



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: Amigos Del Valle
601 W. 1st Street
San Juan, Texas 78589
Tuesday, May 26, 2026

REGULAR MEETING AGENDA **6:00 PM**

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS

- 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 Beltran, Director of Finance]
2. Fire Department Monthly Report. [Tirso Garza, Fire Chief]
3. Police Department Monthly Report. [Leandro Sifuentes, Chief of Police]
4. Municipal Court Monthly Report. [Mary Enriquez, Court Administrator]
5. Department of Utilities Monthly Report. [Alfredo de Leon, Interim Director of Utilities]

B. Presentation of the 2025-2026 Scholarship Recipients for the San Juan Police Athletic League and San Juan Parks and Recreation. [Patrick Willingham, Director of Parks and Recreation]

VI. PUBLIC HEARING/ORDINANCES

- A. Hold a Public Hearing and Consider the First Reading of an Ordinance Amending Chapter 13 Utilities, Article 13.04 Water Conservation; Drought Contingency and Emergency Management Plan of the Code of the City of San Juan, Texas by Amending Section 13.04.001 Adoption of Plans to Formally Adopt the May 2026 Water Conservation and Drought Contingency Plan; Providing for a Penalty not to Exceed Two Hundred Fifty (\$250.00) Dollars for each Offense; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for Repealer Clause. [Alfredo De Leon, Interim Director of Utilities]**
- B. Hold a Public Hearing and Consider an Ordinance for the Sale of Alcoholic Beverages for Off-Premise Consumption (BQ – Wine and Malt Beverage Retailer’s Off-Premise) at the Proposed 7-Eleven located at 2023 N. Veterans Boulevard, Legally Described as a 1.99-Acre Tract of Land out of Lot 10, Block 5, John Closner Subdivision, as Requested by 7-Eleven, Inc. [Monica Gomez, Director of Planning]**
- C. Hold a Public Hearing for a Rezoning Request from Light Industrial District (L-1) to Single-Family Residence District (R-S) for Lot 30, San Juan Hacienda Estates Unit No. 1, Legally Described as 300 feet West of Nebraska Avenue, along the South side of Conway Road, as Requested by Indio Gomez, LLC. [Monica Gomez, Director of Planning]**

- D. Hold a Public Hearing for a Rezoning Request from Light Industrial District (L-1) to Single-Family Residence District (R-S) of Lot 32, San Juan Hacienda Estates Unit No. 1, Legally Described as 300 feet West of Nebraska Avenue, along the South side of Conway Road, as Requested by Indio Gomez, LLC. [Monica Gomez, Director of Planning]
- E. Consider First Reading of the Ordinance Regarding the Voluntary Annexation Petition of the 20.00-Acre Tract of Land Out of Lot 7, Block 47, Alamo Land and Sugar Company's Subdivision, Located Approximately Half of a Mile West from Cesar Chavez Road Along the North side of Minnesota Road, as Requested by Bona Fide Re LLC. [Monica Gomez, Director of Planning]

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

- A. Consider Preliminary and Final Plat Approval of the Vaquero San Juan Subdivision, being a 2.18-Acre Tract of Land Out of Lot 3, Block 8, John Closner Subdivision, Located at the South-East corner of Raul Longoria and Owassa Road, as Requested by Vaquero San Juan Partners, LP. [Monica Gomez, Director of Planning]
- B. Discussion and Possible Action, if any, on Extending the City of San Juan Municipal Court Amnesty Program from June 8 to August 31, 2026. [Mary Enriquez, Court Administrator]

VIII. CONSENT AGENDA

- A. Consider Second and Final Reading of the Ordinance Regarding the Conditional Use Permit for the Sale of Alcoholic Beverages (BG- Wine and Malt Beverage Retail Dealer's On-Premise Permit) at Vapes and Smoke Shop El Primo located at 3306 N. Raul Longoria Road Suite 5, legally described as Lots 6 through 10, Block 1, South Ridge Estates Subdivision, as Requested by Georgina Garza de Lujan. [Monica Gomez, Director of Planning]
- B. Consider the Second and Final Reading of an Ordinance Amending the Code of Ordinances of the City of San Juan, Chapter 1 General Provisions, Article 2 Administration, Division 4. City Commission, Section 1.02.092 Procedures by adding Paragraph (k) to Provide the City Commission Meeting Date and Time; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for Repealer Clause.
- C. Consider Approval of the Expenditure Report for the Month of March 31, 2026. [Maria L. Beltran, Director of Finance]
- D. Consider Approval of the Tax Collection Report for the Month of April 30, 2026. [Maria L. Beltran, Director of Finance]
- E. Consider Approval of City Commission Meeting Minutes:

- November 24, 2025
- December 4, 2025
- December 15, 2025
- April 14, 2026

IX. 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 May 2026 at 5:00 p.m. in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551-041 - §551.050).



BRENDA ESCALANTE
CITY SECRETARY
CITY OF SAN JUAN, TEXAS

CERTIFICATION OF REMOVAL

I certify that the agenda of items to be considered by the City Commission was removed by the City Secretary's Office from the San Juan City Hall bulletin area on the _____ of _____, 2026.

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, Director of Finance

DATE: 05/15/2026

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

The Department of Finance 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:

Maintained 29, funds, assisted 24, departments. The April Sales Tax 12.89% increase of \$84,007 compared to last year.

- Check Disbursement – 285
- Bank Drafts – 45
- Voided Checks – 14

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- Direct Deposit Payroll – 617
- Reconciled Bank Accounts – 11
- Budget Adjustments – 7
- Journal Entries Posted – 151
- Mid-Year Budget Amendments – 13

Finance Employees — 8

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.

- 4 claims submitted to the Texas Municipal League

Safety Training Year to Date (YTD)

- 13 Commercial Driver's License
- 31 Basic Defensive

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.

- The City of San Juan collects 7,567 Water Accounts, 7,108 Sewer and Brush 7,211 Accounts.
- North Alamo Water Supply Corporation service 3,726 Sewer, Garbage and Brush Accounts.
- Military Highway Service 122 combined Sewer and Garbage Accounts
- Financial Report, in FYE 9/30/2025, the Utility Fund collected 6 million and the Sanitation Fund 4.1 million with a combined 10 million.
- Bills Emailed 1250

Service Orders:

- Connects 108
- Meter information 25
- Disconnect 98
- Dead Meters Change 6
- Past Due Notice 1,605 - \$8,025
- Cut List/11th 90
- Cut List Register/21st 7

Payments are made by:

- 58 % paid in person
- 0 % juniors
- 32 % online
- 6 % bank drafts

4 % phone payments

Utility Billing Employees - 9



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MEMORANDUM

TO: Ruben Guajardo, City Manager
FROM: Tirso Garza, Fire Chief
DATE: 05/14/2026
SUBJECT: Fire Department Monthly Report. [Tirso Garza, Fire Chief]

The San Juan Fire Department did the following activities in April 2026.

Emergency Calls

A total of 141 calls were made in April 2026. (Please see attached report.)

- A Shift = 62
- B Shift = 31
- C Shift = 48

Pharr EMS

Pharr EMS and the Fire Department responded to 106 calls in April 2026. Please see the attached report submitted by Pharr EMS.

County Calls

The San Juan Fire Department had no county calls in April 2026.

Volunteer Department

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

Fire Inspections

A total of 40 inspections were conducted in April 2026, which are as follows:

- 4/1/2026 - Little School House Learning Center 2 located at 1211 E FM 495,
- 4/1/2026 - Imperial Shutters LLC located at 806 W Business 83, Ste B.
- 4/1/2026 - Islas Sheet Metal & Remodeling located at 806 W 83, Ste C EXPY.
- 4/1/2026 - JR Performance Transmission located at 806 E Business 83, Ste D,

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- 4/1/2026 - Sweet Dental located at 108 E FM 495,.
- 4/6/2026 - Faithstead Boutique located at 2207 N Raul Longoria RD, Ste D.
- 4/8/2026 - Perro Chismoso 956, located at 2209 N Raul Longoria RD, Ste 2,
- 4/8/2026 - Dutch Bros Coffee located at 806 W IH 2,.
- 4/8/2026 - Aguilar Meat Market located 425 N Nebraska AVE,
- 4/8/2026 - Mckenzy & Co located at 4306 N Raul Longoria Rd.
- 4/8/2026 - Bella Ocacion Event Center located at 711 Alameda, Ste B ST.
- 4/8/2026 - Smoke King located at 1208 N Raul Longoria, Ste B.
- 4/8/2026 - 100% Antojitos Mexicanos located at 105 S Cesar Chavez RD, STE 6.
- 4/9/2026 - Universe Kids Academy LLC #II located at 2601 N Raul Longoria, Ste 5 & 6 RD.
- 4/9/2026 - Rainbow Adult Daycare located at 618 S. Kansas Ave.
- 4/9/2026 - The Trim Studio located at 816 N Veterans Blvd, Ste A.
- 4/13/2026 -The Lexington Academy located at 909 W FM 495, Ste B.
- 4/13/2026 - Tortilleria San Jose LLC located at 1208 N Raul Longoria, Ste J.
- 4/13/2026 - Pizza Xpress located at 1208 N Raul Longoria RD,
- 4/13/2026 - Mariscos La Costa located at 108 E FM 495, Suite B.
- 4/13/2026 - La Caja Chilaquiles and Catering located at 2606 N Raul Longoria, Ste 11-6 RD,
- 4/15/2026 - The Spot - Sonriele A La Vida Snack located at 101 Alta, Unit 1 ST,
- 4/15/2026 - Whataburger located at 902 W IH 2,.
- 4/20/2026 - Mijitos Cocina located at 308 N Nebraska AVE,.
- 4/21/2026 - Rock N Thrift located at 109 W US Highway 83,.
- 4/22/2026 - La India Azteca Bakery located at 1800 N Raul Longoria RD,.
- 4/22/2026 - Mr. Albert Barber Hair Salon located at 2812 N Raul Longoria Rd, Ste. 2.
- 4/22/2026 - H&H Food Mart located at 914 Sam Houston Blvd.
- 4/22/2026 - 1201 Business Suites located at 1201 N Raul Longoria RD, STE P.
- 4/23/2026 - Norma Iglesias MD & Associates located at 1205 N Raul Longoria RD.
- 4/27/2026 - Boba City LLC located at 1208 N Raul Longoria, Ste I,.
- 4/27/2026 - Mercy Kids Rehabilitation located at 1205 N Raul Longoria RD, Ste I.
- 4/27/2026 - Tire Plus located at 2411 N Veterans BLVD,.
- 4/27/2026 - The Spot - Pinch N' Dip located at 101 Alta, Unit 2 ST.
- 4/29/2026 - Starbucks Coffee located at 1301 E Interstate 2,.
- 4/29/2026 - Ribbon Artistry Craft Store located at 311 S Nebraska Ave.
- 4/30/2026 - Coffee Donuts & Tea LLC located at 3306 N Raul Longoria, Ste 6 RD,.
- 4/30/2026 - D'Kora located at 3801 N Veterans BLVD,.
- 4/30/2026 - Apollo Ambulance Service, Inc. located at 4810 N Raul Longoria, Ste 5 RD,.

Plan Reviews

The following plans were reviewed for April 2026:

- Dollar General
- Rafael Estates Phase I - Plot
- Keystone Storage
- Castle Heights
- PSJA Auditorium – Fire Alarm
- Texas Investment Lot 4 – Sprinkler System
- Del Rancho Auto Part – Fire Alarm
- Coffee Donuts Tea LLC – Fire Suppression
- Artic Ice 1 – Fire Alarm
- Plazita Piedra Grande – Sprinkler System

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 April 2026 to the Administration Office.

- A total of 287.2 Gallons of Unleaded
- A total of 598.9 Gallons of Diesel

Filter statement

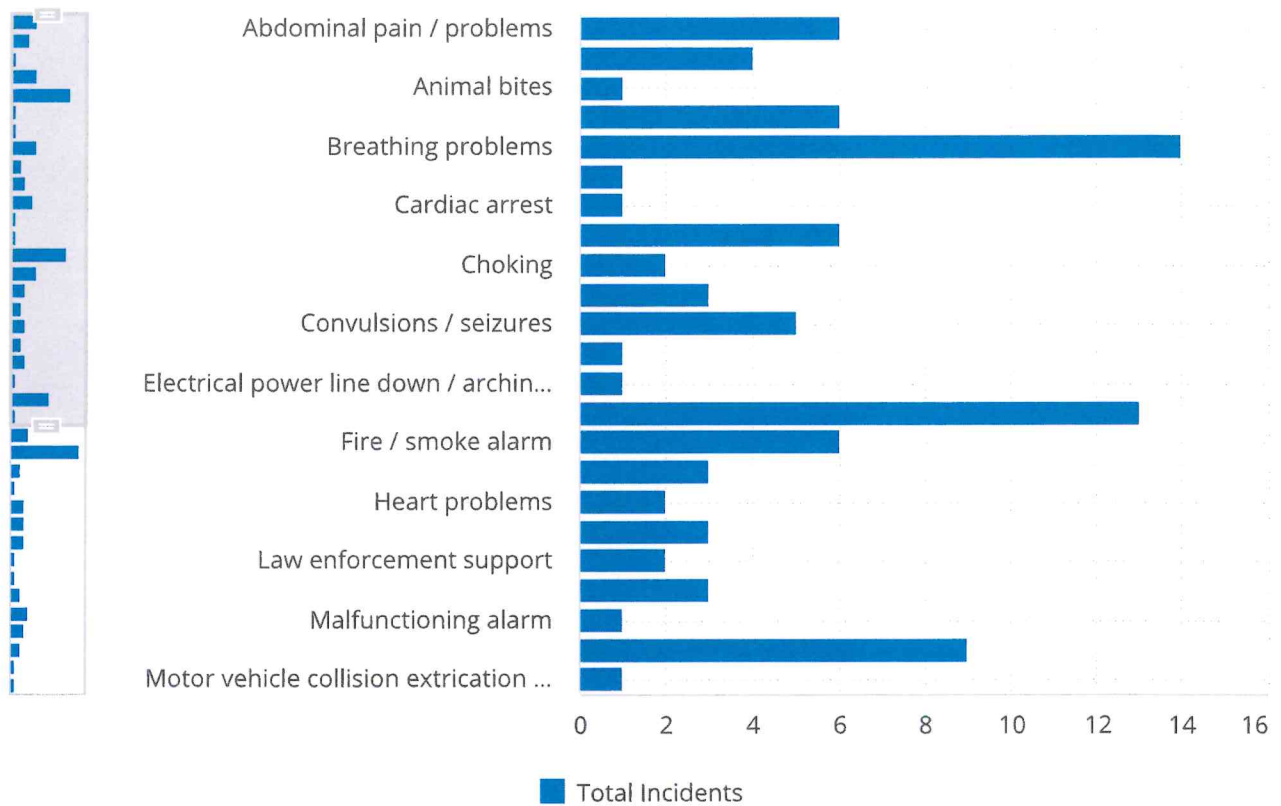
Filters **Incident onset** 4/1/26 to 4/30/26 | **Incident status** Locked

Count of Total Incidents (NERIS)

Count of Incidents

141

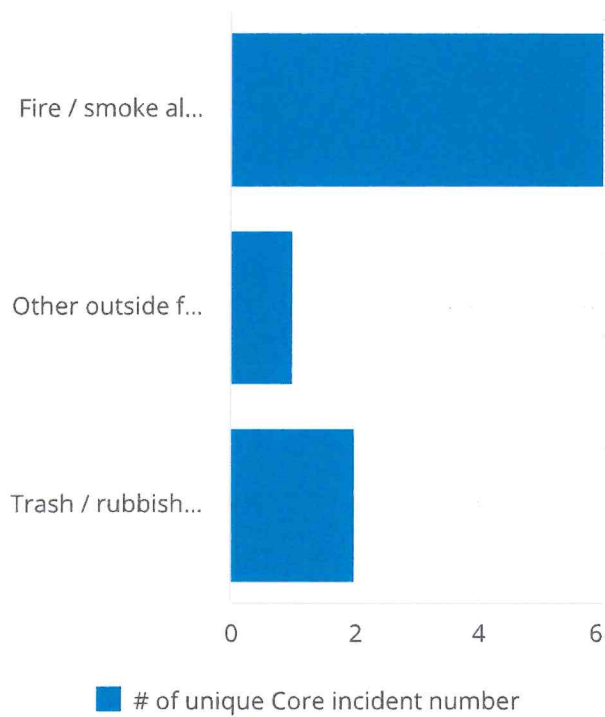
Count of Incidents by Incident Type



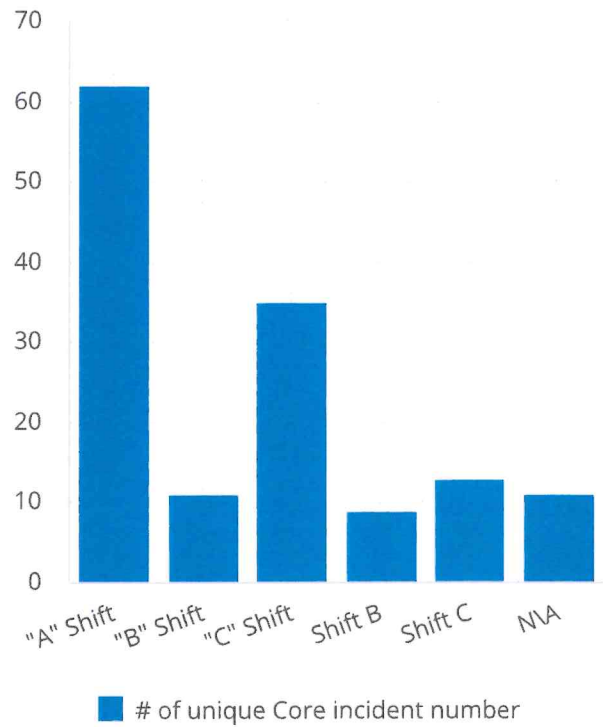
Filter statement

Filters **Incident onset** 4/1/26 to 4/30/26 | **Incident status** Locked

Count of Fire Incidents by Type



Count of Fire Incidents by Shift



Total Aid Given or Received



CITY OF PHARR EMS APRIL 2026 RESPONSE REPORT

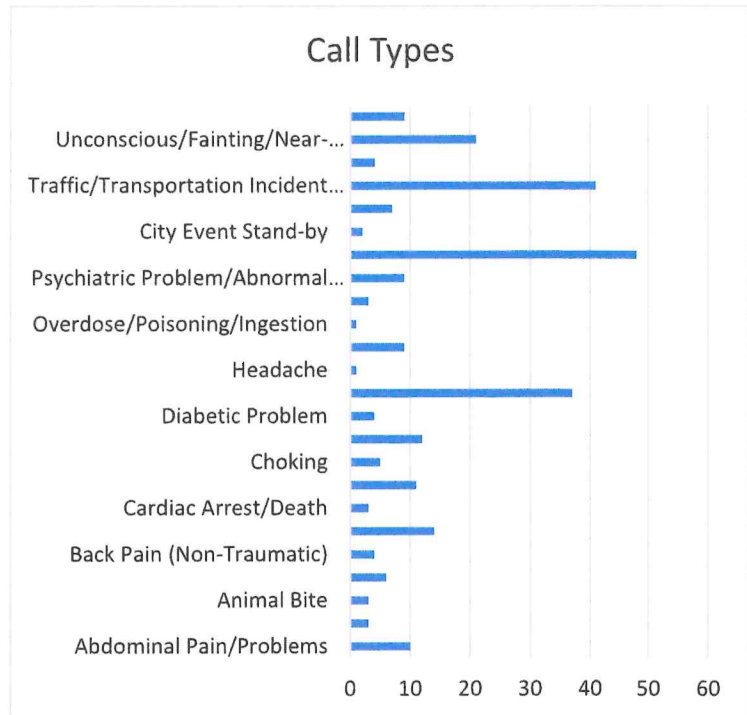


Call Types

Abdominal Pain/Problems	10
Allergic Reaction/Stings	3
Animal Bite	3
Assault	6
Back Pain (Non-Traumatic)	4
Breathing Problem	14
Cardiac Arrest/Death	3
Chest Pain (Non-Traumatic)	11
Choking	5
Convulsions/Seizure	12
Diabetic Problem	4
Falls	37
Headache	1
Hemorrhage/Laceration	9
Overdose/Poisoning/Ingestion	1
Pregnancy/Childbirth/Miscarriage	3
Psychiatric Problem/Abnormal Behavior/Suicide A	9
Sick Person	48
City Event Stand-by	2
Stroke/CVA	7
Traffic/Transportation Incident (MVC)	41
Traumatic Injury	4
Unconscious/Fainting/Near-Fainting	21
Unknown Problem/Person Down	9

267

Response Compliance	94.8%
EMS Stand-bys	2
LEERRT Call Out	0



Destination by Facility

DHR Women's	1
Doctors Hospital at Renaissance	40
Driscoll Children's Hospital	1
RGR Free Standing ER Mission	1
RGR Free Standing ER San Juan	16
Rio Grande Regional Hospital - Main	62
STHS Children's	7
STHS Edinburg	8
STHS Free Standing ER Pharr	1
STHS Free Standing ER Alamo	1
STHS Heart	7
STHS McAllen	29

174

Response Incident Number (eResponse.03)	Response EMS Response Number (eResponse.04)	Response EMS Unit Call Sign (eResponse.14)	Incident Unit Notified By Dispatch Date Time (eTimes.03)	Incident Unit En Route Date Time (eTimes.05)	Incident Unit Arrived On Scene Date Time (eTimes.06)	Incident Unit En Route To Unit Arrived On Scene In HHMMSS	Incident Unit Left Scene Date Time (eTimes.09)	Incident Patient Arrived At Destination Date Time (eTimes.11)	Incident Dispatch Priority Patient Acuity (eDispatch.05)	Incident Complaint Reported By Dispatch/Dispatch Reason (eDispatch.01)	Scene Incident Street Address (eScene.15)	Scene Incident City Name (eScene.17)	Disposition Destination Name Delivered To (eDisposition.01)
26-03171	26-003763	Medic 31	4/1/2026 2:50	4/1/2026 2:51	4/1/2026 3:01	0:09:25	4/1/2026 3:24	4/1/2026 3:37	Priority 1	Abdominal Pain/Problems	400 PAXTON DR	SAN JUAN	STHS McAllen
26-03182	26-003775	Medic 101	4/1/2026 12:23	4/1/2026 12:24	4/1/2026 12:28	0:03:44	4/1/2026 12:43	4/1/2026 12:55	Priority 1	Chest Pain (Non-Traumatic)	920 W INTERSTAT E 2	SAN JUAN	STHS Heart
26-03188	26-003820	Medic 31	4/1/2026 13:53	4/1/2026 13:54	4/1/2026 14:00	0:06:04	4/1/2026 14:14	4/1/2026 14:33	Priority 1	Unconscious/Fainting/Near-Fainting	512 S NEBRASKA AVE	SAN JUAN	STHS McAllen
26-03189	26-003801	Medic 2	4/1/2026 14:20	4/1/2026 14:22	4/1/2026 14:29	0:06:40	4/1/2026 14:45	4/1/2026 15:02	Priority 1	Convulsions/Seizure	1702 STAR RUBY RD	SAN JUAN	Rio Grande Regional Hospital
26-03194	26-003804	Medic 1	4/1/2026 15:30	4/1/2026 15:31	4/1/2026 15:37	0:05:23	4/1/2026 16:17		Priority 1	Falls	804 S STEWART RD	SAN JUAN	
26-03195	26-003798	Medic 31	4/1/2026 16:04	4/1/2026 16:05	4/1/2026 16:15	0:09:43	4/1/2026 16:32	4/1/2026 16:59	Priority 1	Traffic/Transportation Incident (MVC)	W 14TH ST/STANDARD AVE	SAN JUAN	STHS Children's
26-03195	26-003819	Medic 31	4/1/2026 16:04	4/1/2026 16:05	4/1/2026 16:15	0:09:43	4/1/2026 16:32	4/1/2026 16:59	Priority 1	Traffic/Transportation Incident (MVC)	W 14TH ST/STANDARD AVE	SAN JUAN	STHS Children's
26-03204	26-003797	Medic 101	4/1/2026 17:46	4/1/2026 17:55	4/1/2026 17:57	0:02:49			Standby	Standby	506 W BUSINESS 83	SAN JUAN	
26-03210	26-003805	Medic 1	4/1/2026 18:20	4/1/2026 18:21	4/1/2026 18:27	0:05:44	4/1/2026 18:40		Priority 1	Traffic/Transportation Incident (MVC)	N VETERANS BLVD/FRONTAGE RD	SAN JUAN	
26-03210	26-003812	Medic 1	4/1/2026 18:20	4/1/2026 18:21	4/1/2026 18:27	0:05:44	4/1/2026 18:38		Priority 1	Traffic/Transportation Incident (MVC)	N VETERANS BLVD/FRONTAGE RD	SAN JUAN	
26-03213	26-003811	Medic 31	4/1/2026 19:48	4/1/2026 19:49	4/1/2026 19:53	0:04:02	4/1/2026 20:15	4/1/2026 20:28	Priority 1	Unconscious/Fainting/Near-Fainting	1205 N RAUL LONGORIA RD	SAN JUAN	STHS McAllen

26-03219	26-003822	Medic 31	4/2/2026 6:15	4/2/2026 6:17	4/2/2026 6:24	0:06:14	4/2/2026 6:44	4/2/2026 6:57	Priority 1	Breathing Problem	1103 JENKINS LN	SAN JUAN	Rio Grande Regional Hospital
26-03223	26-003868	Medic 31	4/2/2026 8:52	4/2/2026 8:53	4/2/2026 8:57	0:04:20	4/2/2026 9:11	4/2/2026 9:21	Priority 1	Unconscious/Fainting/Near-Fainting	1205 N RAUL LONGORIA RD	SAN JUAN	STHS McAllen
26-03224	26-003855	Medic 102	4/2/2026 9:22	4/2/2026 9:23	4/2/2026 9:31	0:08:24	4/2/2026 9:41	4/2/2026 9:55	Priority 1	Traumatic Injury	424 W US HWY 83	SAN JUAN	Rio Grande Regional Hospital
26-03225	26-003836	Medic 101	4/2/2026 9:50	4/2/2026 9:52	4/2/2026 10:02	0:10:32	4/2/2026 10:28	4/2/2026 10:43	Priority 1	Sick Person	3006 N RAUL LONGORIA RD	SAN JUAN	STHS McAllen
3rd 9-1-1 call in San Juan													
26-03229	26-004019	Medic 31	4/2/2026 12:21	4/2/2026 12:26					Priority 1	Sick Person	502 MARTHA ST	SAN JUAN	
26-03230	26-003833	Medic 101	4/2/2026 12:25	4/2/2026 12:27	4/2/2026 12:36	0:08:59	4/2/2026 12:54	4/2/2026 13:11	Priority 1	Chest Pain (Non-Traumatic)	901 SHORT RD	SAN JUAN	Rio Grande Regional Hospital
26-03231	26-003869	Medic 31	4/2/2026 12:41	4/2/2026 12:51	4/2/2026 13:02	0:00:43:185	4/2/2026 12:58	4/2/2026 13:09	Priority 1	Falls	707 IH 2	SAN JUAN	STHS McAllen
26-03232	26-003852	Medic 102	4/2/2026 12:52	4/2/2026 12:57	4/2/2026 13:02	0:05:18	4/2/2026 13:23	4/2/2026 13:44	Priority 1	Traffic/Transportation Incident (MVC)	E 14TH ST/ S NEBRASKA AVE	SAN JUAN	STHS Children's
26-03232	26-003853	Medic 102	4/2/2026 12:52	4/2/2026 12:57	4/2/2026 13:02	0:04:52	4/2/2026 13:23		Priority 1	Traffic/Transportation Incident (MVC)	E 14TH ST/ S NEBRASKA AVE	SAN JUAN	
26-03232	26-003854	Medic 102	4/2/2026 12:52	4/2/2026 12:57	4/2/2026 13:02	0:05:00			Priority 1	Traffic/Transportation Incident (MVC)	E 14TH ST/ S NEBRASKA AVE	SAN JUAN	
26-03232	26-003915	Falcon 1	4/2/2026 12:57	4/2/2026 12:58	4/2/2026 13:00	0:02:30			Priority 1	Traffic/Transportation Incident (MVC)	E 14TH ST/ S NEBRASKA AVE	SAN JUAN	
26-03233	26-003861	Medic 2	4/2/2026 12:53	4/2/2026 12:53	4/2/2026 13:01	0:07:27			Priority 1	Sick Person	118 S STANDARD AVE	SAN JUAN	
26-03235	26-003870	Falcon 1	4/2/2026 13:45	4/2/2026 13:45	4/2/2026 14:20	0:00:52:19907	4/2/2026 14:05		Priority 1	Sick Person	118 SANDRA ST	SAN JUAN	STHS McAllen

26-03236	26-003828	Medic 1	4/2/2026 13:53	4/2/2026 13:54	4/2/2026 14:01	0:07:43	4/2/2026 14:16	4/2/2026 14:24	Priority 1	Sick Person	436 W 13TH ST	SAN JUAN	RGR Free Standing ER San Juan
26-03243	26-003832	Medic 31	4/2/2026 17:24	4/2/2026 17:27	4/2/2026 17:30	0:03:25	4/2/2026 17:38		Priority 1	Unconscious/Fainting/Near-Fainting	304 W SAN DIEGO ST	SAN JUAN	
26-03249	26-003867	Medic 102	4/2/2026 20:44	4/2/2026 20:45	4/2/2026 20:52	0:06:57	4/2/2026 21:17	4/2/2026 21:23	Priority 1	Convulsions/Seizure	316 W 6TH ST	SAN JUAN	RGR Free Standing ER San Juan
26-03255	26-003871	Medic 31	4/3/2026 0:00	4/3/2026 0:01	4/3/2026 0:12	0:11:46	4/3/2026 0:26	4/3/2026 0:38	Priority 1	Falls	105 S CESAR CHAVEZ RD	SAN JUAN	Rio Grande Regional Hospital
26-03261	26-003865	Medic 102	4/3/2026 4:03	4/3/2026 4:04	4/3/2026 4:14	0:09:55			Priority 1	Falls	211 W 16TH ST	SAN JUAN	
26-03263	26-003873	Medic 31	4/3/2026 7:29	4/3/2026 7:30	4/3/2026 7:37	0:07:02	4/3/2026 7:41	4/3/2026 7:59	Priority 1	Hemorrhage/Laceration	415 COZUMEL LN	SAN JUAN	Doctors Hospital at Renaissance
26-03265	26-003875	Medic 31	4/3/2026 8:34	4/3/2026 8:34	4/3/2026 8:42	0:07:36	4/3/2026 8:59	4/3/2026 9:11	Priority 1	Sick Person	106 E 12TH ST	SAN JUAN	STHS McAllen
26-03270	26-003877	Medic 31	4/3/2026 10:20	4/3/2026 10:23	4/3/2026 10:32	0:09:51			Priority 1	Psychiatric Problem/Abnormal Behavior/Suicide Attempt	1112 WESTVIEW ST	SAN JUAN	
26-03278	26-003882	Medic 31	4/3/2026 15:18	4/3/2026 15:19	4/3/2026 15:27	0:08:40	4/3/2026 15:42	4/3/2026 15:58	Priority 1	Chest Pain (Non-Traumatic)	714 SUNDANCE LN	SAN JUAN	Rio Grande Regional Hospital
26-03299	26-003906	Medic 31	4/4/2026 4:58	4/4/2026 4:58	4/4/2026 5:05	0:07:10	4/4/2026 5:22	4/4/2026 5:35	Priority 1	Unconscious/Fainting/Near-Fainting	418 E 3RD ST	SAN JUAN	STHS Edinburg
26-03300	26-003913	Medic 31	4/4/2026 6:13	4/4/2026 6:13	4/4/2026 6:13	0:00:07	4/4/2026 6:45	4/4/2026 6:58	Priority 1	Falls	815 E 15TH ST	SAN JUAN	Rio Grande Regional Hospital
26-03311	26-003937	Medic 102	4/4/2026 11:27	4/4/2026 11:28	4/4/2026 11:32	0:04:53	4/4/2026 11:47	4/4/2026 11:59	Priority 1	Falls	401 GUAYAVITO S LN	SAN JUAN	Rio Grande Regional Hospital
26-03314	26-003922	Medic 31	4/4/2026 13:38	4/4/2026 13:39	4/4/2026 13:44	0:05:18	4/4/2026 13:54	4/4/2026 14:09	Priority 1	Back Pain (Non-Traumatic)	201 SOUTH RIDGE AVE	SAN JUAN	STHS McAllen
26-03323	26-003928	Medic 31	4/4/2026 21:52	4/4/2026 21:54	4/4/2026 21:59	0:05:01	4/4/2026 22:22	4/4/2026 22:39	Priority 1	Sick Person	900 SAN JUANITA ST	SAN JUAN	STHS Heart
26-03327	26-003935	Medic 102	4/5/2026 1:38	4/5/2026 1:39	4/5/2026 1:43	0:04:12			Priority 1	Unconscious/Fainting/Near-Fainting	113 SANTA ELENA AVE	SAN JUAN	
26-03338	26-003972	Medic 31	4/5/2026 17:06	4/5/2026 17:06	4/5/2026 17:13	0:07:33			Priority 1	Breathing Problem	423 E 4TH ST	SAN JUAN	

26-03340	26-003973	Medic 31	4/5/2026 17:29	4/5/2026 17:30	4/5/2026 17:36	0:06:00	4/5/2026 17:44	Priority 1	Sick Person	2301 N RAUL LONGORIA RD	SAN JUAN	
26-03342	26-003952	Medic 102	4/5/2026 19:17	4/5/2026 19:18	4/5/2026 19:27	0:09:56		Priority 1	Chest Pain (Non-Traumatic)	1206 MONICA LN	SAN JUAN	
26-03344	26-003974	Medic 31	4/5/2026 19:32	4/5/2026 19:34	4/5/2026 19:40	0:05:31	4/5/2026 19:54	Priority 1	Falls	721 W 6TH ST	SAN JUAN	Doctors Hospital at Renaissance
26-03348	26-003955	Medic 102	4/5/2026 20:18	4/5/2026 20:19	4/5/2026 20:25	0:05:59	4/5/2026 20:43	Priority 1	Breathing Problem	422 GUAYAVITO S LN	SAN JUAN	RGR Free Standing ER San Juan
26-03358	26-003971	Medic 31	4/6/2026 2:41					Priority 1	Unknown Problem/Person Down	711 S KANSAS AVE	SAN JUAN	
26-03363	26-003976	Medic 31	4/6/2026 7:44	4/6/2026 7:44	4/6/2026 7:46	0:01:32		Priority 1	Traffic/Transportation Incident (MVC)	400 W ELDORA RD	SAN JUAN	
26-03363	26-003979	Medic 31	4/6/2026 7:44	4/6/2026 7:44	4/6/2026 7:46	0:01:32		Priority 1	Traffic/Transportation Incident (MVC)	400 W ELDORA RD	SAN JUAN	
26-03372	26-003987	Medic 102	4/6/2026 11:06	4/6/2026 11:07	4/6/2026 11:15	0:07:49		Priority 1	Sick Person	2301 N RAUL LONGORIA RD	SAN JUAN	
26-03373	26-003996	Medic 31	4/6/2026 12:10	46118.50764	46118.5142	0.0065625	4/6/2026 12:40	Priority 1	Headache	1205 N RAUL LONGORIA RD	SAN JUAN	Doctors Hospital at Renaissance
26-03377	26-004025	Medic 102	4/6/2026 13:30	4/6/2026 13:31	4/6/2026 13:37	0:06:03	4/6/2026 13:57	Priority 1	Sick Person	2019 LOMA AZUL ST	SAN JUAN	Rio Grande Regional Hospital
26-03383	26-004002	Medic 31	4/6/2026 17:37	4/6/2026 17:39	4/6/2026 17:49	0:09:53		Priority 1	Unknown Problem/Person Down	2217 S STEWART RD	SAN JUAN	
26-03384	26-004007	Medic 102	4/6/2026 17:46	4/6/2026 17:48	4/6/2026 17:55	0:07:26		Priority 1	Traffic/Transportation Incident (MVC)	E 1ST ST/N NEBRASKA AVE	SAN JUAN	
26-03385	26-004003	Medic 31	4/6/2026 18:03	4/6/2026 18:04				Priority 1	Unconscious/Fainting/Near-Fainting	101 S NEBRASKA AVE	SAN JUAN	
26-03385	26-004006	Medic 102	4/6/2026 18:05	46118.75413	46118.75417	3.47222E-05	4/6/2026 18:17	Priority 1	Unconscious/Fainting/Near-Fainting	101 S NEBRASKA AVE	SAN JUAN	Rio Grande Regional Hospital

26-03390	26-004009	Medic 31	4/6/2026 19:41	4/6/2026 19:44	4/6/2026 19:47	0:03:24			Priority 1	Animal Bite	E SIOUX RD/ CEDRO DR	SAN JUAN
26-03391	26-004011	Medic 102	4/6/2026 20:43	4/6/2026 20:44	4/6/2026 20:45	0:01:14	4/6/2026 21:05		Priority 1	Falls	327 E 3RD ST	SAN JUAN
26-03395	26-004014	Medic 31	4/7/2026 0:46	4/7/2026 0:48					Priority 1	Unknown Problem/Person Down	400 N IOWA AVE	SAN JUAN
26-03396	26-004016	Medic 102	4/7/2026 0:49	4/7/2026 0:51	4/7/2026 1:03	0:12:14	4/7/2026 1:07		Priority 1	Convulsions/Seizure	1505 DOUGLAS ST	SAN JUAN
2nd 9-1-1 Call in San Juan , Unit responded from Pharr												
26-03405	26-004068	Medic 31	4/7/2026 11:46	4/7/2026 11:47	4/7/2026 11:59	0:11:30	4/7/2026 12:11	4/7/2026 12:23	Priority 2	Unconscious/Fainting/Near-Fainting	801 E INTERSTAT E 2	SAN JUAN
26-03414	26-004041	Medic 102	4/7/2026 16:07	4/7/2026 16:08	4/7/2026 16:15	0:07:12			Priority 1	Traffic/Transportation Incident (MVC)	1200 E FM 495	SAN JUAN
26-03414	26-004042	Medic 102	4/7/2026 16:07	4/7/2026 16:08	4/7/2026 16:15	0:07:12			Priority 1	Traffic/Transportation Incident (MVC)	1200 E FM 495	SAN JUAN
26-03419	26-004079	Medic 31	4/7/2026 18:31	4/7/2026 18:33	4/7/2026 18:43	0:09:34	4/7/2026 18:57	4/7/2026 19:17	Priority 1	Convulsions/Seizure	313 E 14 1/2 ST	SAN JUAN
26-03420	26-004040	Medic 102	4/7/2026 18:48	4/7/2026 18:50	4/7/2026 19:02	0:12:20			Priority 1	Animal Bite	4011 JESENIA ST	SAN JUAN
2nd 9-1-1 Call in San Juan , Unit responded from Pharr												
26-03425	26-004045	Medic 102	4/7/2026 20:55	4/7/2026 20:56	4/7/2026 21:00	0:03:50			Priority 1	Traffic/Transportation Incident (MVC)	2601 N RAUL LONGORIA RD	SAN JUAN
26-03425	26-004046	Medic 102	4/7/2026 20:55	4/7/2026 20:56	4/7/2026 21:00	0:03:50			Priority 1	Traffic/Transportation Incident (MVC)	2601 N RAUL LONGORIA RD	SAN JUAN
26-03425	26-004047	Medic 102	4/7/2026 20:55	4/7/2026 20:56	4/7/2026 21:00	0:03:50			Priority 1	Traffic/Transportation Incident (MVC)	2601 N RAUL LONGORIA RD	SAN JUAN
26-03430	26-004086	Medic 31	4/7/2026 23:06	4/7/2026 23:08	4/7/2026 23:23	0:15:21	4/7/2026 23:36	4/7/2026 23:50	Priority 1	Chest Pain (Non-Traumatic)	700 W BUSINESS 83	SAN JUAN
26-03432	26-004059	Medic 102	4/7/2026 23:14	4/7/2026 23:15	4/7/2026 23:19	0:04:37	4/7/2026 23:37	4/7/2026 23:50	Priority 1	Sick Person	327 E 3RD ST	SAN JUAN
26-03434	26-004063	Medic 101	4/8/2026 0:07	4/8/2026 0:08	4/8/2026 0:13	0:04:53	4/8/2026 0:31	4/8/2026 0:46	Priority 1	Sick Person	103 JAIME ST	SAN JUAN
												Doctors Hospital at Renaissance

26-03441	26-004097	Medic 31	4/8/2026 8:49	4/8/2026 8:51	4/8/2026 8:58	0:07:09	4/8/2026 9:15	4/8/2026 9:24	Priority 1	Cardiac Arrest/Death	1608 ANGELINA DR	SAN JUAN	STHS McAllen
26-03443	26-004078	Medic 102	4/8/2026 10:22	4/8/2026 10:24	4/8/2026 10:33	0:09:03			Priority 1	Convulsions/Seizure	807 SUN CHASE ST	SAN JUAN	
26-03447	26-004081	Medic 31	4/8/2026 11:17	4/8/2026 11:17	4/8/2026 11:19	0:01:57	4/8/2026 11:40	4/8/2026 11:52	Priority 1	Choking	110 CALLE JACARAND A	SAN JUAN	Rio Grande Regional Hospital
26-03447	26-004096	Medic 31	4/8/2026 11:17	4/8/2026 11:17	4/8/2026 11:19	0:01:57	4/8/2026 11:40	4/8/2026 11:52	Priority 1	Choking	110 CALLE JACARAND A	SAN JUAN	Rio Grande Regional Hospital
26-03447	26-004099	Medic 4	4/8/2026 11:30	4/8/2026 11:30					Priority 1	Choking	110 CALLE JACARAND A	SAN JUAN	
26-03449	26-004083	Medic 2	4/8/2026 11:22	4/8/2026 11:23	4/8/2026 11:31	0:07:49	4/8/2026 11:46	4/8/2026 12:03	Priority 1	Breathing Problem	118 SANDRA ST	SAN JUAN	STHS McAllen
26-03452	26-004095	Medic 31	4/8/2026 13:12	4/8/2026 13:13	4/8/2026 13:19	0:06:43	4/8/2026 13:42	4/8/2026 13:59	Priority 1	Breathing Problem	130 E BUSINESS 83	SAN JUAN	Rio Grande Regional Hospital
26-03457	26-004094	Medic 31	4/8/2026 19:57	4/8/2026 19:59	4/8/2026 20:07	0:08:23	4/8/2026 20:21	4/8/2026 20:31	Priority 1	Sick Person	500 W HUISACHE ST	SAN JUAN	Rio Grande Regional Hospital
26-03462	26-004101	Medic 31	4/9/2026 1:39	4/9/2026 1:39	4/9/2026 1:41	0:02:19	4/9/2026 1:57	4/9/2026 2:09	Priority 1	Cardiac Arrest/Death	2301 N RAUL LONGORIA RD	SAN JUAN	STHS Children's
26-03465	26-004104	Medic 31	4/9/2026 7:22	4/9/2026 7:24	4/9/2026 7:28	0:04:15			Priority 1	Unconscious/Fainting/Near-Fainting	601 FRANCIS ST	SAN JUAN	
26-03468	26-004124	Medic 31	4/9/2026 9:36	4/9/2026 9:37	4/9/2026 9:38	0:00:57			Priority 1	Unconscious/Fainting/Near-Fainting	N CESAR CHAVEZ RD & W FRONTAGE RD	SAN JUAN	
26-03468	26-004125	Medic 31	4/9/2026 9:36	4/9/2026 9:37	4/9/2026 9:38	0:00:57			Priority 1	Unconscious/Fainting/Near-Fainting	N CESAR CHAVEZ RD & W FRONTAGE RD	SAN JUAN	
26-03477	26-004122	Medic 31	4/9/2026 12:20	4/9/2026 12:21	4/9/2026 12:26	0:05:05			Priority 1	Falls	319 CEMETARY RD	SAN JUAN	
26-03482	26-004111	Medic 31	4/9/2026 15:27	4/9/2026 15:28	4/9/2026 15:37	0:09:17			Priority 1	Abdominal Pain/Problems	909 SUNDANCE LN	SAN JUAN	

26-03490	26-004117	Medic 31	4/9/2026 19:20	4/9/2026 19:21	4/9/2026 19:29	0:08:00	4/9/2026 19:45	4/9/2026 19:59	Priority 1	Breathing Problem	312 E 14 1/2 ST	SAN JUAN	Rio Grande Regional Hospital
26-03493	26-004127	Medic 102	4/9/2026 21:48	4/9/2026 21:49	4/9/2026 21:54	0:05:39			Priority 1	Assault	1318 short rd	SAN JUAN	
26-03501	26-004148	Medic 31	4/10/2026 9:11	4/10/2026 9:11	4/10/2026 9:27	0:15:44			Priority 1	Traffic/Transportation Incident (MVC)	600 E IH 2	SAN JUAN	
Heavy Traffic on the expressway making scene access difficult													
26-03501	26-004149	Medic 31	4/10/2026 9:11	4/10/2026 9:11	4/10/2026 9:27	0:15:44			Priority 1	Traffic/Transportation Incident (MVC)	600 E IH 2	SAN JUAN	
Heavy Traffic on the expressway making scene access difficult													
26-03502	26-004144	Medic 31	4/10/2026 9:43	4/10/2026 9:43	4/10/2026 9:43	0:00:04			Priority 1	Traffic/Transportation Incident (MVC)	800 E INTERSTAT E 2	SAN JUAN	
26-03502	26-004146	Medic 31	4/10/2026 9:43	4/10/2026 9:43	4/10/2026 9:43	0:00:04			Priority 1	Traffic/Transportation Incident (MVC)	800 E INTERSTAT E 2	SAN JUAN	
26-03503	26-004172	Medic 3	4/10/2026 9:48	4/10/2026 9:48	4/10/2026 9:53	0:04:24	4/10/2026 10:10	4/10/2026 10:25	Priority 1	Traffic/Transportation Incident (MVC)	302 E LETICIA ST	SAN JUAN	Rio Grande Regional Hospital
26-03506	26-004147	Medic 102	4/10/2026 11:57	4/10/2026 11:58	4/10/2026 12:04	0:06:14			Priority 1	Sick Person	130 E BUSINESS 83	SAN JUAN	
26-03511	26-004159	Medic 31	4/10/2026 16:09	4/10/2026 16:13	4/10/2026 16:14	0:01:02	4/10/2026 16:33	4/10/2026 16:49	Priority 1	Unconscious/Fainting/Near-Fainting	1205 N RAUL LONGORIA RD	SAN JUAN	Rio Grande Regional Hospital
26-03525	26-004171	Medic 31	4/11/2026 2:38	4/11/2026 2:39	4/11/2026 2:44	0:04:57			Priority 1	Unknown Problem/Person Down	724 E EAGLE ST	SAN JUAN	
26-03526	26-004167	Medic 102	4/11/2026 2:54	4/11/2026 3:02	4/11/2026 3:09	0:06:38			Priority 1	Breathing Problem	610 E 15TH ST	SAN JUAN	
26-03534	26-004195	Medic 31	4/11/2026 11:49						Priority 1	Traffic/Transportation Incident (MVC)	S STEWART RD/E DICKER RD	SAN JUAN	
26-03534	26-004212	Medic 31	4/11/2026 11:49	4/11/2026 11:50	4/11/2026 11:59	0:09:01	4/11/2026 12:09	4/11/2026 12:24	Priority 1	Traffic/Transportation Incident (MVC)	S STEWART RD/E DICKER RD	SAN JUAN	STHS Free Standing ER Pharr

