07/2025

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

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

STATISTICS: POLICE	MONTH: October
Calls for service	1680
Accidents	129
911 Calls	1296
Traffic/City Ord issued Citations	313
Traffic/City Ord. Issued Warnings	506
Patrol & CID Arrests	84
CID Issued Warrants	66

SPECIAL ANNOUNCEMENT
None to report
SAN JUAN POLICE PERSONNEL:
None to report

TELE-COMMUNICATORS:
None to Report

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FLEET:

We continue to service older units to use on the road.

Unit 28 Ford F150-outsourced Garcia's Transmissions in San Juan \$4,876
(Transmission Repair)

STATISTICS: ANIMAL CONTROL**MONTH: October**

Calls for service

81

Citations issued

25

Violations

56

SPECIAL EVENTS

None to report

Blue Santa Toy Giveaway December 12th 5:00 pm @San Juan Municipal Park

Respectfully,
Leandro Sifuentes
Chief of Police



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MEMORANDUM

TO: Ruben Guajardo, City Manager
FROM: Tirso Garza, Fire Chief
DATE: 11/14/2025
SUBJECT: Fire Department Monthly Report. [Tirso Garza, Fire Chief]

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

Emergency Calls

A total of 77 calls were made in October 2025.

- A Shift = 23
- B Shift = 28
- C Shift = 26

Med-Care Response

Med-Care EMS and the Fire Department responded to 14 calls in October 2025 and submitted a monthly report for that month. (Please see attached)

County Calls

The San Juan Fire Department had no county calls in October 2025.

Volunteer Department

The San Juan Volunteer Fire Department has been unable to hold its monthly business meeting.

Fire Inspections

A total of 28 inspections were conducted in October 2025, which are the follows:

- 10/2/2025 - Pitt's Food Truck - 1802 N Raul Longoria RD
- 10/3/2025 - Gael's Event Center - 905 W 1st ST
- 10/3/2025 - Luigi's Barber Shop - 2211 S Veterans BLVD, STE 1
- 10/3/2025 - El Rey Smoke Shop - 111 W Nolana, Ste 3,
- 10/6/2025 - Sunny Super Mart - 102 N Nebraska AVE,

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- 10/6/2025 - Looney Toones Day Care - 2107 N Raul Longoria RD
- 10/6/2025 - PrintNPress, LLC - 3000 N Raul Longoria RD,
- 10/8/2025 - Amorcito Corazon Tacos Y Antojitos - 1806 N Raul Longoria, Ste 3 RD
- 10/8/2025 - Taco Palenque - 713 W Expressway 83
- 10/8/2025 - Sweet Lab - 504 S Nebraska AVE
- 10/9/2025 - Pronto Lube - 2201 N Raul Longoria RD,
- 10/9/2025 - Cheers Food Truck - El De San Luis Taquerio - 232 E Business 83, Space 9
- 10/14/2025 - El Bareccto - 2506 N Raul Longoria, RD,
- 10/15/2025 - Nutri Power - 2012 N Raul Longoria RD, Ste B
- 10/16/2025 - MAAA Telecom LLC - 1618 N Veterans BLVD, Ste O
- 10/16/2025 - Mid Valley Behavioral Health - 700 N Veterans BLVD
- 10/17/2025 - Cheers Food Truck - Sushi Millot - 232 E Business 83, Space 12
- 10/20/2025 - Texas Valley Motors LLC - 307 Expy 83,
- 10/23/2025 - Aziz Quick Stop, LLC - 2803 N Raul Longoria RD,
- 10/23/2025 - Mr. Albert's - 106 E 495, BLDG Unnamed - Ste G
- 10/24/2025 - RGV Appliance Parts Supplier LLC - 600 N Veterans BLVD
- 10/27/2025 - Creative Art Studio Academy - 200 N Nebraska AVE
- 10/27/2025 - Prescilla's Photography & Video - 108 N Nebraska AVE
- 10/28/2025 - Yadira's Drive Thru - 506 E FM 495,
- 10/28/2025 - Acayucan - 2506 N Raul Longoria, Ste 3,
- 10/28/2025 - Ismael En Cocina - 2506 N Raul Longoria RD,
- 10/30/2025 - Frozen House Ice Cream - 205 W Nolana, Ste 14,

Plan Reviews

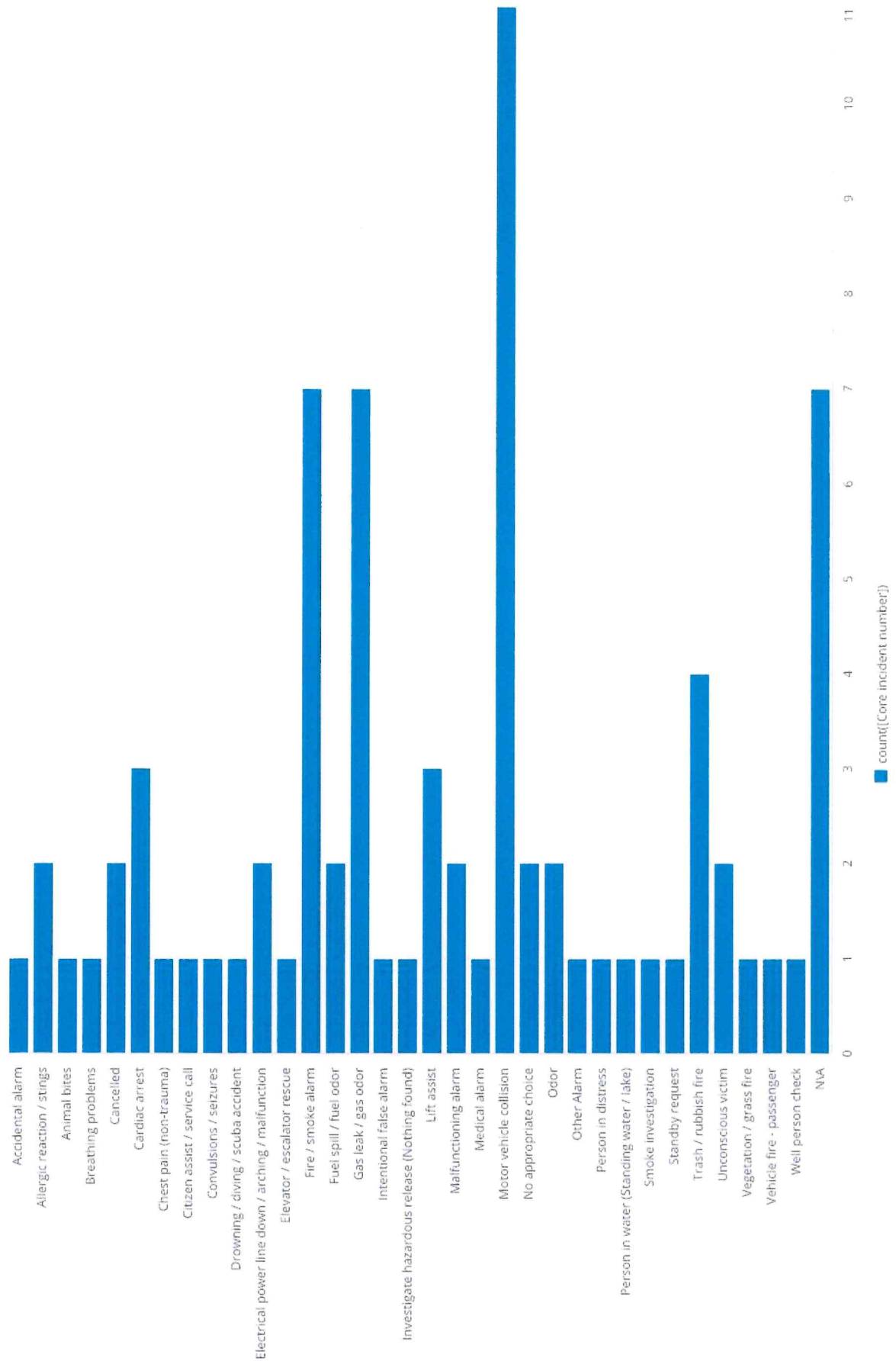
The following plans were reviewed for October 2025:

- Black Hill Estates
- Iglesia Companerismo Cristiano Fe
- Chick-fila
- Minnesota Oaks Subdivision
- Stewart Coves Subdivision. Phase II
- Southern Smiles Photography
- Dollar General - Fire Alarm Plans
- Plazita Piedra Grande Subdivision - Fire Alarm Plans
- Plazita Piedra Grande Subdivision - Sprinkler System Plans

Fuel Utilization

Please note that the total amount of gallons mentioned in this report belongs only to the logs submitted by the Fire Chief, Lieutenant, or Firefighter in charge of October 2025 to the Administration Office.

- A total of 301.2 Gallons of Unleaded
- A total of 636.78 Gallons of Diesel



Core primary incident type	count([Core incident number])
Accidental alarm	1
Allergic reaction / stings	2
Animal bites	1
Breathing problems	1
Cancelled	2
Cardiac arrest	3
Chest pain (non-trauma)	1
Citizen assist / service call	1
Convulsions / seizures	1
Drowning / diving / scuba accident	1
Electrical power line down / arching / malfunction	2
Elevator / escalator rescue	1
Fire / smoke alarm	7
Fuel spill / fuel odor	2
Gas leak / gas odor	7
Intentional false alarm	1
Investigate hazardous release (Nothing found)	1
Lift assist	3
Malfunctioning alarm	2
Medical alarm	1
Motor vehicle collision	11
No appropriate choice	2
Odor	2
Other Alarm	1
Person in distress	1

Date of Service	Run #	PU Address	Response Priority	City	Nature	Call Created Time	Assigned	Enroute	At Scene	Transporting	At Destination	Clear	Response Time	Delay Reason	Active Call #
10/1/2025	33102-25	613 W Chaparral St	1	San Juan	01 - Abdominal Pain / Problems	12:25:33	12:25:37	12:27:12	12:32:40	12:59:05	13:09:41	13:44:31	0:07:03		1st active
10/1/2025	33111-25	1002 Del Monte Dr	2	San Juan	05 - Back Pain (Non-Traumatic or Non-Recent Trauma)	13:22:27	13:32:20	13:37:17	13:46:26	14:06:07	14:20:25	14:59:46	0:13:56	In compliance with response times	2nd active
10/1/2025	33118-25	101 S Niderasia Ave	1	San Juan	17 - Falls	14:31:51	14:31:59	14:33:01	14:35:15	14:58:37	15:09:46	16:03:02	0:03:16		1st active
10/1/2025	33131-25	S Stewart Rd & Ridge Rd	1	San Juan	29 - Traffic Collision / Transportation Incident	16:09:24	16:09:32	16:10:07	16:12:56	16:33:44	16:40:34	17:24:01	0:03:24		1st active
10/1/2025	33147-25	S Stewart Rd & Ridge Rd	1	San Juan	29 - Traffic Collision / Transportation Incident	16:33:22	16:33:26	16:33:29	16:33:31	16:33:32	16:40:32	17:24:00	0:00:05		1st active
10/1/2025	33157-25	204 E 9th St	1	San Juan	25 - Psychiatric / Abnormal Behavior / Suicide Attempt	19:51:31	19:51:36	19:56:14	20:08:44	20:15:17	20:51:56	21:19:27	0:05:08		1st active
10/1/2025	33161-25	5102 N Raul Longoria Rd	1	San Juan	06 - Breathing Problems	20:16:18	20:16:48	20:18:54	20:28:47	20:54:40	21:13:14	21:45:52	0:11:58	04:38 Min OOC, responded from SJ station	2nd active
10/1/2025	33168-25	114 Alta St	1	San Juan	21 - Hemorrhage (Bleeding) / Lacerations	21:37:31	21:38:02	21:40:57	21:45:44	22:07:14	22:16:17	23:04:45	0:07:42	In compliance with response times	1st active
10/1/2025	33180-25	700 W Business 83	1	San Juan	06 - Breathing Problems	23:49:13	23:49:36	23:51:58	23:59:48				0:10:12		2nd active
10/2/2025	33189-25	300 E Chaparral St	2	San Juan	16 - Eye Problems / Injuries	1:08:30	1:09:00	1:16:57	1:22:26	1:30:05	1:31:29	2:24:10	0:13:26	07:57 Min OOC, responded from SJ station	1st active
10/2/2025	33211-25	318 S Kansas Ave	2	San Juan	26 - Sick Person (Specific Diagnosis)	7:36:54	7:37:02	7:42:56	7:56:48	8:08:53	8:26:30	9:01:49	0:19:46	05:54 Min OOC, responded from SJ station	1st active
10/2/2025	33216-25	2603 Hibiscus Dr	1	San Juan	32 - Unknown Problem (Person Down)	8:09:29	8:10:28	8:11:38	8:21:00				0:10:32	In compliance with response times	2nd active
10/2/2025	33234-25	1205 San Cristobal St	1	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	12:30:24	12:30:57	12:32:58	12:36:39	12:50:15	13:01:47	13:48:43	0:05:42		1st active
10/2/2025	33244-25	307 San Diego St	1	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	13:37:36	13:57:40	13:58:38	14:02:10	14:33:46	14:51:14	15:06:42	0:04:30		1st active
10/2/2025	33251-25	1307 Los Cieles Dr	2	San Juan	26 - Sick Person (Specific Diagnosis)	15:00:42	14:50:41	15:01:48	15:01:56	15:16:43	15:52:04	15:53:27	0:11:15	In compliance with response times	2nd active
10/2/2025	33256-25	602 Alfredo St	2	San Juan	17 - Falls	15:08:47	15:09:57	15:10:47	15:22:14	15:33:52	15:43:43	16:21:27	0:12:17		2nd active
10/2/2025	33269-25	304 San Ignacio Ave	1	San Juan	17 - Falls	16:53:34	16:55:48	16:56:12	17:01:26	17:19:15	17:34:16	18:11:05	0:05:38		1st active
10/2/2025	33274-25	1229 S Velazquez Blvd	2	San Juan	01 - Abdominal Pain / Problems	17:12:17	17:21:21	17:21:44	17:34:40	17:57:53	18:12:07	18:47:04	0:13:19	In compliance with response times	2nd active
10/2/2025	33279-25	506 W U.S. Hwy 83	1	San Juan	30 - Traumatic Injuries (Specific)	18:04:10	18:04:14	18:04:58	18:19:14				0:15:00		2nd active
10/2/2025	33284-25	2301 N RAUL LONGORIA RD	1	San Juan	26 - Sick Person (Specific Diagnosis)	18:32:12	18:32:21	18:32:47	18:35:04				0:02:43		1st active
10/2/2025	33285-25	424 W Business 83	1	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	18:34:52	18:35:05	18:36:40	18:45:03	19:04:51	19:23:01	20:04:44	0:09:58		2nd active
10/2/2025	33297-25	1610 Hooper St	1	San Juan	04 - Assault / Sexual Assault / Stun Gun	21:37:33	21:37:51	21:40:17	21:44:43				0:05:52		1st active
10/2/2025	33300-25	700 Maldonado Dr	2	San Juan	26 - Sick Person (Specific Diagnosis)	22:11:01	22:11:06	22:11:23	22:21:54	22:39:01	22:44:47	22:56:34	0:10:48	Traffic delay	1st active
10/2/2025	33301-25	2005 Puerto Valeria Dr	1	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	22:10:45	22:11:14	22:16:09	22:21:52	22:37:19	22:51:29	23:26:10	0:10:38	In compliance with response times	2nd active
10/2/2025	33303-25	5102 N Raul Longoria Rd	1	San Juan	06 - Breathing Problems	22:20:58	22:21:27	22:24:45	22:36:17	22:46:55	23:05:58	23:29:13	0:14:50	In compliance with response times	3rd active
10/2/2025	33311-25	721 E Garfield St	2	San Juan	26 - Sick Person (Specific Diagnosis)	0:47:25	0:47:54	0:51:06	0:57:38	1:08:22	1:26:25	2:05:47	0:08:44		1st active
10/2/2025	33313-25	602 Sylvia Cir	2	San Juan	31 - Unconscious / Fainting (Near)	0:52:02	0:52:51	0:56:51	1:04:54	1:23:31	1:31:16	1:48:02	0:12:03		2nd active
10/2/2025	33328-25	1316 Rio Grande St	1	San Juan	06 - Breathing Problems	5:19:38	5:20:51	5:26:09	5:32:52	5:43:54	6:09:09	6:58:32	0:12:01	In compliance with response times	1st active
10/2/2025	33329-25	300 N NEBRASKA AVE	2	San Juan	26 - Sick Person (Specific Diagnosis)	5:41:27	5:42:03	5:48:30	5:55:18	6:13:52	6:23:05	6:57:33	0:13:15	Traffic delay responded from Pharr	2nd active
10/2/2025	33336-25	1209 E Farm to Market Rd 465	1	San Juan	8:35:54	8:35:54	8:39:28	8:46:18	8:57:12	9:16:08	10:15:59	0:10:12		In compliance with response times	1st active
10/2/2025	33337-25	1200 Montefiore Rd	1	San Juan	28 - Stroke (CVA) / Transient Ischemic Attack (TIA)	8:38:40	8:39:10	8:39:21	8:50:19	9:04:25	9:18:01	9:40:42	0:10:09	03:22 Min OOC, responded from Central Station	2nd active
10/2/2025	33346-25	710 W 10th St	1	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	10:17:56	10:18:15	10:20:12	10:37:48	10:53:50	11:04:02	12:17:54	0:19:33	In compliance with response times	1st active
10/2/2025	33350-25	207 E 4th St	2	San Juan	17 - Falls	11:14:38	11:15:02	11:15:46	11:31:58	11:57:20	12:08:48	12:58:48	0:16:56	Responded from DHR Editing	2nd active
10/2/2025	33373-25	600 E Farm to Market Rd 465	2	San Juan	26 - Sick Person (Specific Diagnosis)	14:27:25	14:27:36	14:28:40	14:37:01	14:57:05	15:15:34	16:02:06	0:08:01	In compliance with response times	1st active
10/2/2025	33379-25	171 Deanna Dr	1	San Juan	26 - Sick Person (Specific Diagnosis)	15:20:09	15:20:16	15:20:51	15:28:17				0:07:29		2nd active
10/2/2025	33403-25	2201 N RAUL LONGORIA RD	1	San Juan	26 - Sick Person (Specific Diagnosis)	20:10:03	20:10:12	20:10:48	20:17:41	20:35:05	20:52:20	21:36:36	0:07:28	In compliance with response times	2nd active
10/2/2025	33406-25	1202 S Standard Ave	2	San Juan	26 - Sick Person (Specific Diagnosis)	20:20:29	20:20:37	20:21:07	20:32:03	20:50:47	21:09:14	21:31:43	0:11:26		1st active
10/2/2025	33475-25	N Raul Longoria Rd & E Expressway 83	1	San Juan	29 - Traffic Collision / Transportation Incident	7:55:37	7:55:37	7:55:40	7:55:43	8:15:37	8:33:55	8:50:47	0:05:36		2nd active
10/2/2025	33476-25	N Raul Longoria Rd & E Expressway 83	1	San Juan	17 - Falls	7:59:12	7:59:16	7:59:54	8:04:52	8:15:37	8:33:55	8:50:47	0:05:36		1st active
10/2/2025	33482-25	2603 Hibiscus	2	San Juan	29 - Traffic Collision / Transportation Incident	8:05:55	8:09:27	8:09:57	8:22:17	8:28:38	8:40:10	9:04:12	0:08:03	In compliance with response times	2nd active
10/2/2025	33484-25	1102 Lila St	1	San Juan	29 - Traffic Collision / Transportation Incident	8:21:07	8:21:13	8:21:14	8:21:16	8:28:38	8:40:10	9:04:12	0:08:03		1st active
10/2/2025	33485-25	405 Orange Dr	1	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	9:25:33	9:25:46	9:25:54	9:32:51	9:54:48	10:07:54	10:38:05	0:07:05		2nd active
10/2/2025	33495-25	300 W 3rd St	1	San Juan	26 - Sick Person (Specific Diagnosis)	9:37:36	9:38:20	9:38:52	9:46:33	10:15:37	10:15:39	10:36:26	0:10:13	In compliance with response times	2nd active
10/2/2025	33500-25	1308 W Texas Ave	1	San Juan	26 - Sick Person (Specific Diagnosis)	11:22:24	11:22:35	11:22:45	11:28:01	11:49:30	12:07:05	12:46:21	0:05:26		1st active
10/2/2025	33503-25	606 E Farm to Market Rd 465	1	San Juan	06 - Breathing Problems	11:29:53	11:30:29	11:30:47	11:39:35	12:01:58	12:15:57	13:37:33	0:09:06		2nd active
10/2/2025	33561-25	123 Elvino Dr	1	San Juan	32 - Unknown Problem (Person Down)	11:57:03	11:57:31	11:58:05	12:12:19	12:23:06	12:40:16	13:03:08	0:14:48	In compliance with response times	3rd active
10/2/2025	33590-25	417 W U.S. Hwy 83	2	San Juan	12 - Convulsions / Seizures	19:50:53	19:50:59	19:53:06	19:57:42	20:22:31	20:29:05	20:47:43	0:06:43		1st active
10/2/2025	33597-25	1006 Via Cariera Dr	1	San Juan	31 - Unconscious / Fainting (Near)	23:43:30	23:43:39	23:46:27	23:55:46	0:23:34	0:30:17	0:53:34	0:12:06	Traffic delay responded from SJ station	1st active
10/2/2025	33641-25	3907 N Raul Longoria Rd	1	San Juan	32 - Unknown Problem (Person Down)	4:31:25	4:31:30	4:35:24	4:42:46	5:08:10	5:15:13	5:43:43	0:11:16	Traffic delay responded from SJ station	1st active
10/2/2025	33659-25	203 W Hazel St	2	San Juan	26 - Sick Person (Specific Diagnosis)	17:29:45	17:29:49	17:29:56	17:30:58	17:47:04	18:00:53	18:41:56	0:10:09	03:44 Min OOC, responded from SJ station	1st active
10/2/2025	33675-25	North N Raul Longoria Rd & W Nolana Loop	1	San Juan	29 - Traffic Collision / Transportation Incident	20:18:35	20:18:42	20:21:51	20:23:19	20:30:50	20:46:59	21:22:05	0:06:37	Traffic delay responded from SJ station	1st active
10/2/2025	33677-25	North N Raul Longoria Rd & W Nolana Loop	1	San Juan	29 - Traffic Collision / Transportation Incident	20:27:19	20:27:25	20:28:08	20:36:44	20:50:21	21:04:48	21:41:35	0:09:19	In compliance with response times	2nd active
10/2/2025	33680-25	2705 Des Arboles Ave	1	San Juan	28 - Stroke (CVA) / Transient Ischemic Attack (TIA)	20:40:55	20:41:07	20:41:55	20:50:00	21:04:23	21:23:23	22:03:04	0:08:53		3rd active
10/2/2025	33709-25	1407 Rio Grande St	2	San Juan	09 - Cardiac or Respiratory Arrest / Death	21:04:35	21:04:55	21:05:43	21:08:45	21:29:22	21:38:03	22:45:18	0:03:50		1st active
10/2/2025	33710-25	5004 Oleander Dr	1	San Juan	26 - Sick Person (Specific Diagnosis)	6:43:10	6:43:21	6:47:38	7:00:09	7:09:07	7:31:45	8:26:47	0:16:48		2nd active
10/2/2025	33716-25	203 W Hazel St	2	San Juan	06 - Breathing Problems	6:53:50	6:54:21	6:54:43	7:04:49	7:18:28	7:40:05	8:09:53	0:10:28	In compliance with response times	1st active
10/2/2025	33723-25	500 Minnesota Rd	2	San Juan	26 - Sick Person (Specific Diagnosis)	9:07:16	9:07:31	9:08:17	9:12:40	9:29:25	9:39:16	10:26:48	0:05:09		2nd active
10/2/2025	33728-25	Alameda St & N Obispo St	1	San Juan	29 - Traffic Collision / Transportation Incident	10:24:28	10:24:35	10:26:09	10:41:46	10:51:32	11:16:06	11:55:04	0:17:11	In compliance with response times	1st active
10/2/2025	33737-25	Alameda St & N Obispo St	1	San Juan	29 - Traffic Collision / Transportation Incident	11:19:53	11:20:06	11:20:47	11:24:06	11:44:08	11:59:41	12:53:13	0:07:22		2nd active
10/2/2025	33767-25	509 E Nolana Loop	1	San Juan	29 - Traffic Collision / Transportation Incident	11:27:46	11:27:55	11:28:22	11:35:17	11:40:43	11:47:31	12:53:13	0:07:22		1st active
10/2/2025	33776-25	414 E 3rd St	1	San Juan	06 - Breathing Problems	16:36:37	16:37:13	16:38:01	16:43:44				0:06:31		1st active
10/2/2025	33792-25	E Owens Rd & Sebastian Dr	2	San Juan	26 - Sick Person (Specific Diagnosis)	17:41:00	17:41:37	17:43:10	17:49:53	18:01:37	18:14:03	18:58:09	0:08:16	In compliance with response times	2nd active
10/2/2025	33799-25	4101 Jerica St	1	San Juan	28 - Stroke (CVA) / Transient Ischemic Attack (TIA)	18:23:47	18:26:02	18:30:17	18:44:00	19:02:16	19:20:04	19:50:05	0:17:58		3rd active
10/2/2025	33807-25	Loma Bonita St & E Sioux Rd	1	San Juan	29 - Traffic Collision / Transportation Incident	18:51:41	18:51:47	18:53:29	19:03:10	19:06:13	19:26:53	20:04:49	0:11:23	In compliance with response times	1st active
10/2/2025	33808-25	Loma Bonita St & E Sioux Rd	1	San Juan	29 - Traffic Collision / Transportation Incident	21:58:45	22:00:01	22:02:35	22:04:31	22:20:56	22:37:16	23:05:49	0:04:30		1st active
10/2/2025	33833-25	110 Gonzalez Dr	1	San Juan	17 - Falls	22:06:41	22:06:46	22:06:56	22:12						

10/17/2025	33846-25	5102 N Raul Longoria Rd	1	San Juan	06 - Breathing Problems	73456	73519	73918	74259	75501	81339	84711	00740	1st active
10/17/2025	33863-25	N Cesar Chavez Rd & W Frontage Rd	1	San Juan	29 - Traffic Collision / Transportation Incident	121330	121339	121423	121551	122357	123733	125941	00212	1st active
10/17/2025	33864-25	N Cesar Chavez Rd & W Frontage Rd	1	San Juan	29 - Traffic Collision / Transportation Incident	122805	122813	122838	123254	124515	132118	133754	00541	2nd active
10/17/2025	33926-25	2111 W 16th St	1	San Juan	26 - Sick Person (Specific Diagnosis)	202719	202736	203018	203749				01013	1st active
10/17/2025	33951-25	504 Miguel Hidalgo St	2	San Juan	17 - Falls	233219	233245	233759	234647	235030	00408	02732	01402	0514 Min OOC, responded from SJ station
10/18/2025	33955-25	1924 Omitos Ave	1	San Juan	06 - Breathing Problems	24413	24443	24738	25338	30649	31508	33813	00855	1st active
10/18/2025	33965-25	415 Cancun Ln	1	San Juan	31 - Unconscious / Fainting (Near)	60418	60504	60632	61048	63152	64203	72138	00544	1st active
10/18/2025	33978-25	N Raul Longoria Rd & W Nolana Loop	1	San Juan	29 - Traffic Collision / Transportation Incident	85659	85705	85719	90339	92832	93659	101439	00634	1st active
10/18/2025	33979-25	704 Coal Dr	1	San Juan	29 - Traffic Collision / Transportation Incident	85917	85923	85931	90827	92855	94000	100204	00902	2nd active
10/18/2025	33980-25	N Raul Longoria Rd & W Nolana Loop	1	San Juan	09 - Chest Pain / Chest Discomfort (Non-Traumatic)	91617	91623	91634	92442	93857	95302	101429	00819	2nd active
10/18/2025	33982-25	N Raul Longoria Rd & W Nolana Loop	1	San Juan	29 - Traffic Collision / Transportation Incident	92726	92731	92747	92749	93705	95407	101430	00012	2nd active
10/18/2025	33983-25	N Raul Longoria Rd & W Nolana Loop	1	San Juan	29 - Traffic Collision / Transportation Incident	92731	92745	92752	92753	93713	95409	101431	00008	2nd active
10/18/2025	33993-25	3405 N Raul Longoria Rd	2	San Juan	26 - Sick Person (Specific Diagnosis)	125831	125854	130054	130742	132338	134719	143646	00848	1st active
10/18/2025	34020-25	400 Virgen de San Juan Blvd	1	San Juan	29 - Traffic Collision / Transportation Incident	164426	164430	164617	165443	171004	171659	180848	01013	2nd active
10/18/2025	34022-25	865 W Ridge Rd	1	San Juan	04 - Assault / Sexual Assault / Sun Gun	164654	164715	164746	165521				00806	2nd active
10/18/2025	34027-25	400 Virgen de San Juan Blvd	1	San Juan	29 - Traffic Collision / Transportation Incident	171010	171039	171100	171100	171100	171701	180850	00021	1st active
10/18/2025	34028-25	400 Virgen de San Juan Blvd	1	San Juan	29 - Traffic Collision / Transportation Incident	171026	171042	171049	171049	171055	171659	180845	00007	1st active
10/18/2025	34029-25	400 Virgen de San Juan Blvd	1	San Juan	29 - Traffic Collision / Transportation Incident	171034	171046	171056	171056	171056	171652	180847	00010	1st active
10/18/2025	34041-25	2210 Fresno Ave	1	San Juan	06 - Breathing Problems	204029	204040	204403	204837	205844	211048	212300	00757	1st active
10/18/2025	34045-25	N Nebraska St & W 11th St	1	San Juan	29 - Traffic Collision / Transportation Incident	205608	205621	205638	210325	211813	213117	222401	00704	2nd active
10/18/2025	34048-25	N Nebraska St & W 11th St	1	San Juan	29 - Traffic Collision / Transportation Incident	211310	211316	211319	211320	211826	213115	222407	00004	2nd active
10/18/2025	34049-25	N Nebraska St & W 11th St	1	San Juan	29 - Traffic Collision / Transportation Incident	211332	211338	211341	211342	211833	213113	222409	00004	2nd active
10/18/2025	34076-25	2209 Jay Dr	2	San Juan	17 - Falls	62039	62054	62515	63429	64928	71552	74920	01335	1st active
10/18/2025	34117-25	423 Chula Vista Dr	1	San Juan	17 - Falls	121140	121210	121226	121756	123244	124858	133409	00546	1st active
10/18/2025	34207-25	400 E Expressway 83	1	San Juan	29 - Traffic Collision / Transportation Incident	115924	115928	120129	121047				01119	1st active
10/18/2025	34225-25	901 W Eroy 83	1	San Juan	28 - Stroke (CVA) / Transient Ischemic Attack (TIA)	115924	115928	120129	121047				00705	1st active
10/18/2025	34242-25	405 Orange Dr	1	San Juan	26 - Sick Person (Specific Diagnosis)	164739	164750	164815	165704	173158	175206	181542	00814	1st active
10/18/2025	34259-25	304 E Salazar St	1	San Juan	03 - Animal Bites / Attacks	184254	184307	184357	185036	190423	191134	193200	00729	1st active
10/18/2025	34300-25	801 Sosa Service Rd	1	San Juan	06 - Breathing Problems	30716	30745	31230	31915	33052	34625	41308	01130	2nd active
10/18/2025	34320-25	2603 Grandora Dr	1	San Juan	06 - Breathing Problems	80728	80731	80803	81245	83344	84741	91309	00514	2nd active
10/18/2025	34323-25	201 Lauryn Dr	2	San Juan	31 - Unconscious / Fainting (Near)	90821	90923	91034	92209	94115	95600	102136	01246	2nd active
10/18/2025	34324-25	106 Justice Ln	1	San Juan	32 - Unknown Problem (Person Down)	95128	95146	95254	95713				00527	2nd active
10/18/2025	34335-25	607 S Veterans Blvd	1	San Juan	04 - Assault / Sexual Assault / Sun Gun	115810	115855	115916	120329	121120	122743	124430	00434	1st active
10/18/2025	34338-25	700 Maldonado Dr	1	San Juan	31 - Unconscious / Fainting (Near)	123831	123837	124032	124854	130445	133439	134034	01009	2nd active
10/18/2025	34346-25	201 W 10th St	2	San Juan	17 - Falls	153831	153838	153945	154511	223028	224735	231855	00837	1st active
10/18/2025	34396-25	1101 E Farm to Market Rd 495	1	San Juan	26 - Sick Person (Specific Diagnosis)	220405	220432	220658	221309	223028	224735	231855	00837	1st active
10/18/2025	34398-25	West W 11th St & S Standard Ave	1	San Juan	29 - Traffic Collision / Transportation Incident	223107	223238	223346	224143				00613	1st active
10/18/2025	34409-25	West W 11th St & S Standard Ave	1	San Juan	29 - Traffic Collision / Transportation Incident	230324	230330	230332	230334				00004	1st active
10/18/2025	34417-25	2301 N Raul Longoria Rd	1	San Juan	26 - Sick Person (Specific Diagnosis)	21709	21713	22117	22459				00746	1st active
10/18/2025	34417-25	5302 Azalea Ave	1	San Juan	06 - Breathing Problems	24206	24240	24338	24722	30244	31420	33325	00442	1st active
10/18/2025	34428-25	2301 N Raul Longoria Rd	1	San Juan	31 - Unconscious / Fainting (Near)	63930	63936	64011	64429	70001	70958	74355	00453	1st active
10/18/2025	34430-25	700 W U.S. Hwy 83	1	San Juan	06 - Breathing Problems	75454	75514	75544	80043	81517	82803	91400	00529	1st active
10/18/2025	34450-25	405 Orange Dr	1	San Juan	26 - Sick Person (Specific Diagnosis)	124811	124819	124858	125805	130835	132645	140140	00746	1st active
10/18/2025	34452-25	901 W Eroy 83	1	San Juan	17 - Falls	125129	125201	125337	130012				00811	2nd active
10/18/2025	34457-25	1411 Garden Ridge Ave	2	San Juan	17 - Falls	135010	135016	135030	140130	142640	144611	150828	01114	2nd active
10/18/2025	34479-25	102 Mesquite Dr	2	San Juan	17 - Falls	140121	140204	140241	141052	142409	143618	152243	00848	2nd active
10/18/2025	34479-25	605 Hall Acres	1	San Juan	14 - Drowning / Near Drowning / Diving / SCUBA Accident	165347	165411	165520	165841	170813	172559	180352	00530	1st active
10/18/2025	34514-25	1101 San Cristobal St	1	San Juan	17 - Falls	43315	43326	43433	43954				00828	1st active
10/18/2025	34519-25	1413 Douglas St	1	San Juan	12 - Convulsions / Seizures	55948	60018	60510	61251	62617	63903	71343	01233	1st active
10/18/2025	34549-25	720 E Dove St	2	San Juan	17 - Falls	122832	122836	123221	124011				01233	1st active
10/18/2025	34550-25	200 W Eroy 83	1	San Juan	29 - Traffic Collision / Transportation Incident	123035	123045	123208	124011	130327	131221	143124	01215	2nd active
10/18/2025	34554-25	200 W Eroy 83	1	San Juan	29 - Traffic Collision / Transportation Incident	124438	124450	124454	125315	130248	131156	142042	00825	3rd active
10/18/2025	34556-25	200 W Eroy 83	1	San Juan	29 - Traffic Collision / Transportation Incident	125016	125025	125027	125742	130442	131836	141508	00717	5th active
10/18/2025	34557-25	616 S Kansas Ave	2	San Juan	26 - Sick Person (Specific Diagnosis)	124952	125035	125106	130519	132023	133837	143046	01424	4th active
10/18/2025	34559-25	200 W Eroy 83	1	San Juan	29 - Traffic Collision / Transportation Incident	125324	125337	125343	125344	130312	131216	143123	00007	2nd active
10/18/2025	34560-25	200 W Eroy 83	1	San Juan	29 - Traffic Collision / Transportation Incident	125330	125340	125411	125439	130300	131219	143122	00009	2nd active
10/18/2025	34561-25	200 W Eroy 83	1	San Juan	29 - Traffic Collision / Transportation Incident	125353	125404	125411	125418	130300	131158	142043	00014	3rd active
10/18/2025	34562-25	200 W Eroy 83	1	San Juan	29 - Traffic Collision / Transportation Incident	125357	125407	125413	125415	130306	131200	142044	00008	3rd active
10/18/2025	34566-25	2015 King Rd	2	San Juan	02 - Allergies (Reactions) / Envenomations (Stings, Bites)	131414	131424	131611	132942	133701	135155	142923	01518	3rd active
10/18/2025	34578-25	S Stewart Rd & Ridge Rd	1	San Juan	29 - Traffic Collision / Transportation Incident	144204	144211	144304	144733	145736	150235	153155	00522	1st active
10/18/2025	34582-25	S Stewart Rd & Ridge Rd	1	San Juan	29 - Traffic Collision / Transportation Incident	145740	145745	145748	145749	145751	150237	153156	00004	1st active
10/18/2025	34596-25	304 San Ignacio Ave	1	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	171328	171344	171534	172057	173634	175312	182949	00713	1st active
10/18/2025	34603-25	906 El Campo Dr	1	San Juan	25 - Psychiatric / Abnormal Behavior / Suicide Attempt	175744	175812	175918	180122	182843	184153	190005	00310	2nd active
10/18/2025	34619-25	1201 E Sioux Rd	1	San Juan	25 - Psychiatric / Abnormal Behavior / Suicide Attempt	203617	203638	204035	204651	212558	214622	222723	01013	1st active
10/18/2025	34619-25	201 Lauryn Dr	1	San Juan	31 - Unconscious / Fainting (Near)	205653	205715	205744	210556				00841	2nd active
10/18/2025	34631-25	N Nebraska St & E 1st St	1	San Juan	21 - Hemorrhage (Bleeding) / Lacerations	01314	01319	01828	02349	03224	03226	12124	01030	1st active
10/18/2025	34641-25	327 E 3rd St	2	San Juan	26 - Sick Person (Specific Diagnosis)	50413	50423	51321	52137	53738	55136	60840	01714	1st active
10/18/2025	34644-25	1114 Washington Palm Ave	2	San Juan	26 - Sick Person (Specific Diagnosis)	71449	71502	71826	72646	74125	74854	81414	01144	1st active
10/18/2025	34652-25	130 E business 83	1	San Juan	06 - Breathing Problems	85408	85425	85440	85724	91249	92523	94841	00259	1st active

