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

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

SAN JUAN CITY COMMISSION

Location: San Juan Memorial Library
Multipurpose Meeting Room
1010 S. Standard St.
San Juan, Texas 78589
Tuesday, June 23, 2026

REGULAR MEETING AGENDA
5:30 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 a Proclamation Proclaiming the Month of June 2026 as National Cancer Survivors Month.

B. Presentation Regarding the Disaster Recovery Reallocation Program (DRRP) Award Granted by the Texas General Land Office to the San Juan Housing Authority, for the Development of the San Juan Cottages.

C. Presentation on Departmental Reports: Department of Planning and Zoning, Department of Parks and Recreation, Department of Sanitation, San Juan Memorial Library, Department of Finance, Fire Department, Police Department, Municipal Court and Department of Utilities.

1. Department of Planning and Zoning Monthly Report. [Monica Gomez, Director of Planning]
2. Department of Parks and 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]
5. Department of Finance Monthly Report. [Maria L. Beltran, Director of Finance]
6. Fire Department Monthly Report. [Tirso Garza, Fire Chief]
7. Police Department Monthly Report. [Leandro Sifuentes, Chief of Police]
8. Municipal Court Monthly Report. [Mary Enriquez, Court Administrator]
9. Department of Utilities Monthly Report. [Alfredo de Leon, Interim Director of Utilities]

VI. PUBLIC HEARING/ORDINANCES

A. Hold a Public Hearing and Consider an Ordinance for the Conditional Use Permit for the Sale of Alcoholic Beverages (BQ – Wine and Malt Beverage Retailer's Off-Premise) at M&M Chill Spot Drive-Thru located at 301 S. Cesar Chavez Road, legally described as Lot 1, M&M Subdivision, as Requested by MAR & MR 1994, LLC. [Monica Gomez, Director of Planning]

B. Hold a Public Hearing and Consider an Ordinance for the Conditional Use Permit for the Sale of Alcoholic Beverages (BQ – Wine and Malt Beverage Retailer's Off-Premise) at Dollar General Store #25987, located at 2703 N. Veterans Boulevard, legally described as Lot 1, DG Veterans Subdivision, as Requested by Dolgencorp of Texas, Inc. [Monica Gomez, Director of Planning]

C. Hold a Public Hearing and Consider an Ordinance for the Conditional Use Permit for the Sale of Alcoholic Beverages (BG – Wine and Malt Beverage Retail Dealer's On-Premise Permit) at Santa Chelada Drive-Thru located at 4101 N. Veterans Boulevard, legally described as the West 132.37 feet of the North 120 feet of Lot 5, Block 5, John Closner Subdivision, as Requested by Santa Chelada, Inc. [Monica Gomez, Director of Planning]

D. Hold a Public Hearing and Consider an Ordinance for the Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) for the property located at 307 E. 11th Street, legally described as Lot 2 & 3, Block 1, Gossage Block Subdivision, as Requested by Elias Jair Gutierrez. [Monica Gomez, Director of Planning]

E. Hold a Public Hearing for a Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of the 6.68-Acre Tract of Land Out of Lot 12, Stewarts Addition to the Conway Gardens Subdivision, located approximately 200 feet North from Hall Acres Road, along the West side of Stewart Road, as Requested by Teysha Group, LLC. [Monica Gomez, Director of Planning]

VII. APPOINTMENTS

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

B. Consider the Removal, Appointment, or Reappointment of one (1) Member to the San Juan Parks & Recreation Advisory Board. [Brenda Escalante, City Secretary]

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

A. Consider the Final Plat Approval of the Villas de Angelina Subdivision, being a 14.64-acre tract of land out of Lot 12, Block 27, Alamo Land and Sugar Company's Subdivision, located approximately 700 feet West of Cesar Chavez Road, along the South side of Hall Acres Road, as Requested by Quintanilla, Headleuy and Associates. [Monica Gomez, Director of Planning]

B. Consider the Final Plat Approval of the Stewart Coves Phase II Subdivision, being a 16.00-acre tract of land out of Lots 1 and 6, Stewarts Addition to the Conway Gardens located approximately a quarter of a mile North of Moore Road, along the West side of Stewart Road, as Requested by Melden & Hunt, Inc. [Monica Gomez, Director of Planning]

C. Discussion and Possible Action, if any, Regarding the Hidalgo County Elections Department's

Request to use the San Juan Memorial Library and San Juan Fire Station No. 2 for the 2026 General Election and General Runoff Election. [Brenda Escalante, City Secretary]

IX. RESOLUTIONS

A. Consideration and Action, if any, on Resolution Authorizing the Submission of an Application to the Texas Water Development Board (TWDB) Water Supply and Infrastructure Grant (WSIG) Program for the City of San Juan's 2025 Water Distribution and Comprehensive Master Plan Improvement Project and Authorizing the City Manager to act as the City's Authorized Representative. [Alfredo De Leon, Interim Director of Utilities]

X. CONTRACTUALS

A. Consideration and Action, if any, on a Cooperation Agreement Between the County of Hidalgo and the City of San Juan to continue its Participation with the Urban County as a Unit of General Local Government (UGLG).

XI. CONSENT AGENDA

A. Consider Second and Final 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. Consider Second and Final Reading of the Ordinance Regarding 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 a1.99-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. Consider Second and Final Reading of the Ordinance Regarding the 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. Consider Second and Final Reading of the Ordinance Regarding the 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 Second and Final 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]

F. Consider Approval of City Commission Meeting Minutes:
- May 14, 2024
- May 28, 2024
- June 11, 2024
- July 23, 2024
- April 28, 2026
- May 12, 2026

XII. EXECUTIVE SESSION

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

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

XIII. RECONVENE

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

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

XIV. ADJOURNMENT

CERTIFICATION

I certify that the above notice of the Regular Called Meeting of the City of San Juan is true and correct; and that I posted such notice on the bulletin board. A place convenient and readily accessible to the public on the 16th day of June 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: Brenda Escalante, City Secretary

DATE: 06/08/2026

SUBJECT: Presentation on a Proclamation Proclaiming the Month of June 2026 as National Cancer Survivors Month.

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

PROCLAMATION

Designating June 2026 as National Cancer Survivor Month

WHEREAS, a "cancer survivor" is defined as anyone living with a history of cancer—from the moment of diagnosis through the remainder of life; and

WHEREAS, there are millions of cancer survivors living in the United States today, and the great State of Texas is home to a dynamic and resilient cancer survivor population; and

WHEREAS, this month provides an opportunity to celebrate the strength, courage, and perseverance of these individuals, while also recognizing the families, caregivers, and healthcare professionals who support them on their journey; and

WHEREAS, the Oncology Institute at Renaissance during National Cancer Survivors Month serves to bring awareness to the ongoing challenges faced by survivors, including the need for increased access to quality care, survivorship support, and medical advancements; and

WHEREAS, DHR Health and communities across Texas will be gathering to honor survivors, spread hope, and demonstrate that there is life after a cancer diagnosis;

NOW, THEREFORE, Be it Resolved that I, **Mario Garza**, by the power vested in me as **Mayor** of the City of San Juan, along with **Mayor Pro-Tem Jesus "Jesse" Ramirez**, **Commissioner Mario Cantu**, **Commissioner Gilbert Garza** and **Commissioner Marco "Markie" Villegas** hereby proclaim **June 2026** as **National Cancer Survivor Month** and encourage all citizens to join in celebrating the strength of survivors and supporting the vital work being done to find a cure.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of San Juan, Texas to be affixed this 23rd day of June, 2026.

CITY OF SAN JUAN, TEXAS

_____

Mario Garza, Mayor

ATTEST:

_____

Brenda Escalante, 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: Brenda Escalante, City Secretary

DATE: 06/15/2026

SUBJECT: Presentation Regarding the Disaster Recovery Reallocation Program (DRRP) Award Granted by the Texas General Land Office to the San Juan Housing Authority, for the Development of the San Juan Cottages.

San Juan Cottages



The San Juan Housing Authority is proud to announce the development of San Juan Cottages, a new affordable housing community consisting of seven duplex buildings, providing quality housing opportunities for families in our community. This project was made possible through a $2 million Disaster Recovery Reallocation Program (DRRP) award from the Texas General Land Office.





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

MEMORANDUM

TO: Ruben Guajardo, City Manager

FROM: Monica Gomez, Director of Planning and Zoning

DATE: 06/01/2026

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

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

- 55 building permits were issued during the month of May with a $5,415,328.00 in total valuation.
- 84 garage sale permits were issued with $1,260.00 in total valuation.
- We provided customer service and support to 632 people and handled approximately 1,315 calls.
- The building inspectors conducted approximately 347 inspections.
- 23 building permits were issued for new houses with $4,388,610.00 in total valuation.

HEALTH DIVISION
Inspections: 38
Permits Issued: 19
Valuation: $2,225

CODE ENFORCEMENT
Code Enforcement Inspectors continue conducting site visits at businesses to verify that occupational licenses and permits are up to date. Inspectors also conducted food truck inspections, day care/foster home permits.

Business Permits: 37
Valuation of business permits renewed: $1,850

Officer Rodriguez
- Weedy Lots: 39
- Work orders: 14
- Garage Sale w/o permit: 11
- Building w/o permit: 2
- Abandoned cars: 5
- Commercial abandoned vehicles: 1
- Expired Business permit: 10
- Occupational Inspection: 13

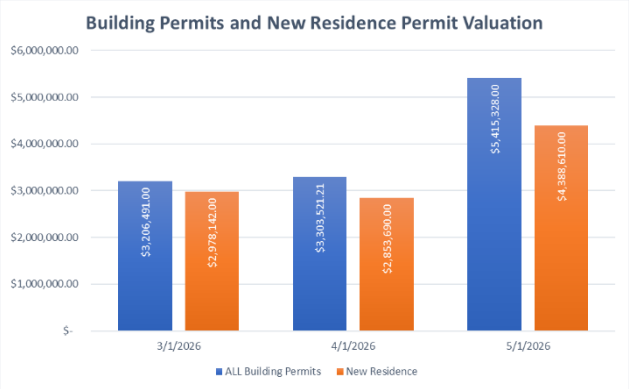
Officer Munoz
- Work orders: 16
- Weedy Lots: 43
- Garage Sale w/o permit: 5
- Building without permit: 2
- Certified Letters: 25
- Commercial abandoned vehicles: 10
- Occupational Inspection: 13

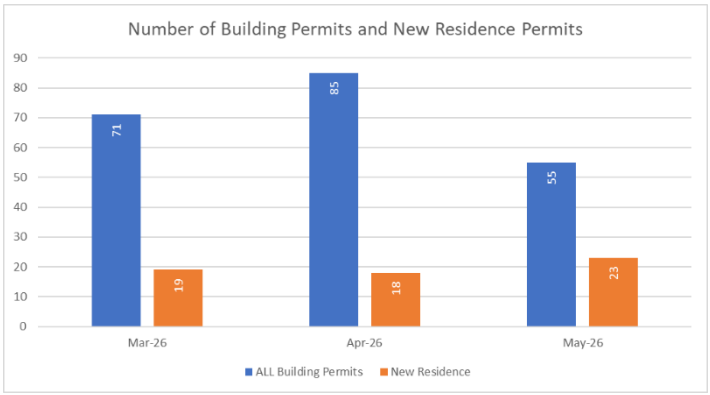
Officer Cavazos
- Weedy Lots: 16
- Garage Sale w/o permit: 1
- Building without permit: 3
- Certified Letters: 4
- Commercial abandoned vehicles: 3
- Signs in violation: 1
- Follow up: 5
- Occupational Inspection: 7
- Expired Business permit: 3

NEW BUSINESSES OPENING IN THE CITY DURING THIS MONTH

A total of six (6) new businesses were open in the City of San Juan during the month of May.

- Pinch N' Dip 101 Alta Street
- Chepes Tepache & Ice Cream 101 Alta Street
- D'lash Castle LLC 111 N. Raul Longoria Road
- Tacos y Gorditas La Tia Lola 101 Alta Street
- Healthy Havana 302 E. Bus Hwy 83 Ste 10
- Corner Box Snacks 109 E. 6th Street


Building Permits and New Residence Permit Valuation
$6,000,000.00
$5,000,000.00
$4,000,000.00
$3,000,000.00
$2,000,000.00
$1,000,000.00
$-
$3,206,491.00
$2,978,142.00
$3,303,521.21
$2,853,690.00
$5,415,328.00
$4,388,610.00
3/1/2026
4/1/2026
5/1/2026
ALL Building Permits
New Residence


Number of Building Permits and New Residence Permits
90
80
70
60
50
40
30
20
10
0
71
19
85
18
55
23
Mar-26
Apr-26
May-26
ALL Building Permits
New Residence

PLANNING AND ZONING COMMISSION
MAY 14, 2026
SAN JUAN CITY HALL - EOC ROOM
512 S. NEBRASKA AVENUE
SAN JUAN, TX 78589
6:00 P.M.

P&Z PRESENT	P&Z ABSENT	STAFF PRESENT	GUESTS PRESENT
Valerie Cardenas	Martin Gamboa	Monica Gomez	Austin Navarrete
Irma Castillo		Clarissa Aviles	
Daniel Garza			
Luis Mancillas			
Mark Salinas			
Eliza Yzaguirre			

1. **CALL TO ORDER**
   Chair Cardenas called the meeting to order at 6:00 p.m.

2. **APPROVAL OF MINUTES – April 16, 2026**
   Vice Chair Castillo made a motion to approve the minutes as presented by city staff. Commissioner Mancillas seconded the motion. The motion passed unanimously with a 6-0 vote.

3. **PUBLIC HEARINGS**

3.1 Conditional Use Permit — **For the Sale of Alcoholic Beverages *(BQ – Wine and Malt Beverage Retailer's Off-Premise)***
7-Eleven
Location: 2023 N. Veterans Boulevard
1.99-acre tract of land out of Lot 10, Block 5, John Closner Subdivision
Applicant: 7-Eleven, Inc.

REVIEW COMMENTS:
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.

FINAL RESOLUTION OF REQUEST & COMMENTS:
Commissioner Yzaguirre made a motion to approve the conditional use permit as presented. Commissioner Salinas seconded the motion. The motion passed with a 6–0 vote.

4. SUBDIVISIONS

4.1 Preliminary Plat Approval with Variance Request	**Vaquero San Juan Subdivision** **Being a 2.18-acre tract of land out of Lot 3, Block 8, John Closner Subdivision** **Location: Southeast corner of Raul Longoria and Owassa Road** **Developer: Vaquero San Juan Partners, LP.** **Engineer: Melden & Hunt, Inc.** **Water: North Alamo Water Supply Corporation** **Sewer: City of San Juan**

REVIEW COMMENTS:
Ms. Gomez explained this item is a request for preliminary plat approval for Vaquero San Juan Subdivision, a 2.18-acre tract located at the southeast corner of Owassa Road and Raul Longoria Road. The property is proposed to be subdivided into one (1) commercial lot and is zoned General Business District (C-2).

The site is located within Flood Zone "AH," and a Letter of Map Amendment (LOMA) has been submitted to FEMA. Water service will be provided by North Alamo Water Supply Corporation, with the proposed connection to the 10-inch water line along Owassa Road. Sewer service will be provided by the City of San Juan through an extension of the existing 8-inch sewer line from North Liberty Loop.

The applicant is requesting a variance to the required 15-foot utility easement along the south side of the property due to existing easements and right-of-way constraints that reduce the buildable area.

Staff met with the project engineer and developer to review departmental comments and recommends approval of the preliminary plat along with variance request.

Austin Navarrete, represent of Vaquero Ventures, stated that he was there to answer any questions.

FINAL RESOLUTION OF REQUEST & COMMENTS:
Vice Chair Castillo made a motion to approve the Preliminary Plat with variance as presented. Commissioner Yzaguirre seconded the motion. The motion passed with a 6-0 vote.

5. NEXT MEETING – TBD

6. ADJOURNMENT
There being no further items to discuss, Vice Chair Castillo made a motion to adjourn; Commissioner Yzaguirre second the motion. The meeting was adjourned at 6:08 p.m.

City of San Juan, Texas

_____
Valerie Cardenas, Chairwoman
Planning and Zoning Commission

Attest:

_____
Monica Gomez
Director of Planning

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: 06/11/2026

SUBJECT: Department of Parks and Recreation Monthly Report. [Patrick Willingham, Director of Parks and Recreation]

For May 2026, we have the following to report: During May 2026, our department addressed the following areas:

Parks Division

- Parks staff has been maintaining the fields in preparations for the PONY Baseball/Softball season.
- Parks Staff continues to maintain the grounds of our city parks, land scaping departmental buildings and other assigned areas through-out the City.
- Park preparations are ongoing for the upcoming PONY Baseball/Softball Season and All -Star Tournaments that set for the month of June.
- Repairs have been completed at Liberty Park.
- Friday, May 1, 2026 at St. John Church in Lopezville, staff set up the tent for their event that was scheduled for Sunday, May 3.
- Wednesday, May 6, 2026 at 5:30 pm, the grand opening of the new San Juan Parks & Recreation Department and park.
- Thursday, May 14, 2026, the City of San Juan Health Fair was held. Staff assisted with the set up.
- Saturday, May 16, 2026, EDC Moonlight Market Days was held at Municipal Park. Staff assisted with set up and cleanup of the event.
- Tuesday, May 26, 2026, Staff assisted with the set up for the City Commission Meeting at Amigos del Valle.
- Thursday, May 28, 2026, Staff assisted with the set up the Municipal Park for the All-Abilities Baseball Showcase.
- Friday, May 29, 2026 at PSJA North HS, staff set up the tent for their event.
- Saturday, May 30, 2026, Pinata 5K Run was held at San Juan Sports Complex. Staff assisted by

providing support.

Recreation Division

- Staff has been assisting opening and closing the weekday and weekend rentals, opening and closing the new San Juan Parks & Recreation Park.
- PONY Baseball ages 3-14 and Softball ages 5-14 concluded with 38 Baseball teams and 16 Softball teams for a total of 54 teams.
- All-Star Teams and Volunteers Coaches have been selected and are currently practicing for all baseball/softball teams. Baseball will have 6 All-Star Teams and Softball will have 5 All-Star Teams
- Summer Activity Guide has been posted online.
- High School Basketball League commenced on Thursday, May 21, 2026. All games are held at the New San Juan Parks & Recreation facility. There is a total of 6 high schools participating.
- Wednesday, May 6, 2026 at 5:30 pm, the grand opening of the new San Juan Parks & Recreation Department and park. Staff assisted with the set up and take down.
- Wednesday, May 13, Alexa, Alex & Ramiro Moreno attended a TAAF Meeting in Edinburg, TX.
- Monday, May 18, 2026, Alex Lopez attended a Career Day at Clover Elementary from 8:30 am-11:30 am.
- Monday, May 18, 2026, Summer Track & Tennis started practice at PSJA High School. Track currently has 228 registered participants and Tennis has 19 registered participants.
- Thursday, May 21, 2026, Alex Lopez and Alexa Garza attended a Career Day at Austin MS from 8:30 am-11:30 am.
- Thursday, May 28, 2026, Staff assisted in the set up and event at Municipal Park for the All-Abilities Baseball Showcase.
- Preparations for Summer Programs is ongoing.

Building Maintenance Division

- Staff has continued daily and weekly cleaning, repairing, and maintaining all city buildings. Along with coordinating the Amigo del Valle Rentals, City Hall EOC Room, Library set-ups for weekly meetings as needed
- Regular care & preventative maintenance of A/C at City Buildings
- Monthly city hall elevator test is conducted by Eduardo Guajardo
- Wednesday, May 6, 2026 at 5:30 pm, the grand opening of the new San Juan Parks & Recreation Department and park. Staff assisted with the set up and take down.
- Saturday, May 16, 2026, EDC Moonlight Market Days was held at Municipal Park. Staff assisted with set up and cleanup of the event.
- May 18-22 & 26, Staff opened and closed the Library for the elections.
- Tuesday, May 26, 2026, Staff assisted with the set up for the City Commission Meeting at Amigos del Valle.
- Saturday, May 30, 2026, Pinata 5K Run was held at San Juan Sports Complex. Staff assisted in the clean up of the restrooms.

San Juan Parks & Recreation Advisory Board -

San Juan Police Athletic League (PAL) - meeting was held on Wednesday, May 13, 2026, at 6 pm

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

MEMORANDUM

TO: Ruben Guajardo, City Manager

FROM: Israel Garza, Sanitation Director

DATE: 06/01/2026

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

May 2026 Report

Sanitation Department
- Solid Waste & Brush Collection: Both ran on schedule throughout the month.
- Drop-off Site: 1,128 visitors
- Residential Waste: 1,149.89 tons
- Commercial Waste: 852.11 tons
- Roll-Off Containers: 325.98 tons (84 loads)
- Brush: 448.89 tons (81 loads)

Recycling
- Cardboard: 18.75 tons / $1,218.72
- Curbside: 4.90 tons
- Metal: 2.83 tons / $283.00
- Total Recycling: 26.48 tons / $1,501.72 revenue
- Total Savings: $529.60
- Walk-ins: 304

Code Enforcement
- Esteban Garcia: 30 Violation Notices, 42 Illegal Dumping, 51 Contact People, 16 Construction Material, 0 Tires. Total Revenue: $650.00.
- Ruben Navarro: 24 Violation Notices, 6 Illegal Dumping, 5 Contact People, 1 Construction Material, 20 Tires. Revenue not submitted.

Central Garage
- Work Orders: 45 created, 37 closed, 8 pending (see attachment).
- Fleet Status:
- 6 Residential Side Loaders
- 1 Commercial Side Loader
- 2 Commercial Front Loaders
- 2 Brush Trucks
- 1 Brush Tractor (grapple)
- 3 Brush Grapple Trucks
- 2 Roll-Off Trucks

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

MEMORANDUM

TO: Ruben Guajardo, City Manager

FROM: Christina Perez, Director of Library

DATE: 06/08/2026

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

Enclosed is the May Monthly Report including statistics and programs:
For the month of May, we had 2,339 visitors. The library checked out a total of 324 physical items for both adult and children. We had no in-house circulation items. We requested and received ten (10) Interlibrary Loans (ILL). We had 79 new patrons added to our circulation system. We helped the public with an estimated 140 reference/informational questions. We had 31 fax transactions. The monthly amount deposited was $1,456.78 both fines and fees.

Please see the attached statistical report.

During the month of May

- Hosted Mother's Day Event
- Held Parent Workshop Program partnering with Professor Belinda Rivas from UTRGV
- Attended Community Literacy Day at Longoria Elementary
- Attended PSJA Mental Health Fair
- Attended Hidalgo County Library System Meeting
- Managed the day-to-day operations of the San Juan Memorial Library

Meetings to be held in June 2026

Multipurpose Room

Summer Reading Program, June 8th – 12th, 15th – 18th, 22nd – 26th, & 29th – 30th
Keep San Juan Beautiful, June 10th
Rio Grande Early Childhood Assoc., June 20th

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

City Commission, June 23rd

Training Room:

Parent Behavioral Workshop, June 4th, 11th, 18th & 25th

Total Visitors	2,339
Computer Users	417
Total Checkouts	324
In-House Use	0
Inter-Library Loans	10
New Patrons	79
Reference	140
Informational Questions	237
FAX transactions	31
Children's Programs	13
Attendance	290

Multipurpose Room Reservations	Attendance
02 Rio Grande Early Child Hood Eduactor Ass.	30
02 Lions Club	16
06 KSJB Meeting	12
07 Vanguard Academy	36
09 Mothers Day Event	127
12 City Commission	28
14 Vanguard Academy	24
18 Early Voting	22
19 Early Voting	39
20 Early Voting	54
21 Early Voting	45
22 Early Voting	83
30 Rio Grande Early Child Hood Educator Ass.	28
Total	**498**

Training Room Reservations	Attendance
07 Parent Workshop	6
14 Parent Workshop	7
21 Parent Workshop	5
23 Girl Scouts Meeting	8
26 Boys & Girls Club	16
28 Parent Workshop	9
Total	**51**

Total DVD Checkouts	
Children's DVDs	12
Other than Children's DVDs	8
Total	**20**

Total Book Checkouts	
Children's Books	199
Other than Children's Books	105
Total	**304**

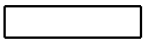
WiFi Usage	
LibGuest	1,883
LibStaff	471
Total	**2,354**

Study Room Attendance	
Study Rooms	**65**

Likes	**756**
Visitors	**16,406**

Deposits	
Fines	$ 115.33
Copies	$ 1,341.45
Surcharges	$ -
	$1,456.78

Total + Surcharges



May 2026 Youth & Children's Programs/Attendance

Program Date	Program Title	Total Attendance by Program
Friday, May 1, 2026	Literacy Event at Raul Longoria	31
Tuesday, May 5, 2026	Crafts & Snacks	10
Wednesday, May 6, 2026	PSJA Mental Health Fair	34
Thursday, May 7, 2026	Parent Workshop	6
Saturday, May 9, 2026	Mothers Day Event	127
Tuesday, May 12, 2026	Crafts & Snacks	13
Wednesday, May 13, 2026	Movie and Craft	9
Thursday, May 14, 2026	Parent Workshop	7
Monday, May 18, 2026	Coloring Time	23
Thursday, May 21, 2026	Parent Workshop	5
Tuesday, May 26, 2026	Crafts & Snacks	12
Wednesday, May 27, 2026	Toddler Time	4
Thursday, May 28, 2026	Parent Workshop	9
Total	**13**	**290**

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: 06/09/2026

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

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

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

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

Additional Information
Maintained 29, funds, assisted 24, departments. May Sales Tax was a 4.78% increase of $28,971 compared to last year.
- Check Disbursement – 320
- Bank Drafts – 58
- Voided Checks – 14

 Direct Deposit Payroll – 931
 Reconciled Bank Accounts – 11
 Budget Adjustments – 7
 Journal Entries Posted – 151
 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 Leage
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, customer account integrity. Maintaining accurate customer records, monitoring collections and resolving billing discrepancies.
The City of San Juan collects 7,563 Water Accounts, 7,100 Sewer Accounts and 7,201 Brush Accounts.
 North Alamo Water Supply Corporation serves 3,735 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.
 Utility Bills Emailed - 1250

Service Orders
 Connects - 97
 Meter information - 16
 Disconnect - 101
 Dead Meters Change - 4
 Past Due Notice — $1,540 - $7,700
 Cut List/11th - 12
 Cut List Register/21st - 6

Utility Payments Received:
 Paid in Person - 57 %
 Juniors Supermarket - 0 %
 Online - 32 %
 Bank Drafts - 7 %
 Phone Payments - 4 %
Utility Billing Employees — 9

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

MEMORANDUM

TO: Ruben Guajardo, City Manager

FROM: Tirso Garza, Fire Chief

DATE: 06/11/2026

SUBJECT: Fire Department Monthly Report. [Tirso Garza, Fire Chief]

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

Emergency Calls
A total of 149 calls were made in May 2026. (Please see attached report.)
- A Shift = 84
- B Shift = 18
- C Shift = 47

Pharr EMS
Pharr EMS and the Fire Department responded to 93 calls in May 2026. Please see the attached report submitted by Pharr EMS.

County Calls
The San Juan Fire Department had two county calls in May 2026, which are the following:
- 5/17/2026 – 4205 Beth Drive, Edinburg, Texas (Mutual Aid) for a Smoke Investigator.
- 5/31/2026 – 803 El Gato Road, Alamo, Texas (Mutual Aid) for a Structure Fire.

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

Fire Inspections
A total of 51 inspections were conducted in May 2026, which are as follows:

- 5/1/2026 - Amigo Rent To Own located at 600 S Nebraska AVE
- 5/1/2026 - Grocery Services South located at 618 E Nolana LOOP, Suite C.

- 5/1/2026 - Medical Center Nelson A. Mata MD Clinic - 603 S Nebraska Ave,
- 5/1/2026 - La Curva Taqueria - 2912 N Raul Longoria RD,
- 5/1/2026 - Hibachi By Ruben - 205 W Nolana, STE 5 & 6,
- 5/4/2026 - Gabe's Auto Shop - 319 W Business 83,
- 5/4/2026 - Injector Lucia - 4810 N Raul Longoria RD, Ste 7,
- 5/4/2026 - Spirit Truck Lines - 200 W Nolana,
- 5/6/2026 - Corner Box Snacks - 109 E 6th ST,
- 5/6/2026 - Fade Factory Pro Barbers - 1211 N Raul Longoria RD, Ste E,
- 5/6/2026 - Regional Finance Corporation - 901 N Raul Longoria RD, Ste 4,
- 5/7/2026 - 7- Eleven Inc. #40610H - 911 W 495,
- 5/7/2026 - Express Tax & More - 4810 N Raul Longoria RD,
- 5/7/2026 - The Spot - Acayucan Food Truck - 101 Alta, Unit 6,
- 5/7/2026 - Pampered Paws Pet Salon & Spa - 502 S Nebraska AVE,
- 5/7/2026 - Iglesia Companerismo Cristiano Fe - 427 S Iowa,
- 5/7/2026 - 7 Eleven, Inc. #40614H - 1701 N Raul Longoria RD,
- 5/7/2026 - The Spot - Chepes Tepache & Ice Cream - 101 Alta, Spot 8,
- 5/11/2026 - Wing Barn - 707 W Interstate 2, STE 100,
- 5/11/2026 - Taco Kissi Restaurant - 5004 N Raul Longoria RD,
- 5/13/2026 - Junior's Supermarket - 108 E FM 495,
- 5/13/2026 - Olive Garden Italian Restaurant #6488 located at 1403 E Interstate 2,.
- 5/13/2026 - Cano Trucking / Grande Produce - 109 W Dicker RD,
- 5/14/2026 - City Auto Care - 205 W Business 83,
- 5/14/2026 - D'Lash Castle LLC - 111 N Raul Longoria, Ste 10,
- 5/15/2026 - La Caja Chilaquiles and Catering - 101 Alta, Unit 2 ST,
- 5/15/2026 - M&M Chill Spot - 301 S Cesar Chavez RD,
- 5/15/2026 - THE SPOT - Tacos y Gorditas La Tia Lola - 101 Alta, Unit 11
- 5/18/2026 - Facial Focus Studio, LLC - 111 W Nolana, Unit 10,
- 5/18/2026 - Quality Tax Service - 614 E Nolana, Ste E LOOP,
- 5/18/2026 - Petty Child Care - 154 Deanna DR,
- 5/18/2026 - Mercy's Flower Shop - 620 S Standard AVE,
- 5/18/2026 - Top Xnotch Barbershop - 2904 N Raul Longoria RD,
- 5/18/2026 - Sylvia's Beauty Salon - 2207 N Raul Longoria RD, Ste B,
- 5/19/2026 - Cash America LP dba Pawn of San Juan - 800 Raul Longoria,
- 5/19/2026 - Healthy Havana - 302 E Business 83, Ste 10,
- 5/19/2026 - Cash America LP dba Pawn of San Juan - 800 Raul Longoria,
- 5/19/2026 - Raul Resendez State Farm - 102 W Amy, Ste 1 DR,
- 5/19/2026 - Healthy Havana - 302 E Business 83, Ste 10,
- 5/26/2026 - Taqueria Rios - 5107 N Raul Longoria RD,
- 5/26/2026 - Maty's Cake Supplies - 2201 N Raul Longoria, Ste A
- 5/26/2026 - Protein 2 Go - 627 S Veterans, Ste D,
- 5/26/2026 - Mi Hacienda Adult Daycare - 4011 N Veterans BLVD,
- 5/27/2026 - Quinta Don Chuy LLC located at 404 E Hall Acres RD.
- 5/27/2026 - Vital Coffee - 232 E Business 83, Space 20 HWY,
- 5/27/2026 - Popeyes Louisiana Kitchen - 1607 E 83 EXPY,
- 5/27/2026 - McAllen DOT Exam & Drug Testing located at 200 W Expressway 83, Ste N EXPY,
- 5/28/2026 - Stars Drive In - 701 N Nebraska AVE,
- 5/27/2026 - Gorditas Dona Tere - 3100 N Raul Longoria RD,
- 5/29/2026 - Taqueria La Heradura#4 - 205 W Nolana, Ste 1 & 2 LOOP,

Plan Reviews

The following plans were reviewed for May 2026:

- Minnesota Oak Subdivision
- 711
- Chick-Fil-A – Sprinkler System
- Southern Smiles Photography – Sprinkler System
- Chick-Fil-A – Fire Suppression System
- North Park Lexus – Sprinkler Modification
- Chick-Fil-A – Riser Room

Fuel Utilization

Please note that the total amount of gallons mentioned in this report belongs only to the logs submitted by the Fire Chief, Lieutenant, or Firefighter in charge of May 2026 to the Administration Office.