26-03539	26-004185	Medic 31	4/11/2026 15:06	4/11/2026 15:08	4/11/2026 15:17	0:08:47	4/11/2026 15:30	4/11/2026 15:48	Priority 1	Unknown Problem/Person Down	3901 N RAUL LONGORIA RD	SAN JUAN	Rio Grande Regional Hospital
26-03547	26-004193	Medic 31	4/11/2026 19:18	4/11/2026 19:21	4/11/2026 19:25	0:08:39	4/11/2026 19:50	4/11/2026 20:10	Priority 1	Sick Person	301 E CARROLL RD	SAN JUAN	Doctors Hospital at Renaissance
26-03558	26-004208	Medic 31	4/12/2026 1:39	4/12/2026 1:43	4/12/2026 1:52	0:09:17	4/12/2026 2:21	4/12/2026 2:41	Priority 1	Sick Person	1612 STAR RUBY RD	SAN JUAN	Doctors Hospital at Renaissance
26-03560	26-004216	Medic 31	4/12/2026 5:30	4/12/2026 5:31	4/12/2026 5:40	0:08:36	4/12/2026 6:00	4/12/2026 6:20	Priority 1	Hemorrhage/Laceration	300 N NEBRASKA AVE	SAN JUAN	STHS McAllen
26-03570	26-004245	Medic 31	4/12/2026 13:41	4/12/2026 13:42	4/12/2026 13:46	0:04:12	4/12/2026 13:59	4/12/2026 14:14	Priority 1	Breathing Problem	304 SAN IGNACIO AVE	SAN JUAN	STHS McAllen
26-03574	26-004247	Medic 31	4/12/2026 17:42	4/12/2026 17:43	46124.74163	0.003217593	4/12/2026 18:01	4/12/2026 18:13	Priority 1	Breathing Problem	2005 PUERTO VALLARTA DR	SAN JUAN	STHS McAllen
26-03575	26-004225	Medic 102	4/12/2026 18:10	4/12/2026 18:10	4/12/2026 18:20	0:09:25			Priority 1	Animal Bite	3311 SAN FELIPE ST	SAN JUAN	
26-03580	26-004229	Medic 102	4/12/2026 21:05	4/12/2026 21:09	4/12/2026 21:15	0:05:25			Priority 1	Cardiac Arrest/Death	1107 WASHINGTON ONIAN PALM AVE	SAN JUAN	
26-03584	26-004246	Medic 31	4/12/2026 22:39	4/12/2026 22:41	4/12/2026 22:45	0:04:37	4/12/2026 22:52	4/12/2026 23:08	Priority 1	Sick Person	506 SAN JUANITA ST	SAN JUAN	Rio Grande Regional Hospital
26-03592	26-004255	Medic 31	4/13/2026 8:23	4/13/2026 8:25	46125.35655	0.005462963	4/13/2026 8:46		Priority 1	Psychiatric Problem/Abnormal Behavior/Suicide Attempt	113 W 17TH ST	SAN JUAN	
26-03602	26-004259	Medic 102	4/13/2026 12:01	4/13/2026 12:01	4/13/2026 12:05	0:03:36	4/13/2026 12:20	4/13/2026 12:37	Priority 1	Falls	312 SYLVIA CIR	SAN JUAN	STHS Edinburg
26-03605	26-004260	Medic 31	4/13/2026 14:02	4/13/2026 14:04	4/13/2026 14:08	0:03:53	4/13/2026 14:25	4/13/2026 14:34	Priority 1	Traumatic Injury	600 E SIOUX RD	SAN JUAN	RGR Free Standing ER San Juan
26-03610	26-004267	Medic 31	4/13/2026 16:07	4/13/2026 16:07	4/13/2026 16:15	0:07:42	4/13/2026 16:38	4/13/2026 16:53	Priority 1	Traffic/Transportation Incident (MVC)	E 14TH ST/ S NEBRASKA AVE	SAN JUAN	RGR Free Standing ER Mission
26-03610	26-004303	Medic 31	4/13/2026 16:07	4/13/2026 16:07	4/13/2026 16:15	0:07:42	4/13/2026 16:38		Priority 1	Traffic/Transportation Incident (MVC)	E 14TH ST/ S NEBRASKA AVE	SAN JUAN	

26-03610	26-004304	Medic 31	4/13/2026 16:07	4/13/2026 16:07	4/13/2026 16:15	0:07:42	4/13/2026 16:38	4/13/2026 16:53	Priority 1	Traffic/Transportation Incident (MVC)	E 14TH ST/ S NEBRASKA AVE	SAN JUAN	Rio Grande Regional Hospital
26-03613	26-004274	Medic 102	4/13/2026 16:30	4/13/2026 16:32	4/13/2026 16:38	0:05:40	4/13/2026 16:56	4/13/2026 17:16	Priority 1	Falls	412 JENICA CIR S	SAN JUAN	Doctors Hospital at Renaissance
26-03614	26-004285	Medic 1	4/13/2026 17:05	4/13/2026 17:08	4/13/2026 17:22	0:14:27	4/13/2026 17:34	4/13/2026 17:47	Priority 2	Abdominal Pain/Problems	511 W CHAPARRA L AVE	SAN JUAN	Rio Grande Regional Hospital
3rd 9-1-1 call in San Juan													
26-03629	26-004279	Medic 31	4/13/2026 22:40	4/13/2026 22:41	4/13/2026 22:46	0:05:22	4/13/2026 22:55	4/13/2026 23:14	Priority 1	Hemorrhage/Laceration	721 E GARFIELD ST	SAN JUAN	Doctors Hospital at Renaissance
26-03630	26-004281	Medic 31	4/14/2026 1:56	4/14/2026 1:58	4/14/2026 2:06	0:08:21	4/14/2026 2:15	4/14/2026 2:18	Priority 1	Psychiatric Problem/Abnormal Behavior/Suicide Attempt	1601 E IH 2	SAN JUAN	RGR Free Standing ER San Juan
26-03635	26-004341	Medic 31	4/14/2026 10:35	4/14/2026 10:37	4/14/2026 10:43	0:06:07	4/14/2026 11:03	4/14/2026 11:14	Priority 1	Sick Person	300 N NEBRASKA AVE	SAN JUAN	STHS McAllen
26-03638	26-004302	Medic 102	4/14/2026 11:51	4/14/2026 11:51	4/14/2026 11:57	0:05:39	4/14/2026 12:03	4/14/2026 12:05	Priority 1	Unknown Problem/Person Down	331 E 3RD ST	SAN JUAN	
26-03639	26-004331	Medic 31	4/14/2026 12:16	4/14/2026 12:16	4/14/2026 12:16	0:00:42	4/14/2026 12:16	4/14/2026 12:16	Priority 1	Falls	400 VIRGEN DE SAN JUAN BLVD	SAN JUAN	
26-03651	26-004350	Medic 101	4/14/2026 17:25	4/14/2026 17:28	4/14/2026 17:38	0:09:07	4/14/2026 17:44	4/14/2026 17:54	Priority 1	Falls	202 Leticia st	SAN JUAN	Rio Grande Regional Hospital
26-03652	26-004317	Medic 1	4/14/2026 18:10	4/14/2026 18:11	4/14/2026 18:15	0:04:37	4/14/2026 18:29	4/14/2026 18:42	Priority 1	Pregnancy/Childbirth/Miscarriage	2911 N VETERANS BLVD	SAN JUAN	DHR Women's Health Hospital
26-03655	26-004342	Medic 31	4/14/2026 18:54	4/14/2026 18:55	4/14/2026 19:00	0:05:13	4/14/2026 19:14	4/14/2026 19:27	Priority 1	Hemorrhage/Laceration	812 PUEBLO ST	SAN JUAN	Doctors Hospital at Renaissance
26-03656	26-004321	Medic 102	4/14/2026 19:54	4/14/2026 19:55	4/14/2026 20:00	0:04:55	4/14/2026 20:05	4/14/2026 20:10	Priority 1	Traffic/Transportation Incident (MVC)	900 W IH 2	SAN JUAN	
26-03657	26-004325	Medic 31	4/14/2026 20:21	4/14/2026 20:23	4/14/2026 20:28	0:05:29	4/14/2026 20:33	4/14/2026 20:35	Priority 1	Choking	206 E 1ST ST	SAN JUAN	
26-03659	26-004329	Medic 102	4/14/2026 21:32	4/14/2026 21:33	4/14/2026 21:40	0:07:29	4/14/2026 21:53	4/14/2026 22:05	Priority 1	Falls	201 E 18TH ST	SAN JUAN	Rio Grande Regional Hospital

26-03664	26-004333	Medic 31	4/14/2026 22:42	4/14/2026 22:47	4/14/2026 23:00	0:12:40				Priority 1	Psychiatric Problem/Abnormal Behavior/Suicide Attempt	507 W SAM HOUSTON BLVD	SAN JUAN	
Posting for PD to clear scene														
26-03669	26-004340	Medic 102	4/15/2026 1:51	4/15/2026 1:52	4/15/2026 2:01	0:08:31	4/15/2026 2:13	4/15/2026 2:30	Priority 1	Allergic Reaction/Stings		1201 MONICA LN	SAN JUAN	Rio Grande Regional Hospital
26-03670	26-004346	Medic 31	4/15/2026 2:46	4/15/2026 2:51	4/15/2026 2:54	0:03:13	4/15/2026 3:10	4/15/2026 3:19	Priority 2	Traumatic Injury		3901 N RAUL LONGORIA RD	SAN JUAN	RGR Free Standing ER San Juan
26-03683	26-004360	Medic 31	4/15/2026 12:47	4/15/2026 12:48	4/15/2026 12:58	0:10:02			Priority 2	Sick Person		3407 GRANDORA ST	SAN JUAN	
26-03685	26-004361	Medic 102	4/15/2026 14:07	4/15/2026 14:08	4/15/2026 14:12	0:04:40	4/15/2026 14:27	4/15/2026 14:43	Priority 1	Traffic/Transportation Incident (MVC)		CARROLL RD/ S STEWART RD	SAN JUAN	STHS Edinburg
26-03685	26-004391	Medic 102	4/15/2026 14:07	4/15/2026 14:08	4/15/2026 14:12	0:04:40			Priority 1	Traffic/Transportation Incident (MVC)		CARROLL RD/ S STEWART RD	SAN JUAN	
26-03689	26-004375	Medic 31	4/15/2026 17:48	4/15/2026 17:48	4/15/2026 17:56	0:07:53	4/15/2026 18:13	4/15/2026 18:33	Priority 1	Convulsions/Seizure		W 3RD ST/ S NEBRASKA AVE	SAN JUAN	RGR Free Standing ER San Juan
26-03696	26-004392	Medic 102	4/16/2026 2:03	4/16/2026 2:06	4/16/2026 2:10	0:03:52	4/16/2026 2:21		Priority 1	Chest Pain (Non-Traumatic)		700 SGT LEONEL TREVINO RD	SAN JUAN	
26-03702	26-004397	Medic 101	4/16/2026 10:26	4/16/2026 10:27	4/16/2026 10:31	0:04:33	4/16/2026 10:43	4/16/2026 10:57	Priority 1	Falls		1904 CHULA VISTA DR	SAN JUAN	STHS McAllen
26-03705	26-004412	Medic 31	4/16/2026 10:55	4/16/2026 10:56	4/16/2026 11:04	0:08:03	4/16/2026 11:23		Priority 1	Diabetic Problem		COMAL CIR	SAN JUAN	
26-03713	26-004415	Medic 31	4/16/2026 13:38	4/16/2026 13:39	4/16/2026 13:48	0:08:31	4/16/2026 14:13	4/16/2026 14:26	Priority 1	Traffic/Transportation Incident (MVC)		900 W IH 2	SAN JUAN	Doctors Hospital at Renaissance
26-03713	26-004416	Medic 31	4/16/2026 13:38	4/16/2026 13:39	4/16/2026 13:48	0:08:31	4/16/2026 14:13	4/16/2026 14:26	Priority 1	Traffic/Transportation Incident (MVC)		900 W IH 2	SAN JUAN	Doctors Hospital at Renaissance
26-03713	26-004417	Medic 31	4/16/2026 13:38	4/16/2026 13:39	4/16/2026 13:48	0:08:31			Priority 1	Traffic/Transportation Incident (MVC)		900 W IH 2	SAN JUAN	

26-03713	26-004418	Medic 31	4/16/2026 13:38	4/16/2026 13:39	4/16/2026 13:48	0:08:31			Priority 1	Traffic/Transportation Incident (MVC)	900 W IH 2	SAN JUAN	
26-03713	26-004419	Medic 31	4/16/2026 13:38	4/16/2026 13:39	4/16/2026 13:48	0:08:31			Priority 1	Traffic/Transportation Incident (MVC)	900 W IH 2	SAN JUAN	
26-03714	26-004395	Medic 1	4/16/2026 14:57	4/16/2026 14:58	4/16/2026 15:06	0:07:54	4/16/2026 15:24	4/16/2026 15:49	Priority 1	Sick Person	501 PALO BLANCO ST	SAN JUAN	Doctors Hospital at Renaissance Rio Grande Regional Hospital
26-03715	26-004414	Medic 31	4/16/2026 15:12	4/16/2026 15:13	4/16/2026 15:21	0:08:03	4/16/2026 15:40	4/16/2026 15:49	Priority 1	Traffic/Transportation Incident (MVC)	500 N NEBRASKA AVE	SAN JUAN	
26-03717	26-004400	Medic 101	4/16/2026 15:43	4/16/2026 15:44	4/16/2026 15:51	0:06:39			Priority 1	Traffic/Transportation Incident (MVC)	2801 N VETERANS BLVD	SAN JUAN	
26-03723	26-004420	Medic 31	4/16/2026 20:42	4/16/2026 20:47	4/16/2026 20:50	0:03:13	4/16/2026 21:00	4/16/2026 21:27	Priority 1	Traffic/Transportation Incident (MVC)	SGT LEONEL TREVINO RD/ SAN CRISTOBAL ST	SAN JUAN	Doctors Hospital at Renaissance
26-03737	26-004434	Medic 31	4/17/2026 10:08	4/17/2026 10:10	4/17/2026 10:19	0:09:29	4/17/2026 10:49	4/17/2026 11:04	Priority 2	Sick Person	310 GRATO DR	SAN JUAN	Doctors Hospital at Renaissance
26-03749	26-004464	Medic 31	4/17/2026 16:00	4/17/2026 16:01	4/17/2026 16:14	0:13:14	4/17/2026 16:35	4/17/2026 16:52	Priority 1	Back Pain (Non-Traumatic)	412 JENICA CIR S	SAN JUAN	Doctors Hospital at Renaissance
Crew advised heavy traffic enroute to this call													
26-03751	26-004447	Medic 102	4/17/2026 16:06	4/17/2026 16:06	4/17/2026 16:11	0:04:53	4/17/2026 16:24	4/17/2026 16:47	Priority 1	Hemorrhage/Laceration	802 S SAN ANTONIO AVE	SAN JUAN	Rio Grande Regional Hospital
26-03758	26-004466	Medic 31	4/17/2026 19:08	4/17/2026 19:08	4/17/2026 19:13	0:04:12	4/17/2026 19:28	4/17/2026 19:43	Priority 1	Breathing Problem	509 E NOLANA LOOP	SAN JUAN	Driscoll Children's Hospital
26-03759	26-004455	Medic 102	4/17/2026 19:43	4/17/2026 19:44	4/17/2026 19:49	0:04:08	4/17/2026 19:59	4/17/2026 20:17	Priority 1	Falls	304 SAN IGNACIO AVE	SAN JUAN	Doctors Hospital at Renaissance
26-03760	26-004468	Medic 1	4/17/2026 20:17	4/17/2026 20:20	4/17/2026 20:23	0:03:08	4/17/2026 20:42	4/17/2026 21:00	Priority 2	Sick Person	201 S RIDGE LN	SAN JUAN	Doctors Hospital at Renaissance
26-03761	26-004462	Medic 31	4/17/2026 20:44	4/17/2026 20:45	4/17/2026 20:53	0:07:22	4/17/2026 21:22	4/17/2026 21:46	Priority 1	Chest Pain (Non-Traumatic)	1209 E FM 495	SAN JUAN	STHS Edinburg
26-03768	26-004465	Medic 31	4/18/2026 0:15	4/18/2026 0:17	4/18/2026 0:22	0:05:06			Priority 1	Sick Person	215 W HAZEL ST	SAN JUAN	

26-03769	26-004467	Medic 102	4/18/2026 1:35	4/18/2026 1:37	4/18/2026 1:50	0:12:39	4/18/2026 2:09	4/18/2026 2:34	Priority 1	Abdominal Pain/Problems	1612 Star Ruby	SAN JUAN	Doctors Hospital at Renaissance
2nd 9-1-1 Call in San Juan, Unit responded from Pharr													
26-03786	26-004488	Medic 31	4/18/2026 21:13	4/18/2026 21:14	4/19/2026 21:21	0:06:29	4/18/2026 21:45	4/18/2026 22:00	Priority 1	Falls	2906 FORTUNE AVE	SAN JUAN	Doctors Hospital at Renaissance
26-03789	26-004530	Medic 102	4/18/2026 23:03	4/18/2026 23:04	4/18/2026 23:14	0:09:51			Priority 1	Traffic/Transportation Incident (MVC)	1200 WESTVIEW ST	SAN JUAN	
26-03792	26-004487	Medic 31	4/19/2026 0:00	4/19/2026 0:01	4/19/2026 0:10	0:08:52	4/19/2026 0:29	4/19/2026 0:40	Priority 1	Sick Person	910 ORANGE ST	SAN JUAN	Rio Grande Regional Hospital
26-03794	26-004500	Medic 31	4/19/2026 8:14	4/19/2026 8:14	4/19/2026 8:24	0:09:22	4/19/2026 8:44	4/19/2026 8:57	Priority 1	Unconscious/Fainting/Near-Fainting	2817 SAMANTHA DR	SAN JUAN	STHS Heart
26-03796	26-004499	Medic 1	4/19/2026 8:57	4/19/2026 8:58	4/19/2026 9:03	0:04:34	4/19/2026 9:27	4/19/2026 9:39	Priority 1	Falls	205 DOVE ST	SAN JUAN	Rio Grande Regional Hospital
26-03805	26-004510	Medic 31	4/19/2026 12:06	4/19/2026 12:07	4/19/2026 12:14	0:06:47	4/19/2026 12:36	4/19/2026 12:50	Priority 1	Abdominal Pain/Problems	613 W CHAPARRA L ST	SAN JUAN	Rio Grande Regional Hospital
26-03806	26-004506	Medic 4	4/19/2026 12:09	4/19/2026 12:09	4/19/2026 12:23	0:13:53	4/19/2026 12:30	4/19/2026 12:40	Priority 1	Falls	5101 N RAUL LONGORIA RD	SAN JUAN	Doctors Hospital at Renaissance
2nd 9-1-1 Call in San Juan, Unit responded from Pharr													
26-03808	26-004513	Medic 1	4/19/2026 13:24	4/19/2026 13:25	4/19/2026 13:33	0:08:43			Priority 1	Falls	5105 SEBASTIAN DR	SAN JUAN	
26-03812	26-004521	Medic 31	4/19/2026 15:37	4/19/2026 15:38	4/19/2026 15:45	0:06:56	4/19/2026 16:08	4/19/2026 16:22	Priority 1	Sick Person	400 N IOWA AVE	SAN JUAN	STHS McAllen
26-03814	26-004526	Medic 1	4/19/2026 16:58	4/19/2026 16:59	4/19/2026 17:06	0:06:56	4/19/2026 17:27	4/19/2026 17:38	Priority 1	Sick Person	1102 LORELAI DR	SAN JUAN	Rio Grande Regional Hospital
26-03818	26-004522	Medic 31	4/19/2026 18:07	4/19/2026 18:12					Priority 1	Unknown Problem/Person Down	2812 N RAUL LONGORIA RD	SAN JUAN	
26-03823	26-004540	Medic 102	4/19/2026 20:41	4/19/2026 20:41	4/19/2026 20:50	0:08:28	4/19/2026 21:03	4/19/2026 21:17	Priority 1	Hemorrhage/Laceration	314 LIBERTY LOOP S	SAN JUAN	STHS Children's
26-03828	26-004542	Medic 31	4/19/2026 23:54	4/19/2026 23:54	4/20/2026 0:03	0:08:13	4/20/2026 0:18	4/20/2026 0:34	Priority 1	Traffic/Transportation Incident (MVC)	900 CARROLL RD	SAN JUAN	Rio Grande Regional Hospital

26-03836	26-004544	Medic 31	4/20/2026 8:51	4/20/2026 8:53	4/20/2026 9:06	0:12:54	4/20/2026 9:20	Priority 2	Falls	314 W MOORE DR	SAN JUAN	
26-03837	26-004556	Medic 102	4/20/2026 10:13	4/20/2026 10:14	4/20/2026 10:18	0:04:32	4/20/2026 10:34	Priority 1	Stroke/CVA	1800 ROBERT DR	SAN JUAN	Rio Grande Regional Hospital
26-03845	26-004552	Medic 31	4/20/2026 17:27	4/20/2026 17:29	4/20/2026 17:35	0:06:57	4/20/2026 17:53	Priority 1	Breathing Problem	1333 S LINCOLN AVE	SAN JUAN	RGR Free Standing ER San Juan
26-03849	26-004555	Medic 102	4/20/2026 17:51	4/20/2026 17:52	4/20/2026 18:00	0:08:16	4/20/2026 18:21	Priority 1	Falls	412 E 3RD ST	SAN JUAN	STHS McAllen
26-03851	26-004559	Medic 1	4/20/2026 18:25	4/20/2026 18:26	4/20/2026 18:31	0:04:55	4/20/2026 18:45	Priority 1	Falls	118 SANDRA ST	SAN JUAN	Rio Grande Regional Hospital
26-03852	26-004553	Medic 31	4/20/2026 18:48	4/20/2026 18:49	4/20/2026 18:52	0:03:10	4/20/2026 19:08	Priority 1	Unconscious/Fainting/Near-Fainting	201 LAURYN DR	SAN JUAN	
26-03857	26-004561	Medic 102	4/21/2026 1:30	4/21/2026 1:30				Priority 1	Choking	710 ATHOL AVE	SAN JUAN	
26-03878	26-004619	Medic 31	4/21/2026 16:44	4/21/2026 16:46	4/21/2026 16:50	0:03:33	4/21/2026 17:13	Priority 1	Assault	2210 FRESNO AVE	SAN JUAN	Rio Grande Regional Hospital
26-03882	26-004593	Medic 102	4/21/2026 19:31	4/21/2026 19:33	4/21/2026 19:40	0:07:13	4/21/2026 19:58	Priority 1	Abdominal Pain/Problems	304 SAN IGNACIO AVE	SAN JUAN	STHS Edinburg
26-03890	26-004618	Medic 31	4/21/2026 23:18	4/21/2026 23:20	4/21/2026 23:28	0:08:35	4/21/2026 23:50	Priority 2	Falls	1202 SAN FRANCISCO ST	SAN JUAN	RGR Free Standing ER San Juan
26-03895	26-004621	Medic 31	4/22/2026 7:54	4/22/2026 7:58	4/22/2026 8:04	0:05:39	4/22/2026 8:23	Priority 1	Breathing Problem	900 E BUSINESS 83	SAN JUAN	Rio Grande Regional Hospital
26-03897	26-004633	Medic 102	4/22/2026 9:09	4/22/2026 9:10	4/22/2026 9:18	0:07:08	4/22/2026 9:32	Priority 1	Psychiatric Problem/Abnormal Behavior/Suicide Attempt	618 S KANSAS AVE	SAN JUAN	Doctors Hospital at Renaissance
26-03898	26-004622	Medic 31	4/22/2026 9:19	4/22/2026 9:20	4/22/2026 9:26	0:05:54	4/22/2026 9:52	Priority 1	Sick Person	2603 GRANDORA DR	SAN JUAN	STHS McAllen
26-03899	26-004620	Medic 1	4/22/2026 10:19	4/22/2026 10:20	4/22/2026 10:28	0:08:00		Priority 1	Traffic/Transportation Incident (MVC)	1600 N CESAR CHAVEZ RD	SAN JUAN	
26-03901	26-004629	Medic 102	4/22/2026 11:50	4/22/2026 11:50	4/22/2026 11:51	0:00:48	4/22/2026 11:59	Priority 1	Sick Person	2301 N RAUL LONGORIA RD	SAN JUAN	

26-03902	26-004623	Medic 31	4/22/2026 13:51	4/22/2026 13:52					Priority 2	Unknown Problem/Pers on Down	504 MIGUEL HIDALGO ST	SAN JUAN	
26-03902	26-004624	Medic 3	4/22/2026 14:26	4/22/2026 14:28	4/22/2026 14:37	0:08:39	4/22/2026 14:37		Priority 1	Assault	504 MIGUEL HIDALGO ST	SAN JUAN	
26-03903	26-004638	Medic 102	4/22/2026 13:59	4/22/2026 14:00	4/22/2026 14:09	0:09:04	4/22/2026 14:27	4/22/2026 14:27	Priority 1	Sick Person	113 W 17TH ST	SAN JUAN	Rio Grande Regional Hospital
26-03904	26-004626	Medic 31	4/22/2026 14:20	4/22/2026 14:21	4/22/2026 14:28	0:06:47	4/22/2026 14:45	4/22/2026 15:02	Priority 1	Falls	400 E MINNESOTA RD	SAN JUAN	Rio Grande Regional Hospital
26-03907	26-004674	Medic 101	4/22/2026 14:52	4/22/2026 14:53	4/22/2026 14:58	0:04:34	4/22/2026 15:14	4/22/2026 15:27	Priority 1	Falls	111 W FM 495	SAN JUAN	Rio Grande Regional Hospital
26-03911	26-004635	Medic 31	4/22/2026 17:19	4/22/2026 17:21	4/22/2026 17:30	0:08:41	4/22/2026 17:51	4/22/2026 18:13	Priority 1	Psychiatric Problem/Abnormal Behavior/Suicide Attempt	313 E 14 1/2 ST	SAN JUAN	Doctors Hospital at Renaissance
26-03914	26-004631	Medic 2	4/22/2026 17:53	4/22/2026 17:55	4/22/2026 17:57	0:02:11			Priority 1	Diabetic Problem	314 CEMETARY RD	SAN JUAN	
26-03932	26-004692	Medic 31	4/23/2026 8:21	4/23/2026 8:26	4/23/2026 8:28	0:02:46	4/23/2026 8:49	4/23/2026 8:53	Priority 1	Unconscious/Fainting/Near-Fainting	400 VIRGEN DE SAN JUAN BLVD	SAN JUAN	RGR Free Standing ER San Juan
26-03940	26-004685	Medic 102	4/23/2026 11:38	4/23/2026 11:39	4/23/2026 11:48	0:08:31	4/23/2026 11:59	4/23/2026 12:13	Priority 1	Falls	300 N NEBRASKA AVE	SAN JUAN	Rio Grande Regional Hospital
26-03941	26-004676	Medic 31	4/23/2026 11:58	4/23/2026 12:00	4/23/2026 12:05	0:05:09			Priority 1	Stroke/CVA	823 E LOS EBANOS ST	SAN JUAN	
26-03946	26-004689	Medic 102	4/23/2026 15:10	4/23/2026 15:11	4/23/2026 15:16	0:05:34	4/23/2026 15:29	4/23/2026 15:46	Priority 1	Abdominal Pain/Problems	304 SAN IGNACIO AVE	SAN JUAN	STHS McAllen
26-03949	26-004693	Medic 31	4/23/2026 16:03	4/23/2026 16:05	4/23/2026 16:10	0:05:49	4/23/2026 16:25	4/23/2026 16:48	Priority 1	Chest Pain (Non-Traumatic)	3405 GRANDORA ST	SAN JUAN	STHS McAllen
26-03951	26-004677	Medic 2	4/23/2026 16:43	4/23/2026 16:44	4/23/2026 16:52	0:08:08	4/23/2026 17:11	4/23/2026 17:37	Priority 1	Unconscious/Fainting/Near-Fainting	1318 RIO GRANDE ST	SAN JUAN	Doctors Hospital at Renaissance
26-03952	26-004670	Medic 1	4/23/2026 17:28	4/23/2026 17:28	4/23/2026 17:36	0:07:11	4/23/2026 17:48	4/23/2026 18:15	Priority 1	Stroke/CVA	414 SAN JUANITA ST	SAN JUAN	Rio Grande Regional Hospital

26-03962	26-004710	Medic 31	4/24/2026 0:07	4/24/2026 0:09	4/24/2026 0:15	0:06:28	4/24/2026 0:39	4/24/2026 0:47	Priority 1	Overdose/Poisoning/Ingestion	106 SAN IGNACIO AVE	SAN JUAN	RGR Free Standing ER San Juan
26-03964	26-004688	Medic 102	4/24/2026 1:51	4/24/2026 1:52	4/24/2026 1:58	0:06:13	4/24/2026 2:14	4/24/2026 2:27	Priority 1	Stroke/CVA	1714 MIMOSA ST	SAN JUAN	Rio Grande Regional Hospital
26-03966	26-004711	Medic 31	4/24/2026 5:44	4/24/2026 5:45	4/24/2026 5:53	0:07:42	4/24/2026 6:11	4/24/2026 6:23	Priority 1	Breathing Problem	1317 W TEXAS AVE	SAN JUAN	Rio Grande Regional Hospital
26-03967	26-004714	Medic 31	4/24/2026 7:49	4/24/2026 7:50	4/24/2026 8:03	0:13:09	4/24/2026 8:34	4/24/2026 8:55	Priority 2	Falls	317 CEMETARY RD	SAN JUAN	Doctors Hospital at Renaissance
26-03970	26-004694	Medic 102	4/24/2026 8:31	4/24/2026 8:31	4/24/2026 8:35	0:04:01	4/24/2026 8:44	4/24/2026 9:03	Priority 1	Hemorrhage/Laceration	2020 LOMA ALTA ST	SAN JUAN	Doctors Hospital at Renaissance
26-03971	26-004697	Medic 101	4/24/2026 9:20	4/24/2026 9:20	4/24/2026 9:26	0:05:43	4/24/2026 9:44	4/24/2026 10:04	Priority 1	Psychiatric Problem/Abnormal Behavior/Suicide Attempt	118 ALTA ST	SAN JUAN	Doctors Hospital at Renaissance
26-03972	26-004696	Medic 102	4/24/2026 10:00	4/24/2026 10:01	4/24/2026 10:07	0:06:25	4/24/2026 10:17		Priority 1	Falls	3901 N RAUL LONGORIA RD	SAN JUAN	
26-03973	26-004713	Medic 31	4/24/2026 10:50	4/24/2026 10:50	4/24/2026 10:54	0:03:24	4/24/2026 11:31	4/24/2026 11:48	Priority 1	Breathing Problem	610 E 15TH ST	SAN JUAN	Rio Grande Regional Hospital
26-03975	26-004699	Medic 102	4/24/2026 11:38	4/24/2026 11:39	4/24/2026 11:48	0:08:10	4/24/2026 11:58		Priority 1	Falls	316 W 3RD ST	SAN JUAN	
26-03978	26-004704	Medic 102	4/24/2026 12:52	4/24/2026 12:53	4/24/2026 12:55	0:01:26	4/24/2026 13:09	4/24/2026 13:20	Priority 1	Sick Person	2303 N DOS ARBOLITOS AVE	SAN JUAN	STHS Edinburg
26-03985	26-004712	Medic 31	4/24/2026 14:20	4/24/2026 14:21	4/24/2026 14:29	0:08:12	4/24/2026 14:38	4/24/2026 14:58	Priority 1	Psychiatric Problem/Abnormal Behavior/Suicide Attempt	508 COIL DR	SAN JUAN	Doctors Hospital at Renaissance
26-03990	26-004716	Medic 102	4/24/2026 18:20	4/24/2026 18:21	4/24/2026 18:30	0:09:52	4/24/2026 18:32		Priority 1	Allergic Reaction/Slings	728 TENAZA DR	SAN JUAN	
26-03993	26-004733	Medic 31	4/24/2026 20:53	4/24/2026 20:54	4/24/2026 21:04	0:09:52	4/24/2026 21:20	4/24/2026 21:37	Priority 2	Sick Person	1610 HOOPER RD	SAN JUAN	STHS Children's
26-03994	26-004724	Medic 102	4/24/2026 21:08	4/24/2026 21:09	4/24/2026 21:15	0:06:02	4/24/2026 21:34	4/24/2026 21:54	Priority 1	Sick Person	1203 E SIOUX RD	SAN JUAN	Rio Grande Regional Hospital

26-03996	26-004734	Medic 31	4/24/2026 22:21	4/24/2026 22:22	4/24/2026 22:30	0:08:00	4/24/2026 22:44	4/24/2026 22:59	Priority 1	Sick Person	823 GONZALEZ ST	SAN JUAN	Rio Grande Regional Hospital
26-03998	26-004727	Medic 102	4/24/2026 22:43	4/24/2026 22:44	4/24/2026 22:56	0:12:00	4/24/2026 23:05	4/24/2026 23:15	Priority 1	Sick Person	906W ATHOL ST	SAN JUAN	STHS McAllen
2nd 9-1-1 Call in San Juan, Unit responded from Pharr													
26-04001	26-004730	Medic 31	4/24/2026 23:50	4/24/2026 23:52	4/24/2026 23:56	0:04:21			Priority 1	Unknown Problem/Pers on Down	3901 N RAUL LONGORIA RD	SAN JUAN	
26-04008	26-004740	Medic 102	4/25/2026 4:14	4/25/2026 4:16	4/25/2026 4:20	0:04:16	4/25/2026 4:33	4/25/2026 4:46	Priority 1	Stroke/CVA	731 SAN JUANITA ST	SAN JUAN	STHS McAllen
26-04009	26-004742	Medic 31	4/25/2026 7:24	4/25/2026 7:24	4/25/2026 7:24				Priority 2	Standby	1419 S SAN ANTONIO AVE	SAN JUAN	
26-04010	26-004770	Medic 31	4/25/2026 9:04						Priority 1	Falls	1222 WESTVIEW ST	SAN JUAN	
26-04015	26-004767	Medic 31	4/25/2026 11:11	4/25/2026 11:14	4/25/2026 11:17	0:02:36	4/25/2026 11:28	4/25/2026 11:43	Priority 1	Falls	3901 N RAUL LONGORIA RD	SAN JUAN	Rio Grande Regional Hospital
26-04026	26-004768	Medic 31	4/25/2026 17:12	4/25/2026 17:13	4/25/2026 17:20	0:06:32			Priority 1	Falls	3901 N RAUL LONGORIA RD	SAN JUAN	
26-04031	26-004769	Medic 31	4/25/2026 18:28	4/25/2026 18:30	4/25/2026 18:54	0:24:15			Priority 1	Unconscious/Fainting/Near-Fainting	500 W CITRUS AVE	SAN JUAN	
Posting for PD to clear scene													
26-04033	26-004761	Medic 1	4/25/2026 18:54	4/25/2026 18:54	4/25/2026 19:00	0:05:58			Priority 1	Stroke/CVA	204 E LETICIA ST	SAN JUAN	
26-04044	26-004780	Medic 31	4/26/2026 1:18	4/26/2026 1:19	4/26/2026 1:26	0:07:35	4/26/2026 1:38	4/26/2026 1:52	Priority 1	Unconscious/Fainting/Near-Fainting	301 E IH 2	SAN JUAN	Rio Grande Regional Hospital
26-04046	26-004787	Medic 3	4/26/2026 2:25	4/26/2026 2:26	4/26/2026 2:33	0:06:06	4/26/2026 2:50	4/26/2026 2:54	Priority 1	Sick Person	311 E 1ST ST	SAN JUAN	Rio Grande Regional Hospital
26-04050	26-004814	Medic 31	4/26/2026 5:19	4/26/2026 5:22	4/26/2026 5:34	0:12:25	4/26/2026 5:42	4/26/2026 5:47	Priority 2	Sick Person	100 SGT LEONEL TREVINO RD	SAN JUAN	RGR Free Standing ER San Juan
26-04052	26-004799	Medic 31	4/26/2026 6:18	4/26/2026 6:20	4/26/2026 6:27	0:06:28	4/26/2026 6:53	4/26/2026 7:11	Priority 1	Convulsions/Seizure	313 E 14 1/2 ST	SAN JUAN	Doctors Hospital at Renaissance

26-04056	26-004798	Medic 31	4/26/2026 12:07	4/26/2026 12:07	4/26/2026 12:07	0:00:27		Priority 1	Pregnancy/Childbirth/Miscarriage	1003 CARROLL RD	SAN JUAN	STHS Heart
26-04057	26-004793	Medic 102	4/26/2026 12:00	4/26/2026 12:01	4/26/2026 12:06	0:05:51	4/26/2026 12:16	Priority 1	Pregnancy/Childbirth/Miscarriage	1601 E INTERSTAT E 2	SAN JUAN	STHS Heart
26-04058	26-004797	Medic 31	4/26/2026 12:31	4/26/2026 12:32	4/26/2026 12:36	0:03:54	4/26/2026 12:53	Priority 1	Assault	402 ZEBRA CT	SAN JUAN	RGR Free Standing ER San Juan
26-04059	26-004796	Medic 102	4/26/2026 13:26	4/26/2026 13:27	4/26/2026 13:32	0:04:29	4/26/2026 13:44	Priority 1	Traffic/Transportation Incident (MVC)	600 W IH2	SAN JUAN	STHS Free Standing ER Alamo
26-04064	26-004806	Medic 31	4/26/2026 16:15	4/26/2026 16:15	4/26/2026 16:28	0:12:16	4/26/2026 16:49	Priority 2	Sick Person	2817 SAMANTHA DR	SAN JUAN	STHS Heart
26-04069	26-004808	Medic 102	4/26/2026 18:28	4/26/2026 18:29	4/26/2026 18:34	0:05:05	4/26/2026 18:47	Priority 1	Sick Person	730 TENAZA DR	SAN JUAN	STHS Edinburg
26-04071	26-004819	Medic 31	4/26/2026 18:59	4/26/2026 19:04	4/26/2026 19:07	0:02:35	4/26/2026 19:31	Priority 1	Sick Person	607 JAIME ST	SAN JUAN	Doctors Hospital at Renaissance
26-04079	26-004817	Medic 102	4/26/2026 22:10	4/26/2026 22:11	4/26/2026 22:20	0:08:45	4/26/2026 22:33	Priority 1	Falls	435 W 12TH ST	SAN JUAN	Rio Grande Regional Hospital
26-04080	26-004821	Medic 31	4/26/2026 23:18	4/26/2026 23:18	4/26/2026 23:38	0:19:23	4/26/2026 23:57	Priority 1	Assault	105 EBANO DR	SAN JUAN	Doctors Hospital at Renaissance
26-04081	26-004820	Medic 102	4/26/2026 23:47	4/26/2026 23:48	4/26/2026 23:54	0:05:58	4/27/2026 0:06	Priority 1	Sick Person	2004 LOMA VISTA ST	SAN JUAN	Doctors Hospital at Renaissance
26-04083	26-004823	Medic 31	4/27/2026 7:00	4/27/2026 7:03	4/27/2026 7:10	0:06:09	4/27/2026 7:21	Priority 1	Chest Pain (Non-Traumatic)	900 E BUSINESS 83	SAN JUAN	Doctors Hospital at Renaissance
26-04087	26-004843	Medic 102	4/27/2026 9:10	4/27/2026 9:10	4/27/2026 9:16	0:05:35	4/27/2026 9:31	Priority 1	Falls	105 N CESAR CHAVEZ RD	SAN JUAN	RGR Free Standing ER San Juan
26-04093	26-004844	Medic 102	4/27/2026 10:14	4/27/2026 10:15	4/27/2026 10:18	0:02:55	4/27/2026 10:35	Priority 1	Sick Person	1317 W TEXAS AVE	SAN JUAN	STHS Heart
26-04097	26-004831	Medic 102	4/27/2026 12:52	4/27/2026 12:53				Priority 1	Convulsions/Seizure	105 CESAR CHAVEZ RD	SAN JUAN	
26-04099	26-004845	Medic 102	4/27/2026 13:07	4/27/2026 13:08	4/27/2026 13:14	0:06:00	4/27/2026 13:26	Priority 1	Convulsions/Seizure	105 S CESAR CHAVEZ RD	SAN JUAN	Rio Grande Regional Hospital

26-04100	26-004833	Medic 31	4/27/2026 13:49	4/27/2026 13:51	4/27/2026 13:54	0:03:01	4/27/2026 14:14	4/27/2026 14:25	Priority 1	Sick Person	2303 N DOS ARBOLITOS AVE	SAN JUAN	Rio Grande Regional Hospital
26-04106	26-004861	Medic 102	4/27/2026 16:44	4/27/2026 16:47	4/27/2026 16:49	0:02:00	4/27/2026 16:59	4/27/2026 17:23	Priority 1	Convulsions/Seizure	2109 OLMO ST	SAN JUAN	Doctors Hospital at Renaissance
26-04116	26-004855	Medic 31	4/27/2026 20:53	4/27/2026 20:54	4/27/2026 21:00	0:06:05	4/27/2026 21:10	4/27/2026 21:29	Priority 1	Back Pain (Non-Traumatic)	E DOVE ST/RETAMA ST	SAN JUAN	Doctors Hospital at Renaissance
26-04119	26-004860	Medic 102	4/27/2026 23:19	4/27/2026 23:20	4/27/2026 23:27	0:07:31	4/27/2026 23:41	4/27/2026 23:55	Priority 1	Back Pain (Non-Traumatic)	708 MESQUITE AVE	SAN JUAN	Rio Grande Regional Hospital
26-04125	26-004878	Medic 31	4/28/2026 8:12	4/28/2026 8:13	4/28/2026 8:18	0:05:09	4/28/2026 8:35	4/28/2026 8:47	Priority 1	Falls	202 W AMY DR	SAN JUAN	Rio Grande Regional Hospital
26-04129	26-004879	Medic 31	4/28/2026 9:46	4/28/2026 9:47	4/28/2026 9:52	0:04:54	4/28/2026 10:06	4/28/2026 10:19	Priority 1	Diabetic Problem	1102 LILA ST	SAN JUAN	STHS McAllen
26-04130	26-004877	Medic 31	4/28/2026 12:03	4/28/2026 12:05	4/28/2026 12:14	0:09:03	4/28/2026 12:33	4/28/2026 12:50	Priority 1	Sick Person	618 S KANSAS AVE	SAN JUAN	Rio Grande Regional Hospital
26-04134	26-004881	Medic 1	4/28/2026 14:16	4/28/2026 14:17	4/28/2026 14:20	0:02:39	4/28/2026 14:36	4/28/2026 14:59	Priority 1	Traumatic Injury	600 E SIOUX RD	SAN JUAN	Doctors Hospital at Renaissance
26-04137	26-004886	Medic 31	4/28/2026 18:54	4/28/2026 18:55	4/28/2026 18:59	0:03:02	4/28/2026 19:22	4/28/2026 19:31	Priority 1	Sick Person	300 N NEBRASKA AVE	SAN JUAN	Rio Grande Regional Hospital
26-04137	26-004888	Medic 101	4/28/2026 18:54	4/28/2026 18:56	4/28/2026 18:59	0:03:02	4/28/2026 19:22	4/28/2026 19:31	Priority 1	Sick Person	300 N NEBRASKA AVE	SAN JUAN	Rio Grande Regional Hospital
26-04138	26-004892	Medic 31	4/28/2026 19:39	4/28/2026 19:41	4/28/2026 19:47	0:06:40	4/28/2026 20:26	4/28/2026 20:38	Priority 1	Sick Person	2005 PUERTO VALLARTA DR	SAN JUAN	STHS McAllen
26-04141	26-004890	Medic 2	4/28/2026 20:24	4/28/2026 20:26	4/28/2026 20:38	0:06:68	4/28/2026 20:48	4/28/2026 20:53	Priority 1	Convulsions/Seizure	1930 S LAKE TEXOMA ST SAN JUAN	SAN JUAN	
26-04152	26-004914	Medic 31	4/29/2026 10:20	4/29/2026 10:22	4/29/2026 10:30	0:08:22	4/29/2026 10:45	4/29/2026 10:53	Priority 1	Unconscious/Fainting/Near-Fainting	1305 SHUFFORD ST	SAN JUAN	Rio Grande Regional Hospital
26-04154	26-004917	Medic 102	4/29/2026 10:52	4/29/2026 10:53	4/29/2026 11:01	0:09:06	4/29/2026 11:35	4/29/2026 12:02	Priority 1	Stroke/CVA	518 MAKAYLA DR	SAN JUAN	Doctors Hospital at Renaissance