Crew was searching the area of the church for incident

04:21 Min OOC, responded from SJ station

Traffic delay on freeway

In compliance with response times

In compliance with response times

In compliance with response times

In compliance with response times

In compliance with response times

In compliance with response times

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In compliance with response times

In compliance with response times

In compliance with response times

10/14/2025	34655-25	826 Orange St	1	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	9:33:12	9:33:46	9:40:16	10:12:58	10:25:24	11:10:34	0:06:55	2nd active
10/14/2025	34657-25	706 Citrus St	1	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	12:46:41	12:46:47	12:47:43	12:52:51	13:10:53	13:49:48	0:06:04	1st active
10/14/2025	34681-25	300 N NEBRASKA AVE	1	San Juan	06 - Breathing Problems	15:07:10	15:07:14	15:07:33	15:09:34	15:53:35	16:12:33	0:02:20	1st active
10/14/2025	34683-25	2801 N Raul Longoria Rd	1	San Juan	31 - Unconscious / Fainting (Near)	15:22:30	15:23:09	15:32:34				0:09:44	1st active
10/14/2025	34691-25	1325 Mayfair St	1	San Juan	12 - Convulsions / Seizures	16:34:06	16:34:20	16:34:34	16:40:22	16:54:46	17:20:33	0:06:02	1st active
10/14/2025	34694-25	202 San Marcos St	1	San Juan	26 - Sick Person (Specific Diagnosis)	17:17:34	17:18:26	17:23:10	17:46:51	18:01:30	18:37:06	0:05:19	1st active
10/14/2025	34718-25	128 Jaime St	1	San Juan	26 - Sick Person (Specific Diagnosis)	19:28:25	19:28:57	19:34:12	19:57:35	20:07:41	20:57:03	0:05:35	2nd active
10/14/2025	34720-25	Chalike Dr & W Frontage Rd E	2	San Juan	26 - Sick Person (Specific Diagnosis)	19:46:15	19:46:36	19:47:23	20:00:35			0:13:59	1st active
10/14/2025	34721-25	1600 Robert Dr	1	San Juan	26 - Sick Person (Specific Diagnosis)	20:04:48	20:05:04	20:05:21	20:12:26	20:34:01	21:15:10	0:07:22	3rd active
10/14/2025	34742-25	300 E Chaparral Dr	1	San Juan	32 - Unknown Problem (Person Down)	22:48:56	22:49:03	22:50:57	22:57:08			0:08:05	1st active
10/15/2025	34747-25	2003 Loma Verde St	1	San Juan	26 - Sick Person (Specific Diagnosis)	23:33:14	23:33:28	23:35:42	23:41:35	0:00:06	0:14:17	0:04:52	1st active
10/15/2025	34749-25	612 Royal Palm St	1	San Juan	26 - Sick Person (Specific Diagnosis)	23:43:29	23:43:49	23:44:03	23:51:59	0:14:11	0:29:33	1:02:37	2nd active
10/15/2025	34763-25	1410 Rio Blanco St	2	San Juan	26 - Sick Person (Specific Diagnosis)	7:37:43	7:37:47	7:40:53	7:54:11	8:08:08	8:15:33	8:39:17	1st active
10/15/2025	34796-25	E Ridge Rd & S Nebraska Ave	1	San Juan	26 - Sick Person (Specific Diagnosis)	9:37:33	9:37:55	9:38:22	9:43:09	9:54:24	10:07:46	1:00:28	1st active
10/15/2025	34798-25	5102 N Raul Longoria Rd	1	San Juan	09 - Cardiac or Respiratory Arrest / Death	9:45:34	9:46:46	9:47:45	9:53:49			0:05:14	2nd active
10/15/2025	34803-25	107 N Nebraska Ave	2	San Juan	07 - Burns (Scalds) / Explosion (Blast)	10:03:55	10:04:10	10:05:29	10:15:08	11:11:07	11:11:12	0:07:03	1st active
10/15/2025	34849-25	616 Sylvia Cir	2	San Juan	17 - Falls	16:25:16	16:25:44	16:26:35	16:31:40			0:05:56	3rd active
10/15/2025	34871-25	1620 N Raul Longoria Rd	1	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	18:32:34	18:32:58	18:36:23	18:43:19	18:53:38	19:07:38	19:29:18	1st active
10/15/2025	34876-25	706 Citrus St	1	San Juan	26 - Sick Person (Specific Diagnosis)	19:09:49	19:09:57	19:10:58	19:19:14	19:26:44	19:43:37	20:31:41	1st active
10/15/2025	34885-25	608 S Standard St	1	San Juan	26 - Sick Person (Specific Diagnosis)	20:20:48	20:20:55	20:21:18	20:28:28			0:07:33	2nd active
10/16/2025	34889-25	1612 Star Ruby Dr	2	San Juan	17 - Falls	21:27:41	21:27:48	21:31:37	21:38:53			0:11:05	1st active
10/16/2025	34942-25	329 W Business 83	1	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	11:32:09	11:32:39	11:35:50	11:37:14	12:00:20	12:14:51	12:54:22	1st active
10/16/2025	34947-25	W 1st St & N Standard St	1	San Juan	26 - Sick Person (Specific Diagnosis)	12:04:28	12:05:18	12:06:18	12:14:52	12:28:53	12:32:20	13:01:38	2nd active
10/16/2025	34951-25	317 W Hall Acres Rd	1	San Juan	27 - Stab / Gunshot / Penetrating Trauma	13:53:58	13:54:03	13:56:42	14:01:54	14:14:38	14:28:31	15:47:49	1st active
10/16/2025	34954-25	500 E Business 83	1	San Juan	29 - Traffic Collision / Transportation Incident	14:09:59	14:51:21	14:52:13	15:06:34	15:23:51	15:26:45	15:50:45	2nd active
10/16/2025	34979-25	112 Lagoon Dr	1	San Juan	28 - Stroke (CVA) / Transient Ischemic Attack (TIA)	17:21:14	17:21:36	17:24:32	17:27:09	17:48:54	18:03:07	18:52:27	1st active
10/16/2025	34985-25	201 W 10th St	1	San Juan	21 - Hemorrhage (Bleeding) / Lacerations	18:56:48	18:57:14	18:58:07	18:08:20			0:05:33	1st active
10/16/2025	35008-25	300 N NEBRASKA AVE	1	San Juan	01 - Abdominal Pain / Problems	20:17:49	20:18:14	20:22:00	20:31:50	20:52:44	21:05:23	22:02:35	1st active
10/16/2025	35018-25	911 W 9th St	2	San Juan	31 - Unconscious / Fainting (Near)	20:51:22	21:02:12	21:03:40	21:12:13	21:28:54	22:18:00	22:18:04	1st active
10/17/2025	35032-25	500 e expressway 83	1	San Juan	29 - Traffic Collision / Transportation Incident	8:50:13	8:50:21	8:50:45	8:54:52	11:45:22	12:05:46	12:25:31	1st active
10/17/2025	35067-25	130 E Business 83	1	San Juan	25 - Psychiatric / Abnormal Behavior / Suicide Attempt	11:23:53	11:24:11	11:25:11	11:28:17	12:50:43	13:07:10	13:54:11	1st active
10/17/2025	35075-25	300 N NEBRASKA AVE	1	San Juan	28 - Stroke (CVA) / Transient Ischemic Attack (TIA)	12:30:24	12:30:28	12:30:51	12:38:27	13:29:24	13:45:21	14:01:38	1st active
10/17/2025	35080-25	608 E Farm to Market Rd 465	2	San Juan	12 - Convulsions / Seizures	13:02:50	13:02:58	13:03:23	13:14:32	13:29:24	13:45:21	14:01:38	2nd active
10/17/2025	35086-25	801 Alond St	1	San Juan	17 - Falls	16:16:53	16:17:43	16:18:48	16:24:38	16:47:16	16:55:40	17:20:21	1st active
10/17/2025	35122-25	101 S Nebraska Ave	1	San Juan	17 - Falls	18:46:35	18:46:39	18:48:37	18:54:04	19:15:31	19:21:37	19:40:17	1st active
10/18/2025	35150-25	700 Maldonado Dr	2	San Juan	26 - Sick Person (Specific Diagnosis)	2:08:34	2:08:38	2:13:57	2:22:26	2:42:01	2:53:56	3:42:25	1st active
10/18/2025	35185-25	400 Hall Acres	1	San Juan	29 - Traffic Collision / Transportation Incident	11:54:07	11:54:17	11:54:34	12:00:10			0:13:48	1st active
10/18/2025	35191-25	400 Hall Acres	1	San Juan	29 - Traffic Collision / Transportation Incident	12:05:33	12:05:37	12:05:39	12:06:40			0:05:53	1st active
10/18/2025	35205-25	524 King Rd	1	San Juan	17 - Falls	12:05:33	12:05:37	12:05:39	12:06:40			0:00:03	1st active
10/18/2025	35209-25	E Expressway 83 & N Nebraska Ave	1	San Juan	29 - Traffic Collision / Transportation Incident	14:21:10	14:21:10	14:22:14	14:25:26			0:04:16	1st active
10/18/2025	35256-25	770 Maldonado Dr	1	San Juan	32 - Unknown Problem (Person Down)	15:25:45	15:25:45	15:28:38	15:32:50	22:27:28	22:40:54	23:15:13	1st active
10/18/2025	35257-25	1114 Washington Palm Ave	2	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	22:08:28	22:08:33	22:09:07	22:16:18	22:52:50	23:02:56	23:41:45	1st active
10/19/2025	35265-25	110 Miranda Ln	1	San Juan	26 - Sick Person (Specific Diagnosis)	22:10:01	22:12:00	22:14:10	22:28:02	0:08:43	0:18:43	0:46:17	2nd active
10/19/2025	35269-25	S Veerane Blvd & E Moore Rd	1	San Juan	26 - Sick Person (Specific Diagnosis)	22:48:37	23:48:50	23:49:11	23:55:18			0:08:28	1st active
10/19/2025	35272-25	608 S Standard Ave	1	San Juan	17 - Falls	0:16:36	0:16:45	0:17:25	0:25:39	1:30:06	1:39:46	2:32:24	2nd active
10/19/2025	35301-25	2104 E Laguna Madre St	2	San Juan	12 - Convulsions / Seizures	0:58:18	0:58:36	0:59:59	1:06:04			0:07:28	1st active
10/19/2025	35304-25	901 S Iowa St	2	San Juan	17 - Falls	9:49:34	9:50:04	9:55:41	10:09:56	10:54:10	11:08:53	12:13:44	1st active
10/19/2025	35305-25	1506 Chula Vista Dr	2	San Juan	26 - Sick Person (Specific Diagnosis)	10:28:13	10:28:22	10:30:45	10:35:59	11:00:21	11:14:32	11:45:47	1st active
10/19/2025	35316-25	1105 Paisano Dr	1	San Juan	26 - Sick Person (Specific Diagnosis)	10:41:16	10:41:23	10:41:53	10:52:47	13:11:57	13:19:22	13:50:30	2nd active
10/19/2025	35318-25	400 Virgen de San Juan Blvd	1	San Juan	31 - Unconscious / Fainting (Near)	12:49:03	12:49:17	12:52:27	12:58:44			0:07:27	1st active
10/19/2025	35339-25	109 W Los Ebanos St	1	San Juan	26 - Sick Person (Specific Diagnosis)	13:11:54	13:12:02	13:13:04	13:20:24	13:47:04	13:51:17	14:18:44	2nd active
10/19/2025	35378-25	424 W U.S. Hwy 83	1	San Juan	21 - Hemorrhage (Bleeding) / Lacerations	16:03:29	16:04:30	16:04:43	16:09:05	16:20:06	16:31:58	16:57:28	1st active
10/20/2025	35380-25	1401 Foster St	1	San Juan	28 - Stroke (CVA) / Transient Ischemic Attack (TIA)	23:41:39	23:41:50	23:47:50	23:52:12	0:10:34	0:18:34	1:19:44	1st active
10/20/2025	35383-25	1325 Mayfair St	2	San Juan	26 - Sick Person (Specific Diagnosis)	23:55:48	23:56:03	23:57:20	0:05:48	0:20:59	0:34:55	1:03:29	2nd active
10/20/2025	35386-25	1701 N Raul Longoria Rd	1	San Juan	26 - Sick Person (Specific Diagnosis)	0:54:48	0:55:14	0:55:36	1:03:21	1:14:47	1:33:54	1:50:56	3rd active
10/20/2025	35393-25	707 Cole Ave	2	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	2:22:23	2:22:40	2:23:27	2:29:39	2:33:39	2:44:29	3:14:43	1st active
10/20/2025	35404-25	1209 E Farm to Market Rd 465	2	San Juan	26 - Sick Person (Specific Diagnosis)	3:21:59	3:22:16	3:22:36	3:35:04	3:46:12	3:55:30	4:25:36	1st active
10/20/2025	35406-25	612 Pueblo St	1	San Juan	26 - Sick Person (Specific Diagnosis)	8:37:12	8:37:32	8:38:00	8:42:59	8:57:51	9:03:39	9:37:30	1st active
10/20/2025	35418-25	920 W Interstate Hwy 2	2	San Juan	26 - Sick Person (Specific Diagnosis)	8:44:40	8:44:56	8:47:58	8:54:14	9:12:25	9:20:39	10:05:05	1st active
10/20/2025	35419-25	1202 S Standard St	2	San Juan	01 - Abdominal Pain / Problems	11:24:50	11:25:20	11:25:36	11:32:53	12:06:08	12:25:53	14:03	1st active
10/20/2025	35444-25	1506 Chula Vista Dr	1	San Juan	07 - Burns (Scalds) / Explosion (Blast)	13:16:47	13:17:15	13:19:45	13:25:58	13:48:32	14:06:50	14:43:53	1st active
10/20/2025	35449-25	500 E Farm to Market Rd 465	1	San Juan	06 - Breathing Problems	15:40:30	15:45:53	15:47:30	15:50:55	16:00:32	16:16:34	16:42:39	1st active
10/20/2025	35469-25	1308 Mayfair St	2	San Juan	17 - Falls	16:23:40	16:24:23	16:25:57	16:32:33	16:47:36	17:01:12	18:03:14	2nd active
10/21/2025	35529-25	805 W Ridge Rd	1	San Juan	26 - Sick Person (Specific Diagnosis)	21:36:16	21:36:29	21:40:43	21:51:45	22:02:49	22:20:48	22:40:14	1st active
10/21/2025	35530-25	400 E Expressway 83	1	San Juan	23 - Overdose / Poisoning (Ingestion)	9:21:46	9:21:52	9:25:43	9:33:51	9:42:46	9:56:29	10:26:21	1st active
10/21/2025	35531-25	400 E Expressway 83	1	San Juan	29 - Traffic Collision / Transportation Incident	9:45:47	9:45:54	9:47:06	10:00:04	10:19:42	10:31:30	11:16:00	2nd active
10/21/2025	35536-25	1400 W Expwy 83	1	San Juan	29 - Traffic Collision / Transportation Incident	9:53:03	9:53:12	9:53:56	10:07:09	10:19:26	10:27:07	11:31:43	3rd active
10/21/2025	35552-25	909 W 9th St	2	San Juan	26 - Sick Person (Specific Diagnosis)	10:30:25	10:31:26	10:31:54	10:32:49	12:52:30	13:05:32	13:56:03	1st active
10/21/2025	35563-25	300 N NEBRASKA AVE	2	San Juan	26 - Sick Person (Specific Diagnosis)	12:25:50	12:30:33	12:31:22	12:39:23	14:16:16	14:17:07	14:19:05	1st active
10/21/2025	35563-25			San Juan		14:16:04	14:16:16	14:17:07	14:19:05	14:36:01	14:46:14	15:12:10	

10/1/2025	35565-25	109 W Sioux Rd	San Juan	1	15	15:21	15:47	15:16:25	15:23:22	15:30:44	15:44:25	16:30:57	00:35			2nd active
10/1/2025	35569-25	500 San Martin St	San Juan	1	15:31:50	15:31:59	15:31:59	15:33:28	15:43:21	16:05:44	16:20:51	17:02:10	01:12:22	In compliance with response times		2nd active
10/2/2025	35569-25	1615 E 8th St	San Juan	2	17:23:40	17:24:10	17:24:10	17:25:06	17:43:44	18:40:34	18:54:33	19:25:00	01:11:18	Traffic delay responded from SJ station		1st active
10/2/2025	35610-25	910 Orange St	San Juan	1	18:15:34	18:15:51	18:15:51	18:18:52	18:27:09	18:40:34	18:54:33	19:25:00	01:11:18	03:01 Min OOC, responded from SJ station		1st active
10/2/2025	35617-25	600 E Sioux Rd	San Juan	1	18:44:36	18:44:36	18:44:36	18:45:15	18:46:35	19:08:05	19:23:52	20:10:36	00:41:31			2nd active
10/2/2025	35618-25	600 E Sioux Rd	San Juan	1	18:47:45	18:47:51	18:47:51	18:47:54	18:52:22	19:08:05	19:23:52	20:10:36	00:41:31			1st active
10/2/2025	35651-25	1517 May Ann St	San Juan	1	22:15:55	22:16:02	22:16:02	22:16:38	22:21:52	22:38:13	22:48:07	23:31:09	00:55:50			1st active
10/2/2025	35661-25	202 S Ridge Ln	San Juan	1	23:54:05	23:54:37	23:54:37	23:57:35	23:59:31	00:07:06	0:26:18	1:23:21	00:45:50	Open not working		1st active
10/2/2025	35684-25	1400 e expressway 83	San Juan	1	7:06:13	7:06:23	7:07:14	7:17:47	7:18:47				0:12:24			1st active
10/2/2025	35685-25	705 S Miguel Hidalgo St	San Juan	1	7:15:48	7:15:56	7:17:04	7:21:18	7:39:14	7:58:08	8:37:42		0:05:22			1st active
10/2/2025	35685-25	1000 N Raul Longoria Rd	San Juan	1	8:42:46	8:42:55	8:43:00	8:47:35	9:02:09	9:04:49	9:41:10	0:04:40	0:04:40			2nd active
10/2/2025	35685-25	1000 N Raul Longoria Rd	San Juan	1	9:02:05	9:02:05	9:02:10	9:02:12	9:02:13	9:02:14	9:04:51	9:41:11	0:08:03			1st active
10/2/2025	35689-25	200 E EXPRESSWAY 83	San Juan	1	9:58:26	9:58:30	9:58:32	10:03:22	10:21:42	10:21:42	10:29:44	11:31:53	0:04:52			1st active
10/2/2025	35722-25	911 S Lincoln Ave	San Juan	2	13:13:46	13:14:25	13:14:31	13:14:31	13:30:29	19:33:21	19:33:21	19:33:21	0:16:04	Traffic delay, responded from DHR Edinburg		1st active
10/2/2025	35784-25	900 E business 83	San Juan	1	18:03:34	19:03:50	19:04:36	18:11:28	19:33:21	21:08:08	21:58:30	0:08:04	0:07:38			1st active
10/2/2025	35792-25	706 San Juanita St	San Juan	1	20:28:52	20:29:30	20:30:21	20:37:34	20:52:26	21:08:08	21:58:30	0:08:04	0:08:04			1st active
10/2/2025	35805-25	3800 Wolmeria St	San Juan	2	6:20:43	6:20:59	6:21:44	6:26:26	6:33:36	6:48:19	7:05:54	7:05:54	0:06:27			1st active
10/2/2025	35833-25	1405 Coconut Palm Ave	San Juan	1	8:32:17	8:32:22	8:32:32	8:35:54	8:57:41	9:05:50	9:29:58	0:04:32	0:04:32			1st active
10/2/2025	35836-25	805 W 3rd St	San Juan	1	9:04:34	9:05:09	9:05:47	9:14:48	9:28:45	9:40:19	10:24:28	0:08:39	0:08:39			1st active
10/2/2025	35837-25	405 Orange Dr	San Juan	1	9:18:21	9:18:32	9:18:33	9:30:44	9:48:21	10:04:09	10:30:08	0:12:12	0:12:12			3rd active
10/2/2025	35856-25	310 E Leticia St	San Juan	1	12:11:38	12:12:07	12:12:48	12:17:05	12:41:23	12:51:08	13:46:39	0:04:58	0:04:58			1st active
10/2/2025	35857-25	127 E Railroad St	San Juan	2	12:14:46	12:12:51	12:14:35	12:24:32	12:42:40	12:58:01	13:30:46	0:11:41	0:11:41			2nd active
10/2/2025	35867-25	600 Alameda St	San Juan	1	13:46:23	13:46:29	13:46:56	13:50:59	14:01:58	14:07:44	14:27:59	0:04:30	0:04:30			1st active
10/2/2025	35868-25	130 E business 83	San Juan	1	13:51:03	13:51:10	13:52:24	13:58:56	19:33:21	19:39:57	20:05:54	0:07:46	0:07:46			2nd active
10/2/2025	35911-25	1111 Paisano Dr	San Juan	1	18:00:17	19:00:21	19:04:22	18:09:04	19:27:28	20:05:54	20:05:54	0:08:43	0:08:43			1st active
10/2/2025	35922-25	1205 N Raul Longoria Rd	San Juan	1	20:15:30	20:15:35	20:15:47	20:20:26	20:38:33	20:47:03	21:06:31	0:04:51	0:04:51			1st active
10/2/2025	35923-25	316 W 3rd St	San Juan	2	20:30:00	20:30:44	20:30:44	20:39:02	20:38:33	20:47:03	21:06:31	0:08:48	0:08:48			2nd active
10/2/2025	35929-25	312 Lauren Dr	San Juan	2	20:52:15	20:52:49	20:55:48	21:05:34	22:30:33	22:36:10	23:02:15	0:08:19	0:08:19			2nd active
10/2/2025	35937-25	407 W 9th St	San Juan	1	22:10:13	22:10:21	22:11:09	22:18:40	22:30:33	22:36:10	23:02:15	0:10:16	0:10:16			2nd active
10/2/2025	35942-25	2812 Magnolia Dr	San Juan	1	22:47:56	22:48:16	22:51:59	22:58:32	23:18:36	23:43:04	0:32:54	0:32:54	0:32:54			2nd active
10/2/2025	35943-25	N Cesar Chavez Rd & E Expressway 83	San Juan	1	23:01:15	23:02:18	23:02:37	23:04:59	23:18:36	23:43:04	0:32:54	0:32:54	0:32:54			3rd active
10/2/2025	35957-25	300 N NEBRASKA AVE	San Juan	1	1:03:09	1:03:14	1:06:27	1:12:21	1:31:24	1:42:54	2:03:49	0:08:07	0:08:07			1st active
10/2/2025	35968-25	214 E 2nd St	San Juan	2	5:06:12	5:06:19	5:11:09	5:17:04	5:17:04	5:17:04	5:17:04	0:10:45	0:10:45			1st active
10/2/2025	35979-25	4100 Jesenia St	San Juan	1	8:02:56	8:03:06	8:04:33	8:07:59	8:19:05	8:36:24	9:17:59	0:04:53	0:04:53			1st active
10/2/2025	35986-25	403 Jenica Cir	San Juan	1	8:57:38	8:58:21	9:02:45	9:11:44	9:26:24	9:43:45	10:20:49	0:13:23	0:13:23			2nd active
10/2/2025	35995-25	500 E Farm to Market Rd 465	San Juan	1	9:49:37	9:49:46	9:51:06	9:56:10	10:04:33	10:24:04	11:01:43	0:06:22	0:06:22			1st active
10/2/2025	36003-25	501 Mesquite Ave	San Juan	2	11:08:02	11:08:14	11:09:49	11:15:52	11:40:52	11:52:35	12:34:24	0:08:28	0:08:28			1st active
10/2/2025	36049-25	603 Citrus Ave	San Juan	1	17:38:50	17:39:03	17:39:51	17:50:33	17:57:31	18:07:51	19:00:34	0:11:30	0:11:30			1st active
10/2/2025	36076-25	1906 Chula Vista Dr	San Juan	2	19:54:06	19:54:25	19:55:17	20:01:03	20:08:54	20:29:43	20:48:36	0:08:38	0:08:38			1st active
10/2/2025	36143-25	727 San Lucas St	San Juan	1	11:40:42	11:40:55	11:42:04	11:54:16	12:15:45	12:39:33	12:50:50	0:13:21	0:13:21			1st active
10/2/2025	36166-25	212 W San Diego St	San Juan	2	14:17:41	14:18:00	14:19:36	14:24:22	14:54:08	15:08:23	15:44:32	0:06:50	0:06:50			1st active
10/2/2025	36181-25	700 Maldonado Dr	San Juan	1	16:38:35	16:38:56	16:40:58	16:45:46	16:45:46	16:45:46	16:45:46	0:06:50	0:06:50			1st active
10/2/2025	36200-25	721 E Garland St	San Juan	2	18:50:16	18:50:37	18:53:29	19:01:20	19:18:21	19:37:27	20:22:07	0:10:43	0:10:43			1st active
10/2/2025	36201-25	3312 San Gabriel St	San Juan	1	19:33:14	19:35:11	19:36:23	19:41:25	20:01:19	20:12:19	20:49:47	0:06:14	0:06:14			2nd active
10/2/2025	36215-25	900 Gonzalez Dr	San Juan	2	20:43:26	20:43:30	20:46:57	20:52:16	21:12:13	21:16:23	21:41:12	0:08:46	0:08:46			1st active
10/2/2025	36249-25	1828 N Yellowwood St	San Juan	1	2:45:30	2:45:35	2:46:33	2:59:25	2:59:25	2:59:25	2:59:25	0:13:50	0:13:50			2nd active
10/2/2025	36269-25	2301 N RAUL LONGORIA RD	San Juan	1	7:43:45	7:44:19	7:44:56	7:48:41	7:48:41	7:48:41	7:48:41	0:04:22	0:04:22			1st active
10/2/2025	36278-25	1308 Mayfair St	San Juan	2	10:17:33	10:17:46	10:19:45	10:34:03	11:02:23	11:25:56	12:12:56	0:16:17	0:16:17			2nd active
10/2/2025	36282-25	1604 Sol St	San Juan	2	11:10:26	11:10:40	11:11:28	11:23:59	11:34:42	11:48:20	12:06:10	0:13:19	0:13:19			2nd active
10/2/2025	36301-25	813 E Ridge Rd	San Juan	1	14:19:40	14:19:54	14:22:52	14:32:10	14:51:24	15:16:14	15:47:19	0:12:16	0:12:16			1st active
10/2/2025	36316-25	616 Sylvia Cir	San Juan	2	15:21:38	15:22:58	15:23:47	15:39:36	15:39:36	15:39:36	15:39:36	0:16:38	0:16:38			2nd active
10/2/2025	36320-25	400 N Iowa Ave	San Juan	2	15:37:17	15:47:50	15:48:23	15:59:37	16:32:10	16:32:10	16:59:16	0:12:07	0:12:07			3rd active
10/2/2025	36321-25	1325 Mayfair St	San Juan	2	16:00:54	16:01:39	16:02:18	16:13:32	16:34:55	16:45:53	17:46:01	0:11:53	0:11:53			2nd active
10/2/2025	36375-25	600 N Veterans Blvd	San Juan	1	2:30:17	2:30:20	2:35:22	2:40:27	2:40:27	2:40:27	2:40:27	0:10:07	0:10:07			2nd active
10/2/2025	36390-25	E Sioux Rd & N Raul Longoria Rd	San Juan	1	8:37:43	8:37:48	8:40:13	8:42:35	8:42:35	8:42:35	8:42:35	0:04:47	0:04:47			1st active
10/2/2025	36404-25	4005 N Raul Longoria Rd	San Juan	2	11:43:04	11:43:14	11:44:11	11:51:31	11:55:54	12:14:53	12:43:33	0:08:17	0:08:17			1st active
10/2/2025	36446-25	327 E 3rd St	San Juan	1	19:11:04	19:11:14	19:11:31	19:19:59	19:30:31	19:45:04	20:26:10	0:08:45	0:08:45			1st active
10/2/2025	36459-25	900 San Houston Blvd	San Juan	1	20:43:31	20:43:45	20:44:17	20:53:14	21:01:42	21:11:45	21:51:37	0:09:29	0:09:29			1st active
10/2/2025	36466-25	1407 Rio Grande St	San Juan	2	21:38:15	21:38:24	21:39:00	21:48:38	22:15:17	22:22:40	22:57:30	0:10:14	0:10:14			2nd active
10/2/2025	36522-25	801 W 1ST	San Juan	1	9:32:42	9:32:53	9:35:14	9:38:52	10:04:14	10:17:39	10:58:12	0:05:59	0:05:59			1st active
10/2/2025	36533-25	400 N Iowa Ave	San Juan	2	11:42:50	11:43:05	11:44:26	11:46:55	12:10:26	12:14:21	13:19:44	0:05:50	0:05:50			2nd active
10/2/2025	36539-25	111 E Farm to Market Rd 465	San Juan	2	12:06:42	12:06:52	12:07:46	12:16:15	12:38:56	12:53:05	13:13:04	0:09:53	0:09:53			1st active
10/2/2025	36547-25	Cesar Chavez Rd & E Carroll Rd	San Juan	1	13:20:20	13:20:23	13:20:51	13:24:11	13:40:11	13:51:06	14:29:59	0:03:48	0:03:48			2nd active
10/2/2025	36556-25	E SGT Lenal Thorin Rd & Cesar Chavez Rd	San Juan	1	14:55:58	14:55:58	14:58:27	14:59:31	15:29:40	15:35:22	16:32:14	0:02:33	0:02:33			1st active
10/2/2025	36563-25	1410 Short Rd	San Juan	1	15:57:32	15:57:34	15:58:03	16:07:24	16:29:35	16:42:27	17:20:28	0:09:30	0:09:30			2nd active
10/2/2025	36563-25	3405 N Raul Longoria Rd	San Juan	2	18:26:48	18:27:00	18:30:52	18:34:58	18:47:06	19:05:09	9:53:45					