- A total of 312.5 Gallons of Unleaded
- A total of 625.4 Gallons of Diesel

NERIS Fire Index - Incident Types

Jun 8, 2026 3:30:04 PM Fire Incidents (NERIS)

Filter statement

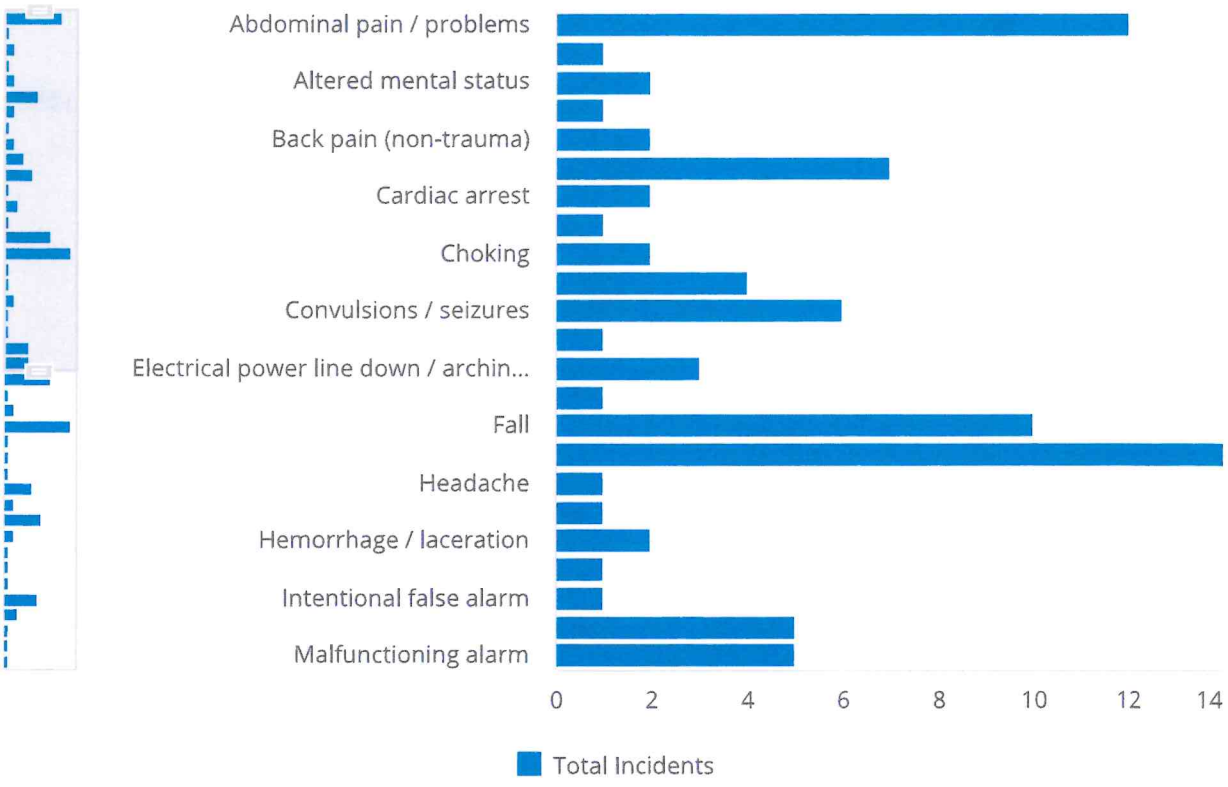
Filters **Incident onset** 5/1/26 to 5/31/26 | **Incident status** Locked

Count of Total Incidents (NERIS)

Count of Incidents

149

Count of Incidents by Incident Type



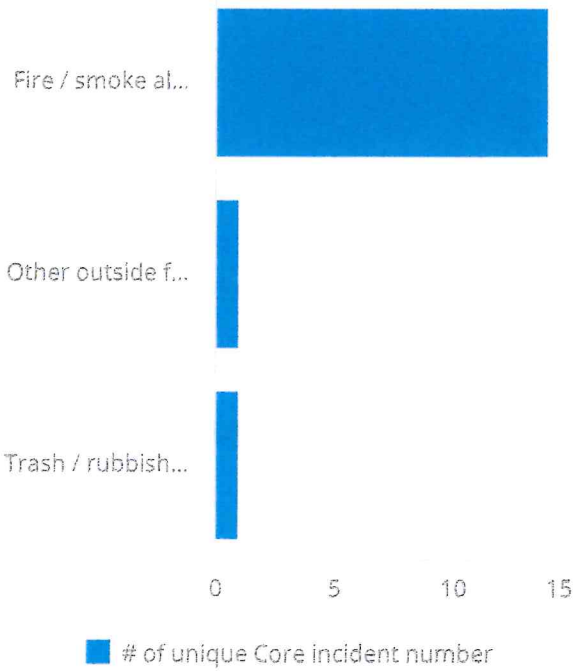
NERIS Fire Index - Incident Types

Fire Incidents (NERIS)

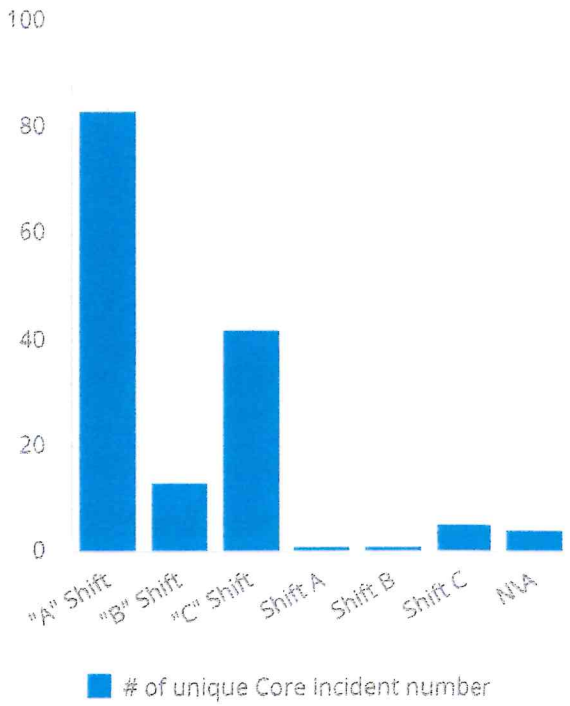
Filter statement

Filters **Incident onset** 5/1/26 to 5/31/26 | **Incident status** Locked

Count of Fire Incidents by Type



Count of Fire Incidents by Shift



Total Aid Given or Received

CITY OF PHARR EMS
MAY 2026 RESPONSE REPORT

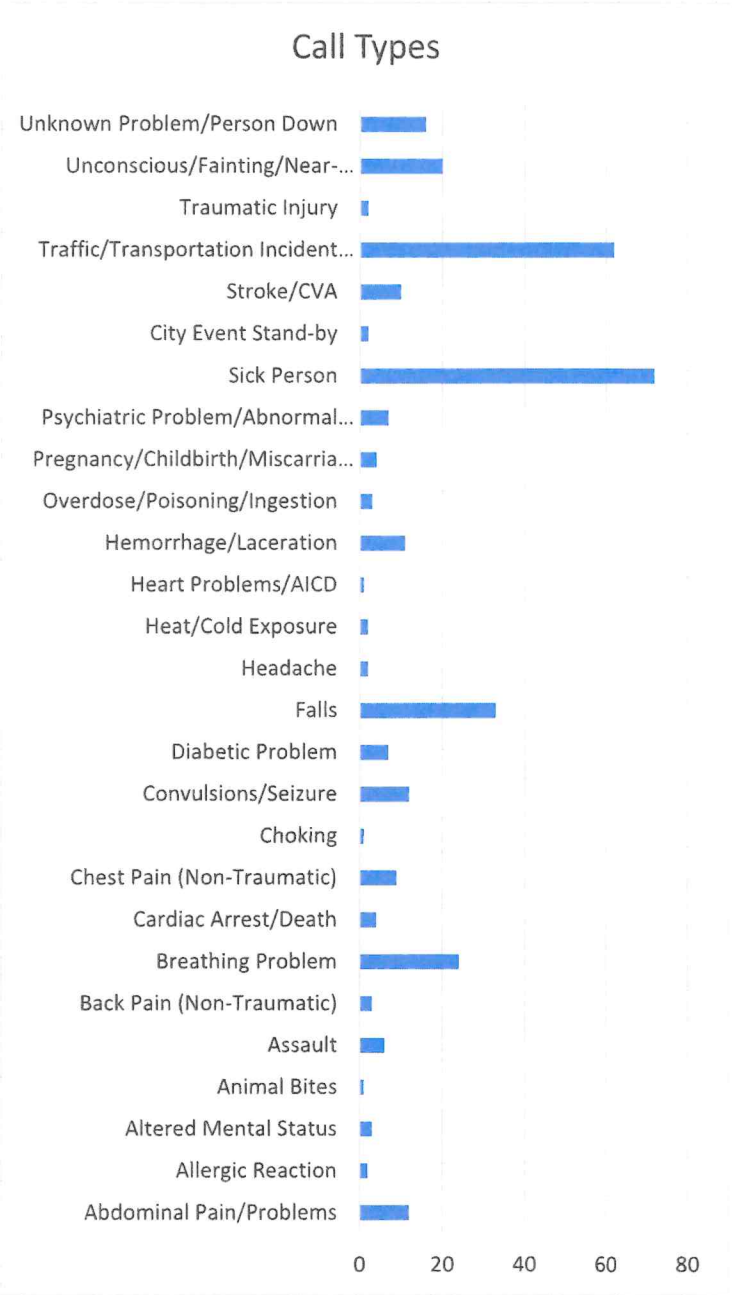
Call Types

Abdominal Pain/Problems	12
Allergic Reaction	2
Altered Mental Status	3
Animal Bites	1
Assault	6
Back Pain (Non-Traumatic)	3
Breathing Problem	24
Cardiac Arrest/Death	4
Chest Pain (Non-Traumatic)	9
Choking	1
Convulsions/Seizure	12
Diabetic Problem	7
Falls	33
Headache	2
Heat/Cold Exposure	2
Heart Problems/AICD	1
Hemorrhage/Laceration	11
Overdose/Poisoning/Ingestion	3
Pregnancy/Childbirth/Miscarriage	4
Psychiatric Problem/Abnormal Behavior/Suicide A	7
Sick Person	72
City Event Stand-by	2
Stroke/CVA	10
Traffic/Transportation Incident (MVC)	62
Traumatic Injury	2
Unconscious/Fainting/Near-Fainting	20
Unknown Problem/Person Down	16
	331

Destination by Facility

DHR Women's	5
Doctors Hospital at Renaissance	57
Driscoll Children's Hospital	7
RGR Free Standing ER San Juan	31
Rio Grande Regional Hospital - Main	52
STHS Children's	8
STHS Edinburg	8
STHS Free Standing ER Alamo	2
STHS Heart	4
STHS McAllen	43
	217

Response Compliance	94.5%
EMS Stand-bys	2
LEERRT Call Out	0



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 Transferred To (eDisposition.01)
26-04240	26-004994	Medic 31	5/1/2026 12:21	5/1/2026 12:22	5/1/2026 12:32	0:09:58	5/1/2026 12:47	5/1/2026 13:12	Priority 1	Unconscious/Fainting	1605 PAUL DR	SAN JUAN	Doctors Hospital at Renaissance
26-04247	26-005003	Medic 102	5/1/2026 18:57	5/1/2026 18:58	5/1/2026 19:04	0:06:18	5/1/2026 19:19	5/1/2026 19:39	Priority 1	Sick Person	504 MIGUEL HIDALGO ST	SAN JUAN	Doctors Hospital at Renaissance
26-04250	26-005006	Medic 31	5/1/2026 23:47	5/1/2026 23:49	5/1/2026 23:56	0:07:05	5/3/2026 0:07	5/3/2026 0:28	Priority 1	Convulsions/Seizure	104 E 16TH ST	SAN JUAN	STHS Children's
26-04251	26-005011	Medic 102	5/2/2026 1:59	5/2/2026 2:01	5/2/2026 2:07	0:08:31	5/2/2026 2:46	5/2/2026 2:59	Priority 1	Sick Person	700 W BUSINESS 83	SAN JUAN	STHS Heart
26-04253	26-005007	Medic 31	5/2/2026 2:15	5/2/2026 2:17	5/2/2026 2:28	0:10:35	5/2/2026 2:38		Priority 2	Abdominal Pain/Problems	2901 SUMMER HEIGHTS E	SAN JUAN	
26-04261	26-005035	Medic 31	5/2/2026 10:08	5/2/2026 10:09	5/2/2026 10:20	0:10:50	5/2/2026 10:30	5/2/2026 10:44	Priority 1	Diabetic Problem	414 JUDEAN LN	SAN JUAN	Rio Grande Regional Hospital - Main
Long Distance													
26-04262	26-005036	Medic 102	5/2/2026 10:36	5/2/2026 10:45	5/2/2026 10:53	0:08:32			Priority 1	Psychiatric Problem/Abnormal Behavior	113 W 17TH ST	SAN JUAN	
26-04266	26-005039	Medic 31	5/2/2026 13:36	5/2/2026 13:38	5/2/2026 13:44	0:05:25	5/2/2026 13:54	5/2/2026 14:04	Priority 1	Stroke/CVA	1008 SAN RAMON ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-04267	26-005023	Medic 102	5/2/2026 13:57	5/2/2026 13:58	5/2/2026 14:07	0:08:29	5/2/2026 14:28	5/2/2026 14:41	Priority 1	Traffic/Transportation Incident (MVC)	S STEWART RD/ E RIDGE RD	SAN JUAN	
26-04267	26-005024	Medic 102	5/2/2026 13:57	5/2/2026 13:58	5/2/2026 14:07	0:08:29	5/2/2026 14:28	5/2/2026 14:41	Priority 1	Traffic/Transportation Incident (MVC)	S STEWART RD/ E RIDGE RD	SAN JUAN	STHS McAllen
26-04268	26-005021	Medic 1	5/2/2026 14:01	5/2/2026 14:06	5/2/2026 14:10	0:03:53	5/2/2026 14:24	5/2/2026 14:39	Priority 1	Sick Person	2900 FORTUNE AVE	SAN JUAN	DHR Women's Health Hospital
26-04269	26-005038	Medic 31	5/2/2026 15:01	5/2/2026 15:02	5/2/2026 15:07	0:05:05	5/2/2026 15:32	5/2/2026 15:50	Priority 1	Traffic/Transportation Incident (MVC)	E BUSINESS 83/ S CESAR CHAVEZ RD	SAN JUAN	Doctors Hospital at Renaissance
26-04279	26-005034	Medic 102	5/2/2026 21:12	5/2/2026 21:12	5/2/2026 21:23	0:10:39	5/2/2026 21:35	5/2/2026 21:54	Priority 1	Convulsions/Seizure	1411 S KANSAS AVE	SAN JUAN	Doctors Hospital at Renaissance

26-04282	26-005061	Medic 31	5/2/2026 22:51	5/2/2026 22:56	5/2/2026 22:59	0:03:28	5/2/2026 23:10	5/2/2026 23:19	Priority 1	Abdominal Pain/Problems	1114 WASHINGTONIAN PALM AVE	SAN JUAN	Rio Grande Regional Hospital - Main
26-04287	26-005044	Medic 102	5/3/2026 1:32	5/3/2026 1:34	5/3/2026 1:43	0:09:11	5/3/2026 1:58	5/3/2026 2:08	Priority 1	Sick Person	700 W BUSINESS 83	SAN JUAN	Rio Grande Regional Hospital - Main
26-04291	26-005056	Medic 31	5/3/2026 6:10	5/3/2026 6:11	5/3/2026 6:15	0:04:45	5/3/2026 6:33	5/3/2026 6:50	Priority 1	Chest Pain	1928 BLACK HILLS ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-04292	26-005053	Medic 102	5/3/2026 6:39	5/3/2026 6:41	5/3/2026 6:46	0:05:15			Priority 1	Cardiac Arrest/Death	506 MIGUEL HIDALGO ST	SAN JUAN	
26-04295	26-005058	Medic 102	5/3/2026 10:20	5/3/2026 10:22	5/3/2026 10:26	0:04:23	5/3/2026 10:43	5/3/2026 10:53	Priority 1	Sick Person	300 N NEBRASKA AVE	SAN JUAN	STHS McAllen
26-04296	26-005059	Medic 31	5/3/2026 10:55	5/3/2026 10:56	5/3/2026 11:01	0:05:15	5/3/2026 11:20	5/3/2026 11:34	Priority 1	Pregnancy/Childbirth	400 N NEBRASKA AVE	SAN JUAN	DHR Women's Health Hospital
26-04297	26-005062	Falcon 1	5/3/2026 11:23	5/3/2026 11:24	5/3/2026 11:29	0:05:51			Priority 1	Traffic/Transportation Incident (MVC)	CARROLL RD/ N CESAR CHAVEZ RD	SAN JUAN	
26-04297	26-005070	Medic 102	5/3/2026 11:21	5/3/2026 11:22	5/3/2026 11:28	0:05:48			Priority 1	Traffic/Transportation Incident (MVC)	CARROLL RD/ N CESAR CHAVEZ RD	SAN JUAN	
26-04302	26-005069	Medic 31	5/3/2026 15:15	5/3/2026 15:15	5/3/2026 15:22	0:06:55	5/3/2026 15:35	5/3/2026 15:46	Priority 1	Stroke/CVA	406 W ATHOL AVE	SAN JUAN	STHS McAllen
26-04305	26-005068	Medic 102	5/3/2026 18:06	5/3/2026 18:09	5/3/2026 18:09		5/3/2026 18:09		Priority 1	Falls	W 1ST ST/ S STANDARD AVE	SAN JUAN	
26-04312	26-005079	Medic 31	5/4/2026 0:48	5/4/2026 0:49	5/4/2026 0:55	0:05:43	5/4/2026 1:11	5/4/2026 1:28	Priority 1	Breathing Problem	112 SOUTHGATE AVE	SAN JUAN	Rio Grande Regional Hospital - Main
26-04313	26-005080	Medic 102	5/4/2026 1:35	5/4/2026 1:37	5/4/2026 1:45	0:08:03	5/4/2026 2:00	5/4/2026 2:09	Priority 1	Assault	501 N CESAR CHAVEZ RD	SAN JUAN	STHS McAllen
26-04319	26-005105	Medic 31	5/4/2026 7:56	5/4/2026 7:57	5/4/2026 8:03	0:06:07	5/4/2026 8:18	5/4/2026 8:35	Priority 1	Chest Pain	907 CITRUS AVE	SAN JUAN	Rio Grande Regional Hospital - Main
26-04320	26-005085	Medic 3	5/4/2026 8:17	5/4/2026 8:18	5/4/2026 8:24	0:05:47			Priority 1	Falls	117 W 6TH ST	SAN JUAN	
26-04321	26-005088	Medic 3	5/4/2026 8:36	5/4/2026 8:37	5/4/2026 8:39	0:02:17			Priority 1	Falls	410 E 12TH ST	SAN JUAN	
26-04322	26-005090	Medic 2	5/4/2026 8:49	5/4/2026 8:50	5/4/2026 9:01	0:11:48	5/4/2026 9:20	5/4/2026 9:42	Priority 1	Unconscious/Fainting	319 W 6TH ST	SAN JUAN	DHR Women's Health Hospital
3rd 9-1-1 call in San Juan													
26-04323	26-005084	Medic 3	5/4/2026 9:02	5/4/2026 9:02	5/4/2026 9:05	0:03:27			Priority 1	Unknown Problem/Person Down	700 MALDONADO CIR	SAN JUAN	

26-04324	26-005104	Medic 31	5/4/2026 9:30	5/4/2026 9:30	5/4/2026 9:47	0:17:08	5/4/2026 9:54	5/4/2026 10:17	Priority 1	Psychiatric Problem/Abnormal Behavior	204 W 10TH ST	SAN JUAN	Doctors Hospital at Renaissance
Posting for PD													
26-04328	26-005087	Medic 3	5/4/2026 10:03	5/4/2026 10:04	5/4/2026 10:15	0:10:21			Priority 1	Sick Person	601 E EARLING RD	SAN JUAN	
3rd 9-1-1 call in San Juan													
26-04332	26-005093	Medic 31	5/4/2026 12:04	5/4/2026 12:05	5/4/2026 12:12	0:06:30	5/4/2026 12:19		Priority 1	Falls	800 S STEWART RD	SAN JUAN	
26-04332	26-005094	Medic 31	5/4/2026 12:04	5/4/2026 12:05	5/4/2026 12:12	0:06:30	5/4/2026 12:29	5/4/2026 12:41	Priority 1	Falls	800 S STEWART RD	SAN JUAN	STHS McAllen
26-04338	26-005106	Medic 31	5/4/2026 13:26	5/4/2026 13:28	5/4/2026 13:36	0:08:28	5/4/2026 13:42	5/4/2026 14:08	Priority 1	Back Pain	800 CARROLL LN	SAN JUAN	STHS Children's
26-04340	26-005116	Medic 2	5/4/2026 13:48	5/4/2026 13:49	5/4/2026 13:57	0:07:36	5/4/2026 14:08	5/4/2026 14:16	Priority 1	Unknown Problem/Person Down	700 MALDONADO CIR	SAN JUAN	RGR Free Standing ER San Juan
26-04344	26-005103	Medic 31	5/4/2026 17:05	5/4/2026 17:06	5/4/2026 17:18	0:12:41	5/4/2026 17:38	5/4/2026 17:52	Priority 2	Sick Person	211 W 11TH ST	SAN JUAN	STHS McAllen
Heavy Traffic													
26-04350	26-005160	Medic 31	5/4/2026 20:07	5/4/2026 20:09	5/4/2026 20:12	0:02:53	5/4/2026 20:26	5/4/2026 20:40	Priority 1	Chest Pain	408 LILLY DR	SAN JUAN	STHS McAllen
26-04356	26-005183	Medic 31	5/4/2026 22:04	5/4/2026 22:05	5/4/2026 22:12	0:06:31			Priority 1	Unknown Problem/Person Down	700 MALDONADO CIR	SAN JUAN	
26-04359	26-005113	Medic 102	5/4/2026 22:53	5/4/2026 22:53	5/4/2026 22:58	0:04:52			Priority 1	Unknown Problem/Person Down	700 MALDONADO CIR	SAN JUAN	
26-04360	26-005161	Medic 31	5/5/2026 0:21	5/5/2026 0:22	5/5/2026 0:26	0:04:10	5/5/2026 0:45	5/5/2026 1:00	Priority 1	Sick Person	105 EBANO DR	SAN JUAN	Doctors Hospital at Renaissance
26-04361	26-005124	Medic 102	5/5/2026 0:48	5/5/2026 0:49	5/5/2026 0:57	0:08:29	5/5/2026 1:16	5/5/2026 1:27	Priority 1	Unconscious/Fainting	616 SYLVIA CIR	SAN JUAN	Rio Grande Regional Hospital - Main
26-04362	26-005182	Medic 31	5/5/2026 1:51	5/5/2026 1:52	5/5/2026 2:01	0:08:19			Priority 1	Unknown Problem/Person Down	700 MALDONADO CIR	SAN JUAN	
26-04372	26-005141	Medic 31	5/5/2026 12:17	5/5/2026 12:17	5/5/2026 12:25	0:07:06	5/5/2026 12:33	5/5/2026 12:47	Priority 1	Abdominal Pain/Problems	513 EBONY AVE	SAN JUAN	Doctors Hospital at Renaissance
26-04375	26-005145	Medic 102	5/5/2026 12:59	5/5/2026 13:00	5/5/2026 13:08	0:08:26	5/5/2026 13:24	5/5/2026 13:51	Priority 1	Convulsions/Seizure	313 E 14 1/2 ST	SAN JUAN	Doctors Hospital at Renaissance
26-04378	26-005140	Medic 1	5/5/2026 13:18	5/5/2026 13:19	5/5/2026 13:27	0:08:31	5/5/2026 13:44		Priority 1	Breathing Problem	1714 MIMOSA ST	SAN JUAN	
26-04384	26-005181	Medic 31	5/5/2026 15:50	5/5/2026 15:50	5/5/2026 15:57	0:06:28	5/5/2026 16:14	5/5/2026 16:29	Priority 1	Abdominal Pain/Problems	826 ORANGE ST	SAN JUAN	STHS Edinburg
26-04394	26-005180	Medic 31	5/5/2026 18:22	5/5/2026 18:22	5/5/2026 18:27	0:04:53	5/5/2026 18:48	5/5/2026 18:55	Priority 1	Sick Person	3701 N RAUL LONGORIA RD	SAN JUAN	RGR Free Standing ER San Juan

26-04397	26-005159	Medic 102	5/5/2026 18:44	5/5/2026 18:45	5/5/2026 18:52	0:07:12	5/5/2026 19:08	5/5/2026 19:16	Priority 1	Sick Person	504 MIGUEL HIDALGO ST	SAN JUAN	RGR Free Standing ER San Juan
26-04399	26-005179	Medic 31	5/5/2026 19:26	5/5/2026 19:27	5/5/2026 19:34	0:06:12	5/5/2026 19:47	5/5/2026 20:02	Priority 1	Unknown Problem/Person Down	700 MALDONADO CIR	SAN JUAN	Doctors Hospital at Renaissance
26-04404	26-005167	Medic 102	5/5/2026 20:39	5/5/2026 20:40	5/5/2026 20:44	0:04:37	5/5/2026 20:56	5/5/2026 21:07	Priority 1	Sick Person	2600 FERN DR	SAN JUAN	RGR Free Standing ER San Juan
26-04406	26-005178	Medic 31	5/5/2026 21:13	5/5/2026 21:14	5/5/2026 21:19	0:04:38	5/5/2026 21:45	5/5/2026 21:56	Priority 1	Breathing Problem	118 SANDRA ST	SAN JUAN	STHS Edinburg
26-04414	26-005223	Medic 31	5/6/2026 8:06	5/6/2026 8:07	5/6/2026 8:15	0:07:55			Priority 1	Traffic/Transportation Incident (MVC)	E FRONTAGE RD E/ S STEWART RD	SAN JUAN	
26-04415	26-005184	Medic 102	5/6/2026 8:21	5/6/2026 8:21	5/6/2026 8:24	0:02:58	5/6/2026 8:38		Priority 1	Traffic/Transportation Incident (MVC)	N RAUL LONGORIA RD/ E NOLANA LOOP	SAN JUAN	
26-04415	26-005185	Medic 102	5/6/2026 8:21	5/6/2026 8:21	5/6/2026 8:24	0:02:58	5/6/2026 8:38	5/6/2026 8:56	Priority 1	Traffic/Transportation Incident (MVC)	N RAUL LONGORIA RD/ E NOLANA LOOP	SAN JUAN	Doctors Hospital at Renaissance
26-04415	26-005196	Medic 102	5/6/2026 8:21	5/6/2026 8:21	5/6/2026 8:24	0:02:58	5/6/2026 8:38	5/6/2026 8:56	Priority 1	Traffic/Transportation Incident (MVC)	N RAUL LONGORIA RD/ E NOLANA LOOP	SAN JUAN	Doctors Hospital at Renaissance
26-04423	26-005222	Medic 31	5/6/2026 12:33	5/6/2026 12:34	5/6/2026 12:42	0:08:44	5/6/2026 12:53	5/6/2026 13:13	Priority 1	Pregnancy/Childbirth	700 MALDONADO CIR	SAN JUAN	DHR Women's Health Hospital
26-04424	26-005213	Medic 102	5/6/2026 12:37	5/6/2026 12:37	5/6/2026 12:40	0:02:56	5/6/2026 12:48		Priority 1	Traffic/Transportation Incident (MVC)	N RAUL LONGORIA RD/ E FM 495	SAN JUAN	
26-04424	26-005215	Medic 102	5/6/2026 12:37	5/6/2026 12:37	5/6/2026 12:40	0:02:56	5/6/2026 12:48		Priority 1	Traffic/Transportation Incident (MVC)	N RAUL LONGORIA RD/ E FM 495	SAN JUAN	
26-04429	26-005191	Medic 4	5/6/2026 13:15	5/6/2026 13:17					Priority 1	Falls	1107 MONICA LN	SAN JUAN	
26-04430	26-005188	Medic 5	5/6/2026 13:25	5/6/2026 13:27	5/6/2026 13:31	0:04:02	5/6/2026 13:48	5/6/2026 13:52	Priority 1	Sick Person	618 S KANSAS AVE	SAN JUAN	RGR Free Standing ER San Juan
26-04433	26-005220	Medic 31	5/6/2026 14:35	5/6/2026 14:36					Priority 1	Unconscious/Fainting	800 W RIDGE RD	SAN JUAN	
26-04435	26-005189	Medic 102	5/6/2026 14:38	5/6/2026 14:39					Priority 1	Unknown Problem/Person Down	S VETERANS BLVD/ W RIDGE RD	SAN JUAN	
26-04437	26-005195	Medic 102	5/6/2026 15:13	5/6/2026 15:14	5/6/2026 15:19	0:05:34			Priority 1	Unconscious/Fainting	204 COCONUT PALM AVE	SAN JUAN	

26-04438	26-005221	Medic 31	5/6/2026 15:18	5/6/2026 15:19	5/6/2026 15:25	0:06:10	5/6/2026 15:39	5/6/2026 15:52	Priority 1	Sick Person	1209 E FM 495	SAN JUAN	STHS McAllen
26-04444	26-005212	Medic 102	5/6/2026 18:50	5/6/2026 18:51	5/6/2026 18:56	0:05:19	5/6/2026 19:09	5/6/2026 19:22	Priority 1	Allergic Reaction/Stings	412 S LIBERTY LOOP	SAN JUAN	Doctors Hospital at Renaissance
26-04452	26-005229	Medic 31	5/7/2026 9:19	5/7/2026 9:19	5/7/2026 9:27	0:07:03			Priority 1	Traffic/Transportation Incident (MVC)	E HALL ACRES RD/ S STEWART RD	SAN JUAN	
26-04452	26-005230	Medic 31	5/7/2026 9:19	5/7/2026 9:19	5/7/2026 9:27	0:07:03			Priority 1	Traffic/Transportation Incident (MVC)	E HALL ACRES RD/ S STEWART RD	SAN JUAN	
26-04454	26-005232	Medic 102	5/7/2026 10:35	5/7/2026 10:37	5/7/2026 10:41	0:04:06	5/7/2026 10:46	5/7/2026 11:05	Priority 1	Sick Person	1401 EL SAUZ ST	SAN JUAN	Driscoll Children's Hospital
26-04457	26-005243	Medic 31	5/7/2026 12:24	5/7/2026 12:25	5/7/2026 12:35	0:09:47			Priority 1	Traffic/Transportation Incident (MVC)	900 E INTERSTATE 2	SAN JUAN	
26-04457	26-005244	Medic 31	5/7/2026 12:24	5/7/2026 12:25	5/7/2026 12:35	0:09:47	5/7/2026 13:11	5/7/2026 13:11	Priority 1	Traffic/Transportation Incident (MVC)	900 E INTERSTATE 2	SAN JUAN	Rio Grande Regional Hospital - Main
26-04457	26-005246	Medic 31	5/7/2026 12:24	5/7/2026 12:25	5/7/2026 12:35	0:09:47	5/7/2026 13:11	5/7/2026 13:11	Priority 1	Traffic/Transportation Incident (MVC)	900 E INTERSTATE 2	SAN JUAN	
26-04460	26-005238	Medic 102	5/7/2026 12:58	5/7/2026 12:59	5/7/2026 13:03	0:03:39	5/7/2026 13:17	5/7/2026 13:24	Priority 1	Convulsions/Seizure	1209 E FM 495	SAN JUAN	RGR Free Standing ER San Juan
26-04462	26-005242	Medic 31	5/7/2026 13:51						Priority 1	Breathing Problem	701 E SAM HOUSTON BLVD	SAN JUAN	
26-04462	26-005245	Medic 4	5/7/2026 13:51	5/7/2026 13:53	5/7/2026 13:58	0:05:12	5/7/2026 14:09	5/7/2026 14:30	Priority 1	Breathing Problem	701 E SAM HOUSTON BLVD	SAN JUAN	Driscoll Children's Hospital
26-04463	26-005241	Medic 31	5/7/2026 14:19	5/7/2026 14:20	5/7/2026 14:29	0:09:23	5/7/2026 14:55	5/7/2026 15:10	Priority 1	Headache	902 SAN CRISTOBAL ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-04469	26-005250	Medic 102	5/7/2026 18:29	5/7/2026 18:31	5/7/2026 18:37	0:06:06	5/7/2026 18:45	5/7/2026 18:50	Priority 1	Breathing Problem	802 South San Antonio	SAN JUAN	RGR Free Standing ER San Juan
26-04471	26-005260	Medic 31	5/7/2026 19:41	5/7/2026 19:41	5/7/2026 19:50	0:08:07			Priority 1	Traffic/Transportation Incident (MVC)	S STEWART RD/ E RIDGE RD	SAN JUAN	
26-04471	26-005261	Medic 31	5/7/2026 19:41	5/7/2026 19:41	5/7/2026 19:50	0:08:07			Priority 1	Traffic/Transportation Incident (MVC)	S STEWART RD/ E RIDGE RD	SAN JUAN	
26-04472	26-005251	Medic 102	5/7/2026 19:45	5/7/2026 19:46	5/7/2026 19:50	0:03:40			Priority 1	Falls	2603 Hibiscus	SAN JUAN	

26-04475	26-005259	Medic 31	5/7/2026 21:00	5/7/2026 21:00	5/7/2026 21:09	0:08:44	5/7/2026 21:21	5/7/2026 21:38	Priority 1	Headache	304 San Ignacio St	SAN JUAN	Doctors Hospital at Renaissance
26-04476	26-005258	Medic 102	5/7/2026 21:24	5/7/2026 21:26	5/7/2026 21:36	0:10:30	5/7/2026 21:54	5/7/2026 22:03	Priority 1	Unconscious/Fainting	1801 Angelina Dr	SAN JUAN	RGR Free Standing ER San Juan
2nd 9-1-1 call in San Juan													
26-04482	26-005270	Medic 31	5/8/2026 4:03	5/8/2026 4:04	5/8/2026 4:16	0:12:53	5/8/2026 4:39	5/8/2026 4:47	Priority 1	Chest Pain	426 W 12TH ST	SAN JUAN	Rio Grande Regional Hospital - Main
Out of Chute													
26-04487	26-005271	Medic 31	5/8/2026 8:25	5/8/2026 8:27	5/8/2026 8:32	0:05:00	5/8/2026 8:43		Priority 1	Hemorrhage	200 W Interstate 2	SAN JUAN	
26-04488	26-005282	Medic 102	5/8/2026 8:28	5/8/2026 8:30	5/8/2026 8:32	0:02:05	5/8/2026 8:44	5/8/2026 8:59	Priority 1	Pregnancy/Childbirth	600 E Sioux Rd.	SAN JUAN	STHS McAllen
26-04495	26-005277	Medic 31	5/8/2026 10:46	5/8/2026 10:47	5/8/2026 10:53	0:06:32	5/8/2026 11:11	5/8/2026 11:28	Priority 1	Unknown Problem/Person Down	824 W Business 83	SAN JUAN	Rio Grande Regional Hospital - Main
26-04499	26-005294	Medic 102	5/8/2026 13:53	5/8/2026 13:55	5/8/2026 14:03	0:08:49	5/8/2026 14:18	5/8/2026 14:33	Priority 2	Falls	5101 N Raul Longoria Rd	SAN JUAN	Doctors Hospital at Renaissance
26-04504	26-005289	Medic 31	5/8/2026 16:07	5/8/2026 16:09	5/8/2026 16:22	0:12:24	5/8/2026 16:44	5/8/2026 16:58	Priority 2	Sick Person	904 Washington Palm Ave	SAN JUAN	STHS McAllen
26-04509	26-005287	Medic 102	5/8/2026 17:48	5/8/2026 17:49	5/8/2026 17:55	0:05:38	5/8/2026 18:02		Priority 2	Falls	720 E DOVE ST	SAN JUAN	
26-04510	26-005290	Medic 1	5/8/2026 17:50	5/8/2026 17:51	5/8/2026 17:59	0:08:04			Priority 1	Hemorrhage	910 GRAPEFRUIT ST	SAN JUAN	
26-04512	26-005298	Medic 31	5/8/2026 19:21	5/8/2026 19:23	5/8/2026 19:30	0:07:07	5/8/2026 19:51	5/8/2026 20:11	Priority 1	Breathing Problem	600 E FM 495	SAN JUAN	Doctors Hospital at Renaissance
26-04513	26-005299	Medic 102	5/8/2026 19:29	5/8/2026 19:30	5/8/2026 19:36	0:06:39	5/8/2026 19:52	5/8/2026 20:13	Priority 1	Convulsions/Seizure	313 E 14 1/2 St	SAN JUAN	Doctors Hospital at Renaissance
26-04519	26-005296	Medic 31	5/8/2026 22:06	5/8/2026 22:07	5/8/2026 22:13	0:06:37	5/8/2026 22:31	5/8/2026 22:47	Priority 1	Diabetic Problem	304 SAN IGNACIO AVE	SAN JUAN	Doctors Hospital at Renaissance
26-04520	26-005297	Medic 102	5/8/2026 22:55	5/8/2026 22:56	5/8/2026 23:01	0:04:56	5/8/2026 23:17	5/8/2026 23:28	Priority 1	Breathing Problem	400 N IOWA AVE	SAN JUAN	Rio Grande Regional Hospital - Main
26-04524	26-005302	Medic 31	5/9/2026 2:53	5/9/2026 2:56	5/9/2026 3:01	0:04:44			Priority 1	Traffic/Transportation Incident (MVC)	N RAUL LONGORIA RD/ E FRONTAGE RD E	SAN JUAN	
26-04524	26-005303	Medic 31	5/9/2026 2:53	5/9/2026 2:56	5/9/2026 3:01	0:04:44			Priority 1	Traffic/Transportation Incident (MVC)	N RAUL LONGORIA RD/ E FRONTAGE RD E	SAN JUAN	
26-04524	26-005304	Medic 31	5/9/2026 2:53	5/9/2026 2:56	5/9/2026 3:01	0:04:44			Priority 1	Traffic/Transportation Incident (MVC)	N RAUL LONGORIA RD/ E FRONTAGE RD E	SAN JUAN	

26-04526	26-005309	Medic 102	5/9/2026 3:10	5/9/2026 3:11					Priority 1	Assault	607 S VETERANS BLVD	SAN JUAN	
26-04532	26-005313	Medic 31	5/9/2026 6:46	5/9/2026 6:47	5/9/2026 6:54	0:06:58	5/9/2026 7:10	5/9/2026 7:24	Priority 1	Falls	1915 MORNINGSET DR	SAN JUAN	STHS Edinburg
26-04534	26-005374	Medic 1	5/9/2026 6:53	5/9/2026 6:54	5/9/2026 7:03	0:09:20	5/9/2026 7:15	5/9/2026 7:31	Priority 2	Sick Person	1505 COCONUT PALM AVE	SAN JUAN	Doctors Hospital at Renaissance
26-04543	26-005320	Medic 31	5/9/2026 9:57	5/9/2026 9:58	5/9/2026 10:01	0:02:12	5/9/2026 10:26		Priority 1	Overdose/Poisoning	204 E Leticia St	SAN JUAN	
26-04547	26-005322	Medic 31	5/9/2026 11:04	5/9/2026 11:05	5/9/2026 11:05	0:00:35	5/9/2026 11:13		Priority 1	Sick Person	2301 N RAUL LONGORIA RD	SAN JUAN	
26-04548	26-005329	Medic 31	5/9/2026 11:30	5/9/2026 11:31	5/9/2026 11:37	0:06:33	5/9/2026 11:45	5/9/2026 11:55	Priority 1	Allergic Reaction/Stings	902 San Cristobal St	SAN JUAN	Rio Grande Regional Hospital - Main
26-04556	26-005335	Medic 31	5/9/2026 13:42	5/9/2026 13:42	5/9/2026 13:50	0:08:02	5/9/2026 14:09	5/9/2026 14:22	Priority 1	Chest Pain	312 MESQUITE DR	SAN JUAN	Doctors Hospital at Renaissance
26-04558	26-005389	Medic 1	5/9/2026 14:08	5/9/2026 14:08	5/9/2026 14:10	0:02:18	5/9/2026 14:21	5/9/2026 14:40	Priority 1	Traumatic Injury	E NOLANA LOOP/ N RAUL LONGORIA RD	SAN JUAN	STHS Children's
26-04561	26-005334	Medic 31	5/9/2026 15:35	5/9/2026 15:36	5/9/2026 15:40	0:04:11	5/9/2026 15:56		Priority 1	Stroke/CVA	114 W 7th St	SAN JUAN	
26-04566	26-005357	Medic 102	5/9/2026 19:31	5/9/2026 19:32	5/9/2026 19:37	0:04:53	5/9/2026 19:52	5/9/2026 20:05	Priority 1	Stroke/CVA	734 LILLY DR	SAN JUAN	Doctors Hospital at Renaissance
26-04567	26-005346	Medic 31	5/9/2026 19:49	5/9/2026 19:49	5/9/2026 19:54	0:05:35	5/9/2026 20:03		Priority 1	Overdose/Poisoning	W 1ST ST/ S STANDARD AVE	SAN JUAN	
26-04569	26-005349	Medic 31	5/9/2026 20:32	5/9/2026 20:33	5/9/2026 20:35	0:02:00	5/9/2026 20:57	5/9/2026 21:09	Priority 1	Sick Person	2301 N Raul Longoria Rd	SAN JUAN	STHS Free Standing ER Alamo
26-04576	26-005352	Medic 31	5/9/2026 22:25	5/9/2026 22:25	5/9/2026 22:29	0:04:13	5/9/2026 23:01		Priority 1	Sick Person	1601 E Interstate 2	SAN JUAN	
26-04581	26-005366	Medic 31	5/10/2026 0:15	5/10/2026 0:18	5/10/2026 0:24	0:06:03	5/10/2026 0:36	5/10/2026 0:47	Priority 1	Chest Pain	700 W BUSINESS 83	SAN JUAN	STHS Heart
26-04586	26-005363	Medic 102	5/10/2026 2:58	5/10/2026 3:00	5/10/2026 3:06	0:05:39	5/10/2026 3:23	5/10/2026 3:39	Priority 1	Diabetic Problem	304 SAN IGNACIO AVE	SAN JUAN	Doctors Hospital at Renaissance
26-04589	26-005365	Medic 31	5/10/2026 4:46	5/10/2026 4:47	5/10/2026 4:54	0:07:58	5/10/2026 5:04	5/10/2026 5:20	Priority 1	Pregnancy/Childbirth	1311 Washingtonian Palm Ave	SAN JUAN	DHR Women's Health Hospital
26-04592	26-005388	Medic 31	5/10/2026 10:22	5/10/2026 10:23	5/10/2026 10:29	0:06:17	5/10/2026 10:51	5/10/2026 11:06	Priority 2	Abdominal Pain/Problems	607 Jaime St	SAN JUAN	Doctors Hospital at Renaissance
26-04593	26-005402	Medic 102	5/10/2026 15:29	5/10/2026 15:32	5/10/2026 15:36	0:04:36	5/10/2026 15:48	5/10/2026 15:57	Priority 1	Unconscious/Fainting	334 E 4TH ST	SAN JUAN	Rio Grande Regional Hospital - Main