26-04155	26-004928	Medic 1	4/29/2026 11:03	4/29/2026 11:05	4/29/2026 11:15	0:09:51	4/29/2026 11:25	4/29/2026 11:37	Priority 1	Hemorrhage/Laceration	2119 SAN ANTONIO AVE	SAN JUAN	STHS McAllen
26-04158	26-004901	Medic 31	4/29/2026 12:22	4/29/2026 12:25	4/29/2026 12:29	0:04:18	4/29/2026 13:02	4/29/2026 13:18	Priority 2	Abdominal Pain/Problem	2029 LOMA AZUL	SAN JUAN	Rio Grande Regional Hospital
26-04165	26-004913	Medic 102	4/29/2026 15:25	4/29/2026 15:25	4/29/2026 15:27	0:01:50	4/29/2026 15:56	4/29/2026 16:19	Priority 1	Sick Person	721 W 6TH ST	SAN JUAN	Doctors Hospital at Renaissance
26-04166	26-004915	Medic 31	4/29/2026 15:44	4/29/2026 15:45	4/29/2026 15:55	0:09:36	4/29/2026 16:15	4/29/2026 16:38	Priority 2	Abdominal Pain/Problem	822 E LOS EBANOS ST	SAN JUAN	STHS McAllen
26-04168	26-004930	Medic 1	4/29/2026 16:11	4/29/2026 16:12	4/29/2026 16:22	0:09:45	4/29/2026 16:31	4/29/2026 16:49	Priority 1	Chest Pain (Non-Traumatic)	304 SAN IGNACIO AVE	SAN JUAN	Doctors Hospital at Renaissance
26-04180	26-004934	Medic 1	4/30/2026 2:24	4/30/2026 2:24	4/30/2026 2:32	0:08:32	4/30/2026 2:53	4/30/2026 3:02	Priority 1	Assault	1209 E FM 495	SAN JUAN	STHS McAllen
26-04183	26-004935	Medic 102	4/30/2026 5:41	4/30/2026 5:41	4/30/2026 5:48	0:06:59	4/30/2026 6:03	4/30/2026 6:14	Priority 1	Abdominal Pain/Problem	208 W CIRO DR	SAN JUAN	Rio Grande Regional Hospital
26-04185	26-004953	Medic 31	4/30/2026 6:54	4/30/2026 6:55	4/30/2026 7:25	0:29:43			Priority 1	Psychiatric Problem/Abnormal Behavior/Suicide Attempt	409 W 12TH ST	SAN JUAN	
26-04187	26-004986	Medic 102	4/30/2026 7:57	4/30/2026 7:58	4/30/2026 8:06	0:07:41	4/30/2026 8:18	4/30/2026 8:31	Priority 1	Sick Person	1504 SCOTTY ST	SAN JUAN	Rio Grande Regional Hospital
26-04189	26-004940	Medic 31	4/30/2026 8:47	4/30/2026 8:48	4/30/2026 8:55	0:06:52	4/30/2026 9:16	4/30/2026 9:25	Priority 1	Unconscious/Fainting/Near-Fainting	609 CITRUS AVE	SAN JUAN	Rio Grande Regional Hospital
26-04191	26-004985	Medic 102	4/30/2026 9:53	4/30/2026 9:54	4/30/2026 9:56	0:02:25	4/30/2026 10:09	4/30/2026 10:23	Priority 1	Chest Pain (Non-Traumatic)	3006 N RAUL LONGORIA	SAN JUAN	Rio Grande Regional Hospital
26-04208	26-004956	Medic 31	4/30/2026 16:33	4/30/2026 16:34	4/30/2026 16:39	0:05:37	4/30/2026 16:51	4/30/2026 17:10	Priority 1	Falls	1605 COCONUT PALM AVE	SAN JUAN	STHS Children's
26-04212	26-004983	Medic 102	4/30/2026 17:14	4/30/2026 17:15	4/30/2026 17:23	0:07:50			Priority 1	Hemorrhage/Laceration	1407 RIO GRANDE ST	SAN JUAN	
26-04216	26-004959	Medic 31	4/30/2026 19:13	4/30/2026 19:14	4/30/2026 19:20	0:06:24	4/30/2026 19:37	4/30/2026 19:44	Priority 1	Allergic Reaction/Stings	218 E 11TH ST	SAN JUAN	RGR Free Standing ER San Juan
26-04221	26-004981	Medic 102	4/30/2026 20:13	4/30/2026 20:14	4/30/2026 20:20	0:05:49	4/30/2026 20:31	4/30/2026 20:49	Priority 1	Convulsions/Seizure	1411 S KANSAS AVE	SAN JUAN	Doctors Hospital at Renaissance
26-04222	26-004962	Medic 31	4/30/2026 20:16	4/30/2026 20:18	4/30/2026 20:24	0:06:15	4/30/2026 20:35	4/30/2026 20:48	Priority 2	Sick Person	2119 N SAN ANTONIO AVE	SAN JUAN	STHS McAllen



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

MEMORANDUM

TO: Ruben Guajardo, City Manager
FROM: Leandro Sifuentes, Chief of Police
DATE: 05/05/2026
SUBJECT: Police Department Monthly Report. [Leandro Sifuentes, Chief of Police]

This memorandum is to keep you all informed on our Monthly operational statistics, and any other significant cases or events that occurred during the month of **April 2026**

STATISTICS: POLICE	MONTH: February
Calls for service	1,795
Accidents	114
911 Calls	1,176
Patrol & CID Arrests	99
CID Issued Warrants	19

SPECIAL ANNOUNCEMENT
Nothing to report

SAN JUAN POLICE PERSONNEL:
All Patrol officer vacancies filled

TELE-COMMUNICATORS:
Nothing to report

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

FLEET:

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

STATISTICS: ANIMAL CONTROL**MONTH: February**

Calls for service	84
Citations issued	25
Violations	59

SPECIAL EVENTS

NEW OFFICER AND PROMOTION CEREMONY TBA

Respectfully,
Leandro Sifuentes
Chief of Police



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: 05/14/2026
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 \$ 34,761.13

Defensive Driving	0
Deferred	1
Pre-Trials	2
Bench Trials	0
Scofflaw	\$ 737.60

COLLECTIONS 2025 COLLECTIONS 2026

April - \$30,074.33 April - \$ 34,761.13

CITATIONS ISSUED 2025 CITATIONS ISSUED 2026

April - 104 April - 85

SCOFFLAW COLLECTIONS 2025 SCOFFLAW COLLECTIONS 2026

April - \$ 7,834.18 April - \$ 737.60

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

Magistrates:

Judge Eloy Hernandez	Judge Roberto Garza	Judge Jorge Zambrano
6	6	8

Judge Lisa Sanchez
4

Amnesty Program and Case Resolution

February - \$ 2,124.11

March - \$ 11,154.15

April - \$ 11,134.93

Total - \$ 24,413.19



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: 05/15/2026

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

Texas Drought Outlook

- 69% of Texas is in a drought (5/11/2026)
- RGV is on severe drought condition (No Change In the watershed)
- Falcon and Amistad are @ 25.9%
- STAGE II IS STILL IN FULL EFFECT

System Outlook

- Water Connections – 7,567
- Sewer Connections – 10,902 (3,667 NAWSC)

Water Treatment Facility

- Combined Gallons Treated: 85.343MG
- Combined Gallons Produced 83.091 MG

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

Water Treatment Facility No. 1

- .0 MG treated
- 36.379 MG delivered
- 36.842 MG Transferred from WTF No. 2
- 24.11 MG RAW (Reservoir)
- 0.000 MG Backwash
- 0 MG Well

Water Treatment Facility No. 2

- 85.343 Treated
- 46.712 MG Delivered
- 36.842 MG Transferred to WTF No. 1
- 47.03 MG RAW (Reservoir)
- 4.012 MG Backwash

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

Water Distribution System

- Leaks – 3
- Breaks – 1
- Taps – 0
- Locates - 16

Water Loss

- Reported – 190,500 gals
- Unreported – 16,000 gals

Hydrants

- Flushed – 28
- Repaired/Replaced – 0
- STAGE II WATER CONSERVATION STILL IN EFFECT

Valves

- Worked – 4
- Repaired/Replaced – 0

Utility Billing

- Work Orders –5

We Continue Our Hydrant and Valve Maintenance

Wastewater Treatment Facility

- Treated – 71.125 MG
- Wetland –3.147 MG
- 195 - Cubic Yards of Sludge Hauled to Landfill

Wastewater Collections

- Work orders - 53
- Sewer Main Repaired – 2
- Sewer Backups Reported –18
- Sewer Backups Cleared – 18
- Odor Complaints – 4
- Locates –23
- Replaced Manhole covers – 3
- Sewer Overflows- 3

Administration Financials

- Administration –56.98%
- Water Treatment – 60.48 %
- Distribution: 61.09 %
- Sewer Collection – 58.33 %
- Wastewater Treatment – 54.18 %

Projects

- Lift station 6 on Cesar Chavez is 90% completed, waiting for permits from NAWS to install manholes on Cesar Chavez.
- WWTF Rehab – Project awarded to Lefevre engineering. Waiting on TWDB response to start the project.
- Working on the Water Conservation Plan update

- Working on collapsed clay line in alley behind Lift Station 7 by FM 495 and Raul Longoria

Certification

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



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

MEMORANDUM

TO: Ruben Guajardo, City Manager

FROM: Patrick Willingham, Director of Parks and Recreation

DATE: 05/15/2026

SUBJECT: Presentation of the 2025-2026 Scholarship Recipients for the San Juan Police Athletic League and San Juan Parks and Recreation. [Patrick Willingham, Director of Parks and Recreation]

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 26, 2026

Hold a Public Hearing and Consider the First Reading of an Ordinance Amending Chapter 13 Utilities, Article 13.04 Water Conservation; Drought Contingency and Emergency Management Plan of the Code of the City of San Juan, Texas by Amending Section 13.04.001 Adoption of Plans to Formally Adopt the May 2026 Water Conservation and Drought Contingency Plan; Providing for a Penalty not to Exceed Two Hundred Fifty (\$250.00) Dollars for each Offense; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for Repealer Clause. [Alfredo De Leon, Interim Director of Utilities]

STAFF COMMENTS AND RECOMMENDATIONS:

Hold a Public Hearing and Consider the First Reading of an Ordinance Amending Chapter 13 Utilities, Article 13.04 Water Conservation; Drought Contingency and Emergency Management Plan of the Code of the City of San Juan, Texas by Amending Section 13.04.001 Adoption of Plans to Formally Adopt the May 2026 Water Conservation and Drought Contingency Plan; Providing for a Penalty not to Exceed Two Hundred Fifty (\$250.00) Dollars for each Offense; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for Repealer Clause. [Alfredo De Leon, Interim Director of Utilities]

RECOMMENDATION:

Staff recommends the approval of the resolution.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Ruben Guajardo, City
Manager



City of San Juan Water Conservation & Drought Contingency Plan

**Updated:
May 2026**

**City of San Juan
512 S. Nebraska Ave.
San Juan, Texas 78589
Public Water Supply Number: 1080010
Water CCN No.: 12874**

CITY OF SAN JUAN

WATER CONSERVATION AND DROUGHT CONTINGENCY PLAN

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Section 1.0 INTRODUCTION

The City of San Juan (City) is a local municipality governed by a board of elected Mayor and City Council operating under the laws of Texas in Hidalgo County. The City provides the public with its water and sewer services within its Certificate of Convenience and Necessity (CCN) area.

The amount of water that the City of San Juan water system can produce and distribute to its customers is sufficient to meet current demand. The City wants to ensure water is used wisely and efficiently to avoid waste or unreasonable use of water. The City like other municipalities in the Rio Grande Valley has a steady increase in water demands due to growth and prolonged drought periods. As a result, establishing strong conservation measures and ways to avoid waste is key for this community. Since short-term water shortages and water supply emergencies are often unpredictable, having written water conservation and drought contingency plans are key to mitigate the risk of water shortages and other emergencies.

System Profile

Demographics. The City of San Juan is located in Hidalgo County between the cities of Pharr, and Alamo. The North Alamo WSC has service areas north of San Juan. The City's current service area is approximately 11.6 square miles. The U.S. Bureau of the Census lists San Juan's 2020 population as 35,294. The City provides water and wastewater services within the City of San Juan's limits and extra territorial jurisdiction.

(A) Water Sources and Supply.

(1) Surface Water Source

The Rio Grande River is the main source of water for the City of San Juan. Raw water is delivered by the Hidalgo County Water Control and Improvement District Number (UID) 2 under TCEQ Water Right ADJ 873.

The UID diverts raw water through a canal system via gravity pipe into the City's two reservoirs with a combined storage capacity of approximately 160 million gallons (MG).

(2) Water Treatment Plants and Storage Tanks

The City of San Juan Water Treatment Plant consists of two surface water plants

with a combined capacity of 8.5 million gallons per day (MGD).

- (a) Water Plant No. 1 is located at 700 South Kansas, San Juan TX 78589 and is rated at 1.04 MGD. Water Plant No. 1 is a compact type surface water plant equipped with three raw water pumps, one flocculation basin, one sedimentation basin with tube settlers and one mixed media filter. Treated water is stored in two interconnected below ground clearwells equipped with three high service pumps.
- (b) Water Plant No. 2 is rated at 7.0 MGD and is located at the northeast corner of the intersection of I Road and Sioux Road. Water Plant No. 2 is a Claricone type surface water plant equipped with raw water pumps, splitter box/rapid mix basin, four Claricone clarifiers, and eight dual-media gravity filters. The filtered treated water is stored in two 0.50 MG clearwells.
- (c) Three elevated tanks throughout the distribution system are as follows: 1.0 MG elevated water storage tank identified as the Southeast Water Tower is located 301 E. Ridge Road; 0.300 MG elevated water storage tank identified as South Water Tower is located at the intersection of 6th Street and San Antonio Street and 0.50 MG elevated water storage tank named as North Water Tower is located at the intersection of Raul Longoria Rd. and Santa Fe Street. Total combined treated water capacity of elevated storage is 1.8 MG.
- 1. Additionally, the City of San Juan is interconnected through an unmetered connection with the City of Alamo TCEQ PWS No. 1080001 and North Alamo WSC TCEQ PWS No. 1080029. It appears that up to 1.0 MGD can be supplied through these interconnections during an emergency.

(e) Water Pumpage.

(1) Current total pumpage for the last five years from 2021 -2025 was 4,742,699,909 gallons and the annual daily average was 2,598,740 gallons for this same period. The annual daily average for Year 2025 was 2,950,339 gallons.

(2) Water uses and per capita water use.

(a) The City supplies potable water for residential, commercial, industrial, and

public uses.

(b) Municipal per capita water use is total water pumped into the system for residential, commercial and public use, divided by the population served. The City of San Juan's per capita use was averaging 123 gallons per capita per day (GPCD) in Year 2025.

The San Juan water system through continuous improvement and implementation of the Water Conservation Plan, will prepare the city to serve the projected population growth over the entire Certificate of Convenience and Necessity (CCN) area through the year 2031 and meet any anticipated water and wastewater demands.

Section 2.0 WATER CONSERVATION

The purpose of this plan is to establish a Water Conservation and Drought Contingency Plan for the City in accordance with Texas Admin. Code Title 30, Chapter 288. The goal of the plan is to ensure an adequate supply of available water in an amount sufficient to satisfy essential human consumption and basic use needs. The Water Conservation Plan develops a conservation strategy for reducing the volume of water withdrawn from a water supply source, reducing the loss or waste of water, improving the efficiency of use of water, increasing the recycling and reuse of water, and the prevention of pollution. The Drought Contingency Plan is a strategy for temporary supply and demand management responses to temporary and potentially recurring water supply shortages and other water supply emergencies.

Section 2.1 Water Conservation Goals 5 & 10 Year Targets

1. The City serves water to a population of approximately 24,000 through 7,456 active connections reported for the reporting Year ending 2025.
2. Based on the historical water use data of San Juan's water consumption and practices, the city has set the following goals to be achieved through the adoption of this Water Conservation Plan:
 - (a) Calibrate all water well meters annually and read all distribution system customer meters accurately.
 - (b) Determine unaccounted for water in the system.
 - (c) Implement long term cost-effective recovery measures for major causes of unaccounted-for water loss due to metering.
 - (d) To increase both public and employee awareness regarding water

conservation and water related issues. This will especially be encouraged during the summer months when water consumption increases significantly.

- (e) Continue the re-use of treated wastewater effluent for non-potable use at the Wastewater Facility site and support potential re-use wastewater (Reclaim Type I or II) for agriculture, industry, and/or public use.
- (f) Establish achievable water goals based on municipal per capita water use. Municipal per capita water use is the total water pumped into the system for residential, commercial and public use, divided by the population served. San Juan's per capita use reported for Year 2025 was averaging 123 GPCD and had a total water loss of GPCD 29. The 5-year total water loss GPCD average was about 21.

The City of San Juan used the TWDB Water Conservation baseline to set the 5- and 10-year goals listed below:

	Historic 5yr Average	Baseline	5-Year Goal Year 2029	10-Year Goal Year 2036
Total GPCD	114	85	79	75
Residential GPCD	63	67	59	60
Water Loss GPCD	21	14	11	10

Section 2.2 Schedule for Implementing the Plan to Achieve Targets and Goals

The City of San Juan will adhere to the following schedule, to achieve the targets and goals for water conservation:

1. All customers and water users shall be metered.
2. Periodic meter testing, calibration, and repair.
 - (a) Calibration of all production meters at each treatment plant annually to ensure an accuracy of ± 5 percent.
 - (b) Customer meters larger than 1 ½” shall be tested every 5 years; and
 - (c) Customer meters smaller than 1 ½” shall be tested every 10 years on a staggered basis.

3. Real water losses are identified and corrected.
4. Real water losses are minimized by replacement of deteriorating water mains and appurtenances, as is conducted by the City of San Juan staff on an on-going basis.
5. The City will raise public awareness of water conservation and encourage responsible public behavior through a public education and information program. The City will provide each customer with a TCEQ Water Quality Report that includes water conservation material developed by the staff or secured from the Texas Water Development Board, or other sources. This Water Quality Report will be provided online by July 1st of every summer to all customers.

Section 2.3 Tracking Targets and Goals

The staff shall track targets and goals by utilizing the following procedures:

1. Logs shall be maintained for meter calibration, meter testing, and meter replacement programs.
2. Annual water audits shall be documented and kept in the Public Works Department files.
3. Staff shall keep a record of the number of public outreach mail-outs distributed annually.
4. Rates are tracked by means of ordinances adopted.
5. Logs shall be maintained for the Utilities Dept. by the Director overseeing the leak detection program.

Section 3.0 Metering Devices

Flow meters are used to measure and account for all water diverted from each water treatment plant and all water sales continue to be metered in order to accurately record the amount of water used. The City of San Juan has metering in place for all usages including contractor uses. The City has will continue to replace approximately 2% of all meters annually. The City uses a computerized water consumption system to monitor for consistency in water use to identify abnormal sudden increase or decreases in usage. These meters will be evaluated and tested and replaced if necessary. The City will extend training to the local fire department to continually account for all water usage during emergency fire or fire hydrant flushing uses.

Section 3.1 Universal Metering

The City of San Juan has a regularly scheduled maintenance program of meter testing, repair and replacement. All production meters located at the water plant are tested and calibrated annually. Meters are maintained within the accuracy of plus or minus 5%, in order to measure and account for the amount of water diverted from the source of supply. Meter replacement recommendations are followed using the manufacturer's guidelines.

After each monthly water meter reading, an evaluation of each customer's usage is made. Any zero consumption accounts are checked to see if water is actually being used or if meter malfunction. During this evaluation, the Billing Supervisor will determine what action, if any, must be taken to reduce water consumption. An additional ongoing evaluation is made annually to determine what the City of San Juan must do to change its conservation plan or policies.

Section 4.0 Water Loss

The City of San Juan shall conduct water loss audits in accordance with the Texas Water Development Board rules (Texas Administrative Code, title 31, chapter 358). Periodic visual inspections along the distribution lines will be completed. An audit of the water system to determine illegal connections, use of forms and accounting for loss due to flushing and firefighting will be completed annually. In addition, if the TWDB annual conservation report determines that the unaccounted water exceeds the City goal, the Utilities Director will implement a more extensive audit to determine the source of the unaccounted water.

Section 4.1 Leak Detection and Repair

The City will send staff to training events in an effort to evaluate the trends of water leak detector equipment and programs. To reduce water loss due to leaks City personnel respond to all water leak reports and typically initiate repairs within 30 minutes.

Plumbing codes and retrofit program

- (a) The City has adopted the International Plumbing Code. Additionally, the 72nd Texas Legislature passed legislation which requires plumbing fixtures sold in Texas after January 1, 1992, to meet strict standards that incorporate efficient water use and conservation in new structures. This law subsequently affects plumbing fixtures sold and will help eliminate inefficient plumbing fixtures.
- (b) San Juan does encourage businesses and homeowners to replace older water fixtures like low-flow showerheads, faucet aerators, and toilet dams purchased before January 1, 1992, with the newer efficient replacements.

Water conservation landscaping

The City of San Juan does not plan to require water conservation landscaping; however, due to ongoing drought conditions, city staff will encourage this type of landscaping as follows:

- (a) Local landscaping architects and nurseries will be encouraged to utilize efficient irrigation systems and native low water-using plants and grasses. Xeriscape gardening and landscaping techniques will also be promoted.
- (b) Licensed irrigation contractors will be encouraged to utilize drip irrigation systems, where possible, and to use water conserving irrigation systems like sprinklers that produce large drips instead of a fine mist and a sprinkler layout which accommodates prevailing wind patterns.

Section 5.0 Water Conservation Strategies

1. **Public education.** The City will make the Water Conservation and Drought Contingency Plans accessible to new customers at the time they apply for water services. Water conservation brochures will be available at City Hall on a continuing basis. Public announcements will be issued via City public web site or social media. The City will continue to develop a public education campaign. The campaign is modeled after the “Water IQ – Know Your Water” message originally developed for the state’s Water Conservation Implementation Task Force. Other utilities have had success using this same approach. The campaign will include multiple methods to reach and educate the public:

- Website
- Fact sheets
- Outreach programs
- Yard Signs
- Water Bill Inserts
- Tours

The specifics of the public outreach and education campaign will vary depending on the circumstance and future droughts. In addition, the City will partner with local non-profits to reach a larger audience.

The City also employs the following public information strategies:

- Dedicated water conservation webpage to educate residents on both indoor and outdoor conservation, efficient water practices, and links to other resources

- Public outreach of K-12 level water conservation education to PSJA ISD, school groups, boys and girl scouts and environmental clubs
 - Public outreach to Homeowner Associations (HOA's) and other speaking opportunities within the city
 - City provides periodic water conservation messages on the utility bill
 - The City promotes water conservation at public city sponsored events
 - Support the City's Water Conservation Coordinator
2. **Recycling and reuse.** The City currently uses treated wastewater effluent for all process water at the treatment facility. The City is aware that treated wastewater effluent could be used to possibly irrigate the city parks. San Juan will encourage the possible use of the treated wastewater effluent for any potential customers of agriculture, industrial use, and private use.

Section 5.1 Conservation Water Rate Structure

- (1) The City has established a schedule of rates to be charged for the consumption of water supplied through the water system, as follows:
 - (a) Standard water rate schedule within the city limits for San Juan's customers under the City's certificate of convenience and necessity.
 - (b) Standard water rate schedule outside of San Juan's City limits.
 - (c) A variable rate that increases for water consumption.
- (2) Appendix A shows the standard water and sewer rates to be charged for water furnished and consumed by single-family residence, multi-family residence, commercial, and industrial customers using the City's water.
- (3) Water and sewer rates are periodically evaluated and updated as needed, so information in Appendix A is subject to change in the future.

Section 5.2 Non-Promotional Water Rate Structure

The City of San Juan does not have a promotional rate structure. The water rates are cost-based on consumption. The rate increases for all usage above the specific quality. The current water rate structure is attached under Appendix A.

Section 5.3 Enforcement Procedure and Plan Adoption

The water conservation plan is updated and implemented after adoption of city ordinance or resolution (See Appendix B).

Section 5.4 Coordination with the Regional Water Planning Group

The service area of the City of San Juan is located within the Regional Water Planning Group (RWPG) Region M (Rio Grande). The city will mail a copy of the adopted Plan to the Region M administrator, the Lower Rio Grande Valley Development Council located at 301 W. Railroad St., Weslaco, TX to ensure collaboration with our respective planning group (See Appendix C).

Section 5.5 Plan Review and Update

The City of San Juan will update its water conservation plan based on previous five-year and ten-year targets as compared to actual water usage reports. Based on this current update conducted in May 2026, the next water conservation plan should be updated by May 1, 2031, to coincide with the regional water planning group.

DROUGHT CONTINGENCY PLAN

Section I. Declaration of Policy, Purpose, and Intent

In order to conserve the available water supply and protect the integrity of water supply facilities, with particular regard for domestic water use, sanitation, and fire protection, and to protect and preserve public health, welfare, and safety and minimize the adverse impacts of water supply shortage or other water supply emergency conditions, the City of San Juan (the City) hereby adopts the following regulations and restrictions on the delivery and consumption of water through an ordinance/or resolution.

Water uses regulated or prohibited under this Drought Contingency Plan (the Plan) are considered to be non-essential and continuation of such uses during times of water shortage or other emergency water supply conditions are deemed to constitute a waste of water which subjects the offender(s) to penalties as defined in Section X of this Plan.

Section II. Public Involvement

Opportunity for the public to provide input into the preparation of the Plan was provided by the City of San Juan by means scheduling and posting of a Notice of Regular Meeting. The public notice outlined meeting date, time and agenda item clearly stating consideration for adoption of the Plan. Public notice posted at City Hall and City website (See Appendix B).

Section III. Public Education and Notification

The City of San Juan will periodically provide the public and its water customers with information about the Plan, including information about the conditions under which each stage of the Plan is to be initiated or terminated and the drought response measures to be implemented in each stage. This information will be provided by one or any combination of the following methods:

- Public service announcements on cable television and radio
- Newspaper articles and announcements
- Press releases, media alerts, and social media
- Water Conservation/Drought Contingency Hotline
- Water Conservation/Drought Contingency website
- Messages in utility bills
- Distribution of fact sheets, brochures, and pamphlets
- Mass mailing of notification letters
- Public meetings and education seminars
- Commercial, industrial, and institutional education seminars

Section IV. Coordination with Regional Water Planning Groups

The service area of the City of San Juan is located within the Regional Water Planning Group (RWPG) Region M (Rio Grande). The City will mail a copy of this Plan to the Region M administrator, the Lower Rio Grande Valley Development Council located at 301 W. Railroad St., Weslaco, TX to ensure collaboration with our respective planning group.

Section V. Authorization

The City Manager or his designee will monitor the water supply and conditions on a daily basis and shall make a determination to initiate and terminate stages of this Plan. The City Manager may impose a stage more or less restrictive than specified herein based on existing or projected conditions including but not limited to, changes in the City's distribution system, water quality concerns to protect public health and safety, supply interruptions, or in coordination with Hidalgo County or TCEQ Watermaster.

Section VI. Application

The provisions of this Plan shall apply to all persons, customers, and property utilizing water provided by the City of San Juan. The terms "person" and "customer" as used in the Plan include individuals, corporations, partnerships, associations, and all other legal entities.

Section VII. Definitions

For the purposes of this Plan, the following definitions shall apply:

Aesthetic water use: water use for ornamental or decorative purposes such as fountains, reflecting pools, and water gardens.

Commercial and institutional water use: water use which is integral to the operations of commercial and non-profit establishments and governmental entities such as retail establishments, hotels and motels, restaurants, and office buildings.

Conservation: those practices, techniques, and technologies that reduce the consumption of water, reduce the loss or waste of water, improve the efficiency in the use of water or increase the recycling and reuse of water so that a supply is conserved and made available for future or alternative uses.

Customer: any person, company, or organization using water supplied by City of San Juan.

Domestic water use: water use for personal needs or for household or sanitary purposes such as drinking, bathing, heating, cooking, sanitation, or for cleaning a residence,

business, industry, or institution.

Sector One: Designation in the Plan for irrigation applicable to City of San Juan water customers located north of Expressway 83.

Sector Two: Designation in the Plan for irrigation applicable to City of San Juan water customers located south of Expressway 83.

Industrial water use: the use of water in processes designed to convert materials of lower value into forms having greater usability and value.

Landscape irrigation use: water used for the irrigation and maintenance of landscaped areas, whether publicly or privately owned, including residential and commercial lawns, gardens, golf courses, parks, and rights-of-way and medians.

Non-essential water use: water uses that are neither essential nor required for the protection of public, health, safety, and welfare, including:

- (a) irrigation of landscape areas, including parks, athletic fields, and golf courses, except otherwise provided under this Plan;
- (b) Use of water to wash any motor vehicle, motorbike, boat, trailer, airplane or other vehicle;
- (c) use of water to wash down any sidewalks, walkways, driveways, parking lots, tennis courts, or other hard-surfaced areas;
- (d) use of water to wash down buildings or structures for purposes other than immediate fire protection;
- (e) flushing gutters or permitting water to run or accumulate in any gutter or street;
- (f) use of water to fill, refill, or add to any indoor or outdoor swimming pools or Jacuzzi-type pools;
- (g) use of water in a fountain or pond for aesthetic or scenic purposes except where necessary to support aquatic life;
- (h) failure to repair a controllable leak(s) within a reasonable period after having been given notice directing the repair of such leak(s); and
- (i) use of water from hydrants for construction purposes or any other purposes other than firefighting.

TCEQ: abbreviation for the Texas Commission on Environmental Quality. The TCEQ is the environmental agency for the state.

Section VIII. Criteria for Initiation and Termination of Drought Response Stages

The City Manager or his/her designee shall monitor water supply and/or demand conditions on a daily basis and shall determine when conditions warrant initiation or termination of each stage of the Plan, that is, when the specified “triggers” are reached.

The triggering criteria described below are based on daily water demands on the City’s Water System and/or water storage levels in Falcon and Amistad Reservoirs. In addition, the City Manager may trigger or implement any Stage level deemed necessary to comply with the TCEQ mandates or directives to conserve water.

Stage 1 Triggers– Mild Water Shortage Conditions

This Drought Plan stage is always in effect, unless a more stringent plan is required. Customers shall be requested to voluntarily conserve water. Achieve a 5% reduction in daily water demand.

Stage 2 Triggers – Moderate Water Shortage

The Drought Plan is put into effect when the when agricultural use of irrigation water is discontinued and/or City's system is at 3.7 MGD or above for a three consecutive day period. Achieve 7.5% reduction in daily water demand

Stage 3 Triggers – Severe Water Shortage

The Drought Plan is put into effect when the delivery of water storage in Falcon and Amistad reservoir is reduced by 50% by the Watermaster and/or City's system is at 4.1 MGD or above for a three consecutive day period. Achieve a 10% reduction in daily water demand.

Stage 4 Triggers – Critical Water Shortage

The Drought Plan is put into effect when the municipal allocations are reduced to 75% of full municipal allocations by the Watermaster and/or when the demand on the City's system is at 4.5 MGD or above for a three consecutive day period. Achieve a 15% reduction in daily water demand.

Stage 5 Triggers – Emergency Water Shortage

The Drought Plan is put into effect when the municipal allocations are reduced to 80% of full municipal allocations by the Watermaster and/or when the demand on the City's system is at 4.8 MGD or above for a three consecutive day period. Achieve a 20% reduction in daily water demand.

Section IX. Drought Response Stages

The City Manager, or his/her designee, shall monitor water supply and/or demand conditions on a daily basis and, in accordance with the triggering criteria set forth in Section VIII of this Plan, shall determine that a mild, moderate, severe, critical, emergency or water shortage condition exists and shall implement the following notification procedures:

Notification

Initiation of a Drought Contingency/Emergency Management Stage

- The public and water customers will be notified through local media that provide details of the reason for initiation of the management stage
- Wholesale water customers will be notified by mail, email or telephone, or certified mail
- The City Manager may decide not to order the implementation of a management stage even though one or more of the trigger criteria for the stage is met. Factors which could influence such a decision include, but not limited to, the time of the year, weather conditions, or the anticipation of replenished water supplies
- In the event of a City-wide emergency, the order shall be made by public announcement in the City within twenty-four hours on implementation. In the event of an emergency of limited geographical extent, door-to-door notification shall be made by door hangers and or in person, at which time the City Manager authorized state of emergency shall become immediately effective. Once an emergency has been declared, the City Manager may utilize supplemental public notifications including notices posted at City Hall, Civic Centers, libraries fire stations, post offices, major supermarkets, schools, direct mail, television, radio, internet website announcement, social media, newspaper and other news media to notify public

Termination of a Management Stage

The City Manager may order the termination of a management stage when conditions for termination of the stage are met. The following actions will be taken when a drought for termination of the respective stage is met. The following actions will be taken when a drought contingency and water emergency stage is terminated:

- The public and retail water customers will be notified through local media
- Wholesale customers by mail, email, or telephone, or certified mail
- When mandatory provisions of the Plan that have activated are terminated the City will notify TCEQ within 5 business days
- The City Manager may decide not to order the termination of a management stage even though the conditions for termination of the stage are met. Factors which could influence such a decision include, but are not limited to, the time of year, weather

- conditions, or the anticipation of potential
- changed conditions that warrant the continuation of the management stage

Additional Notification:

The City Manager or his/her designee shall notify directly, or cause to be notified directly, the following individuals and entities:

- City Council
- TCEQ (once mandatory restrictions are imposed)

Stage 1 Response – Mild Water Shortage Conditions

Requirements for Initiation: Customers shall be requested to voluntarily conserve water.

Target: Achieve a 5 percent reduction in daily water demand.

Best Management Practices for Supply Management:

Public service announcements will be sent to all customers that are designed to increase customer awareness of water conservation and encourage the most efficient use of water. The City of San Juan will repair leaks on a daily basis and reduce flushing of mains to once per months.

Voluntary Water Use for Reducing Demand:

Voluntary conservation is the First Stage of the Conservation program. It is always in force unless a higher stage is required and enacted. Customers during stage 1 are requested to voluntarily limit the amount of water used to that amount absolutely necessary for health, business, and irrigation. Notice of such request shall be given by the City Manager through appropriate circulars, television, radio, and newspaper media at his discretion.

Requirements for termination

Stage 1 is always in effect, unless a more stringent plan is required.

Stage 2 Response -- MODERATE Water Shortage Conditions

Requirements for Initiation:

Customers shall be required to comply with the requirements and restrictions on certain non-essential water used, when agricultural use of irrigation water is discontinued and/or when the demand on the City's system is at 3.7 MGD or above for a three consecutive day period.

Target: Achieve a 7.5 percent reduction in daily water demand.

Best Management Practices for Supply Management:

Visually inspect lines and repair leaks on a regular basis. Flushing is prohibited except for dead end mains.

Water Use Restrictions for Demand Reduction:

Under threat of penalty for violation, the following water use restrictions shall apply to all persons:

- (a) Limit landscape irrigation with hose-end sprinklers or automatic irrigation systems to Tuesdays and Fridays for water customers in sector one (area north of Expressway 83), and Mondays and Thursdays for water customers in sector two (area south of Expressway 83), and to irrigate landscape only between the hours of 8:00pm and 8:00 am. Landscape irrigation by means of hand-held hose or drip irrigation system is exempt from these requirements.
- (b) The public is allowed to wash automobiles at commercial car washes or at their residences only at their designated irrigation days (e.g. Mondays/Thursdays and Tuesdays/Friday). The hose must have a flow control device (e.g. spray gun, control nozzle) to stop water flow when not in use. High pressure washers with flow control will also be allowed.
- (c) The public must discontinue the use of ornamental water features (e.g. fountains) unless provisions are made for recirculation of water. The failure to prevent or control the waste of water is also prohibited

Requirements for termination

Stage 2 of the Plan may be rescinded Stage 2 of the plan may be rescinded when agricultural use of irrigation water is allowed and/or when the demand on the City's system is below 3.7 MGD for three consecutive days. Upon termination of Stage 2, Stage 1 becomes operative or the applicable drought response stage based on the triggering criteria, becomes operative.

Stage 3 Response -- SEVERE Water Shortage Conditions

Requirements for Initiation: Customers shall be required to comply with the requirements and restrictions on certain non-essential water used for Stage 3 of this plan when service or deliver water storage in Falcon and Amistad reservoirs is reduced by 50% by the Watermaster and/or when the demand on the City's system is at 4.1 MGD or above for a three consecutive day period.

Target: Achieve a 10 percent reduction in daily water demand.

Best Management Practices for Supply Management:

Visually inspect lines and repair leaks on a regular basis. Flushing is prohibited except for dead end mains.

Water Use Restrictions for Demand Reduction:

- (a) The public is required, under the threat of penalty of violation, to limit landscape

irrigation with hand-held hose or drip automatic irrigation systems to Fridays for water customers in sector one (area north of Expressway 83), and Thursdays for water customers in sector two (area south of Expressway 83), and to irrigate landscape only between the hours of 8:00pm and 8:00am.

- (b) The public is allowed to wash automobiles at their residences only at their designated irrigation days (e.g. Thursdays/Fridays). The hose must have a flow control device (e.g. spray gun, control nozzle) to stop water flow when not in use. High pressure washers with flow control will also be allowed.
- (c) The public must discontinue use of ornamental water features (e.g. fountains) unless provision is made for recirculation of water. The failure to prevent or control the waste of water is also prohibited. Definition of the term "waste of water" shall include wash down of driveways, sidewalks, parking areas, streets, failure to take timely action to repair leak determined by the City Manager or his designee.

Requirements for termination

Stage 3 of the plan may be rescinded when service or delivery water storage in Falcon and Amistad reservoirs is restored to 100% and/or when the demand on the City's system is below 4.1 MGD or above for three consecutive days. Upon termination of Stage 3, Stage 2, or the applicable drought response stage based on the triggering criteria, becomes operative.

Stage 4 Response -- CRITICAL Water Shortage Conditions

Requirements for Initiation: Customers shall be required to comply with the requirements and restrictions on certain non-essential water uses for stage 4 of this plan when municipal allocations are reduced to 75% of full municipal allocations by the Watermaster and/or when the demand on the City's system is at 4.5 MGD for a three consecutive day period. Requirements for Termination: Stage 4 of the plan may be rescinded when full municipal allocations are restored by the Watermaster and/or when the demand on the City's system is below 4.5 MGD or above for three consecutive days. Upon termination of Stage 4, Stage 3 becomes operative.

Target: Achieve a 15 percent reduction in daily water demand.

Best Management Practices for Supply Management:

Visually inspect lines and repair leaks on a regular basis. Flushing is prohibited except for dead end mains and only between the hours of 9:00 p.m. and 3:00 a.m.

Water Use Restrictions for Reducing Demand:

All requirements of Stage 2 and 3 shall remain in effect during Stage 4 except:

- (a) Water shortages during stage 4, the following restrictions shall apply to all persons. All elements of stage 3 shall remain in effect in stage 4, except that is shall be unlawful for any person to outdoor irrigate any vegetation except on the following designated days in the zones established, and only during the times established under stage 3 of this section.

- (b) All outdoor irrigation of vegetation shall be allowed only between the hours of 12 am to 10:00 am and from 8:00pm to 12 am on designated days as established under stage 3 of this section.
- (c) The washing of automobiles, trucks, trailers, boats and other type of mobile equipment not occurring upon the immediate premises of commercial carwashes shall be prohibited except on designated irrigation days and only on the owners of such vehicles, etc., premises.
- (d) Commercial nurseries, commercial sod fanners, and similarly situated establishments shall water only between the hours of 10:00 pm and 5:00am and shall use only handheld hoses, drip irrigation systems, or buckets. Residential/domestic meter customer (5/8 inch and 1 inch) shall pay an additional 75 percent surcharge for any water used over an amount of 10,000 gallons per month.

Requirements for termination

Stage 4 of the Plan may be rescinded when all of the conditions listed as triggering events have ceased to exist for a period of 5 consecutive days. Upon termination of Stage 4, Stage 3, or the applicable drought response stage based on the triggering criteria, becomes operative.

Stage 5 Response – Emergency Water Shortage Conditions

Requirements for Initiation: Customers shall be required to comply with the requirements and restrictions on certain non-essential water uses for stage 5 of this plan when municipal allocations are reduced to 80% of full municipal allocations by the Watermaster and/or when the demand on the City's system is at 4.8 MGD or above for a three consecutive day period.

Target: Achieve a 20 percent reduction in daily water demand.

Best Management Practices for Supply Management:

The utility shall visually inspect lines and repair leaks on a daily basis. Flushing is prohibited except for dead end mains and only between the hours of 9:00 p.m. and 3:00 a.m. Emergency interconnects or alternative supply arrangements shall be initiated. All meters shall be read as often as necessary to ensure compliance with this program for the benefit of all the customers.

Water Use Restrictions for Reducing Demand.

- (a) During stage 5, the following restrictions shall apply to all persons. All elements of stage 4 shall remain in effect in stage 5 except that: No applications for new, additional, further expanded, or increased-in-size water service connections, meters, service lines, pipeline extensions, mains, or other water service facilities or any kind shall be allowed, approved or installed except as approved by the City Commission on recommendation by the City Manager.
- (b) The maximum monthly water use allocation for residential customers may

be established with revised rate schedule and penalties by the City Commission on recommendation by the City Manager. Irrigation is only permitted by:

- Continuous use of a handheld hose,
- Handheld or faucet filled bucket
- Drip irrigation

During the hours of 6:00 am to 8:00 am, once every 10 days by a schedule established by the City Manager and the Utility Director.

- (c) The washing of automobiles, trucks, trailers, boats, and other types of mobile equipment, a water surcharge shall be levied against all customers during stage 5 in the following amounts: Residential/domestic customers shall pay a 100 percent surcharge for any water used over an amount of 8,000 gallons per month. Those irrigation-metered customers shall pay a 100 percent surcharge for any water used. Commercial and industrial metered customers shall pay a 10 percent surcharge for any water used over an amount equal to 20 percent of the maximum monthly consumption. Nothing shall prohibit the City Manager or his designee from taking those actions deemed necessary to meet emergency conditions resulting from unforeseen circumstances such as canal breakdown, pump failures, line ruptures, etc. Such actions shall remain in full force and effect until the situation causing such emergency is abated.

Requirements for termination

Stage 5 of the plan may be rescinded when full municipal allocations are restored by the Watermaster and/or when the demand on the City's system is below 4.8 MGD for three consecutive days. Upon termination of Stage 5, Stage 4 becomes operative. or the applicable drought response stage based on the triggering criteria, becomes operative.

Alternative Water Sources

The City of San Juan has an interconnection with North Alamo Water Supply Corporation (NAWSC) and the City of Alamo that would provide potable water to the City of San Juan during emergency situations. The City also has a well that can provide approximately 1.0 MGD.

Section X: Enforcement

- (a) No person shall knowingly or intentionally allow the use of water from the City of San Juan for residential, commercial, industrial, agricultural, governmental, or any other purpose in a manner contrary to any provision of this Plan, or in an amount in excess of that permitted by the drought response stage in effect at the time pursuant to action taken by City Manager, or his/her designee, in accordance with provisions of this Plan.
- (b) Any person who violates this Plan shall be punished by a fine of not less than \$25.00 dollars and not more than \$250.00 dollars.

The violation sequence is as follows:

- 1) First violation: The customer will be notified by a written notice, door hanger or in-person. A violation penalty of \$25.00 will be imposed on the following water bill. The fine will be due on the same due date listed on water bill. Customers may request payment terms as long as City accept this arrangement.
- 2) Second Violation: The customer will be notified by a written notice, door hanger or in-person. A violation penalty of \$125.00 will be imposed on the following water bill. The fine will be due on the same due date listed on water bill. Customers may request payment terms as long as City accept this arrangement.
- 3) Third violation: The customer will be notified by a hand-delivered written notice, door hanger or in-person. A violation penalty of \$250.00 will be imposed on the following water bill. The fine will be due on the same due date listed on water bill. Customers may request payment terms as long as City accept this arrangement.

Each day that one or more of the provisions in this Plan is violated shall constitute a separate offense. If a person is convicted of three or more distinct violations of this Plan the City Manager shall, upon due notice to the customer, be authorized to discontinue water service to the premises where such violations occur. Services discontinued under such circumstances shall be restored only upon payment of a re-connection charge, hereby established by ordinance and any other costs incurred by the City of San Juan in discontinuing service. In addition, suitable assurance must be given to the City Manager that the same action shall not be repeated while the Plan is in effect. Compliance with this plan may also be sought through injunctive relief in the district court.

- (c) Any person, including a person classified as a water customer of the, in apparent control of the property where a violation occurs or originates shall be presumed to be the violator, and proof that the violation occurred on the person's property shall constitute a rebuttable presumption that the person in apparent control of the property committed the violation, but any such person shall have the right to show that he/she did not commit the violation. Parents shall be presumed to be responsible for violations of their minor children and proof that a violation, committed by a child, occurred on property within the parents' control shall constitute a rebuttable presumption that the parent committed the violation, but any such parent may be excused if he/she proves that he/she had previously directed the child not to use the water as it was used in violation of this Plan and that the parent could not have reasonably known of the violation.
- (d) Any employee of the City of San Juan, police officer, or other City Code Enforcement Employee designated by the City Manager, may issue a citation to a person he/she reasonably believes to be in violation of this Ordinance. The citation shall be prepared in duplicate and shall contain the name and address of the alleged

violator, if known, the offense charged, and shall direct him/her to appear in the Municipal Court on the date shown on the citation for which the date shall not be less than 3 days nor more than 5 days from the date the citation was issued. The alleged violator shall be served a copy of the citation. Service of the citation shall be complete upon delivery of the citation to the alleged violator, to an agent or employee of a violator, or to a person over 16 years of age who is a member of the violator's immediate family or is a resident of the violator's residence. The alleged violator shall appear in Municipal Court to enter a plea of guilty or not guilty for the violation of this Plan. If the alleged violator fails to appear in Municipal Court, a warrant for his/her arrest may be issued. A summons to appear may be issued in lieu of an arrest warrant. These cases shall be expedited and given preferential setting in Municipal Court before all other cases.