10/29/2025	36655-25	618 S Kansas Ave	2	San Juan	26 - Sick Person (Specific Diagnosis)	11:54:28	11:54:39	11:55:02	12:05:21	12:19:00	13:17:05	13:28:15	0:10:42	In compliance with response times	3rd active
10/29/2025	36694-25	Sam Houston Blvd & San Antonio St	1	San Juan	29 - Traffic Collision / Transportation Incident	16:40:11	16:40:20	16:40:54	16:46:46	17:00:22	17:28:43	18:11:08	0:08:26		1st active
10/29/2025	36702-25	Sam Houston Blvd & San Antonio St	1	San Juan	29 - Traffic Collision / Transportation Incident	16:59:20	16:59:27	16:59:43	16:59:43	17:00:29	17:28:46	18:11:09	0:00:16		1st active
10/29/2025	36703-25	Sam Houston Blvd & San Antonio St	1	San Juan	29 - Traffic Collision / Transportation Incident	16:59:10	16:59:31	16:59:46	16:59:47	17:00:36	17:28:48	18:11:10	0:00:16		1st active
10/29/2025	36717-25	304 San Ignacio Ave	2	San Juan	26 - Sick Person (Specific Diagnosis)	18:39:52	18:40:38	18:43:48	18:51:13	19:02:46	19:18:19	20:07:13	0:10:35	In compliance with response times	2nd active
10/29/2025	36726-25	2008 Loma Vista St	1	San Juan	21 - Hemorrhage (Bleeding) / Lacerations	19:14:07	19:14:42	19:15:55	19:23:03	19:41:21	20:08:32	20:43:38	0:08:21		3rd active
10/29/2025	36727-25	900 E business 83	1	San Juan	28 - Stroke (CVA) / Transient Ischemic Attack (TIA)	19:23:18	19:23:27	19:24:39	19:45:25	19:49:37	20:00:40	20:46:40	0:21:58	Traffic delay, responded from Edinburg	4th active
10/29/2025	36728-25	900 Sam Houston Blvd	1	San Juan	24 - Pregnancy / Childbirth / Miscarriage	19:27:51	19:27:53	19:29:25	19:32:15	19:54:22	20:06:59	20:46:39	0:04:22		5th active
10/30/2025	36767-25	112 W Eroy 83	1	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	5:53:53	5:54:07	5:54:55	5:59:09	6:07:17	6:19:03	6:59:43	0:05:02		1st active
10/30/2025	36779-25	600 E Farm to Market Rd 495	1	San Juan	32 - Unknown Problem (Person Down)	10:14:32	10:14:45	10:18:59	10:22:54	10:34:23	10:44:29	11:27:23	0:08:09		1st active
10/30/2025	36818-25	503 Alameda St	1	San Juan	06 - Breathing Problems	15:49:47	15:50:28	15:53:54	16:04:22	16:21:41	16:29:36	16:58:49	0:13:54	Traffic delay, responded from Donna	1st active
10/30/2025	36826-25	2301 N RAUL LONGORIA RD	1	San Juan	26 - Sick Person (Specific Diagnosis)	16:21:45	16:21:50	16:24:44	16:27:34	16:53:46	17:01:42	17:37:27	0:05:44		2nd active
10/30/2025	36832-25	2301 N RAUL LONGORIA RD	1	San Juan	12 - Convulsions / Seizures	17:18:27	17:19:10	17:22:22	17:23:30	17:34:47	17:50:17	18:31:02	0:04:20		1st active
10/30/2025	36839-25	2119 N San Antonio St	1	San Juan	17 - Falls	17:45:43	17:46:56	17:48:07	17:52:55	18:14:09	18:27:39	19:07:46	0:05:59	05:43 Min OOC, responded from SJ station	2nd active
10/31/2025	36862-25	1411 Garden Ridge Ave	1	San Juan	17 - Falls	0:00:06	0:00:27	0:06:10	0:13:06				0:12:39		1st active
10/31/2025	36865-25	2301 N RAUL LONGORIA RD	1	San Juan	12 - Convulsions / Seizures	0:35:38	0:35:43	0:36:26	0:37:03				0:01:20		1st active
10/31/2025	36906-25	600 E 8th St	1	San Juan	07 - Burns (Scalds) / Explosion (Blunt)	11:27:15	11:27:19	11:29:39	11:32:33				0:05:14		1st active
10/31/2025	36927-25	801 W 1ST	1	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	12:10:28	12:10:40	12:11:06	12:14:01	12:26:20	12:40:14	13:36:18	0:03:21		1st active
10/31/2025	36935-25	810 Ebony St	2	San Juan	26 - Sick Person (Specific Diagnosis)	13:30:00	13:30:06	13:30:18	13:42:24	14:02:58	14:15:46	15:05:03	0:12:18	In compliance with response times	2nd active
10/31/2025	36968-25	113 Eldora Rd	2	San Juan	26 - Sick Person (Specific Diagnosis)	19:49:18	19:49:31	19:50:06	20:06:04	20:17:51	20:31:12	21:23:38	0:16:33	Traffic delay, responded from McAllen	1st active
10/31/2025	36990-25	1114 Washington Palm Ave	1	San Juan	12 - Convulsions / Seizures	22:29:40	22:34:13	22:35:36	22:46:31	23:05:49	23:18:42	23:36:35	0:12:18	Responded from Edinburg	1st active
10/31/2025	36991-25	701 Alford St	1	San Juan	26 - Sick Person (Specific Diagnosis)	22:41:21	22:44:39	22:44:58	23:00:24	23:22:43	23:34:11	0:22:15	0:15:45	In compliance with response times	2nd active



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

MEMORANDUM

TO: Ruben Guajardo, City Manager

FROM: Mary Enriquez, Court Administrator

DATE: 11/14/2025

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

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

Amount Collected	\$ 24,638.20
Defensive Driving	0
Deferred	1
Pre-Trials	2
Bench Trials	0
Scofflaw	\$ 1,865.40

COLLECTIONS 2024 COLLECTIONS 2025
October - \$ 24,430.77 October - \$ 24,638.20

CITATIONS ISSUED 2024 CITATIONS ISSUED 2025
October - 166 October - 195

SCOFFLAW COLLECTIONS 2024 SCOFFLAW COLLECTIONS 2025
October - \$ 2,214.07 October - \$ 1,865.40

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

City Marshal - Warrants and Fines Collected - \$ 1,865.01

Warrants home visits - 41

Warrants office calls - 68

Magistrates:

Judge Eloy Hernandez	Judge Roberto Garza	Judge Jorge Zambrano	Judge Juan Zamora
3	7	10	1

Judge Albert AJ Garcia
1



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

MEMORANDUM

TO: Ruben Guajardo, City Manager

FROM: Alfredo De Leon, Interim Director of Utilities

DATE: 11/14/2025

SUBJECT: Utilities Department Monthly Report. [Alfredo de Leon. Interim Director of Utilities]

Texas Drought Outlook

- 45% of Texas is in a drought (11/10/2025)
- RGV is Abnormally Dry (No Change In the watershed)
- Falcon and Amistad are @ 25.3%
- STAGE II IS STILL IN FULL EFFECT

System Outlook

- Water Connections – 7,473
- Sewer Connections – 10,831 (3,703 NAWSC)

Water Treatment Facility

- Combined Gallons Treated: 94.231MG
- Combined Gallons Produced 93.473 MG

Water Treatment Facility No. 1

- .241 MG treated
- 39.22 MG delivered
- 31.53 MG Transferred from WTF No. 2
- 8.9 MG RAW (Reservoir)

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- 0.039 MG Backwash
- 0 MG Well

Water Treatment Facility No. 2

- 93.99 Treated
- 54.253 MG Delivered
- 31.53 MG Transferred to WTF No. 1
- 80.28 MG RAW (Reservoir)
- 4.32 MG Backwash

WTP 1 Rehab Completed
 Operated Water Plant as Efficiently as Possible
 Sludge Management Continues to be Critical

Water Distribution System

- Leaks – 9
- Breaks – 0
- Taps – 0
- Locates - 19

Water Loss

- Reported – 68,500 gals
- Unreported – 50,500 gals

Hydrants

- Flushed – 13
- Repaired/Replaced – 0
- STAGE II WATER CONSERVATION STILL IN EFFECT

Valves

- Worked – 8
- Repaired/Replaced – 0

Utility Billing

- Work Orders –9

We Continue Our Hydrant and Valve Maintenance

Wastewater Treatment Facility

- Treated – 71.560 MG
- Wetland –3.259 MG
- 140 - Cubic Yards of Sludge Hauled to Landfill

Wastewater Collections

- Work orders - 51
- Sewer Main Repaired – 0
- Sewer Backups Reported –15
- Sewer Backups Cleared – 15
- Odor Complaints – 6
- Locates –27
- Replaced Manhole covers – 1
- Unauthorized Discharges – 0

Administration

Financials

- Administration –88.47%
- Water Treatment – 89.22 %
- Distribution: 90.89 %
- Sewer Collection – 87.3%
- Wastewater Treatment – 92.51 %

Projects

- WWTF Rehab – RFQ recommendation submitted 10/7/2025.
- Water/Wastewater Comprehensive Master Plan, Trimad Consultants 95%. Pending requested workshop presentation on the 3rd week of November.
- Water towers and ground storage inspection finished for the year 2025 waiting on last report.
- Lift Station #6 relocation project. The contractor set up the rebars to form the base of the Lift Station Wet Well. The contractor started pouring cement for the base of the Lift Station Wet Well.
- The water plant is working on TCEQ exit interview for compliance audit 2025.

Certification

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

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
NOVEMBER 25, 2025

Hold a Public Hearing of 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:

This is the first reading of the ordinance regarding the 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 ordinance as presented.

PREPARED BY:

Monica Gomez,
Interim Director of
Planning

APPROVED BY:

Ruben Guajardo, City
Manager



ORDINANCE NO.

AN ORDINANCE PROVIDING FOR THE EXTENSION ON CERTAIN BOUNDARY LIMITS OF THE CITY OF SAN JUAN, TEXAS; AND THE VOLUNTARY ANNEXATION OF A 3.03-ACRE TRACT OF LAND OUT OF LOT 12, STEWART'S ADDITION TO THE CONWAY GARDENS, HIDALGO COUNTY, TEXAS; AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, DEED RECORDS OF HIDALGO COUNTY.

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

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

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

WHEREAS, the territory hereinafter described contains approximately **3.03** acres of land; and

WHEREAS, a notice of the City of San Juan proposed annexation was published in a newspaper having general circulation in the City of San Juan, Texas on October 1, 2025 and October 15, 2025 and was published between 11th day and 20th day before the public hearing dates; and

WHEREAS, the first public hearing was held at 6:00 p.m. on October 14, 2025 at the Amigos del Valle, located at 600 W. 1st Street, San Juan, Texas and second public hearing was held at 6:00 p.m. on October 28, 2025 at San Juan Memorial Library, located at 1010 S. Standard Avenue, San Juan, Texas so that all interested parties were provided the opportunity to be heard regarding the proposed annexation of those tracts hereinafter described; and

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

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

Exhibit "B"

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

BEING A 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.

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

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

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

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

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

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

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

PASSED and **APPROVED** on first reading on the 25th day of Novembre, 2025.

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

CITY OF SAN JUAN

MARIO GARZA, Mayor

ATTEST:

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

BRENDA ESCALANTE
City Secretary

City Attorney

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

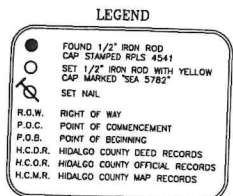
DAVID OMAR SALINAS, RPLS
SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVE., MCALLEN, TEXAS, 78501
(956) 682-9081
dsalinas@salinasengineering.com

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



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:

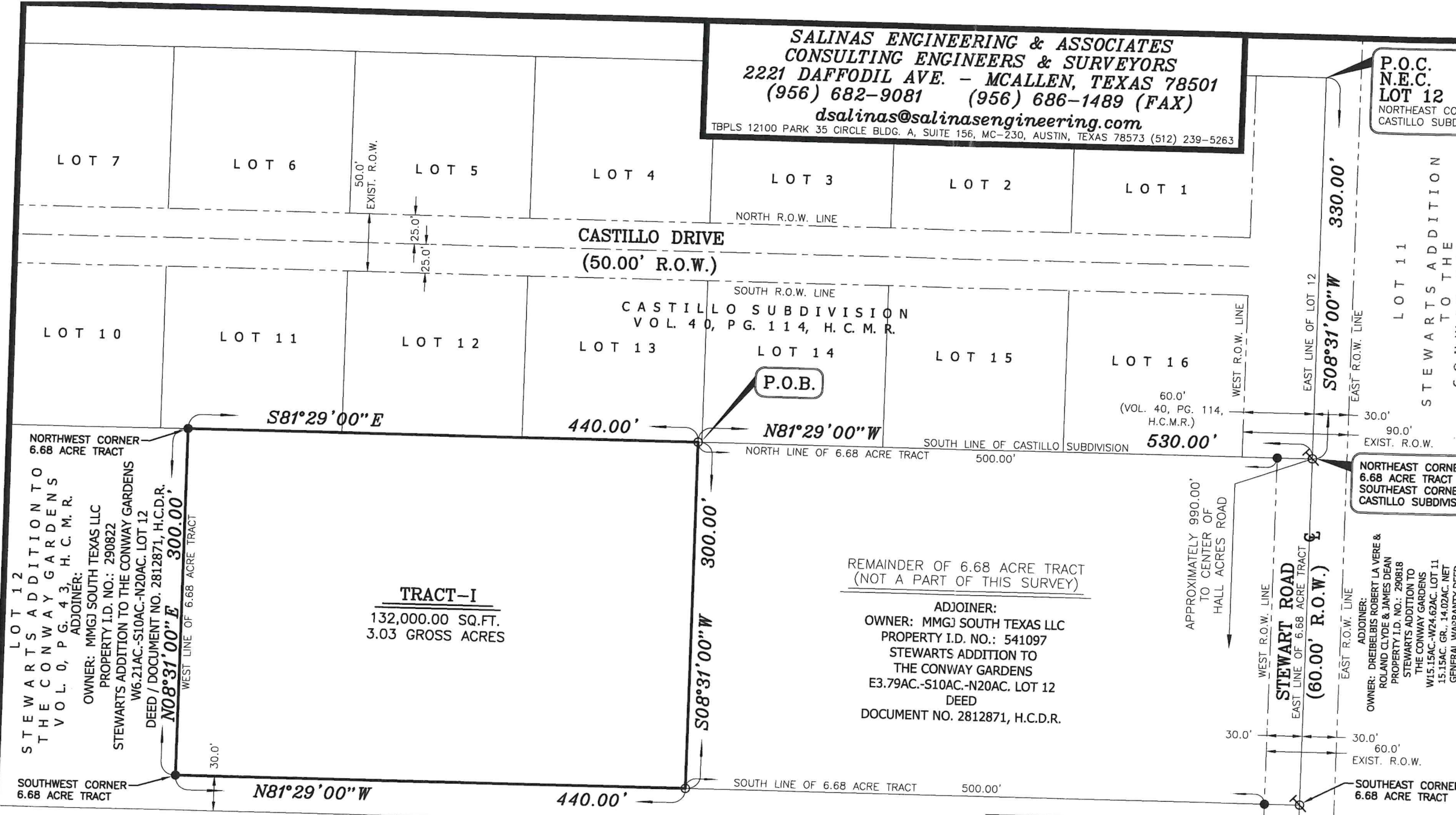
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NORTH 81 DEGREES 29 MINUTES 00 SECONDS WEST, COINCIDENT WITH THE SOUTH LINE OF SAID CASTILLO SUBDIVISION, AND THE NORTH LINE OF SAID 6.68 ACRE TRACT, A DISTANCE OF 530.00 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR 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;
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- (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
N08°31'00"E 300.00'
30.0'
S08°31'00"W 300.00'
N81°29'00"W 440.00'
S81°29'00"E 440.00'

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

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

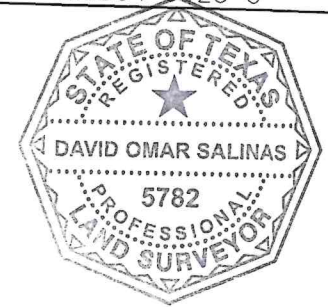
Texas, according to the plat recorded in Volume 0, Page 43, of the MAP Records of Hidalgo County, Texas. I further certify that this property lies in Zone "B" as per FIRM (Flood Insurance Rate Map) dated NOV. 16, 1982 Community Panel No. 480334 0425 C

DRN. BY
08/27/25
DATE

SP-25-26360A
JOB NO.

[Signature]

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5782



AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
NOVEMBER 25, 2025

Hold a Public Hearing and Consider an Ordinance for the Sale of Alcoholic Beverages (BG - Wine and Beer Retailer's Permit) at "Cheer's Food Court and Bar" at 234 E. Business Hwy 83, Legally Described as Lettered Blks (San Juan) Lot 1, Blk B, as Requested by Saul Salinas. [Monica Gomez, Interim Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The Conditional Use Permit (CUP) request is for the sale of alcoholic beverages at “Cheers Food Court and Bar,” located at the southwest corner of Iowa and U.S. Business 83. The applicant proposes to sell alcohol from one of the food trucks operating within the food court. The liquor permit is for on-premise consumption only.

Hours of Operation:

- Sunday–Monday: 10:00 a.m. to 12:00 a.m.
- Saturday: 10:00 a.m. to 1:00 a.m.

The surrounding area is primarily characterized by commercial uses located along a high-speed commercial arterial (U.S. Business 83).

The applicant will be required to comply with all Texas Alcoholic Beverage Commission (TABC) regulations and applicable City of San Juan requirements for the sale of alcoholic beverages at this location. Additional permits may be necessary depending on the type of alcohol sales authorized.

A public notice was on the newspaper and letters were mailed out to eight (8) property owners. No comments were received in favor or against the request.

RECOMMENDATION:

During their regular meeting on November 19, 2025, the Planning and Zoning Commission unanimously recommended approval of the Conditional Use Permit as presented with a 5-0 vote.

PREPARED BY:

Monica Gomez,
Interim Director of
Planning

APPROVED BY:

Ruben Guajardo, City
Manager

EVALUATION AND CONDITIONS FOR APPROVAL

The Conditional Use Permit (CUP) request is for the sale of alcoholic beverages at “Cheers Food Court and Bar,” located at the southwest corner of Iowa and U.S. Business 83. The applicant proposes to sell alcohol from one of the food trucks operating within the food court. The liquor permit is for on-premise consumption only.

Hours of Operation:

- Sunday–Monday: 10:00 a.m. to 12:00 a.m.
- Saturday: 10:00 a.m. to 1:00 a.m.

The surrounding area is primarily characterized by commercial uses located along a high-speed commercial arterial (U.S. Business 83).

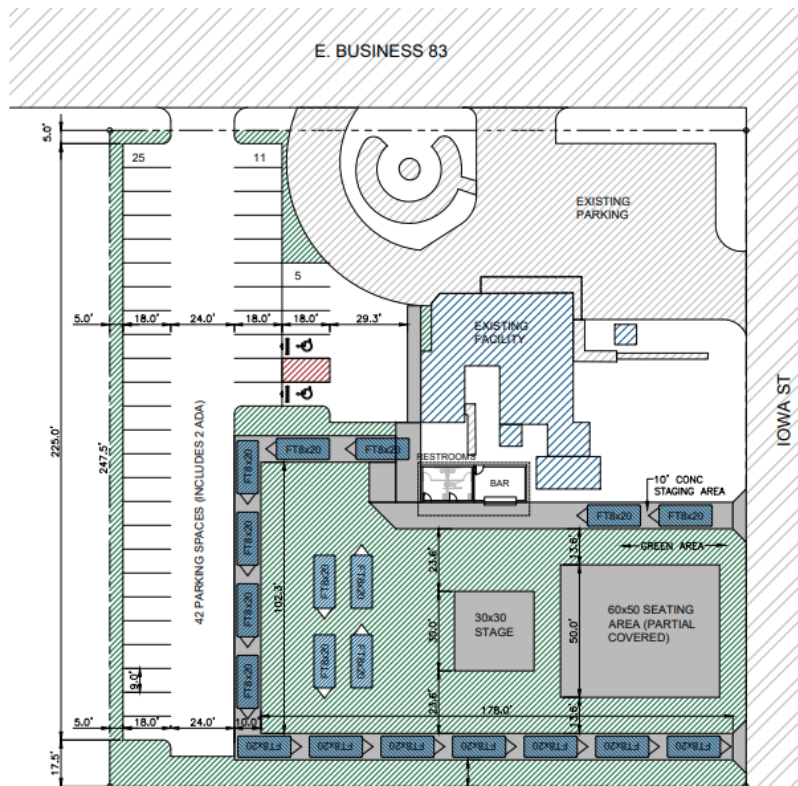
The applicant will be required to comply with all Texas Alcoholic Beverage Commission (TABC) regulations and applicable City of San Juan requirements for the sale of alcoholic beverages at this location. Additional permits may be necessary depending on the type of alcohol sales authorized.

The following is the list of requirements:

1. The applicant complies with the hours of operation for the On-Premise Consumption of wine and beer as allowed by the City of San Juan and the Texas Alcoholic Beverages Commission (TABC).
2. Adequate security lighting must be provided for customer safety and crime prevention purposes.
3. The applicant needs to comply with all city requirements: building, fire code, landscaping, parking and all other city requirements.
4. The business must comply with the City of San Juan Noise Ordinance.
5. No loading or unloading of merchandise in a public street.
6. Owner agrees to pay an annual fee to the City of San Juan to maintain the alcohol license, conditional use, occupational license and health permits.
7. The Conditional Use Permit may be revoked at any time by the Planning and Zoning and City Commission.

A public notice was on the newspaper and letters were mailed out to eight (8) property owners. No comments were received in favor or against the request.

Staff recommends approval of the conditional use permit as presented.



Site Plan



Location Map

**CONDITIONAL USE PERMIT
“CHEERS FOOD COURT AND BAR”
NOVEMBER 25, 2025**

PAGE 3

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 11/19/2025 Commissioner Gamboa made a motion to approve the conditional use permit as presented. Commissioner Garza second the motion. The motion passed unanimously with a 5-0 vote.

Ms. Gomez explained a public hearing for a Conditional Use Permit request for the sale of alcoholic beverages at Cheers Food Court and Bar, located within the food truck park at the southwest corner of Business 83 and Iowa Street. The applicant is proposing to sell alcohol as a complement to the food served at the park. The food court currently consists of seven food trucks offering a variety of cuisines. The food truck park has been in operation for approximately three years, and ownership of the beer license has changed during this time without any reported issues.

The hours of operation are:

- Sunday through Monday: 10:00 a.m. to 12:00 a.m.
- Saturday: 10:00 a.m. to 1:00 a.m.

Public notice of this request was published in the newspaper, and letters were sent to eight property owners within the notification boundary. No comments were received either in favor or against the request.

Staff recommends approval of the Conditional Use Permit as presented.

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

Vice Chair Castillo asked if the business had a barrier around the property. Ms. Gomez responded that the food truck park has been in existence for three years, since the City adopted the Food Court Ordinance, and that it complies with the required lighting, barrier, and security measures after 10:00 p.m.

Commissioner Gamboa asked where the alcohol sales would take place. Ms. Gomez stated that alcohol will be sold from a food truck located behind Cheers Liquor Store, and she added that this is a separate alcohol permit from the liquor store's permit.

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



ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGE (*BG – WINE AND BEER RETAILER’S PERMIT*) AT “CHEER’S FOOD COURT AND BAR” LOCATED AT 234 E. BUSINESS HWY 83, LEGALLY DESCRIBED AS LETTERED BLKS (SAN JUAN) LOT 1, BLK B, 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, Saul Salinas has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan for the Sale of Alcoholic Beverages (*BG – Wine and Beer Retailer’s Permit*) at “Cheers Food Court and Bar”, located at 234 E. Business Hwy 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 Saul Salinas has applied for a Conditional Use Permit for the Sale of Alcoholic Beverages *BG – Wine and Beer Retailer’s Permit*) at Cheers Food Court and Bar, subject to the following conditions:

1. The applicant complies with the hours of operation for the On-Premise Consumption of wine and beer as allowed by the City of San Juan and the Texas Alcoholic Beverages Commission (TABC).
2. Adequate security lighting must be provided for customer safety and crime prevention purposes.
3. The applicant needs to comply with all city requirements: building, fire code, landscaping, parking and all other city requirements.
4. The business must comply with the City of San Juan Noise Ordinance.
5. No loading or unloading of merchandise in a public street.
6. Owner agrees to pay an annual fee to the City of San Juan to maintain the alcohol license, conditional use, occupational license and health permits.
7. The Conditional Use Permit may be revoked at any time by the Planning and Zoning and City Commission.

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 25th day of November, 2025.

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

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

APPROVED BY:

Palacios, Garza & Thompson, P.C.

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY

Cheers Food Court and Bar is a Food Court Restaurant operated by Saul Salinas located at 234 E Business Hwy 83, San Juan, Hidalgo County, Texas 78589.

Cell Phone 956-348-3479

Saul Salinas wishes to apply for a Wine and Beer Retailer's Permit authorizing the sale of Beer and Wine for On Premise consumption or Sales to go.

Cheers Food Court and Bar have a Roof -Covered Dining Area with twenty (20) dining tables which provides a comfortable atmosphere for Family, Friends and Guests to enjoy Mexican Food, Tamales, Suchi, Bar B Q, Pizza, Hotdogs and other delicious plates which are prepared by Seven Food Trucks which are located around the dining area.

This Businesses will operate seven days a week and will be open:

Sunday-thru Monday 10:00 AM till 12:00 Midnight

Saturday 10:00 AM till 1:00 AM

The Bar will be run by Saul Salinas with no other employees required at this time

Beverages include Aguas Frescas, Soft Drinks, Mexican Sodas and Beer & Wine and Wine Based Mixed Drinks including our famous Micheladas.

We plan to have a Gentleman playing Acoustic Music as well as DJ Music.

We have adequate parking as in our parking located on the West side of our property.

Conditional Use Permit for the Sale of Alcoholic Beverages (BG – Wine and Malt Beverage Retailer’s Permit) at “Cheers Food Court and Bar” located at 234 E. Business Hwy 83, legally described as Lettered Blks (San Juan), Lot 1, Block B, as Requested by Saul Salinas.

Saul Salinas
113 Alfredo Street, Suite B
San Juan, TX 78589

Compañerismo Cristiano Fe
817 W Sabatini Ln.
Pharr, TX 78577

Sesatty Enterprises, LLC.
302 E Business Hwy 83
San Juan, TX 78589

Marivel Salinas
113 Alfredo Street
San Juan, TX 78589

TMF ENT Properties, LLC.
216 E. Business 83
San Juan, TX 78589

Los Gatitos Bridal, Inc.
522 S. Iowa St.
San Juan, TX 78589

Texas Department of Transportation
P.O. Box EE
Pharr, TX 78577

I&I Rentals, LLC.
425 N. Nebraska Avenue
San Juan, TX 78589

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
NOVEMBER 25, 2025

Preliminary Plat Approval with Variances for the Santa Barbara Villas Subdivision being a 1.26-acre tract of land out of Lot 8, Block 35, Alamo Land and Sugar Company's Subdivision, Located Approximately 250 feet East of Wyoming Avenue, along the South side of 1st Street, as Requested by Rio Delta Engineering. [Monica Gomez, Interim Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The developer is proposing to subdivide a 1.26-acre tract of land located approximately 250 feet east of Wyoming Avenue, along the south side of 1st Street, for the development of a sixteen (16)-lot single-family residential subdivision. The proposed subdivision will obtain access from 1st Street. The property lies within Flood Zone “C”, indicating minimal flood risk.

Variance Request:

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

1. Minimum lot width, length and lot area requirements:
 - ☐ Lot Width: Reduction from the required 60 feet to 24 feet
 - ☐ Lot Length: Reduction from the required 100 feet to a range of 84.50 feet to 95.50 feet
 - ☐ Lot Area: Reduction from the required 6,000 square feet to 2,300 square feet
2. Reduction on the required 15-foot utility easement to 10 feet.
3. Setback requirements
 - ☐ Front Setback: Reduction from 20-feet to 10-feet
 - ☐ Rear Setback: Reduction from 15-feet to 10-feet
 - ☐ Side Setback: Reduction from 6-feet to 0 feet
 - ☐ Garage Setback: Reduction from 18-feet to 10-feet

RECOMMENDATION:

During their regular meeting on November 19, 2025, the Planning and Zoning Commission unanimously recommended approval of the Preliminary Plat with Variance with a 4-0 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 a 1.26-acre tract of land located approximately 250 feet east of Wyoming Avenue, along the south side of 1st Street, for the development of a sixteen (16)-lot single-family residential subdivision. The proposed subdivision will obtain access from 1st Street.

Zoning / Flood Zone:

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

Infrastructure and Utilities:

- Water Service: City of San Juan
- Sewer Service: City of San Juan

Variance Request:

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

1. Minimum lot width, length and lot area requirements:
 - ❖ Lot Width: Reduction from the required 60 feet to 24 feet
 - ❖ Lot Length: Reduction from the required 100 feet to a range of 84.50 feet to 95.50 feet
 - ❖ Lot Area: Reduction from the required 6,000 square feet to 2,300 square feet
2. Reduction on the required 15-foot utility easement to 10 feet.
3. Setback requirements
 - ❖ Front Setback: Reduction from 20-feet to 10-feet
 - ❖ Rear Setback: Reduction from 15-feet to 10-feet
 - ❖ Side Setback: Reduction from 6-feet to 0 feet
 - ❖ Garage Setback: Reduction from 18-feet to 10-feet

Staff Recommendation:

Staff recommends denial on the preliminary plat with requested variances, with the exception of variance number 2, the reduction of the 15-foot utility easement to 10-feet.



Location Map

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 11/19/2025 Commissioner Garza made a motion to approve the preliminary plat with variances as presented. Commissioner Gamboa second the motion. The motion passed unanimously with a 4-0 vote.

Ms. Gomez explained that this is the Preliminary Plat of the Santa Barbara Villas Subdivision, located approximately 250 feet east of Wyoming Avenue and 1st Street. The developer is proposing to subdivide a 1.26-acre tract for the development of a sixteen (16)-lot townhome subdivision. The property is located in Flood Zone “C,” indicating minimal flood risk. Water and sewer services will be provided by the City of San Juan.

At the time of submittal, the City of San Juan did not have a zoning designation specifically suited for this type of townhome development. As a result, the developer submitted a variance request for lot width, lot length, and lot area requirements.

Requested Variances

- 1. Minimum Lot Width, Length, and Lot Area Requirements**
 - Lot Width: Reduction from 60 ft. to 24 ft.
 - Lot Length: Reduction from 100 ft. to a range of 84.50 ft. to 95.50 ft.
 - Lot Area: Reduction from 6,000 sq. ft. to 2,300 sq. ft.
- 2. Utility Easement**
 - Reduction of the required 15-foot utility easement to 10 feet.
- 3. Setback Requirements**
 - Front Setback: Reduction from 20 ft. to 10 ft.
 - Rear Setback: Reduction from 15 ft. to 10 ft.
 - Side Setback: Reduction from 6 ft. to 0 ft.
 - Garage Setback: Reduction from 18 ft. to 10 ft.

Staff recommends denial of the preliminary plat with the requested variances, with the exception of Variance No. 2, the reduction of the 15-foot utility easement to 10 feet.

Vice Chair Castillo asked whether this is the first townhome development in San Juan.

Ms. Gomez responded that in 2023, the City of San Juan approved a subdivision plat, which was also developed for townhomes. That subdivision included 30-foot lot widths for interior lots and 40 to 45-foot widths for corner lots. The approved setbacks were 20 feet (front), 15 feet (rear), 18 feet (garage), and 0 feet (sides), as authorized by the Fire Department. A fire wall was required between units to meet fire protection standards.

Commissioner Salinas excused himself from the Planning and Zoning meeting at 6:07 p.m., as he was involved in the Santa Barbara Villas project.

Commissioner Garza commented that the setbacks appeared reasonable compared to those in other cities. He asked about the orientation of the front of the properties. Ms. Gomez responded the front will be along 1st Street.

Ivan Garcia, Project Engineer from Rio Delta Engineering, explained that the front of the properties will face 1st Street. An alley will be located at the rear of the lots, where the garages are proposed to be placed. He also provided an explanation of the requested variances. He mentioned that townhomes will have a zero-lot line design, similar to a project in Edinburg featuring high-end-luxury townhomes priced at approximately \$289,000.00

Mark Salinas gave a brief presentation, including video clips, illustrating what the project is expected to look like upon completion. The units will include 3 bedrooms, 2.5 bathrooms, and a 2-car garage, following the same layout as the townhomes in Edinburg. He also stated that the developer owns an additional 3 acres where they are proposing more townhomes, including units with residential above commercial development.