26-04594	26-005378	Medic 31	5/10/2026 16:57	5/10/2026 16:57	5/10/2026 17:06	0:08:40	5/10/2026 17:11		Priority 1	Unknown Problem/Person Down	700 Maldonado Dr	SAN JUAN	
26-04595	26-005401	Medic 101	5/10/2026 18:49	5/10/2026 18:49	5/10/2026 18:53	0:03:51	5/10/2026 19:06	5/10/2026 19:16	Priority 1	Breathing Problem	1902 Buffalo Ave	SAN JUAN	Rio Grande Regional Hospital - Main
26-04603	26-005403	Medic 31	5/11/2026 1:34	5/11/2026 1:35	5/11/2026 1:40	0:05:22	5/11/2026 1:48		Priority 2	Assault	2205 Hibiscus	SAN JUAN	
26-04604	26-005405	Medic 102	5/11/2026 3:43	5/11/2026 3:44	5/11/2026 3:51	0:07:28	5/11/2026 4:10	5/11/2026 4:23	Priority 1	Sick Person	421 RIO COLORADO ST	SAN JUAN	STHS McAllen
26-04606	26-005413	Medic 31	5/11/2026 7:28	5/11/2026 7:30	5/11/2026 7:40	0:10:14	5/11/2026 7:57	5/11/2026 8:23	Priority 1	Traffic/Transportation Incident (MVC)	1400 E IH 2	SAN JUAN	STHS Children's
Heavy Traffic on the Interstate													
26-04606	26-005414	Medic 31	5/11/2026 7:28	5/11/2026 7:30	5/11/2026 7:40	0:10:14	5/11/2026 7:57	5/11/2026 8:23	Priority 1	Traffic/Transportation Incident (MVC)	1400 E IH 2	SAN JUAN	STHS Children's
Heavy Traffic on the Interstate													
26-04606	26-005415	Medic 31	5/11/2026 7:28	5/11/2026 7:30	5/11/2026 7:40	0:10:14	5/11/2026 7:57	5/11/2026 8:23	Priority 1	Traffic/Transportation Incident (MVC)	1400 E IH 2	SAN JUAN	STHS Children's
Heavy Traffic on the Interstate													
26-04606	26-005416	Medic 31	5/11/2026 7:28	5/11/2026 7:30	5/11/2026 7:40	0:10:14	5/11/2026 7:57	5/11/2026 8:23	Priority 1	Traffic/Transportation Incident (MVC)	1400 E IH 2	SAN JUAN	
Heavy Traffic on the Interstate													
26-04612	26-005428	Medic 31	5/11/2026 12:20	5/11/2026 12:22	5/11/2026 12:24	0:02:53	5/11/2026 12:41	5/11/2026 12:54	Priority 1	Hemorrhage	2119 N SAN ANTONIO AVE	SAN JUAN	STHS McAllen
26-04613	26-005455	Medic 101	5/11/2026 12:54	5/11/2026 12:55	5/11/2026 13:00	0:05:21	5/11/2026 13:11	5/11/2026 13:17	Priority 1	Traffic/Transportation Incident (MVC)	101 W Fm 459	SAN JUAN	RGR Free Standing ER San Juan
26-04622	26-005437	Medic 31	5/12/2026 18:03	5/12/2026 18:03	5/12/2026 18:10	0:07:08	5/12/2026 18:35	5/12/2026 18:52	Priority 1	Diabetic Problem	5301 Dorado Dr	SAN JUAN	RGR Free Standing ER San Juan
26-04623	26-005440	Medic 3	5/11/2026 18:15	5/11/2026 18:16	5/11/2026 18:25	0:09:55	5/11/2026 18:47	5/11/2026 18:56	Priority 1	Breathing Problem	300 N NEBRASKA AVE	SAN JUAN	STHS McAllen
26-04632	26-005452	Medic 102	5/11/2026 22:28	5/11/2026 22:28	5/11/2026 22:33	0:05:00	5/11/2026 22:54	5/11/2026 23:04	Priority 1	Heart Problems/AICD	215 E Thelma St	SAN JUAN	STHS Edinburg
26-04638	26-005462	Medic 31	5/12/2026 5:08	5/12/2026 5:08	5/12/2026 5:17	0:09:09	5/12/2026 5:34	5/12/2026 5:45	Priority 1	Unconscious/Fainting	201 W 6TH ST	SAN JUAN	STHS McAllen
26-04639	26-005468	Medic 31	5/12/2026 6:47	5/12/2026 6:47	5/12/2026 6:54	0:07:00	5/12/2026 7:05	5/12/2026 7:12	Priority 1	Traffic/Transportation Incident (MVC)	700 W IH	SAN JUAN	RGR Free Standing ER San Juan

26-04644	26-005467	Medic 102	5/12/2026 9:24	5/12/2026 9:25	5/12/2026 9:30	0:05:00			Priority 1	Altered Mental Status	822 West Business 83	SAN JUAN		
26-04646	26-005472	Medic 31	5/12/2026 11:41	5/12/2026 11:42	5/12/2026 11:43	0:01:02	5/12/2026 12:03	5/12/2026 12:21	Priority 1	Hemorrhage	2301 N Raul Longoria Rd	SAN JUAN	Doctors Hospital at Renaissance	
26-04647	26-005471	Medic 102	5/12/2026 12:50	5/12/2026 12:51	5/12/2026 12:55	0:04:00	5/12/2026 13:10	5/12/2026 13:24	Priority 1	Back Pain	413 Guayavitos Ln	SAN JUAN	Rio Grande Regional Hospital - Main	
26-04648	26-005473	Medic 101	5/12/2026 12:54	5/12/2026 12:55	5/12/2026 13:01	0:06:06	5/12/2026 13:19	5/12/2026 13:35	Priority 1	Breathing Problem	300 N Nebraska room 226 A	SAN JUAN	Doctors Hospital at Renaissance	
26-04651	26-005482	Medic 31	5/12/2026 15:12	5/12/2026 15:13	5/12/2026 15:21	0:08:19	5/12/2026 15:38	5/12/2026 15:51	Priority 1	Sick Person	5106 Oleander Dr	SAN JUAN	Doctors Hospital at Renaissance	
26-04653	26-005479	Medic 102	5/12/2026 15:31	5/12/2026 15:32	5/12/2026 15:41	0:08:43	5/12/2026 16:07	5/12/2026 16:16	Priority 1	Breathing Problem	1333 South Lincoln Ave	SAN JUAN	RGR Free Standing ER San Juan	
26-04660	26-005493	Medic 31	5/12/2026 19:01	5/12/2026 19:02	5/12/2026 19:11	0:09:25	5/12/2026 19:37	5/12/2026 19:55	Priority 1	Psychiatric Problem/Abnormal Behavior	1411 S Kansas Ave	SAN JUAN	Doctors Hospital at Renaissance	
26-04661	26-005486	Medic 102	5/12/2026 19:35	5/12/2026 19:37	5/12/2026 19:42	0:04:59	5/12/2026 20:03	5/12/2026 20:10	Priority 1	Traffic/Transportation Incident (MVC)	405 East Interstate 2	SAN JUAN	RGR Free Standing ER San Juan	
26-04666	26-005503	Medic 31	5/12/2026 22:08	5/12/2026 22:09	5/12/2026 22:17	0:08:45	5/12/2026 22:35	5/12/2026 22:58	Priority 2	Sick Person	304 NADIA ST	SAN JUAN	Rio Grande Regional Hospital - Main	
26-04671	26-005500	Medic 102	5/12/2026 23:03	5/12/2026 23:04	5/12/2026 23:12	0:07:56	5/12/2026 23:26	5/12/2026 23:31	Priority 1	Altered Mental Status	508 Coil Dr	SAN JUAN	RGR Free Standing ER San Juan	
26-04673	26-005506	Medic 31	5/13/2026 1:39	5/13/2026 1:44	5/13/2026 1:49	0:04:35			Priority 1	Falls	907 Citrus Ave	SAN JUAN		
26-04683	26-005544	Medic 31	5/13/2026 11:43	5/13/2026 11:44	5/13/2026 11:47	0:03:11	5/13/2026 12:03	5/13/2026 12:21	Priority 1	Sick Person	414 SAN JUANITA ST	SAN JUAN	Rio Grande Regional Hospital - Main	
26-04688	26-005533	Medic 102	5/13/2026 14:18	5/13/2026 14:20	5/13/2026 14:25	0:05:18	5/13/2026 14:41	5/13/2026 14:59	Priority 1	Chest Pain	801 W 1ST ST	SAN JUAN	Doctors Hospital at Renaissance	
26-04693	26-005543	Medic 31	5/13/2026 15:50	5/13/2026 15:51	5/13/2026 15:54	0:03:14	5/13/2026 16:03		Priority 1	Falls	305 E SIOUX RD	SAN JUAN		
26-04698	26-005545	Medic 31	5/13/2026 17:26	5/13/2026 17:28	5/13/2026 17:32	0:04:21	5/13/2026 17:48	5/13/2026 18:02	Priority 1	Falls	151 DEANNA DR	SAN JUAN	STHS McAllen	
26-04708	26-005539	Medic 102	5/14/2026 3:11	5/14/2026 3:13	5/14/2026 3:16	0:03:39	5/14/2026 3:36	5/14/2026 3:49	Priority 1	Hemorrhage	2119 N SAN ANTONIO AVE	SAN JUAN	STHS McAllen	
26-04712	26-005589	Medic 31	5/14/2026 9:01	5/14/2026 9:02	5/14/2026 9:07	0:05:09	5/14/2026 9:26	5/14/2026 9:39	Priority 1	Falls	304 E PINO ST	SAN JUAN	STHS McAllen	
26-04713	26-005548	Medic 3	5/14/2026 10:15	5/14/2026 10:31	5/14/2026 10:31	0:00:19			Standby	Standby	805 W RIDGE RD	SAN JUAN		
26-04718	26-005556	Medic 102	5/14/2026 11:51	5/14/2026 11:52	5/14/2026 11:56	0:03:46	5/14/2026 12:12	5/14/2026 12:27	Priority 1	Altered Mental Status	300 North Nebraska	SAN JUAN	Doctors Hospital at Renaissance	

26-04722	26-005566	Medic 31	5/14/2026 13:04	5/14/2026 13:04	5/14/2026 13:09	0:04:55	5/14/2026 13:28	5/14/2026 13:42	Priority 1	Abdominal Pain/Problems	701 ATHOL ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-04723	26-005558	Medic 3	5/14/2026 13:08	5/14/2026 13:09	5/14/2026 13:15	0:05:23	5/14/2026 13:37	5/14/2026 13:51	Priority 1	Breathing Problem	1333 S LINCOLN AVE	SAN JUAN	Rio Grande Regional Hospital - Main
26-04737	26-005588	Medic 31	5/14/2026 19:04	5/14/2026 19:05	5/14/2026 19:13	0:07:32	5/14/2026 19:28	5/14/2026 19:41	Priority 1	Convulsions/Seizure	212 W 1ST ST	SAN JUAN	Doctors Hospital at Renaissance
26-04739	26-005590	Medic 102	5/14/2026 20:11	5/14/2026 20:11	5/14/2026 20:17	0:05:45	5/14/2026 20:29	5/14/2026 20:44	Priority 1	Cardiac Arrest/Death	311 North Cesar Chavez	SAN JUAN	STHS McAllen
26-04742	26-005591	Medic 31	5/14/2026 20:54	5/14/2026 20:55					Priority 1	Breathing Problem	1410 SCOTTY ST	SAN JUAN	
26-04756	26-005621	Medic 31	5/15/2026 8:09	5/15/2026 8:11	5/15/2026 8:14	0:02:54	5/15/2026 8:30	5/15/2026 8:52	Priority 1	Breathing Problem	1604 SCOTTY ST	SAN JUAN	Doctors Hospital at Renaissance
26-04759	26-005710	Medic 101	5/15/2026 8:30	5/15/2026 8:31	5/15/2026 8:34	0:02:53	5/15/2026 9:00	5/15/2026 9:14	Priority 1	Sick Person	825 E LOS EBANOS ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-04761	26-005606	Medic 31	5/15/2026 10:29	5/15/2026 10:29	5/15/2026 10:30	0:01:11			Priority 1	Sick Person	2301 N RAUL LONGORIA RD	SAN JUAN	
26-04767	26-005623	Medic 31	5/15/2026 14:56	5/15/2026 14:57	5/15/2026 15:05	0:07:47	5/15/2026 15:30	5/15/2026 15:44	Priority 1	Sick Person	2119 N SAN ANTONIO AVE	SAN JUAN	STHS McAllen
26-04770	26-005624	Medic 31	5/15/2026 17:39	5/15/2026 17:40	5/15/2026 17:50	0:09:14			Priority 1	Traffic/Transportation Incident (MVC)	W SAM HOUSTON BLVD/ S SAN ANTONIO AVE	SAN JUAN	
26-04777	26-005626	Medic 102	5/15/2026 20:22	5/15/2026 20:22	5/15/2026 20:32	0:09:24	5/15/2026 20:45	5/15/2026 21:05	Priority 1	Falls	1202 SUNSET ST	SAN JUAN	STHS Edinburg
26-04780	26-005628	Medic 31	5/15/2026 20:45	5/15/2026 20:46	5/15/2026 20:54	0:07:45	5/15/2026 21:08	5/15/2026 21:18	Priority 1	Cardiac Arrest/Death	508 MIGUEL HIDALGO ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-04785	26-005625	Medic 102	5/15/2026 23:17	5/15/2026 23:18	5/15/2026 23:28	0:10:02	5/15/2026 23:45	5/15/2026 23:55	Priority 1	Sick Person	907 CITRUS ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-04794	26-005652	Medic 31	5/16/2026 9:17	5/16/2026 9:19	5/16/2026 9:36	0:16:59	5/16/2026 9:53	5/16/2026 10:05	Priority 1	Falls	800 MESQUITE ST	SAN JUAN	STHS McAllen
Unit responsed to the wrong address													
26-04796	26-005653	Medic 101	5/16/2026 10:53	5/16/2026 10:53	5/16/2026 10:57	0:03:50	5/16/2026 11:20	5/16/2026 11:32	Priority 1	Abdominal Pain/Problems	2119 SAN ANTONIO AVE	SAN JUAN	Rio Grande Regional Hospital - Main
26-04802	26-005663	Medic 31	5/16/2026 15:01	5/16/2026 15:02	5/16/2026 15:09	0:07:17			Priority 1	Traffic/Transportation Incident (MVC)	900 E BUSINESS 83	SAN JUAN	

26-04808	26-005684	Medic 31	5/16/2026 16:27	5/16/2026 16:28	5/16/2026 16:42	0:13:21	5/16/2026 17:01	5/16/2026 17:17	Priority 2	Sick Person	1612 STAR RUBY RD	SAN JUAN	Doctors Hospital at Renaissance
26-04810	26-005670	Medic 3	5/16/2026 17:23	5/16/2026 17:25	5/16/2026 17:30	0:04:45	5/16/2026 17:36		Priority 1	Assault	511 Mesquite Ave	SAN JUAN	
26-04812	26-005683	Medic 31	5/16/2026 18:49	5/16/2026 18:51	5/16/2026 18:57	0:06:59			Priority 1	Unknown Problem/Person Down	418 SAN MARCOS ST	SAN JUAN	
26-04818	26-005695	Medic 31	5/16/2026 20:45	5/16/2026 20:46	5/16/2026 20:52	0:06:03	5/16/2026 21:21	5/16/2026 21:34	Priority 1	Convulsions/Seizure	1105 SAN RAMON ST	SAN JUAN	Doctors Hospital at Renaissance
26-04821	26-005696	Medic 102	5/16/2026 21:12	5/16/2026 21:13	5/16/2026 21:19	0:06:01	5/16/2026 21:33	5/16/2026 21:44	Priority 1	Unconscious/Fainting	207 W GARFIELD ST	SAN JUAN	Doctors Hospital at Renaissance
26-04822	26-005694	Medic 1	5/16/2026 21:24	5/16/2026 21:25	5/16/2026 21:36	0:11:19	5/16/2026 21:54		Priority 1	Traffic/Transportation Incident (MVC)	W MINNESOTA RD/ N RAUL LONGORIA RD	SAN JUAN	
3rd 9-1-1 call in San Juan													
26-04822	26-005697	Medic 1	5/16/2026 21:24	5/16/2026 21:25	5/16/2026 21:36	0:11:19	5/16/2026 21:54	5/16/2026 22:16	Priority 1	Traffic/Transportation Incident (MVC)	W MINNESOTA RD/ N RAUL LONGORIA RD	SAN JUAN	Doctors Hospital at Renaissance
3rd 9-1-1 call in San Juan													
26-04823	26-005698	Medic 3	5/16/2026 22:21	5/16/2026 22:21	5/16/2026 22:36	0:14:19	5/16/2026 22:53	5/16/2026 23:06	Priority 1	Falls	2815 SAMANTHA DR	SAN JUAN	RGR Free Standing ER San Juan
4th 9-1-1 call in San Juan													
26-04824	26-005703	Medic 31	5/16/2026 23:22	5/16/2026 23:23	5/16/2026 23:25	0:01:53	5/16/2026 23:41	5/16/2026 23:53	Priority 1	Abdominal Pain/Problems	2301 N RAUL LONGORIA RD	SAN JUAN	STHS McAllen
26-04832	26-005708	Medic 31	5/17/2026 5:57	5/17/2026 5:58	5/17/2026 6:08	0:09:34	5/17/2026 6:18	5/17/2026 6:40	Priority 1	Unknown Problem/Person Down	700 MALDONADO CIR	SAN JUAN	Doctors Hospital at Renaissance
26-04837	26-005726	Medic 102	5/17/2026 9:40	5/17/2026 9:42	5/17/2026 9:42	0:00:12			Priority 1	Convulsions/Seizure	2301 N RAUL LONGORIA RD	SAN JUAN	
26-04838	26-005713	Medic 31	5/17/2026 9:48	5/17/2026 9:49	5/17/2026 9:53	0:03:43	5/17/2026 10:14	5/17/2026 10:23	Priority 1	Stroke/CVA	111 W SALAZAR ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-04843	26-005723	Medic 102	5/17/2026 14:17	5/17/2026 14:18	5/17/2026 14:28	0:09:52			Priority 1	Heat/Cold Exposure	400 VIRGEN DE SAN JUAN BLVD	SAN JUAN	
26-04843	26-005727	Medic 102	5/17/2026 14:17	5/17/2026 14:18	5/17/2026 14:28	0:09:52			Priority 1	Heat/Cold Exposure	400 VIRGEN DE SAN JUAN BLVD	SAN JUAN	

26-04847	26-005733	Medic 31	5/17/2026 15:42	5/17/2026 15:43	5/17/2026 15:52	0:09:25	5/17/2026 16:13		Priority 1	Convulsions/Seizure	901 W IH 2	SAN JUAN	
26-04848	26-005725	Medic 102	5/17/2026 17:24	5/17/2026 17:25	5/17/2026 17:33	0:07:45	5/17/2026 17:52	5/17/2026 18:02	Priority 1	Falls	615 E ELDORA RD	SAN JUAN	RGR Free Standing ER San Juan
26-04860	26-005766	Medic 31	5/18/2026 8:36	5/18/2026 8:41	5/18/2026 8:44	0:03:45	5/18/2026 8:58	5/18/2026 9:13	Priority 1	Sick Person	904 WASHINGTONIAN PALM AVE	SAN JUAN	STHS McAllen
26-04861	26-005762	Medic 102	5/18/2026 8:39	5/18/2026 8:40	5/18/2026 8:47	0:07:11	5/18/2026 9:05	5/18/2026 9:17	Priority 1	Falls	600 CITRUS ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-04862	26-005821	Medic 1	5/18/2026 8:55	5/18/2026 8:56	5/18/2026 9:03	0:06:18	5/18/2026 9:17	5/18/2026 9:33	Priority 1	Breathing Problem	2005 PUERTO VALLARTA DR	SAN JUAN	Rio Grande Regional Hospital - Main
26-04866	26-005769	Medic 31	5/18/2026 10:30	5/18/2026 10:32	5/18/2026 10:40	0:08:54	5/18/2026 10:57	5/18/2026 11:05	Priority 1	Unconscious/Fainting	805 W RIDGE RD	SAN JUAN	Rio Grande Regional Hospital - Main
26-04872	26-005751	Medic 102	5/18/2026 16:20	5/18/2026 16:21	5/18/2026 16:26	0:05:02	5/18/2026 16:46	5/18/2026 16:57	Priority 1	Traffic/Transportation Incident (MVC)	W FM 495/ N VETERANS BLVD	SAN JUAN	
26-04872	26-005763	Medic 102	5/18/2026 16:20	5/18/2026 16:21	5/18/2026 16:26	0:05:02	5/18/2026 16:46	5/18/2026 16:57	Priority 1	Traffic/Transportation Incident (MVC)	W FM 495/ N VETERANS BLVD	SAN JUAN	STHS McAllen
26-04872	26-005764	Medic 102	5/18/2026 16:20	5/18/2026 16:21	5/18/2026 16:26	0:05:02	5/18/2026 16:46	5/18/2026 16:57	Priority 1	Traffic/Transportation Incident (MVC)	W FM 495/ N VETERANS BLVD	SAN JUAN	
26-04873	26-005770	Medic 31	5/18/2026 16:35	5/18/2026 16:36	5/18/2026 16:39	0:02:57	5/18/2026 16:47	5/18/2026 17:07	Priority 1	Hemorrhage	206 SOUTH RIDGE AVE	SAN JUAN	Driscoll Children's Hospital
26-04880	26-005795	Medic 31	5/18/2026 19:46	5/18/2026 19:51	5/18/2026 19:54	0:03:39	5/18/2026 20:05	5/18/2026 20:09	Priority 1	Traffic/Transportation Incident (MVC)	920 W INTERSTATE 2	SAN JUAN	RGR Free Standing ER San Juan
26-04880	26-005796	Medic 31	5/18/2026 19:46	5/18/2026 19:51	5/18/2026 19:54	0:03:39	5/18/2026 20:05	5/18/2026 20:09	Priority 1	Traffic/Transportation Incident (MVC)	920 W INTERSTATE 2	SAN JUAN	RGR Free Standing ER San Juan
26-04888	26-005760	Medic 102	5/18/2026 21:41	5/18/2026 21:42	5/18/2026 21:51	0:08:36	5/18/2026 22:03	5/18/2026 22:15	Priority 1	Sick Person	306 SANDY AVE	SAN JUAN	RGR Free Standing ER San Juan
26-04890	26-005794	Medic 31	5/19/2026 1:23	5/19/2026 1:28	5/19/2026 1:36	0:08:18			Priority 2	Unconscious/Fainting	1314 ANDREWS ST	SAN JUAN	
26-04892	26-005768	Medic 102	5/19/2026 5:16	5/19/2026 5:17	5/19/2026 5:29	0:11:34	5/19/2026 5:51	5/19/2026 6:06	Priority 2	Sick Person	1605 PAUL DR	SAN JUAN	Rio Grande Regional Hospital - Main
26-04895	26-005776	Medic 31	5/19/2026 9:17	5/19/2026 9:19	5/19/2026 9:24	0:04:50	5/19/2026 9:35	5/19/2026 9:53	Priority 1	Psychiatric Problem/Abnormal Behavior	2603 HIBISCUS DR	SAN JUAN	STHS McAllen

26-04899	26-005789	Medic 102	5/19/2026 11:19	5/19/2026 11:20	5/19/2026 11:29	0:08:20	5/19/2026 11:52	5/19/2026 12:00	Priority 1	Chest Pain	1333 S LINCOLN AVE	SAN JUAN	Rio Grande Regional Hospital - Main
26-04906	26-005777	Medic 31	5/19/2026 14:00	5/19/2026 14:01	5/19/2026 14:12	0:10:32	5/19/2026 14:27	5/19/2026 14:36	Priority 1	Unconscious/Fainting	1325 SHUFFORD ST	SAN JUAN	STHS McAllen
26-04907	26-005782	Medic 102	5/19/2026 15:31	5/19/2026 15:32	5/19/2026 15:39	0:07:18	5/19/2026 15:47		Priority 1	Traffic/Transportation Incident (MVC)	400 E IH 2	SAN JUAN	
26-04921	26-005788	Medic 31	5/19/2026 19:41	5/19/2026 19:42	5/19/2026 19:42	0:00:13			Priority 1	Sick Person	2301 N RAUL LONGORIA RD	SAN JUAN	
26-04926	26-005801	Medic 102	5/19/2026 21:23	5/19/2026 21:24	5/19/2026 21:33	0:09:00	5/19/2026 21:51	5/19/2026 22:12	Priority 1	Unknown Problem/Person Down	1004 SUNSET ST	SAN JUAN	STHS Edinburg
26-04932	26-005803	Medic 31	5/20/2026 3:30	5/20/2026 3:31	5/20/2026 3:40	0:09:35			Priority 1	Falls	400 PAXTON DR	SAN JUAN	
26-04933	26-005820	Medic 102	5/20/2026 5:23	5/20/2026 5:24	5/20/2026 5:34	0:10:30	5/20/2026 5:47	5/20/2026 6:00	Priority 2	Unconscious/Fainting	507 SAN JUANITA ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-04936	26-005837	Medic 31	5/20/2026 7:54	5/20/2026 7:55	5/20/2026 7:58	0:03:18			Priority 1	Sick Person	2301 N RAUL LONGORIA RD	SAN JUAN	
26-04938	26-005842	Medic 102	5/20/2026 9:20	5/20/2026 9:21	5/20/2026 9:27	0:05:53	5/20/2026 9:40	5/20/2026 10:03	Priority 1	Diabetic Problem	2022 LOMA VERDE ST	SAN JUAN	Doctors Hospital at Renaissance
26-04941	26-005838	Medic 31	5/20/2026 9:44	5/20/2026 9:46	5/20/2026 9:55	0:09:14			Priority 2	Sick Person	314 LIBERTY LOOP S	SAN JUAN	
26-04943	26-005825	Medic 31	5/20/2026 11:04	5/20/2026 11:05	5/20/2026 11:11	0:06:32			Priority 1	Falls	213 W SALAZAR ST	SAN JUAN	
26-04944	26-005845	Medic 31	5/20/2026 11:49	5/20/2026 11:53	5/20/2026 11:57	0:04:10	5/20/2026 12:12	5/20/2026 12:29	Priority 1	Breathing Problem	218 E 4TH ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-04945	26-005851	Medic 101	5/20/2026 12:24	5/20/2026 12:25	5/20/2026 12:33	0:07:45	5/20/2026 12:55	5/20/2026 13:01	Priority 1	Diabetic Problem	2301 N RAUL LONGORIA RD	SAN JUAN	RGR Free Standing ER San Juan
26-04946	26-005827	Medic 1	5/20/2026 12:45	5/20/2026 12:46	5/20/2026 12:58	0:11:50	5/20/2026 13:19	5/20/2026 13:37	Priority 2	Sick Person	306 SANDY AVE	SAN JUAN	Rio Grande Regional Hospital - Main
26-04948	26-005860	Medic 31	5/20/2026 13:45	5/20/2026 13:46	5/20/2026 13:48	0:02:14	5/20/2026 13:58	5/20/2026 14:15	Priority 1	Unconscious/Fainting	108 E FM 495	SAN JUAN	Rio Grande Regional Hospital - Main
26-04950	26-005844	Medic 102	5/20/2026 14:08	5/20/2026 14:10	5/20/2026 14:17	0:07:42	5/20/2026 14:31	5/20/2026 14:43	Priority 1	Hemorrhage	822 E LOS EBANOS ST	SAN JUAN	STHS McAllen
26-04953	26-005830	Medic 1	5/20/2026 14:35	5/20/2026 14:35	5/20/2026 14:40	0:04:38			Priority 1	Assault	404 LIBERTY LOOP E	SAN JUAN	

26-04961	26-005861	Medic 31	5/20/2026 18:02	5/20/2026 18:03	5/20/2026 18:09	0:06:12			Priority 1	Traffic/Transportation Incident (MVC)	300 S NEBRASKA AVE	SAN JUAN	
26-04961	26-005862	Medic 31	5/20/2026 18:02	5/20/2026 18:03	5/20/2026 18:09	0:06:12			Priority 1	Traffic/Transportation Incident (MVC)	300 S NEBRASKA AVE	SAN JUAN	
26-04971	26-005852	Medic 102	5/21/2026 0:51	5/21/2026 0:51	5/21/2026 0:57	0:05:38	5/21/2026 1:10	5/21/2026 1:22	Priority 1	Unconscious/Fainting	730 TENAZA DR	SAN JUAN	STHS McAllen
26-04972	26-005889	Medic 31	5/21/2026 2:22	5/21/2026 2:25	5/21/2026 2:37	0:12:26	5/21/2026 2:50	5/21/2026 3:03	Priority 2	Sick Person	1004 SUNSET ST	SAN JUAN	STHS McAllen
26-04978	26-005871	Medic 31	5/21/2026 7:19	5/21/2026 7:21	5/21/2026 7:24	0:03:10	5/21/2026 7:39	5/21/2026 7:51	Priority 1	Stroke/CVA	1007 WASHINGTONIAN PALM AVE	SAN JUAN	Doctors Hospital at Renaissance
26-04980	26-005869	Medic 101	5/21/2026 8:45	5/21/2026 8:45	5/21/2026 8:53	0:07:55	5/21/2026 9:11	5/21/2026 9:28	Priority 1	Sick Person	3901 N RAUL LONGORIA RD	SAN JUAN	Rio Grande Regional Hospital - Main
26-04984	26-005875	Medic 31	5/21/2026 10:32	5/21/2026 10:33					Priority 1	Breathing Problem	1605 DOUGLAS ST	SAN JUAN	
26-04988	26-005884	Medic 31	5/21/2026 12:18	5/21/2026 12:19	5/21/2026 12:22	0:03:27	5/21/2026 12:42	5/21/2026 13:01	Priority 1	Abdominal Pain/Problems	1209 E FM 495	SAN JUAN	Doctors Hospital at Renaissance
26-04989	26-005882	Medic 1	5/21/2026 12:25	5/21/2026 12:26	5/21/2026 12:36	0:10:01	5/21/2026 13:07	5/21/2026 13:21	Priority 1	Sick Person	706 SAN JUANITA ST	SAN JUAN	STHS Edinburg
2nd 9-1-1 call in San Juan													
26-04991	26-005879	Medic 2	5/21/2026 12:49	5/21/2026 12:50	5/21/2026 12:57	0:07:41	5/21/2026 13:07		Priority 1	Sick Person	711 N NEBRASKA AVE	SAN JUAN	
26-04992	26-005916	Medic 2	5/21/2026 13:08	5/21/2026 13:08	5/21/2026 13:12	0:03:14			Priority 1	Choking	111 W FM 495	SAN JUAN	
26-04994	26-005883	Medic 2	5/21/2026 13:41	5/21/2026 13:42	5/21/2026 13:45	0:03:22	5/21/2026 13:57	5/21/2026 14:11	Priority 1	Hemorrhage	1209 E FM 495	SAN JUAN	Rio Grande Regional Hospital - Main
26-04997	26-005895	Medic 31	5/21/2026 15:10	5/21/2026 15:11	5/21/2026 15:36	0:24:45	5/21/2026 15:49	5/21/2026 15:59	Priority 1	Abdominal Pain/Problems	415 CITRUS AVE	SAN JUAN	Rio Grande Regional Hospital - Main
M-31 responded to 415 Citrus Circle, correct address was 415 Citrus Lane													
26-04998	26-005898	Medic 1	5/21/2026 15:30	5/21/2026 15:32	5/21/2026 15:36	0:04:42	5/21/2026 15:49	5/21/2026 16:11	Priority 1	Breathing Problem	500 E FM 495	SAN JUAN	Driscoll Children's Hospital
26-05007	26-005907	Medic 31	5/21/2026 20:08	5/21/2026 20:08	5/21/2026 20:08		5/21/2026 20:23	5/21/2026 20:28	Priority 2	Sick Person	2301 N RAUL LONGORIA RD	SAN JUAN	RGR Free Standing ER San Juan
26-05008	26-005908	Medic 3	5/21/2026 20:41	5/21/2026 20:44	5/21/2026 20:51	0:06:48	5/21/2026 21:09	5/21/2026 21:11	Priority 2	Sick Person	300 N NEBRASKA AVE	SAN JUAN	RGR Free Standing ER San Juan
26-05015	26-005952	Medic 31	5/22/2026 6:33	5/22/2026 6:35	5/22/2026 6:37	0:01:39	5/22/2026 6:59	5/22/2026 7:10	Priority 1	Hemorrhage	300 N NEBRASKA AVE	SAN JUAN	STHS McAllen

26-05018	26-005920	Medic 2	5/22/2026 7:41	5/22/2026 7:42	5/22/2026 7:54	0:12:13	5/22/2026 8:22	5/22/2026 8:45	Priority 2	Falls	2503 FERN DR	SAN JUAN	Doctors Hospital at Renaissance
26-05022	26-005919	Medic 31	5/22/2026 9:10	5/22/2026 9:11	5/22/2026 9:15	0:03:43	5/22/2026 9:23		Priority 2	Sick Person	120 ENCINO DR	SAN JUAN	
26-05024	26-005950	Medic 31	5/22/2026 9:58	5/22/2026 9:59	5/22/2026 10:06	0:07:18	5/22/2026 10:23	5/22/2026 10:38	Priority 1	Traffic/Transportation Incident (MVC)	N RAUL LONGORIA RD/ W ELDORA RD	SAN JUAN	STHS McAllen
26-05025	26-005956	Medic 101	5/22/2026 10:00	5/22/2026 10:03	5/22/2026 10:06	0:02:30	5/22/2026 10:22	5/22/2026 10:38	Priority 1	Sick Person	1209 E FM 495	SAN JUAN	Doctors Hospital at Renaissance
26-05026	26-005923	Medic 2	5/22/2026 10:22	5/22/2026 10:23	5/22/2026 10:28	0:05:08	5/22/2026 10:34		Priority 1	Cardiac Arrest/Death	202 W BUSINESS 83	SAN JUAN	
26-05028	26-005949	Medic 31	5/22/2026 13:43	5/22/2026 13:45	5/22/2026 13:48	0:03:46	5/22/2026 14:04	5/22/2026 14:22	Priority 1	Abdominal Pain/Problems	910 ORANGE ST	SAN JUAN	Doctors Hospital at Renaissance
26-05029	26-005930	Medic 3	5/22/2026 13:44	5/22/2026 13:45	5/22/2026 13:57	0:11:45	5/22/2026 14:11	5/22/2026 14:32	Priority 2	Falls	1301 REJEMAN DR	SAN JUAN	Rio Grande Regional Hospital - Main
26-05036	26-005947	Medic 31	5/22/2026 17:09	5/22/2026 17:11	5/22/2026 17:24	0:12:18	5/22/2026 17:46	5/22/2026 18:04	Priority 1	Unconscious/Fainting	107 CALLE DEL JARDIN	SAN JUAN	STHS McAllen
Posting for SJPD to clear scene													
26-05041	26-005940	Medic 31	5/22/2026 20:30	5/22/2026 20:33	5/22/2026 20:42	0:09:07	5/22/2026 21:01	5/22/2026 21:22	Priority 1	Convulsions/Seizure	1411 S KANSAS AVE	SAN JUAN	Doctors Hospital at Renaissance
26-05049	26-006220	Medic 102	5/23/2026 1:15		5/23/2026 1:16				Priority 1	Hemorrhage	2301 N RAUL LONGORIA RD	SAN JUAN	
26-05058	26-005967	Medic 31	5/23/2026 9:56	5/23/2026 9:57	5/23/2026 10:04	0:06:42	5/23/2026 10:25	5/23/2026 10:42	Priority 1	Traffic/Transportation Incident (MVC)	1001 E IH 2	SAN JUAN	Doctors Hospital at Renaissance
26-05058	26-006004	Medic 31	5/23/2026 9:56	5/23/2026 9:57	5/23/2026 10:04	0:06:42	5/23/2026 10:25	5/23/2026 10:42	Priority 1	Traffic/Transportation Incident (MVC)	1001 E IH 2	SAN JUAN	Doctors Hospital at Renaissance
26-05058	26-006005	Medic 31	5/23/2026 9:56	5/23/2026 9:57	5/23/2026 10:04	0:06:42	5/23/2026 10:25	5/23/2026 10:42	Priority 1	Traffic/Transportation Incident (MVC)	1001 E IH 2	SAN JUAN	Doctors Hospital at Renaissance
26-05064	26-005966	Medic 31	5/23/2026 12:01	5/23/2026 12:02	5/23/2026 12:16	0:14:27	5/23/2026 12:25	5/23/2026 12:27	Priority 2	Sick Person	301 E RIDGE RD	SAN JUAN	Doctors Hospital at Renaissance
26-05068	26-006002	Medic 31	5/23/2026 14:31	5/23/2026 14:32	5/23/2026 14:37	0:05:12			Priority 1	Traffic/Transportation Incident (MVC)	N RAUL LONGORIA RD/ W IH 2	SAN JUAN	
26-05068	26-006003	Medic 31	5/23/2026 14:31	5/23/2026 14:32	5/23/2026 14:37	0:05:12	5/23/2026 15:12	5/23/2026 15:28	Priority 1	Traffic/Transportation Incident (MVC)	N RAUL LONGORIA RD/ W IH 2	SAN JUAN	Doctors Hospital at Renaissance