Pro Rata Water Allocation

In the event that triggering criteria have been met as defined in this Plan and mandatory water use curtailment is imposed, the Mayor and his/her designee is hereby authorized to initiate allocation of water supplies on a pro rata basis in accordance with Texas Water code Section 11.039 and according to the following water allocation policies and procedures:

- (a) Once wholesale customer's monthly allocation shall be a percentage of the customer's water baseline. The Percentage will be set by resolution of the City Council based on the Mayor's assessment of severity of the water shortage condition and the need to curtail water diversions and or deliveries and may be adjusted periodically by resolution of the council as conditions warrant. One pro rata allocation is in effect, water deliveries to each wholesale customer shall limited to the allocation established for each month.
- (b) A monthly water usage allocation shall be established by the Mayor, or his/her designee, for each wholesale customer, The wholesale customer's water usage baseline will be computed on the average water usage by month of the most recent 36-month period as shown in the example given below. If the wholesale water customer's billing history is less than 3 years, the monthly average for the period for which there is record shall be used for any period for which no billing history exist.
- (c) The Mayor, or his/her designee, shall provide notice, via certified mail, to each wholesale customer informing them of their monthly water usage allocations and shall notify the news media and executive director of the Texas Commission on Environmental Quality upon initiation of pro rata water allocation.
- (d) Upon request of the customer or at the initiative of the Mayor, the allocation may be reduced or increased if:
 - The designee period does not accurately reflect the wholesale customer's normal water usage.
 - The customer agrees to transfer part of its allocation to another wholesale customer or;
 - Other objective evidence demonstrates the designated allocation is inaccurate under present conditions. A customer may appeal an allocation established hereunder to the City Council

Section XI: Variances

The City Manager, or his/her designee, may, in writing, grant temporary variance for existing water uses otherwise prohibited under this Plan if it is determined that failure to grant such variance would cause an emergency condition adversely affecting the health, sanitation, or fire protection for the public or the person requesting such variance and if one or more of the following conditions are met:

- (a) Compliance with this Plan cannot be technically accomplished during the duration of the water supply shortage or other condition for which the Plan is in effect.
- (b) Alternative methods can be implemented which will achieve the same level of reduction in water use.

Persons requesting an exemption from the provisions of this Ordinance shall file a petition for variance with the City of San Juan within 5 days after the Plan or a particular drought response stage has been invoked. All petitions for variances shall be reviewed by the City Manager, or his/her designee, and shall include the following:

- (a) Name and address of the petitioner(s).
- (b) Purpose of water use.
- (c) Specific provision(s) of the Plan from which the petitioner is requesting relief.
- (d) Detailed statement as to how the specific provision of the Plan adversely affects the petitioner or what damage or harm will occur to the petitioner or others if petitioner complies with this Ordinance.
- (e) Description of the relief requested.
- (f) Period of time for which the variance is sought.
- (g) Alternative water use restrictions or other measures the petitioner is taking or proposes to take to meet the intent of this Plan and the compliance date.
- (h) Other pertinent information.

Variances granted by the City of San Juan shall be subject to the following conditions, unless waived or modified by the City Manager or his/her designee:

- (a) Variances granted shall include a timetable for compliance.
- (b) Variances granted shall expire when the Plan is no longer in effect unless the petitioner has failed to meet specified requirements.

No variance shall be retroactive or otherwise justify any violation of this Plan occurring prior to the issuance of the variance.

(See Appendix B)

<END>

Appendix A

Water and Sewer Rate Structure Ordinance

ORDINANCE NO. 2026-05

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SAN JUAN, TEXAS UNDER CHAPTER 13. UTILITIES, ARTICLE 13.03. WATER AND SEWER SERVICE, DIVISION 2. RATES, CHARGES AND BILLING, PART III. WATER RATES AND CHARGES, SECTION 13.03.146. STANDARD RATE SCHEDULE AND SECTION 13.03.147. NONSTANDARD RATE SCHEDULE AND UNDER PART IV. SEWER RATES AND CHARGES, SECTION 13.03.183. RATES, TO MODIFY WATER AND SEWER RATES; PROVIDING FOR EFFECTIVE DATE; PROVIDING FOR PUBLICATION; PROVIDING FOR CODIFICATION; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR REPEALER CLAUSE.

RECITALS

WHEREAS, the City of San Juan provides water and sewer services to the community and certain fees are necessary to offset the operational and capital costs incurred by the City in doing so; and

WHEREAS, the City of San Juan currently provides for water and sewer rates and other related regulations under Chapter 13. Utilities, Article 13.03. Water and Sewer Services under the City's Code of Ordinances; and

WHEREAS, the City's water and sewer rates were last increased in 2009; and

WHEREAS, after conducting a Water and Wastewater Rate Study to determine the City's long-term financial plan, the City Commission desires to amend such water and sewer rates specifically under Chapter 13. Utilities, Article 13.03. Water and Sewer Services, Division 2. Rates, Charges and Billing, Part III. Water Rates and Charges, Section 13.03.146. Standard Rate Schedule and Section 13.03.147. Nonstandard Rate Schedule and under Part IV. Sewer Rates and Charges, Section 13.03.183. Rates, under the City's Code of Ordinances.

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

SECTION 1. The Code of Ordinances of the City of San Juan, Texas is hereby amended at Chapter 13. Utilities, Article 13.03. Water and Sewer Service, Division 2. Rates, Charges and Billing, Part III. Water Rates and Charges, Section 13.03.146 Standard Rate Schedule, to add the underlined language and delete the stricken out language as highlighted below:

§ 13.03.146 Standard rate schedule.

- (a) Determination of type of use. The city's zoning regulations shall be relied on for resolving disputes regarding what constitutes a specific type of use.
- (b) Rate schedule for meters 3/4 inch in diameter (residential unit). Users shall be charged water rates on a monthly basis as provided for in table B as follows.

- (1) Gallons of water included in minimum rate. The initial amount of water covered by the minimum rate is the total number of units multiplied by 2,000 gallons.
- (2) Rates for use beyond minimum rate. The water rates for water consumed in excess of that covered by the minimum rate shall be charged as provided in table B as follows.

TABLE B. STANDARD MINIMUM RATE

(A) The base rate for a residential account shall be \$12.05 at the effective base rate as follows.

	<u>Effective April , 2026</u>	<u>Effective January 1, 2027</u>	<u>Effective January 1, 2028</u>	<u>Effective January 1, 2029</u>	<u>Effective January 1, 2030</u>
<u>Base Rate</u>	<u>\$13.98</u>	<u>\$16.21</u>	<u>\$17.51</u>	<u>\$18.91</u>	<u>\$20.43</u>

(B) The rate of every 1,000 gallons of metered consumption shall be determined at the effective rate as follows:

<u>Usage in Gallons</u>	<u>Consumption Charge/1,000 Gallons</u>
<u>0 – 10,999</u>	<u>\$1.65</u>
<u>11,000 – 15,999</u>	<u>\$2.00</u>
<u>16,000 – 25,999</u>	<u>\$2.35</u>
<u>26,000 – higher</u>	<u>\$3.10</u>

<u>Usage in Gallons</u>	<u>Consumption Charge/1,000 Gallons</u>				
	<u>Effective April , 2026</u>	<u>Effective January 1, 2027</u>	<u>Effective January 1, 2028</u>	<u>Effective January 1, 2029</u>	<u>Effective January 1, 2030</u>
<u>0 – 10,999</u>	<u>\$1.91</u>	<u>\$2.22</u>	<u>\$2.40</u>	<u>\$2.59</u>	<u>\$2.80</u>
<u>11,000 – 15,999</u>	<u>\$2.32</u>	<u>\$2.69</u>	<u>\$2.91</u>	<u>\$3.14</u>	<u>\$3.39</u>
<u>16,000 – 25,999</u>	<u>\$2.73</u>	<u>\$3.16</u>	<u>\$3.42</u>	<u>\$3.69</u>	<u>\$3.98</u>
<u>26,000 – higher</u>	<u>\$3.60</u>	<u>\$4.17</u>	<u>\$4.51</u>	<u>\$4.87</u>	<u>\$5.25</u>

SECTION 2. The Code of Ordinances of the City of San Juan, Texas is hereby amended at Chapter 13 Utilities, Article 13.03 Water and Sewer Services, Division 2. Rates, Charges and Billing, Part III. Water Rates and Charges, Section 13.03.147. Nonstandard Rate Schedule, to add the underlined language and delete the stricken out language as highlighted below:

§ 13.03.147 Nonstandard rate schedule.

(a) Water meter sizes of one-inch diameter and greater. Users shall be charged water rates

on a monthly basis as provided for in table C.

- (b) Multifamily and mobile home parks. The water rates for multifamily and mobile home parks are classified as commercial use for utility billing purposes. Also see section 13.03.183(d).

TABLE C. MINIMUM WATER RATES, FIRST 2,000 GALLONS

The water rates for commercial, industrial, and institutional users for water shall be \$1.90 at the effective rate below for every 1,000 gallons consumed and a base charge to be determined by meter size of:

	Effective April, 2026	Effective January 1, 2027	Effective January 1, 2028	Effective January 1, 2029	Effective January 1, 2030
Water Rate	\$2.26	\$2.69	\$2.99	\$3.32	\$3.69

In addition to the water rate above, the base charge for commercial, industrial, and institutional users for water shall be determined by the meter size at the effective base charge below:

Meter Size	Base Charge
¾"	27.95
1"	33.28
2"	46.59
3"	56.00
4"	166.38
6"	332.75

Meter Size	Base Charge				
	Effective April, 2026	Effective January 1, 2027	Effective January 1, 2028	Effective January 1, 2029	Effective January 1, 2030
¾"	\$32.42	\$37.61	\$40.62	\$43.87	\$47.38
1"	\$38.60	\$44.78	\$48.36	\$52.23	\$56.41
2"	\$54.04	\$62.69	\$67.71	\$73.12	\$78.97
3"	\$64.96	\$75.35	\$81.38	\$87.89	\$94.92
4"	\$193.00	\$223.88	\$241.79	\$261.13	\$282.03
6"	\$385.99	\$447.75	\$483.57	\$522.25	\$564.03

SECTION 3. The Code of Ordinances of the City of San Juan, Texas is hereby amended at Chapter

13 Utilities, Article 13.03 Water and Sewer Services, Division 2. Rates, Charges and Billing, Part IV. Sewer Rates and Charges, Section 13.03.183. Rates, to add the underlined language and delete the stricken out language as highlighted below:

§ 13.03.183 Rates.

(a) Base rate. The base rate for a residential account shall be \$11.00 at the effective rate below.

	<u>Effective</u> <u>April</u> , <u>2026</u>	<u>Effective</u> <u>January 1,</u> <u>2027</u>	<u>Effective</u> <u>January 1,</u> <u>2028</u>	<u>Effective</u> <u>January 1,</u> <u>2029</u>	<u>Effective</u> <u>January 1,</u> <u>2030</u>
<u>Base Rate</u>	<u>\$12.21</u>	<u>\$13.55</u>	<u>\$14.23</u>	<u>\$14.94</u>	<u>\$15.69</u>

(b) Consumption charge. The rate of every 1,000 gallons of metered water consumption shall be determined as follows:

<u>Usage in Gallons</u>	<u>Consumption Charge/1,000 Gallons</u>
<u>0 – 10,999</u>	<u>\$1.52</u>
<u>11,000 – 15,999</u>	<u>\$1.52</u>
<u>16,000 – 25,999</u>	<u>\$1.88</u>
<u>26,000 – higher</u>	<u>\$2.48</u>

<u>Usage in Gallons</u>	<u>Consumption Charge/1,000 Gallons</u>				
	<u>Effective</u> <u>April</u> , <u>2026</u>	<u>Effective</u> <u>January</u> <u>1, 2027</u>	<u>Effective</u> <u>January</u> <u>1, 2028</u>	<u>Effective</u> <u>January</u> <u>1, 2029</u>	<u>Effective</u> <u>January</u> <u>1, 2030</u>
<u>0 – 10,999</u>	<u>\$1.69</u>	<u>\$1.87</u>	<u>\$1.97</u>	<u>\$2.06</u>	<u>\$2.17</u>
<u>11,000 – 15,999</u>	<u>\$1.69</u>	<u>\$1.87</u>	<u>\$1.97</u>	<u>\$2.06</u>	<u>\$2.17</u>
<u>16,000 – 25,999</u>	<u>\$2.09</u>	<u>\$2.32</u>	<u>\$2.43</u>	<u>\$2.55</u>	<u>\$2.68</u>
<u>26,000 – higher</u>	<u>\$2.75</u>	<u>\$3.06</u>	<u>\$3.21</u>	<u>\$3.37</u>	<u>\$3.54</u>

(c) Commercial, industrial and institutional users. The sewer rates for commercial, industrial, and institutional users for sewer shall be \$1.40 at the effective sewer rate below for every 1,000 gallons of water consumed and a base charge of \$25.00 regardless of meter size.

	<u>Effective</u> <u>April</u> , <u>2026</u>	<u>Effective</u> <u>January 1,</u> <u>2027</u>	<u>Effective</u> <u>January 1,</u> <u>2028</u>	<u>Effective</u> <u>January 1,</u> <u>2029</u>	<u>Effective</u> <u>January 1,</u> <u>2030</u>
<u>Sewer Rate</u>	<u>\$1.55</u>	<u>\$1.72</u>	<u>\$1.81</u>	<u>\$1.90</u>	<u>\$2.00</u>

In addition to the sewer rates above, commercial, industrial, and institutional users for sewer shall also incur a base charge at the effective base charge below regardless of meter size.

	<u>Effective</u> <u>April</u> <u>2026</u>	<u>Effective</u> <u>January 1,</u> <u>2027</u>	<u>Effective</u> <u>January 1,</u> <u>2028</u>	<u>Effective</u> <u>January 1,</u> <u>2029</u>	<u>Effective</u> <u>January 1,</u> <u>2030</u>
<u>Base Charge</u>	<u>\$27.75</u>	<u>\$30.80</u>	<u>\$32.34</u>	<u>\$33.96</u>	<u>\$35.66</u>

(d) Mobile home and travel trailer parks. Mobile home and travel trailer parks are classified as commercial use for utility billing purposes.

SECTION 5. Effective Date. This ordinance shall take effect after a second reading, where it is read, considered and adopted by the City Commission and until fifteen (15) days have passed after its first reading.

SECTION 6. Publication. The City Secretary of the City of San Juan is hereby authorized and directed to cause the caption of this ordinance to be published in a newspaper having general circulation in San Juan, Texas, and in accordance with the applicable laws of this State.

SECTION 7. Codification. The City Secretary is hereby directed to cause this Ordinance to be codified in the Code of Ordinances of the City of San Juan, Texas, and in accordance with the applicable laws of this State.

SECTION 8. Severability. If any section, part, or provision of this Ordinance is declared unconstitutional or invalid, by a court of competent jurisdiction, then, in that event, it is expressly provided, and it is the intention of the City Commission in passing this Ordinance that its parts shall be severable and all other parts of this Ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION 9. Repealer Clause. This Ordinance shall be cumulative of all other ordinances dealing with the same subject and any provision of any ordinance in direct conflict with any provision of this Ordinance is hereby repealed and the provisions of this Ordinance shall supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

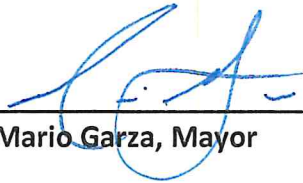
READ, PASSED AND APPROVED ON FIRST READING at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held in accordance with Vernon’s Texas Codes Annotated, Government Code, Section 551.041 on the 10th day of March, 2026.

READ, PASSED AND APPROVED IN SECOND READING at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held

in accordance with Vernon's Texas Codes Annotated, Government Code, Section 551.041 on the 14th day of April, 2026.



CITY OF SAN JUAN

BY: 
Mario Garza, Mayor

ATTEST:

BY: 
Brenda Escalante, City Secretary

APPROVED AS TO FORM:

PALACIOS THOMPSON, P.C.

BY: 
City Attorney

Appendix B

Water Conservation & Drought Contingency Ordinance

ORDINANCE NO. 16-13

AN ORDINANCE OF THE CITY OF SAN JUAN, TEXAS, AMENDING CHAPTER 13 OF THE CODE OF THE CITY OF SAN JUAN, TEXAS AS AMENDED BY DELETING ARTICLE 13.04 IN ITS ENTIRETY AND ADDING NEW ARTICLE 13.04 IN ITS ENTIRETY AND ADDING SECTIONS 13.04.001 AND 13.04.002; THEREBY ADOPTING THE APRIL 2016 WATER CONSERVATION PLAN AND APRIL 2016 DROUGHT CONTINGENCY AND EMERGENCY MANAGEMENT PLAN; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR A PENALTY NOT TO EXCEED TWO THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE.

WHEREAS, City Council has reviewed the April 2016 Water Conservation Plan, attached as Exhibit "A", and the April 2016 Drought Contingency and Emergency Management Plan, attached as Exhibit "B", and incorporated herein by reference as if fully set forth in full, a copy of the Plan is on file in the office of the City Secretary, and finds it is in the best interest of the City to adopt same.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN JUAN, TEXAS:

SECTION 1 That the April 2016 water conservation plan, attached hereto as Exhibit "A", and the April 2016 drought contingency and emergency management plan, attached hereto as Exhibit "B", are hereby adopted as the official policies of the city of San Juan, Texas.

SECTION 2 That Chapter 13 of the Code of the City of San Juan, Texas, as amended, is hereby amended by deleting Article 13.04 in its entirety and adding new Article 13.04 to read as follows, in all other respects said Code and Chapter to remain in full force and effect:

ARTICLE 13.04 WATER CONSERVATION PLAN AND CONTINGENCY AND EMERGENCY PLAN

Sec. 13.04.001: Adoption of Water Conservation Plan and Drought Contingency and Emergency Management Plan.

That the City Council of the City of San Juan, Texas hereby adopts the April 2016 City of San Juan Water Conservation Plan and the April 2016 Drought Contingency and Emergency Management Plan, which are incorporated herein by reference as if set forth full. A copy of the Plan shall be kept on file in the office of the City Secretary. The City Manager is authorized to order that the appropriate stage of emergency response, as detailed in the Emergency Water Management Plan, be implemented. To be effective, the order must be:

- a) made by public announcement; and
- b) published in a newspaper of general circulation in the city within 24 hours after the public announcement, which order becomes immediately effective upon publication

Sec. 13.04.002: Violations, discontinuance of service and variance.

- 1) Generally.
 - a) On the first violation, customers will be given a written warning that they have violated the applicable water use restriction.

- b) On the second and subsequent violations, citations may be issued to customers, with maximum fines established by ordinance.
 - c) After three (3) violations have occurred, in addition to the authority to issue citations, the city may cut off water service to the customer or seek civil remedies in court.
- 2) *Violation of Water Conservation Plan.* a person commits an offense if he/she knowingly makes, causes, allows or permits:
- a) a use of water or waste of water contrary to any provisions of the adopted water conservation plan or the terms and conditions of a variance approved under the provisions of the plan;
 - b) the lawn or landscape at a premises owned by the person or under their control to be watered between the hours of 10:00 a.m. and 6:00 p.m. between April 1 and October 31 of each year;
 - c) watering of lawn or landscaping at a premises owned by the person or under their control to be watered during precipitation or below freezing weather conditions or to allow excessive runoff flowing away from property; or
 - d) handwashing of a vehicle using a hose, providing, however, that it is an affirmative defense that a hose end positive shutoff nozzle is used
- 3) *Violation of Drought Contingency and Emergency Management Plan.* A person commits an offense if he/she knowingly makes, causes, allows or permits:
- a) Use of water or waste of water contrary to the measures implemented by the City Manager as prescribed in the adopted Drought Contingency and Emergency Management Plan. For purposes of this subsection, it is presumed that a person has knowingly made, caused or permitted a use of water contrary to the measures implemented if the mandatory measures have been formally ordered consistent with the terms of the Drought Contingency and Emergency Management Plan and:
 - i) the manner of use has been prohibited by the plan;
 - ii) the amount of water used exceeds that allowed by the plan; or,
 - iii) the manner or amount used violates the terms and conditions of a variance granted under the provisions of the plan
- 4) *Person defined.* For purpose of this section, “person” shall include the owner or other person in control of the property. Proof that a violation occurred shall constitute a rebuttable presumption that owner or person in control of the property committed the violation. Parents or legal guardians shall be presumed to be responsible for violations of their minor children and proof that a violation, committed by a child, occurred on property within the parents’ control shall constitute a rebuttable presumption that the parent committed the violation.
- 5) *Discontinuance of Water Service.* Any person convicted of three (3) or more violations of the Water Conservation Plan or Drought Contingency and Emergency Management Plan at the same premises within a 12-month period, upon due notice sent to them by the City Manager or his/her designee in the same manner and at the same address as their water bill is sent for the premises

where the violations occurred, shall have water service discontinued to the premises where the violation occurred. Such discontinued water service shall be restored only upon payment of a reconnection charge, as established by the City, which shall include all costs incurred by the City, in disconnecting service, and upon giving written assurance, on a form provided by the City, that violations will not be repeated. Compliance may also be sought through injunctive relief in the district court.

6) *Variances.*

- a) *Standard of review.* Variance to the Water Conservation Plan or Drought Contingency and Emergency Management Plan shall be granted or denied at the discretion of the City Manager or his/her designee. The City Manager may grant a variance if the failure to do so would cause an emergency condition adversely affecting health, sanitation or fire safety for the public or the applicant; compliance with this plan cannot be accomplished due to technical or other limitations; or alternative methods that achieve the same level of reduction in water use can be implemented. If issued, approval of the variance may be subject to reasonable terms and conditions.
- b) *Content of petition.* All petitions for variances shall be in writing and must include the following information:
 - i) Name and address of the petitioners.
 - ii) Contact email address and telephone.
 - iii) Purpose of water use.
 - iv) Specific provisions from which relief is requested.
 - v) Detailed statement on the adverse effect of the provision from which relief is requested.
 - vi) Description of the relief requested.
 - vii) Period of time for which variance is sought.
 - viii) Other pertinent information.
- c) *Effect of stage elevation.* Variances are considered temporary and must be re-submitted for reconsideration should the drought and emergency response stage elevate from the stage in which the temporary variance was approved.
- d) *Revocation of variances.* The City Manager may revoke a variance granted when the City Manager determines that:
 - i) the conditions supporting the variance are no longer applicable;
 - ii) the terms or condition of the variance are being violated; or
 - iii) the health, safety or welfare of other persons requires revocation

Section 3 That all ordinances or portions thereof in conflict with the provisions of this ordinance, to the extent of such conflict, are hereby repealed. To the extent that such ordinances or portions thereof are not in conflict herewith, the same shall remain in full force and effect.

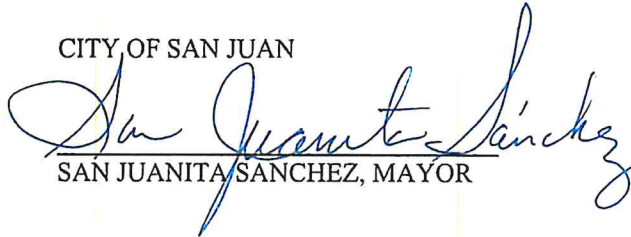
Section 4 That should any word, sentence, clause, paragraph or provision of this ordinance be held to be invalid or unconstitutional, the remaining portions of this ordinance shall remain in full force and effect.

Section 5 That any person violating any of the provisions or terms of this ordinance shall be deemed to be guilty of a Class C Misdemeanor and upon conviction thereof, shall be subject to a fine not to exceed Two Thousand (\$2,000.00) Dollars for each offense, provided, however, if the maximum penalty provided for by this ordinance for an offense is greater than the penalty for violation of this ordinance for such offense shall be maximum penalty provided by the laws of the State of Texas. Each day or portion of a day in which any violation of this ordinance continues shall constitute a separate offense.

DULY PASSED AND APPROVED IN FIRST READING by the City Commission of the City of San Juan, Texas on May 10th, 2016.

DULY PASSED AND APPROVED FINAL READING by the City Commission of the City of San Juan, Texas, on the 24th day of May, 2016.

CITY OF SAN JUAN


SAN JUANITA SANCHEZ, MAYOR

ATTEST:



CRISTINA SIU, CITY SECRETARY

APPROVED AS TO FORM



JAVIER VILLALOBOS, CITY ATTORNEY

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SAN JUAN, TEXAS, AMENDING CHAPTER 13 UTILITIES, ARTICLE 13.04 WATER CONSERVATION; DROUGHT CONTINGENCY AND EMERGENCY MANAGEMENT PLAN OF THE CODE OF THE CITY OF SAN JUAN, TEXAS BY AMENDING SECTION 13.04.001 ADOPTION OF PLANS TO FORMALLY ADOPT THE MAY 2026 WATER CONSERVATION AND DROUGHT CONTINGENCY PLAN; PROVIDING FOR A PENALTY NOT TO EXCEED TWO HUNDRED FIFTY (\$250.00) DOLLARS FOR EACH OFFENSE; PROVIDING FOR EFFECTIVE DATE; PROVIDING FOR PUBLICATION; PROVIDING FOR CODIFICATION; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR REPEALER CLAUSE.

WHEREAS, City Council has reviewed the May 2026 Water Conservation and Drought Contingency Plan, attached as **Exhibit “A”**, and incorporated herein by reference as if fully set forth in full, a copy of the Plan is on file in the office of the City Secretary, and finds it is in the best interest of the City to adopt same.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN JUAN, TEXAS:

SECTION 1. That the May 2026 Water Conservation and Drought Contingency Plan, attached hereto as **Exhibit “A”**, is hereby adopted as the official policies of the City of San Juan, Texas.

SECTION 2. That Chapter 13 Utilities, Article 13.04 Water Conservation; Drought Contingency and Emergency Management Plan of the City’s Code of Ordinances be hereby amended by amending Section 13.04.001 Adoption of Plans by deleting the stricken-out language and adding the underlined language as highlighted below, in all other respects said Code and Chapter to remain in full force and effect:

Sec. 13.04.001. Adoption of plans.

The city council hereby adopts the ~~April 2016 city water conservation plan and April 2016 drought contingency and emergency management plan~~ May 2026 Water Conservation and Drought Contingency Plan, which ~~are~~ is incorporated herein by reference as if set forth full. A copy of the plan shall be kept on file in the office of the city secretary. The city manager is authorized to order that the appropriate stage of emergency response, as detailed in the emergency water management plan, be implemented. To be effective, the order must be:

- a) made by public announcement; and
- b) published in a newspaper of general circulation in the city within 24 hours after the public announcement, which order becomes immediately effective upon publication.

SECTION 3. Penalty. That any person violating any of the provisions or terms of this ordinance shall be deemed to be guilty of a Class C Misdemeanor and upon conviction thereof, shall be subject to a fine not to exceed Two Hundred Fifty (\$250.00) Dollars for each offense, provided, however, if the maximum penalty provided for by this ordinance for an offense is greater than the penalty for violation of this ordinance for such offense shall be maximum penalty provided by the laws of the State of Texas. Each day or portion of a day in which any violation of this ordinance continues shall constitute a separate offense.

SECTION 4. Effective Date. This ordinance shall take effect after a second reading, where it is read, considered and adopted by the City Commission and until fifteen (15) days have passed after its first reading.

SECTION 5. Publication. The City Secretary of the City of San Juan is hereby authorized and directed to cause the caption of this ordinance to be published in a newspaper having general circulation in San Juan, Texas, and in accordance with the applicable laws of this State.

SECTION 6. Codification. The City Secretary is hereby directed to cause this Ordinance to be codified in the Code of Ordinances of the City of San Juan, Texas, and in accordance with the applicable laws of this State.

SECTION 7. Severability. If any section, part, or provision of this Ordinance is declared unconstitutional or invalid, by a court of competent jurisdiction, then, in that event, it is expressly provided, and it is the intention of the City Commission in passing this Ordinance that its parts shall be severable and all other parts of this Ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION 8. Repealer Clause. This Ordinance shall be cumulative of all other ordinances dealing with the same subject and any provision of any ordinance in direct conflict with any provision of this Ordinance is hereby repealed and the provisions of this Ordinance shall supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

READ, PASSED AND APPROVED ON FIRST READING at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held in accordance with Vernon's Texas Codes Annotated, Government Code, Section 551.041 on the ____ day of May, 2026.

READ, PASSED AND APPROVED IN SECOND READING at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held in accordance with Vernon's Texas Codes Annotated, Government Code, Section 551.041 on the ____ day of June, 2026.

CITY OF SAN JUAN

BY: _____
Mario Garza, Mayor

ATTEST:

BY: _____
Brenda Escalante, City Secretary

APPROVED AS TO FORM:

PALACIOS THOMPSON, P.C.

BY: _____
City Attorney

Appendix C

Regional Water Planning Group M Notification



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

May 26, 2026

Mr. Jim Darling, Chairman, LRGVDC
301 W. Railroad St.
Weslaco, TX 78596

RE: Water Conservation & Drought Contingency for:
City of San Juan, TCEQ ID No.: TX 1080010

Dear Chairman Darling:

In accordance with our Regional M planning group ongoing water conservation and coordination efforts, enclosed is the City of San Juan's updated Water Conservation & Drought Contingency Plan for Year 2026 through Year 2031. We anticipate that our Plan joins other municipalities and stakeholders in setting attainable conservation goals for our available water resources.

If you have any questions or comments, feel free to contact me at (956) 223-2200.

Sincerely,

Mr. Ruben Guajardo
City Manager

Cc: Mr. Alfredo De Leon, Assistant Utilities Director, City of San Juan

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

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 26, 2026

Hold a Public Hearing and Consider an Ordinance for the Sale of Alcoholic Beverages for Off-Premise Consumption (BQ – Wine and Malt Beverage Retailer’s Off-Premise) at the Proposed 7-Eleven located at 2023 N. Veterans Boulevard, Legally Described as a 1.99-Acre Tract of Land out of Lot 10, Block 5, John Closner Subdivision, as Requested by 7-Eleven, Inc. [Monica Gomez, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The applicant will be required to comply with all regulations established by the Texas Alcoholic Beverage Commission (TABC) as well as all applicable City of San Juan ordinances and requirements governing the sale of alcoholic beverages. Additional permits may be required depending on the type of alcohol sales authorized.

Hours of Operation

- 24-hours daily

Notice of the public hearing was published in the local newspaper, and notification letters were mailed to five (5) property owners within the required 200-foot radius of the subject property. No comments were received.

Staff recommends approval of the Conditional Use Permit subject to the conditions listed above.

RECOMMENDATION:

During the Regular Planning and Zoning Meeting held on May 14, 2026, the Planning and Zoning Commission recommended approval of the conditional use permit as presented with a 6-0 vote.

PREPARED BY:

Monica Gomez,
Director of Planning
and Zoning

APPROVED BY:

Ruben Guajardo, City
Manager

Conditional Use Permit

Applicant: 7-Eleven, Inc.

Request: Conditional Use Permit for the Sale of Alcoholic Beverages (*BQ – Wine and Malt Beverages Retailer’s Off-Premise*)

Address: 2023 N. Veterans Boulevard

Location: the property is located at the southeast corner of Sioux Road and Veterans Boulevard

Legal Description: 1.99-acre tract of land out of Lot 10, Block 5, John Closner Subdivision

Project Description:

7-Eleven, Inc. is applying for a conditional use permit for the sell alcoholic beverages for off-premise consumption at the proposed 4,746 square feet convenience store / gas station at the southeast corner of Sioux Road and Veterans Boulevard.

Hours of Operation

- 24-hours daily

The applicant will be required to comply with all regulations established by the Texas Alcoholic Beverage Commission (TABC) as well as all applicable City of San Juan ordinances and requirements governing the sale of alcoholic beverages. Additional permits may be required depending on the type of alcohol sales authorized.

The following conditions are recommended should the Conditional Use Permit be approved:

1. The applicant shall comply with all City of San Juan ordinances and Texas Alcoholic Beverage Commission (TABC) regulations, including permitted hours of operation.
2. Adequate security lighting shall be provided to ensure customer safety and assist with crime prevention.
3. The applicant shall comply with all applicable City requirements, including but not limited to building codes, fire codes, landscaping, parking requirements, and other applicable regulations.
4. The business shall comply at all times with the City of San Juan Noise Ordinance.
5. Loading or unloading of merchandise shall not occur within any public street.
6. The owner shall agree to pay all required annual fees to the City of San Juan, including fees associated with the alcohol license, Conditional Use Permit, occupational license, and health permits.
7. The Conditional Use Permit may be revoked at any time by the Planning and Zoning Commission and/or the City Commission for noncompliance with any condition of approval.

Notice of the public hearing was published in the local newspaper, and notification letters were mailed to five (5) property owners within the required 200-foot radius of the subject property. No comments were received.

Staff recommends approval of the Conditional Use Permit subject to the conditions listed above.



Proposed Site



Location Map

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 05/14/2026 Commissioner Yzaguirre made a motion to deny the rezoning request as presented. Commissioner Salinas seconded the motion. The motion passed with a 6–0 vote.

Ms. Gomez explained that this item is a public hearing for the consideration of the sale of alcoholic beverages for off-premise consumption at the proposed convenience store and gas station located at the southeast corner of Veterans Boulevard and Sioux Road. The proposed business hours are 24 hours a day, seven days a week. The property is zoned Commercial District. She stated that the applicant must comply with all City of San Juan and Texas Alcoholic Beverage Commission (TABC) regulations in order to maintain the license, and that additional permits may be required depending on the type of alcohol sales authorized.

Ms. Gomez further noted that notice of the public hearing was published in the newspaper and notification letters were mailed to five (5) property owners within the required 200-foot radius. No comments were received.

Staff recommends approval of the Conditional Use Permit as presented.

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

No discussion took place regarding this item.

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



ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGE (*BQ – WINE AND MALT BEVERAGE RETAIL’S OFF-PREMISE*) AT “7-ELEVEN” LOCATED AT 2023 N. VETERANS BOULEVAR, LEGALLY DESCRIBED AS 1.99-ACRE TRACT OF LAND OUT OF LOT 10, BLOCK 5, JOHN CLOSER SUBDIVISION, AS PROVIDED IN ARTICLE IV, OF THE ZONING ORDINANCE, CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS, PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; PROVIDING FOR A CODE DISPOSITION.

WHEREAS, 7-Eleven, Inc. 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 (*BQ – Wine and Malt Beverage Retailer’s Off-Premise*) at 7-Eleven, located at 2023 N. Veterans Boulevard, San Juan, Texas.

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

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

SECTION I. That a Conditional Use Permit under Article IV of the Zoning Ordinance of the City of San Juan, Texas, be granted to 7-Eleven has applied for a Conditional Use Permit for the Sale of Alcoholic Beverages (*BQ – Wine and Malt Beverage Retailer’s Off-Premise*) at “7-Eleven”, subject to the following conditions:

1. The applicant shall comply with all City of San Juan ordinances and Texas Alcoholic Beverage Commission (TABC) regulations, including permitted hours of operation.
2. Adequate security lighting shall be provided to ensure customer safety and assist with crime prevention.
3. The applicant shall comply with all applicable City requirements, including but not limited to building codes, fire codes, landscaping, parking requirements, and other applicable regulations.
4. The business shall comply at all times with the City of San Juan Noise Ordinance.
5. Loading or unloading of merchandise shall not occur within any public street.
6. The owner shall agree to pay all required annual fees to the City of San Juan, including fees associated with the alcohol license, Conditional Use Permit, occupational license, and health permits.
7. The Conditional Use Permit may be revoked at any time by the Planning and Zoning Commission and/or the City Commission for noncompliance with any condition of approval.

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 26th day of May, 2026.

PASSED and **APPROVED** on second and final reading on the ____ day of _____, 2026.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

APPROVED BY:

Palacios, Garza & Thompson, P.C.

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY



4-22-2026

City of San Juan
Attn: Planning Department
512 Nebraska Ave.
San Juan, TX 78589
956-223-2200

RE: Conditional Use Permit (CUP) Package – Lot 10, Block 5, John Closner, ET AL Subdivision,
Hidalgo County, Texas recorded in Volume 0, Pages 4 & 5, Map Records Hidalgo County Texas

Dear Planning Department;

Please accept this CUP package for the proposed 4,746 SF convenience store which proposes to sell fuel and alcohol. The store is proposed to be open 24hrs per day and will have approximately 30 employees. You should find included this package is the application, cover letter, a check to cover CUP fees, floor plan (proto-typical), and site plan.

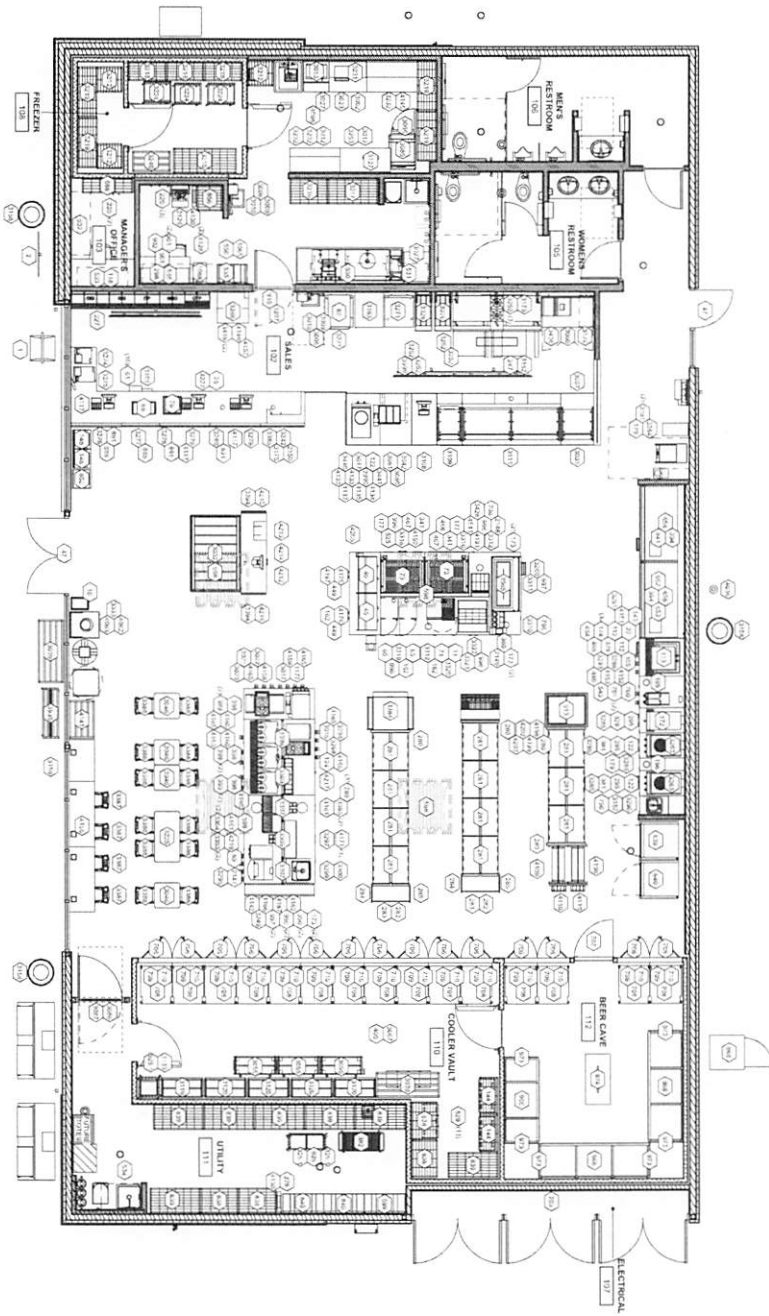
Please advise me if any additional information is required or if there are any questions at bschock@bosenginc.com or call me at 210-296-7680.

Sincerely



William O. Schock, P.E.
Principal

3411 Magic Drive, San Antonio, TX 78229
P: 210-296-7689
BOSEngInc.com / TBPE #F27337



1 FLOOR PLAN

42842 - 1057209 - EDINBURG, TX - 9350 LTC

SALES SECTIONS	HEIGHT	QTY	STORAGE	EQ. QTY	OCCUPANCY	WALL TYPE (E.G. GND)	SPEC. GRADES
TUNTS	54"	26	4 ITEM DRY SHELVING	67	BERNARDINI'S BEER CAVE	EXTERIOR WALL	APPROVAL DATE: 03/03/2008
END CAPS	54"	7	6 ITEM DRY SHELVING	NA	BEER CAVE DOORS	NEW WALL FULL HEIGHT	1/11 DESIGN MANAGER: SWEETNA
END CAPS w/ 6" EXTENSION	54"	0	COOLER STORAGE	6	LOW TEMP DOORS	NEW WALL PARTIAL HEIGHT	PROTOTYPE RELEASE: 9350-LTC-2005-02
END CAPS w/ 6" EXTENSION	54"	0	FREEZER STORAGE	12	SUMPER	NEW WALL PARTIAL HEIGHT	BASE: 9350-01R
FREEZER END CAP	54"	1	OVERHEAD STORAGE	12	POST BOX	COLUMN	TOH: 9350-02R 9350-02C 9350-01R 9350-01C
WINE FUTURE	54"	3			ROASTER CASE		SHELL CONSTRUCTION: CHU C/D SA: GAW SP-9 OTHER: 8000
LOW WALL	36"	0			SANDWICH CASE		BUILDING SIZE: 4311 SF
HIGH WALL	72"	0			BAKERY CASE		GA: <input checked="" type="checkbox"/> BERN <input checked="" type="checkbox"/> IAW <input checked="" type="checkbox"/> L0000R <input type="checkbox"/>
TOTAL SALES SECTIONS		37			NOVELTY CASE		
					CE REFRIGERATOR		
					INF. / EXT. 4		

APPROVED: YES NO



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JOB #: 2025217.00
 SCALE: 1/4" = 1'-0"
 DATE: 8/14/25
 DRAWN BY: MC
 CHECKED BY: MC

GPD GROUP
 Professional Design Group, Inc.
 10000 Katy Road, Suite 1000
 Houston, TX 77059

7-ELEVEN INC
 1500 WICKBERRY ROAD, PLUM, TEXAS 75075
 7-ELEVEN #42842
 10000 Katy Road, Suite 1000
 Houston, TX 77059
 FLOOR PLAN

No.	Description	Date

NO. 1 SHEET
 LAYOUT 1

Conditional Use Permit for the Sale of Alcoholic Beverages (BQ – Wine and Malt Beverage Retailer’s Off-Premise) at 7-Eleven located at the southeast corner of Sioux Road and Veterans Boulevard, legally described as 1.99-acre tract of land out of Lot 10, Block 5, John Closner Subdivision, as requested by 7-Eleven, Inc.

JRV INVESTENTS INC
PO BOX 2805
SAN JUAN, TX 78589-7805

IGLESIA EVANGELISTICA
PO BOX 1418
PHARR, TX 78577-1625

KELLER JAMES C
PO BOX 2555
MCALLEN, TX 78502-2555

VILLESICAS JESUS JR & ALEIDA
805 W SIOUX RD
SAN JUAN, TX 78589-3452

WILLIAM O SCHOCK, P.E.
3411 MAGIC DRIVE
SAN ANTONIO, TX 78229

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 26, 2026

Hold a Public Hearing for a Rezoning Request from Light Industrial District (L-1) to Single-Family Residence District (R-S) for Lot 30, San Juan Hacienda Estates Unit No. 1, Legally Described as 300 feet West of Nebraska Avenue, along the South side of Conway Road, as Requested by Indio Gomez, LLC. [Monica Gomez, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The applicant has submitted a request to rezone the subject property from Light Industrial District (L-I) to Single-Family Residential District (R-S). The subject site measures approximately 351.90 feet by 472.75 feet, totaling approximately 3.75 acres.

Conway Road serves as a transition corridor between residential and light industrial districts. The Light Industrial (L-I) district permits uses such as manufacturing, processing, and packaging, while industrial parks and shopping centers may be allowed through the approval of a Conditional Use Permit.

Public notice of the hearing was published in the official newspaper of record, and written notifications were mailed to five (5) property owners within the required 200-foot radius in accordance with applicable regulations. As of the date of this report, no comments have been received.

Based on the foregoing analysis, the proposed rezoning is inconsistent with the existing zoning pattern along Conway Road and may result in land use incompatibility with surrounding industrial uses. Staff recommends denial of the rezoning request.

RECOMMENDATION:

During the Regular Planning and Zoning Meeting held on April 16, 2026, the Planning and Zoning Commission recommended approval of the rezoning request with a 4-2 vote.

PREPARED BY:

Monica Gomez,
Director of Planning
and Zoning

APPROVED BY:

Ruben Guajardo, City
Manager

Rezoning Request

Applicant: Indio Gomez, LLC.

Request: Rezoning request from Light Industrial District (L-I) to Single-Family Residence District (R-S)

Address: Lot 30, San Juan Hacienda Estates Unit No. 1 Subdivision

Location: Approximately 300 feet West of Nebraska Avenue, along the South side of Conway Road

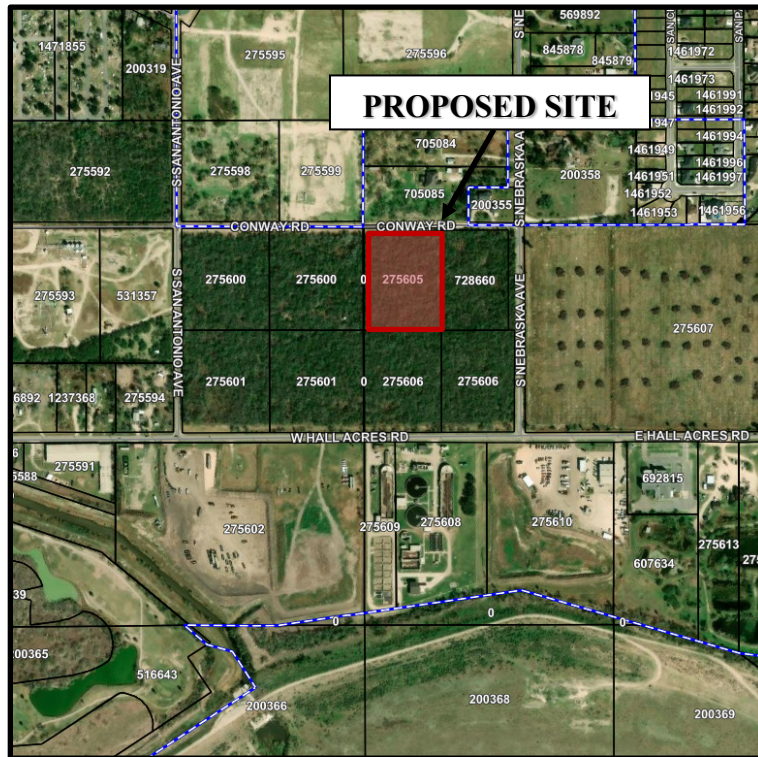
The applicant has submitted a request to rezone the subject property from Light Industrial District (L-I) to Single-Family Residential District (R-S). The subject site measures approximately 351.90 feet by 472.75 feet, totaling approximately 3.75 acres.