Commissioner Gamboa stated that the garage setback was his only concern, noting that the developer is proposing only 10 feet. Ivan Garcia responded that the garage setback could be adjusted if necessary.

Servando Cavazos, with Structure Team, advised that the townhomes would be uniform in design.

It was noted that there will be a detention pond, which will be maintained by the developer.



RIO DELTA ENGINEERING

Civil Engineering • Project Management • Land Development
Texas Engineering Firm #F-7628 • Texas Surveying Firm #10194027

November 14, 2025

Planning & Zoning Board
City of San Juan
512 S. Nebraska Ave
San Juan, Tx 78589

Re: Variance Request for Santa Barbara Villas Subdivision

To whom this may be addressed,

We are reaching out on behalf of the developers for SANTA BARBARA VILLAS SUBDIVISION, better described as follows:

BEING A 1.26 ACRES OUT OF LOT 8, BLOCK 35 ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, RECORDED IN VOLUME 1, PAGE 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Santa Barbara Villas Subdivision will be a 16-lot residential subdivision. The single-family dwelling being proposed for this subdivision are townhomes. We are requesting consideration for approval of the following variances:

- Lot Width, Length, and Area – Each lot has a width of 24 feet, a length of 84.50 to 95.80 feet, and an approximate area of 1947 Square Feet to 2300 Square Feet. To meet other subdivision standards and make the project feasible for development, these lot size dimensions had to be considered to be able to get as many lots as possible for the proposed townhomes.
- Easement width reduction – We are requesting that the Utility Easements for this subdivision can be reduced from 15 feet to 10 feet, to assist with obtaining the most buildable area out of each lot possible to build the proposed townhome in each lot.
- Setbacks – We are requesting the consideration of the reduction on setbacks to accommodate the lots to standards for townhomes to be constructed. The following setbacks are based on other setback standards for townhomes specified by other cities in the County of Hidalgo.
 - FRONT: 20 FT - to be reduced to 10 FEET
 - REAR: 15 FT – to be reduced to 10 FEET
 - SIDES: 6 FT – to be reduced to 0 FEET
 - GARAGE: Requesting to be considered for 10 FEET



RIO DELTA ENGINEERING

Civil Engineering • Project Management • Land Development

Texas Engineering Firm #F-7628 • Texas Surveying Firm #10194027

Again, we ask for consideration of the variance being requested and if there are any further questions or concerns feel free to contact us for further information.

Respectfully,

Ivan Garcia P.E., R.P.L.S.
Agent



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 30, 2025

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

Re: Santa Barbara Villas (2nd Review)

Mr. Garcia,

The following are our comments regarding the Santa Barbara Villas submittal received on 10/14/2025:

Existing Topographical Layout

1. Is there an existing sanitary sewer manhole where the sewer line turns 90 degrees on the proposed 27.27' alley?
2. On Lot 15, there is an existing irrigation water valve — will it be removed?
3. Add irrigation valve symbol to the legend.

Sewer Layout

1. Provide callouts for top and flow elevations of all existing manholes.
2. Provide callouts for the existing sanitary sewer line length.
3. Move proposed sanitary sewer callouts to show the proposed sanitary sewer cleanout services in plan view.
4. The minimum slope for an 8" sanitary sewer line is 0.335%. Verify the sewer line slope along Lots 1–7; it is currently shown as 0.32%.
5. Provide callouts for proposed cleanouts.

Sanitary Sewer Plan & Profile

1. The minimum slope for an 8" sanitary sewer line is 0.335%. Verify the sewer line slope along Lots 1–7; it is currently shown as 0.32%.
2. Provide callouts for top and flow elevations of all existing manholes.
3. Provide callouts for proposed cleanouts.
4. Move proposed sanitary sewer callouts to show the proposed sanitary sewer cleanout services in plan view.

Water Layout

1. Provide linear footage for pvc encasement.
2. Provide linear footage for 1" pvc water service.
3. There are floating dimensions on 2ND street.
4. Provide approval form fire marshal for fire hydrants.

Paving and Drainage System Layout

1. Provide drainage report approved by HCDD 1 prior to recording.
2. Include profiles for the storm drainage system.
3. Include profile for outfall connection (from pond to outfall inlet).
4. Provide lot slope grading with flow direction arrows.

Lighting Layout

1. Get approval from the City of San Juan for the street light layout.
2. Add callouts for all proposed street lights.

Signage Layout

1. Provide signage construction details on sheet.

General Comments:

1. Provide title report of the property.
2. Submit the most updated cost estimate.
3. During review process, further comments may need to be addressed.

Respectfully,

For Eduardo Huerta 10/31/2025

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: Santa Barbara Villas – Second Review

Date Reviewed: 10/14/2025

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

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

Note: Number 4 was not addressed on the second review. The fire hydrants must not exceed over 500 feet.

Number 5 was not addressed on the second review. All entrances and exits MUST be 26 feet.

All lot size shall be as per the City Ordinance.

Station #1

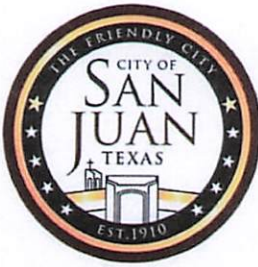
707 S. Nebraska
San Juan, TX 78589

Station #2

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

Ph: (956) 223-2470

Fax: (956) 783-3441



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

MEMORANDUM

To: Monica Gomez, Interim Director of Planning
From: Alfredo De Leon, Interim Director of Utilities
Subject: Santa Barbara Villas Subdivision

The Department of Utilities has reviewed the plans for Santa Barbara Villas Subdivision as follows:

Water Distribution

- Recommended reducing the proposed 2" water service to 1"
- Proposed 4" bored PVC casings for these water services are acceptable.

Sewer Collections

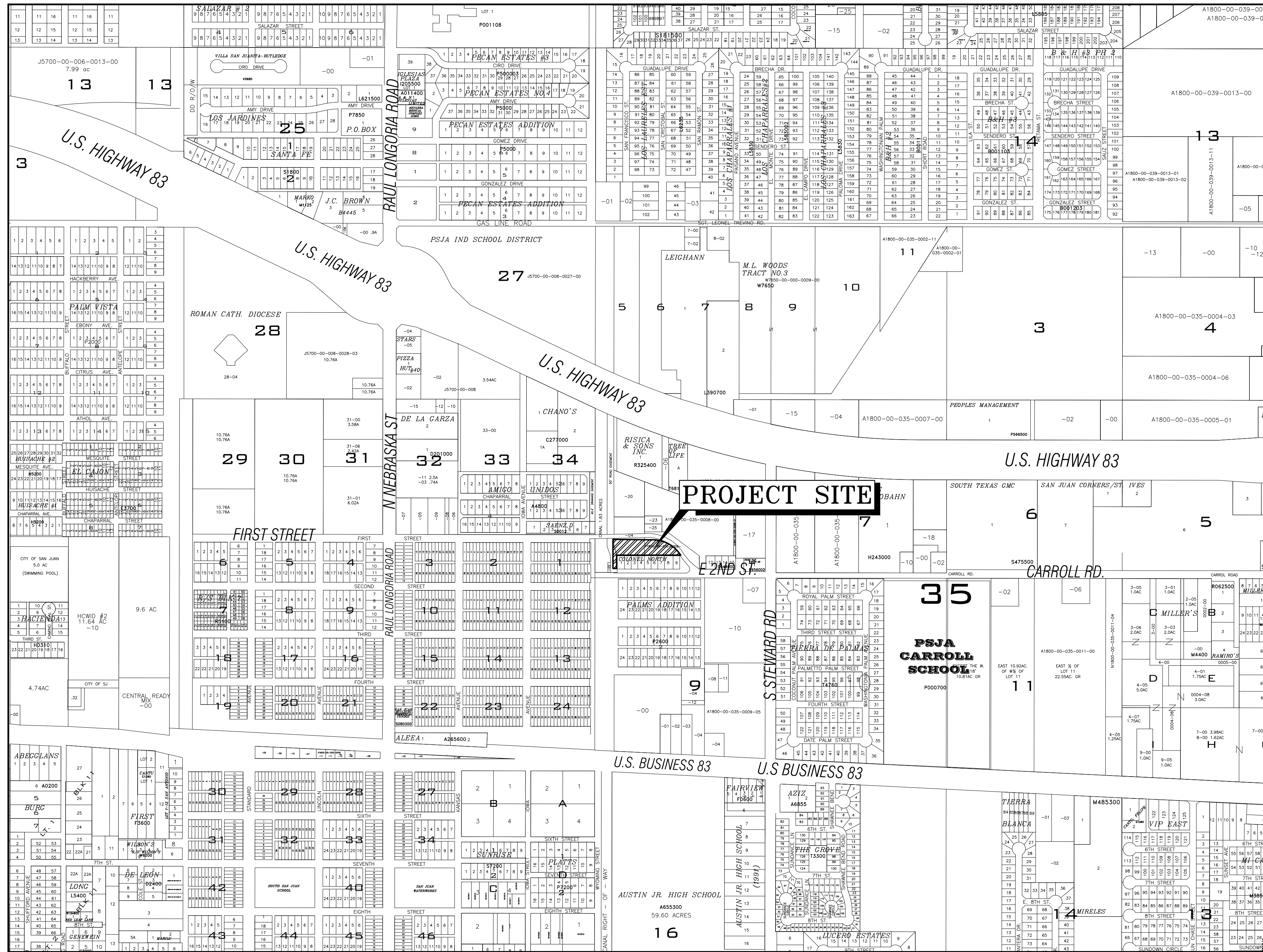
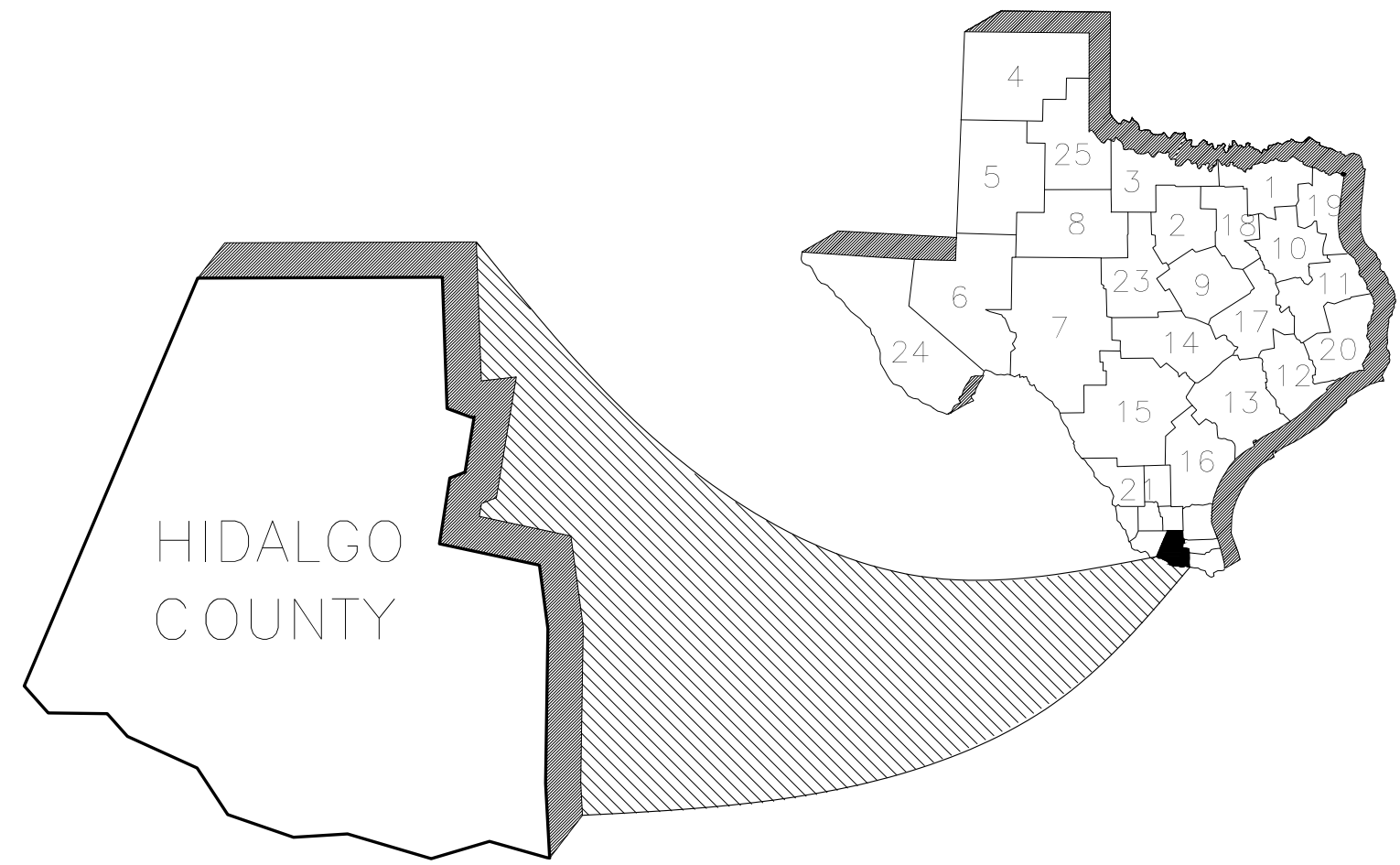
- Premanufactured manholes
- Two-way cleanouts recommended
- Composite manhole covers with city logo
- Sewer pipe: Diamond, JM Eagle or approved equal.

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

SANTA BARBARA VILLAS

CITY OF SAN JUAN

HIDALGO COUNTY, TEXAS

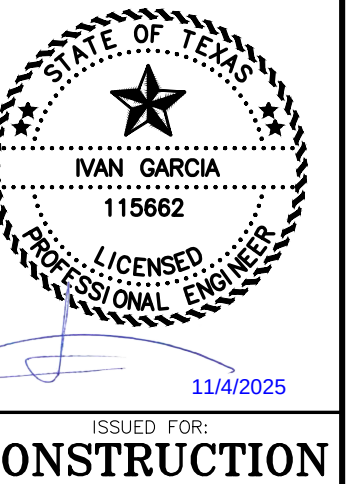
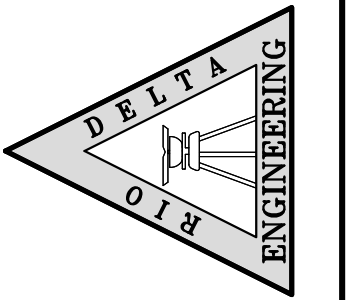


VICINITY MAP
SCALE: 1"=500'

INDEX OF SHEETS

SHT#	DESCRIPTION
SHT 1	COVER SHEET
SHT 2	PLAT SHEET
SHT 3	EXISTING TOPOGRAPHICAL LAYOUT
SHT 4	SANITARY SEWER LAYOUT
SHT 4A	SANITARY SEWER PLAN & PROFILE
SHT 5	WATER LAYOUT
SHT 6	PAVING & DRAINAGE LAYOUT
SHT 6A-6B	STORM PLAN & PROFILE
SHT 7	LIGHTING LAYOUT
SHT 8	SIGNAGE LAYOUT
SHT 9	RECOMMENDED EROSION CONTROL PLAN
SHT 10-11	TYPICAL DETAILS

RIO DELTA ENGINEERING
FIRM REGISTRATION NO. F-7628
SURVEY FIRM NO. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



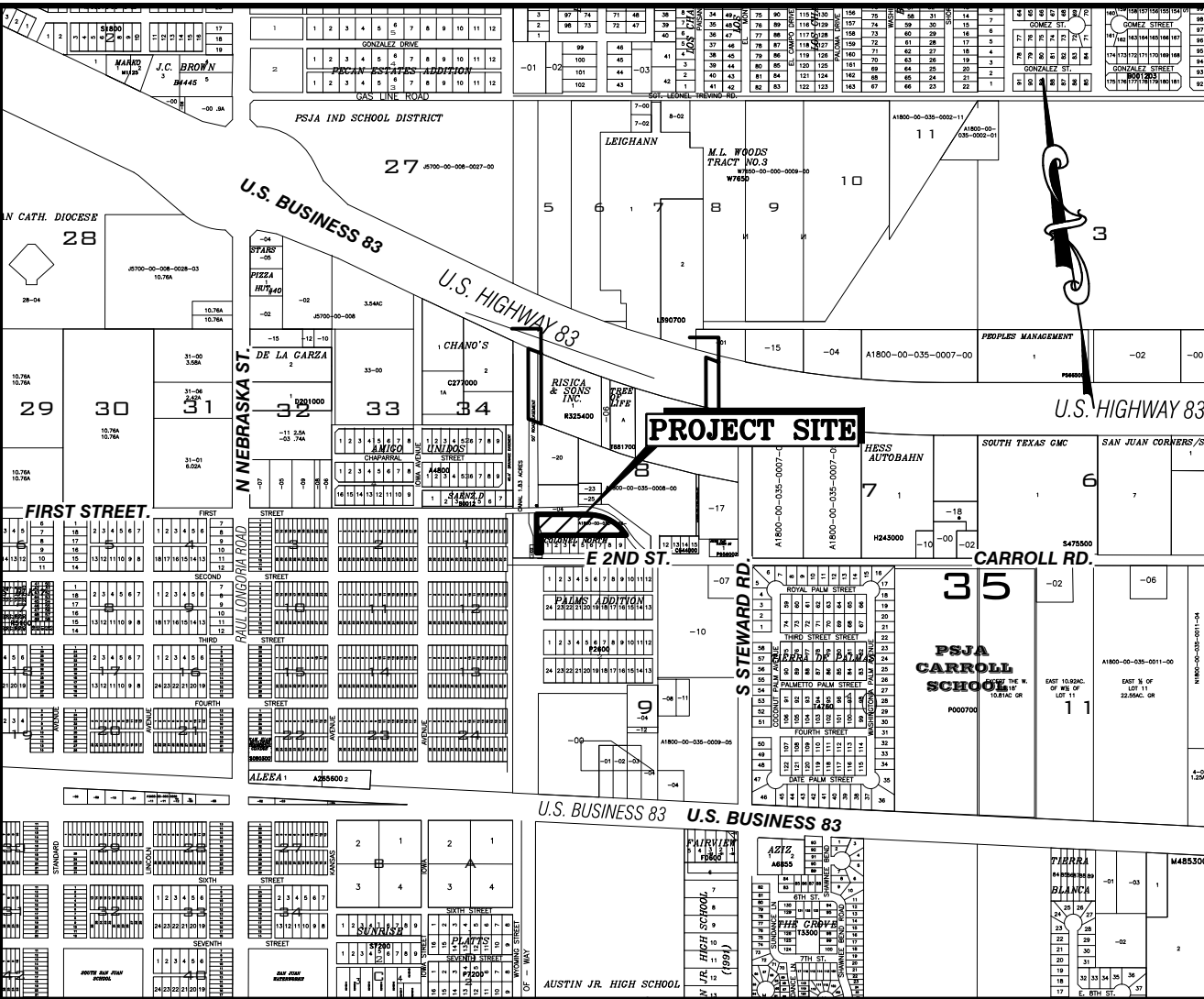
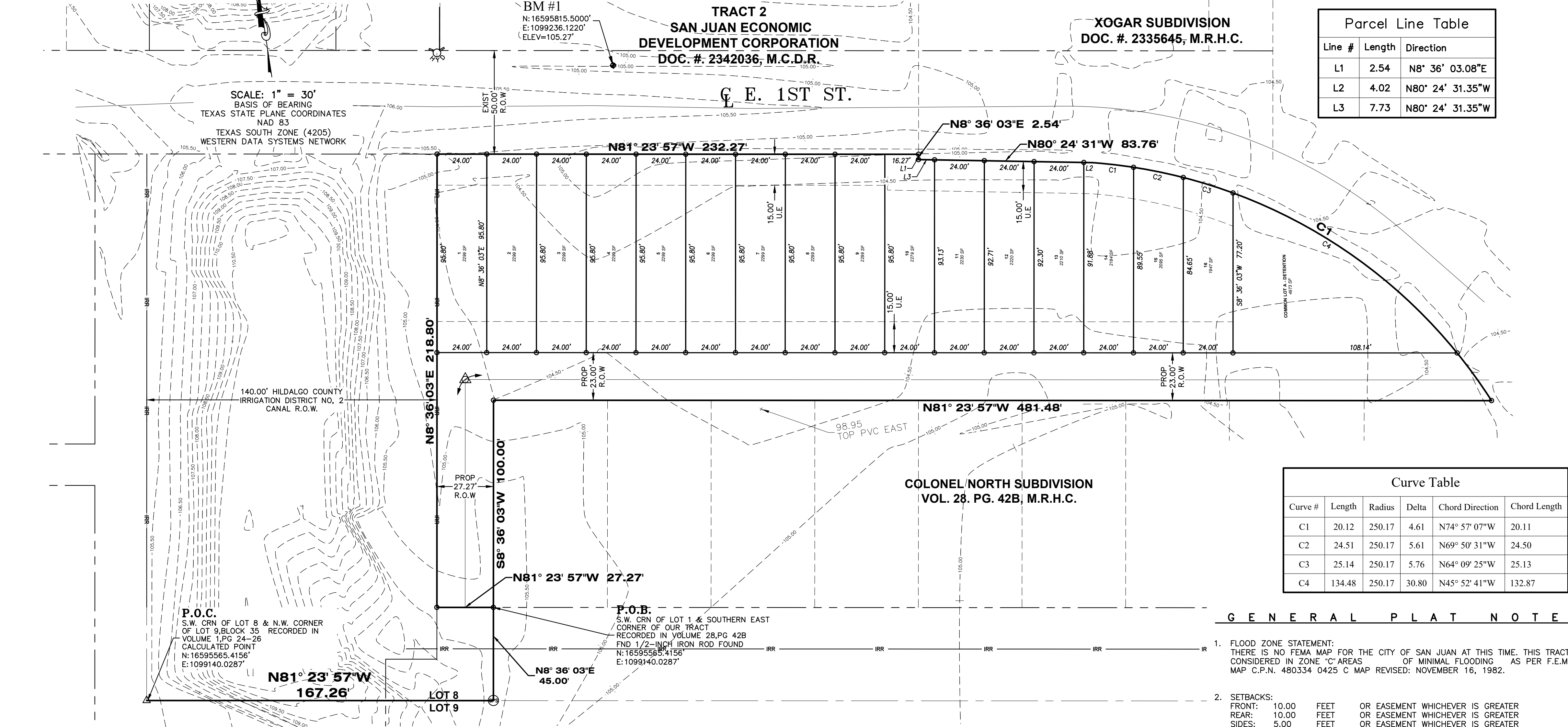
COVER SHEET
SANTA BARBARA VILLAS SUBDIVISION
CITY OF SAN JUAN
HIDALGO COUNTY, TEXAS

PROJECT :	
ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	G.F.-J.E.
SCALE:	N.T.S.
DATE:	NOVEMBER 4, 2025
PROJECT:	SUB 25 036
REVISIONS:	
PAGE NO.:	SHT 1

PRINCIPAL CONTACTS:	NAME	ADDRESS	PHONE & FAX
OWNER:	RONNIE CAVAZOS	902 S. CAGE BLVD SAN JUAN, TX 78577	DONT NOT HAVE
ENGINEER:	IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10th AVE. EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083
SURVEYOR:	IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10th AVE. EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083

SANTA BARBARA VILLAS SUBDIVISION

BEING A 1.26 ACRES OUT OF LOT 8, BLOCK 35 ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, RECORDED IN VOLUME 1, PAGE 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS.



LOCATION MAP
SCALE: 1" = 2000'

LOCATION OF SANTA BARBARA VILLAS SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY:

SANTA BARBARA VILLAS SUBDIVISION IS LOCATED ALONG THE SOUTH RIGHT OF WAY OF EAST 1ST STREET AND 210' FEET NORTH FROM THE INTERSECTION OF 2ND STREET AND 1ST STREET IN HIDALGO COUNTY PRECINCT 1. THE ESTIMATED POPULATION OF THE CITY OF SAN JUAN IS 35,294 (2025 CENSUS) AS PER THE 2025 UNITED STATES CENSUS BUREAU.

METES AND BOUNDS DESCRIPTION

BEING A 1.26 ACRES OUT OF LOT 8, BLOCK 35 ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, RECORDED IN VOLUME 1, PAGE 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 1.26 ACRES TRACT MORE PARTICULARLY DESCRIBED AS THE METES AND BOUNDS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD CAPPED SET ON THE SOUTH RIGHT-OF-WAY OF THE 1ST STREET, SAME BEING THE NORTHEAST CORNER LOT 11, COLONEL NORTH SUBDIVISION, RECORDED IN VOLUME 28B, PAGE 42B, MAP RECORDS HIDALGO COUNTY, TEXAS, FOR OUTER CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 81° 23' 57" W ALONG THE NORTH BOUNDARY LINE OF THE SAID COLONEL NORTH SUBDIVISION, A DISTANCE 481.48 FEET TO A 1/2-INCH IRON ROD CAPPED SET FOR AN INNER CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 08° 36' 03" W ACROSS THE SAID COLONEL NORTH SUBDIVISION, A DISTANCE 100.00 FEET TO A 1/2-INCH IRON ROD CAPPED SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 81° 23' 57" W ALONG THE SOUTH BOUNDARY LINE OF THE SAID COLONEL NORTH SUBDIVISION, A DISTANCE OF 27.27 FEET TO A 1/2-INCH IRON ROD CAPPED SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT

THENCE, N 08° 36' 03" E ACROSS THE SAID LOT 8, BLOCK 35, TO A POINT ON THE SOUTH RIGHT-OF-WAY OF EAST 1ST STREET (50.00 R.O.W.), A DISTANCE 218.80 FEET TO A 1/2-INCH IRON ROD CAPPED SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 81° 23' 57" E ALONG THE SOUTH RIGHT-OF-WAY OF THE EAST 1ST STREET, A DISTANCE OF 232.27 FEET TO A 1/2-INCH IRON ROD CAPPED SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 08°36'03" ALONG THE PROPOSED SOUTH RIGHT-OF-WAY OF THE EAST 1ST STREET, A DISTANCE OF 2.54 FEET TO A 1/2-INCH IRON ROD CAPPED SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 80° 24' 31" W ALONG THE PROPOSED SOUTH RIGHT-OF-WAY OF THE EAST 1ST STREET, TO A POINT ON THE CURVE OF THE PROPOSED SOUTH RIGHT-OF-WAY OF EAST 1ST STREET, A DISTANCE OF 83.76 FEET TO A 1/2-INCH IRON ROD CAPPED SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE PROPOSED SOUTH RIGHT-OF-WAY OF THE EAST 1ST STREET, WITH A CURVE TO THE RIGHT, ARC LENGTH 232.628 FEET, RADIUS OF 250.17 FEET, CHORD DIRECTION OF N 50° 36' 59" W TO THE POINT AND PLACE OF BEGINNING, SAID TRACT OF LAND CONTAINING 1.26 ACRES MORE OR LESS.

THENCE, ALONG THE PROPOSED SOUTH RIGHT-OF-WAY OF THE EAST 1ST STREET, WITH A CURVE TO THE RIGHT, ARC LENGTH 232.628 FEET, RADIUS OF 250.17 FEET, CHORD DIRECTION OF N 50° 36' 59" W TO THE POINT AND PLACE OF BEGINNING, SAID TRACT OF LAND CONTAINING 1.26 ACRES MORE OR LESS.

ABBREVIATION LEGEND	
F.B.S.L.	FRONT BUILDING SETBACK LINE
R.B.S.L.	REAR BUILDING SETBACK LINE
S.B.S.L.	SIDE BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.T.M.	FARM-TO-MARKET
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
T.E.	TECHNICAL EASEMENT
E&U.E.	ELECTRICAL AND UTILITY EASEMENT
C.L.	CENTER LINE
L.L.	LOT LINE

LEGEND	
○	SET 1/2 INCH IRON ROD
●	FOUND 1/2 INCH IRON ROD
●	FOUND 5/8 INCH IRON ROD
●	FOUND COTTON PICKER SPINDLE
⊗	FOUND 60-D NAIL
⊗	SET COTTON PICKER SPINDLE
⊗	BENCHMARK
(XXXX)	DEEP RECORD CALL
XXXX	NATURAL GROUND
XXX	CALCULATED POINT
[]	ELECTRICAL & UTILITY EASEMENT

INDEX TO SHEETS OF SANTA BARBARA VILLAS SUBDIVISION	
SHEET 1-1: HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION; CERTIFICATION, ENGINEER'S CERTIFICATION AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; U.I.D., H.C.I.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.	
SHEET 2: EXISTING TOPOGRAPHICAL LAYOUT	
SHEET 3-3A: SANITARY SEWER LAYOUT, INCLUDING PROPOSED MANHOLES, AND SANITARY SEWER SERVICE LOCATION; ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER AND ENGINEER'S CERTIFICATION.	
SHEET 4: WATER LAYOUT, INCLUDING PROPOSED FIRE HYDRANTS, AND WATER SERVICE LOCATION; SUBDIVIDER CERTIFICATION.	
SHEET 5: STORM SEWER, INCLUDING ALL DRAINAGE IMPROVEMENTS, CROSS-SECTIONS AND DRAINAGE REPORT	
SHEET 6: LIGHTING LAYOUT	
SHEET 7: SIGNAGE LAYOUT	
SHEET 8: RECOMMENDED EROSION CONTROL PLAN	
SHEET 9-10: TYPICAL DETAILS	

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	G.F.-J.E.
SCALE:	1"=30'
DATE:	NOVEMBER 4, 2025
PROJECT:	SUB 25 036
REVISIONS:	
PAGE NO.:	1-OF-1

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE **SANTA BARBARA VILLAS SUBDIVISION**, ADDITION OF THE CITY OF SAN JUAN AND COUNTY OF HIDALGO, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

COMPASS DEVELOPMENT, LLC
RONNIE CAVAZOS, MANAGING MEMBER
902 S CAGE BLVD.
PHARR, TEXAS 78577

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **RONNIE CAVAZOS**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC COUNTY OF HIDALGO DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE & FAX
OWNER: RONNIE CAVAZOS	902 S. CAGE BLVD SAN JUAN, TX 78577	DONT NOT HAVE
ENGINEER: IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10th AVE. EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083
SURVEYOR: IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10th AVE. EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN JUAN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS **SANTA BARBARA VILLAS SUBDIVISION** CONFORMS TO ALL REQUIREMENTS TO THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE _____ DAY OF _____, 2025

CHAIRPERSON, PLANNING AND ZONING COMMISSION

STATE OF TEXAS COUNTY OF HIDALGO

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF **SANTA BARBARA VILLAS SUBDIVISION** WAS REVIEWED AND APPROVED BY THE CITY OF SAN JUAN ON THIS THE _____ DAY OF _____, 2025.

MAYOR, CITY OF SAN JUAN. DATE

SECRETARY, CITY OF SAN JUAN DATE

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, ON THIS THE _____ DAY OF _____, 2025 SUBJECT TO THE FOLLOWING:

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

ATTEST: PRESIDENT SECRETARY

STATE OF TEXAS COUNTY OF HIDALGO

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

DATED THIS _____ DAY OF _____, 2025.

IVAN GARCIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM # 10194027

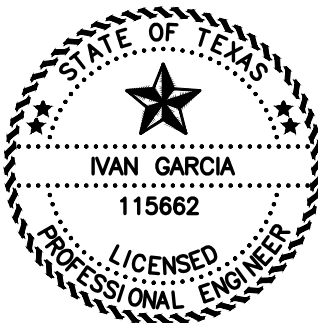


STATE OF TEXAS COUNTY OF HIDALGO

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

DATED THIS _____ DAY OF _____, 2025.

IVAN GARCIA, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 115662 - STATE OF TEXAS



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

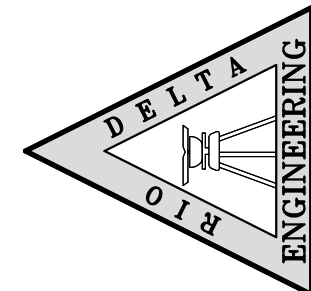
ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

RIO DELTA ENGINEERING

FIRM REGISTRATION NO. F-7628
SURVEY FIRM NO. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
IVAN GARCIA,
P.E. 115662 ON
NOVEMBER 4, 2025
IT IS NOT TO BE
USED FOR CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES.