26-05070	26-006001	Medic 31	5/23/2026 16:27	5/23/2026 16:28	5/23/2026 16:36	0:07:38	5/23/2026 16:55	5/23/2026 17:09	Priority 1	Unknown Problem/Person Down	700 MALDONADO DR	SAN JUAN	Doctors Hospital at Renaissance
26-05072	26-005975	Medic 2	5/23/2026 16:45	5/23/2026 16:46	5/23/2026 17:00	0:13:54	5/23/2026 17:12	5/23/2026 17:33	Priority 2	Sick Person	2603 GRANDORA DR	SAN JUAN	Doctors Hospital at Renaissance
26-05077	26-005979	Medic 31	5/23/2026 18:14	5/23/2026 18:14	5/23/2026 18:18	0:03:50			Priority 1	Sick Person	RAUL LONGORIA / EXP	SAN JUAN	
26-05077	26-005980	Medic 31	5/23/2026 18:14	5/23/2026 18:14	5/23/2026 18:18	0:03:50			Priority 1	Sick Person	RAUL LONGORIA / EXP	SAN JUAN	
26-05078	26-005999	Medic 31	5/23/2026 19:28	5/23/2026 19:29	5/23/2026 19:35	0:05:04			Priority 1	Traffic/Transportation Incident (MVC)	NEBRASKA AVE/ W BUSINESS	SAN JUAN	
26-05078	26-006000	Medic 31	5/23/2026 19:28	5/23/2026 19:29	5/23/2026 19:35	0:05:04			Priority 1	Traffic/Transportation Incident (MVC)	S NEBRASKA AVE/ W BUSINESS 83	SAN JUAN	
26-05079	26-005998	Medic 31	5/23/2026 19:56	5/23/2026 19:56	5/23/2026 19:59	0:02:36	5/23/2026 20:24	5/23/2026 20:37	Priority 1	Falls	2109 COYOTE AVE	SAN JUAN	STHS McAllen
26-05086	26-005997	Medic 31	5/24/2026 1:17	5/24/2026 1:18	5/24/2026 1:27	0:08:27	5/24/2026 1:49	5/24/2026 2:00	Priority 1	Hemorrhage	1202 SAN FRANCISCO ST	SAN JUAN	STHS McAllen
26-05088	26-005996	Medic 31	5/24/2026 2:44	5/24/2026 2:45	5/24/2026 2:48	0:03:44	5/24/2026 3:09	5/24/2026 3:27	Priority 1	Abdominal Pain/Problems	912 41ST ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-05090	26-006006	Medic 31	5/24/2026 7:41	5/24/2026 7:43	5/24/2026 7:50	0:07:02	5/24/2026 8:00		Priority 1	Unknown Problem/Person Down	RAUL LONGORIA RD	SAN JUAN	
26-05096	26-006020	Medic 31	5/24/2026 12:34	5/24/2026 12:36	5/24/2026 12:46	0:09:38	5/24/2026 12:57		Priority 1	Sick Person	400 NEBRASKA AVE	SAN JUAN	
26-05098	26-006016	Medic 31	5/24/2026 13:00	5/24/2026 13:00	5/24/2026 13:04	0:03:46	5/24/2026 13:24	5/24/2026 13:40	Priority 1	Breathing Problem	613 E BRECHA DR	SAN JUAN	Children's Hospital
26-05101	26-006018	Medic 2	5/24/2026 13:25						Priority 1	Traffic/Transportation Incident (MVC)	100 N NEBRASKA AVE	SAN JUAN	
26-05101	26-006054	Medic 101	5/24/2026 13:35	5/24/2026 13:35	5/24/2026 13:39	0:04:00			Priority 1	Traffic/Transportation Incident (MVC)	100 N NEBRASKA AVE	SAN JUAN	
26-05101	26-006055	Medic 101	5/24/2026 13:35	5/24/2026 13:35	5/24/2026 13:39	0:04:00			Priority 1	Traffic/Transportation Incident (MVC)	100 N NEBRASKA AVE	SAN JUAN	
26-05101	26-006056	Medic 101	5/24/2026 13:35	5/24/2026 13:35	5/24/2026 13:39	0:04:00			Priority 1	Traffic/Transportation Incident (MVC)	100 N NEBRASKA AVE	SAN JUAN	

26-05102	26-006021	Medic 2	5/24/2026 13:28	5/24/2026 13:28	5/24/2026 13:36	0:08:38	5/24/2026 13:50	5/24/2026 14:06	Priority 1	Convulsions/Seizure	400 VIRGEN DE SAN JUAN BLVD	SAN JUAN	Driscoll Children's Hospital
26-05114	26-006025	Medic 31	5/24/2026 18:00	5/24/2026 18:03	5/24/2026 18:14	0:11:01	5/24/2026 18:25		Priority 1	Traffic/Transportation Incident (MVC)	100 W HALL ACRES RD	SAN JUAN	
Long Distance													
26-05114	26-006099	Medic 31	5/24/2026 18:00	5/24/2026 18:03	5/24/2026 18:14	0:11:01	5/24/2026 18:23		Priority 1	Traffic/Transportation Incident (MVC)	100 W HALL ACRES RD	SAN JUAN	
Long Distance													
26-05120	26-006031	Medic 31	5/24/2026 19:44	5/24/2026 19:46	5/24/2026 19:50	0:04:21	5/24/2026 20:07	5/24/2026 20:21	Priority 1	Breathing Problem	2219 CEDRO ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-05138	26-006085	Medic 31	5/25/2026 9:58	5/25/2026 9:59	5/25/2026 10:08	0:09:10	5/25/2026 10:40	5/25/2026 10:57	Priority 1	Psychiatric Problem/Abnormal Behavior	1008 SAN RAMON ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-05140	26-006114	Medic 102	5/25/2026 10:13	5/25/2026 10:14	5/25/2026 10:22	0:07:33	5/25/2026 10:38	5/25/2026 10:49	Priority 1	Stroke/CVA	1414 STATE AVE	SAN JUAN	Rio Grande Regional Hospital - Main
26-05144	26-006084	Medic 31	5/25/2026 11:54	5/25/2026 11:55	5/25/2026 11:59	0:04:00	5/25/2026 12:15	5/25/2026 12:26	Priority 1	Traumatic Injury	301 E 1ST ST	SAN JUAN	STHS McAllen
26-05146	26-006107	Medic 102	5/25/2026 12:30	5/25/2026 12:31	5/25/2026 12:37	0:05:45	5/25/2026 12:53	5/25/2026 13:02	Priority 1	Assault	1113 MORNINGSET RD	SAN JUAN	RGR Free Standing ER San Juan
26-05150	26-006082	Medic 31	5/25/2026 13:24	5/25/2026 13:24	5/25/2026 13:37	0:12:41	5/25/2026 13:55	5/25/2026 14:08	Priority 2	Sick Person	1305 EL PRESIDENTE DR	SAN JUAN	Rio Grande Regional Hospital - Main
26-05164	26-006097	Medic 31	5/25/2026 18:02	5/25/2026 18:04	5/25/2026 18:08	0:04:31	5/25/2026 18:41	5/25/2026 18:53	Priority 1	Breathing Problem	118 SANDRA ST	SAN JUAN	STHS McAllen
26-05168	26-006105	Medic 102	5/25/2026 18:36	5/25/2026 18:39	5/25/2026 18:42	0:02:59	5/25/2026 18:58	5/25/2026 19:10	Priority 1	Sick Person	1004 SAN FRANCISCO ST	SAN JUAN	STHS McAllen
26-05181	26-006110	Medic 31	5/26/2026 3:15	5/26/2026 3:18	5/26/2026 3:28	0:09:38	5/26/2026 3:43	5/26/2026 3:49	Priority 1	Sick Person	118 W 14TH ST	SAN JUAN	RGR Free Standing ER San Juan
26-05187	26-006115	Medic 31	5/26/2026 9:17	5/26/2026 9:18	5/26/2026 9:25	0:06:14	5/26/2026 9:39		Priority 1	Falls	825 E LOS EBANOS ST	SAN JUAN	
26-05191	26-006124	Medic 31	5/26/2026 10:55	5/26/2026 10:57	5/26/2026 11:03	0:06:24	5/26/2026 11:14	5/26/2026 11:26	Priority 1	Sick Person	205 W 1ST ST	SAN JUAN	STHS McAllen
26-05192	26-006125	Medic 2	5/26/2026 11:10	5/26/2026 11:11	5/26/2026 11:17	0:05:24			Priority 1	Breathing Problem	1900 S STANDARD AVE	SAN JUAN	
26-05197	26-006122	Medic 2	5/26/2026 11:38	5/26/2026 11:39	5/26/2026 11:44	0:05:09	5/26/2026 11:57	5/26/2026 12:08	Priority 1	Traffic/Transportation Incident (MVC)	S STEWART RD/ CARROLL RD	SAN JUAN	STHS McAllen
26-05201	26-006123	Medic 31	5/26/2026 13:11	5/26/2026 13:13	5/26/2026 13:15	0:02:35	5/26/2026 13:36	5/26/2026 13:56	Priority 1	Sick Person	901 E ELDORA RD	SAN JUAN	STHS Children's
26-05203	26-006143	Medic 3	5/26/2026 14:13	5/26/2026 14:13	5/26/2026 14:23	0:09:16	5/26/2026 14:40	5/26/2026 14:52	Priority 1	Unconscious/Fainting	400 E IH 2	SAN JUAN	STHS Heart

26-05206	26-006131	Medic 31	5/26/2026 14:50	5/26/2026 14:51	5/26/2026 14:56	0:05:10	5/26/2026 15:14	5/26/2026 15:32	Priority 1	Sick Person	2908 ANGELICA DR	SAN JUAN	Doctors Hospital at Renaissance
26-05208	26-006151	Medic 2	5/26/2026 15:11	5/26/2026 15:12	5/26/2026 15:21	0:08:54	5/26/2026 15:36	5/26/2026 16:04	Priority 1	Sick Person	209 W 6TH ST	SAN JUAN	Doctors Hospital at Renaissance
26-05212	26-006141	Medic 3	5/26/2026 15:43	5/26/2026 15:44	5/26/2026 15:48	0:04:14	5/26/2026 15:57	5/26/2026 16:07	Priority 1	Sick Person	413 CITRUS ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-05214	26-006146	Medic 31	5/26/2026 16:38	5/26/2026 16:41	5/26/2026 16:42	0:01:35	5/26/2026 16:59	5/26/2026 17:23	Priority 1	Sick Person	1709 SYLVIA CIR	SAN JUAN	Doctors Hospital at Renaissance
26-05220	26-006148	Medic 31	5/26/2026 18:08	5/26/2026 18:08	5/26/2026 18:10	0:02:00	5/26/2026 18:27	5/26/2026 18:33	Priority 1	Stroke/CVA	2301 N RAUL LONGORIA RD	SAN JUAN	RGR Free Standing ER San Juan
26-05234	26-006165	Medic 31	5/26/2026 23:50	5/26/2026 23:51	5/27/2026 0:00	0:08:58	5/27/2026 0:04	5/27/2026 0:13	Priority 1	Back Pain	W BUSINESS 83/ KING RD	SAN JUAN	RGR Free Standing ER San Juan
26-05249	26-006236	Medic 31	5/27/2026 10:00	5/27/2026 10:01	5/27/2026 10:11	0:09:29	5/27/2026 10:22	5/27/2026 10:34	Priority 1	Breathing Problem	117 W 6TH ST	SAN JUAN	STHS McAllen
26-05252	26-006246	Medic 31	5/27/2026 12:12	5/27/2026 12:13	5/27/2026 12:18	0:05:25	5/27/2026 12:36	5/27/2026 12:56	Priority 1	Sick Person	1109 SAN FRANCISCO ST	SAN JUAN	Doctors Hospital at Renaissance
26-05253	26-006201	Medic 1	5/27/2026 12:49	5/27/2026 12:49	5/27/2026 13:02	0:13:00	5/27/2026 13:14	5/27/2026 13:24	Priority 2	Sick Person	413 CITRUS ST	SAN JUAN	STHS McAllen
26-05259	26-006238	Medic 31	5/27/2026 14:57	5/27/2026 14:59	5/27/2026 15:03	0:04:24	5/27/2026 15:12		Priority 1	Falls	2219 CEDRO ST	SAN JUAN	
26-05262	26-006237	Medic 31	5/27/2026 15:38	5/27/2026 15:40	5/27/2026 15:47	0:07:38	5/27/2026 16:05	5/27/2026 16:25	Priority 1	Animal Bite	1608 E 6TH ST	SAN JUAN	STHS Children's
26-05266	26-006247	Medic 1	5/27/2026 18:06	5/27/2026 18:06	5/27/2026 18:12	0:06:01	5/27/2026 18:20	5/27/2026 18:31	Priority 1	Unconscious/Fainting	800 CARROLL LN	SAN JUAN	Driscoll Children's Hospital
26-05271	26-006233	Medic 102	5/27/2026 20:43	5/27/2026 20:46	5/27/2026 20:52	0:05:52	5/27/2026 21:10	5/27/2026 21:26	Priority 1	Psychiatric Problem/Abnormal Behavior	2011 OLMITOS AVE	SAN JUAN	Doctors Hospital at Renaissance
26-05274	26-006235	Medic 31	5/28/2026 1:11	5/28/2026 1:12	5/28/2026 1:21	0:08:44	5/28/2026 1:35		Priority 1	Overdose/Poisoning	1112 WESTVIEW ST	SAN JUAN	
26-05277	26-006245	Medic 31	5/28/2026 6:47	5/28/2026 6:49	5/28/2026 6:53	0:04:32	5/28/2026 7:00		Priority 1	Falls	3901 N RAUL LONGORIA RD	SAN JUAN	
26-05278	26-006248	Medic 102	5/28/2026 7:46	5/28/2026 7:46	5/28/2026 7:56	0:09:59			Priority 1	Falls	907 CITRUS AVE	SAN JUAN	
26-05291	26-006257	Medic 31	5/28/2026 17:11	5/28/2026 17:15	5/28/2026 17:22	0:07:05	5/28/2026 17:33		Priority 1	Psychiatric Problem/Abnormal Behavior	400 N NEBRASKA AVE	SAN JUAN	
26-05298	26-006268	Medic 102	5/28/2026 19:30	5/28/2026 19:31	5/28/2026 19:36	0:05:50	5/28/2026 19:49	5/28/2026 20:03	Priority 1	Falls	1702 STAR RUBY RD	SAN JUAN	Rio Grande Regional Hospital - Main
26-05300	26-006269	Medic 31	5/28/2026 20:05	5/28/2026 20:06	5/28/2026 20:09	0:02:52	5/28/2026 20:28	5/28/2026 20:35	Priority 1	Diabetic Problem	2217 OLMO AVE	SAN JUAN	RGR Free Standing ER San Juan

26-05313	26-006281	Medic 31	5/29/2026 3:48	5/29/2026 3:54	5/29/2026 3:57	0:03:08	5/29/2026 4:11		Priority 1	Unknown Problem/Person Down	4303 ROSIE ST	SAN JUAN	
26-05314	26-006284	Medic 102	5/29/2026 4:59	5/29/2026 5:00	5/29/2026 5:06	0:06:20	5/29/2026 5:19	5/29/2026 5:31	Priority 1	Sick Person	1302 E SGT LEONEL TREVINO RD	SAN JUAN	Rio Grande Regional Hospital - Main
26-05316	26-006295	Medic 31	5/29/2026 8:52	5/29/2026 8:54	5/29/2026 9:05	0:11:08	5/29/2026 9:11	5/29/2026 9:24	Priority 1	Falls	709 SUNDANCE LN	SAN JUAN	STHS McAllen
Unit was fuleing at the time of the call													
26-05319	26-006303	Medic 102	5/29/2026 11:34	5/29/2026 11:36	5/29/2026 11:39	0:03:35	5/29/2026 11:56	5/29/2026 12:14	Priority 1	Sick Person	312 SYLVIA CIR	SAN JUAN	STHS Edinburg
26-05320	26-006299	Medic 31	5/29/2026 11:43	5/29/2026 11:45	5/29/2026 11:52	0:06:34	5/29/2026 12:08	5/29/2026 12:13	Priority 1	Unconscious/Fainting	400 N IOWA AVE	SAN JUAN	RGR Free Standing ER San Juan
26-05331	26-006312	Medic 102	5/29/2026 16:23	5/29/2026 16:25	5/29/2026 16:30	0:05:44	5/29/2026 16:43	5/29/2026 17:05	Priority 1	Chest Pain	505 SAN JOSE ST	SAN JUAN	Doctors Hospital at Renaissance
26-05332	26-006308	Medic 31	5/29/2026 16:27	5/29/2026 16:27	5/29/2026 16:34	0:06:02	5/29/2026 16:39	5/29/2026 16:54	Priority 1	Falls	5101 N RAUL LONGORIA RD	SAN JUAN	STHS Free Standing ER Alamo
26-05337	26-006313	Medic 102	5/29/2026 18:23	5/29/2026 18:25	5/29/2026 18:30	0:05:39	5/29/2026 18:42	5/29/2026 18:56	Priority 1	Sick Person	904 ATHOL AVE	SAN JUAN	Rio Grande Regional Hospital - Main
26-05341	26-006331	Medic 31	5/29/2026 20:03	5/29/2026 20:10	5/29/2026 20:15	0:04:49	5/29/2026 20:23	5/29/2026 20:39	Priority 1	Sick Person	2902 S STEWART RD	SAN JUAN	Rio Grande Regional Hospital - Main
26-05344	26-006327	Medic 102	5/29/2026 22:08	5/29/2026 22:08	5/29/2026 22:17	0:08:28	5/29/2026 22:29	5/29/2026 22:43	Priority 1	Sick Person	922 E LOS EBANOS ST	SAN JUAN	STHS Heart
26-05349	26-006338	Medic 31	5/30/2026 6:41	5/30/2026 6:42	5/30/2026 6:44	0:05:32			Standby	Standby	1419 S SAN ANTONIO AVE	SAN JUAN	
26-05350	26-006337	Medic 31	5/30/2026 8:03	5/30/2026 8:04	5/30/2026 8:04	0:00:01	5/30/2026 8:11		Priority 1	Sick Person	1419 S SAN ANTONIO AVE	SAN JUAN	
26-05354	26-006341	Medic 102	5/30/2026 11:03	5/30/2026 11:04	5/30/2026 11:04	0:00:21	5/30/2026 11:20		Priority 1	Sick Person	2301 N RAUL LONGORIA RD	SAN JUAN	
26-05356	26-006346	Medic 31	5/30/2026 12:38	5/30/2026 12:40	5/30/2026 12:48	0:07:55	5/30/2026 13:02	5/30/2026 13:23	Priority 1	Sick Person	1008 SAN RAMON ST	SAN JUAN	Doctors Hospital at Renaissance
26-05361	26-006368	Medic 102	5/30/2026 13:42	5/30/2026 13:44	5/30/2026 13:49	0:04:54	5/30/2026 13:59	5/30/2026 14:14	Priority 1	Convulsions/Seizure	901 W IH 2	SAN JUAN	Doctors Hospital at Renaissance
26-05363	26-006356	Medic 31	5/30/2026 14:35	5/30/2026 14:35	5/30/2026 14:42	0:07:20	5/30/2026 14:51	5/30/2026 15:01	Priority 1	Stroke/CVA	215 W GARFIELD ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-05367	26-006350	Medic 102	5/30/2026 15:34	5/30/2026 15:35	5/30/2026 15:39	0:04:11			Priority 1	Traffic/Transportation Incident (MVC)	E SIOUX RD/ N CESAR CHAVEZ RD	SAN JUAN	

26-05367	26-006359	Medic 102	5/30/2026 15:34	5/30/2026 15:35	5/30/2026 15:39	0:04:11	5/30/2026 16:12		Priority 1	Traffic/Transportation Incident (MVC)	E SIOUX RD/ N CESAR CHAVEZ RD	SAN JUAN	
26-05367	26-006360	Medic 102	5/30/2026 15:34	5/30/2026 15:35	5/30/2026 15:39	0:04:11	5/30/2026 15:55		Priority 1	Traffic/Transportation Incident (MVC)	E SIOUX RD/ N CESAR CHAVEZ RD	SAN JUAN	
26-05367	26-006361	Medic 102	5/30/2026 15:34	5/30/2026 15:35	5/30/2026 15:39	0:04:11	5/30/2026 16:23		Priority 1	Traffic/Transportation Incident (MVC)	E SIOUX RD/ N CESAR CHAVEZ RD	SAN JUAN	
26-05367	26-006364	Medic 102	5/30/2026 15:34	5/30/2026 15:35	5/30/2026 15:39	0:04:11	5/30/2026 16:04		Priority 1	Traffic/Transportation Incident (MVC)	E SIOUX RD/ N CESAR CHAVEZ RD	SAN JUAN	
26-05367	26-006365	Medic 102	5/30/2026 15:34	5/30/2026 15:35	5/30/2026 15:39	0:04:11	5/30/2026 16:04		Priority 1	Traffic/Transportation Incident (MVC)	E SIOUX RD/ N CESAR CHAVEZ RD	SAN JUAN	
26-05368	26-006355	Medic 31	5/30/2026 16:03	5/30/2026 16:03	5/30/2026 16:09	0:05:17	5/30/2026 16:20	5/30/2026 16:33	Priority 1	Stroke/CVA	1116 S NEBRASKA AVE	SAN JUAN	STHS McAllen
26-05371	26-006358	Medic 102	5/30/2026 16:15	5/30/2026 16:16	5/30/2026 16:21	0:05:11	5/30/2026 16:32	5/30/2026 16:49	Priority 1	Traffic/Transportation Incident (MVC)	E SIOUX RD/ N CESAR CHAVEZ RD	SAN JUAN	Rio Grande Regional Hospital - Main
26-05377	26-006387	Medic 31	5/30/2026 18:25	5/30/2026 18:26	5/30/2026 18:32	0:05:49	5/30/2026 18:50		Priority 1	Sick Person	316 W 3RD ST	SAN JUAN	
26-05380	26-006371	Medic 102	5/30/2026 19:13	5/30/2026 19:13	5/30/2026 19:18	0:05:17	5/30/2026 19:27	5/30/2026 19:33	Priority 1	Unknown Problem/Person Down	700 MALDONADO DR	SAN JUAN	RGR Free Standing ER San Juan
26-05392	26-006402	Medic 31	5/31/2026 8:39	5/31/2026 8:40	5/31/2026 8:46	0:06:43			Priority 1	Sick Person	RAFAEL DR/ CARROLL RD	SAN JUAN	
26-05398	26-006406	Medic 102	5/31/2026 13:34	5/31/2026 13:35	5/31/2026 13:42	0:06:56			Priority 1	Sick Person	1409 PULLIN AVE	SAN JUAN	
26-05400	26-006400	Medic 31	5/31/2026 13:56	5/31/2026 13:57	5/31/2026 14:04	0:06:33	5/31/2026 14:24	5/31/2026 14:35	Priority 1	Unconscious/Fainting	400 VIRGEN DE SAN JUAN BLVD	SAN JUAN	STHS McAllen
26-05405	26-006401	Medic 31	5/31/2026 19:05	5/31/2026 19:06	5/31/2026 19:12	0:06:02			Priority 1	Falls	108 E FM 495	SAN JUAN	
26-05411	26-006418	Medic 102	5/31/2026 23:27	5/31/2026 23:27	5/31/2026 23:40	0:13:11	6/1/2026 0:13	6/1/2026 0:17	Priority 1	Sick Person	700 MALDONADO CIR	SAN JUAN	RGR Free Standing ER San Juan
Incorrect address provided by Medical Alarm Company													
26-05412	26-006410	Medic 31	5/31/2026 23:52	5/31/2026 23:55	6/1/2026 0:01	0:06:25	6/1/2026 0:18	6/1/2026 0:31	Priority 1	Falls	400 N IOWA AVE	SAN JUAN	Rio Grande Regional Hospital - Main

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: 06/05/2026

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 **May 2026**

STATISTICS: POLICE	MONTH: February
Calls for service	1936
Accidents	102
911 Calls	1260
Patrol & CID Arrests	82
CID Issued Warrants	24

SPECIAL ANNOUNCEMENT
Nothing to report

SAN JUAN POLICE PERSONNEL:
Nothing to report

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	72
Citations issued	12
Violations	60

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: 06/11/2026

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	$ 22,187.80
Defensive Driving	0
Deferred	7
Pre-Trials	0
Bench Trials	0
Scofflaw	$ 200.00

COLLECTIONS 2025 COLLECTIONS 2026
May - $ 21,058.37 May - $ 22,187.80

CITATIONS ISSUED 2025 CITATIONS ISSUED 2026
May - 144 May - 86

SCOFFLAW COLLECTIONS 2025 SCOFFLAW COLLECTIONS 2026
May - $ 1,191.47 May - $ 200.00

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

City Marshal - Warrants and Fines Collected $ 1,851.90

Warrant home visits - 57

Warrant office calls - 70

Text Messages - 71

Magistrates:

Judge Eloy Hernandez	Judge Roberto Garza	Judge Jorge Zambrano
4	2	9

Judge Arturo Aj Garcia	Judge Lisa Sanchez
4	2

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: 06/12/2026

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

Texas Drought Outlook

- 50% of Texas is in a drought (Date)
- RGV is on severe drought condition (No Change In the watershed)
- Falcon and Amistad are @ % 26.65
- STAGE II IS STILL IN FULL EFFECT

System Outlook

- Water Connections – 7,563
- Sewer Connections –10,910 (3,672 NAWSC)

Water Treatment Facility

- Combined Gallons Treated: 84.975 MG
- Combined Gallons Produced 80.975 MG

Water Treatment Facility No. 1

- MG treated 0.0
- MG delivered 35.14 MG
- MG Transferred from WTF No. 2: 36.12 MG
- MG RAW (Reservoir)15.67 MG
- MG Backwash 0.0
- MG Well 0.0

Water Treatment Facility No. 2

- Treated 84.975 MG
- MG Delivered 45.338 MG
- MG Transferred to WTF No. 1: 36.12 MG
- MG RAW (Reservoir) 69.02 MG
- MG Backwash 3.284 MG

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

Water Distribution System

- Leaks – 4
- Breaks – 1
- Taps – 0
- Locates - 14

Water Loss

- Reported – 60,000 gals
- Unreported – 12,000 gals

Hydrants

- Flushed – 15
- Repaired/Replaced –0
- STAGE II WATER CONSERVATION STILL IN EFFECT

Valves

- Worked – 6
- Repaired/Replaced –0

Utility Billing

- Work Orders –1

We Continue Our Hydrant and Valve Maintenance

Wastewater Treatment Facility

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

Wastewater Collections

- Work orders - 42

- Sewer Main Repaired – 0
- Sewer Backups Reported – 20
- Sewer Backups Cleared – 20
- Odor Complaints – 1
- Locates – 19
- Replaced Manhole covers – 1
- Sewer Overflows- 1

Administration

Financials

- Administration –43.26%
- Water Treatment – 52.95%
- Distribution: 54.06%
- Sewer Collection – 42.34 %
- Wastewater Treatment – 40.9 %

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 approval
- Working on the collapsed clay line in the alley behind Lift Station 7 by FM 495 and Raul Longoria, having issues to reach the sewer line because of rain and water table but it was reach on 6/12/2026

Certification

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

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 23, 2026

Hold a Public Hearing and Consider an Ordinance for the Conditional Use Permit for the Sale of Alcoholic Beverages (BQ – Wine and Malt Beverage Retailer's Off-Premise) at M&M Chill Spot Drive-Thru located at 301 S. Cesar Chavez Road, legally described as Lot 1, M&M Subdivision, as Requested by MAR & MR 1994, LLC. [Monica Gomez, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The applicant is requesting a Conditional Use Permit for the sale of alcoholic beverages for off-premise consumption at the M&M Chill Spot Drive-Thru located at 301 S. Cesar Chavez Road. The business has been in operation since 2010. However, due to a recent change in ownership, the applicant is required to apply for a new permit with the City of San Juan and the Texas Alcoholic Beverage Commission (TABC).

Hours of Operation
• Monday – Sunday 10:00 AM – 12:00 AM

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.

Notice of the public hearing was published in the local newspaper, and notification letters were mailed to eight (8) 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 Special Called Planning and Zoning Meeting held on June 16, 2026, the Planning and Zoning Commission recommended approval of the conditional use permit with a 5-0 vote.

PREPARED BY:
Monica Gomez,
Director of Planning
and Zoning

APPROVED BY:
Ruben Guajardo, City
Manager

Conditional Use Permit
Applicant: MAR & MR 1994, LLC.
Request: Conditional Use Permit for the Sale of Alcoholic Beverages *(BQ – Wine and Malt Beverages Retailer's Off-Premise)* at M&M Chill Spot Drive-Thru
Address: 301 S. Cesar Chavez Road
Legal Description: Lot 1, M & M Subdivision

Project Description:
The applicant is requesting a Conditional Use Permit for the sale of alcoholic beverages for off-premise consumption at the M&M Chill Spot Drive-Thru located at 301 S. Cesar Chavez Road. The business has been in operation since 2010; however, due to a recent change in ownership, the applicant is required to apply for a new permit with the City of San Juan and the Texas Alcoholic Beverage Commission (TABC).

Hours of Operation
• Monday – Sunday 10:00 AM – 12:00 AM

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 eight (8) 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 – 06/16/2026 Vice-Chair Castillo made a motion to approve the conditional use permit as presented by city staff. Commissioner Salinas second the motion. The motion passed unanimously with a 5-0 vote.

REVIEW COMMENTS: Ms. Gomez explained that the applicant is requesting a Conditional Use Permit to sell alcoholic beverages for off-premise consumption at M&M Chill Spot Drive-Thru, which has operated since 2010 and recently changed ownership. The operation hours are Monday through Sunday from 10:00 am to 12:00 am. Public hearing notices were published and mailed to eight nearby property owners, with no comments received. Staff recommended approval subject to the conditions in the attached report.

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

Mr. Ismael Morin, representing the applicants, stated they would comply with all City requirements and that the business had passed Building and Fire Department inspections.

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

Commissioner Garza asked staff whether there had been any complaints regarding the business. Ms. Gomez responded that no incidents or complaints had been reported at the location.

ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGE (*BQ – WINE AND MALT BEVERAGE RETAILER'S OFF-PREMISE*) AT "M & M CHILL SPOT DRIVE-THRU" LOCATED AT 301 S. CESAR CHAVEZ ROAD, LEGALLY DESCRIBED AS LOT 1, M & M 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, MAR & MR 1994, LLC. has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan for the Sale of Alcoholic Beverages *(BQ – Wine and Malt Beverages Retailer's Off-Premise)* at "M & M Chill Spot Drive-Thru," located at 301 S. Cesar Chavez Road, San Juan, Texas.

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

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMMISSION 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 MAR & MR 1994, LLC. has applied for a Conditional Use Permit for the Sale of Alcoholic Beverages *(BQ – Wine and Malt Beverages Retailer's Off-Premise)* at "M & M Chill Spot Drive-Thru," 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. <u>PUBLICATION AND EFFECTIVE DATE CLAUSE.</u> 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 23rd day of June, 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

AFFIDAVIT OF FACTS

To Whom It May Concern:
CITY OF SAN JUAN
PLANNING AND ZONING
512 S. NEBRASKA AVE.
SAN JUAN, TEXAS 78589

FROM: MARIO A. RAMIREZ BARRERA
DBA: M & M CHILL SPOT
Owner: M&M DRIVE THRU, LLC
Account Property ID Hidalgo: 20827963
Legal Description: M&M (SPA) LOT 1

REFERENCE: Affidavit / Permission / Letter of Authorization
To apply for a Wine and Malt Beverage Retailer's on Premise Permit (BG)

My name is Mario A. Ramirez Barrera, applicant for the above property.
-Legal Description of Property: M&M (SPA) LOT 1 / Property ID: 20827963
-The proposed use of location will be a Convenience Store Drive Thru.
-There will only be 2 employees.
-Days and Hours of Operation will be: Mon-Sun 10:00 A.M – 12:00 A.M

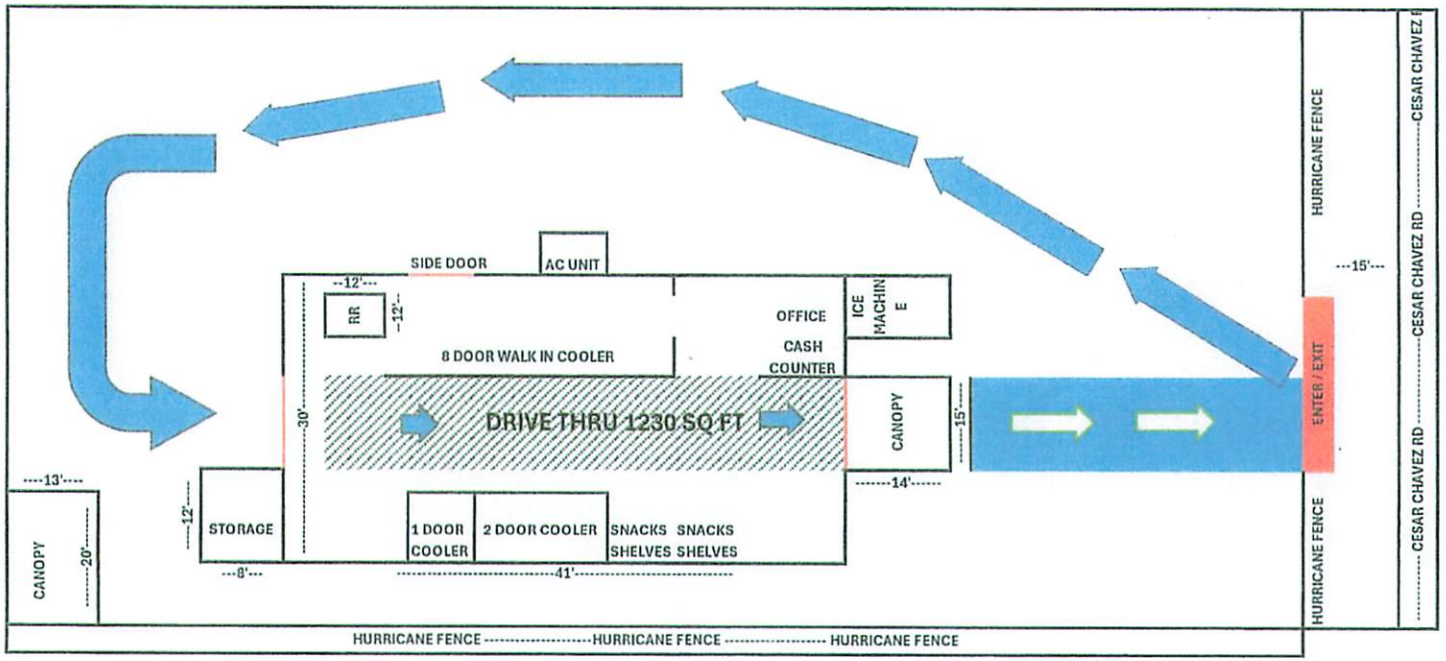
MARIO A. RAMIREZ BARRERA

STATE OF TEXAS
COUNTY OF HIDALGO

Before me, a notary public in and for the State of Texas, on this day personally appeared Mario A. Ramirez Barrera
personally, 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 purposes and consideration therein expressed.
Given under my hand and seal of office this 18 of April 2026

Notary Public, State of Texas

NOTARY PUBLIC SEAL
STATE OF TEXAS
ID 3107140
EXP. 07-02-2030



SITE PLAN

MAR & MR 1994, LLC
DBA: M & M CHILL SPOT
Owner: Mario A Ramirez Barrera
Owner: Marisol Reyes Ramirez
301 South Cesar Chavez Rd
San Juan, Texas 78589
956-225-6271
E mail: mramirez091276@yahoo.com

Conditional Use Permit for the Sale of Alcoholic Beverages (*BQ – Wine and Malt Beverage Retailer's Off-Premise*) at "M & M Chill Spot Drive-Thru" located at 301 S. Cesar Chavez Road, legally described as Lot 1, M & M Subdivision, as Requested by MAR & MR 1994, LLC.