Conway Road serves as a transition corridor between residential and light industrial districts. The Light Industrial (L-I) district permits uses such as manufacturing, processing, and packaging, while industrial parks and shopping centers may be allowed through the approval of a Conditional Use Permit.

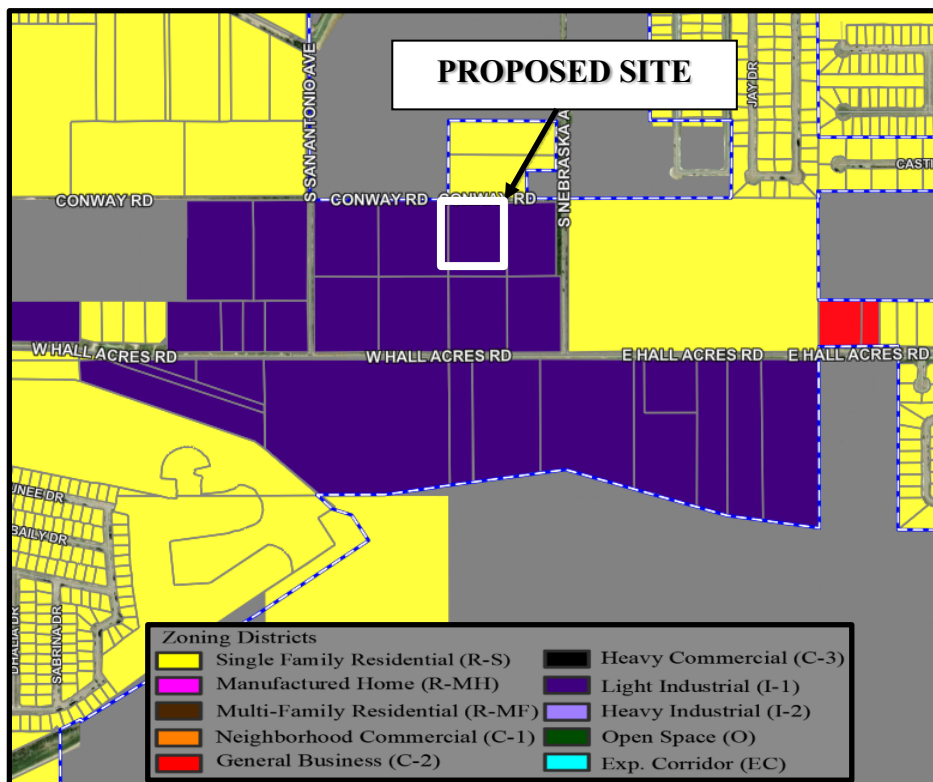
Although the adopted Future Land Use Map designates the subject property for residential use, it is important to note that the Future Land Use Map serves as a policy guide for long-term development, whereas the Zoning Map is the legally binding regulatory document governing land use. Conway Road is designated as an industrial corridor, and the existing zoning pattern reflects this designation.

Public notice of the hearing was published in the official newspaper of record, and written notifications were mailed to five (5) property owners within the required 200-foot radius in accordance with applicable regulations. As of the date of this report, no comments have been received.

Based on the foregoing analysis, the proposed rezoning is inconsistent with the existing zoning pattern along Conway Road and may result in land use incompatibility with surrounding industrial uses. Staff recommends denial of the rezoning request.



Location Map



Zoning Map

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 04/16/2026 Commissioner Gamboa made a motion to approve the rezoning request as presented. Commissioner Garza seconded the motion. The motion passed with a 4–2 vote. Chair Cardenas and Vice Chair Castillo voting in opposition.

Ms. Aviles explained that item 3.2 and 3.3 is the same request by the same applicant requesting that the property be rezoned from Light Industrial District (L-I) to Single-Family Residence District (R-S). They are presented as different agenda items because of their legal description. Around the year 2000, Conway Road was designated as an industrial corridor. The southwest corner lot at Nebraska Avenue and Conway Road is owned by AEP and future plans include a substation. Notice of the public hearing was published in the local newspaper, and notification letters were mailed to five (5) property owners. No comments were received on this request. Staff recommended denial of the rezoning request as presented.

Chairwoman Cardenas opened the public hearing at 6:19 p.m.

Mr. Gerardo Benavides, Project Engineer, explained the history of the property and the purpose of the rezoning request. He stated that his client intends to purchase two lots, each approximately 3.75 acres, to construct a single-family residence on each. He noted that they are aware of the need to extend utility lines to serve the properties and indicated that they may request a variance to allow the installation of septic systems.

Commissioner Yzaguirre asked for confirmation on the property that AEP owns and the plans they have. Ms. Aviles responded that the property located at the southwest corner of Nebraska Avenue and Conway Road is owned by AEP, which is proposing to construct a substation on the site.

Commissioner Garza asked for the existing infrastructure in the area.

Ms. Gomez explained that, since the property is currently undeveloped, the property owner will be responsible for extending utility lines and complying with Fire Department requirements at their own expense. She further stated that no additional variances will be granted for septic systems or water line looping, as the Master Plan is scheduled to be presented for approval at the next City Commission meeting.

Mr. Benavides, stated that he would like the Master Plan to be reviewed prior to its presentation before the City Commission.

Chairwoman Cardenas closed the public hearing at 6:36 p.m.



ORDINANCE NO.

AN ORDINANCE AMENDING THE CITY OF SAN JUAN ZONING ORDINANCE NO. 98-006, TO CHANGE THE ZONING DISTRICT FROM LIGHT INDUSTRIAL DISTRICT (L-I) TO SINGLE-FAMILY RESIDENCE DISTRICT (R-S) OF LOT 30, SAN JUAN HACIENDA ESTATES, LOCATED APPROXIMATELY 300 FEET WEST OF NEBRASKA AVENUE, ALONG THE SOUTH SIDE OF CONWAY ROAD, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS:

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

The zoning district of the property legally described as Lot 30, San Juan Hacienda Estates Unit No. 1, shall be changed to Single-Family Residence District (R-S) and the zoning map shall be amended accordingly.

PASSED and **APPROVED** on first reading on the 26th day of May, 2026.

PASSED and **APPROVED** on second and final reading on the ____ day of _____, 2026.

CITY OF SAN JUAN

MARIO GARZA
MAYOR

ATTEST:

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

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY

SAN JUAN HACIENDA
ESTATES
VOL. 6, PG. 35
H.C.M.R.

SCALE: 1"=100'

APPARENT
N.W.C. LOT 30
SAN JUAN
HACIENDA ESTATES
VOL. 6, PG. 35
H.C.M.R.

SISTERHOOD SUBDIVISION
VOL. 51, PG. 24
H.C.M.R.

DAVID & CARMEN QUEZADA
A 0.8820 OF AN ACRE TRACT OF
LAND OUT OF LOT 4, BLOCK 13
JOHN CLOSNER SUBDIVISION
VOL. 0, PG. 5
H.C.M.R.

LIONS SUBSTATION
SUBDIVISION
DOC# 1939986
H.C.M.R.

SAN JUAN HACIENDA
ESTATES
VOL. 6, PG. 35
H.C.M.R.

SAN JUAN HACIENDA
ESTATES
VOL. 6, PG. 35
H.C.M.R.

SAN JUAN HACIENDA
ESTATES
VOL. 6, PG. 35
H.C.M.R.

SAN JUAN HACIENDA
ESTATES
VOL. 6, PG. 35
H.C.M.R.

SURVEY PLAT SHOWING
ALL OF LOT 30
SAN JUAN HACIENDA ESTATES
VOL. 6, PG. 35, H.C.M.R.
LOCATED IN THE CITY OF
SAN JUAN, TEXAS

HOMERO LUIS GUTIERREZ, P.E., R.P.L.S.

P.O. Box 548
McAllen, Texas 78505
(956) 369-0988

JOB#25-063

REV. DATE: 10/09/25

DRAWN BY: I.F.

- LEGEND**
- SET 1/2" IRON ROD WITH PLASTIC STAMPED 2791
 - FOUND 1/2" IRON ROD
 - FOUND 1/2" PIPE
 - ⊗ COTTON PIKER SPINDLE
 - R.O.W. RIGHT OF WAY
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - C.C.M.R. CAMERON COUNTY MAP RECORDS
 - C.C.D.R. CAMERON COUNTY DEED RECORDS
 - WATER METER
 - C.C.O.R. CAMERON COUNTY OFFICIAL RECORDS
 - E-E EDGE OF ASPHALT TO EDGE OF ASPHALT
 - P-E PROPERTY LINE TO EDGE OF ASPHALT
 - EXIST. EXISTING
 - N.E.C. NORTHEAST CORNER
 - N.W.C. NORTHWEST CORNER
 - S.E.C. SOUTHEAST CORNER
 - S.W.C. SOUTHWEST CORNER
 - M.S.B.L. MINIMUM SETBACK LINES
 - ⊕ POWER POLE
 - ⊗ AT&T PEDESTAL
 - A/C UNIT
 - OH OVERHEAD POWER LINES



I, HOMERO L. GUTIERREZ, REGISTERED LAND SURVEYOR IN THE STATE OF TEXAS, STATE THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON OCTOBER 05, 2025 AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

HOMERO LUIS GUTIERREZ, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2791
DATE: 10/06/25

- NOTES:
1. FLOOD ZONE STATEMENT: ZONE "C", ACCORDING TO COMMUNITY PANEL NUMBER 480334 0425 C, REVISED NOVEMBER 16, 1982.
 2. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 3. THE EXISTENCE, IF ANY UNDERGROUND GAS LINES OR OTHER UNDERGROUND UTILITIES NOT SHOWN ON THIS SURVEY SHOULD BE THOROUGHLY INVESTIGATED BY THE OWNER PRIOR TO ANY CONSTRUCTION ON THIS SITE. THE SURVEYOR HAS LIMITED HIS INVESTIGATION OF UNDERGROUND UTILITIES ON THIS SITE TO THAT WHICH CAN BE SEEN.
 4. BASIS OF BEARING AS PER TEXAS STATE PLANE COORDINATE SYSTEM NAD 83 TEXAS SOUTH 4205.
 5. SURVEYOR'S STATEMENT: THE PROPERTY CORNERS OF THE TRACT SURVEYED WERE STAKED OUT BASED ON THE BEST FIT OF MONUMENTS FOUND FOR THIS PROPERTY AND OTHERS WITHIN THE IMMEDIATE VICINITY, TAKING INTO ACCOUNT THE INTENT OF THE SURVEYOR'S ORIGINAL FOOT STEPS. A SURVEY OF THE ORIGINAL MOTHER TRACTS TO CORRECTLY ESTABLISH MINOR DISCREPANCIES THAT WERE FOUND IN THE PROPERTY CORNERS WOULD NOT BE A FEASIBLE OPTION FOR THE PARTIES CONCERNED. THE CLIENT HAS BEEN MADE AWARE OF ANY DISCREPANCIES FOUND AND THE RESPECTIVE ACTION TAKEN TO STAKE OUT HIS PROPERTY AS PER THE FOUND AND SET MONUMENTS SHOWN HEREON.

Rezoning Request from Light Industrial District (L-1) to Single-Family Residence District (R-S) of Lot 30, San Juan Hacienda Estates Unit No. 1 Subdivision, located approximately 300 feet West of Nebraska Avenue, along the South side of Conway Road, as Requested by Indio Gomez, LLC.

AEP TEXAS CENTRAL COMPANY
PO BOX 16428
COLUMBUS, OH 43216-6428

AMAYA RAUL & LETICIA
2408 S NEBRASKA AVE
SAN JUAN, TX 78589-2777

INDIO GOMEZ LLC
PO BOX 279
HIDALGO, TX 78557

MMGJ SOUTH TEXAS LLC
401 W DALLAS AVE
MCALLEN, TX
78501-2777

QUEZADA DAVID & CARMEN
100 CONWAY RD
SAN JUAN, TX 78589-2657

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 26, 2026

Hold a Public Hearing for a Rezoning Request from Light Industrial District (L-1) to Single-Family Residence District (R-S) of Lot 32, San Juan Hacienda Estates Unit No. 1, Legally Described as 300 feet West of Nebraska Avenue, along the South side of Conway Road, as Requested by Indio Gomez, LLC. [Monica Gomez, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The applicant has submitted a request to rezone the subject property from Light Industrial District (L-I) to Single-Family Residential District (R-S). The subject site measures approximately 351.90 feet by 478.75 feet, totaling approximately 3.75 acres.

Conway Road serves as a transition corridor between residential and light industrial districts. The Light Industrial (L-I) district permits uses such as manufacturing, processing, and packaging, while industrial parks and shopping centers may be allowed through the approval of a Conditional Use Permit.

Public notice of the hearing was published in the official newspaper of record, and written notifications were mailed to four (4) property owners within the required 200-foot radius in accordance with applicable regulations. As of the date of this report, no comments have been received.

Based on the foregoing analysis, the proposed rezoning is inconsistent with the existing zoning pattern along Conway Road and may result in land use incompatibility with surrounding industrial uses. Staff recommends denial of the rezoning request.

RECOMMENDATION:

During the Regular Planning and Zoning Meeting held on April 16, 2026, the Planning and Zoning Commission recommended approval of the rezoning request with a 4-2 vote.

PREPARED BY:
Monica Gomez,
Director of Planning
and Zoning

APPROVED BY:
Ruben Guajardo, City
Manager

Rezoning Request

Applicant: Indio Gomez, LLC

Request: Rezoning request from Light Industrial District (L-I) to Single-Family Residence District (R-S)

Address: Lot 32, San Juan Hacienda Estates Unit No. 1 Subdivision

Location: Approximately 300 feet West of Nebraska Avenue, along the North side of Hall Acres Road

The applicant has submitted a request to rezone the subject property from Light Industrial District (L-I) to Single-Family Residential District (R-S). The subject site measures approximately 351.90 feet by 478.75 feet, totaling approximately 3.75 acres.

Conway Road serves as a transition corridor between residential and light industrial districts. The Light Industrial (L-I) district permits uses such as manufacturing, processing, and packaging, while industrial parks and shopping centers may be allowed through the approval of a Conditional Use Permit.

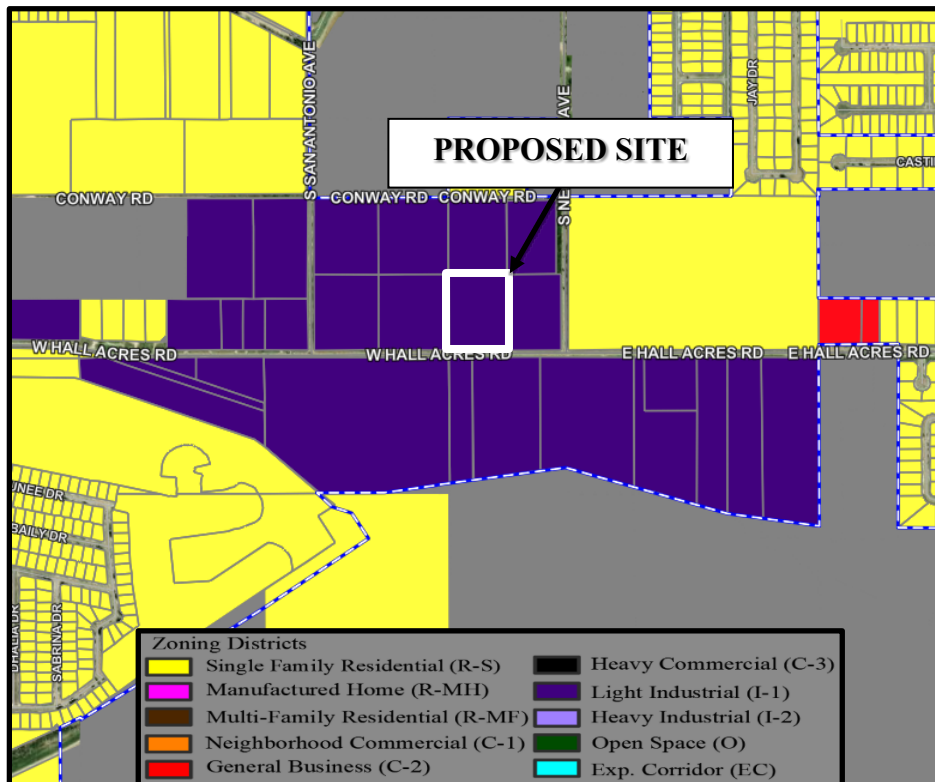
Although the adopted Future Land Use Map designates the subject property for residential use, it is important to note that the Future Land Use Map serves as a policy guide for long-term development, whereas the Zoning Map is the legally binding regulatory document governing land use. Conway Road is designated as an industrial corridor, and the existing zoning pattern reflects this designation.

Public notice of the hearing was published in the official newspaper of record, and written notifications were mailed to four (4) property owners within the required 200-foot radius in accordance with applicable regulations. As of the date of this report, no comments have been received.

Based on the foregoing analysis, the proposed rezoning is inconsistent with the existing zoning pattern along Conway Road and may result in land use incompatibility with surrounding industrial uses. Staff recommends denial of the rezoning request.



Location Map



Zoning Map

**REZONING REQUEST
INDIO GOMEZ, LLC
MAY 26, 2026**

PAGE 3

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 04/16/2026 Commissioner Gamboa made a motion to approve the rezoning request as presented. Commissioner Garza seconded the motion. The motion passed with a 4–2 vote. Chair Cardenas and Vice Chair Castillo voting in opposition.

No discussion took place on this item, as it had been addressed during the previous agenda item.



ORDINANCE NO.

AN ORDINANCE AMENDING THE CITY OF SAN JUAN ZONING ORDINANCE NO. 98-006, TO CHANGE THE ZONING DISTRICT FROM LIGHT INDUSTRIAL DISTRICT (L-I) TO SINGLE-FAMILY RESIDENCE DISTRICT (R-S) OF LOT 32, SAN JUAN HACIENDA ESTATES, LOCATED APPROXIMATELY 300 FEET WEST OF NEBRASKA AVENUE, ALONG THE NORTH SIDE OF HALL ACRES ROAD, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS:

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

The zoning district of the property legally described as Lot 32, San Juan Hacienda Estates Unit No. 1, shall be changed to Single-Family Residence District (R-S) and the zoning map shall be amended accordingly.

PASSED and **APPROVED** on first reading on the 26th day of May, 2026.

PASSED and **APPROVED** on second and final reading on the ____ day of _____, 2026.

CITY OF SAN JUAN

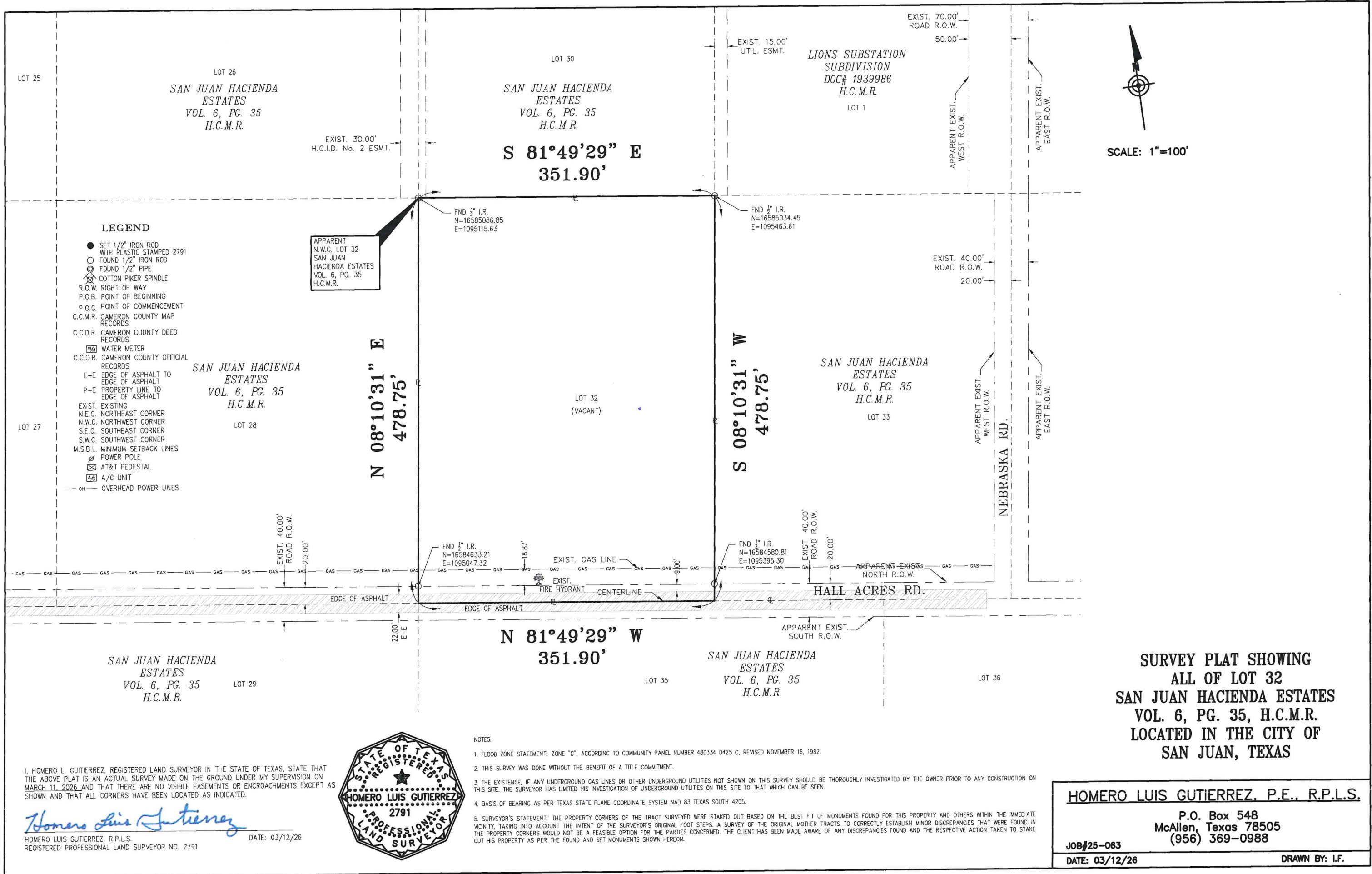
MARIO GARZA
MAYOR

ATTEST:

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

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY



- LEGEND**
- SET 1/2" IRON ROD WITH PLASTIC STAMPED 2791
 - FOUND 1/2" IRON ROD
 - ⊗ FOUND 1/2" PIPE
 - ⊗ COTTON PIKER SPINDLE
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 - C.C.M.R. CAMERON COUNTY MAP RECORDS
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 - S.W.C. SOUTHWEST CORNER
 - M.S.B.L. MINIMUM SETBACK LINES
 - ⊕ POWER POLE
 - ⊕ AT&T PEDESTAL
 - Ⓜ A/C UNIT
 - OH — OVERHEAD POWER LINES

APPARENT N.W.C. LOT 32 SAN JUAN HACIENDA ESTATES VOL. 6, PG. 35 H.C.M.R.

FND 1/2" I.R. N=16584633.21 E=1095047.32
 FND 1/2" I.R. N=16584580.81 E=1095395.30

SURVEY PLAT SHOWING ALL OF LOT 32 SAN JUAN HACIENDA ESTATES VOL. 6, PG. 35, H.C.M.R. LOCATED IN THE CITY OF SAN JUAN, TEXAS

HOMERO LUIS GUTIERREZ, P.E., R.P.L.S.
 P.O. Box 548
 McAllen, Texas 78505
 (956) 369-0988
 JOB#25-063
 DATE: 03/12/26
 DRAWN BY: I.F.

I, HOMERO L. GUTIERREZ, REGISTERED LAND SURVEYOR IN THE STATE OF TEXAS, STATE THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON MARCH 11, 2026 AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

Homero Luis Gutierrez
 HOMERO LUIS GUTIERREZ, R.P.L.S.
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2791
 DATE: 03/12/26



- NOTES:**
- FLOOD ZONE STATEMENT: ZONE "C", ACCORDING TO COMMUNITY PANEL NUMBER 480334 0425 C, REVISED NOVEMBER 16, 1982.
 - THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 - THE EXISTENCE, IF ANY UNDERGROUND GAS LINES OR OTHER UNDERGROUND UTILITIES NOT SHOWN ON THIS SURVEY SHOULD BE THOROUGHLY INVESTIGATED BY THE OWNER PRIOR TO ANY CONSTRUCTION ON THIS SITE. THE SURVEYOR HAS LIMITED HIS INVESTIGATION OF UNDERGROUND UTILITIES ON THIS SITE TO THAT WHICH CAN BE SEEN.
 - BASIS OF BEARING AS PER TEXAS STATE PLANE COORDINATE SYSTEM NAD 83 TEXAS SOUTH 4205.
 - SURVEYOR'S STATEMENT: THE PROPERTY CORNERS OF THE TRACT SURVEYED WERE STAKED OUT BASED ON THE BEST FIT OF MONUMENTS FOUND FOR THIS PROPERTY AND OTHERS WITHIN THE IMMEDIATE VICINITY, TAKING INTO ACCOUNT THE INTENT OF THE SURVEYOR'S ORIGINAL FOOT STEPS. A SURVEY OF THE ORIGINAL MOTHER TRACTS TO CORRECTLY ESTABLISH MINOR DISCREPANCIES THAT WERE FOUND IN THE PROPERTY CORNERS WOULD NOT BE A FEASIBLE OPTION FOR THE PARTIES CONCERNED. THE CLIENT HAS BEEN MADE AWARE OF ANY DISCREPANCIES FOUND AND THE RESPECTIVE ACTION TAKEN TO STAKE OUT HIS PROPERTY AS PER THE FOUND AND SET MONUMENTS SHOWN HEREON.

Rezoning Request from Light Industrial District (L-1) to Single-Family Residence District (R-S) of Lot 32, San Juan Hacienda Estates Unit No. 1 Subdivision, located at the Northwest corner of Nebraska Avenue and Hall Acres Road, as Requested by Indio Gomez, LLC.

AEP TEXAS CENTRAL COMPANY
PO BOX 16428
COLUMBUS, OH 43216-6428

INDIO GOMEZ LLC
PO BOX 279
HIDALGO, TX 78557

SAN JUAN CITY
512 S NEBRASKA AVE
SAN JUAN, TX 78589-2698

R G V POLLUTION CONTROL AUTH
709 S NEBRASKA AVE
SAN JUAN, TX 78589-2649

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 26, 2026

Consider First Reading of the Ordinance Regarding the Voluntary Annexation Petition of the 20.00-Acre Tract of Land Out of Lot 7, Block 47, Alamo Land and Sugar Company's Subdivision, Located Approximately Half of a Mile West from Cesar Chavez Road Along the North side of Minnesota Road, as Requested by Bona Fide Re LLC. [Monica Gomez, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

This is the first reading of the voluntary annexation ordinance for a 20.0-acre tract located approximately one-half mile west of Cesar Chavez Road along the north side of Minnesota Road. It is the City's policy to annex subdivisions processed and approved within the City's Extraterritorial Jurisdiction (ETJ).

The City Commission accepted the petition and conducted the required public hearings for voluntary annexation. The property owner submitted a petition requesting annexation into the City of San Juan. Upon annexation, subdivision plat recording, building permits, and inspections will be processed by the City.

The annexation is being conducted in accordance with Chapter 43, Section 43.028 of the Texas Local Government Code and the City Charter.

RECOMMENDATION:

Staff recommends approval of the first reading of the ordinance as presented.

PREPARED BY:

Monica Gomez,
Director of Planning
and Zoning

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 20.00-ACRE TRACT OF LAND OUT OF LOT 7, BLOCK 47, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS; AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGES 43, 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 20.00 acres of land; and

WHEREAS, a notice of the City of San Juan proposed annexation was published in a newspaper having general circulation in the City of San Juan, Texas on April 15, 2026 and April 29, 2026 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 April 28, 2026 at the San Juan Memorial Library, located at 1010 S. Standard Avenue, San Juan, Texas and second public hearing was held at 6:00 p.m. on May 12, 2026 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 20.00 (871,200 SQ. FT.) OF AN ACRE GROSS; 18.86 (821,541.60 SQ. FT.) OF AN ACRE NET; TRACT OF LAND OUT OF LOT 7, BLOCK 47, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGES 24 AND 26, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES, BEING THE SAME TRACT OF LAND CONVEYED BY DEED DATED NOVEMBER 2, 1951, RECORDED IN VOLUME 734, PAGE 83, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS.

COMMENCING; AT A SET MAG NAIL, FOR THE COMMON CORNER OF LOT 6, 7, 10, AND 11, BLOCK 47, OF SAID ALAMO LAND AND SUGAR COMPANY SUBDIVISION, ALSO BEING THE COMMON CORNER OF A TRACT OF LAND CONVEYED TO MANUEL L. GONZALEZ, AS RECORDED IN DOCUMENT NUMBER 3114761, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND OF A TRACT OF LAND CONVEYED TO ALONZO & BLANCO MARTINEZ, AS RECORDED IN DOCUMENT NUMBER 1560668, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, A TRACT OF LAND CONVEYED TO HOMERO SR. & HOMERO JR. SALINAS, AS RECORDED IN DOCUMENT NUMBER 2967308, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING ON THE CENTERLINE OF MINNESOTA STREET (HAVING A 40.00' R.O.W.), FOR THE **POINT OF BEGINNING** AND SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND, HAVING A GRID COORDINATE OF N=16610814.4478', E=1103936.2797';

THENCE; NORTH 81°14'26" WEST, ALONG THE COMMON LINE OF LOT 7, AND LOT 10, BLOCK 47, OF SAID ALAMO LAND SUGAR COMPANY SUBDIVISION, ALSO BEING THE CENTERLINE OF SAID MINNESOTA ROAD, AND THE NORTH LINE OF SAID TRACT OF LAND CONVEYED TO HOMERO SR. & HOMERO JR. SALINAS, A DISTANCE OF 195.00 FEET, PASSING A POINT, FOR THE COMMON CORNER OF SAID TRACT OF LAND CONVEYED TO HOMERO SR. & HOMERO JR. SALINAS, AND OF A TRACT OF LAND CONVEYED TO HOMERO SR. & JULIA Y. SALINAS, AS RECORDED IN DOCUMENT NUMBER 2967308, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING AT A DISTANCE OF 290.00 FEET, PASSING A POINT, FOR THE COMMON CORNER OF SAID TRACT OF LAND CONVEYED TO HOMERO SR. & JULIA Y. SALINAS, AND OF SAID TRACT OF LAND CONVEYED TO HOMERO SR. & HOMERO JR. SALINAS, CONTINUING AT A DISTANCE OF 330.00 FEET, PASSING A POINT, FOR THE COMMON CORNER OF SAID TRACT OF LAND CONVEYED TO HOMERO SR. & HOMERO JR. SALINAS, AND OF A TRACT OF LAND CONVEYED TO ELISEO RODRIGUEZ CHAVEZ & MARICRUZ RODRIGUEZ TIJERINA, AS RECORDED IN DOCUMENT NUMBER 3294859, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING TO A TOTAL DISTANCE OF 660.00 FEET, TO A SET MAG NAIL, FOR THE COMMON CORNER OF MINNESOTA VEGAS RANCHES PHASE I SUBDIVISION, AS RECORDED IN DOCUMENT NUMBER 2957049, HIDALGO COUNTY MAP RECORDS, AND OF A TRACT OF LAND CONVEYED TO JUAN MANUEL GONZALEZ & ORELIA VILLAREAL, AS RECORDED IN DOCUMENT NUMBER 3323789, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND OF SAID TRACT OF LAND CONVEYED TO ELISEO RODRIGUEZ CHAVEZ & MARICRUZ RODRIGUEZ TIJERINA, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 08°45'34" EAST, ALONG THE EAST LINE OF SAID MINNESOTA VEGAS RANCHES PHASE I SUBDIVISION, AT A DISTANCE OF 20.00 FEET, PASSING A FOUND 1/2 INCH IRON ROD, FOR THE NORTH RIGHT OF WAY LINE OF SAID MINNESOTA ROAD, CONTINUING AT A DISTANCE OF 595.00 FEET, PASSING A POINT, FOR THE COMMON CORNER OF SAID MINNESOTA VEGAS RANCHES PHASE I SUBDIVISION, AND OF TRACT OF LAND CONVEYED TO GARCO LTD, AS RECORDED IN DOCUMENT NUMBER 2835655, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING TO A TOTAL DISTANCE OF 1,245.00 FEET, TO A FOUND 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "RPLS No. 4850", FOR THE COMMON CORNER OF A TRACT OF LAND CONVEYED TO PROPILUSION INVESTMENTS, LLC, AS RECORDED IN DOCUMENT NUMBER 2119853, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND OF SAID TRACT OF LAND CONEYED TO GARCO LTD, BEING ON THE SOUTH RIGHT OF WAY LINE OF A DRAIN DITCH, AND FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 81°14'26" EAST (SOUTH 09°05'00" WEST DEED), ALONG THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO PROPILUSION INVESTMENTS, LLC, AS RECORDED IN DOCUMENT NUMBER 2119853, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, A DISTANCE OF 660.00 FEET, TO A FOUND 1/2 INCH IRON ROD WITH A PLASTIC CAP, FOR THE COMMON CORNER OF A TRACT OF LAND CONVEYED TO MANUEL L. GONZALEZ, AS RECORDED IN DOCUMENT NUMBER 3114761, OFFICIAL RECORDS, BEING ON THE COMMON LINE OF LOT 6, AND LOT 7, BLOCK 47, OF SAID ALAMO LAND AND SUGAR COMPANY SUBDIVISION, AND FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 08°45'34" WEST, ALONG THE WEST LINE OF SAID TRACT OF LAND CONVEYED TO MANUEL L. GONZALEZ, ALSO BEING THE COMMON LINE OF LOT 6, AND LOT 7, BLOCK 47, OF SAID ALAMO LAND AND SUGAR COMPANY SUBDIVISION, AT A DISTANCE OF 1,225.00 FEET, TO A SET ROD, SHOWN ON SURVEY PLAT, FOR THE NORTH RIGHT OF WAY LINE OF SAID MINNESOTA STREET, CONTINUING TO A TOTAL DISTANCE OF 1,245.00 FEET, TO THE **POINT OF BEGINNING**, CONTAINING A 20.00 (871,200 SQ. FT.) OF AN ACRE GROSS; 18.86 (821,541.60 SQ. FT.) OF AN ACRE NET; TRACT OF LAND, MORE OR LESS.

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 Light Industrial District (L-I).

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 26th day of May, 2026.

PASSED and APPROVED on second reading on the ____ day of _____, 2026.

CITY OF SAN JUAN

MARIO GARZA, Mayor

ATTEST:

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

BRENDA ESCALANTE
City Secretary

City Attorney

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 26, 2026

Consider Preliminary and Final Plat Approval of the Vaquero San Juan Subdivision, being a 2.18-Acre Tract of Land Out of Lot 3, Block 8, John Closner Subdivision, Located at the South-East corner of Raul Longoria and Owassa Road, as Requested by Vaquero San Juan Partners, LP. [Monica Gomez, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The developer is proposing to subdivide 2.18-acre tract of land located at the southeast corner of Raul Longoria Road and Owassa Road into one (1) commercial lot.

The proposed lot will measure 272 feet by 267 feet, totaling 79,384 square feet, which complies with the minimum lot size requirements for a commercial development.

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), the property is located within Flood Zone “AH,” indicating that it is currently within a designated flood hazard area. The project engineer has submitted an application to FEMA requesting removal of the property from the flood zone designation.

A variance is requested to allow the development to not comply with the required 15-foot utility easement along the south side of the property. The request is due to development constraints caused by the required right-of-way dedication along Owassa Road, as well as an existing North Alamo Water Supply Corporation easement along Owassa Road and Raul Longoria Road.

Staff recommends approval of the Preliminary Plat and the requested variance as presented.

RECOMMENDATION:

During the Regular Planning and Zoning Meeting held on May 14, 2026, the Planning and Zoning Commission recommended approval of the conditional use permit as presented with a 6-0 vote.

PREPARED BY:
Monica Gomez,
Director of Planning
and Zoning

APPROVED BY:
Ruben Guajardo, City
Manager



Federal Emergency Management Agency

Washington, D.C. 20472

January 07, 2026

THE HONORABLE MARIO GARZA
MAYOR, CITY OF SAN JUAN
512 SOUTH NEBRASKA AVENUE
SAN JUAN, TX 78589

CASE NO.: 26-06-0381C
COMMUNITY: CITY OF SAN JUAN, HIDALGO
COUNTY, TEXAS
COMMUNITY NO.: 480348

DEAR MR. GARZA:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Conditional Letter of Map Revision based on Fill (CLOMR-F) Comment Document. This comment document provides additional information regarding the effective NFIP map, the legal description of the property and our comments regarding this proposed project.

Additional documents are enclosed which provide information regarding the subject property and CLOMR-Fs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Sincerely,

David N. Bascom, Acting Director
Engineering and Modeling Division
Risk Analysis, Planning and Information Directorate

LIST OF ENCLOSURES:

CLOMR-F COMMENT DOCUMENT

cc: Mr. Evan Adrian

ATTENTION LICENSED PROFESSIONALS!

You can save time with electronic Letter of Map Amendment (eLOMA).

The Federal Emergency Management Agency (FEMA) has designed a web-based tool for licensed land surveyors and professional engineers to submit selected Letter of Map Amendment (LOMA) requests, known as an electronic Letter of Map Amendment (eLOMA), replacing the traditional process with an instantaneous determination within minutes!

Save time.

For more information visit:

https://hazards.fema.gov/femaportal/resources/eLOMA_faq.html



FEMA

WHAT ARE THE BENEFITS OF eLOMA?

QUICK & EASY



- Receive a determination from FEMA in minutes
- Print a copy almost instantly and save digital copy

COMPLETELY ONLINE



- Electronic transfer of data, **NO MAILING REQUIRED**
- Electronic communication
- Register and renew license info online
- Save an in-progress request and resume later

ACCEPTS MOST LOMA REQUESTS



- Approximately 75% of all LOMA requests are eligible

CENTRAL LOCATION



- Track status of all submitted requests in one spot
- Holds data for 3 years
- Easy to organize required data and submit audit requirements

NO COST



- **NO FEE** to use eLOMA tool or print final determination



Federal Emergency Management Agency

Washington, D.C. 20472

CONDITIONAL LETTER OF MAP REVISION BASED ON FILL COMMENT DOCUMENT

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS	A portion of Lot 3, Block 8, John Closner Et Al Subdivision, as described in the General Warranty Deed recorded as Document No. 3585928, in the Office of the County Clerk, Hidalgo County, Texas
	COMMUNITY NO.: 480348	
AFFECTED MAP PANEL	NUMBER: 4803340425C	
	DATE: 11/16/1982	
FLOODING SOURCE: SHALLOW FLOODING		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 26.242969, -98.145630 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

COMMENT TABLE REGARDING THE PROPOSED PROPERTY (PLEASE NOTE THAT THIS IS NOT A FINAL DETERMINATION. A FINAL DETERMINATION WILL BE MADE UPON RECEIPT OF AS-BUILT INFORMATION REGARDING THIS PROPERTY.)

LOT	BLOCK/SECTION	SUBDIVISION	STREET	OUTCOME WHAT WOULD BE REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
3	8	John Closner Et Al	--	Structure	B	100.0 feet	100.4 feet	--

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

PORTIONS REMAIN IN THE SFHA
CONDITIONAL LOMR-F DETERMINATION
ANNEXATION

STATE LOCAL CONSIDERATIONS

This document provides the Federal Emergency Management Agency's comment regarding a request for a Conditional Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the proposed structure(s) on the property(ies) would not be located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) if built as proposed. Our final determination will be made upon receipt of a copy of this document, as-built elevations, and a completed Community Acknowledgement form. Proper completion of this form certifies the subject property is reasonably safe from flooding in accordance with Part 65.5(a)(4) of our regulations. Further guidance on determining if the subject property is reasonably safe from flooding may be found in FEMA Technical Bulletin 10-01. A copy of this bulletin can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/mit/tb1001.pdf>. This document is not a final determination; it only provides our comment on the proposed project in relation to the SFHA shown on the effective NFIP map.

This comment document is based on the flood data presently available. The enclosed documents provide additional information regarding this request. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

David N. Bascom, Acting Director
Engineering and Modeling Division
Risk Analysis, Planning and Information Directorate



Federal Emergency Management Agency

Washington, D.C. 20472

CONDITIONAL LETTER OF MAP REVISION BASED ON FILL COMMENT DOCUMENT

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

CONDITIONAL LOMR-F DETERMINATION (This Additional Consideration applies to the preceding 1 Property.)

Comments regarding this conditional request are based on the flood data presently available. Our final determination will be made upon receipt of this Comment Document, certified as-built elevations and/or certified as-built survey. Since this request is for a Conditional Letter of Map Revision based on Fill, we will also require the applicable processing fee, and the "Community Acknowledgement" form. Please note that additional items may be required before a final as-built determination is issued.

This letter does not relieve Federal agencies of the need to comply with Executive Order 11988 on Floodplain Management in carrying out their responsibilities and providing Federally undertaken, financed, or assisted construction and improvements, or in their regulating or licensing activities.

ANNEXATION (This Additional Consideration applies to the preceding 1 Property.)

Although the subject of this determination is shown on the National Flood Insurance Program map as being located in a community other than the community indicated on the Determination/Comment Document, it has been annexed by the community referenced therein.