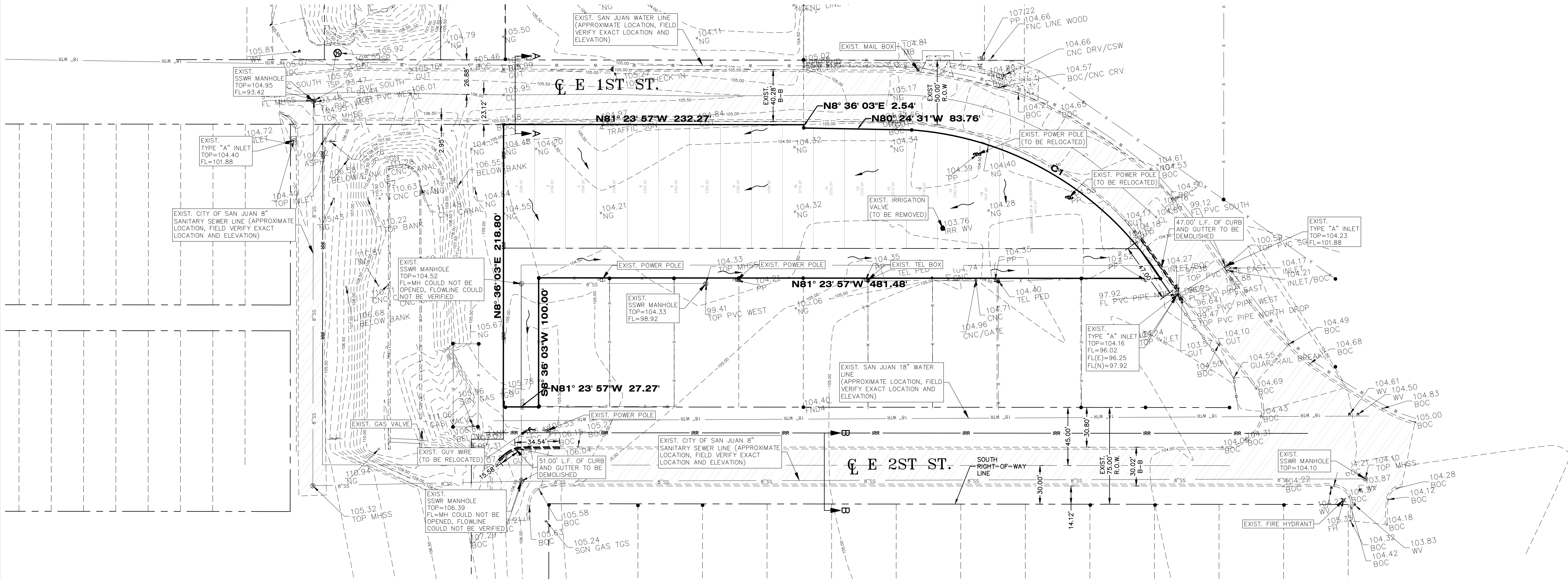
ISSUED FOR:
PRELIMINARY

PLAT SHEET
SANTA BARBARA VILLAS SUBDIVISION
CITY OF SAN JUAN
HIDALGO COUNTY, TEXAS

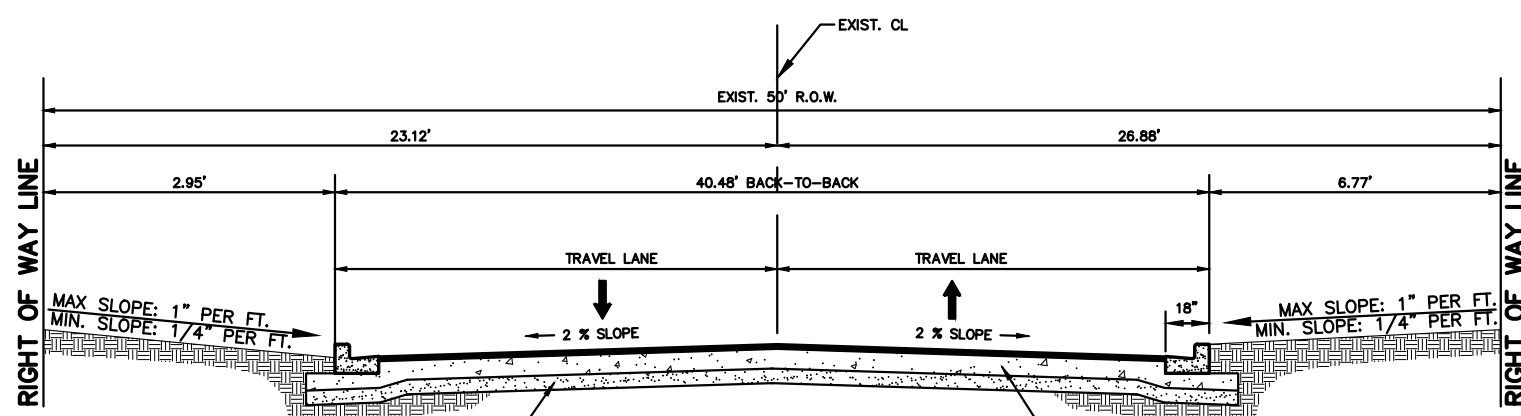
PROJECT :

ENGINEER:
IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:
IVAN GARCIA P.E. R.P.L.S.
CHECKED:
IVAN GARCIA P.E. R.P.L.S.
DRAWN:
G.F.-J.E.
SCALE:
1"=30'
DATE:
NOVEMBER 4, 2025
PROJECT:
SUB 25 036
REVISIONS:
PAGE NO.
1-OF-1

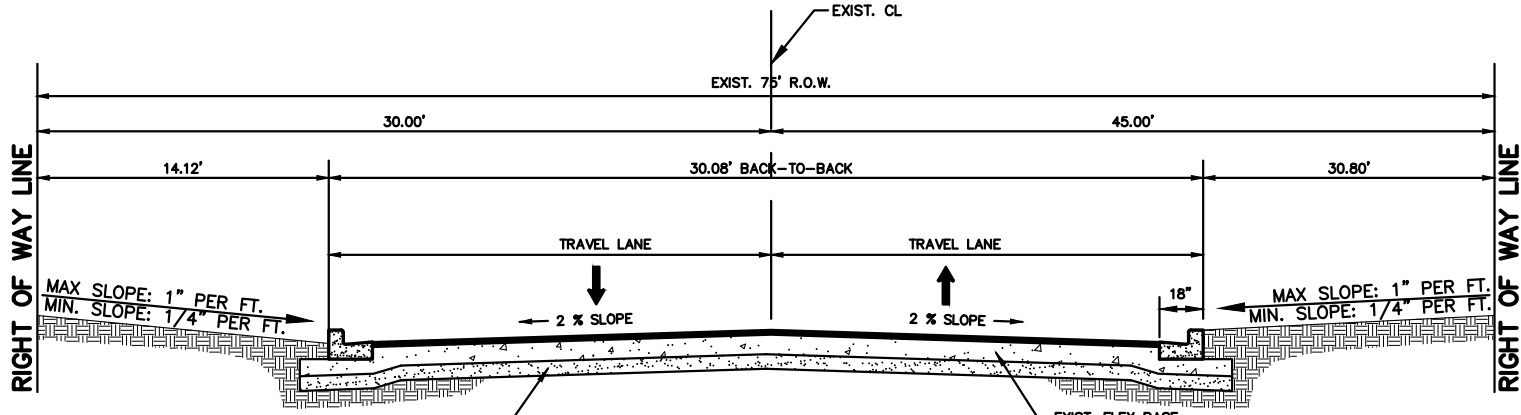
Y: RDE SUBDIVISIONS 2025\SUB 25\036 - RONNIE CAVAZOS - CAROL RD & 1ST STREET\DWG\SUB 25 036_SHT 3 EXISTING TOPO LAYOUT.dwg GABRIEL 11/4/2025 9:52 AM



SCALE: 1" = 40'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK



EXISTING STREET CROSS SECTION A-A
(N.T.S.)



EXISTING STREET CROSS SECTION B-B
(N.T.S.)

PRINCIPAL CONTACTS:			
	NAME	ADDRESS	PHONE & FAX
OWNER:	RONNIE CAVAZOS	902 S. CAGE BLVD SAN JUAN, TX 78577	DONT NOT HAVE
ENGINEER:	IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10th AVE. EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083
SURVEYOR:	IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10th AVE. EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083

- GENERAL NOTES:
- 1) THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN CONSTRUCTION AREA.
 - 2) ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.
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LEGEND

	EXIST. CURB INLET		EXIST. FLUSH VALVE
	EXIST. TELEPHONE PEDESTAL		EXIST. FIREHYDRANT
	EXIST. LAMP POLE		EXIST. BRICK MAIL BOX
	EXIST. GUY WIRE		EXIST. WATER METER
	EXIST. POWER POLE		EXIST. STREET SIGN
	EXIST. WATER VALVE		EXIST. SANITARY SEWER MANHOLE
	ELECTRICAL BOX		EXIST. FENCE LINE
	EXIST. IRRIGATION VALVE		1/2" IRON ROD FOUND

INDEX TO SHEETS OF SANTA BARBARA VILLAS SUBDIVISION	
SHEET 1-1: HEADING, INDEX, LOCATION MAP; PRINCIPAL CONTACTS, MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION; CERTIFICATION, ENGINEER'S CERTIFICATION AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; U.I.D., H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.	CHECKED: IVAN GARCIA P.E. R.P.L.S.
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SHEET 5: STORM SEWER, INCLUDING ALL DRAINAGE IMPROVEMENTS, CROSS-SECTIONS AND DRAINAGE REPORT	CHECKED: IVAN GARCIA P.E. R.P.L.S.
SHEET 6: LIGHTING LAYOUT	CHECKED: IVAN GARCIA P.E. R.P.L.S.
SHEET 7: SIGNAGE LAYOUT	CHECKED: IVAN GARCIA P.E. R.P.L.S.
SHEET 8: RECOMMENDED EROSION CONTROL PLAN	CHECKED: IVAN GARCIA P.E. R.P.L.S.
SHEET 9-10: TYPICAL DETAILS	CHECKED: IVAN GARCIA P.E. R.P.L.S.

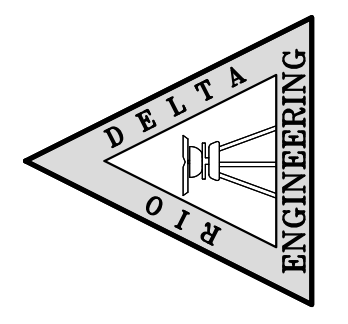
EXISTING TOPOGRAPHICAL LAYOUT SANTA BARBARA VILLAS SUBDIVISION CITY OF SAN JUAN HIDALGO COUNTY, TEXAS

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	G.F.-J.E.
SCALE:	1" = 40'
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REVISIONS:	
PAGE NO.:	SHT 3

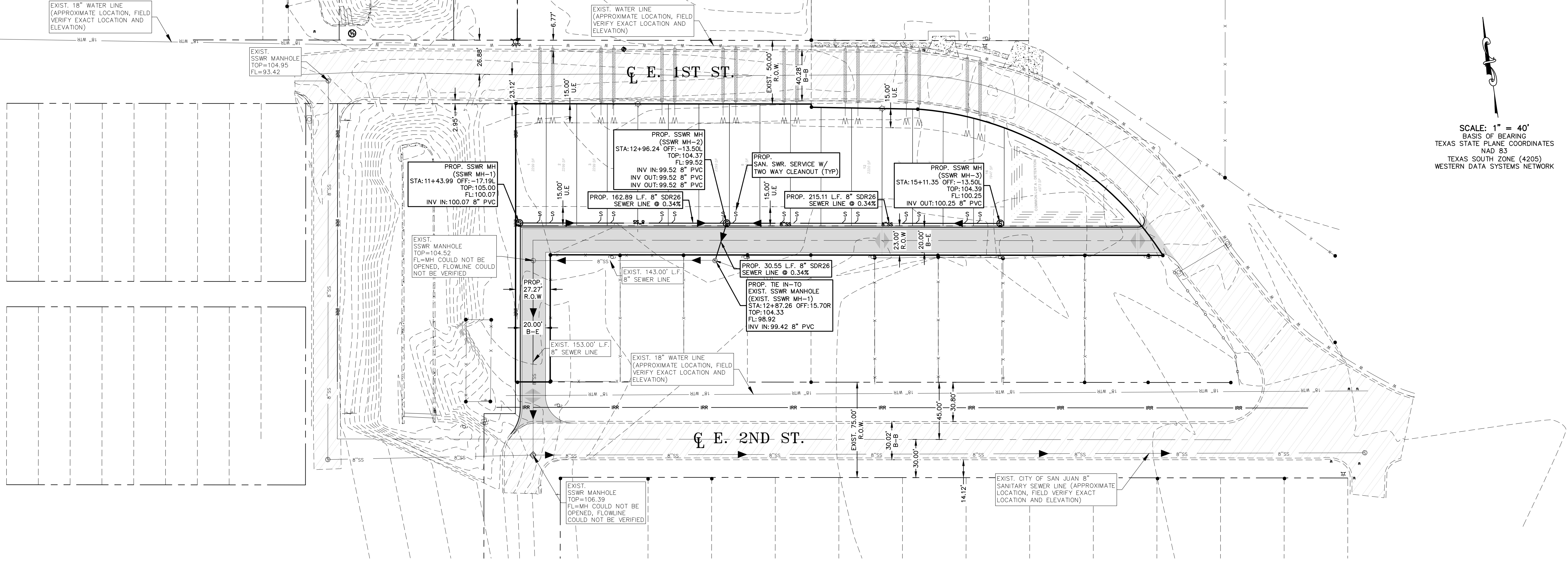
CONSTRUCTION

ISSUED FOR:

RIO DELTA ENGINEERING
FIRM REGISTRATION NO. F-7628
SURVEY FIRM NO. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



Y: RDE SUBDIVISIONS 2025\SUB 25.036 -- RONNIE CAVAZOS -- CAROL RD & 1ST STREET\DWG\SUB 25 036_SHT 4 SANITARY SEWER LAYOUT.dwg GABRIEL 11/4/2025 10:29 AM



SCALE: 1" = 40'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

ENGINEERING REPORT FOR SANTA BARBARA VILLAS SUBDIVISION
BY IVAN GARCIA, P.E., R.P.L.S.

LEGAL DESCRIPTION
BEING A 1.26 ACRES OUT OF LOT 8, BLOCK 35 ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, RECORDED IN VOLUME 1, PAGE 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS.

PROPOSED USE
ALL LOTS ARE VACANT AND WILL BE USED FOR SINGLE FAMILY HOMES.

SEWER FACILITIES DESCRIPTION, COST AND OPERABILITY DATES
SEWER FROM SANTA BARBARA VILLAS WILL BE TREATED BY SANITARY SEWER SYSTEM CONSISTING OF A 4" SEWER SERVICE LINE FOR EACH LOT. THE CITY OF SAN JUAN HAS AN EXISTING 8" SANITARY SEWER LINE RUNNING ALONG THE SOUTH BOUNDARY OF THE PROPERTY. THE SEWER SYSTEM FOR SANTA BARBARA VILLAS, CONSISTS OF (16) 4" DIAMETER SERVICE LINE THAT CONNECT INTO A PROPOSED 8" SEWER LINE WITHIN THE SUBDIVISION AND CONNECTED TO THE EXISTING 8" SEWER LINE BY TYING IN TO AN EXISTING SANITARY SEWER MANHOLE. THE (16) 4" SEWER SERVICE LINE HAVE ALREADY BEEN INSTALLED. THE COST FOR THE CONSTRUCTION OF THE SANITARY SEWER SYSTEM TO THIS SUBDIVISION IS ESTIMATED TO BE **\$45,400.00**. THE OWNER OF THIS DEVELOPMENT HAS PAID SANITARY SEWER FEES, WHICH INCLUDE THE INSPECTION FEES, TO THE CITY OF SAN JUAN, A TOTAL OF **\$** AS STATED IN THE 30 YEAR SEWER SERVICE AGREEMENT WHICH SUMS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOT IN THE SUBDIVISION TO THE CITY OF SAN JUAN.

ENGINEER CERTIFICATION:
I CERTIFY THAT THE SANITARY SEWER SYSTEM FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL SUBDIVISION RULES ADOPTED UNDER SECTION 16.343, WATER CODE.
I CERTIFY THAT THE COSTS FOR THE CONSTRUCTED SANITARY SEWER FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

SANITARY SEWER FACILITIES
THESE FACILITIES WILL HAVE A TOTAL COST OF **\$45,400.00**. THE OWNER OF THIS DEVELOPMENT WILL PAY SANITARY SEWER FEES, WHICH INCLUDE THE SANITARY SEWER SERVICE INSTALLATION AND INSPECTION FEES, TO THE CITY OF SAN JUAN, A TOTAL OF **\$** AS STATED IN THE 30 YEAR SANITARY SEWER SERVICE AGREEMENT WHICH SUMS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING EACH ONE OF THE LOTS IN THE SUBDIVISION TO THE CITY OF SAN JUAN.

INFORME DE INGENIERIA PARA LA SUBDIVISION SANTA BARBARA VILLAS
POR IVAN GARCIA, P.E., R.P.L.S.

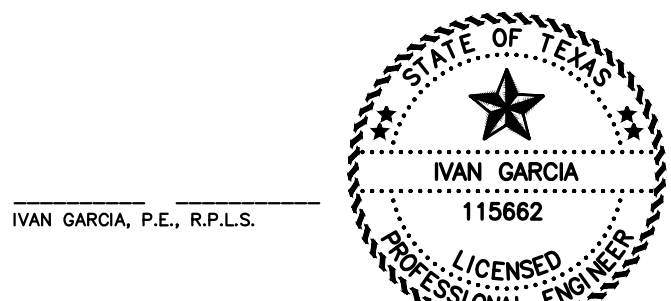
DESCRIPCION LEGAL
SIENDO 1.26 ACRES DEL LOTE 8, BLOQUE 35 DE LA SUBDIVISION DE ALAMO LAND AND SUGAR COMPANY, REGISTRADA EN EL VOLUMEN 1, PAGINAS 24-26, REGISTROS DE BANCOS, CONDADO DE HIDALGO, TEXAS.

USO PROPUUESTO
TODOS LOS LOTES ESTAN VACANTES Y SERAN UTILIZADOS PARA VIVIENDAS UNIFAMILIARES.

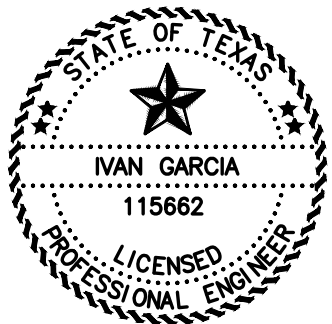
DESCRIPCION DE LAS INSTALACIONES DE ALCANTARILLADO, COSTO Y FECHAS DE OPERACION
LAS AGUAS RESIDUALES DE SANTA BARBARA VILLAS SERAN TRATADAS POR UN SISTEMA DE ALCANTARILLADO SANITARIO CONSISTENTE EN UNA LINEA DE SERVIDO DE 4" PARA CADA LOTE. LA CIUDAD DE SAN JUAN CUENTA CON UNA LINEA DE ALCANTARILLADO SANITARIO EXISTENTE DE 8" QUE CORRE A LO LARGO DEL LIMITE SUR DE LA PROPIEDAD. EL SISTEMA DE ALCANTARILLADO PARA SANTA BARBARA VILLAS CONSISTE EN DIECISEIS (16) LINEAS DE SERVIDO DE 4" DE DIAMETRO QUE SE CONECTAN A UNA LINEA DE 8" PROPUESTA DENTRO DE LA SUBDIVISION Y QUE A SU VEZ SE CONECTA A LA LINEA EXISTENTE DE 8" MEDIANTE SU UNION A UN POZO DE REGISTRO SANITARIO EXISTENTE. LAS DIECISEIS (16) LINEAS DE SERVIDO DE 4" YA HAN SIDO INSTALADAS. EL COSTO DE LA CONSTRUCCION DEL SISTEMA DE ALCANTARILLADO SANITARIO PARA ESTA SUBDIVISION SE ESTIMA EN **\$45,400.00**. EL PROPIETARIO DE ESTE DESARROLLO HA PAGADO DERECHOS DE ALCANTARILLADO SANITARIO, QUE INCLUYEN LOS DERECHOS DE INSPECCION, A LA CIUDAD DE SAN JUAN, POR UN TOTAL DE **\$** SEGUN LO ESTABLECIDO EN EL CONTRATO DE SERVIDO DE ALCANTARILLADO DE 30 AÑOS, CUYAS CANTIDADES REPRESENTAN DICHAS INSTALACIONES, DERECHOS DE ADQUISICION Y TODOS LOS DEMAS DERECHOS ASOCIADOS CON LA CONEXION DE CADA LOTE INDIVIDUAL DE LA SUBDIVISION A LA CIUDAD DE SAN JUAN.

CERTIFICACION DEL INGENIERO:
CERTIFICO QUE LAS INSTALACIONES DEL SISTEMA DE ALCANTARILLADO SANITARIO DESCRITAS ANTERIORMENTE CUMPLEN CON LAS REGLAS MODELO DE SUBDIVISION ADOPTADAS BAJO LA SECCION 16.343 DEL CODIGO DE AGUAS.
CERTIFICO QUE LOS COSTOS DE LAS INSTALACIONES DE ALCANTARILLADO SANITARIO CONSTRUIDAS, MENCIONADOS ANTERIORMENTE, SON LOS SIGUIENTES:

INSTALACIONES DE ALCANTARILLADO SANITARIO
ESTAS INSTALACIONES TENDRAN UN COSTO TOTAL DE **\$45,400.00**. EL PROPIETARIO DE ESTE DESARROLLO PAGARA DERECHOS DE ALCANTARILLADO SANITARIO, QUE INCLUYEN LA INSTALACION DEL SERVIDO DE ALCANTARILLADO Y LOS DERECHOS DE INSPECCION, A LA CIUDAD DE SAN JUAN, POR UN TOTAL DE **\$** SEGUN LO ESTABLECIDO EN EL CONTRATO DE SERVIDO DE ALCANTARILLADO SANITARIO DE 30 AÑOS, CUYAS CANTIDADES REPRESENTAN DICHAS INSTALACIONES, DERECHOS DE ADQUISICION Y TODOS LOS DEMAS DERECHOS ASOCIADOS CON LA CONEXION DE CADA UNO DE LOS LOTES DE LA SUBDIVISION A LA CIUDAD DE SAN JUAN.



IVAN GARCIA, P.E., R.P.L.S. DATE



IVAN GARCIA, P.E., R.P.L.S. DATE

PRINCIPAL CONTACTS:			
	NAME	ADDRESS	PHONE & FAX
OWNER:	RONNIE CAVAZOS	902 S. CAGE BLVD SAN JUAN, TX 78577	DONT NOT HAVE
ENGINEER:	IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10th AVE. EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083
SURVEYOR:	IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10th AVE. EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083

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- 7.) SANITARY MANHOLES CONCRETE COLLARS SHALL BE SQUARE IN TRAFFIC AREAS AND ROUND IN GREEN AREAS.

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	EXIST. FIREHYDRANT
	EXIST. MAIL BOX
	EXIST. WATER METER
	EXIST. STREET SIGN
	EXIST. SANITARY SEWER MANHOLE
	EXIST. STORM SEWER MANHOLE
	EXIST. FENCE LINE
	1/2" IRON ROD FOUND
	FENCE CORNER FOUND
	1/2-INCH IRON PIPE FOUND
	ELECTRICAL BOX

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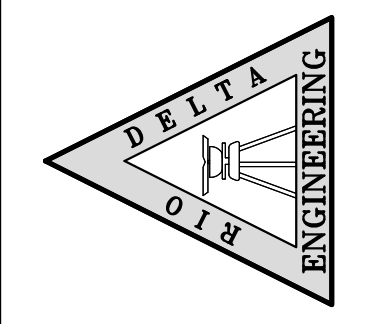
PROJECT :

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
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PAGE NO.:	SHT 4

SEWER LAYOUT
SANTA BARBARA VILLAS SUBDIVISION
CITY OF SAN JUAN
HIDALGO COUNTY, TEXAS



ISSUED FOR:
CONSTRUCTION



RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

[illegible]

Profile view of a proposed road centerline. The horizontal axis shows stationing from 9+75 to 16+50. The vertical axis shows elevations from 80.00 to 120.00. The profile includes existing ground (dashed line) and proposed road centerline (solid line). Key features include:

- Proposed SSWR Manholes:**
 - SSWR MH-1: STA: 11+43.99, OFF: -17.19', TOP: 105.00, INV: 100.07, 8" PVC.
 - SSWR MH-2: STA: 12+96.24, OFF: -13.50', TOP: 104.37, INV: 99.52, 8" PVC.
 - SSWR MH-3: STA: 15+11.35, OFF: -13.50', TOP: 104.39, INV: 100.25, 8" PVC.
- Proposed Sewer Lines:**
 - 162.89 L.F. 8" SDR26 SEWER LINE @ 0.34%.
 - 215.11 L.F. 8" SDR26 SEWER LINE @ 0.34%.
- Proposed Road Centerline:**
 - Grades: 1.89%, -1.87%, -0.72%, -0.58%, 0.52%, -0.67%, 0.56%, 2.47%.
- Proposed Fill:** Indicated by hatched areas between the existing ground and the proposed centerline.
- Existing Natural Ground:** Shown as a dashed line.
- Trench Safety Protection Required:** Indicated by a black arrow pointing to the bottom of the profile.

Vertical Scale: 1" = 50'
Horizontal Scale: 1" = 5'

LEGEND

- | | | | |
|---|---------------------------|---|-------------------------------|
|  | EXIST. CURB INLET |  | EXIST. FLUSH VALVE |
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|  | EXIST. LAMP POLE |  | EXIST. BRICK MAIL BOX |
|  | EXIST. GUY WIRE |  | EXIST. WATER METER |
|  | EXIST. POWER POLE |  | EXIST. STREET SIGN |
|  | EXIST. WATER VALVE |  | EXIST. SANITARY SEWER MANHOLE |
|  | ELECTRICAL BOX |  | EXIST. FENCE LINE |
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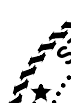
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Page 56



RIO DELTA ENGINEERING

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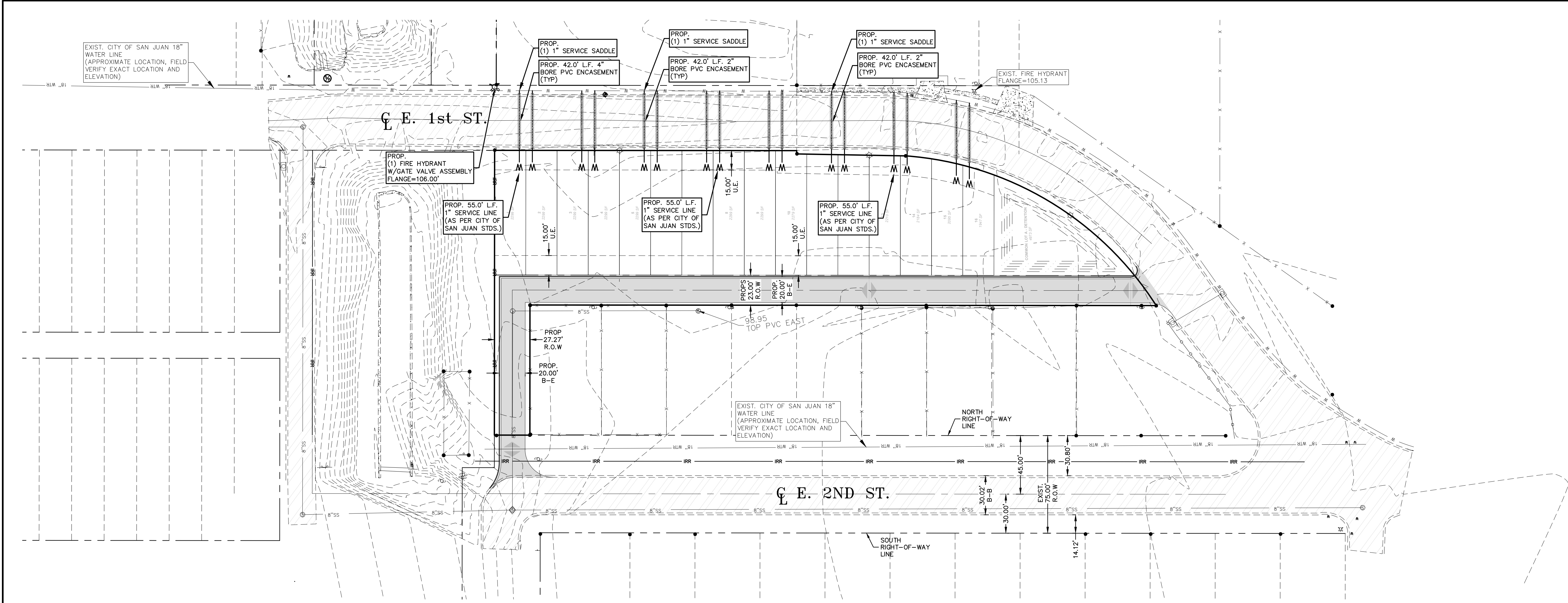
11/4/2021

ISSUED FOR:

CONSTRUCTION

SANITARY SEWER PLAN & PROFILE
SANTA BARBARA VILLAS SUBDIVISION
CITY OF SAN JUAN
HIDALGO COUNTY, TEXAS

Y: RDE SUBDIVISIONS 2025\SUB 25.036 -- CAROL RD & 1ST STREET\DWG\SUB 25 036_SHT 8 WATER LAYOUT.dwg GABRIEL 11/4/2025 10:31 AM



ENGINEERING REPORT FOR SANTA BARBARA VILLAS SUBDIVISION
BY IVAN GARCIA, P.E., R.P.L.S.

LEGAL DESCRIPTION
BEING A 1.26 ACRES OUT OF LOT 8, BLOCK 35 ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, RECORDED IN VOLUME 1, PAGE 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS.

PROPOSED USE

ALL LOTS ARE VACANT AND WILL BE USED FOR SINGLE FAMILY HOMES.

WATER SUPPLY AND DISTRIBUTION

THIS SUBDIVISION WILL BE PROVIDED WATER SERVICE BY CITY OF SAN JUAN. THE SUBDIVIDER AND CITY OF SAN JUAN HAVE ENTERED INTO A CONTRACT WHEREBY CITY OF SAN JUAN HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS. CITY OF SAN JUAN 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.

CITY OF SAN JUAN HAS AN EXISTING WATER LINE RUNNING ALONG THE NORTH RIGHT-OF-WAY OF EAST 1ST STREET. THE WATER SYSTEM FOR SANTA BARBARA VILLAS CONSISTS OF (8) 2" DIAMETER DUAL SERVICE LINES THAT CONNECT INTO THE EXISTING WATER LINE. FOR ALL LOTS SERVICES TERMINATE AT THE WATER METER BOX FOR ALL LOTS. THE (6) 2" DUAL SERVICES AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. THE COST FOR THE CONSTRUCTION OF THE WATER SYSTEM TO SANTA BARBARA VILLAS IS ESTIMATED TO BE **\$24,500.00**. THE OWNER OF THIS DEVELOPMENT HAS PAID WATER TAP FEES, WHICH INCLUDE THE WATER METER INSTALLATION AND INSPECTION FEES, TO CITY OF SAN JUAN, A TOTAL OF **\$** AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUMS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOT IN THE SUBDIVISION TO CITY OF SAN JUAN.

OWNER CERTIFICATION

I CERTIFY THAT THE WATER SYSTEM FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL SUBDIVISION RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

I CERTIFY THAT THE COSTS FOR THE CONSTRUCTED WATER FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES

THESE FACILITIES WILL HAVE A TOTAL COST OF **\$**. THE OWNER OF THIS DEVELOPMENT WILL PAY WATER TAP FEES, WHICH INCLUDE THE WATER METER INSTALLATION AND INSPECTION FEES, TO CITY OF SAN JUAN, A TOTAL OF **\$** AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUMS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING EACH ONE OF THE LOTS IN THE SUBDIVISION TO CITY OF SAN JUAN.

RESUME DE INGENIERIA PARA LA SUBDIVISION SANTA BARBARA VILLAS
POR IVAN GARCIA, P.E., R.P.L.S.

DESCRIPCION LEGAL

SEINDO 1.26 ACRES DEL LOTE 8, BLOQUE 35 DE LA SUBDIVISION DE ALAMO LAND AND SUGAR COMPANY, REGISTRADA EN EL VOLUMEN 1, PAGINAS 24-26, REGISTROS DE PLANOS, CONDADO DE HIDALGO, TEXAS.

USO PROPUUESTO

TODOS LOS LOTES ESTAN VACANTES Y SE UTILIZARAN PARA VIVIENDAS UNIFAMILIARES.

SUMINISTRO Y DISTRIBUCION DE AGUA

ESTA SUBDIVISION RECIBIRA SERVICIO DE AGUA DE LA CIUDAD DE SAN JUAN. EL URBANIZADOR Y LA CIUDAD DE SAN JUAN HAN CELEBRADO UN CONTRATO MEDIANTE EL CUAL LA CIUDAD DE SAN JUAN SE HA COMPROMETIDO A PROPORCIONAR AGUA SUFICIENTE A LA SUBDIVISION POR UN PERIODO DE AL MENOS 30 AÑOS. LA CIUDAD DE SAN JUAN HA PROPORCIONADO DOCUMENTACION QUE ESTABLECE DE MANERA ADECUADA LA CANTIDAD Y CALIDAD A LARGO PLAZO DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA ATENDER EL DESARROLLO COMPLETO DE ESTA SUBDIVISION.

LA CIUDAD DE SAN JUAN CUENTA CON UNA LINEA DE AGUA EXISTENTE QUE CORRE A LO LARGO DEL DERECHO DE VIA NORTE DE LA CALLE EAST 1ST. EL SISTEMA DE AGUA PARA SANTA BARBARA VILLAS CONSISTE EN OCHO (8) LINEAS DE SERVICIO DOBLE DE 2" DE DIAMETRO QUE SE CONECTAN A LA LINEA DE AGUA EXISTENTE; PARA TODOS LOS LOTES, LOS SERVICIOS TERMINAN EN LA CAJA DEL MEDIDOR DE AGUA DE CADA LOTE. LAS OCHO (8) LINEAS DE SERVICIO DOBLE DE 2" Y LAS CAJAS DE MEDIDOR YA HAN SIDO INSTALADAS. EL COSTO DE LA CONSTRUCCION DEL SISTEMA DE AGUA PARA SANTA BARBARA VILLAS SE ESTIMA EN **\$24,500.00**. EL PROPIETARIO DE ESTE DESARROLLO HA PAGADO A LA CIUDAD DE SAN JUAN LOS DERECHOS DE CONEXION DE AGUA, QUE INCLUYEN LA INSTALACION DEL MEDIDOR DE AGUA Y LOS DERECHOS DE INSPECCION, POR UN TOTAL DE **\$** SEGUN LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE AGUA DE 30 AÑOS, CUYAS CANTIDADES REPRESENTAN DICHAS INSTALACIONES, DERECHOS DE ADQUISICION Y TODOS LOS DEMAS DERECHOS ASOCIADOS CON LA CONEXION DE CADA LOTE INDIVIDUAL DE LA SUBDIVISION A LA CIUDAD DE SAN JUAN.