MARTINEZ FRANCISCO & EVA
PO BOX 992
SAN JUAN, TX 78589-0992

MARTINEZ RICARDO S & RICARDO JR
PO BOX 1023
SAN JUAN, TX 78589-1023

M&M DRIVE THRU, LLC
305 S CESAR CHAVEZ
SAN JUAN, TX 78589

VILLANUEVA EMIGDIO JR
PO BOX 943
MISSION, TX 78573-0015

CASTILLO JOSE JR
1116 MINT DR
SAN JUAN, TX 78589

TAMEZ EDUARDO & P LUCY M
1118 MINT DR
SAN JUAN, TX 78589-5190

SALAZAR JENNIFER CERDA ET AL
1806 VERSAILLES DR
SAN JUAN, TX 78589-2162

FARIAS ROBERT
PO BOX 1036
ALAMO, TX 78516-1036

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 23, 2026

Hold a Public Hearing and Consider an Ordinance for the Conditional Use Permit for the Sale of Alcoholic Beverages (BQ – Wine and Malt Beverage Retailer's Off-Premise) at Dollar General Store #25987, located at 2703 N. Veterans Boulevard, legally described as Lot 1, DG Veterans Subdivision, as Requested by Dolgencorp of Texas, Inc. [Monica Gomez, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The applicant is requesting a Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at the Dollar General located at the Southeast corner of Eldora Road and Veterans Boulevard.

Hours of Operation
• Monday – Sunday 8:00 AM – 10:00 PM

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.

Notice of the public hearing was published in the local newspaper, and notification letters were mailed to nine (9) 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 Special Called Planning and Zoning Meeting held on June 16, 2026, the Planning and Zoning Commission recommended approval of the conditional use permit with a 5-0 vote.

PREPARED BY:
Monica Gomez,
Director of Planning
and Zoning

APPROVED BY:
Ruben Guajardo, City
Manager

Conditional Use Permit
Applicant: Dolgencorp of Texas, Inc.
Request: Conditional Use Permit for the Sale of Alcoholic Beverages *(BQ – Wine and Malt Beverages Retailer's Off-Premise) at* Dollar General
Address: 2703 N. Veterans Boulevard
Legal Description: Lot 1, DG Veterans Subdivision

Project Description:
The applicant is requesting a Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at the Dollar General located at the Southeast corner of Eldora Road and Veterans Boulevard.

Hours of Operation
• Monday – Sunday 8:00 AM – 10:00 PM

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 nine (9) 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 – 06/16/2026 Commissioner Yzaguirre made a motion to approve the conditional use permit as presented by city staff. Commissioner Garza second the motion. The motion passed unanimously with a 5-0 vote.

REVIEW COMMENTS: Ms. Gomez explained that applicant is proposing to sell alcoholic beverages for off-premise consumption at the Dollar General Store located at the southeast corner of Eldora and Veterans Boulevard. Operation hours are Monday through Sunday from 8:00 am to 10:00 pm. Public hearing notices were published and mailed to nine nearby property owners, with no comments received. Staff recommended approval subject to the conditions in the attached report.

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

No discussion took place on this item.

Chair Cardenas closed the public hearing at 6:05 p.m.

ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGE (*BQ – WINE AND MALT BEVERAGE RETAILER'S OFF-PREMISE*) AT "DOLLAR GENERAL STORE # 25987" LOCATED AT 2703 N. RAUL LONGORIA ROAD, LEGALLY DESCRIBED AS LOT 1, DG VETERANS 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, Dolgencorp of Texas, 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 Beverages Retailer's Off-Premise)* at "Dollar General Store # 25987" located at 2703 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 COMMMISSION 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 Dolgencorp of Texas, Inc. has applied for a Conditional Use Permit for the Sale of Alcoholic Beverages *(BQ – Wine and Malt Beverages Retailer's Off-Premise)* at "Dollar General Store # 25987" 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. <u>PUBLICATION AND EFFECTIVE DATE CLAUSE.</u> 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 23rd day of June, 2026.

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

CITY OF SAN JUAN

_____
MARIO GARZA, MAYOR

ATTEST:

_____
BRENDA ESCALANTE
CITY SECRETARY

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

_____
CITY ATTORNEY

Attn: Planning and Zoning
City of San Juan
512 S Nebraska Ave
San Juan, TX 78589
(956) 223-2220

4/22/2026

Dollar General #25987, 2703 N Veterans Blvd., San Juan, Texas 78589, Narrative of Proposal to Accompany Application for Conditional Use Permit for Sale of Beer and Wine for Off-Premises Consumption

Dear Sir/Madam:

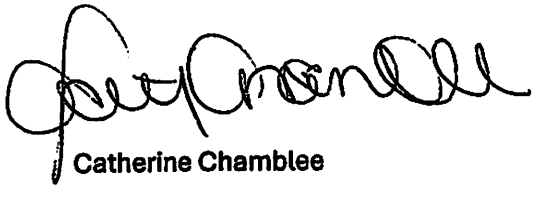
My firm represents Dolgencorp of Texas, Inc., as the applicant's representative, in its application for a conditional use permit ("CUP") from the City of San Juan to allow for the sale of beer & wine sales (for off-premise consumption only) at the business of Dollar General Store #25987, located at 2703 N Veterans Blvd, San Juan, Texas 78589 (the "Store"). This letter should accompany the application attached hereto and is meant to act as the required proposal statement.

Dolgencorp of Texas, Inc. is committed to providing for the safety and well-being of its customers. It is believed that since this CUP is desired for off-premise consumption, the likelihood of incidents involving drunkenness, disorderly conduct and raucous behavior is greatly reduced and will likely be non-existent. Furthermore, Dolgencorp of Texas, Inc. is experienced in providing appropriate control over its establishment for the benefit of all its customers. This Store will likewise continue to run a safe, sanitary, and welcoming business for the citizens of San Juan if the requested CUP is awarded. The Store will not produce excessive noise, dirt, litter and odors in the establishment and in the surrounding area. In fact, the introduction of beer and wine for off-premise consumption sales should not be expected to change much of anything in relation to how the store operates. As such, no disturbances to surrounding property owners or the community at large should occur and compliance with all applicable city ordinances and state laws will be followed. The hours of operation will be 8 am until 10 pm 7 days a week, with approximately 11 employees.

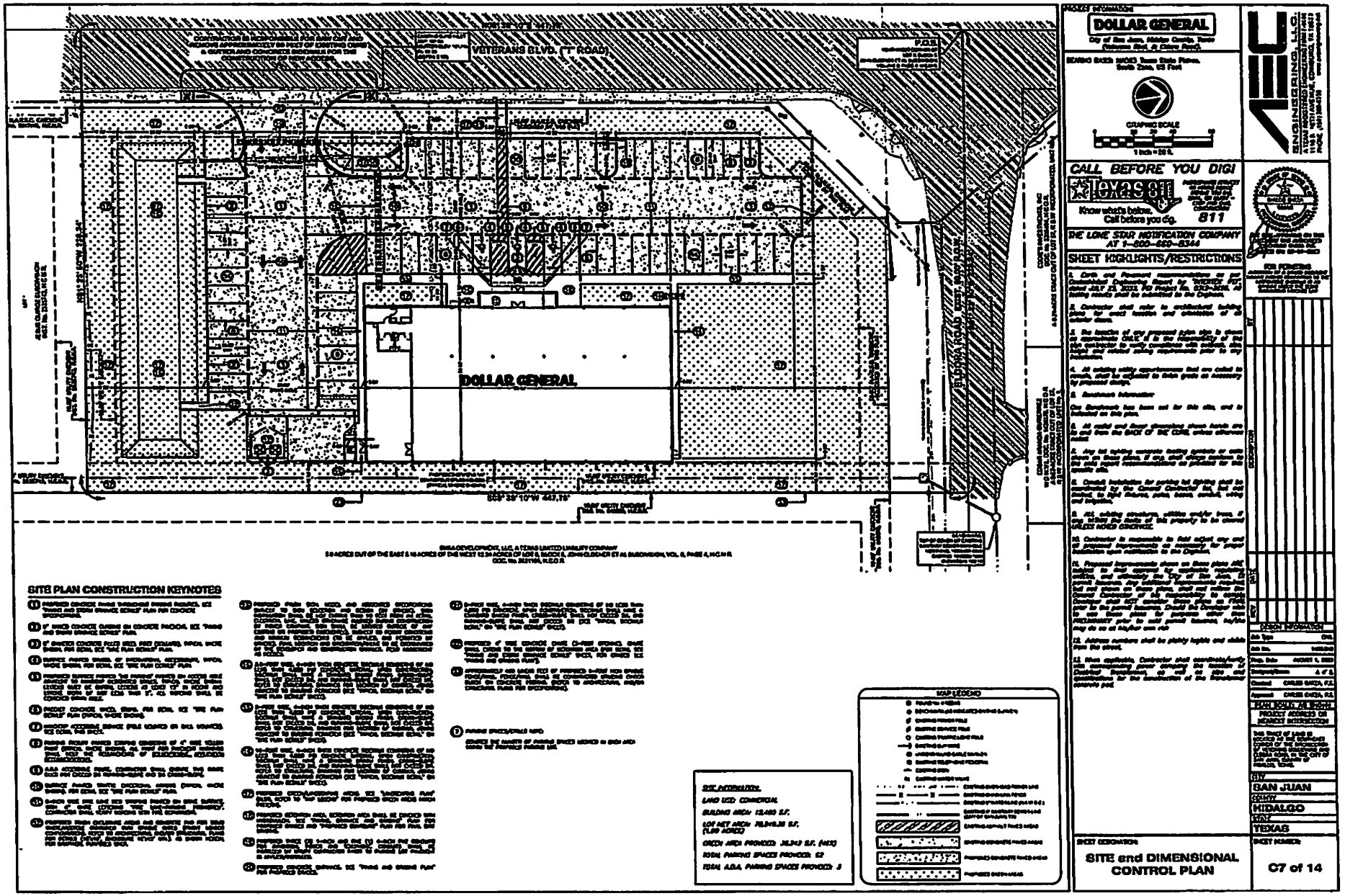
Should you have any questions or require further information or explanation regarding anything found herein, please do not hesitate to contact me at (512) 549-8904 or via email at marcus@txliquorlaw.com.

* * *

Sincerely,



Catherine Chamblee



PROJECT INFORMATION

DOLLAR GENERAL

City of San Juan, Hidalgo County, Texas
Veterans Blvd. & Closs Road

BEARING BASIS: NAD83 Texas State Plane, South Zone, US Foot

GRAPHIC SCALE
0 20 40
1 inch = 20 ft.

CALL BEFORE YOU DIG!

Texas811
Know what's below. Call before you dig. 811

THE LONE STAR NOTIFICATION COMPANY AT 1-800-669-8344

SHEET HIGHLIGHTS/RESTRICTIONS

1. Code and Personal representation of the Contractor Indemnity Bond by "NOTICE" FOR about JULY 23, 2021, for Project No. 0321-0004, all building issues shall be submitted to the Owners.
2. Dimension shall refer to architectural building for exact location and orientation of all exterior items.
3. The location of any improvement within the 3 years old responsible shall be the responsibility of the Contractor to verify all conditions prior to any layout and notify any responsible party to any discrepancies.
4. All existing utility improvements that are noted to remain shall be protected in their place or accessory by protect them.
5. Easement Information:
The Easements has been set for this site, and is indicated on this plan.
6. All asphalt and paved dimensions shown hereon are to face from the BACK OF THE CURB, unless otherwise noted.
7. Any all existing concrete facility sections or walls shall be saw cut clean, if any, unless otherwise noted on the plans, and removed and placed in the trash site.
8. Detailed instructions for painting all striping shall be coordinated by the General Contractor and shall also be applied to the Owners, plans, items, symbols, notes and legends.
9. All existing structures, utilities and/or trees, if any shall be made on the property to be saved UNLESS NOTED OTHERWISE.
10. Contractor is responsible to field adjust any and all dimensions and/or elevations as necessary for proper installation upon notification to the Owners.
11. Proposed improvements shown on these plans ARE subject to field verification by the Contractor, and Engineer, and Architect. Any problems found should be brought to the attention of the Owners and Engineer immediately for resolution. Any work done by the Contractor that does not conform to the Owners plans may be subject to removal and replacement at the Contractor's expense. Contractor shall verify all dimensions and site conditions prior to the start of construction. Any discrepancies found shall be brought to the attention of the Owners and Engineer immediately prior to said permit issuance. Failure may do so is at his/her own risk.
12. Address numbers shall be plainly legible and visible from the street.
13. Where applicable, Contractor shall coordinate/verify with communication/ power company the location of Owners' facilities prior to the construction of the Residential community plat.

SHEET DESIGNATION
SITE and DIMENSIONAL CONTROL PLAN

SHEET NUMBER
C7 of 14

ENGINEERING, LLC
TBPE FIRM REGISTRATION #F-14309
11139 Rockville Pike, Suite 200, North Bethesda, MD 20852
PHONE: (301) 881-8100

DESIGN INFORMATION
Job Type: Civil
Job No.: 1220-0004
Drawn By: AUGUST 1, 2022
Designed By: A.P. / A.
Checked: CARLOS GARCIA, P.E.
Approved: CARLOS GARCIA, P.E.

PSCH/DOLLAR GENERAL
PROJECT ADDRESS OR NEAREST INTERSECTION

CITY: SAN JUAN
COUNTY: HIDALGO
STATE: TEXAS

Conditional Use Permit for the Sale of Alcoholic Beverages *(BQ – Wine and Malt Beverage Retailer's Off-Premise)* at "Dollar General Store #25987" located at 2703 N. Veterans Boulevard, legally described as Lot 1, DG Veterans Subdivision, as Requested by Dolgencorp of Texas, Inc.

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

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

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

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

GUTIERREZ EDGAR ARANDA
707 W SIOUX RD
SAN JUAN, TX 78589-3475

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

5M & A DEVELOPMENT LLC
315 E FRONTAGE RD
ALAMO, TX 78516-9696

LIONACCESS LLC - 2703 N VETERANS BLVD PROTECTED SERIES
3225 MCLEOD DR
LAS VEGAS, NV 89121

DOLGENCORP OF TEXAS, INC
2703 N VETERANS BLVD
SAN JUAN, TX 78589

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 23, 2026

Hold a Public Hearing and Consider an Ordinance for the Conditional Use Permit for the Sale of Alcoholic Beverages (BG – Wine and Malt Beverage Retail Dealer's On-Premise Permit) at Santa Chelada Drive-Thru located at 4101 N. Veterans Boulevard, legally described as the West 132.37 feet of the North 120 feet of Lot 5, Block 5, John Closner Subdivision, as Requested by Santa Chelada, Inc. [Monica Gomez, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The applicant is requesting a Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at the Santa Chelada Drive-Thru located at the Northeast corner of Veterans Boulevard and 41st Street.

Hours of Operation
- Monday – Friday 11:00 AM – 11:00 PM
- Saturday 12:00 PM - 1:00 AM
- Sunday 12:00 PM – 10:00 PM

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.

Notice of the public hearing was published in the local newspaper, and notification letters were mailed to thirteen (13) property owners within the required 200-foot radius of the subject property. No comments were received.

RECOMMENDATION:

Staff recommends approval of the Conditional Use Permit subject to the conditions listed on the attached report.

PREPARED BY:
Monica Gomez,
Director of Planning
and Zoning

APPROVED BY:
Ruben Guajardo, City
Manager

Conditional Use Permit
Applicant: Santa Chelada, LLC.
Request: Conditional Use Permit for the Sale of Alcoholic Beverages *(BG – Wine and Malt Beverage Retail Dealer's On-Premise Permit)* at Santa Chelada Drive-Thru
Address: 4101 N. Veterans Boulevard
Legal Description: The West 132.37 feet of the North 120 feet of Lot 5, Block 5, John Closner Subdivision

Project Description:
The applicant is requesting a Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at the Santa Chelada Drive-Thru located at the Northeast corner of Veterans Boulevard and 41st Street.

Hours of Operation
- Monday – Friday 11:00 AM – 11:00 PM
- Saturday 12:00 PM - 1:00 AM
- Sunday 12:00 PM – 10:00 PM

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 thirteen (13) 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 – 06/16/2026 Vice Chair Castillo made a motion to approve the conditional use permit as presented by city staff. Commissioner Yzaguirre second the motion. The motion passed unanimously with a 5-0 vote.

REVIEW COMMENTS: Ms. Gomez explained that the applicant is requesting a Conditional Use Permit to sell alcoholic beverages for off-premise consumption at Santa Chelada Drive-Thru, which has operated since 2010 and recently changed ownership. The operation hours are Monday through Friday from 11:00 am to 11:00 pm, Saturday from 12:00 pm to 1:00 am and Sunday from 12:00 pm to 10:00 pm. Public hearing notices were published and mailed to thirteen nearby property owners, with no comments received. Staff recommended approval subject to the conditions in the attached report.

Chair Cardenas opened the public hearing at 6:06 p.m.

Commissioner Garza asked whether the business was under new ownership. Ms. Gomez responded that the business had recently changed ownership, which is why the applicants were required to obtain a new permit from the City and TABC.

Chair Cardenas closed the public hearing at 6:07 p.m.

ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGE (*BQ – WINE AND MALT BEVERAGE RETAILER'S OFF-PREMISE*) AT "SANTA CHELADA DRIVE-THRU" LOCATED AT 4101 N. VETERANS BOULEVARD, LEGALLY DESCRIBED AS THE WEST 132.37 FEET OF THE NORTH 120 FEET OF LOT 5, JOHN CLOSNER 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, Santa Chelada, LLC. has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan for the Sale of Alcoholic Beverages *(BQ – Wine and Malt Beverages Retailer's Off-Premise)* at "Santa Chelada Drive-Thru" located at 4101 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 COMMMISSION 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 Santa Chelada, LLC. has applied for a Conditional Use Permit for the Sale of Alcoholic Beverages *(BQ – Wine and Malt Beverages Retailer's Off-Premise)* at "Santa Chelada Drive-Thru" 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. <u>PUBLICATION AND EFFECTIVE DATE CLAUSE.</u> 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 23rd day of June, 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

SANTA CHELADA DRIVE THRU

4101 N. VETERAN BLVD.

SAN JUAN, TEXAS 78589

To Whom it may Concern,

Santa Chelada Drive Thru is a neighborhood Drive Thru convenience store designed to provide quick, affordable, and reliable access to everyday essentials. The store will offer snacks, beverages, basic groceries, and household items, making it a convenient stop for local residents, students, and workers.

Santa Chelada Drive Thru will be focused on cleanliness, friendly services, and well-organized products. It will also aim to create a welcoming shopping experience, by meeting daily needs efficiently and consistently. The store seeks to become a trusted part of the community and a go-to drive thru convenience store in the area.

SANTA CHELADA DRIVE THRU

4101 N. VETERAN BLVD.

SAN JUAN, TEXAS 78589

Store operations are managed by a staff of 3-5 employees, providing coverage from 11:00 am until 11:00 pm, Monday through Friday. Saturdays 12:00 noon till 1:00 am Sunday morning. Sundays 12:00 noon till 10:00pm.

Conditional Use Permit for the Sale of Alcoholic Beverages (BG – Wine and Malt Beverage Retail Dealer's On-Premise Permit) at Santa Chelada located at 4101 N. Veterans Boulevard, legally described as the West 132.37 feet of the North 120 feet of Lot 5, Block 5, John Closner Subdivision, as Requested by Santa Chelada, LLC.

GONZALEZ ELIZABETH G
714 W 41ST
SAN JUAN, TX 78589

GARCIA JOSE INDALECIO &
GLORIA
PO BOX 2293
SAN JUAN, TX 78589-7293

FLORES ROGELIO ZAMORA
714 BORDER BREEZE
SAN JUAN, TX 78589-4711

Juan M Ramirez
4101 N Veteran Blvd
San Juan, TX 78589

CASTILLO JAVIER & CARMEN
905 W 41ST
SAN JUAN, TX 78589-4746

SOLIS CLAUDIA V HERNANDEZ
3913 N VETERANS BLVD
SAN JUAN, TX 78589-3295

MARTINEZ EDUARDO A
733 E CARDINAL ST
SAN JUAN, TX 78589-4635

LEAL SERGIO ARMANDO
912 W 41ST
SAN JUAN, TX 78589-4788

JAIME CARIDAD & JOSE
912 BORDER BREEZE
SAN JUAN, TX 78589-9739

TORRES JESSICA
934 BORDER BREEZE
SAN JUAN, TX 78589-9739

CEDILLO NORMA
1204 E BELL AVE
PHARR, TX 78577

AGUILAR JUAN R & GRISELDA I
1305 E PROSPERIDA DR
PHARR, TX 78577-7570

LEAL ALEJANDRO
3019 GINGER AVE
EDINBURG, TX 78539-3449

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 23, 2026

Hold a Public Hearing and Consider an Ordinance for the Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) for the property located at 307 E. 11th Street, legally described as Lot 2 & 3, Block 1, Gossage Block Subdivision, as Requested by Elias Jair Gutierrez. [Monica Gomez, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The applicant has submitted a request to rezone two (2) residential lots into multi-family lots. Each lot is 60 feet by 150 feet. The surrounding area is predominantly developed with residential uses. According to the adopted Future Land Use Map, the subject property and surrounding area are designated for residential use.

The proposed rezoning would constitute spot zoning, as it introduces a multi-family classification into an area that is otherwise uniformly zoned and planned for residential use. Both the current zoning pattern and the Future Land Use Map support residential development in this location.

It is noted, that in November 2024, the Planning and Zoning and City Commission denied the same request for two lots located at the back of the proposed properties.

Public notice of the hearing was published in the official newspaper of record, and written notifications were mailed to twenty-two (22) property owners within the required 200-foot radius. Two emails were received against Staff recommends denial of the rezoning request due to inconsistent with the Comprehensive Plan, constitutes spot zoning, and is incompatible with the established development pattern of the surrounding area.

RECOMMENDATION:

During the Special Called Planning and Zoning Meeting held on June 16, 2026, the Planning and Zoning Commission recommended denial of the rezoning request with a 6-0 vote.

PREPARED BY:
Monica Gomez,
Director of Planning
and Zoning

APPROVED BY:
Ruben Guajardo, City
Manager

Rezoning Request
Applicant: Elias Jair Gutierrez
Request: Rezoning request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF)
Address: 307 E. 11th Street
Legal Description: Lots 2 and 3, Block 1, Gossage Subdivision

The applicant has submitted a request to rezone two (2) residential lots into multi-family lots. Each lot is 60 feet by 150 feet.

The surrounding area is predominantly developed with residential uses. According to the adopted Future Land Use Map, the subject property and surrounding area are designated for residential use.

The proposed rezoning would constitute spot zoning, as it introduces a multi-family classification into an area that is otherwise uniformly zoned and planned for residential use. Both the current zoning pattern and the Future Land Use Map support residential development in this location.

It is noted, that on November 2024, Planning and Zoning and City Commission denied the same request to two lots located in the back of the proposed properties.

Public notice of the hearing was published in the official newspaper of record, and written notifications were mailed to twenty-two (22) property owners within the required 200-foot radius. No comments were received in favor or against the request.

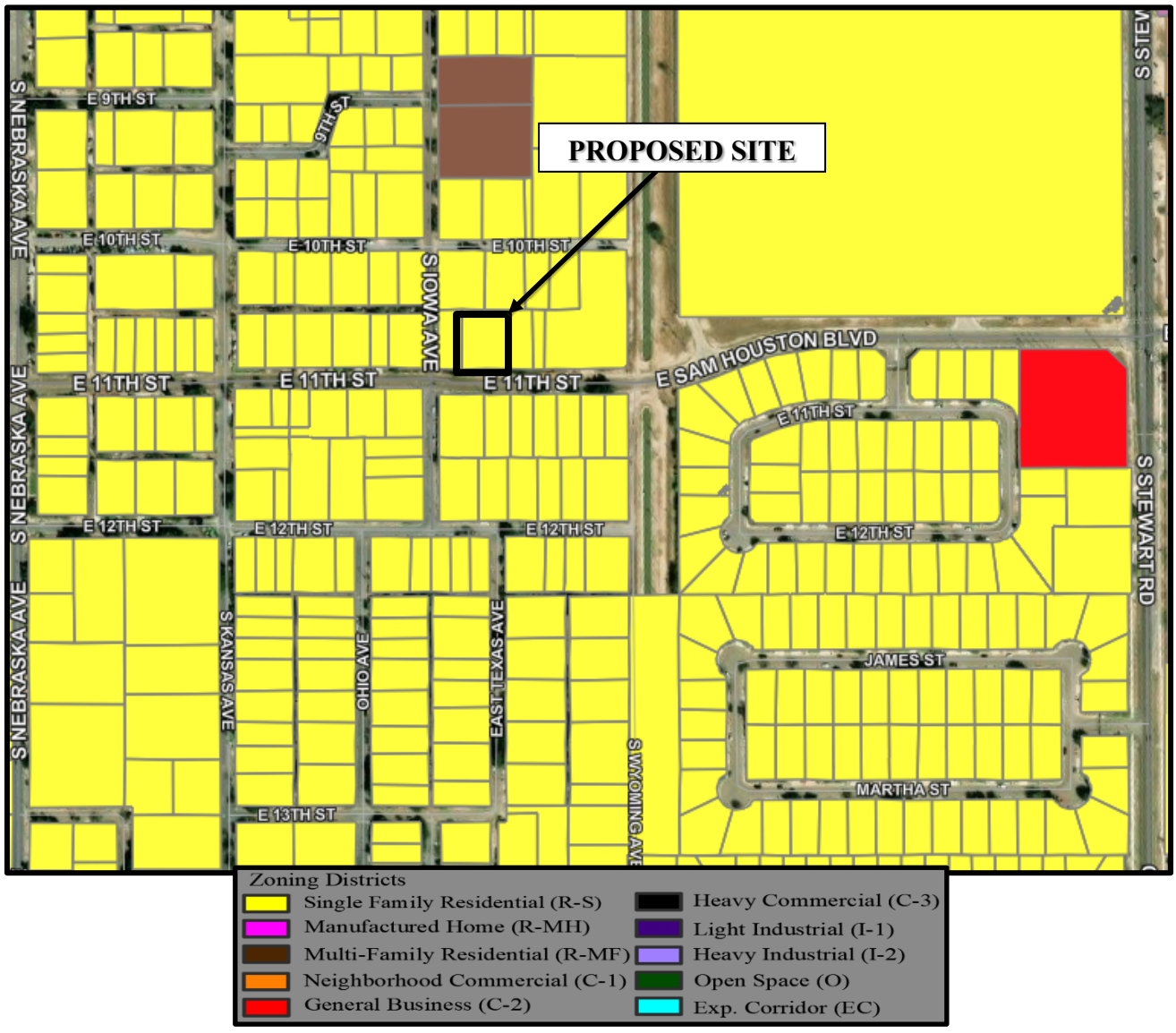
Staff recommends denial of the rezoning request due to inconsistent with the Comprehensive Plan, constitutes spot zoning, and is incompatible with the established development pattern of the surrounding area.



Proposed Property



Location Map


PROPOSED SITE
E 9TH ST
9TH ST
E 10TH ST
E 11TH ST
E 12TH ST
E 13TH ST
S NEBRASKA AVE
S IOWA AVE
S KANSAS AVE
OHIO AVE
EAST TEXAS AVE
S WYOMING AVE
E SAM HOUSTON BLVD
S STEWART RD
JAMES ST
MARTHA ST
Zoning Districts
Single Family Residential (R-S)
Manufactured Home (R-MH)
Multi-Family Residential (R-MF)
Neighborhood Commercial (C-1)
General Business (C-2)
Heavy Commercial (C-3)
Light Industrial (I-1)
Heavy Industrial (I-2)
Open Space (O)
Exp. Corridor (EC)

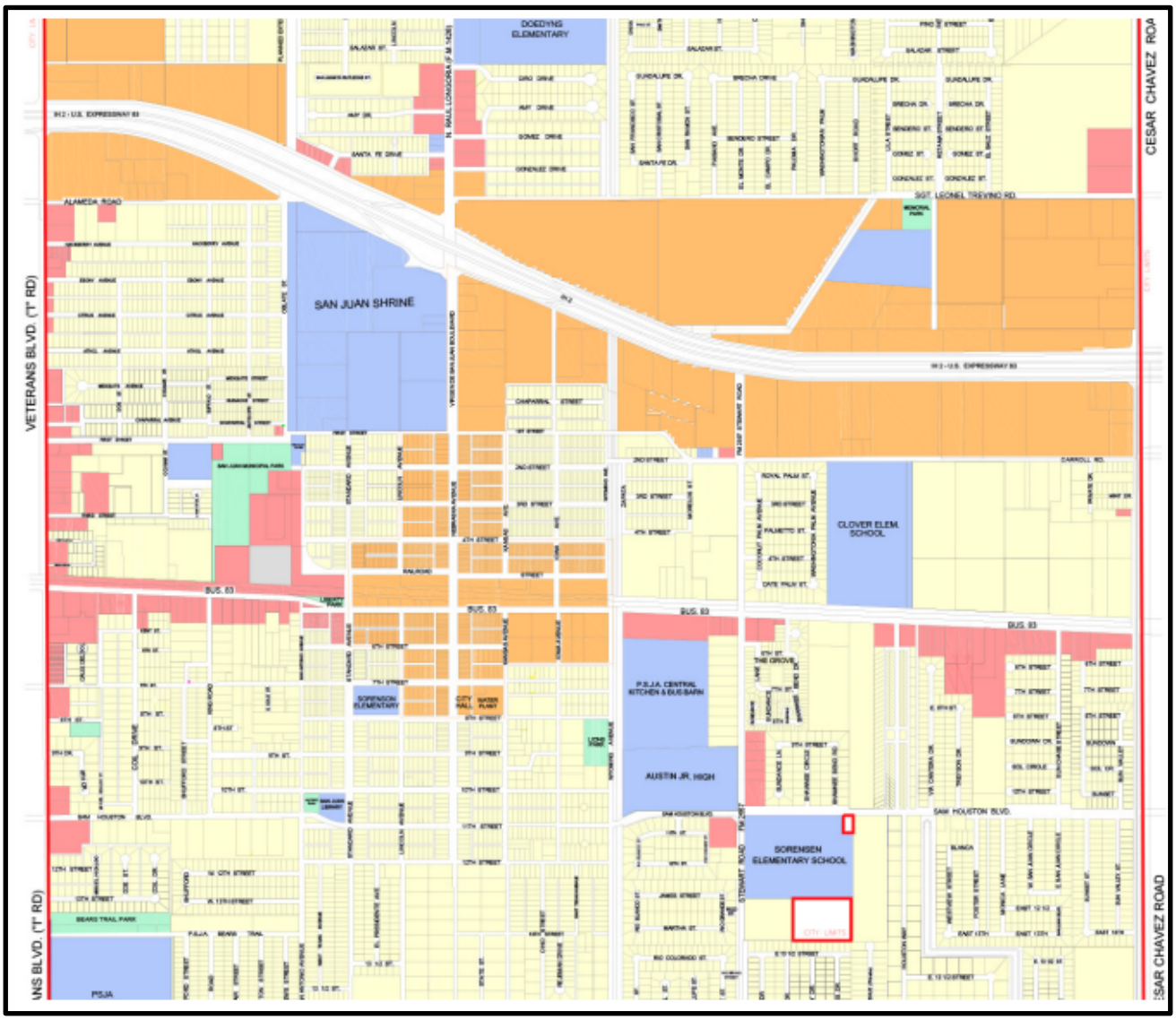
Zoning Map



Future Land Use Map

LEGEND

- Residential
- Retail/Commercial/Office
- Community/Government/Institutional
- Parks and Recreation
- Industrial/Warehouse
- Mixed Use
- Floodplain



LEGEND

- Residential
- Retail/Commercial/Office
- Community/Government/Institutional
- Parks and Recreation
- Industrial/Warehouse
- Mixed Use
- Floodplain

FINAL RESOLUTION OF REQUEST & COMMENTS:
P&Z – 06/16/2026 Commissioner Gamboa made a motion to denied the rezoning request as presented by city staff. Commissioner Salinas second the motion. The motion passed unanimously with a 6-0 vote.

REVIEW COMMENTS: Ms. Gomez explained that the applicant is requesting to rezone two residential lots to allow multi-family residential district. Each lot measures 60 feet by 150 feet. According to the Future Land Use Map and Zoning Map, the surrounding area is predominantly residential in nature. Public hearing notices were published in the local newspaper, and notification letters were mailed to twenty-two (22) property owners within the required radius. Two emails were received in opposition to the rezoning request.

Ms. Gomez also noted that both the Planning and Zoning Commission and the City Commission denied a similar rezoning request involving one of the rear properties located near 11th Street and Wyoming Avenue in November 2024.

Based on the inconsistency with the Comprehensive Plan, the potential creation of spot zoning, and the incompatibility of the proposed zoning with the established residential character of the surrounding area, staff recommended denial of the rezoning request.

Commissioner Martin Gamboa entered the meeting at 6:08 p.m.

Chair Cardenas opened the public hearing at 6:08 pm.

Mr. Elias Jair Gutierrez, the applicant, explained that he is proposing to construct a four- to six-unit apartment complex because the existing house on the property is in poor condition. He stated that he intends to develop a project that would beautify the area and potentially provide an exclusive residential option.

Mr. Hector Cruz, a resident, spoke in opposition to the rezoning request. He stated that he has lived in the area for more than 40 years and expressed concerns about the existing traffic congestion caused by the nearby school. He indicated that additional apartment units would increase traffic in the neighborhood and stated that residents would like to review the development plans before any approval is granted.

Mr. Dagoberto Rodriguez, a resident, also spoke in opposition to the request, citing concerns regarding the heavy traffic in the area.

Mr. Pedro Villa, a resident, spoke in opposition to the request and asked the applicant about future plans for the property.

Mr. Abelino Gonzalez, a resident, spoke in opposition to the request, stating that the area is predominantly single-family residential and expressing concerns that introducing a multi-family use could create hazards for nearby residents.

Chair Cardenas clarified that the Commission was considering only the rezoning request and noted that, should the rezoning be approved, the applicant would still be required to comply with all applicable City ordinances, including lot size requirements, setbacks, and other development standards.

Chair Cardenas closed the public hearing at 6:16 p.m.

Commissioner Garza asked staff about the minimum lot size required for multi-family development. Ms. Gomez responded that the minimum lot size requirement is 150 feet by 150 feet. She further explained that, if the rezoning were approved, the applicant would also be required to comply with parking requirements, landscaping standards, and setback regulations applicable to the property.

Commissioner Garza asked staff to provide some background regarding the similar rezoning request denied in 2024. Ms. Gomez responded that the previous request involved two lots seeking multi-family zoning near the corner of 11th Street and Wyoming Avenue. The request was denied due to concerns regarding compatibility with the surrounding zoning districts and the established character of the area.

ORDINANCE NO.

AN ORDINANCE AMENDING THE CITY OF SAN JUAN ZONING ORDINANCE NO. 98-006, TO CHANGE THE ZONING DISTRICT FROM SINGLE-FAMILY RESIDENCE DISTRICT (R-S) TO MULTI-FAMILY RESIDENCE DISTRICT (R-MF) OF THE PROPERTY LOCATED AT 307 E. 11TH STREET, LEGALLY DESCRIBED AS LOTS 2 AND 3, BLOCK 1, GOSSAGE SUBDIVSION, 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 multi-family district development that generates property taxes, water and sewer revenues and sales tax revenues.

The zoning district of the property legally described as Lot 2 & 3, Block 1, Gossage Block Subdivision, shall be changed to Multi-Family Residence District (R-MF) and the zoning map shall be amended accordingly.

PASSED and **APPROVED** on first reading on the 23rd day of June, 2026.