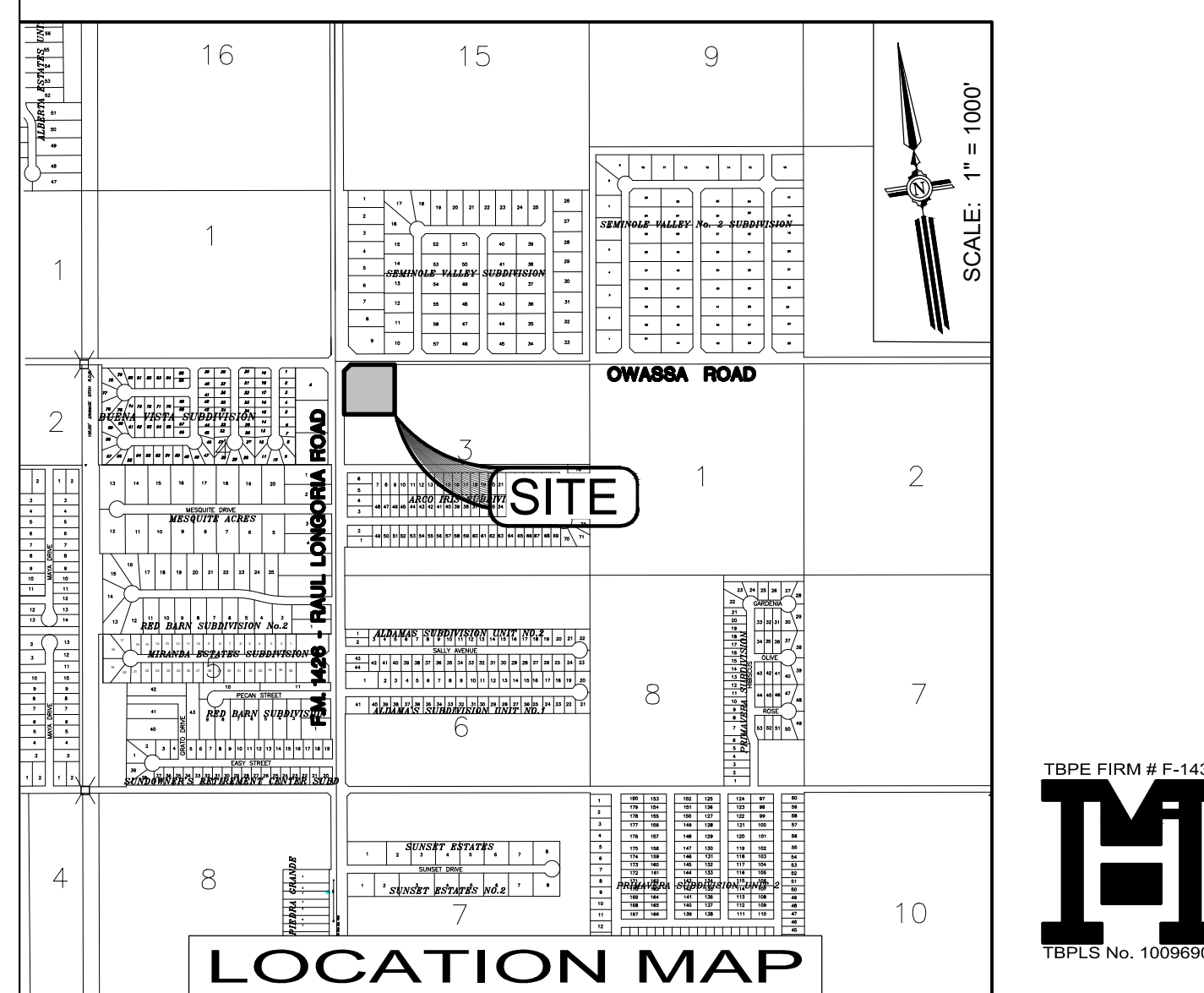
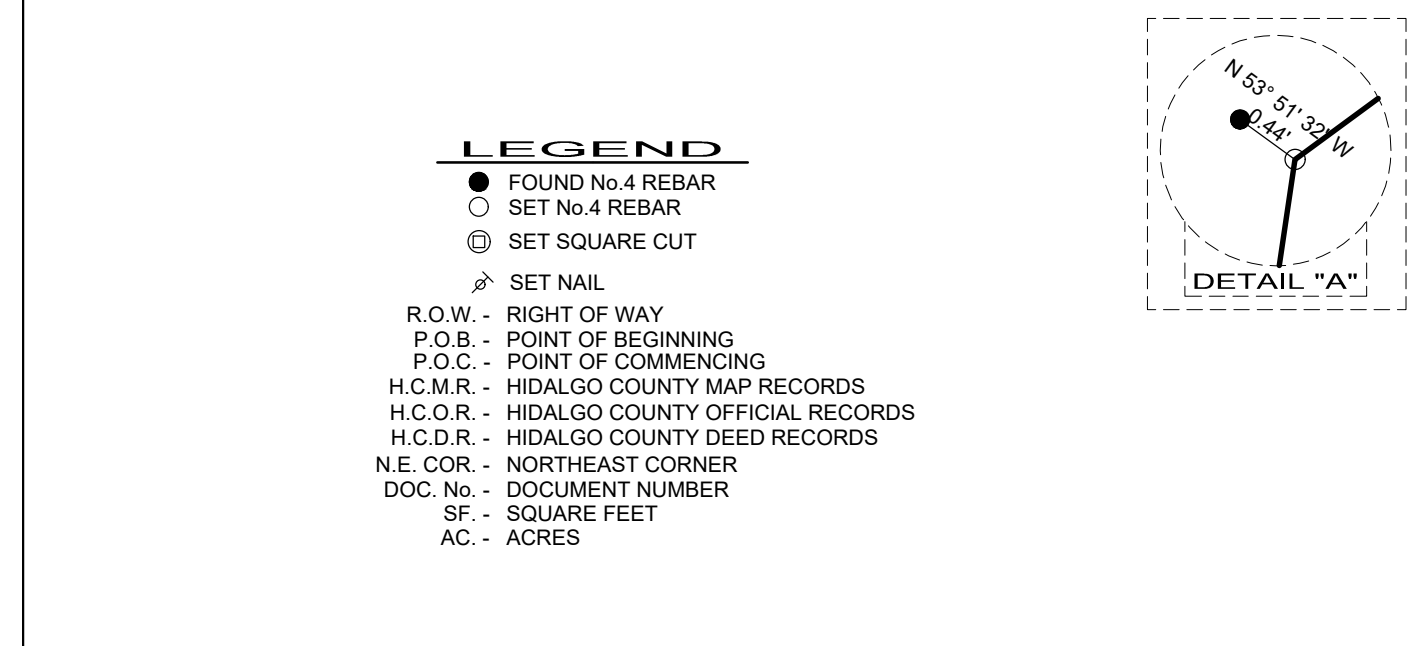
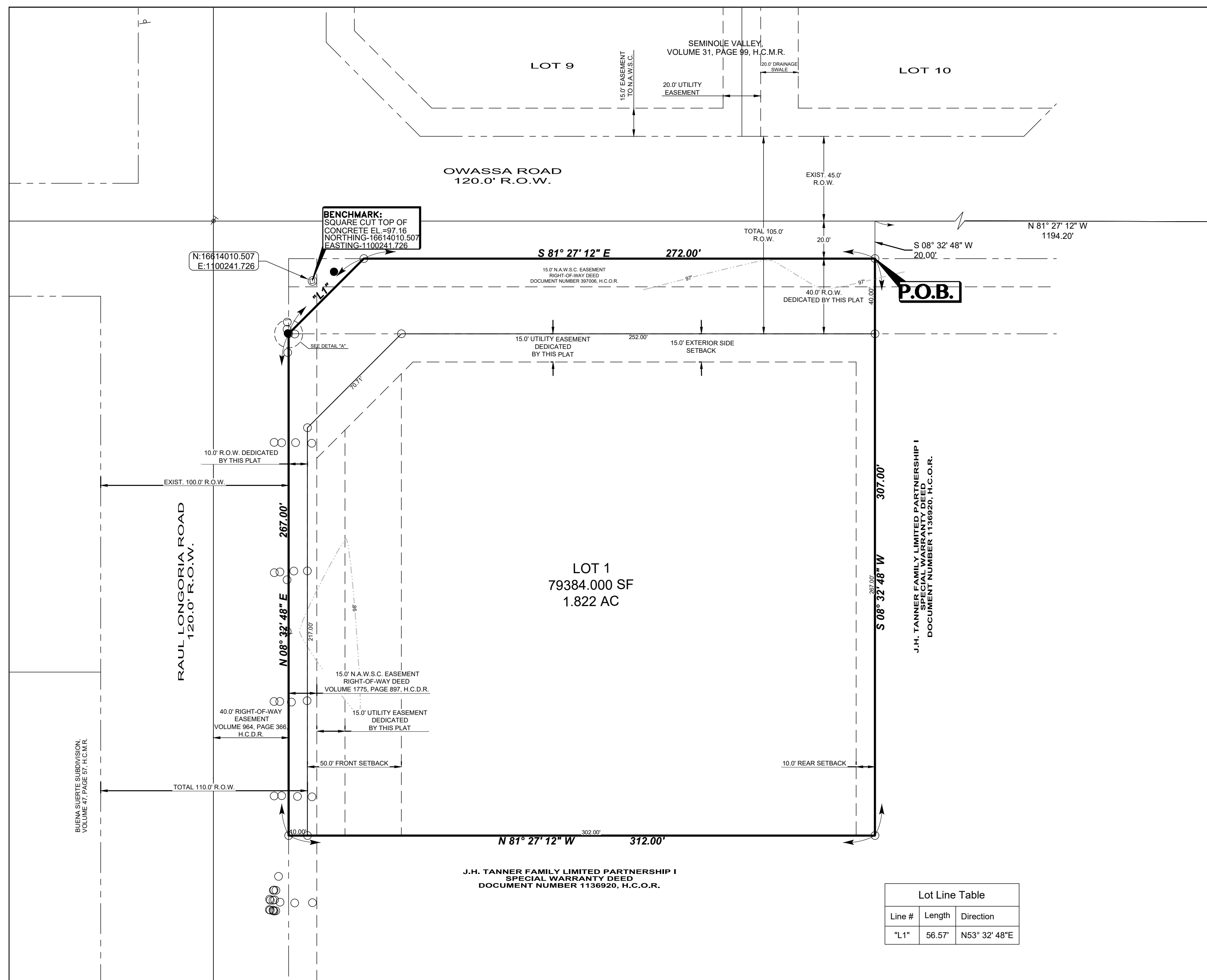
STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the CLOMR-F COMMENT DOCUMENT)

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

A handwritten signature in black ink that reads "David N. Bascom".

David N. Bascom, Acting Director
Engineering and Modeling Division
Risk Analysis, Planning and Information Directorate



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

DRAWN BY: AURORA **DATE:** 08/01/25
REVISED BY: _____ **DATE:** _____
SURVEYED, CHECKED: _____ **DATE:** _____
FINAL CHECK: _____ **DATE:** _____

PLAT OF VAQUERO SAN JUAN SUBDIVISION

2.181 ACRES
OUT OF
LOT 3, BLOCK 8
JOHN CLOSNER et al
VOLUME 0, PAGES 4-5 H.C.M.R.
HIDALGO COUNTY, TEXAS

GENERAL NOTES:

- THIS SUBDIVISION IS IN ZONE "AH". ZONE "AH" AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE(1) AND THREE(3) FEET. BASE FLOOD ELEVATION HAS BEEN DETERMINED TO BE 100, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED. FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0425 C, MAP REVISED NOVEMBER 16, 1982.
- MINIMUM FINISHED FLOOR ELEVATION TO BE 18" ABOVE TOP OF CURB AS MEASURED AT CENTER OF LOT OR 18" ABOVE NATURAL GROUND WHICHEVER IS GREATER.
- BENCHMARK: SQUARE CUT TOP OF INLET LOCATED 317 FEET EAST OF THE NORTHEAST CORNER OF INTERSECTION US EXPRESSWAY 83 AND VETERANS BOULEVARD ELEVATION = 103.56
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY DRAINAGE REQUIREMENTS, THIS DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF 19,268 C.F. 0.442 ACRES-FEET OF STORM WATER RUN OFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS STATED IN THE DRAINAGE REPORT.
- MINIMUM SETBACKS AS SHOWN ON PLAT.
- NO BUILDING ALLOWED OVER ANY EASEMENT.
- ONLY ONE COMMERCIAL BUILDING PERMITTED PER LOT.
- LOT OWNERS SHALL INSTALL A 5 FOOT SIDEWALK ALONG RAUL LONGORIA ROAD AND ALONG OWASSA ROAD AT BUILDING PERMITS STAGE.
- DRAINAGE PLAN APPROVED BY THE CITY OF SAN JUAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF THE BUILDING AND/OR DEVELOPMENT PERMIT.
- NO CONSTRUCTION OF ANY STRUCTURES ARE ALLOWED UNLESS FIRE PROTECTION IS IN PLACE.
- ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.

**HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1**

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE:

STATE OF TEXAS
COUNTY OF TARRANT

I/WE THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE VAQUERO SAN JUAN SUBDIVISION TO THE CITY OF SAN JUAN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE IN FEE SIMPLE, THE RIGHT-OF-WAY AREA SHOWN HEREON TO THE CITY OF SAN JUAN.

VAQUERO SAN JUAN PARTNERS, LP
A TEXAS LIMITED PARTNERSHIP

BY: VAQUERO VENTURES MANAGEMENT, LLC
A TEXAS LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

WILLIAM A. LANDRETH III, MANAGER
2627 TILLAR STREET, SUITE 111
FORT WORTH, TEXAS 76107

DATE:

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM A. LANDRETH III, 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 THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

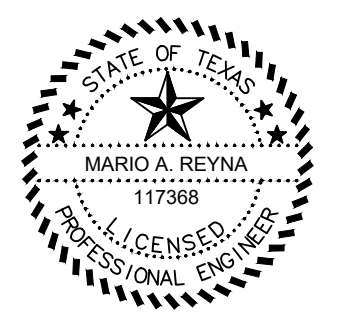
NOTARY PUBLIC, FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____, 20____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



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

DATE PREPARED: 08-01-2025
ENGINEERING JOB No. 25500.00

STATE OF TEXAS
COUNTY OF HIDALGO

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, 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, TEXAS.

DATED THIS THE _____ DAY OF _____, 20____.



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

DATE SURVEYED: 8/10/2025
T-., PG. -
SURVEY JOB # 25500.08

APPROVAL BY CITY MANAGER:

APPROVED AND ACCEPTED BY THE CITY MANAGER OF THE CITY OF SAN JUAN, TEXAS, ON THIS DAY OF _____, 2026.

TIRSO GARZA
CITY MANAGER

ATTEST:

CITY SECRETARY



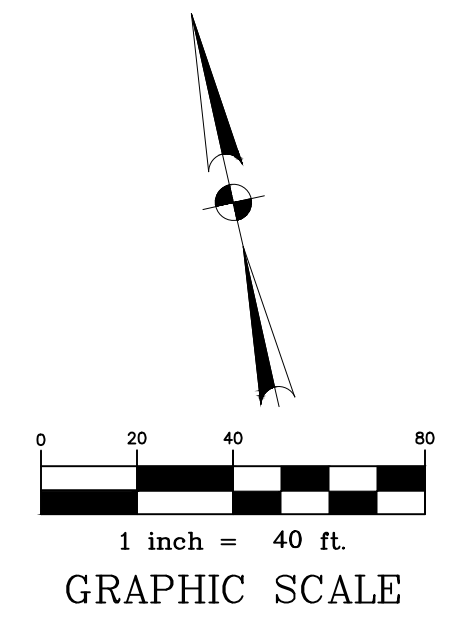
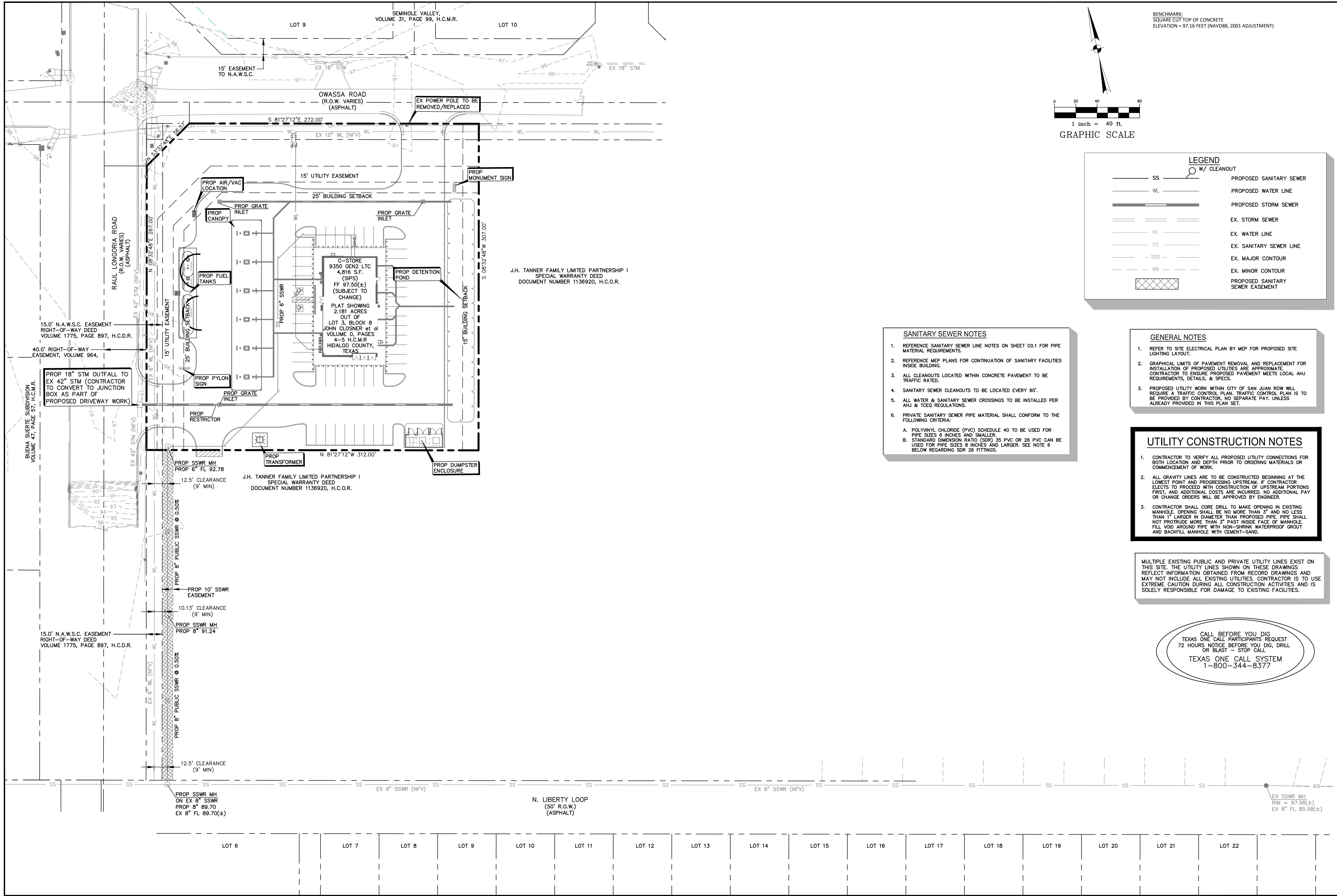
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

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

BY: _____ DEPUTY

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	WILLIAM A. LANDRETH III	2627 TILLAR ST. STE 111	FORT WORTH, TX 76107	cell (956) 381-0981	cell (956) 381-1839
ENGINEER:	MARIO A. REYNA P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839



BENCHMARK:
 SQUARE CUT TOP OF CONCRETE
 ELEVATION = 97.16 FEET (NAVD88, 2001 ADJUSTMENT)

LEGEND	
	PROPOSED SANITARY SEWER W/ CLEANOUT
	PROPOSED WATER LINE
	PROPOSED STORM SEWER
	EX. STORM SEWER
	EX. WATER LINE
	EX. SANITARY SEWER LINE
	EX. MAJOR CONTOUR
	EX. MINOR CONTOUR
	PROPOSED SANITARY SEWER EASEMENT

- SANITARY SEWER NOTES**
- REFERENCE SANITARY SEWER LINE NOTES ON SHEET C0.1 FOR PIPE MATERIAL REQUIREMENTS.
 - REFERENCE MEP PLANS FOR CONTINUATION OF SANITARY FACILITIES INSIDE BUILDING.
 - ALL CLEANOUTS LOCATED WITHIN CONCRETE PAVEMENT TO BE TRAFFIC RATED.
 - SANITARY SEWER CLEANOUTS TO BE LOCATED EVERY 90'.
 - ALL WATER & SANITARY SEWER CROSSINGS TO BE INSTALLED PER AHJ & TCEQ REGULATIONS.
 - PRIVATE SANITARY SEWER PIPE MATERIAL SHALL CONFORM TO THE FOLLOWING CRITERIA:
 - A. POLYVINYL CHLORIDE (PVC) SCHEDULE 40 TO BE USED FOR PIPE SIZES 6 INCHES AND SMALLER.
 - B. STANDARD DIMENSION RATIO (SDR) 35 PVC OR 26 PVC CAN BE USED FOR PIPE SIZES 8 INCHES AND LARGER. SEE NOTE 6 BELOW REGARDING SDR 26 FITTINGS.

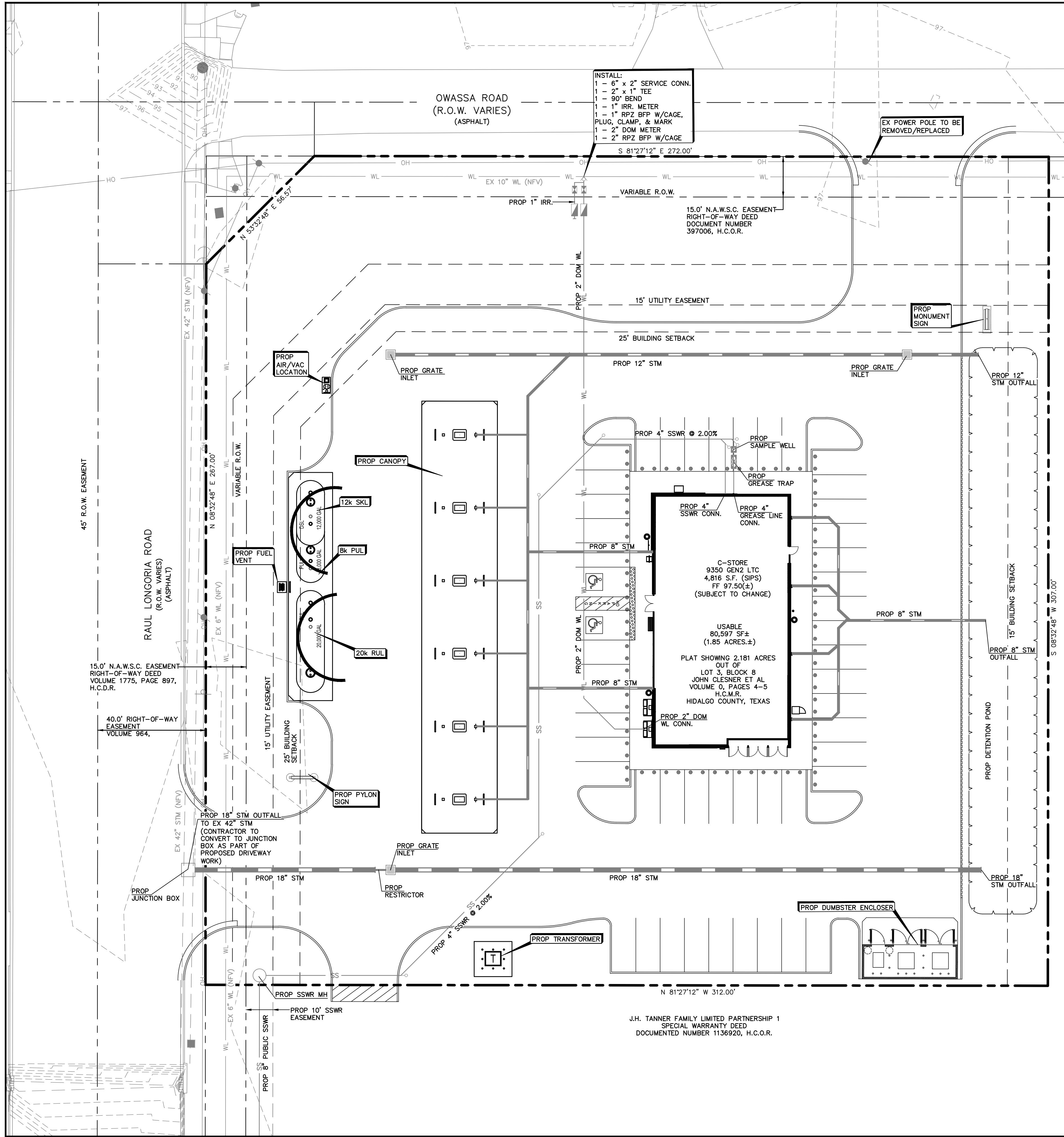
- GENERAL NOTES**
- REFER TO SITE ELECTRICAL PLAN BY MEP FOR PROPOSED SITE LIGHTING LAYOUT.
 - GRAPHICAL LIMITS OF PAVEMENT REMOVAL AND REPLACEMENT FOR INSTALLATION OF PROPOSED UTILITIES ARE APPROXIMATE. CONTRACTOR TO ENSURE PROPOSED PAVEMENT MEETS LOCAL AHJ REQUIREMENTS, DETAILS, & SPECS.
 - PROPOSED UTILITY WORK WITHIN CITY OF SAN JUAN ROW WILL REQUIRE A TRAFFIC CONTROL PLAN. TRAFFIC CONTROL PLAN IS TO BE PROVIDED BY CONTRACTOR, NO SEPARATE PAY, UNLESS ALREADY PROVIDED IN THIS PLAN SET.

- UTILITY CONSTRUCTION NOTES**
- CONTRACTOR TO VERIFY ALL PROPOSED UTILITY CONNECTIONS FOR BOTH LOCATION AND DEPTH PRIOR TO ORDERING MATERIALS OR COMMENCEMENT OF WORK.
 - ALL GRAVITY LINES ARE TO BE CONSTRUCTED BEGINNING AT THE LOWEST POINT AND PROGRESSING UPSTREAM. IF CONTRACTOR ELECTS TO PROCEED WITH CONSTRUCTION OF UPSTREAM PORTIONS FIRST, AND ADDITIONAL COSTS ARE INCURRED, NO ADDITIONAL PAY OR CHANGE ORDERS WILL BE APPROVED BY ENGINEER.
 - CONTRACTOR SHALL CORE DRILL TO MAKE OPENING IN EXISTING MANHOLE. OPENING SHALL BE NO MORE THAN 3" AND NO LESS THAN 1" LARGER IN DIAMETER THAN PROPOSED PIPE. PIPE SHALL NOT PROTRUDE MORE THAN 3" PAST INSIDE FACE OF MANHOLE. FILL VOID AROUND PIPE WITH NON-SHRINK WATERPROOF GROUT AND BACKFILL MANHOLE WITH CEMENT-SAND.

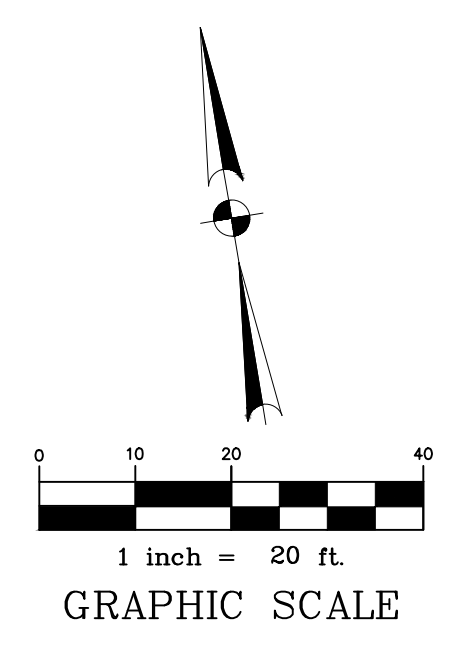
MULTIPLE EXISTING PUBLIC AND PRIVATE UTILITY LINES EXIST ON THIS SITE. THE UTILITY LINES SHOWN ON THESE DRAWINGS REFLECT INFORMATION OBTAINED FROM RECORD DRAWINGS AND MAY NOT INCLUDE ALL EXISTING UTILITIES. CONTRACTOR IS TO USE EXTREME CAUTION DURING ALL CONSTRUCTION ACTIVITIES AND IS SOLELY RESPONSIBLE FOR DAMAGE TO EXISTING FACILITIES.

CALL BEFORE YOU DIG
 TEXAS ONE CALL PARTICIPANTS REQUEST
 72 HOURS NOTICE BEFORE YOU DIG, DRILL
 OR BLAST - STOP CALL
 TEXAS ONE CALL SYSTEM
 1-800-344-8377

<p>ALJLindsey Civil Engineers 1885 N. Loop West, Suite 200 Fort Worth, TX 76107 817-341-9955 FRN-F-11506</p>	<p>20 AUGUST 2025</p> <p>ALL PROJECT NO. 235.25.CV.120 DATE: AUG 2025 SCALE: 1"=40' DRAWN BY: SRC CHECKED BY: DAD</p>
<p>CONCEPT SANITARY SEWER PUBLIC EXTENSION PLAN</p>	
<p>7-ELEVEN SEC RAUL LONGORIA & OWASS RD. SAN JUAN, TEXAS</p>	
<p>SHEET EX-1</p>	



INSTALL:
 1 - 6" x 2" SERVICE CONN.
 1 - 2" x 1" TEE
 1 - 90° BEND
 1 - 1" IRR. METER
 1 - 1" RPZ BFP W/CAGE, PLUG, CLAMP, & MARK
 1 - 2" DOM METER
 1 - 2" RPZ BFP W/CAGE



BENCHMARK:
 SQUARE CUT TOP OF CONCRETE
 ELEVATION = 97.16 FEET (NAVD88, 2001 ADJUSTMENT)

LEGEND

SS	PROPOSED SANITARY SEWER
WL	PROPOSED WATER LINE
(thick line)	PROPOSED STORM SEWER
(dashed line)	EX. STORM SEWER
(thin line)	EX. WATER LINE
(dotted line)	EX. SANITARY SEWER LINE
(solid line)	EX. MAJOR CONTOUR
(dashed line)	EX. MINOR CONTOUR

UTILITY CONSTRUCTION NOTES

- CONTRACTOR TO VERIFY ALL PROPOSED UTILITY CONNECTIONS FOR BOTH LOCATION AND DEPTH PRIOR TO ORDERING MATERIALS OR COMMENCEMENT OF WORK.
- ALL GRAVITY LINES ARE TO BE CONSTRUCTED BEGINNING AT THE LOWEST POINT AND PROGRESSING UPSTREAM. IF CONTRACTOR ELECTS TO PROCEED WITH CONSTRUCTION OF UPSTREAM PORTIONS FIRST, AND ADDITIONAL COSTS ARE INCURRED, NO ADDITIONAL PAY OR CHANGE ORDERS WILL BE APPROVED BY ENGINEER.
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SANITARY SEWER NOTES

- REFERENCE SANITARY SEWER LINE NOTES ON SHEET C0.1 FOR PIPE MATERIAL REQUIREMENTS.
- REFERENCE MEP PLANS FOR CONTINUATION OF SANITARY FACILITIES INSIDE BUILDING.
- ALL CLEANOUTS LOCATED WITHIN CONCRETE PAVEMENT TO BE TRAFFIC RATED.
- SANITARY SEWER CLEANOUTS TO BE LOCATED EVERY 90°.
- ALL WATER & SANITARY SEWER CROSSINGS TO BE INSTALLED PER AHJ & TCEQ REGULATIONS.
- PRIVATE SANITARY SEWER PIPE MATERIAL SHALL CONFORM TO THE FOLLOWING CRITERIA:
 - POLYVINYL CHLORIDE (PVC) SCHEDULE 40 TO BE USED FOR PIPE SIZES 6 INCHES AND SMALLER.
 - STANDARD DIMENSION RATIO (SDR) 35 PVC OR 26 PVC CAN BE USED FOR PIPE SIZES 8 INCHES AND LARGER. SEE NOTE 6 BELOW REGARDING SDR 26 FITTINGS.

WATER NOTES

- REFERENCE WATER LINE NOTES ON SHEET C0.1 FOR PIPE MATERIAL REQUIREMENTS.
- REFERENCE MEP PLANS FOR CONTINUATION OF WATER FACILITIES INSIDE BUILDING.
- ALL UTILITY BOXES LOCATED WITHIN CONCRETE PAVEMENT TO BE TRAFFIC RATED.
- FITTINGS IDENTIFIED ON THESE PLANS ARE SHOWN FOR INSTALLATION LOCATION PURPOSES. NOT ALL FITTINGS ARE SHOWN OR INDICATED ON THESE PLANS.
- ALL WATER & SANITARY SEWER CROSSINGS TO BE INSTALLED PER AHJ & TCEQ REGULATIONS.
- 4" THRU 12" WATER LINES SHALL BE P.V.C. CLASS 150, DR-18, AWWA C-900 AND 1" THRU 3" WATER LINES SHALL BE PVC SCHEDULE 40, 4" THRU 54" D.I.P. WATER LINES SHALL BE AWWA C151 (ANSI A21.5) AND DOUBLE WRAPPED IN 8-MIL POLYETHYLENE PIPE SHALL BE LINED IN ACCORDANCE WITH AWWA C104 (ANSI A21.4).

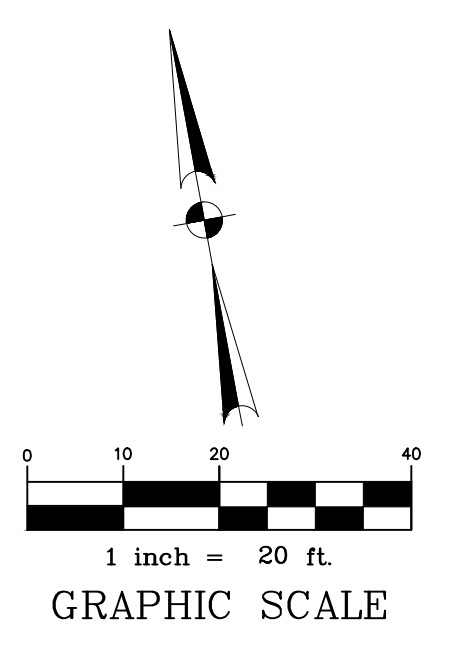
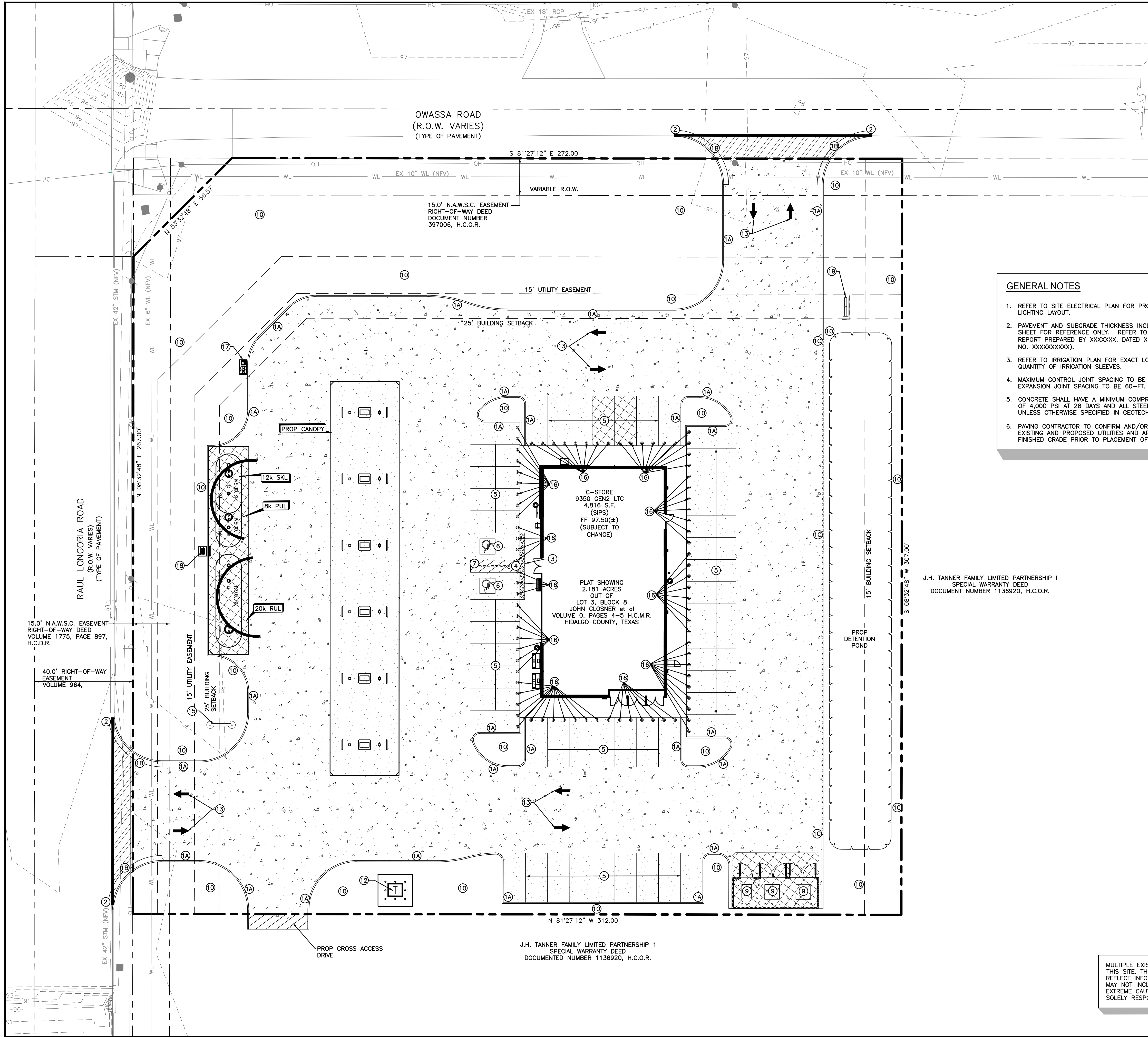
GENERAL NOTES

- REFER TO SITE ELECTRICAL PLAN BY MEP FOR PROPOSED SITE LIGHTING LAYOUT.
- GRAPHICAL LIMITS OF PAVEMENT REMOVAL AND REPLACEMENT FOR INSTALLATION OF PROPOSED UTILITIES ARE APPROXIMATE. CONTRACTOR TO ENSURE PROPOSED PAVEMENT MEETS LOCAL AHJ REQUIREMENTS, DETAILS, & SPECS.
- PROPOSED UTILITY WORK WITHIN SAN JUAN ROW WILL REQUIRE A TRAFFIC CONTROL PLAN. TRAFFIC CONTROL PLAN IS TO BE PROVIDED BY CONTRACTOR, NO SEPARATE PAY, UNLESS ALREADY PROVIDED IN THIS PLAN SET.

MULTIPLE EXISTING PUBLIC AND PRIVATE UTILITY LINES EXIST ON THIS SITE. THE UTILITY LINES SHOWN ON THESE DRAWINGS REFLECT INFORMATION OBTAINED FROM RECORD DRAWINGS AND MAY NOT INCLUDE ALL EXISTING UTILITIES. CONTRACTOR IS TO USE EXTREME CAUTION DURING ALL CONSTRUCTION ACTIVITIES AND IS SOLELY RESPONSIBLE FOR DAMAGE TO EXISTING FACILITIES.

CALL BEFORE YOU DIG
 TEXAS ONE CALL PARTICIPANTS REQUEST
 72 HOURS NOTICE BEFORE YOU DIG, DRILL
 OR BLAST - STOP CALL
 TEXAS ONE CALL SYSTEM
 1-800-344-8377

<p>ALJLindsey <small>Civil Engineers 1885 N. Loop West, Suite 210 Fort Worth, TX 76107 817.341.9955 FRN F-11508</small></p>	<p>Professional Engineer KEVIN A. DEW No. 49731 REGISTERED STATE OF TEXAS 20 AUGUST 2025</p>
<p>CONCEPTUAL UTILITY & DRAINAGE PLAN</p>	<p>7-ELEVEN SEC RAUL LONGORIA & OWASS RD. SAN JUAN, TEXAS</p>
<p>ALL PROJECT NO.: 235.25.CV.120 DATE: AUG 2025 SCALE: 1:20 DRAWN BY: SRC CHECKED BY: DAD</p>	<p>SHEET EX-2</p>



BENCHMARK:
 SQUARE CUT TOP OF CONCRETE
 ELEVATION = 97.16 FEET (NAVD88, 2001 ADJUSTMENT)

- GENERAL NOTES**
- REFER TO SITE ELECTRICAL PLAN FOR PROPOSED SITE LIGHTING LAYOUT.
 - PAVEMENT AND SUBGRADE THICKNESS INCLUDED ON THIS SHEET FOR REFERENCE ONLY. REFER TO GEOTECHNICAL REPORT PREPARED BY XXXXXXX, DATED XXXXXX (PROJECT NO. XXXXXXXXX).
 - REFER TO IRRIGATION PLAN FOR EXACT LOCATION, SIZE, AND QUANTITY OF IRRIGATION SLEEVES.
 - MAXIMUM CONTROL JOINT SPACING TO BE 15-FT AND EXPANSION JOINT SPACING TO BE 60-FT.
 - CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS AND ALL STEEL TO BE GRADE 60, UNLESS OTHERWISE SPECIFIED IN GEOTECHNICAL REPORT.
 - PAVING CONTRACTOR TO CONFIRM AND/OR ADJUST ALL EXISTING AND PROPOSED UTILITIES AND APPURTENANCES TO FINISHED GRADE PRIOR TO PLACEMENT OF ANY PAVING.

- KEYED NOTES**
- (1A) PROPOSED 6" MONOLITHIC CONCRETE CURB (SEE DETAIL SHEET C7.0)
 - (1B) PROPOSED 4" x 12" MONOLITHIC ROLLER CONCRETE CURB (SEE DETAIL SHEET C7.0)
 - (1C) PROPOSED 6" SAWTOOTH CURB (SEE DETAIL SHEET C7.0)
 - (2) TIE PROPOSED CURB INTO EXISTING CURB
 - (3) CONSTRUCT CURB RAMP (SEE DETAIL SHEET C7.0)
 - (4) 4" PAINTED WHITE STRIPING @ 2' O.C. @ 45°
 - (5) 90° WHITE PARKING LOT STRIPING
 - (6) HANDICAP PARKING SYMBOL W/ SIGNAGE (SEE DETAIL SHEET C7.0)
 - (7) HANDICAP ACCESSIBLE PARKING STALL STRIPING
 - (8) NOT USED
 - (9) DUMPSTER ENCLOSURE
 - (10) LANDSCAPED AREA (REF. LANDSCAPE PLANS)
 - (11) NOT USED
 - (12) TRANSFORMER
 - (13) DIRECTIONAL ARROWS (REF. ARCHITECTURAL PLANS)
 - (14) LIGHT POLE (REF. ARCHITECTURAL PLANS)
 - (15) PYLON SIGN (REF. ARCHITECTURAL PLANS)
 - (16) BOLLARDS (REF. ARCHITECTURAL PLANS)
 - (17) AIR/ VAC LOCATION (REF. ARCHITECTURAL PLANS)
 - (18) FUEL VENT (REF. ARCHITECTURAL PLANS)
 - (19) MONUMENT SIGN (REF. ARCHITECTURAL PLANS)
- PROPOSED DRIVEWAY WITHIN CITY OF SAN JUAN R.O.W. (PER CITY OF SAN JUAN REQUIREMENTS)
 PROPOSED LIGHT DUTY CONCRETE PAVEMENT WITH STABILIZED SUBGRADE (SEE NOTE 2 BELOW)
 PROPOSED MEDIUM DUTY CONCRETE PAVEMENT WITH STABILIZED SUBGRADE (SEE NOTE 2 BELOW)
 PROPOSED HEAVY DUTY CONCRETE PAVEMENT WITH STABILIZED SUBGRADE (SEE NOTE 2 BELOW)
- PROPOSED IRRIGATION SLEEVE (SEE NOTE 3)
 CONCRETE TO CONCRETE PAVEMENT CONNECTION (INCLUDING 2' SAWCUT, EXISTING PAVEMENT REMOVAL, EXISTING CURB REMOVAL, DOWEL INTO EXISTING PAVEMENT, CONCRETE PAVEMENT HEADER AND SEALED JOINTS)
- - - 100 - - - EX. MAJOR CONTOUR
 - - - 99 - - - EX. MINOR CONTOUR

PAVEMENT MARKING NOTE

"NO PARKING" SHALL BE PAINTED ON THE ACCESS AISLE IN CAPITAL LETTERS WITH HEIGHT OF AT LEAST 12" AND A STROKE OF AT LEAST 2" CENTERED WITHIN THE AISLE

MULTIPLE EXISTING PUBLIC AND PRIVATE UTILITY LINES EXIST ON THIS SITE. THE UTILITY LINES SHOWN ON THESE DRAWINGS REFLECT INFORMATION OBTAINED FROM RECORD DRAWINGS AND MAY NOT INCLUDE ALL EXISTING UTILITIES. CONTRACTOR IS TO USE EXTREME CAUTION DURING ALL CONSTRUCTION ACTIVITIES AND IS SOLELY RESPONSIBLE FOR DAMAGE TO EXISTING FACILITIES.

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 TEXAS ONE CALL SYSTEM
 1-800-344-8377

J.H. TANNER FAMILY LIMITED PARTNERSHIP I
 SPECIAL WARRANTY DEED
 DOCUMENT NUMBER 1136920, H.C.O.R.

J.H. TANNER FAMILY LIMITED PARTNERSHIP I
 SPECIAL WARRANTY DEED
 DOCUMENTED NUMBER 1136920, H.C.O.R.

<p>ALJLindsey Civil Engineers 1885 N. Elgin Pkwy, Suite 200 Fort Worth, TX 76107 817-331-5955 FRN F-11508</p>	<p>NO. _____</p> <p>REVISIONS _____</p> <p>DATE _____</p>
<p>20 AUGUST 2025</p>	
<p>PAVING PLAN</p>	
<p>7-ELEVEN SEC RAUL LONGORIA & OWASS RD. SAN JUAN, TEXAS</p>	
<p>SHEET C5.0</p>	

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 26, 2026

Discussion and Possible Action, if any, on Extending the City of San Juan Municipal Court Amnesty Program from June 8 to August 31, 2026. [Mary Enriquez, Court Administrator]

STAFF COMMENTS AND RECOMMENDATIONS:

The Municipal Court is Extending the Amnesty Program starting June 8 through August 31, 2026. Individuals with outstanding warrants are urged to make arrangements with the court to resolve their delinquent fines. During the Amnesty Program, the Failure to Appear will be waived on each warrant.

RECOMMENDATION:

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

PREPARED BY:

Mary Enriquez, Court
Administrator

APPROVED BY:

Ruben Guajardo, City
Manager

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 26, 2026

Consider Second and Final Reading of the Ordinance Regarding the Conditional Use Permit for the Sale of Alcoholic Beverages (BG- Wine and Malt Beverage Retail Dealer's On-Premise Permit) at Vapes and Smoke Shop El Primo located at 3306 N. Raul Longoria Road Suite 5, legally described as Lots 6 through 10, Block 1, South Ridge Estates Subdivision, as Requested by Georgina Garza de Lujan. [Monica Gomez, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on May 12, 2026, the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

The applicant is requesting a Conditional Use Permit to allow the sale of alcoholic beverages at a vape shop located at 3306 N. Raul Longoria Road. The purpose of this request is to permit the opening of containers and preparation of alcoholic beverages for off-site consumption only; consumption within the establishment will not be allowed.

Hours of Operation:

- Monday through Thursday: 7:00 a.m. to 11:00 p.m.
- Friday through Sunday: 7:00 a.m. to 12:00 a.m.

Notice of the public hearing was published in the newspaper, and notification letters were mailed out to fourteen (14) property owners within the required 200-foot radius. No comments were received.

RECOMMENDATION:

Staff recommends approval of the conditional use permit as presented.

PREPARED BY:

Monica Gomez,
Director of Planning
and Zoning

APPROVED BY:

Ruben Guajardo, City
Manager

**CONDITIONAL USE PERMIT
“VAPES AND SMOKE SHOP EL PRIMO”
MAY 26, 2026**

PAGE 1

Conditional Use Permit

Applicant: Georgina Garza

Request: Conditional Use Permit for the Sale of Alcoholic Beverages (BG - Wine and Malt Beverages Retail Dealer’s On-Premise Permit)

Address: 3306 N. Raul Longoria Road, Suite 5

Legal Description: Lots 6 thru 10, Block 1, South Ridge Estates Subdivision

The applicant is requesting a Conditional Use Permit to allow the sale of alcoholic beverages at a vape shop located at 3306 N. Raul Longoria Road. The purpose of this request is to permit the opening of containers and preparation of alcoholic beverages for off-site consumption only; consumption within the establishment will not be allowed.

Hours of Operation:

- Monday through Thursday: 7:00 a.m. to 11:00 p.m.
- Friday through Sunday: 7:00 a.m. to 12:00 a.m.

The surrounding area is primarily characterized by commercial uses located along a commercial arterial (Raul Longoria Road).

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 shall comply with all City of San Juan and Texas Alcoholic Beverage Commission (TABC) regulations and included permitted hours of operation.
2. Adequate security lighting shall be provided to ensure customer safety and assist with crime prevention.
3. The applicant shall comply with all applicable City requirements, including but not limited to building codes, fire codes, landscaping, parking and other city regulations.
4. The business shall comply at all times with the City of San Juan Noise Ordinance.
5. Loading or unloading of merchandise shall not occur within any public street.
6. The owner shall agree to pay all required annual fees to the City of San Juan, including fees associated with the alcohol license, conditional use permit, occupational license, and health permits.
7. The Conditional Use Permit may be revoked at any time by the Planning and Zoning Commission and/or the City Commission for noncompliance with any condition of approval.

Notice of the public hearing was published in the newspaper, and notification letters were mailed out to fourteen (14) property owners within the required 200-foot radius. No comments were received.

Based on the analysis above, staff recommends approval of the Conditional Use Permit request as presented.



Location Map

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 04/16/2026 Commissioner Yzaguirre made a motion to approve the conditional use permit as presented. Commissioner Salinas second the motion. The motion passed unanimously with a 6-0 vote.