CERTIFICACION DEL INGENIERO

CERTIFICO QUE LAS INSTALACIONES DEL SISTEMA DE AGUA DESCRITAS ANTERIORMENTE CUMPLEN CON LAS REGLAS MODELO DE SUBDIVISION ADOPTADAS BAJO LA SECCION 16.343 DEL CODIGO DE AGUAS.

CERTIFICO QUE LOS COSTOS DE LAS INSTALACIONES DE AGUA CONSTRUIDAS, MENCIONADOS ANTERIORMENTE, SON LOS SIGUIENTES:

INSTALACIONES DE AGUA

ESTAS INSTALACIONES TENDRAN UN COSTO TOTAL DE **\$**. EL PROPIETARIO DE ESTE DESARROLLO PAGARA LOS DERECHOS DE CONEXION DE AGUA, QUE INCLUYEN LA INSTALACION DEL MEDIDOR DE AGUA Y LOS DERECHOS DE INSPECCION, A LA CIUDAD DE SAN JUAN, POR UN TOTAL DE **\$** SEGUN LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE AGUA DE 30 AÑOS, CUYAS CANTIDADES REPRESENTAN DICHAS INSTALACIONES, DERECHOS DE ADQUISICION Y TODOS LOS DEMAS DERECHOS ASOCIADOS CON LA CONEXION DE CADA UNO DE LOS LOTES DE LA SUBDIVISION A LA CIUDAD DE SAN JUAN.

GENERAL NOTES:

- 1.) ALL WATER LINES CONSTRUCTION AS PER CITY OF SAN JUAN
- 2.) ALL WATER LINES UNDERNEATH STREETS ARE TO HAVE A MIN. 3' OF COVER
- 3.) HYDRANTS SHALL BE FURNISHED AS PER COE DETAILS (30" FROM BOC AND 6" ABOVE TOC).

GENERAL NOTES:

- 1.) THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN CONSTRUCTION AREA.
- 2.) ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.
- 3.) THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.
- 4.) BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.
- 5.) ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.
- 6.) ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

SCALE: 1" = 40'
BASIS OF BEARING
TEXAS STATE PLANE, COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

LEGEND

	EXIST. CURB INLET		EXIST. FLUSH VALVE
	EXIST. TELEPHONE PEDESTAL		EXIST. FIREHYDRANT
	EXIST. LAMP POLE		EXIST. BRICK MAIL BOX
	EXIST. GUY WIRE		EXIST. WATER METER
	EXIST. POWER POLE		EXIST. STREET SIGN
	EXIST. WATER VALVE		EXIST. SANITARY SEWER MANHOLE
	ELECTRICAL BOX		EXIST. FENCE LINE
			1/2" IRON ROD FOUND

INDEX TO SHEETS OF SANTA BARBARA VILLAS SUBDIVISION

SHEET 1-1: HEADING, INDEX, LOCATION MAP; PRINCIPAL CONTACTS, MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ENGINEER'S CERTIFICATION AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; U.I.D., H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.
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SHEET 3-3A: SANITARY SEWER LAYOUT, INCLUDING PROPOSED MANHOLES, AND SANITARY SEWER SERVICE LOCATION; ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER AND ENGINEER'S CERTIFICATION.
SHEET 4: WATER LAYOUT, INCLUDING PROPOSED FIRE HYDRANTS, AND WATER SERVICE LOCATION; SUBDIVIDER CERTIFICATION.
SHEET 5: STORM SEWER, INCLUDING ALL DRAINAGE IMPROVEMENTS, CROSS-SECTIONS AND DRAINAGE REPORT
SHEET 6: LIGHTING LAYOUT
SHEET 7: SIGNAGE LAYOUT
SHEET 8: RECOMMENDED EROSION CONTROL PLAN
SHEET 9-10: TYPICAL DETAILS

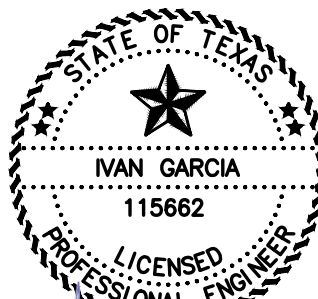
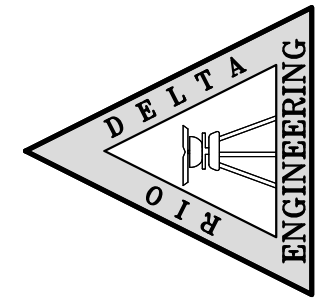
PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE & FAX
OWNER: RONNIE CAVAZOS	902 S. CAGE BLVD SAN JUAN, TX 78577	DONT NOT HAVE
ENGINEER: IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10th AVE. EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083
SURVEYOR: IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10th AVE. EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083

WATER LAYOUT
SANTA BARBARA VILLAS SUBDIVISION
CITY OF SAN JUAN
HIDALGO COUNTY, TEXAS

PROJECT :

ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: G.F.-J.E.
SCALE: 1" = 40'
DATE: NOVEMBER 4, 2025
PROJECT: SUB 25 036
REVISIONS:
PAGE NO. SHT 5

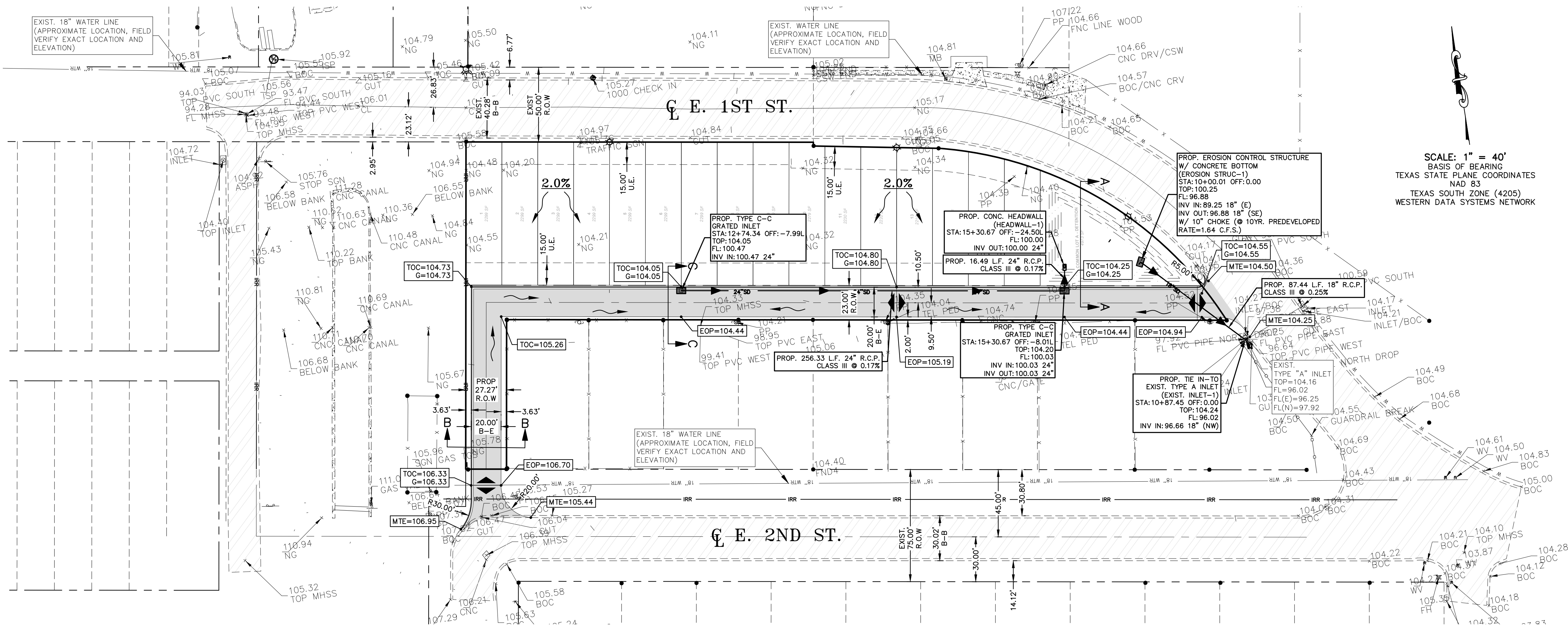


ISSUED FOR:
CONSTRUCTION

11/4/2025

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

Y: RDE SUBDIVISIONS 2025\SUB 25 036 - RONNIE CAVAZOS - CAROL RD & 1ST STREET\DWG\SUB 25 036_SHT 9 PAVING & DRAINAGE LAYOUT.dwg GABRIEL 11/4/2025 10:32 AM



LEGEND

EXIST. GRATE INLET

EXIST. CURB INLET

- NOTES:
- 1.) ALL MATERIALS SHALL BE DOMESTIC

2.) ALL PIPES SHALL HAVE A MINIMUM COVER OF 3 FEET.

3.) ALL RING AND COVER SHALL BE AT LEAST 32" IN DIAMETER AND THE COVERS SHALL HAVE THE CITY OF EDINBURG LOGO.

4.) ADA RAMPS TO BE BUILT AT TIME OF SUBDIVISION.

- GENERAL NOTES:
- 1.) THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN CONSTRUCTION AREA.

2.) CONTRACTOR WILL BEGIN DOWN STREAM END OF PROJECT AND CONTINUE UPSTREAM WITH PIPE GROVES FACING UPSTREAM.

3.) ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.

4.) THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.

5.) BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.

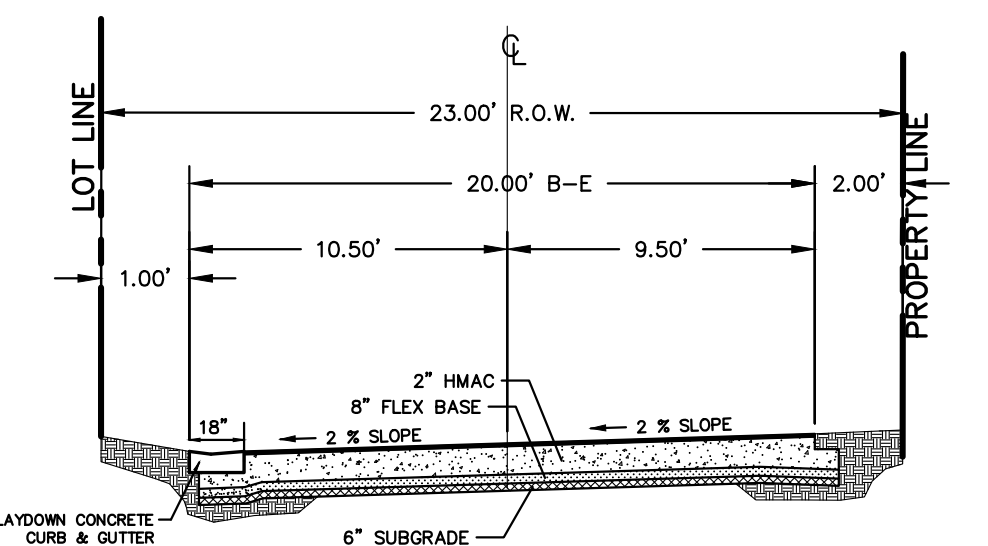
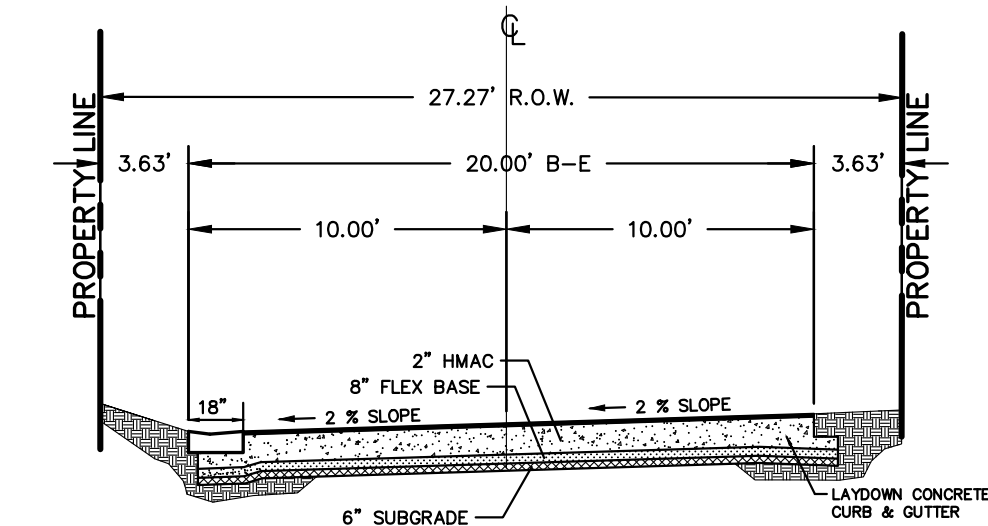
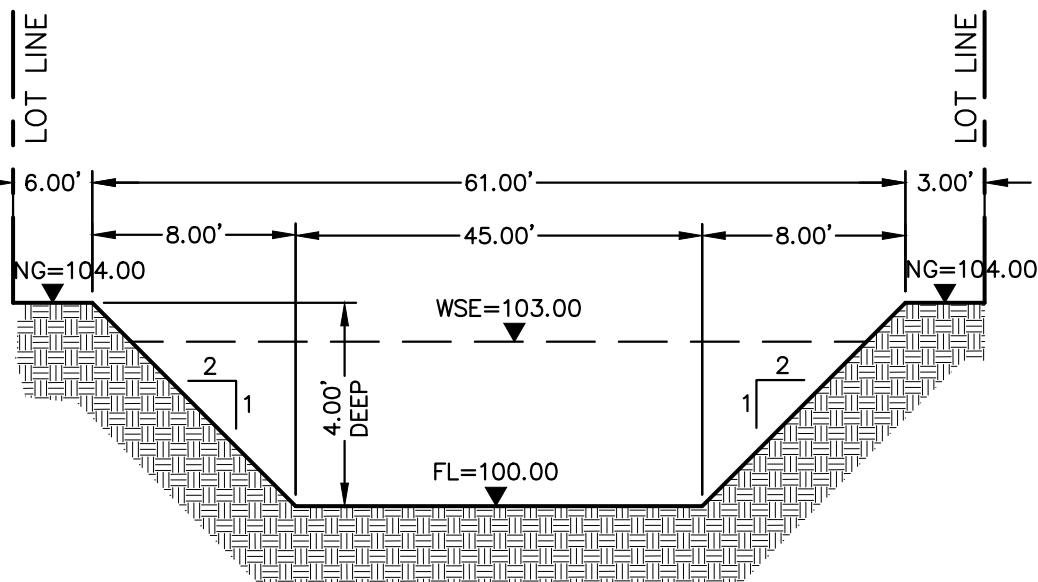
6.) ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTORS RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

7.) ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

DRAINAGE VOLUME LEGEND

VOLUME FOR DETENTION REQUIRED = 6,986 CF (258.75 CY) (AS PER DRAINAGE REPORT CALCULATIONS)

VOLUME PROVIDED IN CROSS-SECTION "A-A" = 9,260 CF (132 % OF REQUIRED DETENTION)



DRAINAGE REPORT

SANTA BARBARA VILLAS SUBDIVISION IS A PROPOSED 16 LOT RESIDENTIAL SUBDIVISION, LOCATED WITHIN THE CITY OF SAN JUAN CITY LIMITS, SAME BEING A 1.26 ACRES OUT OF LOT B, BLOCK 35 ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, RECORDED IN VOLUME 1, PAGE 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS. THE LOTS WILL BE USED FOR THE CONSTRUCTION OF SINGLE-FAMILY RESIDENTIAL HOMES.

THERE IS NO FEMA MAP FOR THE CITY OF SAN JUAN AT THIS TIME. THIS TRACT IS CONSIDERED IN ZONE "C" AREAS OF MINIMAL FLOODING AS PER EMAIL SENT TO THE CITY OF SAN JUAN BY THE DEPARTMENT OF HOMELAND SECURITY, FEDERAL EMERGENCY MANAGEMENT AGENCY DATED SEPTEMBER 27, 2010. THE LETTER IS ATTACHED.

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 100% OF HIDALGO SANDY CLAY LOAM (28), WITH 0 TO 1% SLOPES. THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS NEGLIGIBLE. PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. THIS SOIL IS CLASSIFIED AS GROUP (B). PLEASE SEE THE ATTACHED TABLES FOR THE ENGINEERING, PHYSICAL AND CHEMICAL PROPERTIES OF THESE SOILS.

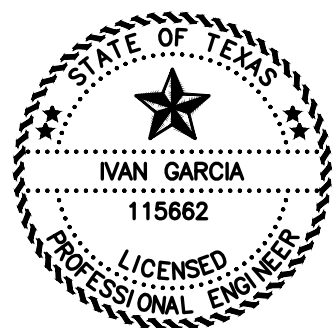
EXISTING RUNOFF SHEET FLOWS OVERLAND IN A EASTERLY DIRECTION INTO A CITY OF SAN JUAN STORM SYSTEM THAT OUTFALLS INTO THE ALAMO EXPRESSWAY DRAIN, WHICH THEN PROCEEDS NORTH TO THE ALAMO LATERAL, THEN NORTH TO THE SOUTH MAIN DRAIN I, AND SUBSEQUENTLY WITH FINAL OUTFALL TO THE LAGUNA MADRE.

USING THE RATIONAL METHOD, WE HAVE DETERMINED THAT A 10-YR RAINFALL EVENT WILL GENERATE APPROXIMATELY 1.64 CFS OF STORM RUNOFF. WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SITE WILL GENERATE AN ESTIMATED 7.50 CFS OF RUNOFF FOR A 50-YR RAINFALL EVENT. THE IMPROVED SITE WILL HAVE AN APPROXIMATE INCREASE OF 5.86 CFS OF STORM RUNOFF FOR A 50-YR RAINFALL EVENT.

IN ACCORDANCE WITH THE CITY'S DRAINAGE REQUIREMENTS, WE HAVE CALCULATED THAT APPROXIMATELY A TOTAL OF 6,986 CF OR 0.160 AC-FT. WILL NEED TO BE DETAINED FOR A 50-YR RAINFALL EVENT. LINEAR DETENTION WILL BE PROVIDED BY A PROPOSED STORM SYSTEM WITHIN THE SUBDIVISION, WHICH WILL PROCEED TO OUTFALL TO A DETENTION AREA THAT WILL BE PART OF THE IMPROVEMENTS TO THE PROPERTY. STORMWATER WILL THEN PROCEED TO DISCHARGE TO THE CITY OF SAN JUAN STORM SYSTEM SOUTH OF THE PROPERTY THRU A STORM DRAIN LINE, WHICH WILL THEN PROCEED TO OUTFALL INTO THE PREVIOUS MENTIONED ALAMO EXPRESSWAY DRAIN, THEN PROCEEDS NORTH TO THE ALAMO LATERAL, THEN NORTH TO THE SOUTH MAIN DRAIN I, AND SUBSEQUENTLY WITH FINAL OUTFALL TO THE LAGUNA MADRE. TABLES AND CALCULATIONS ARE ATTACHED.

PRINCIPAL CONTACTS:			
	NAME	ADDRESS	PHONE & FAX
OWNER:	RONNIE CAVAZOS	902 S. CAGE BLVD SAN JUAN, TX 78577	DONT NOT HAVE
ENGINEER:	IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10th AVE. EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083
SURVEYOR:	IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10th AVE. EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083

IVAN GARCIA, P.E., R.P.L.S.



DATE

INDEX TO SHEETS OF SANTA BARBARA VILLAS SUBDIVISION	
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SHEET 5: STORM SEWER, INCLUDING ALL DRAINAGE IMPROVEMENTS, CROSS-SECTIONS AND DRAINAGE REPORT	PROJECT: SUB 25 036
SHEET 6: LIGHTING LAYOUT	REVISIONS:
SHEET 7: SIGNAGE LAYOUT	PAGE NO. SHT 6
SHEET 8: RECOMMENDED EROSION CONTROL PLAN	
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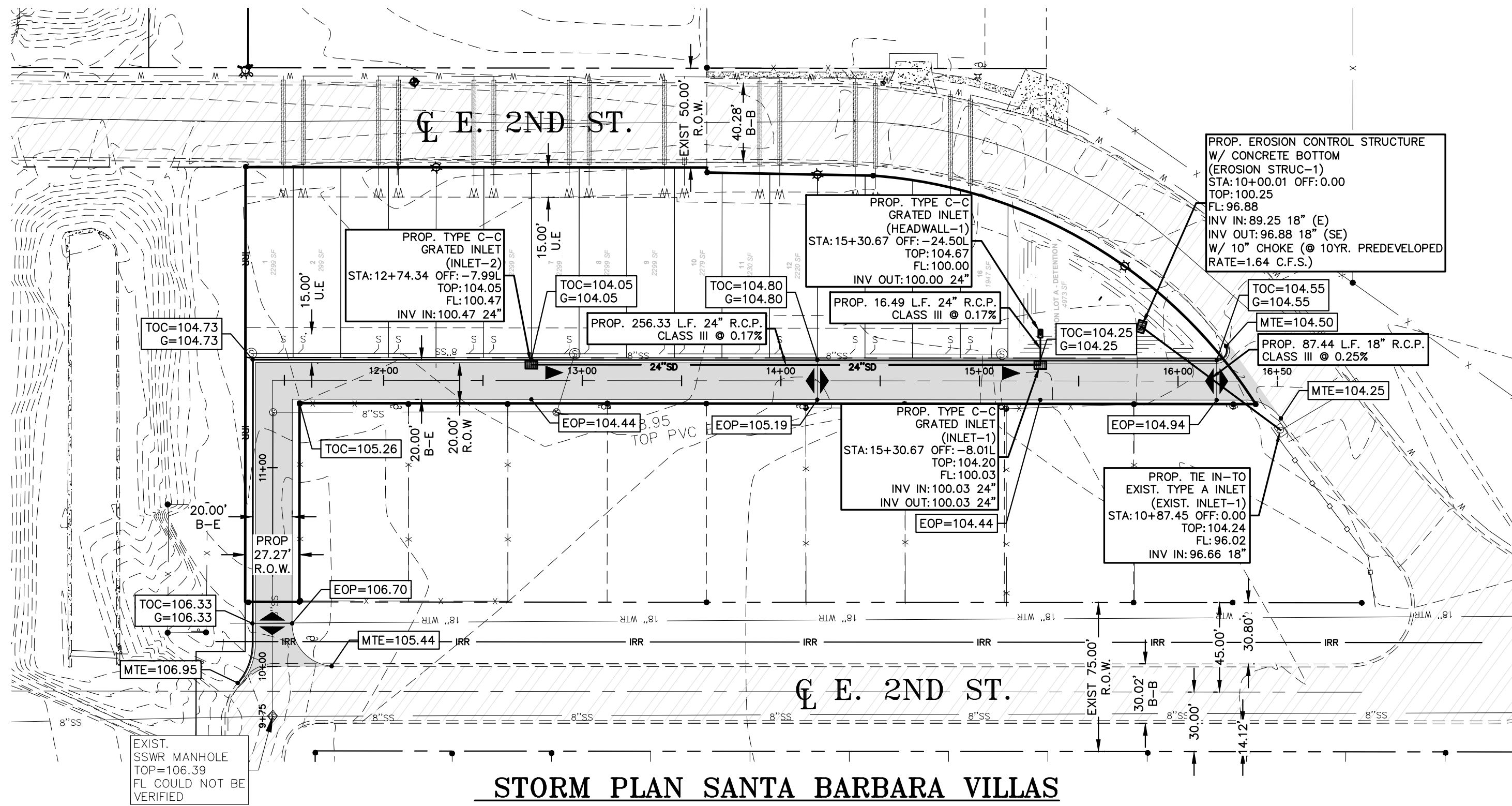
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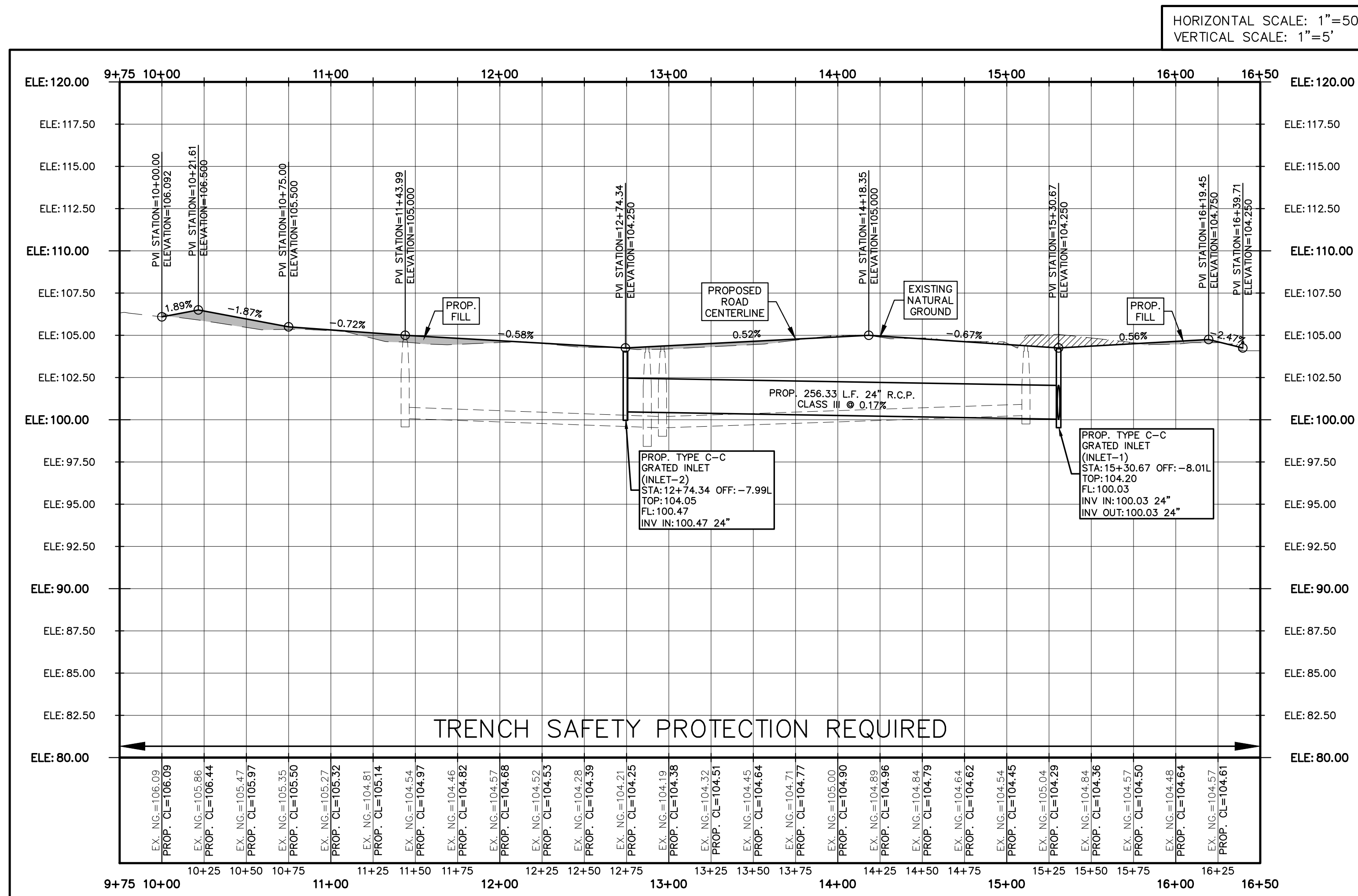
ISSUED FOR:
CONSTRUCTION

PAVING & DRAINAGE LAYOUT
SANTA BARBARA VILLAS SUBDIVISION
CITY OF SAN JUAN
HIDALGO COUNTY, TEXAS

SCALE: 1" = 50'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK



STORM PLAN SANTA BARBARA VILLAS



STROM PROFILE SANTA BARBARA

LEGEND

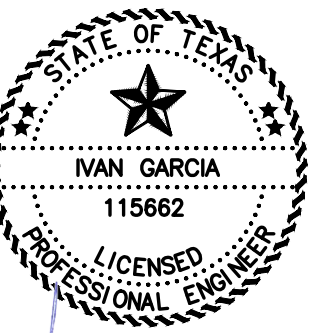
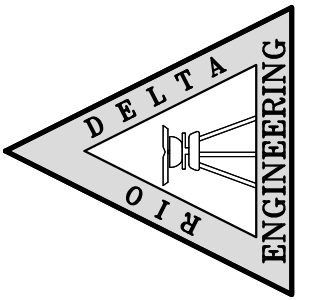
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	EXIST. POWER POLE		EXIST. STREET SIGN
	EXIST. WATER VALVE		EXIST. SANITARY SEWER MANHOLE
	EXIST. ELECTRICAL BOX		EXIST. FENCE LINE
			1/2" IRON ROD FOUND

GENERAL NOTES:

- 1.) THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN CONSTRUCTION AREA.
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- 6.) ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.
- 7.) SANITARY MANHOLES CONCRETE COLLARS SHALL BE SQUARE IN TRAFFIC AREAS AND ROUND IN GREEN AREAS

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OWNER:	RONNIE CAVAZOS	902 S. CAGE BLVD SAN JUAN, TX 78577	DONT NOT HAVE
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(TEL) 956-380-5152 (FAX) 956-380-5083



ISSUED FOR:
CONSTRUCTION

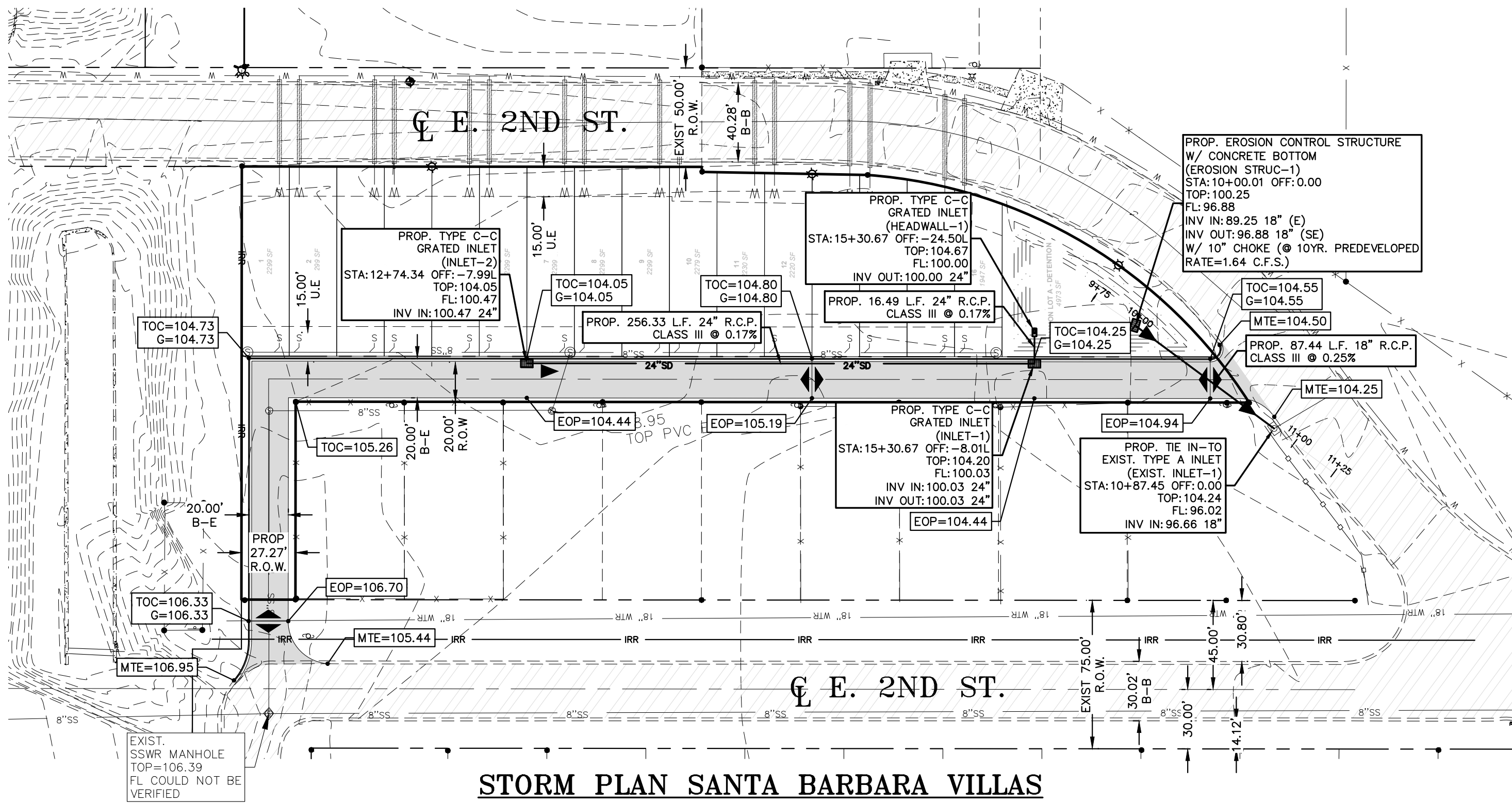
STORM PLAN & PROFILE
SANTA BARBARA VILLAS SUBDIVISION
CITY OF SAN JUAN
HIDALGO COUNTY, TEXAS

PROJECT :