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

CITY OF SAN JUAN

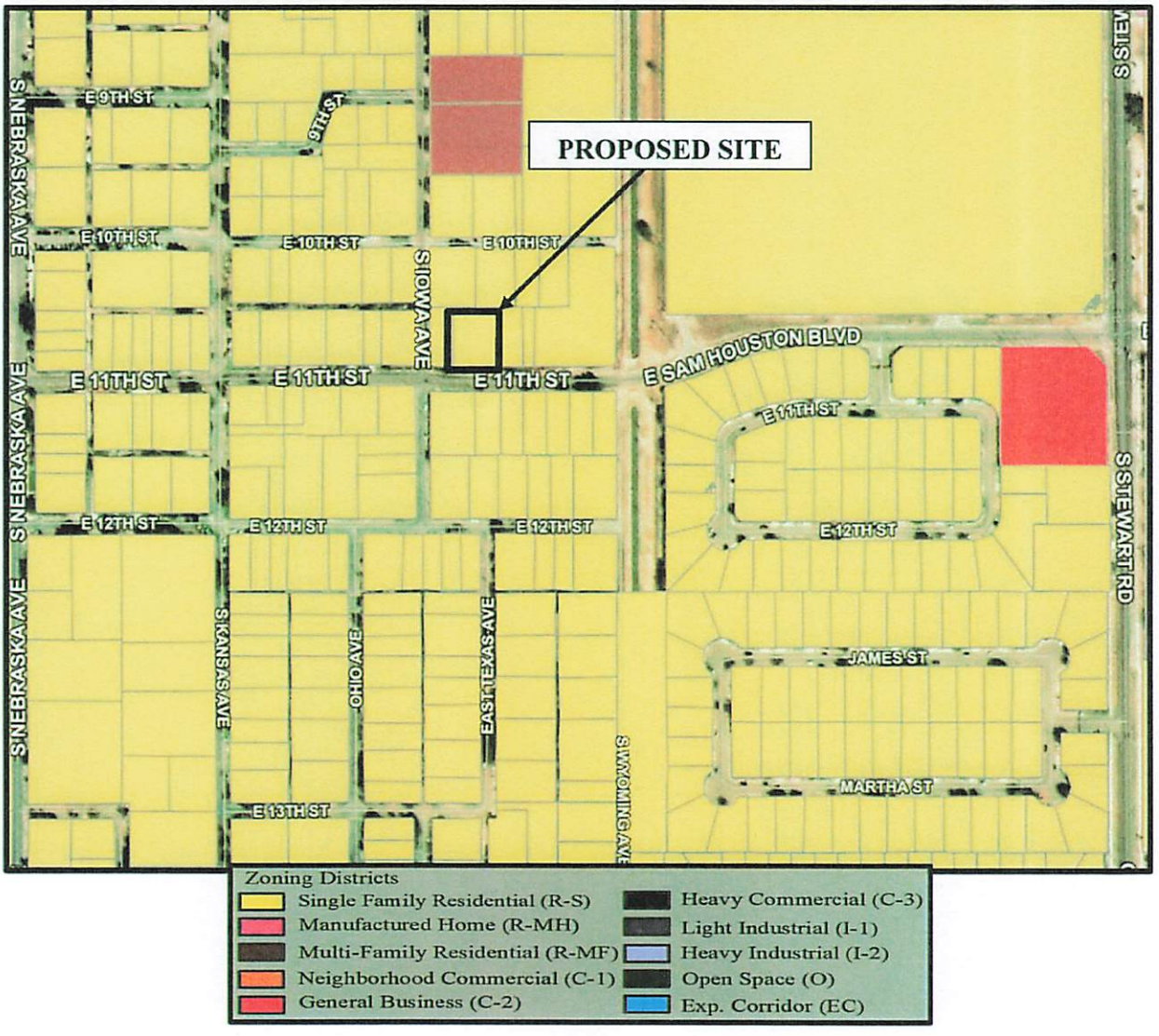
_____
MARIO GARZA
MAYOR

ATTEST:

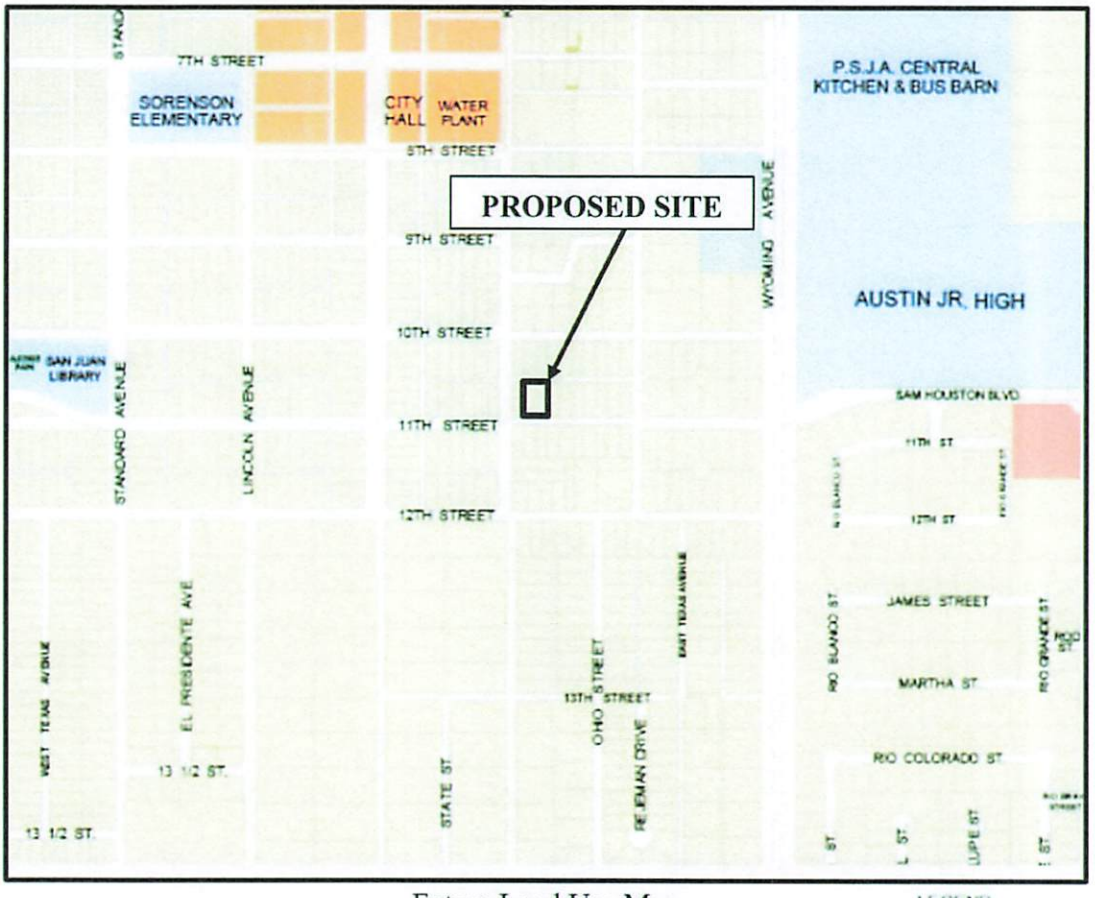
_____
BRENDA ESCALANTE
CITY SECRETARY

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

_____
CITY ATTORNEY

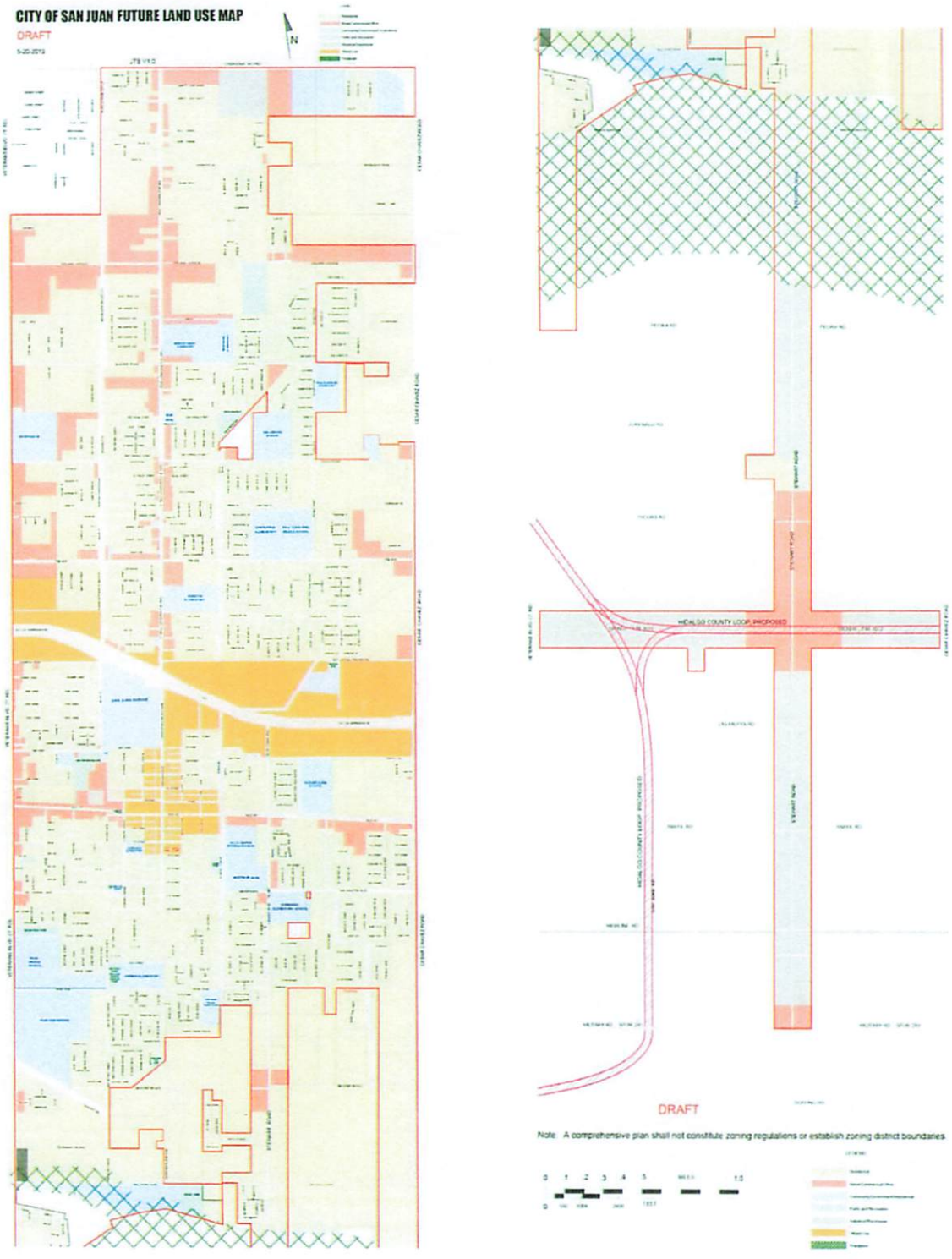

PROPOSED SITE
E 9TH ST
9TH ST
E 10TH ST
E 10TH ST
E 10TH ST
S NEBRASKA AVE
S IOWA AVE
E 11TH ST
E 11TH ST
E 11TH ST
E SAM HOUSTON BLVD
E 11TH ST
E 12TH ST
E 12TH ST
E 12TH ST
E 12TH ST
S NEBRASKA AVE
S KANSAS AVE
OHIO AVE
EAST TEXAS AVE
S WYOMING AVE
JAMES ST
MARTHA ST
E 13TH ST
S ELLIS
S STEWART RD
Zoning Districts
Single Family Residential (R-S)
Manufactured Home (R-MH)
Multi-Family Residential (R-MF)
Neighborhood Commercial (C-1)
General Business (C-2)
Heavy Commercial (C-3)
Light Industrial (I-1)
Heavy Industrial (I-2)
Open Space (O)
Exp. Corridor (EC)

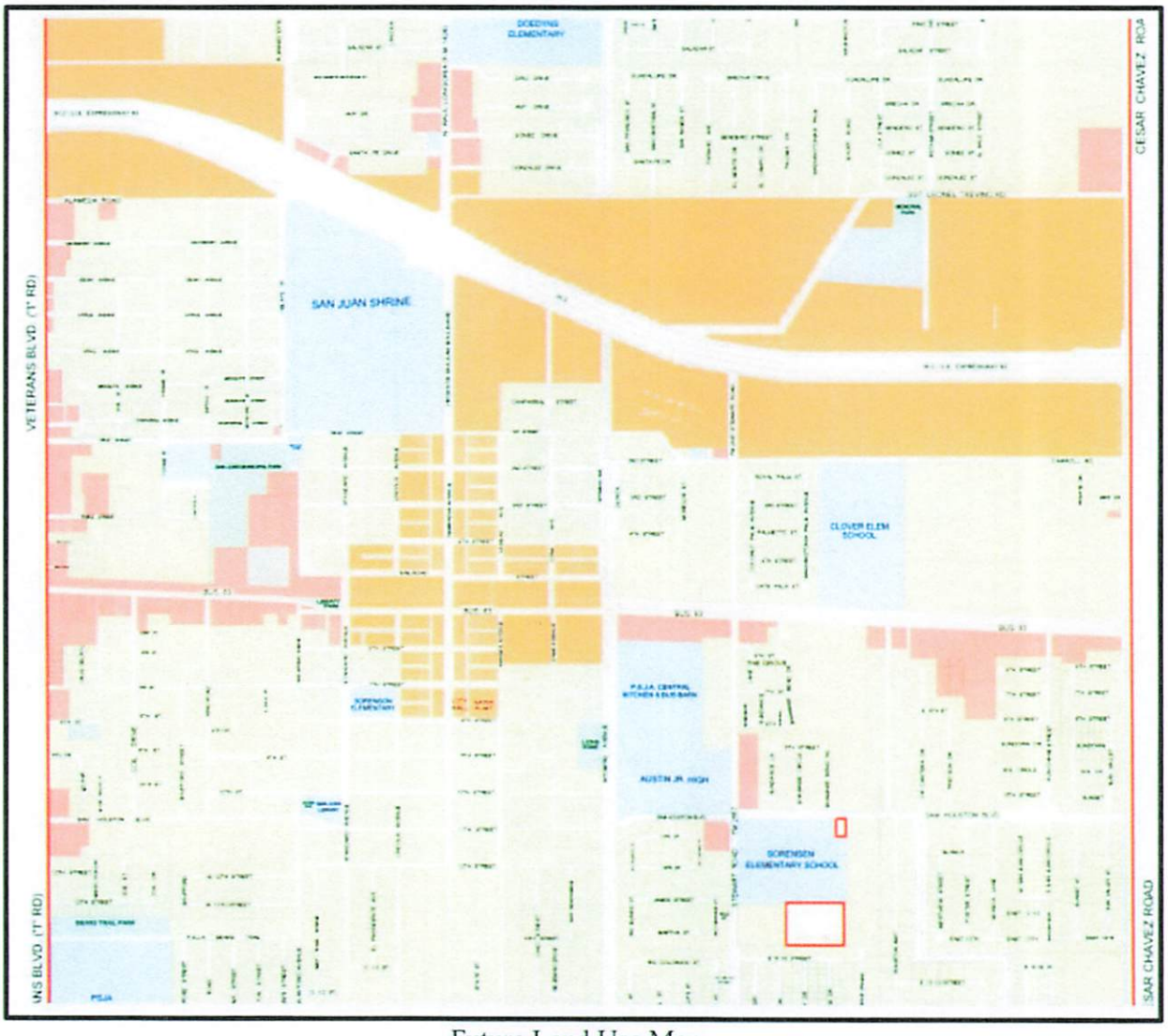
Zoning Map



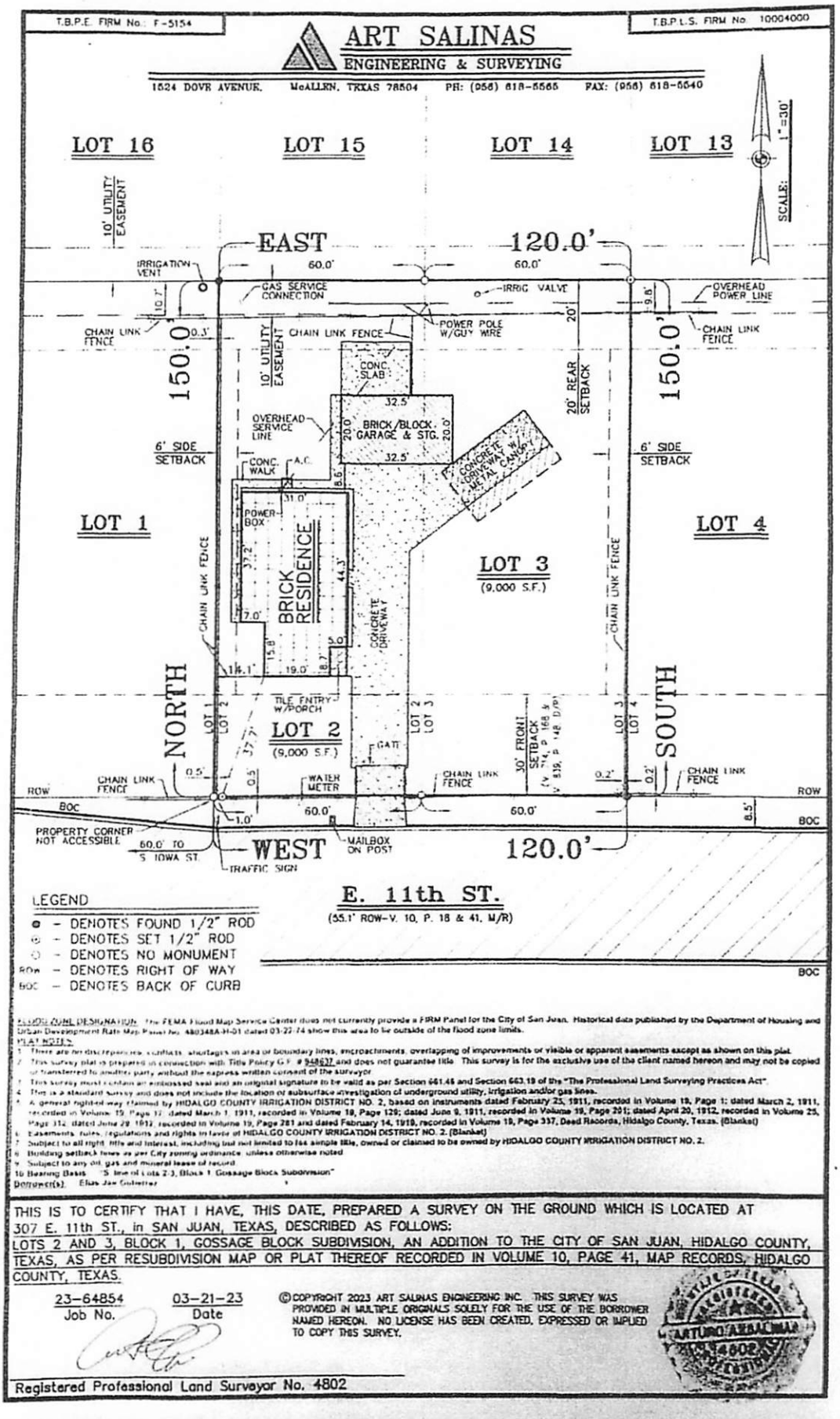
Future Land Use Map

Future Land Use Map (Figure LU-2)





Future Land Use Map


T.B.P.E. FIRM No.: F-5154
T.B.P.L.S. FIRM No. 10004000
ART SALINAS
ENGINEERING & SURVEYING
1524 DOVE AVENUE, McALLEN, TEXAS 78504 PH: (956) 618-5565 FAX: (956) 618-5540
LOT 16
LOT 15
LOT 14
LOT 13
SCALE: 1"=30'
10' UTILITY EASEMENT
EAST 120.0'
60.0'
60.0'
IRRIGATION VENT
GAS SERVICE CONNECTION
IRRIG VALVE
OVERHEAD POWER LINE
CHAIN LINK FENCE
POWER POLE W/GUY WIRE
CHAIN LINK FENCE
150.0'
CONC. SLAB
32.5'
OVERHEAD SERVICE LINE
BRICK/BLOCK GARAGE & STG.
20.0'
32.5'
20' REAR SETBACK
6' SIDE SETBACK
CONC. WALK
A.C.
CONCRETE W/ DRIVEWAY METAL CANOPY
LOT 1
LOT 4
POWER BOX
BRICK RESIDENCE
LOT 3
(9,000 S.F.)
CHAIN LINK FENCE
CONCRETE DRIVEWAY
NORTH
SOUTH
TILE ENTRY W/PORCH
LOT 2
(9,000 S.F.)
GATE
30' FRONT SETBACK
WATER METER
CHAIN LINK FENCE
ROW
BOC
PROPERTY CORNER NOT ACCESSIBLE
60.0' TO S. IOWA ST.
WEST 120.0'
MAILBOX ON POST
TRAFFIC SIGN
E. 11th ST.
(55.1' ROW-V. 10, P. 18 & 41, M/R)
LEGEND
- DENOTES FOUND 1/2" ROD
- DENOTES SET 1/2" ROD
- DENOTES NO MONUMENT
ROW - DENOTES RIGHT OF WAY
BOC - DENOTES BACK OF CURB
FLOOD ZONE DESIGNATION: The FEMA Flood Map Service Center does not currently provide a FIRM Panel for the City of San Juan. Historical data published by the Department of Housing and Urban Development Rate Map Panel No. 480348A-H-01 dated 03-22-74 show this area to be outside of the flood zone limits.
PLAT NOTES:
1. There are no discrepancies, conflicts, shortages in area or boundary lines, encroachments, overlapping of improvements or visible or apparent easements except as shown on this plat.
2. This survey plat is prepared in connection with Title Policy G.F. # 948637 and does not guarantee title. This survey is for the exclusive use of the client named hereon and may not be copied or transferred to another party without the express written consent of the surveyor.
3. This survey must contain an embossed seal and an original signature to be valid as per Section 661.45 and Section 663.19 of the "The Professional Land Surveying Practices Act".
4. This is a standard survey and does not include the location of subsurface investigation of underground utility, irrigation and/or gas lines.
5. A general right-of-way claimed by HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, based on instruments dated February 25, 1911, recorded in Volume 19, Page 1; dated March 2, 1911, recorded in Volume 19, Page 12; dated March 1, 1911, recorded in Volume 19, Page 129; dated June 9, 1911, recorded in Volume 19, Page 201; dated April 20, 1912, recorded in Volume 25, Page 312; dated June 29, 1912, recorded in Volume 19, Page 281 and dated February 14, 1919, recorded in Volume 19, Page 337, Deed Records, Hidalgo County, Texas. (Blanket)
6. Easements, rules, regulations and rights in favor of HIDALGO COUNTY IRRIGATION DISTRICT NO. 2. (Blanket)
7. Subject to all right, title and interest, including but not limited to fee simple title, owned or claimed to be owned by HIDALGO COUNTY IRRIGATION DISTRICT NO. 2.
8. Building setback lines as per City zoning ordinance, unless otherwise noted.
9. Subject to any oil, gas and mineral lease of record.
10. Bearing Basis: "S. line of Lots 2-3, Block 1 Gossage Block Subdivision"
Surveyor(s): Elias Jay Gutierrez
THIS IS TO CERTIFY THAT I HAVE, THIS DATE, PREPARED A SURVEY ON THE GROUND WHICH IS LOCATED AT 307 E. 11th ST., in SAN JUAN, TEXAS, DESCRIBED AS FOLLOWS:
LOTS 2 AND 3, BLOCK 1, GOSSAGE BLOCK SUBDIVISION, AN ADDITION TO THE CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS, AS PER RESUBDIVISION MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 41, MAP RECORDS, HIDALGO COUNTY, TEXAS.
23-64854 Job No.
03-21-23 Date
©COPYRIGHT 2023 ART SALINAS ENGINEERING INC. THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE USE OF THE BORROWER NAMED HEREON. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY.
ARTURO SALINAS 4802
Registered Professional Land Surveyor No. 4802

Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of Lot 2 and 3, Block 1, Gossage Block Subdivision, located at 307 E. 11th Street, as Requested by Elias Jair Gutierrez.

DIAZ RUDY & VALERIE A
216 E 10TH ST
SAN JUAN, TX 78589-2919

GONZALEZ FELIX & NORMA LETICIA
1100 MESQUITE DR
PALMVIEW, TX 78572

CHAPA JAIME
12900 E LOOP 1604 NORTH
SAN ANTONIO, TX 78233

CHAPA HECTOR M & BERTHA G
PO BOX 679
SAN JUAN, TX 78589-0679

SALINAS SERGIO F & FLORINDA
306 E 10TH ST
SAN JUAN, TX 78589-2921

NAN-AVI MANAGEMENT LLC
5113 QUINCE AVE
MCALLEN, TX 78501-8186

LIZCANO ROEL
100 N SUGAR RD
PHARR, TX 78577-0207

CRUZ HECTOR & NOELIA Q
322 E 11TH ST
SAN JUAN, TX 78589-2803

MUNOZ JOSE MANUEL & ROSA A MORADO
218 E 10TH ST
SAN JUAN, TX 78589-2919

RODRIGUEZ DAGOBERTO JOEL
304 E 11TH ST
SAN JUAN, TX 78589-2803

CASURB PROPERTIES LLC
3604 SANTA MARIA
MISSION, TX 78572-4486

MUNOZ HECTOR ELIAS
808 TARRANT CIR
PHARR, TX 78577-6025

CHAMPION ELIVERTO
PO BOX 5041
MCALLEN, TX 78502-5041

VELASQUEZ GLORIA
2731 N RUDY
VILLARREAL RD
ALAMO, TX 78516-6995

GUTIERREZ ELIAS JAIR
307 E 11TH ST
SAN JUAN, TX 78589-2802

QUAILES DONALD W & MARIA G
302 E 11TH ST
SAN JUAN, TX 78589-2803

VILLA PEDRO JR & ALMA T
308 E 11TH ST
SAN JUAN, TX 78589-2803

JIMENEZ ERIC I & RACKEL K LONGORIA
305 E 10TH ST
SAN JUAN, TX 78589-2920

ZUNIGA ROBERT L & BRENDA D
306 E 11TH ST
SAN JUAN, TX 78589-2803

ARREDONDO HERMILA & JUAN M
1108 S IOWA AVE
SAN JUAN, TX 78589-2813

RAMIREZ RODOLFO & MARIA M
312 E 11TH ST
SAN JUAN, TX 78589-2803

HETRICK JOSEPH FRANKLIN
319 E
11TH ST
SAN JUAN, TX 78589

Monica Gomez <mgomez@sjtx.us>

Rezoning

1 message

Frank Hetrick <frank.hetrick@gmail.com> Tue, Jun 16, 2026 at 2:34 PM
To: permits@sjtx.us

> I am strongly apposed to the rezoning of the property at 307 E 11th Street. I and my family have lived at 319 E 11th Street since 1961. We know that multiple family housing tends to bring a negative element to the neighborhood. An example is the apartments located on the corner of 11th Street and South Iowa. The police are frequently there. It also affects our property values in a negative way.
>
> Thank you for allowing me this forum.
>
> Joseph Hetrick.
>
> Sent from my iPhone

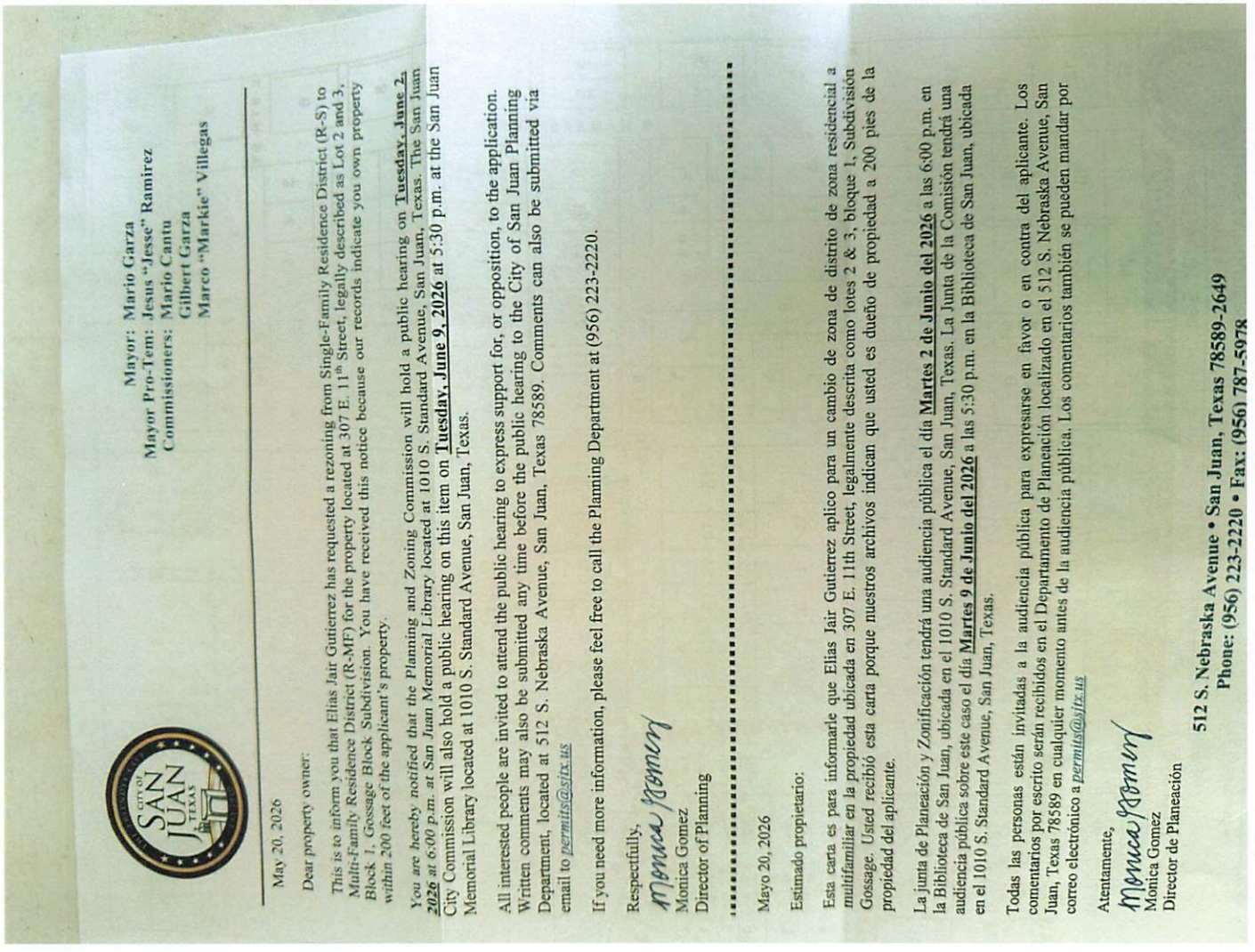
Monica Gomez <mgomez@sjtx.us>

Rezoning. Multifamily units on 11th street

1 message

Pete Villa <pvilla1968@yahoo.com> Tue, Jun 16, 2026 at 3:08 PM
To: Mgomez@sjtx.us
Cc: Pete Villa <pvilla1968@yahoo.com>

We are against the request on rezoning for a multi residential use on 11th street.



CITY OF SAN JUAN TEXAS

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

May 20, 2026

Dear property owner:

This is to inform you that Elias Jair Gutierrez has requested a rezoning from Single-Family Residence District (R-S) to *Multi-Family Residence District* (R-MF) for the property located at 307 E. 11th Street, legally described as Lot 2 and 3, *Block 1, Gossage Block Subdivision. You have received this notice because our records indicate you own property within 200 feet of the applicant's property.*

You are hereby notified that the Planning and Zoning Commission will hold a public hearing on **Tuesday, June 2, 2026** *at 6:00 p.m. at San Juan Memorial Library* located at 1010 S. Standard Avenue, San Juan, Texas. The San Juan City Commission will also hold a public hearing on this item on **Tuesday, June 9, 2026** at 5:30 p.m. at the San Juan Memorial Library located at 1010 S. Standard Avenue, San Juan, Texas.

All interested people are invited to attend the public hearing to express support for, or opposition, to the application. Written comments may also be submitted any time before the public hearing to the City of San Juan Planning Department, located at 512 S. Nebraska Avenue, San Juan, Texas 78589. Comments can also be submitted via email to permits@sjtx.us

If you need more information, please feel free to call the Planning Department at (956) 223-2220.

Respectfully,

Monica Gomez
Director of Planning

Mayo 20, 2026

Estimado propietario:

Esta carta es para informarle que Elias Jair Gutierrez aplico para un cambio de zona de distrito de zona residencial a *multifamiliar en la propiedad ubicada en* 307 E. 11th Street, legalmente descrita como lotes 2 & 3, bloque 1, Subdivision *Gossage. Usted recibió esta carta porque nuestros archivos indican que usted es dueño de propiedad a 200 pies de la propiedad del aplicante.*

La junta de Planeación y Zonificación tendrá una audiencia pública el día **Martes 2 de Junio del 2026** a las 6:00 p.m. en la Biblioteca de San Juan, ubicada en el 1010 S. Standard Avenue, San Juan, Texas. La Junta de la Comisión tendrá una audiencia pública sobre este caso el día **Martes 9 de Junio del 2026** a las 5:30 p.m. en la Biblioteca de San Juan, ubicada en el 1010 S. Standard Avenue, San Juan, Texas.

Todas las personas están invitadas a la audiencia pública para expresarse en favor o en contra del aplicante. Los comentarios por escrito serán recibidos en el Departamento de Planeación localizado en el 512 S. Nebraska Avenue, San Juan, Texas 78589 en cualquier momento antes de la audiencia pública. Los comentarios también se pueden mandar por correo electrónico a permits@sjtx.us

Atentamente,

Monica Gomez
Director de Planeación

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

We believe that the safety of our children need to be highly considered first. It is very congested as it is now and school being so close would make it very dangerous. Plus another multi unit residential is already in existence and not even a block away.

Thank you!

Sent from Yahoo Mail for iPhone

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 23, 2026

Hold a Public Hearing for a Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of the 6.68-Acre Tract of Land Out of Lot 12, Stewarts Addition to the Conway Gardens Subdivision, located approximately 200 feet North from Hall Acres Road, along the West side of Stewart Road, as Requested by Teysha Group, LLC. [Monica Gomez, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The applicant has submitted a request to rezone 6.68 acres that were recently annexed into the city. The request is to change it from a residential to a multi-family residence district. The surrounding area is predominantly developed with residential uses. According to the adopted Future Land Use Map, the subject property and surrounding area are designated for residential use.

The proposed rezoning would constitute spot zoning, as it introduces a multi-family classification into an area that is otherwise uniformly zoned and planned for residential use. Both the current zoning pattern and the Future Land Use Map support residential development in this location.

Public notice of the hearing was published in the official newspaper of record, and written notifications were mailed to eighteen (18) property owners within the required 200-foot radius. Two calls were received in opposition to this request, and a formal zoning protest against the rezoning was submitted on Friday, June 12, 2026, featuring the signatures of sixteen property owners.

Staff recommends denial of the rezoning request due to inconsistent with the Comprehensive Plan, constitutes spot zoning, and is incompatible with the established development pattern of the surrounding area.

RECOMMENDATION:

During the Special Called Planning and Zoning Meeting held on June 16, 2026, the Planning and Zoning Commission recommended denial of the rezoning request with a 6-0 vote.

PREPARED BY:
Monica Gomez,
Director of Planning
and Zoning

APPROVED BY:
Ruben Guajardo, City
Manager

Rezoning Request
Applicant: Teysha Group, LLC.
Request: Rezoning request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF)
Address: 2500 S. Stewart Road
Legal Description: A 6.68-acre tract of land out of Lot 12, Stewarts Addition to the Conway Gardens

The applicant has submitted a request to rezone 6.68 acres that were recently annexed into the city, the request is to change it from residential to multi-family residence district.

The surrounding area is predominantly developed with residential uses. According to the adopted Future Land Use Map, the subject property and surrounding area are designated for residential use.

The proposed rezoning would constitute spot zoning, as it introduces a multi-family classification into an area that is otherwise uniformly zoned and planned for residential use. Both the current zoning pattern and the Future Land Use Map support residential development in this location.

Public notice of the hearing was published in the official newspaper of record, and written notifications were mailed to eighteen (18) property owners within the required 200-foot radius. Two calls were received in opposition to this request, and a formal zoning protest against the rezoning was submitted on Friday, June 12, 2026, featuring the signatures of sixteen property owners.

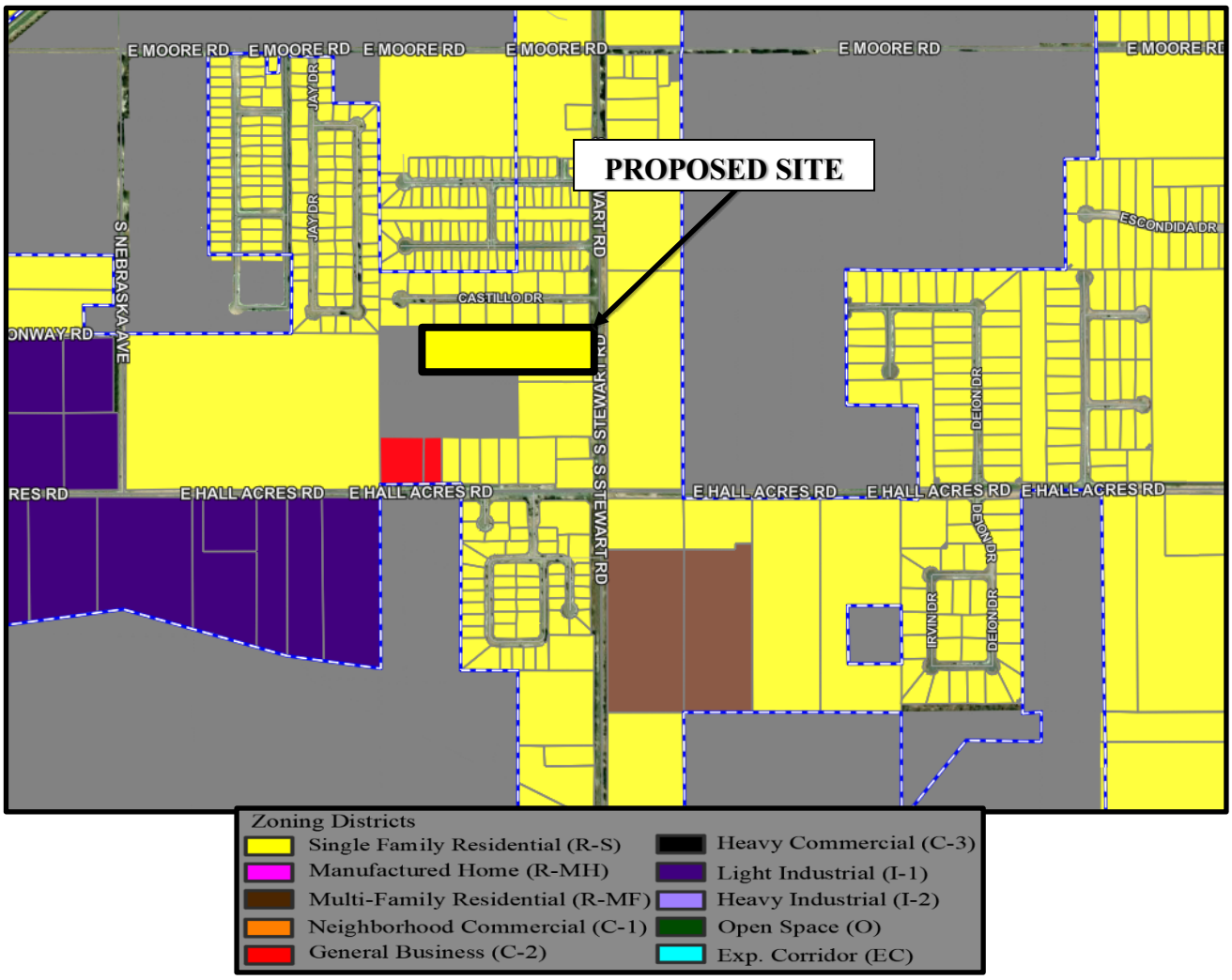
Staff recommends denial of the rezoning request due to inconsistent with the Comprehensive Plan, constitutes spot zoning, and is incompatible with the established development pattern of the surrounding area.