Ms. Aviles explained that this item is a public hearing for the consideration of a Conditional Use Permit to allow the sale of alcoholic beverages at Vapes and Smoke Shop El Primo, located at 3306 N Raul Longoria, Suite 5. The applicant must comply with all City of San Juan and Texas Alcoholic Beverage Commission (TABC) regulations in order to maintain the license. She also noted that additional permits may be required depending on the type of alcohol sales authorized. Notice of the public hearing was published in the newspaper, and notification letters were mailed to fourteen (14) property owners within the required 200-foot radius. No comments were received.

Hours of Operation:

- Monday through Thursday: 7:00 a.m. to 11:00 p.m.
- Friday through Sunday: 7:00 a.m. to 12:00 a.m.

Staff recommended approval of the Conditional Use Permit as presented.

Chairwoman Cardenas opened the public hearing at 6:48 p.m.

Ms. Gomez clarified that the proposed use of the permit is limited to the preparation of alcoholic beverages only, and that on-site consumption will not be permitted.

Vice Chair Castillo asked about security cameras.

**CONDITIONAL USE PERMIT
“VAPES AND SMOKE SHOP EL PRIMO”
MAY 26, 2026**

PAGE 3

Ms. Gomez responded that no additional security cameras will be required, as this is an existing business that has already complied with all applicable requirements. She clarified that the applicant is applying for the alcohol license solely to open containers for the preparation of alcoholic beverages, and that on-site consumption is not permitted.

Ms. Georgina Garza, the applicant, responded that security cameras are in place and that a business permit has been issued by the City. She further stated that there will be no on-site consumption within the establishment.

Chairwoman Cardenas closed the public hearing at 6:49 p.m.



ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGE (*BG – WINE AND MALT BEVERAGE RETAIL DEALER’S ON-PREMISE PERMIT*) AT “VAPES AND SMOKE SHOP EL PRIMO” LOCATED AT 3306 N. RAUL LONGORIA ROAD SUITE 5, LEGALLY DESCRIBED AS LOTS 6 THROUGH 10, BLOCK 1, SOUTH RIDGE ESTATES, 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, Georgina Garza de Lujan has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan for the Sale of Alcoholic Beverages (*BG – Wine and Malt Beverage Retail Dealer’s On-Premise Permit*) at Vapes and Smoke Shop El Primo, located at 3306 N. Raul Longoria Road Suite 5, 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 Georgina Garza de Lujan has applied for a Conditional Use Permit for the Sale of Alcoholic Beverages (*BG – Wine and Malt Beverage Retail Dealer’s On-Premise Permit*) at “Vapes and Smoke Shop El Primo”, subject to the following conditions:

1. The applicant shall comply with all City of San Juan ordinances and Texas Alcoholic Beverage Commission (TABC) regulations, including permitted hours of operation.
2. Adequate security lighting shall be provided to ensure customer safety and assist with crime prevention.
3. The applicant shall comply with all applicable City requirements, including but not limited to building codes, fire codes, landscaping, parking requirements, and other applicable regulations.
4. The business shall comply at all times with the City of San Juan Noise Ordinance.
5. Loading or unloading of merchandise shall not occur within any public street.
6. The owner shall agree to pay all required annual fees to the City of San Juan, including fees associated with the alcohol license, Conditional Use Permit, occupational license, and health permits.
7. The Conditional Use Permit may be revoked at any time by the Planning and Zoning Commission and/or the City Commission for noncompliance with any condition of approval.

SECTION II. PUBLICATION AND EFFECTIVE DATE CLAUSE. This Ordinance shall be published in the official newspaper of the City of San Juan, Texas, as provided by law, and shall be and remain in full force and effect from the after said date of publication.

PASSED and **APPROVED** on first reading on the 12th day of May, 2026.

PASSED and **APPROVED** on second and final reading on the 26th day of May, 2026.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

APPROVED BY:

Palacios, Garza & Thompson, P.C.

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY

11-20-25

A Quien CORRESPONDA:

Mi nombre es Georgina GARZA de Lujan
y por medio de la presente declaro que
VOY ABRIR un negocio de productos
VAPES & Smoke Shop en la cual tambien
VOY A PREPARAR bebidas micheladas PARA
llevar.

EL HORARIO SERA de Lunes a Lunes de
10AM a 12AM con la unica excepcion
del Sabado que sera Remos a la 1AM.
La DIRECCION es 3306 N. Raul Longoria
Rd Ste 5 San Juan Tx. 78589

PARA cualquier duda o preguntas
Dejo mi INFORMACION de contacto y correo
a continuacion

Gracias,

Atte;

Georgina GARZA de Lujan
956-354-7130
1914 Loma Bonita, San Juan

ELPRIMOVAPES2025@gmail.com

Conditional Use Permit for the Sale of Alcoholic Beverages (*BG – Wine and Malt Beverage Retail Dealer's On-Premise Permit*) at Vapes and Smoke Shop El Primo located at 3306 N. Raul Longoria Road, Suite 5, legally described as Lots 6 through 10, Block 1, South Ridge Estates Subdivision, as Requested by Georgina Garza de Lujan.

SANGEGO TX LLC
2020 LEMON TREE CT
EDINBURG, TX 78539-6354

VL & LM FAMILY LP
5708 N 35TH ST
MCALLEN, TX 78504-5481

GARZA ALBERT
901 W HACKBERRY AVE
MCALLEN, TX 78501-2656

8300 CONSTRUCTION LLC
2317 S 48TH ST
MCALLEN, TX 78503-7324

TIAN MA INC 3308
SANTA OLIVIA ST
MISSION, TX 78572

AGARWAL AJAY KUMAR & SHITAL
2103 FUENTE DE GOZO
EDINBURG, TX 78539-4744

OH HING B & HUI CHIA
24522 BLUDANA LN
RICHMOND, TX 77406-7500

SPRINGER NICHOLAS ROBERT & JOANN MARIE
1087 LEWIS RIVER RD NO 204
WOODLAND, WA 98674-9689

HERNANDEZ JOSE G
1111 WASHINGTON PALM AVE
SAN JUAN, TX 78589-3862

LARA ALFONSO JR & LISA G
106 SAN IGNACIO AVE
SAN JUAN, TX 78589-3668

GUERRERO SONIA ESTRELLA & EDGAR
3204 LAS CRUCES
SAN JUAN, TX 78589-3675

RODRIGUEZ DANNY
3208 LAS CRUCES AVE
SAN JUAN, TX 78589-3675

GONZALEZ JOSE ANGEL JR
1415 E OWASSA RD
ALAMO, TX 78516-6885

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 26, 2026

Consider the Second and Final Reading of an Ordinance Amending the Code of Ordinances of the City of San Juan, Chapter 1 General Provisions, Article 2 Administration, Division 4. City Commission, Section 1.02.092 Procedures by adding Paragraph (k) to Provide the City Commission Meeting Date and Time; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for Repealer Clause.

STAFF COMMENTS AND RECOMMENDATIONS:

Consider the Second and Final Reading of an Ordinance Amending the Code of Ordinances of the City of San Juan, Chapter 1 General Provisions, Article 2 Administration, Division 4. City Commission, Section 1.02.092 Procedures by adding Paragraph (k) to Provide the City Commission Meeting Date and Time; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for Repealer Clause.

RECOMMENDATION:

Staff recommends approval of the ordinance as presented.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Ruben Guajardo, City
Manager

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SAN JUAN, CHAPTER 1 GENERAL PROVISIONS, ARTICLE 2 ADMINISTRATION, DIVISION 4. CITY COMMISSION, SECTION 1.02.092 PROCEDURES BY ADDING PARAGRAPH (K) TO PROVIDE THE CITY COMMISSION MEETING DATE AND TIME; PROVIDING FOR EFFECTIVE DATE; PROVIDING FOR PUBLICATION; PROVIDING FOR CODIFICATION; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR REPEALER CLAUSE.

RECITALS

WHEREAS, the Charter of the City of San Juan provides that the City Commission shall meet regularly at least once in every month at such times and places as the Commission may prescribe by rule.; and

WHEREAS, currently the City Commission holds its regular meeting on the second or fourth Tuesday of each month at 6:00 p.m.; and

WHEREAS, the City Commission desires to amend the time of its regular meeting from 6:00 p.m. to 5:30 p.m.

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

SECTION 1. The Code of Ordinances of the City of San Juan, Texas is hereby amended at Chapter 1 General Provisions, Article 2 Administration, Division 4. City Commission, Section 1.02.092 Procedures by adding Paragraph (k) titled Meeting Date and Time as added in the underlined and highlighted language below:

§ 1.02.092. Procedures.

- (a) The order of any meeting shall follow the order of the posted agenda. However, the governing body, by motion and majority approval, shall have the sole authority to vary the order of procedure in order to expedite the proceedings.
- (b) No person shall address the governing body without first being recognized by the governing body, by motion and majority approval.
- (c) Any person, either individually or in a representative capacity, shall not address the governing body on an agenda item that is under consideration by the governing body unless recognition is allowed as specified in subsection (b) of this section.
- (d) Any member of the governing body may make a motion pertaining to the subject matter of such agenda. All motions, authorizations, decisions, and actions, except those requiring a greater number as set out in the charter or under state law, shall be approved by a majority vote of the governing body so voting thereon.
- (e) Any posted meeting of the governing body may be recessed to another time and place for the purposes of consideration and action on any items not acted on during

- such meeting by majority vote of the governing body.
- (f) Each person addressing the governing body shall give his name and address in an audible tone of voice for the record, state the subject he wishes to discuss, state who/whom the person is representing if representing an entity, organization or other persons. All remarks shall be addressed to the governing body as a whole and not to any member thereof. No person shall be permitted to enter into any discussion, either directly or through a member of the governing body. No question may be asked a member of the governing body, or a member of the city staff, without the permission of the governing body, by motion and majority approval.
 - (g) In order to expedite matters and to avoid repetitious presentations, whenever any identifiable group of persons wishes to address the governing body on the same subject matter, it shall be proper for the governing body to request that a spokesman be chosen by the group to address the governing body and, in cause additional matters are to be presented by any other member of such group, to limit the number of such persons addressing the board.
 - (h) After a motion has been made or a public hearing has been closed, no member of the public shall address the governing body on the matter under consideration without first securing permission to do so by a majority vote of the governing body.
 - (i) Any person, business, corporation, or other entity that desires to solicit services to the city shall not use a public hearing agenda item for discussion or consideration of such services. The governing body will consider solicitations only if placed on the agenda and, if applicable, after such legal requirements have been satisfied for the purchasing and contracting of such services.
 - (j) Should the governing body deem it appropriate, any portion of any regular meeting may be dedicated to recognizing comments from the general public. Any agenda item authorizing such public comments shall be the last item on any regular meeting's agenda.
 - (k) **Meeting Date and Time:** The City Commission shall hold its regular meeting on the second or fourth Tuesday of each month at 5:30 p.m. All other special meetings shall be held at the meeting date and time called by the Mayor or in accordance with the City Charter.

SECTION 5. Effective Date. This ordinance shall take effect after a second reading, where it is read, considered and adopted by the City Commission and until fifteen (15) days have passed after its first reading.

SECTION 6. Publication. The City Secretary of the City of San Juan is hereby authorized and directed to cause the caption of this ordinance to be published in a newspaper having general circulation in San Juan, Texas, and in accordance with the applicable laws of this State.

SECTION 7. Codification. The City Secretary is hereby directed to cause this Ordinance to be codified in the Code of Ordinances of the City of San Juan, Texas, and in accordance with the applicable laws of this State.

SECTION 8. Severability. If any section, part, or provision of this Ordinance is declared unconstitutional or invalid, by a court of competent jurisdiction, then, in that event, it is expressly provided, and it is the intention of the City Commission in passing this Ordinance that its parts shall be severable and all other parts of this Ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION 9. Repealer Clause. This Ordinance shall be cumulative of all other ordinances dealing with the same subject and any provision of any ordinance in direct conflict with any provision of this Ordinance is hereby repealed and the provisions of this Ordinance shall supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

READ, PASSED AND APPROVED ON FIRST READING at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held in accordance with Vernon’s Texas Codes Annotated, Government Code, Section 551.041 on the 12th day of May, 2026.

READ, PASSED AND APPROVED IN SECOND READING at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held in accordance with Vernon’s Texas Codes Annotated, Government Code, Section 551.041 on the ____ day of May, 2026.

CITY OF SAN JUAN

BY: _____
Mario Garza, Mayor

ATTEST:

BY: _____
Brenda Escalante, City Secretary

APPROVED AS TO FORM:

PALACIOS THOMPSON, P.C.

BY: _____
City Attorney

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 26, 2026

Consider Approval of the Expenditure Report for the Month of March 31, 2026. [Maria L. Beltran, Director of Finance]

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Approval of the Expenditure Report for the Month of March 31, 2026. [Maria L. Beltran, Director of Finance]

RECOMMENDATION:

Approve As Presented the Expenditure Report for the Month of March 31, 2026. [Maria L. Beltran, Director of Finance]

PREPARED BY:

Maria Beltran,
Director of Finance

APPROVED BY:

Ruben Guajardo, City
Manager



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

Memorandum

To: Ruben Guajardo, City Manager
From: Maritza Phillips, Assistant Director of Finance
Date: March 26, 2025
Subject: Budget Expenditure Report – March 31, 2026

MMS 5/8/2026

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

The funds are listed as follows:

Approved Budgets:

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

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

Other City Funds:

• Capital Projects		
a. Bond Series 2025	40	24
b. Bond Series 2019-A	43	25
c. CIP-Street-Series 2015	44	26
d. Certificate of Obligation 2017	48	27
e. TDEM Fund	51	28
f. 2014 Bond	54	29
g. Certificate of Obligation 2023	58	30
h. Certificate of Obligation 2024	59	31

Component Unit:

• San Juan E.D.C.	24	32
• San Juan Economic Development Corp.	29	33

C: Mayor, Mario Garza

Mayor Pro-Tem,- Jesus "Jesse" Ramirez

Commissioners:- Mario Cantu

Gilbert Garza

Marco "Markie" Villegas

**City of San Juan, Texas
Budget Expenditures Report
March 31 ,2026**

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-26	Mar-26	Budget Target 50%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
PROPERTY TAXES	9,516,262	8,796,670	-	(719,592)	1,118,128	347,225	92.44
SALES TAX REVENUE	5,746,168	2,513,034	-	(3,233,134)	592,347	457,330	43.73
FRANCHISE TAX	1,062,500	526,337	-	(536,163)	350,297	42,161	49.54
LICENSES & PERMITS	1,067,782	307,413	-	(760,369)	62,751	52,850	28.79
FEES & FINES	297,037	81,293	-	(215,744)	19,530	27,005	27.37
INTERGOVERNMENTAL REVENUE	745,151	289,205	-	(455,946)	51,694	91,846	38.81
OTHER REVENUE	1,180,741	435,237	-	(745,504)	75,206	57,105	36.86
Transfer Inn	-	-	-	-	-	-	-
TOTAL REVENUES	19,615,641	12,949,189	-	(6,666,452)	2,269,953	1,075,523	66.01
EXPENDITURE SUMMARY							
LEGISLATIVE							
PURCHASED PROF/TECH SRVS	50,000	30,000	20,000	-	4,000	22,000	100.00
PUR PROP SRVS & OTH SRVS	15,050	2,188	751	12,111	90	1,198	19.53
SUPPLIES	5,040	1,649	1,415	1,976	-	90	60.79
MISCELLANEOUS	175,876	109,010	-	66,866	45,180	163	61.98
LEGISLATIVE	245,966	142,848	22,166	80,952	49,270	23,451	67.09
CITY MANAGER							
SALARIES & WAGES/BENEFIT	370,587	173,829	-	196,758	34,248	32,837	46.91
PURCHASED PROF/TECH SRVS	102,116	32,756	10,000	59,360	8,000	(8,744)	41.87
PUR PROP SRVS & OTH SRVS	11,125	1,869	425	8,831	-	-	20.62
SUPPLIES	2,467	1,210	39	1,217	32	(45)	50.66
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	2,206	288	-	1,918	100	-	13.07
CITY MANAGER	488,501	209,953	10,464	268,083	42,380	24,048	45.12
CITY SECRETARY							
SALARIES & WAGES/BENEFIT	239,645	103,429	-	136,216	15,637	17,285	43.16
PURCHASED PROF/TECH SRVS	12,000	7,413	-	4,587	785	808	61.77
PUR PROP SRVS & OTH SRVS	10,465	4,304	1,350	4,812	674	176	54.02
SUPPLIES	3,706	1,361	632	1,713	165	60	53.78
MISCELLANEOUS	320	316	-	4	-	141	98.63
CITY SECRETARY	266,136	116,823	1,982	147,332	17,261	18,470	44.64
MUNICIPAL COURT							
SALARIES & WAGES/BENEFIT	315,020	120,461	-	194,559	22,142	19,465	38.24
PURCHASED PROF/TECH SRVS	95,807	36,228	58,933	645	11,874	2,514	99.33
PUR PROP SRVS & OTH SRVS	9,844	3,882	-	5,962	843	561	39.44
SUPPLIES	30,841	2,827	414	27,600	664	-	10.51
MISCELLANEOUS	2,085	-	-	2,085	-	-	-
MUNICIPAL COURT	453,597	163,399	59,347	230,851	35,523	22,540	49.11

**City of San Juan, Texas
Budget Expenditures Report
March 31 ,2026**

Budget Target 50%
% RECEIV. EXPENDED

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-26	Mar-26	% RECEIV. EXPENDED
FINANCE							
SALARIES & WAGES/BENEFIT	547,658	183,596	-	364,062	28,724	29,672	33.52
PURCHASED PROF/TECH SRVS	2,500	500	-	2,000	250	-	20.00
PUR PROP SRVS & OTH SRVS	14,658	4,082	1,600	8,976	316	292	38.76
SUPPLIES	5,543	1,414	502	3,627	39	-	34.56
MISCELLANEOUS	5,282	1,726	772	2,784	299	219	47.29
FINANCE	575,641	191,318	2,874	381,450	29,627	30,183	33.73
PLANNING							
SALARIES & WAGES/BENEFIT	746,574	242,789	-	503,785	39,146	37,631	32.52
PURCHASED PROF/TECH SRVS	64,510	7,335	4,560	52,615	930	1,409	18.44
PUR PROP SRVS & OTH SRVS	21,229	5,456	2,656	13,117	1,641	2,123	38.21
SUPPLIES	31,998	11,311	8,457	12,230	3,364	896	61.78
MISCELLANEOUS	12,200	7,350	-	4,850	80	570	60.24
PLANNING	876,511	274,241	15,673	586,597	45,161	42,629	33.08
POLICE							
SALARIES & WAGES/BENEFIT	4,950,693	2,129,318	-	2,821,375	350,346	352,016	43.01
PURCHASED PROF/TECH SRVS	18,481	11,809	300	6,372	5,996	1,932	65.52
PUR PROP SRVS & OTH SRVS	153,406	70,356	29,250	53,799	4,627	13,374	64.93
SUPPLIES	873,633	179,243	149,617	544,773	79,369	44,435	37.64
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	133,053	130,999	-	2,054	75	21,868	98.46
POLICE	6,129,265	2,521,726	179,167	3,428,373	440,413	433,625	44.07
FIRE							
SALARIES & WAGES/BENEFIT	2,575,096	1,065,471	2,500	1,507,125	182,636	169,252	41.47
PURCHASED PROF/TECH SRVS	31,440	22,012	1,025	8,403	80	300	73.27
PUR PROP SRVS & OTH SRVS	210,011	91,309	4,205	114,497	24,632	17,427	45.48
SUPPLIES	187,322	71,781	9,547	105,994	16,865	9,307	43.42
CAPITAL OUTLAY	90,145	17,265	31,962	40,919	-	-	54.61
DEBT SERVICE	178,971	46,900	-	132,071	46,900	-	26.21
MISCELLANEOUS	326,950	138,685	-	188,265	25,901	25,000	42.42
FIRE	3,599,935	1,453,422	49,239	2,097,275	297,014	221,287	41.74
STREETS, ALLEY, OTHER							
SALARIES & WAGES/BENEFIT	520,085	204,903	-	315,182	35,613	39,191	39.40
PUR PROP SRVS & OTH SRVS	439,146	183,025	5,338	250,783	31,146	57,836	42.89
SUPPLIES	148,093	68,336	18,177	61,579	39,808	8,020	58.42
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	6,200	198	35	5,967	33	33	3.76
STREETS, ALLEY, OTHER	1,113,524	456,462	23,551	633,511	106,600	105,080	43.11

City of San Juan, Texas
Budget Expenditures Report
March 31 ,2026

Budget Target 50%
% RECEIV. EXPENDED

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-26	Mar-26	% RECEIV. EXPENDED
CENTRAL GARAGE							
SALARIES & WAGES/BENEFIT	222,471	75,239	-	147,232	12,692	12,856	33.82
PUR PROP SRVS & OTH SRVS	4,046	935	-	3,111	85	303	23.11
SUPPLIES	15,992	4,860	1,866	9,266	1,915	437	42.06
CENTRAL GARAGE	242,509	81,035	1,866	159,608	14,693	13,596	34.18
PARKS							
SALARIES & WAGES/BENEFIT	1,425,472	542,162	-	883,310	86,801	94,163	38.03
PURCHASED PROF/TECH SRVS	4,700	6,851	-	(2,151)	694	294	145.77
PUR PROP SRVS & OTH SRVS	218,545	137,229	7,683	73,632	16,861	25,268	66.31
SUPPLIES	105,313	46,560	20,444	38,309	11,898	13,054	63.62
DEBT SERVICE	54,043	-	-	54,043	-	-	-
MISCELLANEOUS	335,680	151,880	22,177	161,623	19,599	30,866	51.85
PARKS	2,143,753	884,683	50,304	1,208,766	135,852	163,646	43.61
BUILDING MAINTENANCE							
SALARIES & WAGES/BENEFIT	488,321	191,231	-	297,090	33,263	34,600	39.16
PURCHASED PROF/TECH SRVS	1,000	-	-	1,000	-	-	-
PUR PROP SRVS & OTH SRVS	144,929	38,240	50,444	56,245	10,850	26,344	61.19
SUPPLIES	90,304	30,702	30,681	28,921	4,581	4,099	67.97
CAPITAL OUTLAY	-	-	-	-	-	-	-
BUILDING MAINTENANCE	724,554	260,173	81,125	383,257	48,694	65,043	47.10
LIBRARY							
SALARIES & WAGES/BENEFIT	342,250	152,699	-	189,551	25,677	25,525	44.62
PURCHASED PROF/TECH SRVS	2,300	2,033	-	267	29	641	88.40
PUR PROP SRVS & OTH SRVS	30,662	12,893	2,662	15,106	1,709	2,323	50.73
SUPPLIES	16,248	1,900	(49)	14,397	1,373	-	11.39
MISCELLANEOUS	9,400	7,734	393	1,273	2,343	1,361	86.46
LIBRARY	400,860	177,259	3,007	220,594	31,130	29,849	44.97
ADMINISTRATION							
PURCHASED PROF/TECH SRVS	543,734	225,385	-	318,349	9,920	9,872	41.45
PUR PROP SRVS & OTH SRVS	421,223	206,729	53	214,441	34,586	37,474	49.09
SUPPLIES	3,268	1,593	444	1,231	780	147	62.34
DEBT SERVICE	129,700	108,200	-	21,500	108,200	-	83.42
MISCELLANEOUS	446,126	263,139	-	182,987	47,854	36,639	58.98
ADMINISTRATION	1,544,051	805,046	497	738,508	201,340	84,131	52.17

City of San Juan, Texas
Budget Expenditures Report
March 31 ,2026

Budget Target 50%
% RECEIV. EXPENDED

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-26	Mar-26	% RECEIV. EXPENDED
HUMAN RESOURCES							
SALARIES & WAGES/BENEFIT	345,679	104,320	-	241,359	17,215	16,934	30.18
PURCHASED PROF/TECH SRVS	17,500	2,586	455	14,459	911	45	17.38
PUR PROP SRVS & OTH SRVS	14,602	491	695	13,416	-	-	8.12
SUPPLIES	11,004	1,742	4,444	4,818	-	422	56.21
MISCELLANEOUS	1,970	530	-	1,440	300	-	26.90
HUMAN RESOURCES	390,755	109,668	5,594	275,493	18,426	17,400	29.50
INFORMATION TECHNOLOGY							
SALARIES & WAGES/BENEFIT	625,119	288,874	-	336,245	47,970	48,492	46.21
PURCHASED PROF/TECH SRVS	80,678	17,639	-	63,039	678	12,144	21.86
PUR PROP SRVS & OTH SRVS	212,642	101,704	17,670	93,268	15,837	12,172	56.14
SUPPLIES	43,065	8,336	5,718	29,011	2,365	1,417	32.64
CAPITAL OUTLAY	42,169	42,168	-	1	-	-	100.00
MISCELLANEOUS	247,515	167,140	6,593	73,782	13,493	901	70.19
INFORMATION TECHNOLOGY	1,251,188	625,862	29,981	595,346	80,344	75,126	52.42
EMERGENCY MANAGEMENT							
PURCHASED PROF/TECH SRVS	3,000	-	-	3,000	-	-	-
SUPPLIES	8,500	2,886	-	5,614	2,701	-	33.95
CAPITAL OUTLAY	48,000	31,225	-	16,775	-	-	65.05
MISCELLANEOUS	6,000	-	-	6,000	-	-	-
EMERGENCY MANAGEMENT	65,500	34,111	-	31,389	2,701	-	52.08
ANIMAL CONTROL							
SALARIES & WAGES/BENEFIT	104,911	46,603	-	58,308	7,740	7,530	44.42
PUR PROP SRVS & OTH SRVS	4,950	1,141	-	3,809	100	159	23.06
SUPPLIES	25,579	14,723	642	10,214	2,100	-	60.07
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	101,666	77,052	24,590	24	148	16,825	99.98
ANIMAL CONTROL	237,106	139,519	25,232	72,355	10,088	24,514	69.48
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	20,749,352.57	8,647,546	562,068	11,539,738	1,606,516.68	1,394,618.40	44.39
REVENUES OVER/(UNDER) EXPENDITURES	(1,133,712)	4,301,642	(562,068)	4,873,286	663,436	(319,096)	(329.85)

City of San Juan, Texas
 Budget Expenditures Report
 March 31 ,2026

Budget Target 50%

22 -SOLID WASTE FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-26	Mar-26	Budget Target 50% % RECEIV. EXPENDED
REVENUE SUMMARY							
REFUSE COLLECTION SYSTEM	4,323,200	2,128,946	-	(2,194,254)	291,307	473,691	49.24
OTHER REVENUE	151,700	53,224	-	(98,476)	8,304	7,144	35.08
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	4,474,900	2,182,169	-	(2,292,731)	299,610	480,834	48.76
EXPENDITURE SUMMARY							
SANITATION							
SALARIES & WAGES/BENEFIT	2,058,796	688,206	-	1,370,590	140,088	138,893	33.43
PUR PROF/TECH SRVS	-	361	-	(361)	44	42	-
PUR PROP SRVS & OTH SRVS	425,844	227,531	40,076	158,237	38,765	37,870	62.84
SUPPLIES	477,647	244,503	31,835	201,309	104,093	34,158	57.85
CAPITAL OUTLAY	39,975	27,035	-	12,940	14,775	1,860	67.63
MISCELLANEOUS	733,115	403,095	3,478	326,541	58,129	61,231	55.46
SANITATION	3,735,377	1,590,730	75,389	2,069,258	355,895	274,053	44.60
ORGANIZATIONAL							
PURCHASED PROF/TECH SRVS	88,125	37,491	-	50,634	745	13,936	42.54
PUR PROP SRVS & OTH SRVS	138,931	69,419	-	69,513	11,570	11,570	49.97
DEBT SERVICE	515,318	479,631	-	35,687	305,690	-	93.07
MISCELLANEOUS	215,630	107,335	-	108,295	17,619	17,619	49.78
ORGANIZATIONAL	958,004	693,875	-	264,129	335,623	43,125	72.43
TRANSFER OUT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	4,693,381	2,284,606	75,389	2,333,386	691,518	317,178	50.28
REVENUES OVER/(UNDER) EXPENDITURES	(218,481)	(102,437)	(75,389)	40,656	(391,908)	163,656	81.39

City of San Juan, Texas
Budget Expenditures Report
March 31 ,2026

Budget Target 50%

56 -UTILITY FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-26	Mar-26	% RECEIV. EXPENDED
REVENUE SUMMARY							
WATER SYSTEMS	3,905,645	1,456,869	-	(2,448,776)	243,580	232,035	37.30
SEWER SYSTEMS	3,369,092	1,593,759	-	(1,775,333)	183,037	358,890	47.31
OTHER REVENUES	-	-	-	-	-	-	-
INTERGOV'T REVENUE	-	-	-	-	-	-	-
OTHER REVENUES	431,820	88,211	-	(343,609)	13,263	13,883	20.43
OTHER	(1,659,187)	(1,510,056)	-	149,131	(296,740)	(26,356)	91.01
TOTAL REVENUES	6,047,370	1,628,783	-	(4,418,587)	143,141	578,453	26.93
EXPENDITURE SUMMARY							
UTILITY BILLING & COLLEC							
SALARIES & WAGES/BENEFIT	432,744	155,083	-	277,662	30,757	28,821	35.84
PURCHASED PROF/TECH SRVS	40,992	11,183	-	29,809	-	244	27.28
PUR PROP SRVS & OTH SRVS	122,493	56,598	821	65,074	(1,111)	43,281	46.87
SUPPLIES	43,396	19,790	2,699	20,907	4,536	2,603	51.82
MISCELLANEOUS	70,874	63,402	772	6,701	12,745	219	90.55
UTILITY BILLING & COLLEC	710,499	306,055	4,291	400,153	46,926	75,168	43.68
UTILITY ADMINISTRATION							
SALARIES & WAGES/BENEFIT	277,864	95,676	-	182,188	16,591	16,498	34.43
PURCHASED PROF/TECH SRVS	135,780	25,915	11,250	98,615	7,680	5,000	27.37
PUR PROP SRVS & OTH SRVS	25,746	15,275	2,773	7,698	11,670	(20,325)	70.10
SUPPLIES	22,681	6,844	534	15,303	1,960	2,286	32.53
MISCELLANEOUS	43,880	13,963	28,400	1,517	773	11,600	96.54
UTILITY ADMINISTRATION	505,951	157,673	42,957	305,321	38,673	15,060	39.65
WATER PLANT							
SALARIES & WAGES/BENEFIT	635,101	201,527	-	433,574	39,804	42,712	31.73
PURCHASED PROF/TECH SRVS	32,792	12,991	3,950	15,851	1,804	1,647	51.66
PUR PROP SRVS & OTH SRVS	553,901	86,336	14,449	453,116	17,825	12,609	18.20
SUPPLIES	649,311	302,453	33,096	313,761	72,567	39,899	51.68
CAPITAL OUTLAY	119,000	-	21,030	97,970	-	-	17.67
MISCELLANEOUS	48,380	26,937	-	21,443	2,750	4,198	55.68
WATER PLANT	2,038,485	630,244	72,525	1,335,715	134,750	101,065	34.48
WATER DISTRIBUTION							
SALARIES & WAGES/BENEFIT	388,490	120,167	-	268,323	24,025	23,351	30.93
PUR PROP SRVS & OTH SRVS	33,789	7,123	8,994	17,672	2,304	1,647	47.70
SUPPLIES	121,664	25,221	7,034	89,409	5,904	5,872	26.51
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	1,830	718	-	1,112	358	-	39.21
WATER DISTRIBUTION	545,773	153,228	16,028	376,517	32,591	30,870	31.01
SEWER COLLECTION							
SALARIES & WAGES/BENEFIT	453,730	125,507	-	328,223	22,641	24,267	27.66
PUR PROP SRVS & OTH SRVS	589,191	242,947	33,256	312,988	18,710	42,945	46.88
SUPPLIES	150,334	42,964	18,006	89,364	12,529	1,925	40.56
CAPITAL OUTLAY	228,000	49,572	-	178,428	-	-	21.74
MISCELLANEOUS	840	723	-	117	273	-	86.07
SEWER COLLECTION	1,422,095	461,713	51,263	909,119	54,153	69,137	36.07

City of San Juan, Texas
Budget Expenditures Report
March 31 ,2026

Budget Target 50%

56 -UTILITY FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-26	Mar-26	% RECEIV. EXPENDED
SEWER PLANT							
SALARIES & WAGES/BENEFIT	322,992	107,102	-	215,890	19,773	20,026	33.16
PURCHASED PROF/TECH SRVS	50,000	21,527	-	28,473	2,655	8,786	43.05
PUR PROP SRVS & OTH SRVS	479,154	189,067	13,322	276,765	41,079	22,187	42.24
SUPPLIES	172,167	83,580	3,854	84,734	13,636	8,620	50.78
MISCELLANEOUS	120,840	48,323	-	72,517	4,488	3,900	39.99
SEWER PLANT	1,145,153	449,599	17,176	678,379	81,631	63,520	40.76
ORGANIZATIONAL							
PURCHASED PROF/TECH SRVS	81,786	27,094	-	54,692	683	9,838	33.13
PUR PROP SRVS & OTH SRVS	213,711	106,986	-	106,725	17,831	17,831	50.06
DEBT SERVICE	1,000	-	-	1,000	-	-	-
MISCELLANEOUS	413,820	136,840	-	276,980	33,985	33,985	33.07
ORGANIZATIONAL	710,317	270,920	-	439,397	52,499	61,654	38.14
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	7,078,273	2,429,434	204,239	4,444,600	441,223	416,472	37.21
REVENUES OVER/(UNDER) EXPENDITURES	(1,030,903)	(800,650)	(204,239)	(8,863,187)	(298,082)	161,980	97.48

City of San Juan, Texas
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Budget Target 50%

60 -UTILITY I&S FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-26	Mar-26	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	14,259		14,259	350	386	-
OTHER FINANCING SOURCES	1,597,811	1,479,368	-	(118,443)	291,625	21,241	92.59
TOTAL REVENUES	1,597,811	1,493,626	-	(104,185)	291,976	21,627	93.48
EXPENDITURE SUMMARY							
DEBT SERVICE							
DEBT SERVICE	1,600,687	1,455,636	-	145,051	552,322	-	90.94
MISCELLANEOUS	-	-	-	-	-	-	-
DEBT SERVICE	1,600,687	1,455,636	-	145,051	552,322	-	90.94
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	1,600,687	1,455,636	-	145,051	552,322	-	90.94
REVENUES OVER/(UNDER) EXPENDITURES	(2,876)	37,990	-	40,866	(260,346)	21,627	(1,320.93)

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Budget Target 50%

61 - Water & Sewer I & S FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-26	Mar-26	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		13,825	-	13,825	2,054	2,264	-
OTHER FINANCING SOURCES	61,376	30,688	-	(30,688)	5,115	5,115	50.00
TOTAL REVENUES	61,376	44,512	-	(30,688)	7,168	7,379	72.52
EXPENDITURE SUMMARY							
DEBT SERVICE							
DEBT SERVICE	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	61,376	44,512	-	(16,864)	7,168	7,379	72.52

**City of San Juan, Texas
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Budget Target 50%

**18 -LOCAL TRUANCY PREVENTION &
DIVERSION FUND
FINANCIAL SUMMARY**

FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-26	Mar-26	% RECEIV. EXPENDED
REVENUE SUMMARY							
FEES & FINES		3,465	-	3,465	515	685	-
TOTAL REVENUES		3,465	-	3,465	515	685	-
		3,465	-	3,465	515	685	-

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Budget Target 50%

**19 - LOCAL MUNICIPAL JURY FUND
FINANCIAL SUMMARY**

19 - LOCAL MUNICIPAL JURY FUND FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-26	Mar-26	Budget Target 50% % RECEIV. EXPENDED
REVENUE SUMMARY							
FEES & FINES		69	-	69	10	14	-
TOTAL REVENUES		69	-	69	10	14	-
		=====	=====	=====	=====	=====	=====

**City of San Juan, Texas
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Budget Target 50%

20 -MUNICIPAL COURT-BLDG SEC. FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-26	Mar-26	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	6,000	3,744	-	(2,256)	559	773	62.40
TOTAL REVENUES	6,000	3,744	-	(2,256)	559	773	62.40
=====							
SUPPLIES	-	-	-	-	-	-	-
MISCELLANEOUS	180	192	180	(192)	-	-	206.67
MUNICIPAL COURT	180	192.00	180	(192)	-	-	206.67
TOTAL EXPENDITURES	180	192.00	180	(192)	-	-	206.67
=====							
REVENUES OVER/(UNDER) EXPENDITURES	5,820	3,552	(180)	(2,448)	559	773	57.93
=====							

City of San Juan, Texas
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Budget Target 50%

21 -MUNICIPAL COURT-TECH. FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-26	Mar-26	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	5,500	3,004	-	(2,496)	436	608	54.62
TOTAL REVENUES	5,500	3,004	-	(2,496)	436	608	54.62
EXPENDITURE SUMMARY							
MUNICIPAL COURT							
SUPPLIES		-		-	-	-	-
CAPITAL OUTLAY	2,500	2,500	-	-	-	-	-
MUNICIPAL COURT	2,500	2,500	-	-	-	-	-
TOTAL EXPENDITURES	2,500	2,500	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	3,000	504	-	(2,496)	436	608	16.80

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Budget Target 50%

23 -REVOLVING LOAN FUND FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-26	Mar-26	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		10	-	10	-	-	-
TOTAL REVENUES		10	-	10	-	-	-
EXPENDITURE SUMMARY							
ADMINISTRATION							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
ADMINISTRATION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES		10	-	10	-	-	-

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Budget Target 50%

25 -PARKS SPORT FEE FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-26	Mar-26	% RECEIV. EXPENDED
REVENUE SUMMARY							
FEES & FINES	2,500	2,094	-	(406)	557	112	83.76
TOTAL REVENUES	2,500	2,094	-	(406)	557	112	83.76
EXPENDITURE SUMMARY							
RECREATION							
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
ADMINSTRATION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	2,500	2,094	-	(406)	557	112	83.76

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Budget Target 50%

26 -PARK DEVELOPMENT FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-26	Mar-26	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOVERNMENTAL REVENUE		-	-	-	-	-	-
OTHER INCOME	295,000	95,118	-	(199,882)	2,909	3,522	32.24
TOTAL REVENUES	295,000	95,118	-	(199,882)	2,909	3,522	32.24
EXPENDITURE SUMMARY							
PARKS							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
SUPPLIES	-	-	-	-	-	-	-
CAPITAL OUTLAY	778,595	194,763	407,812	176,020	20,727.00	21,500.50	77.39
PARKS	778,595	194,763	407,812	176,020	20,727	21,501	77.39
TOTAL EXPENDITURES	778,595	194,763	407,812	176,020	20,727	21,501	77
REVENUES OVER/(UNDER) EXPENDITURES	(483,595)	(99,645)	(407,812)	(23,862)	(17,818)	(17,979)	104.93

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Budget Target 50%
% RECEIV. EXPENDED

27 -WRECKER LAW ENFORCEMENT FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-26	Mar-26	%
REVENUE SUMMARY							
OTHER REVENUE	14,000	2,690	-	(11,310)	-	-	19.21
TOTAL REVENUES	14,000	2,690	-	(11,310)	-	-	19.21
EXPENDITURE SUMMARY							
POLICE							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	650	-	-	650	-	-	-
SUPPLIES	6,540	3,894	-	2,645	-	-	59.55
MISCELLANEOUS	25,964	967	-	24,997	671	-	3.72
ADMINSTRATION	33,154	4,861	-	28,292	671	-	14.66
TOTAL EXPENDITURES	33,154	4,861	-	28,292	671	-	14.66
REVENUES OVER/(UNDER) EXPENDITURES	(19,154)	(2,171)	-	16,982	(671)	-	11.34

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Budget Target 50%

28 -ASSET FORFEITURE-STATE FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-26	Mar-26	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	1,000	-	-	(1,000)	-	-	-
FORFEIT LOCAL		2,786	-	2,786	1,286	-	-
TOTAL REVENUES	1,000	2,786	-	1,786	1,286	-	278.56
EXPENDITURE SUMMARY							
POLICE							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	7,000	-	-	7,000	-	-	-
SUPPLIES	8,000	-	-	8,000	-	-	-
CAPITAL OUTLAY	5,000	-	-	5,000	-	-	-
POLICE	20,000	-	-	20,000	-	-	-
TOTAL EXPENDITURES	20,000	-	-	20,000	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	(19,000)	2,786	-	21,786	1,286	-	(14.66)

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30 -MISCELLANEOUS GRANTS FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-26	Mar-26	Budget Target 50%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	419,533	959,919	-	540,386	-	959,206	228.81
OTHER REVENUE		-	-	-	-	-	-
TOTAL REVENUES	419,533	959,919	-	540,386	-	959,206	228.81
EXPENDITURE SUMMARY							
POLICE							
SALARIES & WAGES/BENEFIT	222,707	126,397	-	96,310	34,320	28,832	56.75
SUPPLIES	17,103	-	-	17,103	-	-	-
CAPITAL OUTLAY	291,465	250,190	21,023	20,252	32,789	-	93.05
POLICE	531,275	376,587	21,023	133,665	67,109	28,832	74.84
FIRE							
CAPITAL OUTLAY	139,133	79,092	55,916	4,125	-	-	97.03
FIRE	139,133	79,092	55,916	4,125	-	-	97.03
LIBRARY							
PUR PROP SRVS & OTH SRVS	8,400	8,480	-	(80)	13	-	100.95
SUPPLIES	1,150	93	19	1,037	21	73	9.80
MISCELLANEOUS	3,588	723	81	2,785	43	103	22.39
LIBRARY	13,138	9,296	100	3,742	77	176	71.52
SEWER COLLECTION							
PUR PROP SRVS & OTH SRVS	-	959,206	2,493,767	(3,452,972)	-	552,292	-
SEWER COLLECTION	-	959,206	2,493,767	(3,452,972)	-	552,292	-
TOTAL EXPENDITURES	683,547.07	1,424,180.71	2,570,805.85	(3,311,439.49)	67,185.52	581,299.35	584.45
REVENUES OVER/(UNDER) EXPENDITURE	(264,014)	(464,262)	(2,570,806)	(2,771,054)	(67,186)	377,906	1,149.59

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Budget Target 50%

33 -HOTEL/MOTEL OCCUPANCY TAX FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-26	Mar-26	% RECEIV. EXPENDED
REVENUE SUMMARY							
TAX REVENUE	110,300	61,558	-	(48,742)	12,643	13,026	55.81
FINES & FEES	300	-	-	(300)	-	-	-
OTHER REVENUE		100,410	-	(100,410)	5,810	60,000	-
TOTAL REVENUES	110,600	161,968	-	(149,452)	18,453	73,026	146.44
EXPENDITURE SUMMARY							
CITY EVENTS							
MISCELLANEOUS	130,000	493,051	-	(363,051)	2,256	-	379.27
CITY EVENTS							
TOTAL EXPENDITURES	130,000	493,051	-	(363,051)	2,256	-	379.27
REVENUES OVER/(UNDER) EXPENDITURES	(19,400)	(331,083)	-	(512,503)	16,196	73,026	1,706.61

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Budget Target 50%

35 -ASSET FORFEITURE-FEDERAL FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-26	Mar-26	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	17,000	11,011	-	(5,989)	1,484	1,616	64.77
FORFEIT FEDERAL	50,000	-	-	(50,000)	-	-	-
TOTAL REVENUES	67,000	11,011	-	(55,989)	1,484	1,616	16.43
EXPENDITURE SUMMARY							
POLICE							
PUR PROP SRVS & OTH SRVS	48,343	7,527	4,066	36,750	-	3,730	23.98
SUPPLIES	82,076	1,096	4,808	76,171	-	8	7.19
CAPITAL OUTLAY	190,000	89,871	-	100,129	-	39,880	47.30
MISCELLANEOUS	-	30	-	(30)	5	5	-
POLICE	320,419	98,524	8,874	213,020	5	43,623	33.52
TOTAL EXPENDITURES	320,419	98,524	8,874	213,020	5	43,623	33.52
REVENUES OVER/(UNDER) EXPENDITURES	(253,418.87)	(87,513)	(8,874)	157,032	1,479	(42,007)	38.03

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55 -STORM WATER FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-26	Mar-26	Budget Target 50%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
FEES & FINES	343,798	155,336	-	(188,462)	21,095	32,880	45.18
TOTAL REVENUES	343,798	155,336	-	(188,462)	21,095	32,880	45.18
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
SALARIES & WAGES/BENEFIT	304,531	117,449	-	187,082	21,782	21,713	38.57
PUR PROP SRVS & OTH SRVS	9,080	7,000	345	1,735	777	1,090	80.89
SUPPLIES	20,987	12,841	6,139	2,007	5,496	969	90.44
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	13,566	13,566	-	-	-	13,191	100.00
STORM WATER	348,164	150,856	6,484	190,825	28,055	36,964	45.19
TOTAL EXPENDITURES	348,164	150,856	6,484	190,825	28,055	36,964	45.19
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(4,366)	4,480	(6,484)	2,362	(6,960)	(4,084)	45.90
	=====	=====	=====	=====	=====	=====	=====

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Budget Target 50%
% RECEIV. EXPENDED

36 -DEBT SERVICE FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-26	Mar-26	%
							RECEIV. EXPENDED
REVENUE SUMMARY							
PROPERTY TAXES	4,863,328	4,579,032	-	(284,296)	581,362	177,182	94.15
OTHER REVENUE	80,000	34,427	-	(45,573)	5,111	5,639	43.03
TOTAL REVENUES	4,943,328	4,613,459	-	(329,869)	586,473	182,820	93.33
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
ORGANIZATIONAL EXPENSE							
DEBT SERVICE	4,312,157	3,313,890	-	998,267	3,313,140	-	76.85
MISCELLANEOUS	-	-	-	-	-	-	-
ORGANIZATIONAL EXPENSE	4,312,157	3,313,890	-	998,267	3,313,140	-	76.85
	=====	=====	=====	=====	=====	=====	=====
TOTAL EXPENDITURES	4,312,157	3,313,890	-	998,267	-	-	76.85
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	631,171	1,299,568	-	668,397	586,473	182,820	205.90
	=====	=====	=====	=====	=====	=====	=====