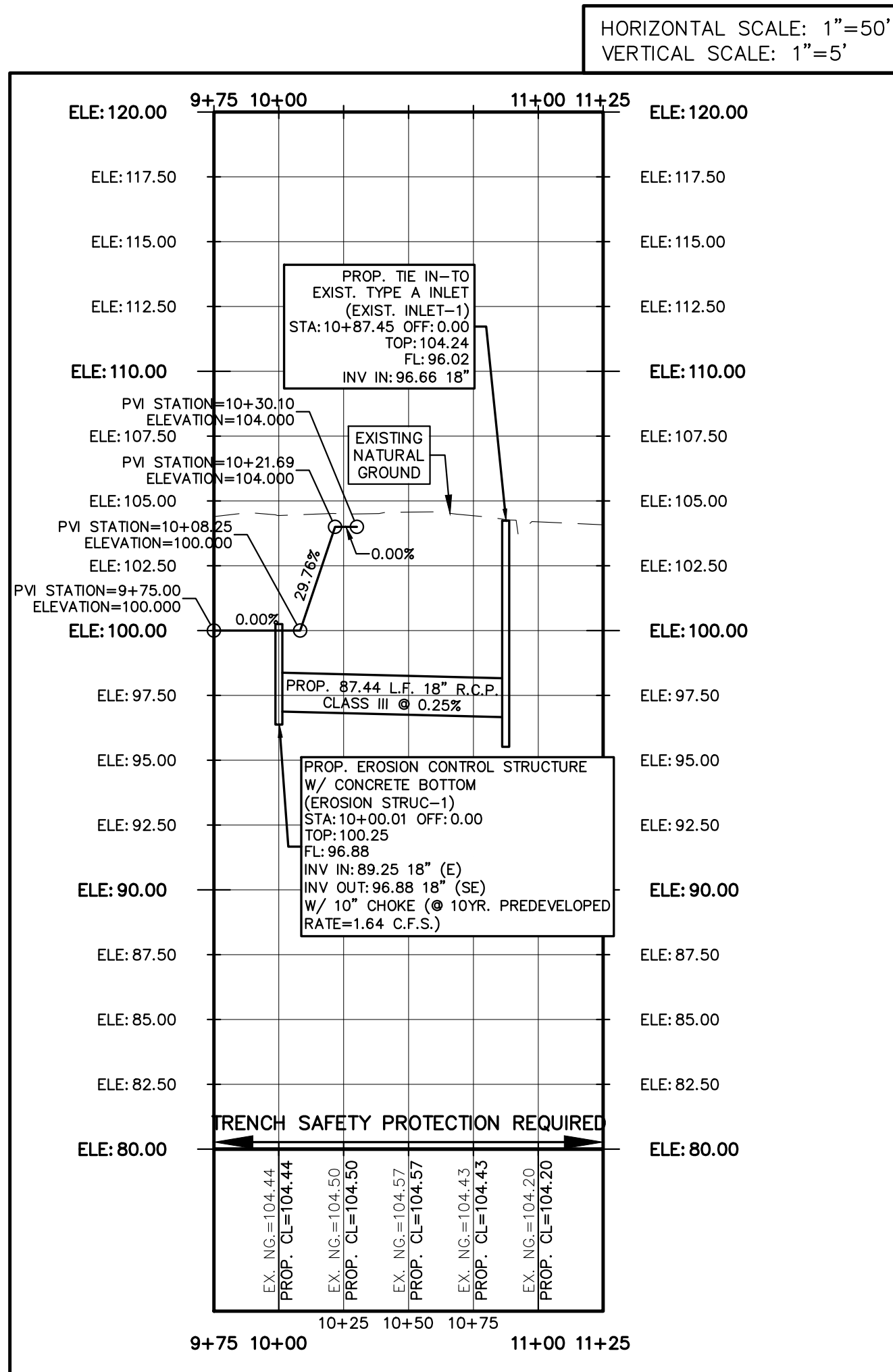
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SHEET 3-3A: SANITARY SEWER LAYOUT, INCLUDING PROPOSED MANHOLES, AND SANITARY SEWER SERVICE LOCATION; ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER AND ENGINEER'S CERTIFICATION.	CHECKED: IVAN GARCIA P.E. R.P.L.S.
SHEET 4: WATER LAYOUT, INCLUDING PROPOSED FIRE HYDRANTS, AND WATER SERVICE LOCATION; SUBDIVIDER CERTIFICATION.	DRAWN: G.F.-J.E.
SHEET 5: STORM SEWER, INCLUDING ALL DRAINAGE IMPROVEMENTS, CROSS-SECTIONS AND DRAINAGE REPORT	DATE: NOVEMBER 4, 2025
SHEET 6: LIGHTING LAYOUT	PROJECT: SUB 25 036
SHEET 7: SIGNAGE LAYOUT	REVISIONS:
SHEET 8: RECOMMENDED EROSION CONTROL PLAN	PAGE NO. SHT 6A
SHEET 9-10: TYPICAL DETAILS	

Y: RDE SUBDIVISIONS 2025\SUB 25\036 - RONNIE CAVAZOS - CAROL RD & 1ST STREET\DWG\SUB 25 036_SHT 6B STORM P&P.dwg GABRIEL 11/4/2025 10:34 AM

SCALE: 1" = 50'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK



STORM PLAN SANTA BARBARA VILLAS



STORM OFFSITE PROFILE SANTA BARBARA

- GENERAL NOTES:
- 1.) THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN CONSTRUCTION AREA.
 - 2.) ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.
 - 3.) THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.
 - 4.) BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.
 - 5.) ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.
 - 6.) ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.
 - 7.) SANITARY MANHOLES CONCRETE COLLARS SHALL BE SQUARE IN TRAFFIC AREAS AND ROUND IN GREEN AREAS

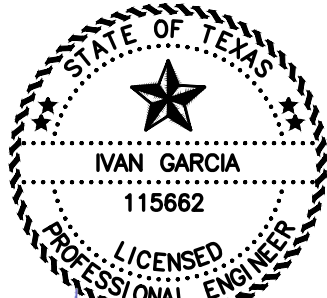
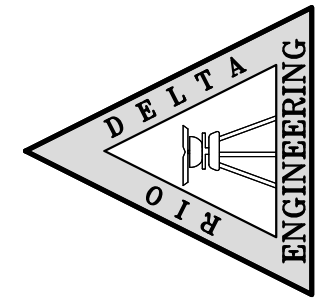
LEGEND

- | | | | |
|--|---------------------------|--|-------------------------------|
| | EXIST. CURB INLET | | EXIST. FLUSH VALVE |
| | EXIST. TELEPHONE PEDESTAL | | EXIST. FIREHYDRANT |
| | EXIST. LAMP POLE | | EXIST. BRICK MAIL BOX |
| | EXIST. GUY WIRE | | EXIST. WATER METER |
| | EXIST. POWER POLE | | EXIST. STREET SIGN |
| | EXIST. WATER VALVE | | EXIST. SANITARY SEWER MANHOLE |
| | ELECTRICAL BOX | | EXIST. FENCE LINE |
| | | | 1/2" IRON ROD FOUND |

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SHEET 7: SIGNAGE LAYOUT	PAGE NO. SHT 6B
SHEET 8: RECOMMENDED EROSION CONTROL PLAN	
SHEET 9-10: TYPICAL DETAILS	

PRINCIPAL CONTACTS:			
	NAME	ADDRESS	PHONE & FAX
OWNER:	RONNIE CAVAZOS	902 S. CAGE BLVD SAN JUAN, TX 78577	DONT NOT HAVE
ENGINEER:	IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10th AVE. EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083
SURVEYOR:	IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10th AVE. EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083

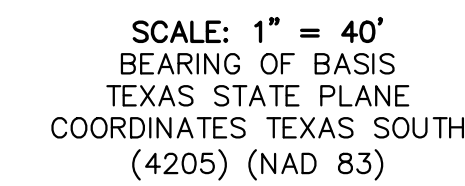
RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



CONSTRUCTION

STORM PLAN & PROFILE
SANTA BARBARA VILLAS SUBDIVISION
CITY OF SAN JUAN
HIDALGO COUNTY, TEXAS

PROJECT :
ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: G.F.-J.E.
SCALE: 1"=50'
DATE: NOVEMBER 4, 2025
PROJECT: SUB 25 036
REVISIONS:
PAGE NO. SHT 6B



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SHEET 8:	RECOMMENDED EROSION CONTROL PLAN
SHEET 9-10:	TYPICAL DETAILS

STATE OF TEXAS

IVAN GARCIA

115662

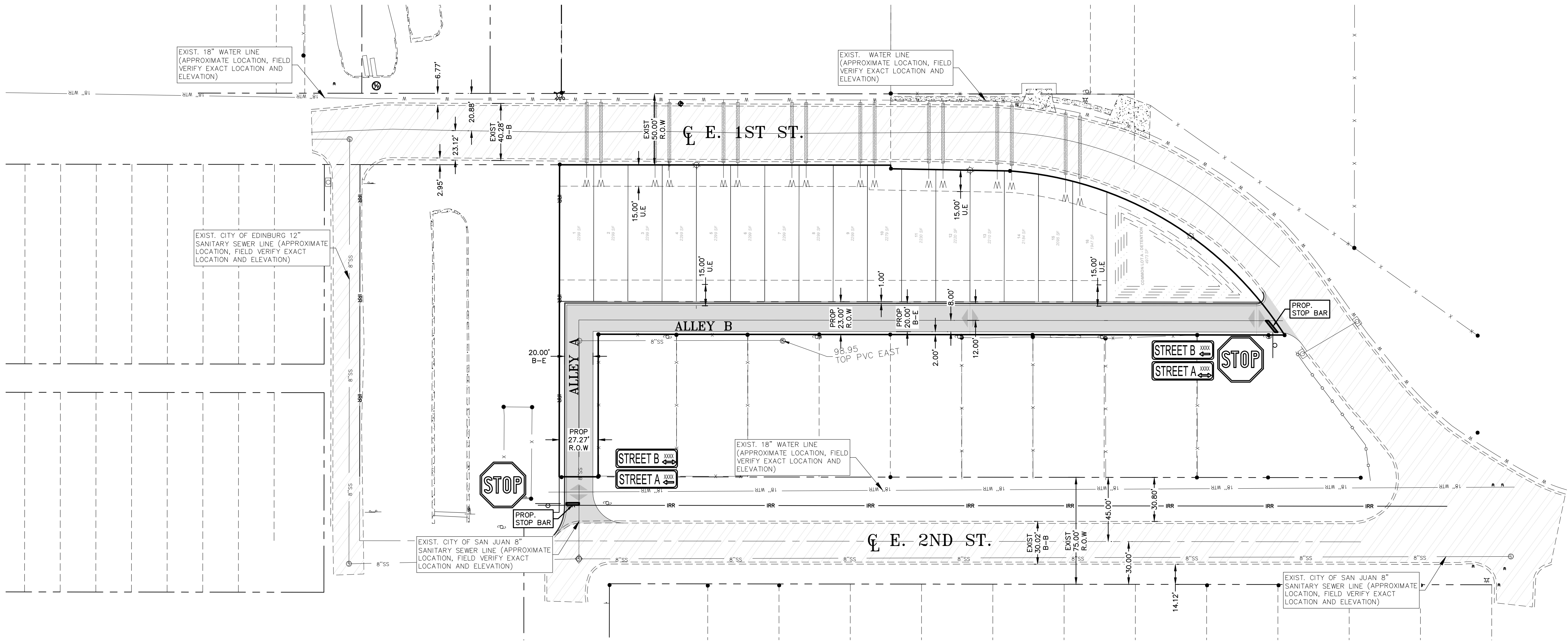
LICENSED PROFESSIONAL ENGINEER

1/4/2025

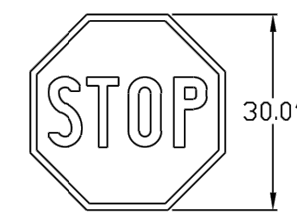


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(TEL) 956-380-5152 (FAX) 956-380-5083

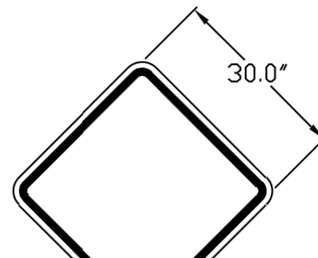
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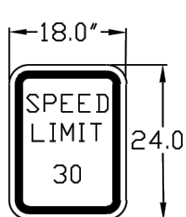
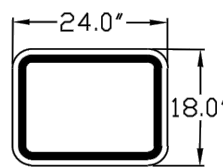
SCALE: 1" = 40'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK



- STOP SIGN DETAIL**
- 30" FLAT ALUMINUM, WITH A 0.080 THICKNESS
 - BACKGROUND TO BE HI-INTENSITY PRISMATIC GRADE SHEETING (WHITE)
 - LEGEND TO BE ELECTRODUT FILM (EC FILM)(RED)
 - SIGN TO BE SHEETED WITH A PROTECTIVE ANTIGRAFFITI OVERLAY FILM



- WARNING SIGN DETAIL**
- WARNING SIGNS TO BE A 30" DIAMOND FLAT ALUMINUM RECTANGLE, WITH A 0.080 THICKNESS. ADVISORY PLAQUES TO BE 18" X 24", WITH A 0.080 THICKNESS
 - BACKGROUND TO BE FLUORESCENT DIAMOND GRADE SHEETING (YELLOW)
 - LEGEND TO BE COMMERCIAL GRADE SHEETING (BLACK)



- SPEED LIMIT SIGN DETAIL**
- 30" X 24" FLAT ALUMINUM, WITH A 0.080 THICKNESS
 - BACKGROUND TO BE HI-INTENSITY PRISMATIC GRADE SHEETING (WHITE)
 - LEGEND TO BE COMMERCIAL GRADE SHEETING (BLACK)
 - SIGN TO BE SHEETED WITH A PROTECTIVE ANTIGRAFFITI OVERLAY FILM

GENERAL NOTES

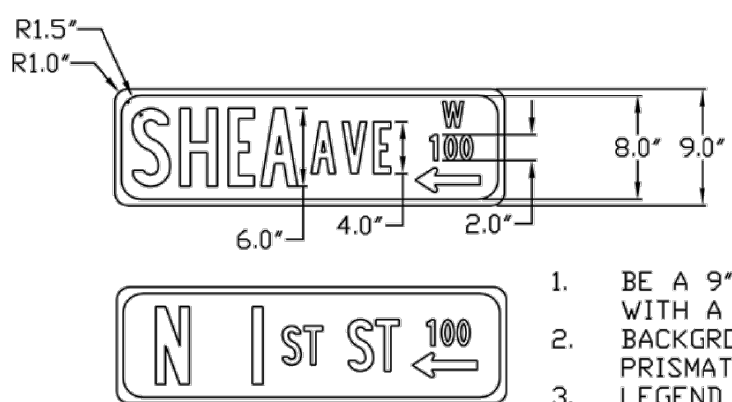
- ALL MATERIALS TO BE NEW AND FREE FROM DEFECTS
- SIGN LEGENDS SHALL MEET MUTCD STANDARDS
- ADVISORY SPEEDS TO BE BASED ON INCLINMETER TEST AND APPROVED BY THE TRAFFIC OPERATIONS STAFF PRIOR TO INSTALLATION
- SHEETING GRADE TO CONFORM WITH ASTM D 4956-01



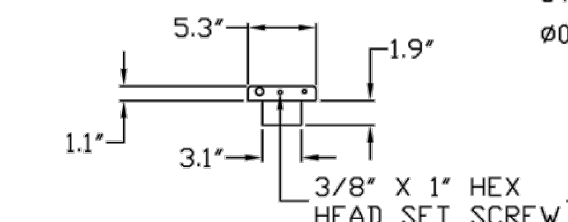
CITY OF SAN JUAN
STANDARDS MANUAL
SIGN MATERIAL STANDARDS



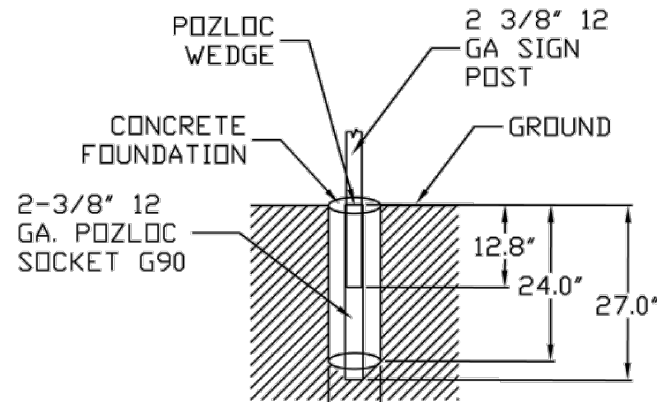
289



STREET NAME SIGN DETAIL



POST CAP AND CROSS BRACKET DETAIL



BREAKAWAY SIGN INSTALLATION DETAIL

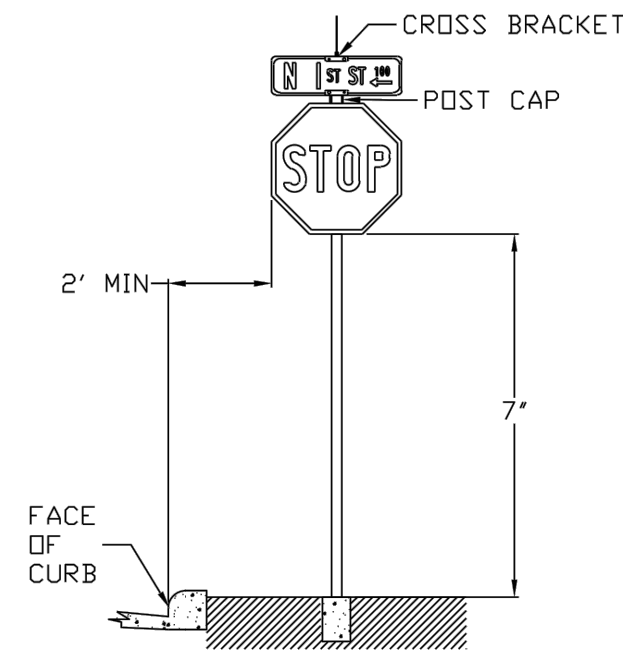
- GENERAL NOTES**
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CITY OF SAN JUAN
STANDARDS MANUAL
SIGN MATERIAL STANDARDS CONT.

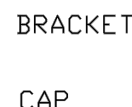


290



SIGN LOCATION DETAIL

WARNING/ SPEED LIMIT SIGNS TYPICALLY CENTERED ON PROPERTY LINE. SPEED LIMIT SIGNS TYPICALLY 100 - 200 FT FROM INTERSECTION



SIGN CLEARANCE DETAIL

- 2-3/8" OD 12 GA. GALVANIZED STEEL SIGN POST
- STREET NAME SIGNS TO HAVE 3/8" X 1" HEX HEAD SET SCREW THROUGH BRACKET ON SIGN CAP AND CROSS
- MAINTAIN 32" ADA CLEARANCE ON ALL SIDEWALKS
- INSTALL AT LEAST FIVE FEET AWAY FROM WOOD POWER POLES
- INSTALL POST AT LEAST THREE FEET AWAY FROM ALL FIRE HYDRANTS

GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE FOR LOCATING SPRINKLERS AND UTILITIES PRIOR TO INSTALLATION
- SIGN SHALL BE INSTALLED ACCORDING TO APPROVED PLAN SHEETS
- ANY DAMAGE TO EXISTING FENCES, WALLS, OR PRIVATE PROPERTY SHALL BE REPAIRED BY AND AT THE EXPENSE OF THE CONTRACTOR
- THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING PREINSTALLATION AND POST INSTALLATION INSPECTS THROUGH THE CITY'S DESIGNATED INSPECTOR 24 HOURS PRIOR TO INSPECTION DURING NORMAL WORKING HOURS, MONDAY THROUGH FRIDAY



CITY OF SAN JUAN
STANDARDS MANUAL
SIGN LOCATION STANDARDS



291

LEGEND

- | | |
|--|-------------------------------|
| | EXIST. GRATE INLET |
| | EXIST. CURB INLET |
| | EXIST. LAMP POLE |
| | EXIST. GUY WIRE |
| | EXIST. POWER POLE |
| | EXIST. WATER VALVE |
| | EXIST. FIREHYDRANT |
| | EXIST. BRICK MAIL BOX |
| | EXIST. WATER METER |
| | EXIST. STREET SIGN |
| | EXIST. SANITARY SEWER MANHOLE |
| | EXIST. FENCE LINE |
| | |

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SHEET 7: SIGNAGE LAYOUT

SHEET 8: RECOMMENDED EROSION CONTROL PLAN

SHEET 9-10: TYPICAL DETAILS

PROJECT :

ENGINEER:
IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:
IVAN GARCIA P.E. R.P.L.S.
CHECKED:
IVAN GARCIA P.E. R.P.L.S.

DRAWN:
G.F.-J.E.

SCALE:
1" = 40'

DATE:
NOVEMBER 4, 2025

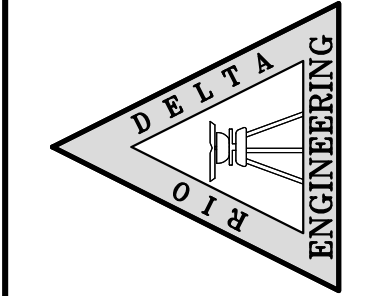
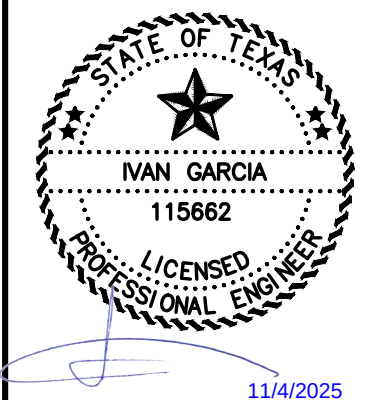
PROJECT:
SUB 25 036

REVISIONS:

PAGE NO.
SHT 8

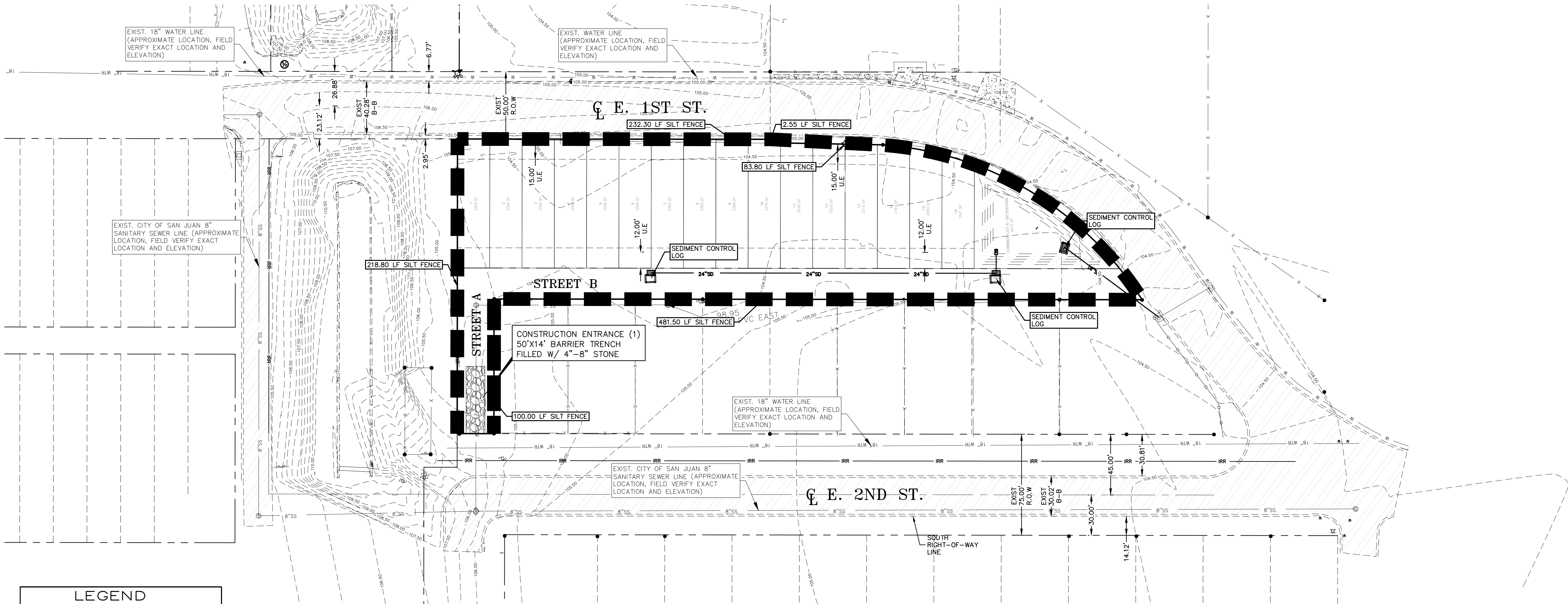
SIGNAGE LAYOUT
SANTA BARBARA VILLAS SUBDIVISION
CITY OF SAN JUAN
HIDALGO COUNTY, TEXAS

CONSTRUCTION



RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

Y: RDE SUBDIVISIONS 2025\SUB 25.036 - RONNIE CAVAZOS - CAROL RD & 1ST STREET\DWG\SUB 25 036_SHT 12 SW3P.dwg GABRIEL 11/4/2025 10:13 AM