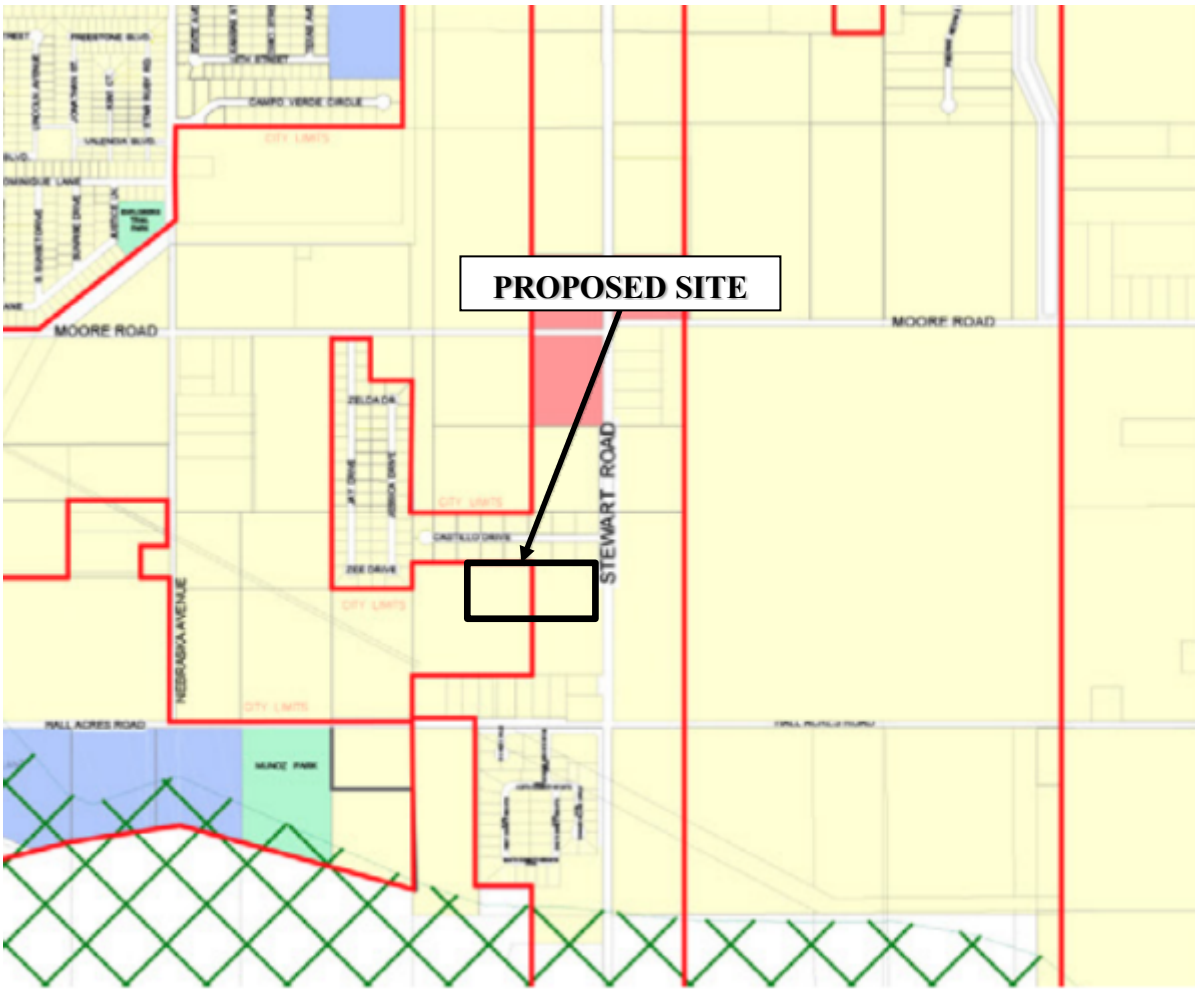
Proposed Site



Location Map


E MOORE RD
E MOORE RD
E MOORE RD
E MOORE RD
E MOORE RD
E MOORE RD
JAY DR
JAY DR
PROPOSED SITE
S NEBRASKA AVE
CASTILLO DR
S STEWART RD
ESCONDIDA DR
DEON DR
E HALL ACRES RD
E HALL ACRES RD
E HALL ACRES RD
E HALL ACRES RD
E HALL ACRES RD
IRVIN DR
Zoning Districts
Single Family Residential (R-S)
Manufactured Home (R-MH)
Multi-Family Residential (R-MF)
Neighborhood Commercial (C-1)
General Business (C-2)
Heavy Commercial (C-3)
Light Industrial (I-1)
Heavy Industrial (I-2)
Open Space (O)
Exp. Corridor (EC)

Zoning Map



Future Land Use Map

FINAL RESOLUTION OF REQUEST & COMMENTS:
P&Z – 06/16/2026 Commissioner Gamboa made a motion to denied the rezoning request as presented by city staff. Vice Chair Castillo second the motion. The motion passed unanimously with a 6-0 vote.

REVIEW COMMENTS: Ms. Gomez explained that the applicant is requesting to rezone a 6.68-acre tract to a Multi-Family Residential District. According to the Future Land Use Map and Zoning Map, the surrounding area is predominantly residential in nature. Public hearing notices were published in the local newspaper, and notification letters were mailed to eighteen (18) property owners within the required notification radius. In addition, staff received two phone calls in opposition to the request and a formal zoning protest signed by sixteen (16) property owners opposing the proposed rezoning.

Based on the inconsistency of the proposed rezoning with the established residential character of the area and the concerns raised by neighboring property owners, staff recommended denial of the rezoning request as presented.

Chair Cardenas opened the public hearing at 6:21 p.m.

Mr. Cesar Castillo, a resident, spoke in opposition to the request and stated that the residents located north of the subject property were unanimously opposed to the rezoning. He expressed concerns regarding existing sewer and drainage issues, stating that the addition of a multi-family development would further aggravate those problems. He also cited concerns related to increased traffic, accidents along Stewart Road, and potential health issues associated with septic tanks.

Ms. Sylvia Maldonado, a resident, also spoke in opposition to the request. She expressed concerns about flooding and traffic accidents in the area and stated that when residents purchased their properties, they anticipated a peaceful neighborhood intended for residential use.

Chair Cardenas opened the public hearing at 6:25 p.m.

ORDINANCE NO.

AN ORDINANCE AMENDING THE CITY OF SAN JUAN ZONING ORDINANCE NO. 98-006, TO CHANGE THE ZONING DISTRICT FROM SINGLE-FAMILY RESIDENCE DISTRICT (R-S) TO MULTI-FAMILY RESIDENCE DISTRICT (R-MF) OF THE 6.8-ACRE TRACT OF LAND OUT OF LOT 12, STEWARTS ADDITION TO THE CONWAY GARDENS, 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 multi-family district development that generates property taxes, water and sewer revenues and sales tax revenues.

The zoning district of the property legally described as 6.68-acre tract of land out of Lot 12, Stewarts Addition to the Conway Gardens Subdivision, shall be changed to Multi-Family Residence District (R-MF) and the zoning map shall be amended accordingly.

PASSED and **APPROVED** on first reading on the 23rd day of June, 2026.

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

CITY OF SAN JUAN

_____
MARIO GARZA
MAYOR

ATTEST:

_____
BRENDA ESCALANTE
CITY SECRETARY

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

_____
CITY ATTORNEY

FORMAL ZONING PROTEST PETITION

TO THE CITY COMMISSION OF SAN JUAN, TEXAS

RE: OPPOSITION TO REZONING CASE / ORDINANCE

We, the undersigned property owners of lots located within the Castillo Subdivision on Castillo Drive and/or situated within 200 feet of the Conway Gardens, hereby formally record our strict objection and protest against changing the zoning of the subject parcel from Single Family Residential District to Multi-Family Residential District.

Under Section XI of the San Juan Zoning Regulations and Texas Local Government Code, we submit this written protest to trigger the requirement of a three-fourths (3/4) supermajority vote of the City Commission to approve this change.

Our objections include, but are not limited to:

1. **Increased neighborhood traffic congestion, safety hazards, and gridlock** along Stewart Road and intersecting residential streets.
2. **Inadequate public infrastructure**, including localized drainage, stormwater runoff systems, and utility capacities unable to support dense multi-family units.
3. **Immediate Public Health and Environmental Hazards**: The Castillo Subdivision residential lots rely completely on On-Site Sewage Facilities (OSSF) / Septic Systems. Replacing 6 acres of porous soil with high-density impervious surfaces (concrete and asphalt) will drastically increase stormwater runoff onto our properties. This predictable flooding will saturate our drainfields, rendering our septic systems incapable of absorbing effluent, creating a severe public health hazard via raw sewage backups into our homes.
4. **Severe disruption** to the established, quiet single-family residential character, privacy, and harmony of the surrounding neighborhoods.
5. **Inconsistency with the City's Comprehensive Master Plan** for orderly, low-density growth in this specific sector. The residential subdivisions surrounding and connecting to Castillo Drive were strictly planned, designed, and purchased as low-density, quiet neighborhoods. Introducing a high-density, multi-family development directly breaks the cohesive design of these surrounding subdivisions. It compromises the safety, privacy, and long-term financial investments made by hundreds of local homeowners.
6. **Potential adverse impacts** on localized property values, peace of mind, and the overall quality of life for long-term neighborhood residents.

By signing below, we affirm that these representatives speak with the authority of our combined neighborhood coalition in opposition to this rezoning request from a Single-Family Residential District to a Multi-Family Residential District.

PETITIONER SIGNATURES & AUTHORIZATIONS:

Name: Javier P Saldaña Address: 412 Castillo Dr Signature: Javier P. Saldaña

Name: María G. Saldaña Address: 412 Castillo Dr Signature: María G. Saldaña

Name: Jessica Franco Address: 405 Castillo Dr Signature: Jessica Franco

Name: Avelino Gonzalez Address: 403 Castillo Dr Signature: Avelino Gonzalez

Name: Guadalupe Martinez Address: 312 Castillo Dr. Signature: Guadalupe Martinez

Name: Jose L. Martinez Jr. Address: 312 Castillo Dr. Signature: Jose L. Martinez Jr.

Name: Blanca Gomez Address: 413 Castillo Dr. Signature: Blanca Gomez

Name: _____ Address: 508 Castillo Dr Signature: _____

Name: _____ Address: 508 Castillo Dr Signature: _____

Name: Alejandra Garcia Address: 2462 S. Stewart Rd Signature: Alejandra Garcia

Name: _____ Address: _____ Signature: _____

Name: _____ Address: _____ Signature: _____

Name: _____ Address: _____ Signature: _____

Name: _____ Address: _____ Signature: _____

Name: _____ Address: _____ Signature: _____

Name: _____ Address: _____ Signature: _____

Name: _____ Address: _____ Signature: _____

Name: _____ Address: _____ Signature: _____

Name: _____ Address: _____ Signature: _____

Name: _____ Address: _____ Signature: _____

Name: _____ Address: _____ Signature: _____

Name: _____ Address: _____ Signature: _____

AUTHORIZATION OF REPRESENTATIVE SPEAKERS

TO THE CITY COMMISSION OF SAN JUAN, TEXAS RE: CASE

HEARING DATE:

Date 1 (Planning & Zoning Commission): June 16, 2026

Date 2 (San Juan City Commission): June 23, 2026

Planning & Zoning Commission and the San Juan City Commission:

We, the undersigned petitioners and residents of Castillo Subdivision and the areas within 200 feet of Conway Gardens., submit this letter to establish official representation for the public hearing process.

In the event that any of the undersigned petitioners are unable to physically attend or voice their public comments at the scheduled city meeting, we hereby designate, authorize, and appoint the following individuals to speak on our behalf, represent our collective neighborhood property interests, and present our petition arguments into the official records for both hearings:

DESIGNATED REPRESENTATIVE

Speaker Name: Cesar Castillo

Address: 504 Castillo Dr. San Juan, TX 78589

Speaker Name: Magali Castillo

Address: 504 Castillo Dr. San Juan, TX 78589

Speaker Name: _____

Address: _____

Speaker Name: _____

Address: _____

PROPERTY OWNER SIGNATURES:

1. Property Owner

Printed Name: Magali Castillo & Cesar Castillo

Physical Address: 504 Castillo Dr. San Juan TX 78589

Subdivision & Lot Number: Castillo Lot 15

Signature: Magali Castillo, Cesar Date: 6-11-26

2. Property Owner

Printed Name: Javier and Maria Guadalupe Saldana

Physical Address: 412 Castillo Dr. San Juan TX 78589

Subdivision & Lot Number: Castillo Lot 13

Signature: Javier Saldana, Maria G. Saldana Date: 6-11-26

3. Property Owner

Printed Name: Javier Saldana Jr & Javier P. Saldana

Physical Address: 500 Castillo Dr. San Juan, TX 78589

Subdivision & Lot Number: Castillo Lot 14

Signature: Javier P Saldana Date: 6-11-26

x Javier Saldana Jr

4. Property Owner

Printed Name: Javier and Maria Saldana

Physical Address: 401 Castillo Dr San Juan, TX 78589

Subdivision & Lot Number: Castillo Lot 7

Signature: Javier Saldana, Maria G. Saldana Date: 6-11-26

5. Property Owner

Printed Name: Jessica Franco

Physical Address: 405 Castillo Dr. San Juan TX 78589

Subdivision & Lot Number: Castillo Lot 6

Signature: [signature] Date: 6-11-26

6. Property Owner

Printed Name: Perla Oyervides

Physical Address: 400 Castillo Dr. San Juan, TX 78589

Subdivision & Lot Number: Castillo Lot 10

Signature: Perla Oyervides Date: 6-11-26

7. Property Owner

Printed Name: Avelino and Carla Y Gonzalez

Physical Address: 408 Castillo Dr. San Juan TX 78589

Subdivision & Lot Number: Castillo Lot 12

Signature: [signature] Date: 6-11-26

8. Property Owner

Printed Name: Jose L. Martinez Jr & Guadalupe Martinez

Physical Address: 312 Castillo Dr. San Juan TX 78589

Subdivision & Lot Number: Castillo, Lt

Signature: [signature] Date: 6-11-26

9. Property Owner

Printed Name: Jaime or Erica Estrada

Physical Address: 409 Castillo Dr.

Subdivision & Lot Number: Castillo Estates Lot #5

Signature: [signature] Date: 6/11/26

10. Property Owner

Printed Name: Gabriel and Blanca Gomez

Physical Address: 413 Castillo Dr. San Juan TX 78589

Subdivision & Lot Number: Castillo Lot 4

Signature: Blanca Gomez [signature] Date: 6/11/26

11. Property Owner

Printed Name: Sylvia & Fernando Maldonado

Physical Address: 508 Castillo Dr. San Juan TX 78589

Subdivision & Lot Number: Castillo, Lot 16

Signature: [signature] Fernando Maldonado Date: 6-11-26

12. Property Owner

Printed Name: Jose and Jessica Rivera

Physical Address: 505 Castillo Dr. San Juan TX 78589

Subdivision & Lot Number: Castillo Lot 2

Signature: [signature] Date: 6-11-26

13. Property Owner

Printed Name: Alejandra and Rolando Garcia

Physical Address: 2402 S. Stuart Rd., San Juan TX 78589

Subdivision & Lot Number: Castillo, Lot 1

Signature: _____ Date: 6-12-26

14. Property Owner

Printed Name: Alejandra Garcia Rolando Garcia

Physical Address: 2462 S. Stuart Rd. San Juan TX 78589

Subdivision & Lot Number: #1

Signature: Alejandra Garcia / Rolando Garcia Date: 6/12/26

15. Property Owner

Printed Name: Daniel Angel Ojeda

Physical Address: 501 Castillo Dr San Juan TX 78589

Subdivision & Lot Number: Castillo Lot 3

Signature: Daniel Ojeda Date: 6-12-26

16. Property Owner

Printed Name: _____

Physical Address: _____

Subdivision & Lot Number: _____

Signature: _____ Date: _____

PROPERTY OWNER SIGNATURES:

Property Owner

Printed Name: Yadira A. Gonzalez

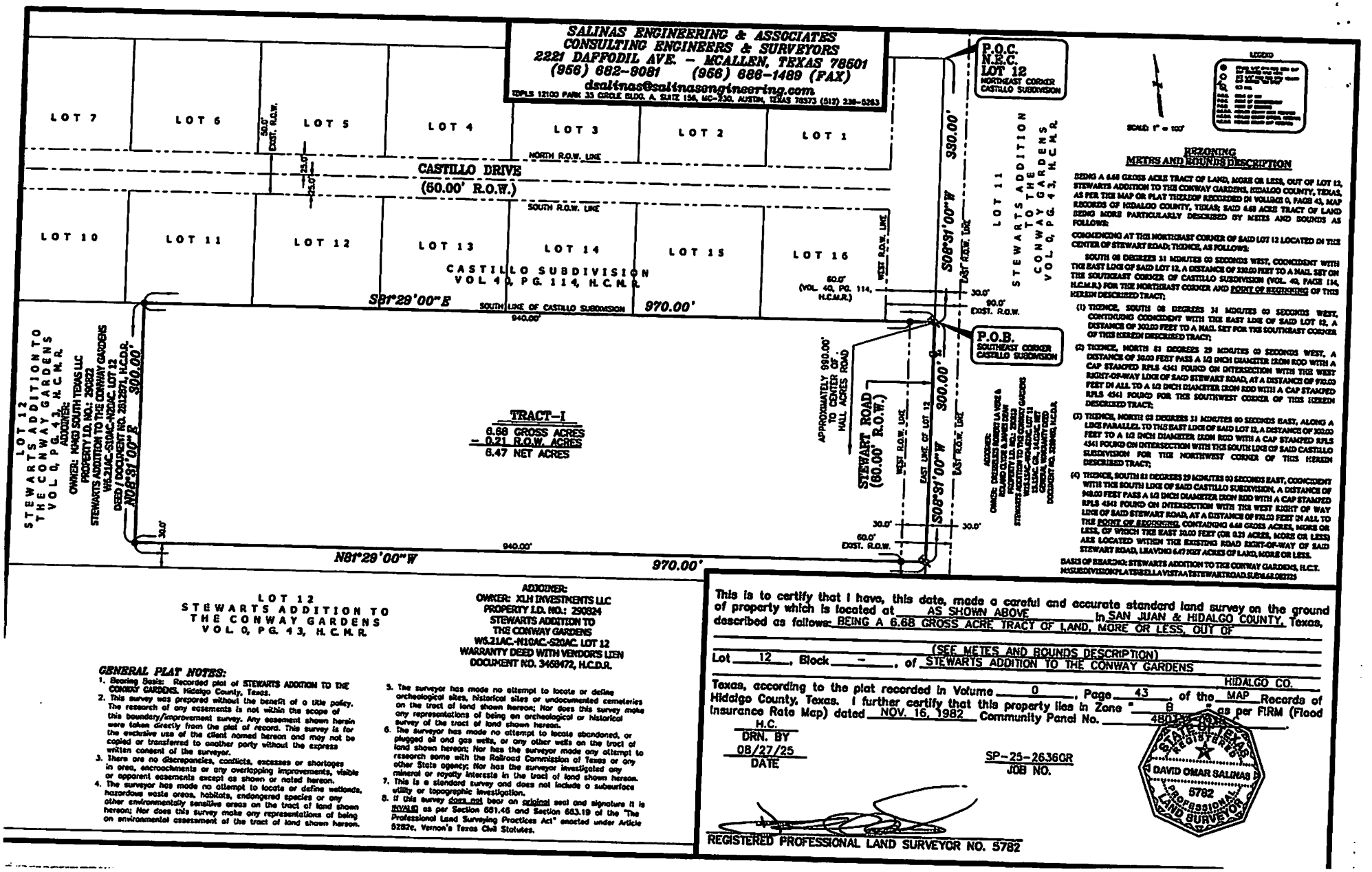
Castle Bridge Homes LLC- Yadira A. Gonzalez

Physical Address: 404 Castillo Drive, San Juan, Tx 78589

Subdivision & Lot #: Castillo Lot 11

Signature: Yadira A. Gonzalez (06-12-2026)

Cell: (956) 460-9993



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

ADDUCER:
OWNER: XLH INVESTMENTS LLC
PROPERTY I.D. NO.: 290824
STEWARTS ADDITION TO
THE CONWAY GARDENS
W5.21AC.-N10AC.-S20AC. LOT 12
WARRANTY DEED WITH VENDOR'S LIEN
DOCUMENT NO. 3468472, H.C.D.R.

GENERAL PLAT NOTES:

1. Bearing Basis: Recorded plat of STEWARTS ADDITION TO THE CONWAY GARDENS, Hidalgo County, Texas.
2. This survey was prepared without the benefit of a title policy. The research of any easements is not within the scope of this boundary/improvement survey. Any easement shown herein were taken directly from the plat of record. This survey is for the exclusive use of the client named hereon and may not be copied or transferred to another party without the express written consent of the surveyor.
3. There are no discrepancies, conflicts, excesses or shortages in area, encroachments or any overlapping improvements, visible or apparent easements except as shown or noted hereon.
4. The surveyor has made no attempt to locate or define wetlands, hazardous waste areas, habitats, endangered species or any other environmentally sensitive areas on the tract of land shown hereon; Nor does this survey make any representations of being on environmental assessment of the tract of land shown hereon.
5. The surveyor has made no attempt to locate or define archeological sites, historical sites or undocumented cemeteries on the tract of land shown hereon; Nor does this survey make any representations of being on archeological or historical survey of the tract of land shown hereon.
6. The surveyor has made no attempt to locate abandoned, or plugged oil and gas wells, or any other wells on the tract of land shown hereon; Nor has the surveyor made any attempt to research same with the Railroad Commission of Texas or any other State agency; Nor has the surveyor investigated any mineral or royalty interests in the tract of land shown hereon.
7. This is a standard survey and does not include a subsurface utility or topographic investigation.
8. If this survey does not bear an original seal and signature it is INVALID as per Section 681.46 and Section 683.19 of the "The Professional Land Surveying Practices Act" enacted under Article 5282c, Vernon's Texas Civil Statutes.

This is to certify that I have, this date, made a careful and accurate standard land survey on the ground of property which is located at AS SHOWN ABOVE in SAN JUAN & HIDALGO COUNTY, Texas, described as follows: BEING A 6.68 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF (SEE METES AND BOUNDS DESCRIPTION)
Lot 12, Block –, of STEWARTS ADDITION TO THE CONWAY GARDENS
HIDALGO CO.
Texas, according to the plat recorded in Volume 0, Page 43, of the MAP Records of Hidalgo County, Texas. I further certify that this property lies in Zone " B " as per FIRM (Flood Insurance Rate Map) dated NOV. 16, 1982 Community Panel No. 480334 0005 B
H.C.
DRN. BY
08/27/25
DATE
SP-25-2636GR
JOB NO.

STATE OF TEXAS
REGISTERED
DAVID OMAR SALINAS
5782
PROFESSIONAL
LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5782

Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of 6.68 Gross Acre Tract of Land, more or less, out of Lot 12, Stewarts Addition to the Conway Gardens Subdivision, as Requested by Teysha Group, LLC.

RIVERA JOSE & JESSICA
505 CASTILLO DR
SAN JUAN, TX 78589-4964

GOMEZ GABRIEL & BLANCA E
413 CASTILLO DR
SAN JUAN, TX 78589-4588

OJEDA DANIEL ANGEL ET AL
1112 EL SAUZ ST
SAN JUAN, TX 78589

ESTRADA JAIME & ERICA
127 W 2ND ST
SAN JUAN, TX 78589-2705

GONZALEZ AVELINO & CARLA Y
408 CASTILLO DR
SAN JUAN, TX 78589-4765

GARCIA ROLANDO & ALEJANDRA
2402 S STEWART RD
SAN JUAN, TX 78589-5089

CASTILLO CESAR G & MAGALI A
504 CASTILLO DR
SAN JUAN, TX 78589-4907

MALDONADO SYLVIA S &
FERNANDO
508 CASTILLO DR
SAN JUAN, TX 78589-4907

FRANCO JESSICA
405 CASTILLO DR
SAN JUAN, TX 78589-4588

SALDANA JAVIER & MARIA G
412 CASTILLO DR
SAN JUAN, TX 78589-4765

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

CASTLE BRIDGE HOMES LLC
1820 S 10TH STE NO. 180
MCALLEN, TX 78503-5402

SALDANA JAVIER & MA
GUADALUPE
412 CASTILLO DR
SAN JUAN, TX 78589-4765

OYERVIDES PERLA LIZETH
400 CASTILLO DR
SAN JUAN, TX 78589

TEYSHA GROUP LLC
825 E ALBERTA RD
EDINBURG, TX 78542

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

SALDANA JAVIER JR & JAVIER P
412 CASTILLO DR
SAN JUAN, TX 78589-4765

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

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 23, 2026

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

STAFF COMMENTS AND RECOMMENDATIONS:

Three vacancies have occurred on the Board following the resignations of Eric Guajardo, Fernando Castillo, and Eric Sanchez.

Our office has received three applications for these positions from the following individuals:

- Alejandro Hernandez
- Yvette Huerta-Flores
- Caroline Cuellar-Mendoza

RECOMMENDATION:

Approve as recommended by the City Commission.

PREPARED BY:
Brenda Escalante,
City Secretary

APPROVED BY:
Ruben Guajardo, City
Manager

City of San Juan

Application for Appointment

RECEIVED
FEB 10 2026
BY: Brenda E.

Date: 02-04-2025

Board / Commission / Committee: Keep San Juan Beautiful

Name: Yvette H. Flores

Mailing Address: PO Box 713 San Juan, Tx 78589

Preferred Phone and Fax: 956-648-6567

Employer: City of San Juan

Occupation: Cashier Utility

Email Address: Yvetteflores20@yahoo.com

Are you or can you be qualified to vote in a City of San Juan Election? Yes

Are you a City of San Juan resident? ☑ Yes ☐ No How long? 45 yrs

Have you ever represented any other private person, group or entity for compensation before the City Commission or any department, commission, board of committee within the last three years? ☐ Yes ☑ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in any contract with the City? ☐ Yes ☑ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in the sale to the city of any land, materials, supplies or service? ☐ Yes ☑ No

List of professional or social membership(s)

Experience/ Knowledge Pertaining to Board/ Commission/ Committee of Interest:

Application will be kept on file for two (2) years: thereafter applicants must reapply. Applications may be faxed (956) 787-5978, mailed to the City Secretary (512 S. Nebraska, San Juan, TX 78589) or emailed to City Secretary Brenda Escalante at: bescalante@sjtx.us

City of San Juan

Application for Appointment

RECEIVED
JAN 15 2025
BY: Brenda E.

Date: 01/15/2024

Board / Commission / Committee: Keep San Juan Beautiful

Name: Alejandro Hernandez

Mailing Address: 1107 Sun Valley St

Preferred Phone and Fax: (956) 330-3717

Employer: Robinson Fresh

Occupation: Commodity Specialist

Email Address: alexhdz051184.ah@gmail.com

Are you or can you be qualified to vote in a City of San Juan Election? Yes

Are you a City of San Juan resident? ☑ Yes ☐ No How long? 27 years

Have you ever represented any other private person, group or entity for compensation before the City Commission or any department, commission, board of committee within the last three years? ☐ Yes ☑ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in any contract with the City? ☐ Yes ☑ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in the sale to the city of any land, materials, supplies or service? ☐ Yes ☑ No

List of professional or social membership(s)

Experience/ Knowledge Pertaining to Board/ Commission/ Committee of Interest:

Volunteering, cleaning around city

Application will be kept on file for two (2) years: thereafter applicants must reapply. Applications may be faxed (956) 787-5978, mailed to the City Secretary (709 S. Nebraska, San Juan, TX 78589) or emailed to City Secretary Brenda Escalante at: bescalante@sjtx.us

City of San Juan

Application for Appointment

RECEIVED
MAY 28 2026
BY: Brenda E.

Date: 5/28/26

Board / Commission / Committee: Keep San Juan Beautiful Board

Name: Caroline Cuellar - Mendoza

Mailing Address: 713 W. 6th St, San Juan, Tx

Preferred Phone and Fax: (281) 300 - 7433

Employer: PSJA ISD

Occupation: Educator

Email Address: Caroline cuellar 20 @ gmail.com

Are you or can you be qualified to vote in a City of San Juan Election? Yes

Are you a City of San Juan resident? ☒ Yes ☐ No How long? 5 years

Have you ever represented any other private person, group or entity for compensation before the City Commission or any department, commission, board of committee within the last three years? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in any contract with the City? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in the sale to the city of any land, materials, supplies or service? ☐ Yes ☒ No

List of professional or social membership(s)

Texas HS Coaches Association (THSCA)
Texas Girls Coaches Association (TGCA)
Texas HS Coaches Association Region 7
Advisory Board Member

Experience/ Knowledge Pertaining to Board/ Commission/ Committee of Interest:

9 years of experience as a Head Volleyball Coach, closely working with youth, families, and community programs. I regularly work with students, parents, schools, & community members to create positive environments focused on growth, responsibility, & service.

Application will be kept on file for two (2) years: thereafter applicants must reapply. Applications may be faxed (956) 787-5978, mailed to the City Secretary (512 S. Nebraska, San Juan, TX 78589) or emailed to City Secretary Brenda Escalante at: bescalante@sjtx.us

KEEP SAN JUAN BEAUTIFUL
ATTENDENCE ROSTER
2026

Board Members	JAN 01/07	FEB 02/04	MAR 03/04	APR 04/08	MAY 05/06	JUNE 06/03	JUNE 06/10	JULY 07/08	AUG 08/05	SEPT 09/02	OCT 10/07	NOV 11/04	DEC 12/02		
Irene "Jeanna" Ramirez	✓	✓	✓	✓	✓		X								
Rackel Jimenez	✓	✓	✓	X	X	R	✓								
Eric Jimenez	✓	✓	✓	✓	X	e	✓								
Carlos Puentes	✓	✓	✓	✓	✓	s	✓								
Yvette H. Flores	✓	X	✓	✓	✓	c	✓								
Crystal Valdez	✓	✓	✓	✓	✓	h	✓								
Bernardo Anthony Treviño	X	✓	X	X	X		X								
Fernando Betancourt	✓	X	✓	✓	✓	e	✓								
Alejandro Hernandez	✓	✓	✓	✓	✓	d	✓								
Kristina Loredo					✓	u	X								
Roberto Ortiz					✓	l	✓								
Danny Ramirez					✓	e	✓								
						d									
	X														
	✓														

RESOLUTION NO. 2026-XX

WHEREAS, the City Commission of the City of San Juan, Texas, at a Regular Called Meeting on October 8, 2024, formally amended and adopted the By-laws for the Keep San Juan Beautiful Board of the City of San Juan; and

WHEREAS, three (3) vacancies have occurred due to the resignation of Board Members Eric Guajardo, Fernando Castillo, and Eric Sanchez; and

WHEREAS, appointment of three (3) member is needed at this time.

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

Section 1. The following individuals are hereby appointed to serve as members of the Keep San Juan Beautiful Board of the City of San Juan:

- _____
- _____
- _____

PASSED, APPROVED AND EFFECTIVE BY THE CITY COMMISSIONERS OF THE CITY OF SAN JUAN, TEXAS, on this 23RD DAY OF JUNE 2026.

CITY OF SAN JUAN, TEXAS

BY: _____
MARIO GARZA, MAYOR

ATTEST:

BY: _____
BRENDA ESCALANTE, CITY SECRETARY

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 23, 2026

Consider the Removal, Appointment, or Reappointment of one (1) Member to the San Juan Parks & Recreation Advisory Board. [Brenda Escalante, City Secretary]

STAFF COMMENTS AND RECOMMENDATIONS:

A vacancy has occurred on the Board due to the resignation of Rigo De La Cerda.

Our office received one application from Xavier N. Mendoza to fill this position.

RECOMMENDATION:

Approve as recommended by the City Commission.

PREPARED BY:
Brenda Escalante,
City Secretary

APPROVED BY:
Ruben Guajardo, City
Manager

City of San Juan

Application for Appointment

RECEIVED
MAY 28 2026
BY: Brenda E.

Date: 5/28/26

Board / Commission / Committee: Parks and Recreation Board

Name: Xavier N. Mendoza

Mailing Address: 713 W 6th St. San Juan, Texas

Preferred Phone and Fax: 956-532-4351

Employer: PSJA ISD

Occupation: Educator

Email Address: nickmendoza90@gmail.com

Are you or can you be qualified to vote in a City of San Juan Election? Yes

Are you a City of San Juan resident? ☑ Yes ☐ No How long? 30 years

Have you ever represented any other private person, group or entity for compensation before the City Commission or any department, commission, board of committee within the last three years? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in any contract with the City? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in the sale to the city of any land, materials, supplies or service? ☐ Yes ☒ No

List of professional or social membership(s)

Texas High School Coaches Association (THSCA)

Experience/ Knowledge Pertaining to Board/ Commission/ Committee of Interest:

9 years HS coaching experience in multiple sports, including leadership experience as a coordinator. Through coaching, mentoring students, and working with the community, I have developed strong skills in leadership, organization, program development, + community engagement.

Application will be kept on file for two (2) years: thereafter applicants must reapply. Applications may be faxed (956) 787-5978, mailed to the City Secretary (512 S. Nebraska, San Juan, TX 78589) or emailed to City Secretary Brenda Escalante at: bescalante@sjtx.us

RESOLUTION NO. 2026-XX

WHEREAS, per the Parks and Recreation Advisory Board Bylaws the board consists of seven (7) members serving two (2) year staggered terms; and

WHEREAS, one (1) vacancy has occurred due to the resignation of Board Member Rigo De La Cerda; and

WHEREAS, appointment of one (1) member is needed at this time.

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

Section 1. The following person is hereby appointed as member of the Parks and Recreation Advisory Board of the City of San Juan:

- _____

PASSED, APPROVED AND EFFECTIVE BY THE CITY COMMISSIONERS OF THE CITY OF SAN JUAN, TEXAS, on this 23RD DAY OF JUNE 2026.

CITY OF SAN JUAN, TEXAS

BY: _____
MARIO GARZA, MAYOR

ATTEST:

BY: _____
BRENDA ESCALANTE, CITY SECRETARY

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 23, 2026

Consider the Final Plat Approval of the Villas de Angelina Subdivision, being a 14.64-acre tract of land out of Lot 12, Block 27, Alamo Land and Sugar Company's Subdivision, located approximately 700 feet West of Cesar Chavez Road, along the South side of Hall Acres Road, as Requested by Quintanilla, Headley and Associates. [Monica Gomez, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

This serves as the recommendation for the final plat approval of the Villas de Angelina Subdivision. The development encompasses 14.64-acre tract of land situated approximately a quarter or a mile Wet from Cesar Chavez Road, along the south side of Hall Acres Road. The preliminary plat for this subdivision was previously approved in November 2024.

The project consists of a 69 residential lot subdivision featuring ingress and egress along Hall Acres Road. According to the applicable FEMA Flood Insurance Rate Map, the property is located within Flood Zone "B" (areas between limits of the 100-year and 500-year floodplains).

Infrastructure & Staff Recommendation: All required infrastructure is currently in place. A final walk-through has been conducted and approved by City staff and the City Engineer.

Staff recommends approval of the final plat for the Villas de Angelina Subdivision to proceed with formal recording.

RECOMMENDATION:

During the Special Called Planning and Zoning Meeting held on June 16, 2026, the Planning and Zoning Commission recommended approval of the Final Plat with a 6-0 vote.

PREPARED BY:
Monica Gomez,
Director of Planning
and Zoning

APPROVED BY:
Ruben Guajardo, City
Manager

Project Overview:
This serves as the recommendation for the final plat approval of the Villas de Angelina Subdivision. The development encompasses 14.64-acre tract of land situated approximately a quarter or a mile Wet from Cesar Chavez Road, along the south side of Hall Acres Road. The preliminary plat for this subdivision was previously approved in November 2024.

Site Details:
The project consists of a 69 residential lot subdivision featuring ingress and egress along Hall Acres Road. According to the applicable FEMA Flood Insurance Rate Map, the property is located within Flood Zone "B" (areas between limits of the 100-year and 500-year floodplains).

Granted Variances:
The following variances were requested and granted for this development:

- **Interior Lot Frontage:** Reduce from the required 60 feet to **55 feet**.
- **Corner Lot Frontage:** Reduce from the required 65 feet to **60 feet** for Lots 51, 52, and 69, and **62 feet** for Lots 40 and 63.
- **Block Length:** Extended from the maximum 600-foot allowance to 722 feet.
- **Utility Easement:** Reduce from the required 15 feet to **10 feet.**
- **Rear Setback:** Reduce from the required 20 feet to **10 feet.**
- **Side Setback (Interior Lots):** Reduce from the required 20 feet to **10 feet.**
- **Corner Lot Area (Single-Family Residential / R-S):** Reduced from the required 6,500 square feet to **6,370 sq. ft.** (Lot 51 & 52) and **6,175 sq. ft.** (Lot 69)
- **Standard Lot Area (Single-Family Residential / R-S):** Reduced from the required 6,000 square feet to **5,882.75 sq. ft.** (Lots 2-6), **5,966.37 sq. ft.** (Lot 7), and **5,500 sq. ft.** (Lots 65-68)
- **Sewer Infrastructure:** Allowed the use of fiberglass monolithic open-bottom sanitary sewer manholes with poured-in-place concrete foundation.