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Budget Target 50%
% RECEIV. EXPENDED

40-BOND SERIES - 2025 FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-26	Mar-26	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		86,828	-	86,828	18,852	-	-
OTHER FINANCING SOURCES		-	-	-	-	-	-
TOTAL REVENUES	-	86,828	-	86,828	18,852	-	-
EXPENDITURE SUMMARY							
POLICE DEPARTMENT							
CAPITAL OUTLAY	1,389,593	2,397,069	-	(1,007,476)	-	1,061,768	172.50
POLICE DEPARTMENT	1,389,593	2,397,069	-	(1,007,476)	-	1,061,768	172.50
FIRE							
CAPITAL OUTLAY	197,403	-	197,403	-	-	-	100.00
FIRE	197,403	-	197,403	-	-	-	100.00
ADMINISTRATION							
PROF/TECH SRVS	-	-	-	-	-	-	-
COST OF ISSUANCE	-	-	-	-	-	-	-
ADMINISTRATION	-	-	-	-	-	-	-
SNITATION							
CAPITAL OUTLAY	1,173,769	-	1,066,130	107,639	-	-	90.83
SANITATION	1,173,769	-	1,066,130	107,639	-	-	90.83
TRANSFER OUT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	2,760,765	2,397,069	1,263,533	(899,836)	-	-	132.59
REVENUES OVER/(UNDER) EXPENDITURES	(2,760,765)	(2,310,240)	(1,263,533.24)	813,008	18,852	-	129.45

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Budget Target 50%
% RECEIV. EXPENDED

43-BOND SERIES 2019-A FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-26	Mar-26	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE		-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE		-	-	-	-	-	-
OTHER REVENUE		-	-	-	-	-	-
OTHER FINANCING SOURCES		-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
SEWER PLANT							
PURCHASED PROF/TECH SRVS	27,420	-	27,420	-	-	-	100.00
PUR PROP SRVS & OTH SRVS	75,639	47,557	37,292	(9,210)	-	-	112.18
MISCELLANEOUS	-	-	-	-	-	-	-
TOTAL EXPENDITURES	103,059	47,557	64,712	(9,210)	-	-	108.94
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(103,059)	47,557	64,712	(9,210)	-	-	(108.94)
	=====	=====	=====	=====	=====	=====	=====

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Budget Target 50%
% RECEIV. EXPENDED

44-CIP-STREET-SERIES 2015 FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-26	Mar-26	%
REVENUE SUMMARY							
INTERGOV'T REVENUE		-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE		-	-	-	-	-	-
OTHER REVENUE		4,829	-	4,829	717	791	-
OTHER FINANCING SOURCES		-	-	-	-	-	-
TOTAL REVENUES	-	4,829	-	4,829	717	791	-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
EXPENDITURES							
STREETS							
CAPITAL OUTLAY	2,840	2,840.00	-	-	-	-	100.00
STREETS	2,840	2,840	-	-	-	-	100.00
LONG TERM DEBT							
TRANSFER OUT	-	-	-	-	-	-	-
LONG TERM DEBT		-	-	-	-	-	-
TOTAL EXPENDITURES	2,840	2,840	-	-	-	-	100.00
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(2,840)	1,989	-	4,829	717	791	(70.04)
	=====	=====	=====	=====	=====	=====	=====

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 March 31, 2026

Budget Target 50%

48- Certificate of Obligation -2017 FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-26	Mar-26	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		1,587	-	1,587	236	260	-
TOTAL REVENUES		1,587	-	1,587	236	260	-
EXPENDITURE SUMMARY							
NEW CITY HALL							
PROF/TECH SRVS	-	-	-	-	-	-	-
CAPITAL OUTLAY		-	-	-	-	-	-
NEW CITY HALL	-	-	-	-	-	-	-
TOTAL EXPENDITURES		-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	1,587	-	1,587	236	260	-

**City of San Juan, Texas
Budget Expenditures Report
March 31 ,2026**

Budget Target 50%

51 - TDEM FUND FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-26	Mar-26	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE		-	-	-	-	-	-
OTHER REVENUE		14,727	-	14,727	2,187	2,415	-
TOTAL REVENUES		14,727	-	14,727	2,187	2,415	-
POLICE DEPARTMENT							
CAPITAL OUTLAY		-	-	-	-	-	-
POLICE DEPARTMENT		-	-	-	-	-	-
WATER PLANT							
CAPITAL OUTLAY		-	-	-	-	-	-
WATER PLANT		-	-	-	-	-	-
SEWER COLLECTION							
CAPITAL OUTLAY	162,831	26,332	136,498	0	-	26,332	100.00
SEWER COLLECTION	162,831	26,332	136,498	0	-	26,332	100.00
Transfer Out		-	-	-	-	-	-
TOTAL EXPENDITURES	162,831	26,332	136,498	0	-	26,332	100.00
REVENUES OVER/(UNDER) EXPENDITURES	(162,831)	(11,605)	(136,498)	14,727	2,187	(23,917)	90.96

City of San Juan, Texas
 Budget Expenditures Report
 March 31 ,2026

Budget Target 50%
% RECEIV. EXPENDED

54-2014 BOND FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-26	Mar-26	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		5,337	-	5,337	830	663	-
TOTAL REVENUES		5,337	-	5,337	830	663	-
=====							
EXPENDITURE SUMMARY							
WATER DISTRIBUTION CAPITAL OUTLAY	-	-	-	-	-	-	-
WATER DISTRIBUTION	-	-	-	-	-	-	-
ORGANIZATIONAL DEBT SERVICE	-	-	-	-	-	-	-
ORGANIZATIONAL	-	-	-	-	-	1.00	-
TOTAL EXPENDITURES		-	-	-	-	-	-
=====							
REVENUES OVER/(UNDER) EXPENDITURES		5,337	-	5,337	830	663	-
=====							

City of San Juan, Texas
 Budget Expenditures Report
 March 31, 2026

58-CERT. OF OBLIG. SER 2023 FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-26	Mar-26	Budget Target 50% % RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		54,735	-	54,735	8,119	8,970	-
OTHER FINANCING SOURCES		-	-	-	-	-	-
TOTAL REVENUES		54,735	-	54,735	8,119	8,970	-
EXPENDITURE SUMMARY							
PROF/TECH SRVS	-	-	-	-	-	-	-
COST OF ISSUANCE	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
STREETS & ALLEYS							
CAPITAL OUTLAY	-	-	-	-	-	-	-
STREETS & ALLEYS							
PARKS AND RECREATION							
CAPITAL OUTLAY	487,455	112	487,455	(112)	-	-	100.02
PARKS AND RECREATION	487,455	112	487,455	(112)	-	-	100.02
SANITATION							
CAPITAL OUTLAY	-	-	-	-	-	-	-
SANITATION							
WATER PLANT							
CAPITAL OUTLAY	-	-	-	-	-	-	-
WATER PLANT							
SEWER COLLECTION							
CAPITAL OUTLAY	-	-	-	-	-	-	-
SEWER COLLECTION							
TOTAL EXPENDITURES	487,455	112	487,455	(112)	-	-	100.02
REVENUES OVER/(UNDER) EXPENDITURES	(487,455)	54,623	(487,455)	54,623	8,119	8,970	88.79

City of San Juan, Texas
 Budget Expenditures Report
 March 31 ,2026

Budget Target 50%

59-Cert. of Oblig. Ser. 2024 BOND FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-26	Mar-26	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		106,676	-	106,676	15,802	17,494	-
OTHER FINANCING SOURCES		-	-	-	-	-	-
TOTAL REVENUES		106,676	-	106,676	15,802	17,494	-
EXPENDITURE SUMMARY							
POLICE DEPARTMENT							
CAPITAL OUTLAY	168,065	36,563	131,503	-	-	-	100.00
POLICE DEPARTMENT	168,065	36,563	131,503	-	-	-	100.00
FIRE DEPARTMENT							
CAPITAL OUTLAY	-	-	-	-	-	-	-
FIRE DEPARTMENT	-	-	-	-	-	-	-
STREETS DEPARTMENT							
CAPITAL OUTLAY	922,267	884,376	(559,369)	597,260	44,192	-	35.24
STREETS DEPARTMENT	922,267	884,376	(559,369)	597,260	44,191.50	-	35.24
ADMINISTRATION							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
DEBT SERVICE	-	-	-	-	-	-	-
ADMINISTRATION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	1,090,332	920,938	(427,866)	597,260	44,192	-	45.22
REVENUES OVER/(UNDER) EXPENDITURES	(1,090,332)	(814,262)	427,866	703,936	(59,994)	(17,494)	35.44

City of San Juan, Texas
 Budget Expenditures Report
 March 31 ,2026

Budget Target 50%

24 - SAN JUAN E. D. C. FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-26	Mar-26	% RECEIV. EXPENDED
REVENUE SUMMARY							
SALES TAX REVENUE	1,865,517	834,093	-	(1,031,424)	196,888	151,761	44.71
OTHER REVENUE	107,766	71,871	-	(35,895)	11,153	11,618	66.69
OTHR FINANCING SOURCES/U	(92,734)	(51,118)	-	41,616	(8,836)	(6,936)	55.12
TOTAL REVENUES	1,880,549	854,846	-	(1,025,703)	199,205	156,443	45.46
EXPENDITURE SUMMARY							
SAN JUAN ECONOMIC DEV							
SALARIES & WAGES/BENEFIT	391,387	133,915	-	257,472	22,527	22,407	34.22
PURCHASED PROF/TECH SRVS	293,765	100,743	-	193,022	12,750	69,900	34.29
PUR PROP SRVS & OTH SRVS	92,099	14,105	-	77,994	2,241	5,432	15.31
SUPPLIES	20,150	2,406	-	17,744	1,314	275	11.94
DEBT SERVICE	255,658	210,350	-	45,308	210,350	-	82.28
MISCELLANEOUS	923,442	363,721	-	559,721	6,660	193,204	39.39
SAN JUAN ECONOMIC DEV	1,976,501	825,239	-	1,151,262	255,842	291,218	41.75
OTHER PROJECTS							
MISCELLANEOUS	-	-	-	-	-	-	-
RETAIL INCENTIVES	-	-	-	-	-	-	-
OTHER PROJECTS	-	-	-	-	-	-	-
TOTAL EXPENDITURES	1,976,501	825,239	-	1,151,262	255,842	291,218	41.75
REVENUES OVER/(UNDER) EXPENDITURES	(95,952)	29,607	-	125,559	(56,637)	(134,775)	(30.86)

City of San Juan, Texas
 Budget Expenditures Report
 March 31 ,2026

Budget Target 50%

29 -SAN JUAN ECONIMIC DEPNT. CORP FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-26	Mar-26	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		882	-	882	129	72	-
OTHR FINANCING SOURCES/U	83,233	51,118	-	(32,115)	8,836	6,936	61.42
TOTAL REVENUES	83,233	52,000	-	(31,233)	8,965	7,008	62.48
=====							
ORGANIZATIONAL EXPENSES							
DEBT SERVICE	83,233	74,724	-	8,509	74,724	-	89.78
ORGANIZATIONAL EXPENSES	83,233	74,724	-	8,509	74,724	-	89.78
TOTAL EXPENDITURES	83,233	74,724	-	8,509	74,724	-	89.78
=====							
REVENUES OVER/(UNDER) EXPENDITURES	-	(22,724)	-	(22,724)	(65,759)	7,008	-
=====							

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 26, 2026

Consider Approval of the Tax Collection Report for the Month of April 30, 2026. [Maria L. Beltran, Director of Finance]

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Approval of the Tax Collection Report for the Month of April 30, 2026.

RECOMMENDATION:

Approve As Presented the Tax Collection Report for the Month of April 30, 2026.

PREPARED BY:

Maria Beltran,
Director of Finance

APPROVED BY:

Ruben Guajardo, City
Manager



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

To: Ruben Guajardo, City Manager
From: Maria L. Beltran, Director of Finance
Date: May 15, 2026
Subject: Monthly Collection Report – April 30, 2026

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

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

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

Tax Year	SUMMARY OF TAX LEVY COLLECTIONS				
	2025	2024	2023	2022	2021
Tax Levy	14,371,082.60	12,852,250.17	11,550,566.23	10,077,461.55	9,088,383.56
Adjustment to date	(103,051.68)	(11,661.46)	278,890.65	64,974.17	65,817.85
Adjusted Tax Levy	14,274,099.87	12,840,588.71	11,829,456.88	10,142,435.72	9,154,201.41
Collections to date	13,142,142.02	12,204,736.68	12,204,736.68	11,210,977.05	9,673,448.14
Percentage Collected	92.11%	95.05%	103.17%	110.54%	105.67%

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

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

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

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



**PABLO "PAUL" VILLARREAL JR., ASSESSOR & COLLECTOR
CITY OF SAN JUAN TAXES COLLECTED FOR:
APRIL 2026**

COMPARATIVE RATE OF COLLECTIONS

CITY OF SAN JUAN CSJ (37)	ORIGINAL TAX LEVY	COLLECTED TO DATE	DROPPED YRS AFTER PURGE	MODIF. TO DATE	TAXES OUTSTANDING	PERCENT 2025/2026	COLLECTED 2024/2025
2025 TAX ROLL	14,371,082.60	13,142,142.02	0.00	(103,051.68)	1,125,888.90	92.11%	91.10%
2024 & PRIOR YRS	1,775,097.20	338,951.95	0.00	(30,810.17)	1,405,335.08	19.43%	17.12%
ROLLBACK	4,492.36	4,492.36	0.00	0.00	0.00	100.00%	#DIV/0!
TOTALS	16,150,672.16	13,485,586.33	0.00	(133,861.85)	2,531,223.98		

BREAKDOWN OF TAX COLLECTIONS AND FEES FOR THE MONTH OF APRIL 2026

	CITY OF SAN JUAN	MONTHLY MODIFICATIONS
CURRENT YEAR-BASE TAX	246,078.28	(6,067.96) CURRENT
CURRENT YEAR-P&I	24,794.76	
PRIOR YEARS-BASE TAX	47,429.61	(4,890.68) PRIOR
PRIOR YEARS-P&I	17,508.45	
ROLLBACK	0.00	0.00 ROLLBACK
ROLLBACK P&I	0.00	
ATTORNEY FEES	10,347.52	0.00 PURGED
TOTAL COLLECTIONS	346,158.62	(10,958.64)
LESS TRANSFERRED	278,305.52	
LESS IN TRANSIT	64,264.36	
LESS DUE TO HCAD COMM. FEE	44.74	
LESS DUE TO CO TREASURER	3,544.00	
BALANCE	0.00	

*****AFFIDAVIT*****

I, PABLO "PAUL" VILLARREAL JR., ASSESSOR-COLLECTOR OF TAXES FOR THE CITY OF SAN JUAN, DO SOLEMNLY SWEAR THAT THE ABOVE STATEMENT OF TAXES COLLECTED BY ME FOR THE MONTH OF APRIL 2026 IS CORRECT.

Pablo (Paul) Villarreal Jr.

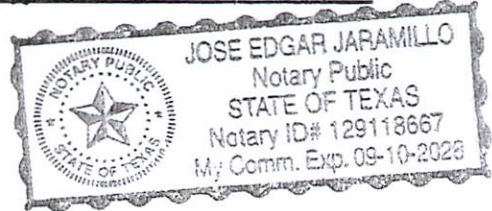
ASSESSOR-COLLECTOR OF TAXES FOR CITY OF SAN JUAN, TEXAS



SWORN AND SUBSCRIBED BEFORE ME THIS 8TH DAY OF MAY 2026 A.D.

Jose Edgar Jaramillo

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS



PABLO "PAUL" VILLARREAL JR., ASSESSOR & COLLECTOR
CITY OF SAN JUAN
TAX COLLECTION REPORT
FOR THE MONTH OF APRIL 2026

<u>AD VALOREM - CITY OF SAN JUAN</u>	<u>2025-2026</u>	<u>2024-2025</u>	<u>DIFFERENCE</u>
<u>2025 CURRENT</u>			
ORIGINAL LEVY	14,371,082.60	12,852,250.17	1,518,832.43
MODIFICATIONS	(103,051.68)	(11,122.64)	(91,929.04)
CURRENT LEVY	14,268,030.92	12,841,127.53	1,426,903.39
CURRENT COLLECTIONS THIS MONTH	246,078.28	234,163.05	11,915.23
CURRENT COLLECTIONS TO DATE	13,142,142.02	11,697,893.80	1,444,248.22
OUTSTANDING TO DATE	1,125,888.90	1,143,233.73	(17,344.83)
PERCENT COLLECTED/ORIGINAL	91.45%	91.02%	0.43%
PERCENT COLLECTED/MODIFIED	92.11%	91.10%	1.01%
TOTAL COLLECTIONS FISCAL YEAR	13,142,142.02	11,697,893.80	
<u>DELINQUENT</u>			
ORIGINAL LEVY	1,775,097.20	1,588,581.08	186,516.12
MODIFICATIONS	(30,810.17)	(15,754.94)	(15,055.23)
DELINQUENT LEVY	1,744,287.03	1,572,826.14	171,460.89
DELINQUENT COLLECTIONS MONTHLY GROS:	51,807.29	34,477.88	17,329.41
DELINQUENT YEAR REFUNDS THIS MONTH	(4,377.68)	(189.65)	(4,188.03)
DELINQUENT COLLECTIONS THIS MONTH	47,429.61	34,288.23	13,141.38
DELINQUENT COLLECTIONS GROSS	363,249.94	277,532.27	85,717.67
DELINQUENT YEAR REFUNDS TO DATE	(24,297.99)	(8,324.18)	(15,973.81)
DELINQUENT COLLECTIONS TO DATE	338,951.95	269,208.09	69,743.86
OUTSTANDING TO DATE	1,405,335.08	1,303,618.05	101,717.03
PERCENT COLLECTED/ORIGINAL	19.09%	16.95%	2.14%
PERCENT COLLECTED W/REFUNDS	20.46%	17.47%	2.99%
PERCENT COLLECTED/MODIFIED	19.43%	17.12%	2.31%
TOTAL COLLECTIONS FISCAL YEAR	338,951.95	269,208.09	
<u>ROLLBACK</u>			
ORIGINAL LEVY	4,492.36	0.00	4,492.36
MODIFICATIONS	0.00	0.00	0.00
ROLLBACK LEVY	4,492.36	0.00	4,492.36
ROLLBACK COLLECTIONS THIS MONTH	0.00	0.00	0.00
ROLLBACK COLLECTIONS TO DATE	4,492.36	0.00	4,492.36
OUTSTANDING TO DATE	0.00	0.00	0.00
PERCENT COLLECTED/ORIGINAL	100.00%	#DIV/0!	#DIV/0!
PERCENT COLLECTED/MODIFIED	100.00%	#DIV/0!	#DIV/0!
TOTAL COLLECTIONS FISCAL YEAR	4,492.36	0.00	

CITY OF SAN JUAN, TEXAS
As of April, 2026

Levy 2025 (25-26 YR)

14,371,082.60	OCT 2025	NOV 2025	DEC 2025	JAN 2026	FEB 2026	MAR 2026	APR 2026	MAY 2026	JUN 2026	JUL 2026	AUG 2026	SEPT 2026
Adjustments	(42,963.98)	(43,876.26)	(62,721.96)	(74,603.00)	(75,124.69)	(96,982.73)	(103,051.68)	-	-	-	-	-
Adjstd Levy	14,328,118.62	14,327,206.34	14,308,360.64	14,296,479.60	14,295,957.91	14,274,099.87	14,268,030.92	14,371,082.60	14,371,082.60	14,371,082.60	14,371,082.60	14,371,082.60
Collections	57,695.74	1,078,492.62	6,534,868.33	10,896,687.47	12,476,309.30	12,896,063.74	13,142,142.02	-	-	-	-	-
Percentage	0.40	7.53	45.67	76.22	87.27	90.35	92.11	-	-	-	-	-

Levy 2024 (24-25 YR)

12,852,250.17	OCT 2024	NOV 2024	DEC 2024	JAN 2025	FEB 2025	MAR 2025	APR 2025	MAY 2025	JUN 2025	JUL 2025	AUG 2025	SEPT 2025
Adjustments	70,219.71	70,219.71	70,219.71	48,275.50	24,339.12	(10,426.14)	(11,122.64)	(13,668.13)	(11,075.93)	(11,661.46)	(11,661.46)	(11,661.46)
Adjstd Levy	12,922,469.88	12,922,469.88	12,922,469.88	12,900,525.67	12,876,589.29	12,841,824.03	12,841,127.53	12,838,582.04	12,841,174.24	12,840,588.71	12,840,588.71	12,840,588.71
Collections	29,329.34	855,179.33	6,116,017.94	10,118,814.71	11,099,226.63	11,463,730.75	11,697,893.80	11,849,835.99	11,984,353.99	12,093,951.19	12,164,914.63	12,204,736.68
Percentage	0.23	6.62	47.33	78.44	86.20	89.27	91.10	92.30	93.33	94.19	94.74	95.05

Levy 2023 (23-24 YR)

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

Levy 2022 (22-23 YR)

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

Levy 2021 (21-22 YR)

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

PREPARED BY: Maria L. Beltran

May 15, 2026

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 26, 2026

Consider Approval of City Commission Meeting Minutes:

- November 24, 2025
 - December 4, 2025
 - December 15, 2025
 - April 14, 2026
-

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Approval of City Commission Meeting Minutes:

- November 24, 2025
- December 4, 2025
- December 15, 2025
- April 14, 2026

RECOMMENDATION:

Approval of minutes as presented.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Ruben Guajardo, City
Manager

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

DATE: Monday, November 24, 2025

TIME: 5:30 P.M.

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

MEMBERS PRESENT: Mario Garza, Mayor
Jesus "Jesse" Ramirez, Mayor Pro-Tempore
Mario Cantu, Commissioner
Gilbert Garza, Commissioner
Rick Palacios, City Attorney

STAFF PRESENT: Ruben Guajardo, City Manager
Brenda Escalante, City Secretary
Adelaida Cordero, Director of Human Resources
Maria L. Beltran, Director of Finance
Lori Maldonado, Purchasing Agent
Juan Tijerina, Risk Manager

ORDER OF BUSINESS

I. CALL MEETING TO ORDER:

Mayor Mario Garza called meeting to order at 5:30 p.m.

II. PLEDGE OF ALLEGIANCE:

Mayor Mario Garza led the Pledge of Allegiance.

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

A. Discussion and Consideration to Award RFQ NO. 26-001-11-06 Agent of Record that Includes Proposals for Employee Health Insurance and Voluntary Products to the Most Qualified Agent. [Lori A. Maldonado, Purchasing Agent]

DISCUSSION: Lori Maldonado, Purchasing Agent stated that on October 22, 2025, and October 29, 2025, staff solicited proposals for RFQ NO. 26-001-11-06 Agent of Record that Includes Proposals for Employee Health Insurance and Voluntary Products in the Advance News Journal. A bid opening was held on November 6, 2025, and staff received submissions from the following Agents:

- Gilberto "Gil" Gonzalez, Higginbotham Insurance Agency, Inc.
- Jeff Everitt & Associates, Inc.
- Jonathan R. Sakulenzki, South Texas Risk Management
- Joe Salazar, III, Salazar Insurance Group
- JD Garza, Combined Benefits Group
- Jose Gamez, Lone Star Insurance Group

Mrs. Maldonado has recommended that the City Manager be authorized to negotiate and enter into a contract agreement with the most qualified Agent of Record. This contract will include proposals for employee health insurance and voluntary products. During the selection process, each firm provided a five-minute presentation and addressed questions from the Commission.

Jeff Everitt, with Jeff Everitt & Associates, Inc. gave a brief presentation stating that the firm would provide employee communication and education, as well as mandatory open enrollment (OE) meetings. He mentioned that they provide employee benefit booklets and clinics, host health fairs, and offer ENAV access. He also stated that the firm is highly qualified, with more than 20 years of experience. Mario Garza inquired about the last time the firm was hired by the City of San Juan; Araceli Garza confirmed this was in 2022.

Additionally, Jesus "Jesse" Ramirez asked if the firm provides a wellness program. Mr. Everitt responded that they do, with a focus on prevention. In response to further questions from Mayor Garza, Mr. Everitt confirmed that the firm hosts an annual health fair, is fluent in Spanish, and is familiar with Curative.

Mayor Pro Tem Ramirez asked Mrs. Maria L. Beltran if there had been any issues when filing claims, to which Mrs. Beltran replied that there had been some cases with delays, but they had been resolved and taken care of.

Jonathan Sakulenzki with Valley Risk Consulting Inc. stated that the firm is part of South Texas Risk Management and currently serves as the agent of record for the San Juan, with 11 years of experience. Mr. Sakulenzki stated that the firm works with the Port Isabel, Point Isabel Independent School District, Palmview, and Hidalgo Independent School District. He also stated that the firm has hosted wellness fairs for city employees. Mrs. Cordero added that, through the HMO, they could provide a CBC.

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Dion Chavez with Salazar Insurance Group introduced herself and gave a brief presentation, stating that the firm has 27 salaried employees, 25 years of experience, and provided a list of in-network providers. Ms. Chavez stated that the firm is associated with BCBS, Humana, Aetna, and several other providers. She also stated that the firm has experience working with the public sector and provides an employee navigator program. In addition, she mentioned that the TPA is provided at no cost. Mayor Mario Garza asked how many municipalities the firm works with, to which Ms. Chavez replied that they work with 12 municipalities in total. Mayor Pro Tem Jesus “Jesse” Ramirez inquired about employee health fairs, to which Ms. Chavez responded that they promote them every three months. Commissioner Gilbert Garza inquired about the process for promoting health fairs, to which Ms. Chavez stated that implementation is conducted one-on-one.

JD Garza with Combined Benefits Group, LLC stated that the firm is associated with brokerage TPA services and has 19 years of experience. The firm works with municipalities, school districts, counties, and other agencies throughout the RGV and San Antonio area. Mr. Garza stated that they work closely with staff to coordinate wellness check-ups. Mayor Pro Tem Jesus “Jesse” Ramirez inquired about health fairs, to which Mr. Garza responded that the firm would assist 100% with organizing and promoting healthy living initiatives. Mayor Mario Garza asked whether the representatives spoke Spanish for Spanish speaking employees, to which Mr. Garza replied that the firm has bilingual personnel.

Ismael Rodriguez with Lone Star Insurance Services stated that the firm has a little over 22 years of experiences, maintains 16,000 active accounts, and serves neighboring cities such as the Pharr, Alamo, and Mission.

Mayor Mario Garza asked Mrs. Maria L. Beltran, Director of Finance for her recommendation, to which Mrs. Beltran stated that she recommended Jeff Everitt & Associates, Inc.

Mayor Mario Garza made a motion to award RFQ No. 26-001-11-06 to Jeff Everitt & Associates, Inc. and was seconded by Commissioner Mario Cantu. Motion passed (4-0)

IV. ADJOURNMENT

Mayor Pro Tem Jesus “Jesse” Ramirez made a motion to adjourn at 6:45 p.m. and was seconded by Mayor Mario Garza. Motion passed (4-0)

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Brenda Escalante, City Secretary

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

DATE: Thursday, December 4, 2026

TIME: 5:30 P.M.

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

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

STAFF PRESENT: Brenda Escalante, City Secretary
Lori Maldonado, Purchasing Agent
Israel Garza, Director of Sanitation/ Public Works
Alfredo De Leon, Interim Director of Utilities

ORDER OF BUSINESS

I. CALL MEETING TO ORDER:

Mayor Mario Garza called meeting to order at 5:30 p.m.

II. PLEDGE OF ALLEGIANCE:

Mayor Mario Garza led the Pledge of Allegiance.

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

- A.** Discussion and Possible Action, if any, to Award RFQ NO. 25-014-09-11 Wastewater Treatment Plant Improvements Phase 2 – Engineering, Permitting, Bidding, & Construction Phase Services to the Most Qualified Engineering Firm. [Lori A. Maldonado, Purchasing Agent]

DISCUSSION: Lori Maldonado, Purchasing Agent stated that on Wednesday, August 27, 2025, and September 3, 2025, staff solicited proposals for RFQ NO. 25-014-09-11 Wastewater Treatment Plant Improvements Phase II — Engineering, Permitting, Bidding, & Construction Phase Services. On September 11, 2025, a bid opening was held and proposals were received from the following engineering firms.

SAMES, INC.
LEFEVRE ENGINEERING
TRIMAD CONSULTANTS, L.L.C.
GUZMAN & MUNOZ ENGINEERING AND SURVEYING, INC.

Mrs. Maldonado stated that staff recommended awarding RFQ NO. 25-014-09-11 Wastewater Treatment Plant Improvements Phase II - Engineering, Permitting, Bidding, & Construction Phase Services to the most qualified engineering firm.

Mayor Mario Garza made a motion to approve award RFQ NO. 25-014-09-11 to LeFevre Engineering and was seconded by Mayor Pro-Tem Jesus “Jesse” Ramirez. Motion passed (5-0)

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IV. APPOINTMENTS

A. Consider the Removal and/or Appointment of a Municipal Court Judge.

Mayor Mario Garza made a motion to appoint Lisa Sanchez and was seconded by Commissioner Marco “Markie” Villegas. Motion passed (5-0)

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

DISCUSSION: Mayor Pro-Tem Jesus “Jesse” Ramirez resigned from the San Juan Economic Development Corporation Board.

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

V. ADJORNMENT

Commissioner Gilbert Garza made a motion to adjourn at 5:33 p.m. and was seconded by Mayor Mario Garza. Motion passed (5-0)

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Brenda Escalante, City Secretary

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

DATE: Monday, December 15, 2025

TIME: 5:30 P.M.

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

MEMBERS PRESENT: Mario Garza, Mayor
Mario Cantu, Commissioner
Gilbert Garza, Commissioner
Cris Palacios, City Attorney

STAFF PRESENT: Tirso Garza, Interim City Manager
Brenda Escalante, City Secretary
Adelaida Cordero, Director of Human Resources

ORDER OF BUSINESS

I. PLEDGE OF ALLEGIANCE:
Mayor Mario Garza led the Pledge of Allegiance at 5:30 p.m.

II. EXECUTIVE SESSION

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

- 1. Pursuant to Section §551.071 Consultation with Attorney and Pursuant to Section §551.074 Personnel Matters; Discussion Regarding the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline, or Dismissal of a Public Officer or Employee: Director of Planning and Zoning.**

Commissioner Mario Cantu made a motion to enter executive session at 5:31 p.m. and was seconded by Commissioner Gilbert Garza. Motion passed (3-0)

Mayor Mario Garza made a motion to reconvene at 5:41 p.m. and was seconded by Commissioner Gilbert Garza. Motion passed (3-0)

III. RECONVENE

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

- 1. Pursuant to Section §551.071 Consultation with Attorney and Pursuant to Section §551.074 Personnel Matters; Discussion Regarding the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline, or Dismissal of a Public Officer or Employee: Director of Planning and Zoning.**

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Mayor Mario Garza made a motion to appoint Monica Gomez, as recommended by staff and was seconded by Commissioner Gilbert Garza.

IV. ADJORNMENT

Commissioner Gilbert Garza made a motion to adjourn at 5:42 p.m. and was seconded by Commissioner Mario Cantu. Motion passed (3-0)

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Brenda Escalante, City Secretary

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

DATE: Tuesday, April 14, 2026

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

STAFF PRESENT: Ruben Guajardo, City Manager
Brenda Escalante, City Secretary
Leandro Sifuentes, Chief of Police
Adelaida Cordero, Director of Human Resources
Maria L. Beltran, Director of Finance
Christina Perez, Library Director
Monica Gomez, Director of Planning
Israel Garza, Director of Sanitation/ Public Works
Alfredo De Leon, Interim Director of Utilities
Mary Enriquez, Court Administrator
Daira Natividad, Interim Director of Information Technology
Patrick Willingham, Director of Parks & Recreation
Chief Tirso Garza, Fire Chief

ORDER OF BUSINESS

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

II. INVOCATION:
Ruben Guajardo, City Manager led the Invocation.

III. PLEDGE OF ALLEGIANCE:
Mayor Mario Garza led the 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.

No Public Comments

V. PRESENTATIONS

A. Presentation of a Proclamation Designating the Week of April 12–18, 2026, as National Public Safety Telecommunicators Week. [Leandro Sifuentes, Chief of Police]

DISCUSSION: Leandro Sifuentes, Chief of Police presented City of San Juan Public Safety Dispatchers for National Safety Telecommunicators Week and read the proclamation.

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B. Presentation Regarding the Upcoming 2026 City of San Juan Department of Parks and Recreation Friendly City 5K.

DISCUSSION: Patrick Willingham, Director of Parks & Recreation gave a brief presentation regarding the 2026 City of San Juan Friendly City 5K that was schedule for April 25, 2026 at the San Juan Sports Complex. Mr. Willingham invited the City Commission and community to join the event.

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

1. Department of Planning and Zoning Monthly Report. [Monica Gomez, Director of Planning]
2. Department of Parks & Recreation Monthly Report. [Patrick Willingham, Director of Parks and Recreation]
3. Department of Sanitation Monthly Report. [Israel Garza, Director of Sanitation]
4. San Juan Memorial Library Monthly Report. [Christina Perez, Library Director]

There were no question or comments.

VI. PUBLIC HEARING/ORDINANCES

A. Consideration and Appropriate Action on an Ordinance Authorizing the Issuance of “City of San Juan, Texas Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2026”; Providing for the Payment of said Certificates by the Levy of an Ad Valorem Tax upon all Taxable Property within the City and further securing said Certificates by a Lien on and Pledge of Certain Revenues of the City’s Utility System; and Resolving other Matters Incident and Related to the Issuance, Payment, Security, Sale, and Delivery of said Certificates.

DISCUSSION: Bobby Villarreal, Financial Advisor addressed the City Commission regarding financing, including the issuance of approximately \$2.7 million in new funds and the refinancing of approximately \$6 million in existing debt. He reviewed bid results and recommended selecting Lone Star National Bank for the new issuance due to its fixed-rate term and overall cost stability, and Frost Bank for the refinancing based on the lowest interest rate.

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

B. Consideration and Appropriate Action on an Ordinance Authorizing the Issuance of “City of San Juan, Texas General Obligation Refunding Bonds, Series 2026”; Providing for the Payment of said Bonds by the Levy of an Ad Valorem Tax upon all Taxable Property within the City; and Resolving other matters incident and related to the Issuance, Payment, Security, Dale, and Delivery of said Bonds.

DISCUSSION: As discussed in Item A, Bobby Villarreal addressed the City Commission on behalf of Jose Silva and Arnold Cantu, City Bond Attorney.

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

C. Hold a Public Hearing and Consider the First Reading of an Ordinance Amending the Budget for the 2025-2026 Fiscal Year by Providing Additional Appropriation to the General Fund, Solid Waste, Storm Water and Utility Fund. [Maria L. Beltran, Director of Finance]

DISCUSSION: Maria Beltran, Director of Finance presented the first public hearing and first reading of an ordinance amending the budget for the fiscal year 2025-2026 budget. This amendment includes additional appropriations for the general fund, solid waste, storm water, and the utility fund.

General Fund: \$943,316 From Fund Balance
Solid Waste Fund: \$196,469 From the Retained Earnings Balance
Storm Water Fund: \$2,471 From the Retained Earnings Balance
Utility Fund: \$891,306 From the Retained Earnings Balance

APPROPRIATIONS \$930,566

City Manager	\$71,231	Police	\$458,531	Building Maintenance	\$68,018
City Secretary	\$2,023	Fire	\$62,277	Library	\$3,055
Municipal Court	\$2,671	Streets	\$4,115	Human Resources	\$3,148
Finance	\$3,935	Central Garage	\$1,903	Information Tech.	\$134,364
Planning	\$6,494	Parks & Recreation	\$107,973	Animal Control	\$1,828

SOLID WASTE FUND: FUNDING SOURCE - Retained Earnings \$196,469

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APPROPRIATIONS

Sanitation \$196,469

STORM WATER FUND: FUNDING SOURCE - Retained Earnings \$2,471

APPROPRIATIONS

Storm Water \$2,471

UTILITY FUND: FUNDING SOURCE - Retained Earnings \$891,306

APPROPRIATIONS

Utility Billing & Collection	\$3,483	Water Distribution	\$12,912
Utility Administration	\$3,748	Sewer Collection	\$264,384
Water Plant	\$484,126	Sewer Plant	\$122,653

Mayor Mario Garza opened the Public Hearing at 6:16 p.m.

Mayor Pro Tem, Jesus “Jesse” Ramirez addressed some concerns regarding the inclusion of a 1% cost-of-living increase and its impact on the General Fund.

Mayor Mario Garza closed the Public Hearing at 6:19 p.m.

Mayor Pro Tem, Jesus “Jesse” Ramirez motioned to table this item and was seconded by Mayor Mario Garza. Motion passed (5-0)

VII. APPOINTMENTS

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

DISCUSSION: Brenda Escalante, City Secretary stated that the Keep San Juan Beautiful Board staff recommended considering the removal or reappointment of members Jelet Martinez and Scott Leal.

Mayor Pro Tem Jesus “Jesse” Ramirez made a motion to appoint Robert Ortiz to succeed Scott Leal and Danny Ramirez to succeed Jelet Martinez and was seconded by Mayor Mario Garza. Motion passed (5-0).

VIII. RESOLUTIONS

- A. Consideration Resolution to Approve a Waterline Access Agreement between the North Alamo Water Supply Corporation (NAWSC), the City of San Juan and 316 Investments, LP. for the Black Hills Estates II Subdivision. [Monica Gomez, Director of Planning]**

DISCUSSION: Monica Gomez, Director of Planning and stated that this agreement provides for the installation of water lines and fire hydrants at Black Hills Estates II. This is consistent with previous agreements approved for all new subdivisions in the NAWSC area. Mrs. Gomez noted that staff recommended approval of the resolution.

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

- B. Consider Resolution to Approve a Waterline Access Agreement between the North Alamo Water Supply Corporation (NAWSC), the City of San Juan and People's Manufactured Homes Property. [Monica Gomez, Director of Planning]**

DISCUSSION: Monica Gomez, Director of Planning and Zoning, has stated that this agreement pertains to the mobile manufactured home business regarding the fire hydrant installation previously requested by the San Juan Fire Department. The Commission has already agreed to approve this request. Mrs. Gomez noted that staff recommended approval of the resolution.

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

- C. Consideration and Action, if any, on a Resolution Accepting Petition for Voluntary Annexation; Setting Dates and Times of Public Hearings; and Directing the Planning Department to Prepare a Service Plan of the 20.00-acre tract of land out of Lot 7, Block 47, Alamo Land and Sugar Company's Subdivision. [Monica Gomez, Director of Planning]**

DISCUSSION: Monica Gomez, Director of Planning and Zoning, stated that this item authorized the acceptance of a voluntary annexation petition for a 20-acre tract of land located approximately one-half mile west of Cesar Chavez Road along Minnesota Avenue, proposed for a multi-family subdivision development. Mrs. Gomez stated this was a 50-lot new multi-family subdivision development. Mrs. Gomez noted that staff recommended approval of the resolution.

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

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IX. CONTRACTUALS

- A. Consideration and Action, if any, on an Interlocal Cooperation Agreement Between the County of Hidalgo and City of San Juan to provide Efficient and Effective Library Services for County Residents. [Christina Perez, Library Director]**

DISCUSSION: Christina Perez, Library Director stated that this annual interlocal agreement between the City and the County, funds and supports library services for rural residents provided by the county.

Commissioner Mario Cantu made a motion to approve and was seconded by Commissioner Marco “Markie” Villegas. Motion passed (5-0).

X. CONSENT AGENDA

- A. Consider Second and Final Reading of an Ordinance Amending the Code of Ordinance of the City of San Juan, Texas Under Chapter 13. Utilities, Article 13.03. Water and Sewer Services, Division 2. Rates, Charges and Billing, Part III. Water Rates and Charges, Section 13.03.146. Standard Rate Schedule and Section 13.03.147. Nonstandard Rate Schedule and Under Part IV. Sewer Rates and Charges, Section 13.03.183. Rates, to Modify Water and Sewer Rates; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for Severability Clause; and Providing for Repealer Clause. [Maria L. Beltran, Director of Finance]**
- B. Consider Second and Final Reading of an Ordinance Amending Chapter 13 Utilities, Article 13.02; Solid Waste and Stormwater Pollution Prevention, Division 1. Generally, Section 13.02.005 Receptacle; Placement of Waste for Collection and Section 13.02.006 Exemptions, Divisions 2. Rate Charges and Billing, Section 13.02.051 Customer Classification; Rate Schedule and Divisions 3. Private Collectors to Amend Placement of Waste, Modify Rate and Deposit Fees, Eliminate Private Collections and Other Related Regulations; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for Severability Clause; and providing for Repealer Clause.**
- C. Consider Second and Final Reading of an Ordinance Regarding the Voluntary Annexation Petition Concerning a 6.814-acre tract of land out of Lot 55, Stewart’s Addition to the Conway Gardens Subdivision, located approximately 450 feet West of Stewart Road, along the South side of Las Milpas Road, as Requested by Agricore Properties, LLC. [Monica Gomez, Director of Planning]**
- D. Consider Second and Final Reading of an Ordinance Regarding the Voluntary Annexation Petition concerning a 6.039-acre tract of land out of Lot 55, Stewart’s Addition to the Conway Gardens Subdivision, located approximately, as Requested by S&ML Properties, LLC. [Monica Gomez, Director of Planning]**
- E. Consider Second and Final Reading of an Ordinance Regarding the Voluntary Annexation Petition concerning a 4.748-acre tract of land out of Lots 55 and Lot 60, Stewart’s Addition to the Conway Gardens Subdivision, located approximately 450 feet West of Stewart Road and 810 feet South of Las Milpas Road, as Requested by Aldape Family Investments, LLC. [Monica Gomez, Director of Planning]**
- F. Consider Second and Final Reading of an Ordinance Regarding the Voluntary Annexation Petition concerning a 7.708-acre tract of land out of Lots 55 and 60, Stewart’s Addition to the Conway Gardens Subdivision, located approximately 450 feet West of Stewart Road and 395 feet South of Las Milpas Road, as Requested by Texas RGV Investment, LLC. [Monica Gomez, Director of Planning]**
- G. Consider Second and Final Reading of an Ordinance Regarding the Voluntary Annexation Petition concerning a 5.936-acre tract of land out of Lot 60, Stewart’s Addition to the Conway Gardens Subdivision, located approximately 450 feet West of Stewart Road and 530 feet South of Las Milpas Road, as Requested by RGV International Logistics, LLC. [Monica Gomez, Director of Planning]**
- H. Consider Second and Final Reading of an Ordinance Regarding the Voluntary Annexation Petition concerning a 6.706-acre tract of land out of Lot 60, Stewart’s Addition to the Conway Gardens Subdivision, located approximately 450 Feet West of Stewart Road and 650 Feet South of Las Milpas Road, as Requested by Nacional Proveedora de Hortalizas S.A. de C.V. [Monica Gomez, Director of Planning]**
- I. Consider Second and Final Reading of an Ordinance Regarding the Conditional Use Permit for the Sale of Alcoholic Beverage (FB – Food & Beverage Certificate and MB – Mixed Beverages) for On-Premise Consumption at The Post Oak Beer Garden at GW’s BBQ, located at 107 N. Nebraska Avenue, as Requested by Post Oak Beer Garden at GW’s BBQ, LLC. [Monica Gomez, Director of Planning]**

J.

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- K. Consider Second and Final Reading of an Ordinance Regarding the Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2) of the property located at 311 N. Standard Avenue, legally described as the W ½ of Lots 17 through 20, Block 17, San Juan Original Townsite Subdivision, as Requested by Ernesto Gonzalez, Jr. [Monica Gomez, Director of Planning]**
- L. Budget Expenditure Report February 28, 2026. [Maria L. Beltran, Director of Finance]**
- M. Consider Approval of City Commission Meeting Minutes:**
 - October 3, 2022
 - February 24, 2026
 - March 10, 2026

Mayor Pro Tem, Jesus “Jesse” Ramirez made a motion to approve items A-K and was seconded by Commissioner Gilbert Garza. Motion passed (5-0).

No Action was taken for item L.

XI. EXECUTIVE SESSION

- A. The San Juan City Commission will Convene in Executive Session in Accordance with the Texas Open Meeting Act, Vernon's Texas Statutes and Codes Annotated, Government Code Chapter §551.071 (Consultation with Attorney).**
 - 1. Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney; Discussion and Possible Action Regarding Legal Matters Pertaining to Litigation Concerning an Employment Contract.**
 - 2. Pursuant to Section §551.071 Consultation with Attorney and Pursuant to Section §551.074 Personnel Matters; Discussion Regarding the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee: Director of Utilities.**
 - 3. Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney, Discussion and Possible Action Regarding the Terms of the Agreement with The Brazoria County Hispanic Lions Club.**

Commissioner Gilbert Garza made a motion to enter executive session at 6:37 p.m. and was seconded by Commissioner Mario Cantu. Motion passed (5-0).

Commissioner Marco “Markie” Villegas made a motion to reconvene at 7:50 p.m. and was seconded by Commissioner Mario Cantu. Motion passed (4-0).

XII. RECONVENE

- A. The City Commission will Reconvene in Open Session to Take Necessary Action, if any, in Accordance with Chapter 551, Open Meeting Subchapter E, Procedures Relating to Closed Meeting 551, Requirements to Vote or Take Final Action in Open Meeting.**
 - 1. Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney; Discussion and Possible Action Regarding Legal Matters Pertaining to Litigation Concerning an Employment Contract.**

Commissioner Mario Cantu made a motion to proceed as directed under executive session and was seconded by Commissioner Gilbert Garza. Motion passed (4-0)

- 2. Pursuant to Section §551.071 Consultation with Attorney and Pursuant to Section §551.074 Personnel Matters; Discussion Regarding the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee: Director of Utilities.**

Commissioner Gilbert Garza made a motion to approve and was seconded by Commissioner Mario Cantu. Motion passed (4-0).

- 3. Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney, Discussion and Possible Action Regarding the Terms of the Agreement with The Brazoria County Hispanic Lions Club.**

No Action taken

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XIII. ADJORNMENT

Commissioner Marco “Markie” Villegas made a motion to adjourn at 7:51 p.m. and was seconded by Commissioner Mario Cantu. Motion passed (4-0)

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Brenda Escalante, City Secretary