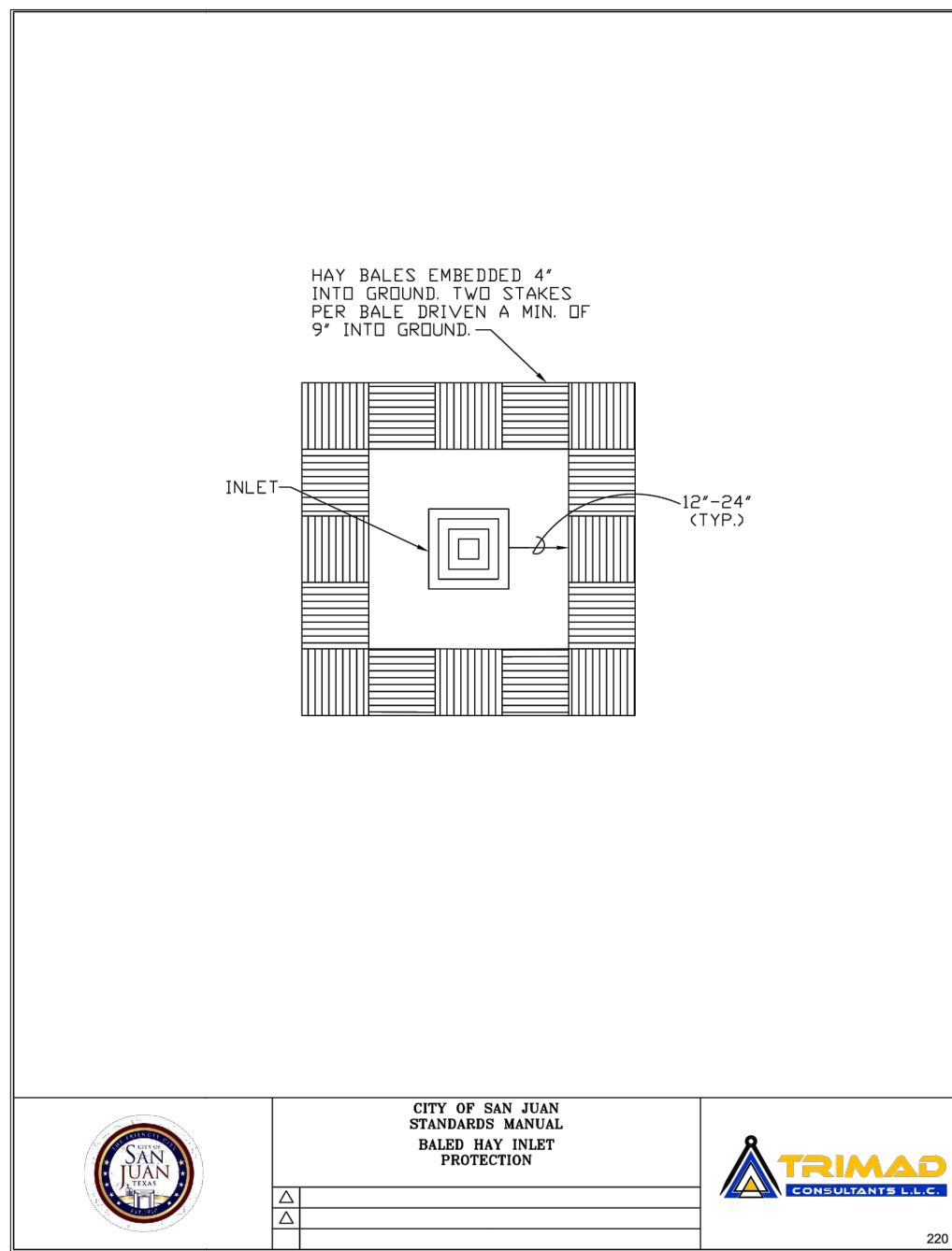
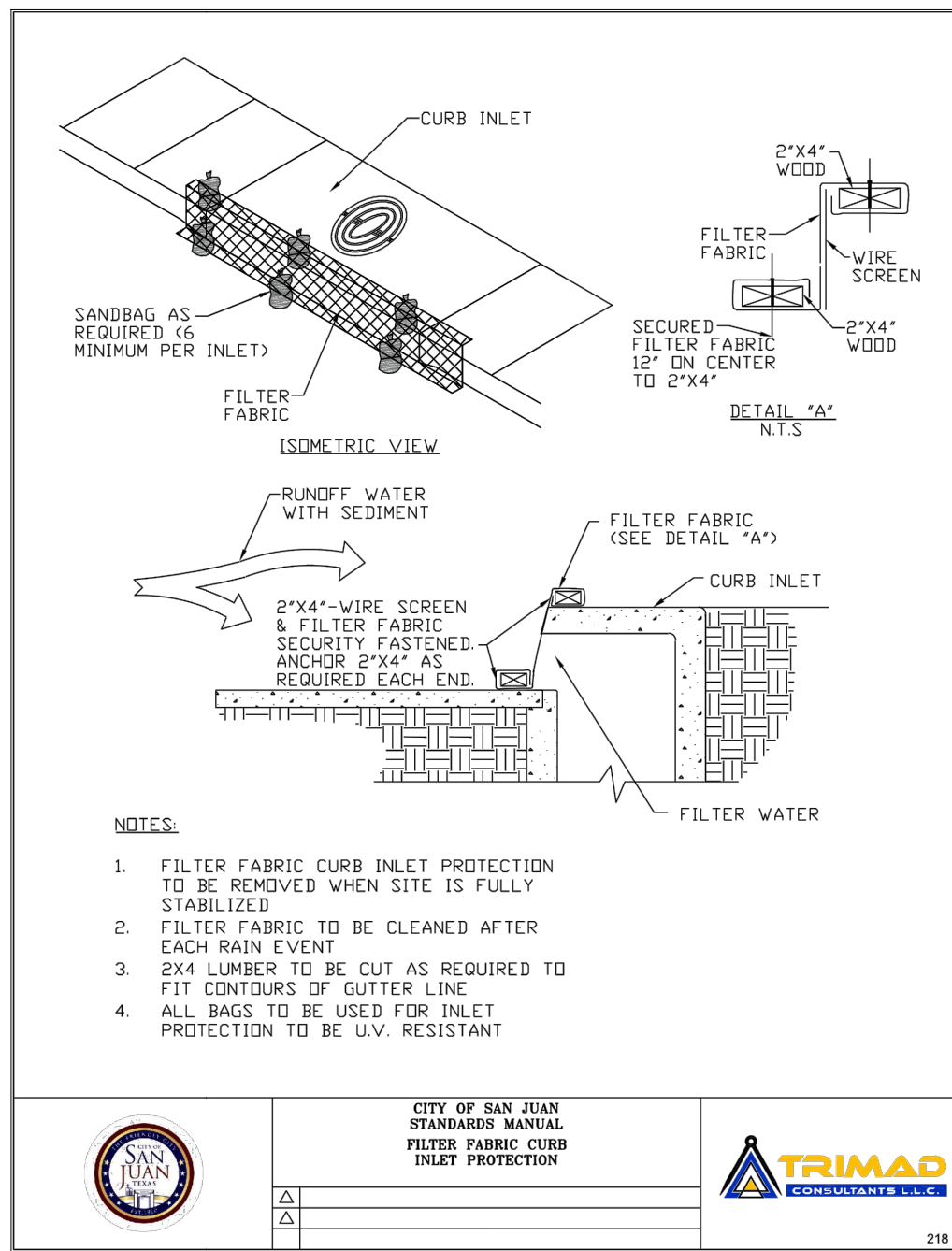
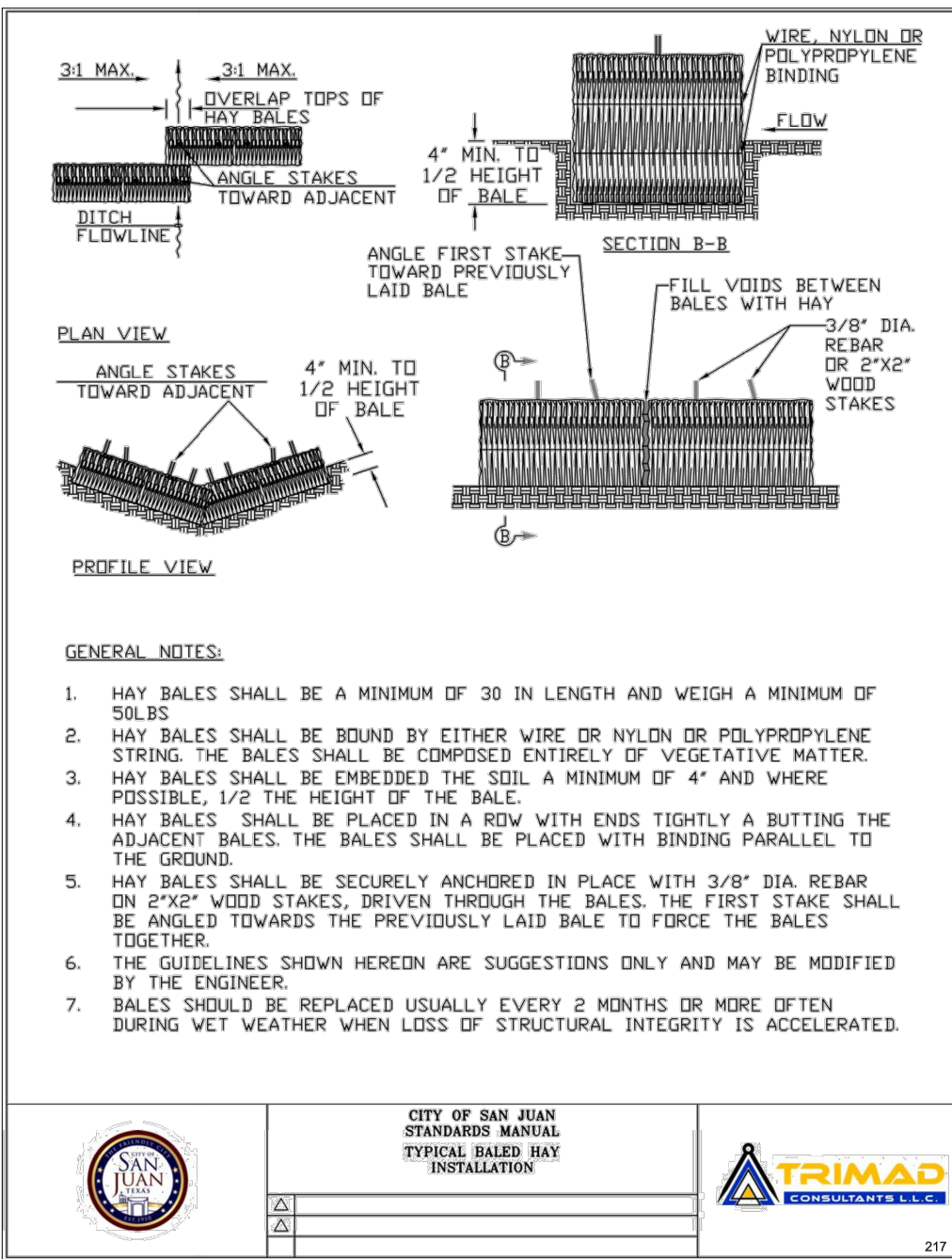
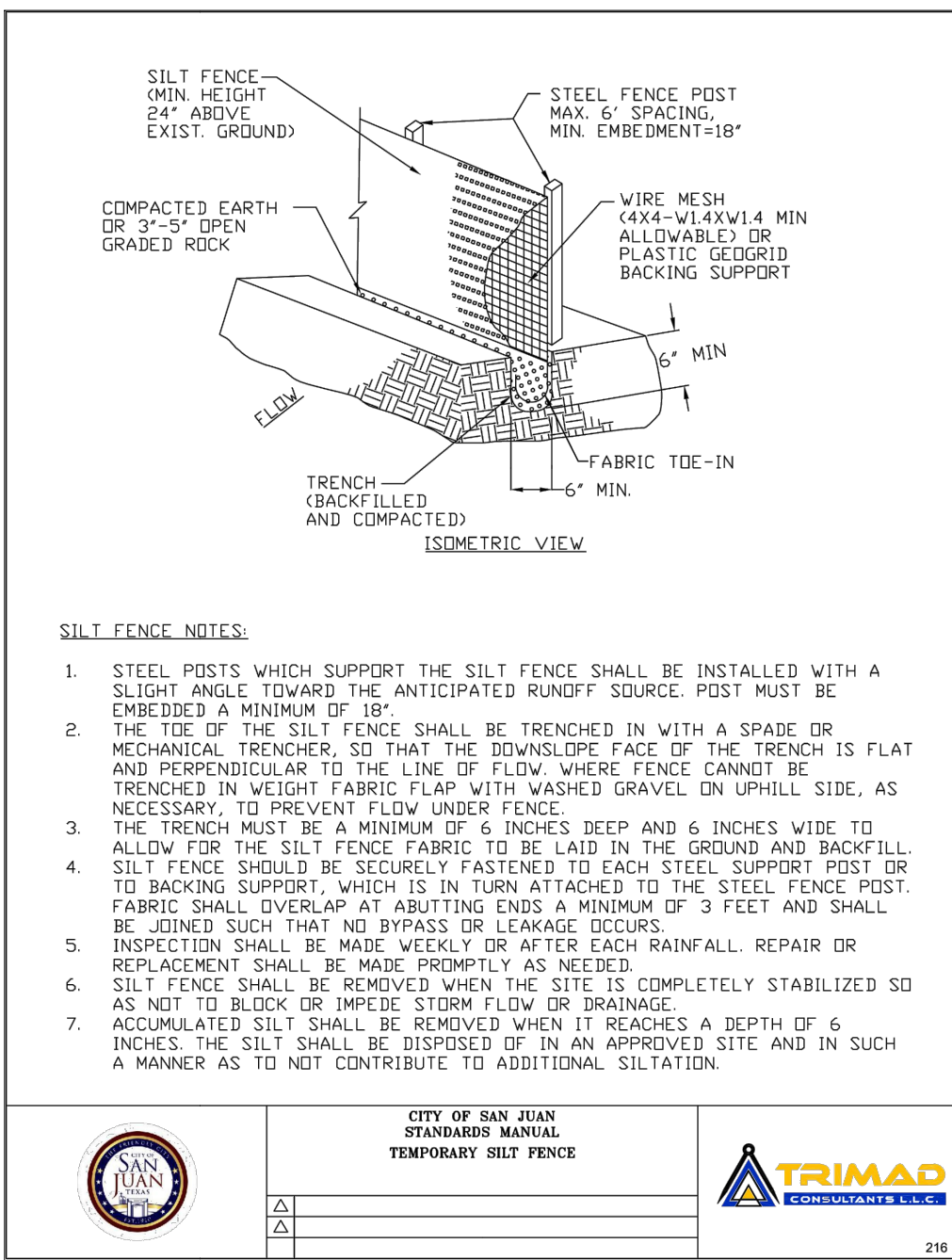
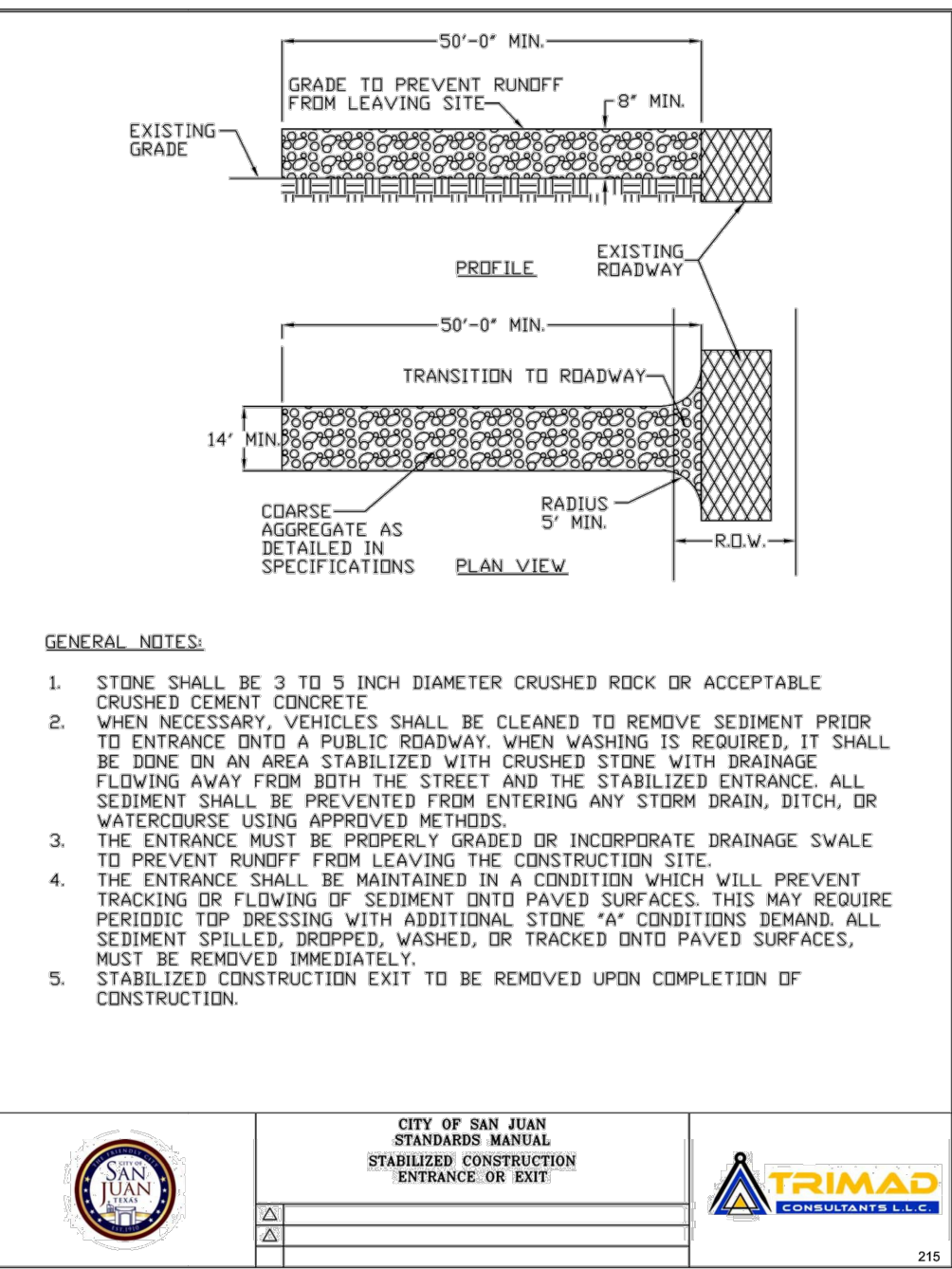


SCALE: 1" = 40'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

LEGEND	
	EXIST. POWER POLE
	EXIST. SIGNS
	SANITARY SEWER MANHOLE
	BACK TO BACK
	NATURAL GROUND
	BACK OF CURB
	TOP OF SIDEWALK
	TOP OF CURB
	TOP OF ASPHALT
	SEDIMENT CONTROL FENCE
	SEDIMENT CONTROL LOG

NOTE:
1. THE CONTRACTOR SHALL PROVIDE AND ADMINISTER STORM WATER POLLUTION PREVENTION PLAN (SW3P) PRIOR TO COMMENCEMENT AND DURING CONSTRUCTION AS REQUIRED BY THE CITY OF SAN JUAN AND/OR TCEQ.

EROSION CONTROL PLAN



RIO DELTA ENGINEERING
FIRM REGISTRATION NO. F-7628
SURVEY FIRM NO. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

STATE OF TEXAS
Ivan Garcia
115662
LICENSED PROFESSIONAL ENGINEER
11/4/2025

ISSUED FOR:
CONSTRUCTION

RECOMMENDED EROSION CONTROL PLAN
SANTA BARBARA VILLAS SUBDIVISION
CITY OF SAN JUAN
HIDALGO COUNTY, TEXAS

PROJECT: I
ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: G.F.-J.E.
SCALE: 1"=40'
DATE: NOVEMBER 4, 2025
PROJECT: SUB 25 036
REVISIONS:
PAGE NO: **SHT 9**

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
NOVEMBER 25, 2025

Discussion and Possible Action, if any, Regarding Hidalgo County Elections Department's Request for Early Voting/Election Day Polling Location of the San Juan Memorial Library — Multipurpose Room for the 2026 Joint Primary Election and Primary Runoff Election. [Brenda Escalante, City Secretary]

STAFF COMMENTS AND RECOMMENDATIONS:

The Hidalgo County Elections Department is requesting the use of San Juan Memorial Library — Multipurpose Room for the 2026 Joint Primary Election and Primary Runoff Election.

RECOMMENDATION:

Staff recommends authorizing the use of the facility.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Ruben Guajardo, City
Manager

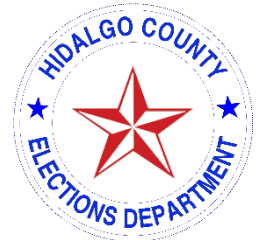


Via facsimile

ELECTIONS DEPARTMENT

County of Hidalgo

2026 Joint Primary Election and Primary Runoff Election



Early Voting and Election Day Request(s)

November 14, 2025

To: Brenda Escalante, City Secretary; City of San Juan
512 S. Nebraska Ave, San Juan, TX 78589
Via: bescalante@sjtx.us

Dear Ms. Escalante,

We are requesting the use of your facility(s) as an Early Voting and/or Election Day polling location(s) for the upcoming 2026 Joint Primary Election and Primary Runoff Election. Please review the dates below and add to your calendar.

Please note that your location will be used for the listed election and any Runoff that may be needed. Runoff Dates have been confirmed by the Texas Secretary of State.

Reminder emails will be sent once the election approaches, but if you have any questions or concerns, please feel free to reach out at any time.

Election	Early Voting	Election Day
Joint Primary Election	Feb. 17, 2026 - Feb. 27, 2026	Tuesday, March 3, 2026
Primary Runoff Election	May 18, 2026 - May 22, 2026	Tuesday, May 26, 2026

Please complete the separate request form and return by email by **December 19, 2025**. If this may require approval from your board, if you could please provide an email response confirming the use of the location(s), that will allow us to continue with our preparations for the 2026 Joint Primary Election.

We truly appreciate you and the partnership we have in providing great polling locations to the voters of Hidalgo County.

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

Sincerely,

John Posz

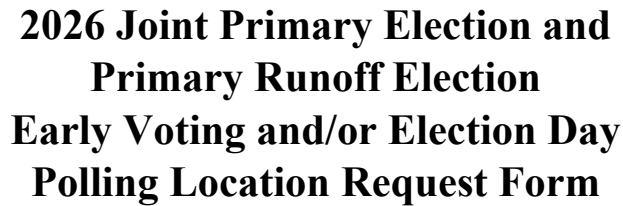
Surveyor I

Office: (956)318-2570 ext. 5738

Email: john.posz@co.hidalgo.tx.us

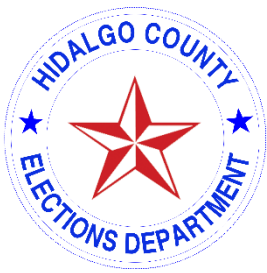
Visit our website <https://www.hidalgocounty.us/105/Elections-Department>

Register & Vote!



Please check ALL that apply	YES	NO
Is the Hidalgo County Elections Department authorized to use this facility?	☐	☐
Can the following be provided:	YES	NO
• Tables and Chairs	☐	☐
• Facility restrooms (stocked with hand soap, paper towels, and toilet paper)	☐	☐
• Water fountains	☐	☐
• Breakroom, if available	☐	☐
• Parking for Election Judge and Clerks	☐	☐
Has the staff of the building been informed of the usage for this upcoming election?	☐	☐

1

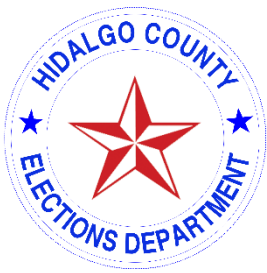


2026 Joint Primary Election and Primary Runoff Election Polling Location Safety Questionnaire Polling Location Safety and Emergency Management

Contact Information	
Building Coordinator/Manager/Director	Name:
Phone Number:	Email:
May contact if structural changes are needed for Accessibility.	
Director of Maintenance or Facilities	Name:
Phone Number:	Email:
May contact if structural changes are needed for Accessibility.	
Contact #1 (Key Holder)	Name:
Phone Number:	Email:
May contact to gain access to the building if locked.	
Contact #2 (Key Holder)	Name:
Phone Number:	Email:
May contact to gain access to the building if locked.	

Safety Information			
Law Enforcement Department	Entity:		
Contact #1:	Contact #2:		
Law enforcement that responds to this location.			
Security Present at Location (Check one please)			YES ☐ NO ☐
Schedule:	Entity:		
Fire Department	Entity:		
Fire Department that responds to this location.			
Fire Extinguisher Present			YES ☐ NO ☐

Requested Documents		
Fire Exit Map available for Voting Area (Check one please)		YES ☐ NO ☐
Additional Emergency Procedures (Check one please)		YES ☐ NO ☐
Please attach ALL documents if available		
Schools please submit ALL Emergency Procedures Available.		



2026 Joint Primary Election and Primary Runoff Election Polling Location Safety Questionnaire Voting Area

Trash Disposal & Facility Management	YES	NO
1. Will the designated voting area be cleared out for poll worker setup?	☐	☐
2. Will you be providing trash cans and trash bags at the polling location?	☐	☐
3. Can your facilities management visit twice daily to dispose of trash?	☐	☐
a. If NO , how many times can they visit?		

Facility Protocols Note: This would only apply to Hidalgo County Elections Staff	YES	NO
1. Is there a check in process required for Cage drop-off or pick-up? Please fill below.	☐	☐
2. Is there a designated entry for us to use?	☐	☐
3. Can you provide a list of procedures to better prepare for the delivery of supplies? If applicable.	☐	☐

If there is additional information to provide, please list below or attach to return.

Notes:

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
NOVEMBER 25, 2025

Consider Approval of the Investment Report for the Quarter Ending September 30, 2025. [Maria L. Beltran, Director of Finance]

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Approval of the Investment Report for the Quarter Ending September 30, 2025.

RECOMMENDATION:

Approve as Presented.

PREPARED BY:

Maria Beltran,
Interim Finance
Director

APPROVED BY:

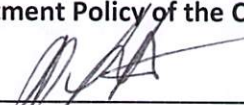
Ruben Guajardo, City
Manager



City of San Juan, Texas
Quarterly Investment Report
As of September 30, 2025

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

Prepare By: _____


Maria L. Beltran, Director of Finance
Investment Officer

Fund Allocation Summary

Book and Market Value

	Fund Total	LSB Bank Account	Texpool	TexStar	Lone Star Bank ICS
General Fund	5,436,187.81	-	2,072.13	4,874,693.60	559,422.08
Solid Waste	860,876.96	-	767.82	636,366.58	223,742.56
Parks Development	571,533.68	-	458.82	347,332.31	223,742.55
Asset Forfeiture-Federal	610,507.89	195,350.44	-	415,157.45	-
Debt Service	1,789,679.59	-	1,362.00	1,788,317.59	-
Bond Series 2025	7,029,189.99	-	-	7,029,189.99	-
CIP Street Bond 2015 Fund	251,042.09	-	-	251,042.09	-
CO Series 2017 BOND	82,509.94	-	-	82,509.94	-
TDEM	817,751.37	142,951.75	-	674,799.62	-
Capital Projects-Fire Station	98.23	-	-	98.23	-
Bond 2014	290,527.51	-	-	290,527.51	-
Utility Fund	3,527,738.48	-	1,409.87	3,526,328.61	-
Bond Series 2023	3,008,429.85	-	-	1,914,401.39	1,094,028.46
Certificate of Obligation 2024	6,152,355.55	-	-	2,083,929.47	4,068,426.08
Utility I & S	122,553.72	-	-	122,553.72	-
Water & Sewer Reserve Fund	718,592.46	-	-	718,592.46	-
Developers Escrow Fund	232,813.06	-	-	232,813.06	-
Payroll Fund	2,797.47	2,797.47	-	-	-
General Disbursement	10,533,345.30	10,533,345.30	-	-	-
Sub-total	\$ 42,038,530.95	\$ 10,874,444.96	\$ 6,070.64	\$ 24,988,653.62	\$ 6,169,361.73
EDC-Sales Tax Fund	3,430,553.36	650,281.96	1,664.02	2,778,607.38	-
EDC-Debt Service Fund	45,352.72	45,352.72	-	-	-
EDC Revolving Fund	983.23	-	983.23	-	-
Total	\$ 45,515,420.26	\$ 11,570,079.64	\$ 8,717.89	\$ 27,767,261.00	\$ 6,169,361.73

Quarter End Results by Investment Category:

<u>Asset Type</u>	<u>Ave. Yield</u>	<u>Jun-25</u>		<u>Sep-25</u>	
		<u>Book Value</u>	<u>Market Value</u>	<u>Book Value</u>	<u>Market Value</u>
TexStar Investment Pool	5.3378%	19,121,777.56	19,121,777.56	27,767,261.00	27,767,261.00
TexPool Investment Pool	0.0000%	8,624.62	8,624.62	8,717.89	8,717.89
Lone Star CSI	0.00%	6,110,072.44	6,110,072.44	6,169,361.73	6,169,361.73
LSNB	0.00%	11,569,346.91	11,569,346.91	11,570,079.64	11,570,079.64
Quarterly Interest Income	\$	376,210.40			
YTD Interest	\$	1,446,410.27			

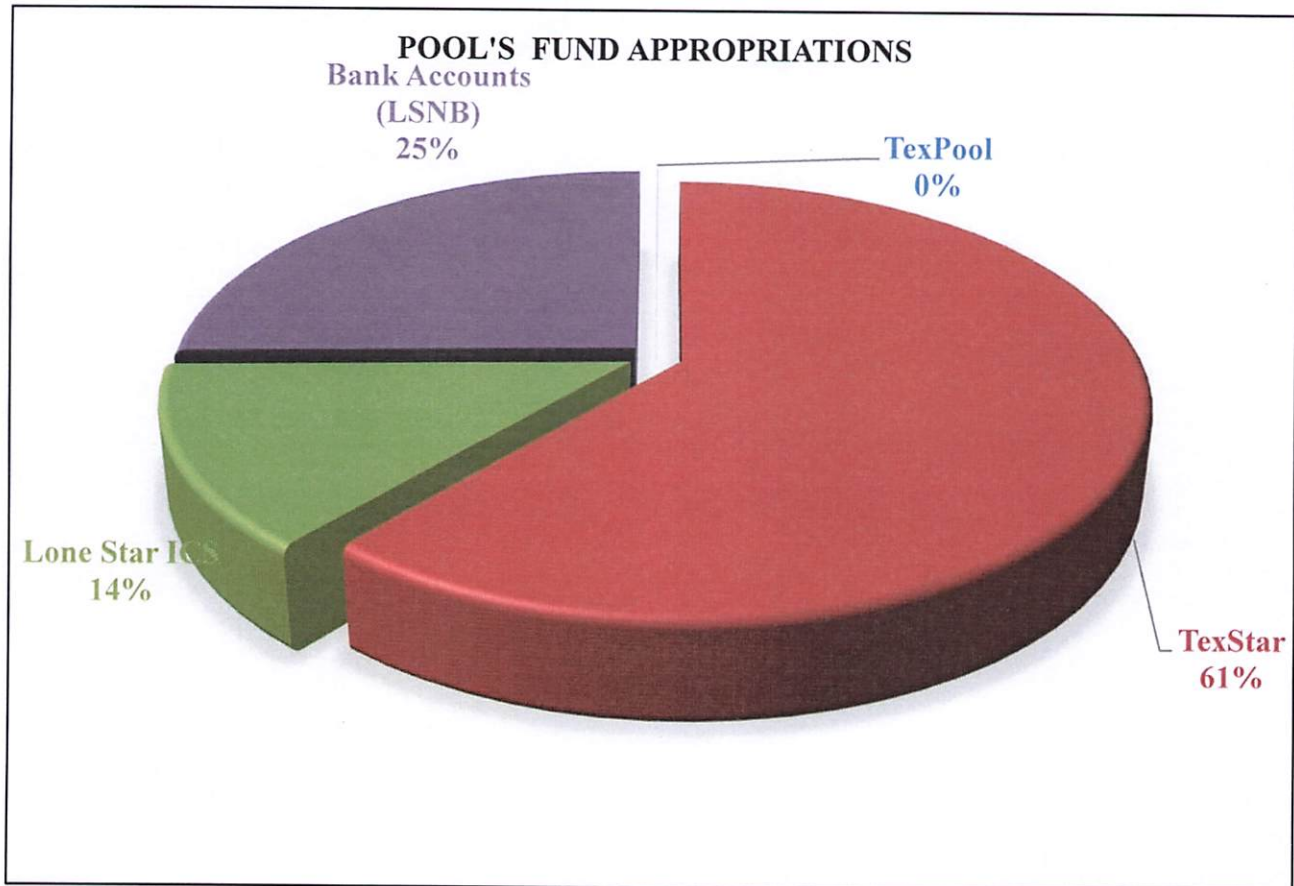
Book Value Comparison

Description	Coupon/ Discount	Settlement Date	Jun-25		Purchase at Cost	Sales Maturities	Sep-25	
			Original Face\ Par Value	Book Value			Original Face\ Per Value	Book Value
TexStar Investment Pool	0.00%	12/31/2024	1,912,177.56	1,912,177.56	-	-	27,767,261.00	27,767,261.00
TexPool Investment Pool	0.00%	12/31/2024	8,624.62	8,624.62	-	-	8,717.89	8,717.89
Lone Star CSI	0.00%	12/31/2024	6,110,072.44	6,110,072.44			6,169,361.73	6,169,361.73
LSNB	0.00%	12/31/2024	11,569,346.91	11,569,346.91			11,570,079.64	11,570,079.64
Total			<u>\$ 19,600,221.53</u>	<u>\$ 19,600,221.53</u>			<u>\$ 45,515,420.26</u>	<u>\$ 45,515,420.26</u>

Market Value Comparison

Description	Coupon/ Discount	Original Face\ Par Value	Jun-25		Qtr-to Qtr change	Original Face\ Per Value	Sep-25	
			Market Price	Market Value			Market Price	Market Value
TexStar Investment Pool	0.00%	1,912,177.56	1.00	1,912,177.56	-	27,767,261.00	1.00	27,767,261.00
TexPool Investment Pool	0.00%	8,624.62	1.00	8,624.62	-	8,717.89	1.00	8,717.89
Lone Star CSI	0.00%	6,110,072.44	1.00	6,110,072.44		6,169,361.73	1.00	6,169,361.73
LSNB	0.00%	11,569,346.91	1.00	11,569,346.91		11,570,079.64	1.00	11,570,079.64
Total		<u>\$ 19,600,221.53</u>		<u>\$ 19,600,221.53</u>		<u>\$ 45,515,420.26</u>	<u>\$ 4.00</u>	<u>\$ 45,515,420.26</u>

City of San Juan



AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
NOVEMBER 25, 2025

Consider Approval of City Commission Meeting Minutes:
- August 26, 2025

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Approval of City Commission Meeting Minutes:
- August 26, 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, August 26, 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:**

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.

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.

- V. PRESENTATIONS**
 - A. Presentation Proclamation Recognizing GW's BBQ for Ranking #5 in the Texas Monthly Top 50 Best Barbecue Joints.**

DISCUSSION: The City of San Juan officially recognized GW’s Barbecue for being ranked #5 in Texas Monthly’s 2025 Top 50 Best Barbecue Joints. Mayor Mario Garza and the City Commissioners issued a

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, AUGUST 26, 2025**

proclamation honoring owner George Watts Jr. and pitmaster George Watson III for their craftsmanship and contribution to Texas barbecue tradition. The city also declared May 27th as “GW’s Barbecue Day” to recognize the restaurant’s excellence and positive impact on San Juan. City Officials specifically praised the business’s growth from a food truck to a nationally renowned establishment, thanking the entire team for their hard work and commitment to our city.

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

DISCUSSION: Commissioner Jesus Ramirez asked for an update on the budget, and Director of Finance Leroy Gonzales reported that the budget is nearly balanced but still requires adjustments in four key areas. Commissioner Ramirez then questioned judicial staffing, noting that only four of the five judge positions were accounted for in the report. Additionally, Mayor Pro Tem Marco Villegas commended all departments for their work on the Ridge Road project and thanked the staff for their quick response to community concerns regarding safety for students and residents.

VI. APPOINTMENTS

A. Consideration and Possible Action on a Resolution Appointing Two (2) New Members to the Police Athletic League (PAL) Board, Expanding the Board from Five (5) to Seven (7) Members. [Brenda Escalante, City Secretary]

DISCUSSION: Brenda Escalante, City Secretary stated that the city council discussed and approved a resolution to expand the Police Athletic League (PAL) Board from five to seven members.

Mayor Mario Garza made a motion to appoint Ramiro Herrera and revisit the second appointment later and was seconded by Mayor Pro Tem Marco “Markie” Villegas. Motion passed (5-0)

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

A. Discussion and Possible Action to Award RFP NO. 25-012-08-07 San Juan Sports Complex Fence to Include Mayfield and Arcaute Fields to the Lowest Most Responsible Bidder, and to Authorize the Interim City Manager to Execute All Related Documents. [Lori A. Maldonado, Purchasing Agent]

DISCUSSION: Lori Maldonado, Purchasing Agent reported, proposals were solicited in The Advance News Journal on July 23 and July 30, 2025. A Pre-Bid Conference was held on July 28, 2025, and a Bid Opening on August 7, 2025, which yielded three proposals from the following companies:

- A&A Villa Construction LLC
- Lumar Homes
- Veronica De Anda LLC DBA Excellent Fence

Mrs. Maldonado stated staff recommended awarding the contract to Lumar Homes as the lowest bidder, and authorizing the City Manager to execute related documents. During the subsequent discussion, concerns were raised regarding Lumar Homes' significantly lower bid—nearly \$200,000 less than the competitors—and their limited experience in non-residential construction. Some commissioners suggested re-evaluating or reissuing the proposal. However, staff confirmed that due diligence was completed and that Lumar's proposal met all specifications, including the required fence gauge. Despite the concerns voiced, the motion to approve the staff's recommendation was made, seconded, and passed, allowing the project to move forward with Lumar Homes as the selected contractor.

Commissioner Jesus” Jesse” Ramirez made a motion to approve and was seconded by Mayor Mario Garza. Motion passed (5-0)

VIII. CONTRACTUALS

A. Consideration and Action, if any, 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 Donna Police Department. [Leandro Sifuentes, Chief of Police]

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, AUGUST 26, 2025**

DISCUSSION: Leandro Sifuentes, Chief of Police stated that this Memorandum of Understanding (MOU) between the City of San Juan Police Department and the City of Donna Police Department for participation in the Law Enforcement Emergency Regional Response Team (L-SWAT).

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

- B. Consideration and Action, if any, to Approve an Interlocal Cooperation Agreement Between Donna ISD and the City of San Juan Regarding the Exchange of Property. [Leandro Sifuentes, Chief of Police]**

DISCUSSION: Leandro Sifuentes, Chief of Police stated this Interlocal Cooperation Agreement between the City of San Juan and Donna ISD regarding a property exchange. Chief Sifuentes confirmed the agreement and provided a brief explanation, noting that there are only minor issues.

Commissioner Gilbert Garza made a motion to approve and was seconded by Mayor Mario Garza. Motion passed (5-0)

IX. CONSENT AGENDA

- A. Consider Second and Final Reading of the Ordinance Regarding a Conditional Use Permit for the Sale of Alcoholic Beverages (BG – Wine and Malt Beverage Retail Dealer’s On-Premise Permit) at "Pizza Hut Restaurant #39501" Located at 651 Virgen de San Juan Boulevard, Legally Described as Lot 1, Pizza Hut No. 40 Subdivision, as Requested by Ayvaz Pizza, LLC. [Jorge J. Garcia, Director of Planning]**
- B. Consider Second and Final Reading of an Ordinance Regarding a Conditional Use Permit for a Gasoline Service Station and Sale of Alcoholic Beverages (BQ – Wine and Beer Retailer’s Off-Premise Permit) at 5212 N. Raul Longoria Road, Legally Described as the 2.181-Acre Tract of Land out of Lot 3, Block 8, John Closner Subdivision, as Requested by Vaquero San Juan Partners, LP. [Jorge J. Garcia, Director of Planning]**
- C. Consider Approval of the Tax Collection Report for the Month of June 2025. [Leroy Gonzales, Director of Finance]**
- D. Consider Approval of the Tax Collection Report for the Month of July 2025. [Leroy Gonzales, Director of Finance]**
- E. Consider Approval of City Commission Meeting Minutes:
 - March 11, 2025
 - March 31, 2025
 - May 27, 2025**

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

X. EXECUTIVE SESSION

- A. The San Juan City Commission will Convene in Executive Session in Accordance with the Texas Open Meeting Act, Vernon's Texas Statutes and Codes Annotated, Government Code Chapter §551.071 (Consultation with Attorney).**
 - 1. Pursuant to Section §551.071 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.**
 - 2. 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 M&A Underground, LLC for the Installation of Extenet Fiber Cable.**

Commissioner Gilbert Garza made a motion to enter executive session at 6:23 p.m. and was seconded by Mayor Pro Tem Marco “Markie” Villegas. Motion Passed (5-0)

Commissioner Jesus “Jesse” Ramirez made a motion to reconvene at 7:10 p.m. and was seconded by Mayor Pro Tem Marco “Markie” Villegas. Motion Passed (5-0)

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, AUGUST 26, 2025**

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 the Excavation Permit Applications Submitted by GST Underground Telecommunication Services, LLC for the Installation of Vexus Fiber Cable.**

Mayor Mario Garza made a motion to proceed as instructed under executive session and was seconded by Mayor Pro Tem Marco “Markie” Villegas. Motion passed (5-0)

- 2. 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 M&A Underground, LLC for the Installation of Extenet Fiber Cable.**

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)

XII. ADJOURMENT

Commissioner Jesus “Jesse” Ramirez made a motion to adjourn at 7:11 p.m. and was seconded by Mayor Pro Tem Marco “Markie” Villegas. Motion passed (5-0)

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Brenda Escalante, City Secretary