Infrastructure & Staff Recommendation: All required infrastructure is currently in place. A final walk-through has been conducted and approved by City staff and the City Engineer.

Staff recommends approval of the final plat for the Villas de Angelina Subdivision to proceed with formal recording.

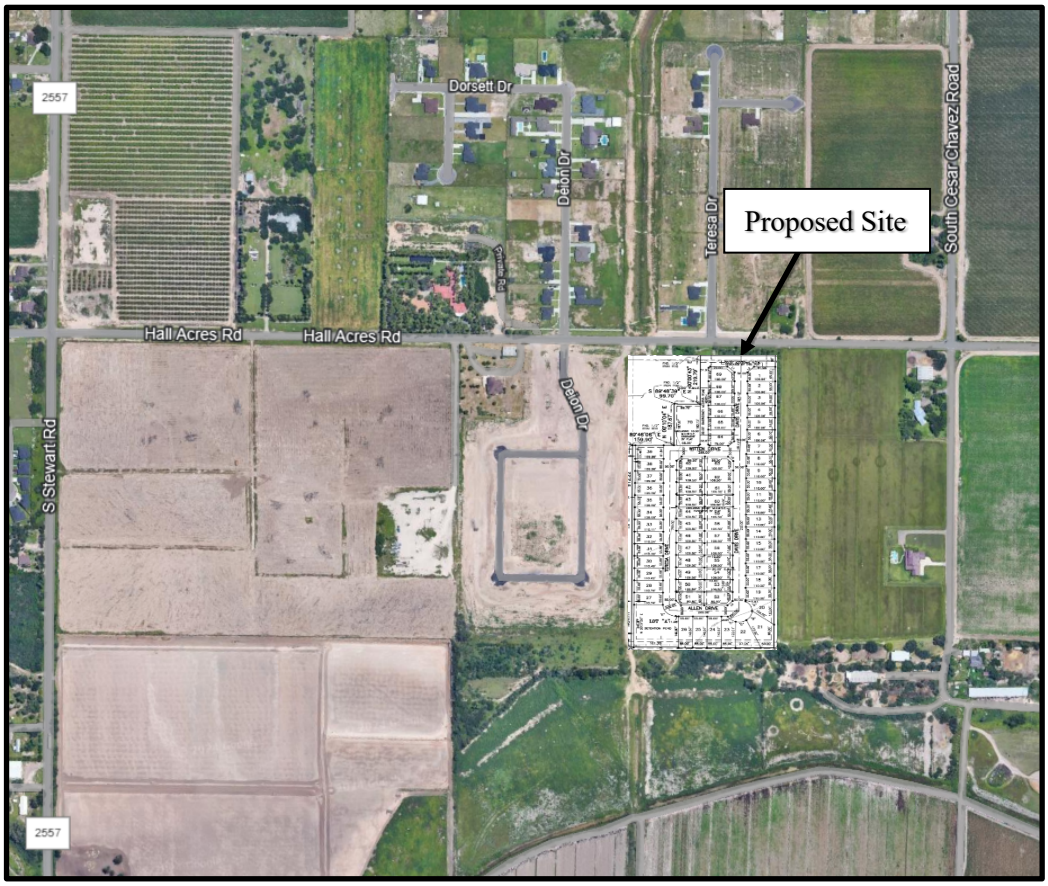
BEFORE



AFTER







Location Map

FINAL RESOLUTION OF REQUEST & COMMENTS:
P&Z – 06/16/2026 Vice Chair Castillo made a motion to approve the final plat approval as presented by city staff. Commissioner Salinas second the motion. The motion passed unanimously with a 6-0 vote.

REVIEW COMMENTS: Ms. Gomez explained this serves as the recommendation for the final plat approval of the Villas de Angelina Subdivision. The development encompasses 14.64-acre tract of land situated approximately a quarter or a mile Wet from Cesar Chavez Road, along the south side of Hall Acres Road. The preliminary plat for this subdivision was previously approved in November 2024.

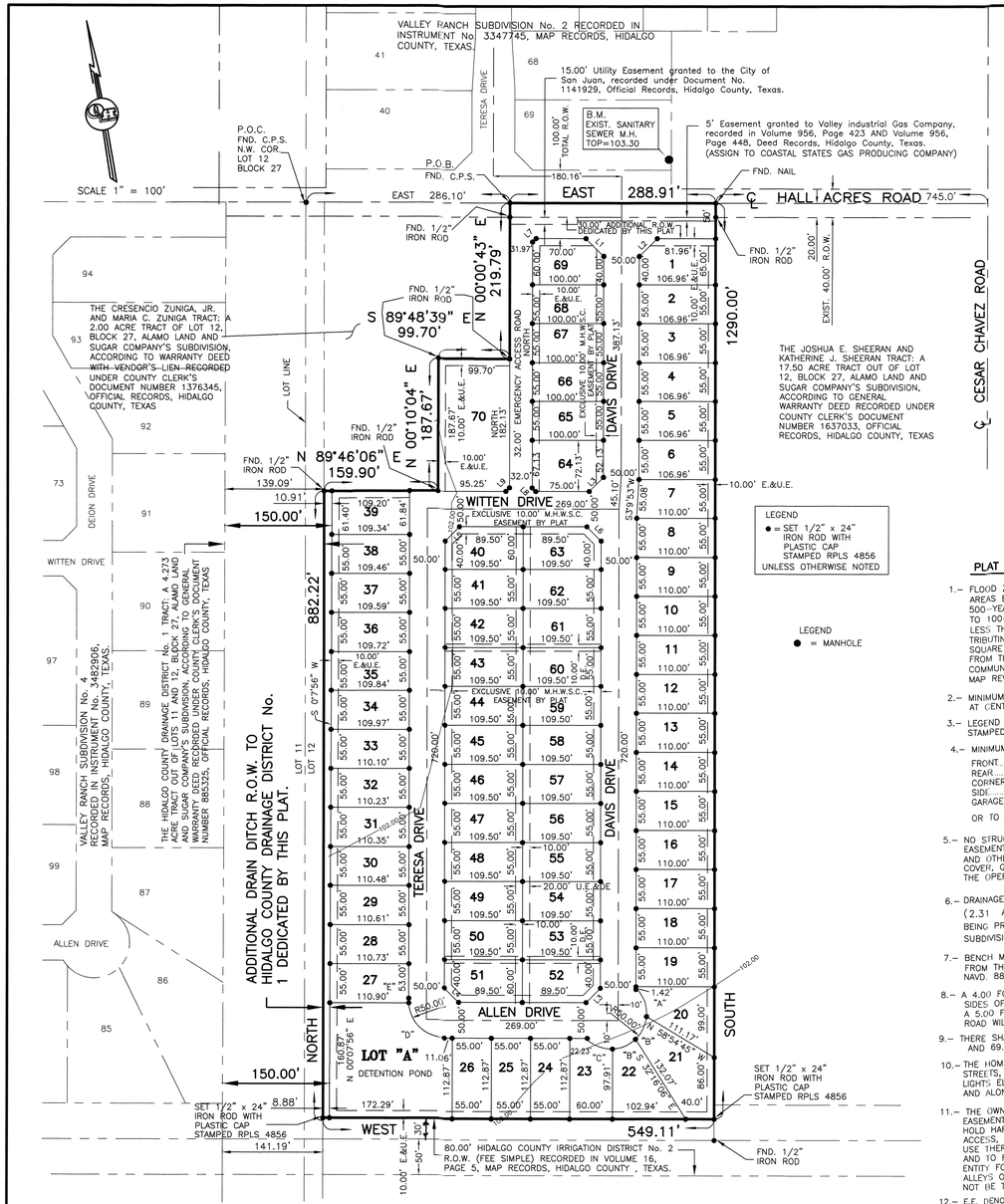
The project consists of a 69 residential lot subdivision featuring ingress and egress along Hall Acres Road. According to the applicable FEMA Flood Insurance Rate Map, the property is located within Flood Zone "B" (areas between limits of the 100-year and 500-year floodplains).

All required infrastructure is currently in place. A final walk-through has been conducted and approved by City staff and the City Engineer.

Staff recommends approval of the final plat for the Villas de Angelina Subdivision to proceed with formal recording.

VILLAS DE ANGELINA

A 14.26 ACRE TRACT OF LAND OUT OF LOT 12, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24–26, MAP RECORDS, HIDALGO COUNTY, TEXAS AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3076373, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



AREA TABLE		
LOT	AREA (S.F)	AREA (AC.)
1	6639.84	0.152
2–6	5882.80	0.135
7	5966.37	0.137
8–19	6050.00	0.139
20	6872.12	0.158
21	8859.22	0.203
22	7259.72	0.167
23	6372.01	0.146
24–26	6207.85	0.143
27	6093.84	0.140
28	6086.83	0.140
29	6079.85	0.140
30	6072.87	0.139
31	6065.89	0.139
32	6058.91	0.139
33	6051.93	0.139
34	6044.95	0.139
35	6037.97	0.139
36	6030.99	0.138
37	6024.01	0.138
38	6017.02	0.138
39	6732.78	0.155
40	6370.00	0.146
41–50	6022.50	0.138
51–52	6370.00	0.146
53–62	6022.50	0.138
63	6370.00	0.146
64	7000.44	0.161
65–68	5500.00	0.126
69	6175.00	0.142
70	18734.23	0.430
LOT "A" POND	25292.25	0.581

LEGEND
● = SET 1/2" x 24" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 UNLESS OTHERWISE NOTED

LEGEND
● = MANHOLE

PLAT NOTES AND RESTRICTIONS:

1.– FLOOD ZONE DESIGNATION: ZONE "B" AREAS BETWEEN LIMITS OF THE 100–YEAR AND 500–YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100–YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE (1) SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING) COMMUNITY–PANEL NUMBER 480334 0425 C MAP REVISED: NOVEMBER 16, 1982

2.– MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE THE TOP OF CURB AT CENTER OF LOT.

3.– LEGEND ● – DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.

4.– MINIMUM BUILDING SETBACK LINES:

FRONT.....20.00' FRONT CUL DE SAC.....20.00'
REAR.....10.00'
CORNER.....10.00'
SIDE.....5.00'
GARAGE.....18.00'

OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES.

5.– NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

6.– DRAINAGE DETENTION REQUIRED FOR THE VILLAS DE ANGELINA IS 100,432.82 C.F. (2.31 ACRE–FEET). AS PER APPROVED DRAINAGE REPORT, DETENTION FOR ALL LOTS IS BEING PROVIDED BY THE DETENTION AREA LOCATED ON LOT "A" AND BUILT DURING THE SUBDIVISION CONSTRUCTION.

7.– BENCH MARK = ELEV. 103.30 TOP OF M.H. LOCATED WEST 65.76 FEET AND 61.42 FEET NORTH FROM THE NORTHEAST CORNER OF THIS SUBDIVISION. NAVD. 88 DATUM.

8.– A 4.00 FOOT SIDEWALK WILL BE REQUIRED TO BE CONSTRUCTED ON BOTH SIDES OF INTERIOR STREETS AT BUILDING PERMIT STAGE. A 5.00 FOOT SIDEWALK WITH ADA RAMPS ALONG THE SOUTH SIDE OF HALL ACRES ROAD WILL BE CONSTRUCTED DURING SUBDIVISION CONSTRUCTION.

9.– THERE SHALL BE NO ACCESS ALLOWED TO HALL ACRES ROAD FROM LOTS 1 AND 69.

10.– THE HOMEOWNERS' ASSOCIATION MUST COLLECT DUES TO MAINTAIN SAID PRIVATE STREETS, STREET SIGNS, LANDSCAPE IMPROVEMENTS IN COMMON AREAS, STREET LIGHTS' ELECTRIC BILL, AND OTHER AMENITIES IMPROVEMENTS FOR THIS SUBDIVISION AND ALONG HALL ACRES ROAD.

11.– THE OWNERS OF LOTS SERVED BY THE PRIVATE ACCESS, ALLEYS AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE ACCESS, ALLEYS AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENT ENTITY FOR GOVERNMENTAL PURPOSES, AND TO RELEASE, INDEMNIFY DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF THE PRIVATE ACCESS, ALLEYS OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF SIGNS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF SAN JUAN.

12.– E.E. DENOTES ELECTRICAL EASEMENT. U.E. DENOTES UTILITY EASEMENT. U.E.&D DENOTES UTILITY, ELECTRICAL & DRAINAGE EASEMENT.

13.– FIRE HYDRANTS ON M.H.W.S.C. WATERLINES ARE FOR FILLING PURPOSES. THE PRESENCE OF THE FIRE HYDRANTS DOES NOT GUARANTEE THAT THEY WILL FUNCTION PROPERLY DURING A FIRE, AND THE ENGINEER DOES NOT WARRANT OR IMPLY THAT THEY WILL.

14.– SANITARY SEWER IS PROVIDED BY CITY OF SAN JUAN FOR THIS SUBDIVISION.

15.– RESIDENTIAL TOTAL PARKLAND FEE PER LOT IS $775.00: 50% OF THIS AMOUNT TOTALING $387.50 WILL BE DUE AND PAID DURING SUBDIVISION PROCESS BY DEVELOPER. THE REMAINING 50% OF PARKLAND FEE $387.50 TO BE PAID AT TIME THE BUILDING PERMIT IS SUBMITTED BY CONTRACTOR.

16.– LOT "A" (DETENTION POND) TO BE MAINTAIN BY HOMEOWNER ACCOSIATION.

17.– A FENCE BUFFER WILL BE REQUIRED ALONG THE WEST SUBDIVISION BOUNDARY LINE OF SUBDIVISION.

18.– A FENCE WILL REQUIRED ALONG THE REAR OF LOTS 64 THRU 69.

19.– A FENCE WILL REQUIRED ALONG THE PERIMETER OF THE DETENTION POND.

20.– DOUBLE ACCESS IS NOT ALLOWED ONTO LOTS 64 THRU 69. LOTS 64 THRU 69 SHALL NOT HAVE ACCESS FROM EMERGENCY ACCESS ROAD.

CURVE DATA				
CURVE	LENGTH	RADIUS	DELTA	CHORD
"A"	44.25'	50.00'	50°42'10"	42.82'
"B"	36.00'	50.00'	42°15'18"	35.23'
"C"	41.83'	50.00'	47°55'59"	40.62'
"D"	76.54'	50.00'	87°42'27"	69.28'
"E"	2.00'	50.00'	02°17'33"	2.00'

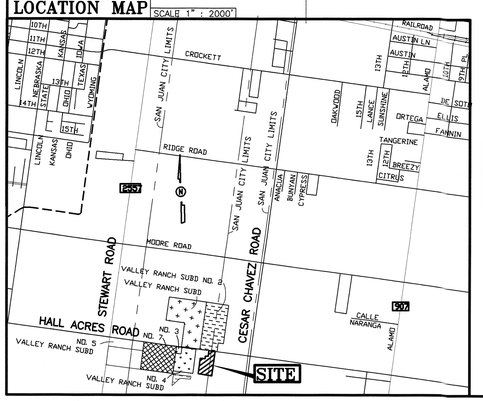
LINE DATA TABLE		
DATA	BEARING	LENGTH
L1	S 45°00' E	35.36'
L2	N 45°00' E	35.36'
L3	S 45°00' W	28.28'
L4	N 45°00' W	28.28'
L5	N 45°00' E	28.28'
L6	S 45°00' E	28.28'
L7	N 45°00' E	7.07'
L8	S 45°00' E	7.07'
L9	S 45°00' W	7.07'

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

LOCATION MAP

SCALE 1" : 2000'



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

VILLAS DE ANGELINA IS LOCATED IN MIDDLE HIDALGO COUNTY ON THE SOUTH SIDE OF HALLS ACRES ROAD, APPROXIMATELY 745.0 FEET WEST OF CESAR CHAVEZ ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF SAN JUAN ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF SAN JUAN (POPULATION 17,429) (2015 CENSUS), VILLAS DE ANGELINA LIES IN THE CITY LIMITS AND IT IS WITHIN THE CITY'S THREE–MILE EXTRA–TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PCT. 2

PRINCIPAL CONTACTS:

	Name	Address	City & Zip	Phone	Fax
OWNER:	OC DEVELOPMENT, LTD. EDUARDO CANTU, MEMBER	2912 S JACKSON ROAD	MCALLEN, TX 78503		
ENGINEER:	MARCO A. GONZALEZ	124 E. STUBBS	EDINBURG, TX 78539	(956) 381–6480	(956)381–0527
SURVEYOR:	ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956) 381–6480	(956)381–0527

METES AND BOUNDS

A 14.26 ACRE TRACT OF LAND OUT OF LOT 12, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGES 24–26, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3076373, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS,

BEGINNING AT A COTTON PICKER SPINDLE FOUND ON THE NORTH LINE OF LOT 12 AND IN THE CENTERLINE OF HALL ACRES ROAD FOR THE NORTHEAST CORNER OF THE CRESENCIO ZUNIGA, JR. TRACT (A 2.00 ACRE TRACT OF LAND OUT OF LOT 12, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1376345, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT, SAID SPINDLE BEARS EAST, 286.10 FEET FROM THE NORTHWEST CORNER OF LOT 12.

THENCE; EAST, ALONG THE NORTH LINE OF LOT 12 AND THE CENTERLINE OF HALL ACRES ROAD, A DISTANCE OF 288.91 FEET TO A NAIL FOUND FOR THE NORTHWEST CORNER OF THE JOSHUA E. SHEERAN TRACT (A 17.50 ACRE TRACT OF LAND OUT OF LOT 12, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1637033, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; SOUTH, ALONG THE WEST LINE OF THE JOSHUA E. SHEERAN TRACT, PASSING A 1/2" IRON ROD FOUND AT 20.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF HALL ACRES ROAD, A TOTAL DISTANCE OF 1,290.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH LINE OF LOT 12 FOR THE SOUTHWEST CORNER OF SAID TRACT AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; WEST, ALONG THE SOUTH LINE OF LOT 12, A DISTANCE OF 549.11 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 TRACT (A 4.273 ACRE TRACT OF LAND OUT OF LOTS 11 AND 12, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 885325, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; NORTH, ALONG THE EAST LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 TRACT, A DISTANCE OF 882.22 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE CRESENCIO C. ZUNIGA, JR. TRACT AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 89°46'06" E, ALONG THE SOUTH LINE OF THE CRESENCIO ZUNIGA, JR. TRACT, A DISTANCE OF 159.90 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 00°10'04" E, ALONG THE EAST LINE OF THE CRESENCIO ZUNIGA, JR. TRACT, A DISTANCE OF 187.67 FEET TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 89°48'39" E, ALONG THE EAST LINE OF THE CRESENCIO ZUNIGA, JR. TRACT, A DISTANCE OF 99.70 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 00°00'43" E, ALONG THE EAST LINE OF THE CRESENCIO ZUNIGA, JR. TRACT, PASSING A 1/2" IRON ROD FOUND AT 199.79 FEET FOR THE SOUTH RIGHT OF WAY LINE OF HALL ACRES ROAD, A TOTAL DISTANCE OF 219.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.26 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH VIANEY ESTATES, RECORDED IN VOLUME 45, PAGE 125, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

ALFONSO QUINTANILLA R.P.L.S. No. 4856

DECEMBER 12, 2023
DATE

CERTIFICATION OF POTABLE WATER SUPPLY

THIS PLAT, VILLAS DE ANGELINA, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE MILITARY HIGHWAY WATER SUPPLY CORPORATION AND IS HEREBY APPROVED BY SUCH CORPORATION AND WE HEREBY CERTIFY THAT PROPER WATER IS AVAILABLE UPON REQUEST.

DATE THIS _____ DAY OF _____, 20____.

APPROVED BY: _____
MANAGER

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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

I, (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE **VILLAS DE ANGELINA** SUBDIVISION TO THE CITY OF SAN JUAN, TEXAS, AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, EASEMENTS, DRAINS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

_____ _____
DATE

OC DEVELOPMENT, LTD.
EDUARDO CANTU, MEMBER
2912 S JACKSON ROAD
MCALLEN, TX 78503

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared

EDUARDO CANTU, MEMBER OF OC DEVELOPMENT, LTD.

proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposed and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 20____.

CLARISSA QUINTANILLA
Notary ID# 129615255
My Commission Expires
November 04, 2025

_____
CLARISSA QUINTANILLA– NOTARY PUBLIC

HIDALGO COUNTY IRRIGATION DISTRICT No. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS THE ____ DAY OF _____, 20____.

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

_____ ATTEST:_____
PRESIDENT SECRETARY

CITY OF SAN JUAN
PLANNING & ZONING COMMISSION

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

_____ _____
DATE CHAIRMAN PLANNING COMMISSION

CITY OF SAN JUAN
MAYOR CERTIFICATION

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

_____ _____
CITY SECRETARY MAYOR

_____
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

MARCO A. GONZALEZ
120016
LICENSED
PROFESSIONAL ENGINEER

MARCO A. GONZALEZ
P.E. No. 120016

5-12-25
DATE

COUNTY COURT
CLERK OF HIDALGO TEXAS

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

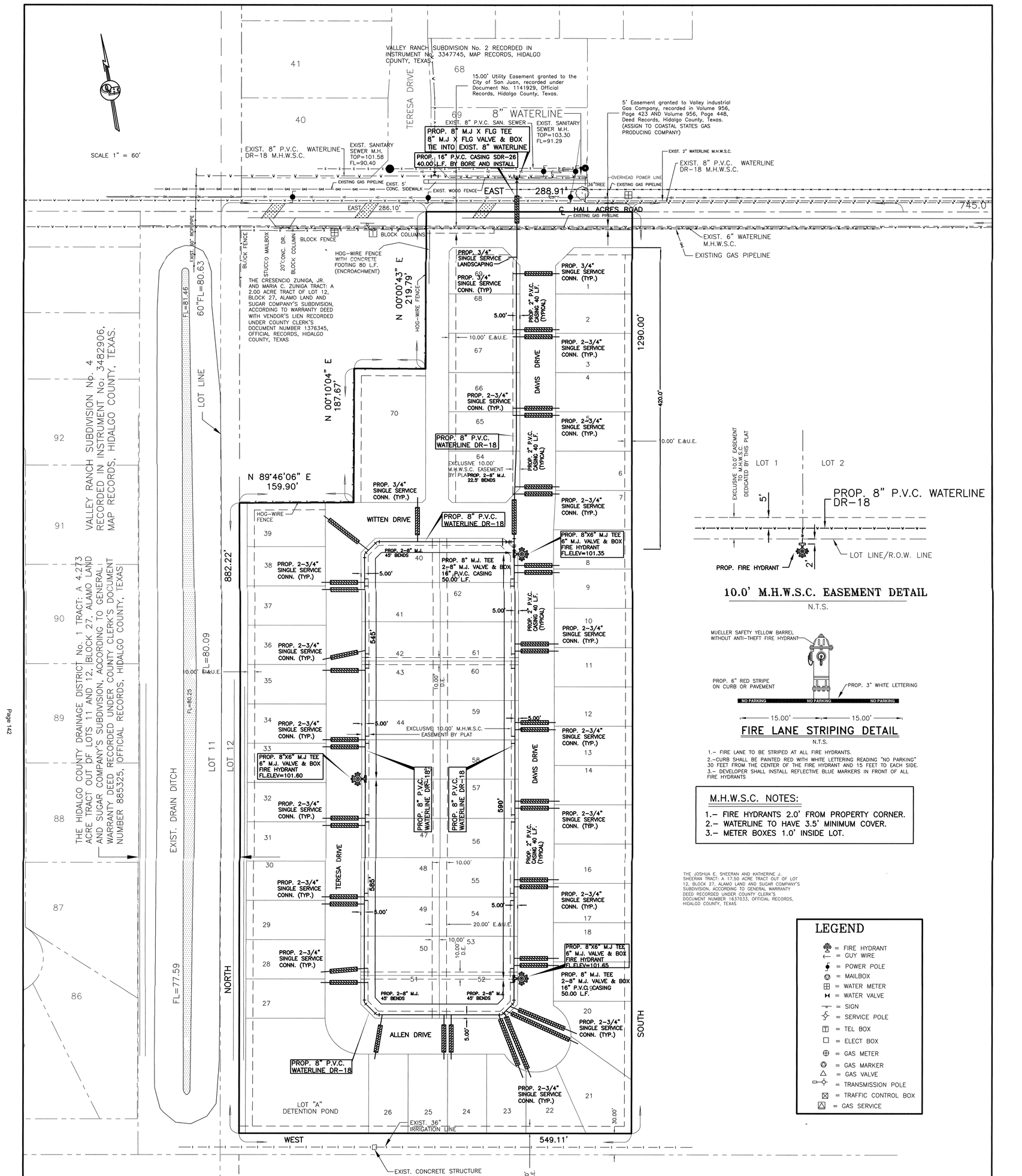
BY:_____ DEPUTY

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F–1513
SURVEYING REGISTRATION NUMBER 100411–00
LAND SURVEYORS
PHONE 956–381–6480
FAX 956–381–0527
ALFONSOQ@QHA–ENG.COM

DATE OF PREPARATION: DECEMBER 12, 2023

F:\DATA\SUBDMS\SAN JUAN\VILLAS DE ANGELINA\PLAT W50' CANAL ROW			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
DEC. 12, 2023	LG/MG		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

70 LOTS



10.0' M.H.W.S.C. EASEMENT DETAIL

N.T.S.

FIRE LANE STRIPING DETAIL

N.T.S.

1.- FIRE LANE TO BE STRIPED AT ALL FIRE HYDRANTS.
2.-CURB SHALL BE PAINTED RED WITH WHITE LETTERING READING "NO PARKING" 30 FEET FROM THE CENTER OF THE FIRE HYDRANT AND 15 FEET TO EACH SIDE.
3.- DEVELOPER SHALL INSTALL REFLECTIVE BLUE MARKERS IN FRONT OF ALL FIRE HYDRANTS

M.H.W.S.C. NOTES:

1.- FIRE HYDRANTS 2.0' FROM PROPERTY CORNER.
2.- WATERLINE TO HAVE 3.5' MINIMUM COVER.
3.- METER BOXES 1.0' INSIDE LOT.

LEGEND

- = FIRE HYDRANT
- = GUY WIRE
- = POWER POLE
- = MAILBOX
- = WATER METER
- = WATER VALVE
- = SIGN
- = SERVICE POLE
- = TEL BOX
- = ELECT BOX
- = GAS METER
- = GAS MARKER
- = GAS VALVE
- = TRANSMISSION POLE
- = TRAFFIC CONTROL BOX
- = GAS SERVICE

F:\DATA\SUBD.\SAN JUAN\VALLEY RANCH SUBDIVISION No. 8\UTILITIES			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
121-22-23	JLUIS CVZS		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

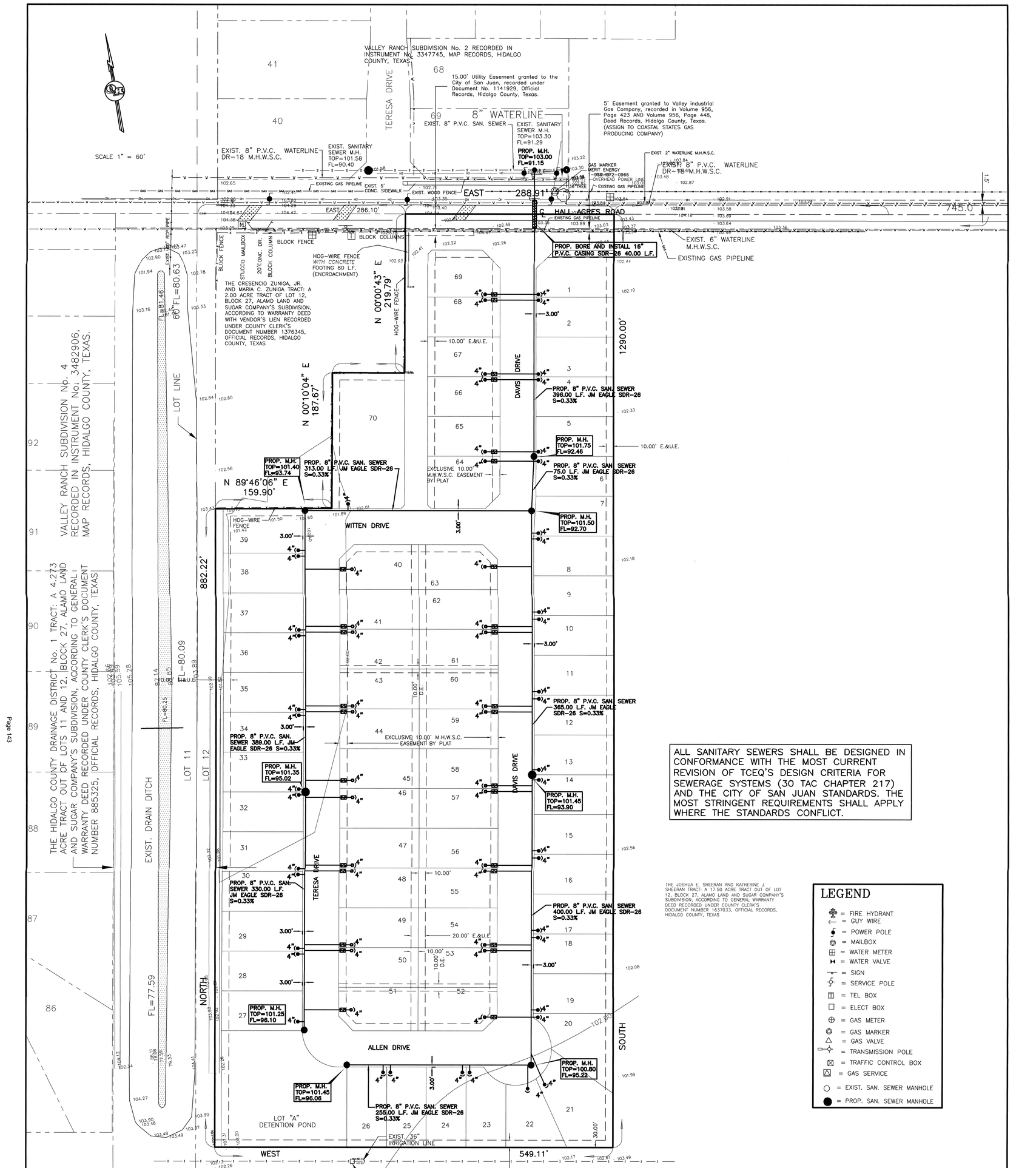
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00
LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSOQ@QHA-ENG.COM

STATE OF TEXAS
MARCO A. GONZALEZ
120016
LICENSED
PROFESSIONAL ENGINEER

5-12-25

VILLAS DE ANGELINA
WATER DISTRIBUTION SYSTEM

JOB NO.	
DATE	12-22-23
REVISION	
SCALE	1"=60'
DRAWN BY	JLUIS CVZS
SHEET	



ALL SANITARY SEWERS SHALL BE DESIGNED IN CONFORMANCE WITH THE MOST CURRENT REVISION OF TCEQ'S DESIGN CRITERIA FOR SEWERAGE SYSTEMS (30 TAC CHAPTER 217) AND THE CITY OF SAN JUAN STANDARDS. THE MOST STRINGENT REQUIREMENTS SHALL APPLY WHERE THE STANDARDS CONFLICT.

LEGEND

- = FIRE HYDRANT
- = GUY WIRE
- = POWER POLE
- = MAILBOX
- = WATER METER
- = WATER VALVE
- = SIGN
- = SERVICE POLE
- = TEL BOX
- = ELECT BOX
- = GAS METER
- = GAS MARKER
- = GAS VALVE
- = TRANSMISSION POLE
- = TRAFFIC CONTROL BOX
- = GAS SERVICE
- = EXIST. SAN. SEWER MANHOLE
- = PROP. SAN. SEWER MANHOLE

NOTE:

1.– MANHOLE COVERS MUST BE COMPOSITE
2.– FIBER GLASS MANHOLES MUST MEET OR EXCEED ALL ASTM STANDARDS AND H20 RATING
3.– SANITARY SEWER SERVICE TO BE STAMPED ALONG THE CURB WITH AN "S"
4.– 1" PVC CONDUIT MARKING LOCATION OF SEWER SERVICE (24" ABOVE FINAL GRADE & PAINTED GREEN)–SEE SEWER SERVICE DETAIL
5.– 3M ELECTRONIC MARKER SYSTEM (EMS) BALL MARKERS (3M–iD) IS REQUIRED (SPACING MAX 250')
6.– HDPE ADJUSTMENT RINGS ARE NOT ALLOWED UNDER PAVED STREET
7.– STRIKE I&I BARRIER ON ALL MANHOLES
8.– ALL SANITARY SEWER MANHOLES MUST BE PREMANUFACTURED FIBERGLASS TO INCLUDE BOTTOM BASE.
9.– EVERY SEWER SERVICE MUST HAVE A 2 WAY CLEAN OUT AT PROPERTY LINE.
10– SANITARY SEWER LINES MUST BE SDR26 JM EAGLE OR APPROVED EQUAL

F:\DATA\SUBD.\SAN JUAN\VALLEY RANCH SUBDIVISION No. 8\UTILITIES			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
12-9-24	JLUIS CVZS		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

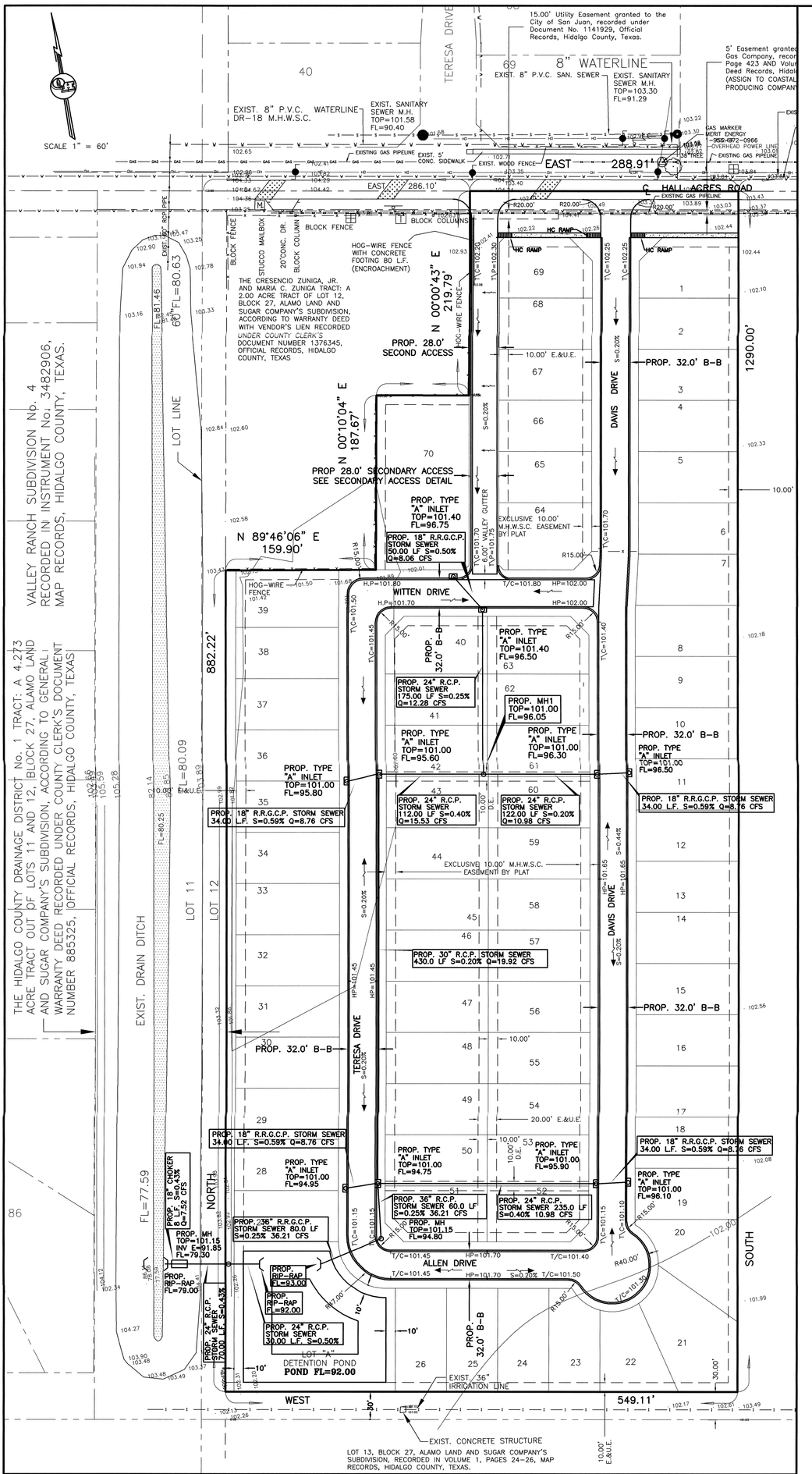
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00
LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSOQ@QHA-ENG.COM

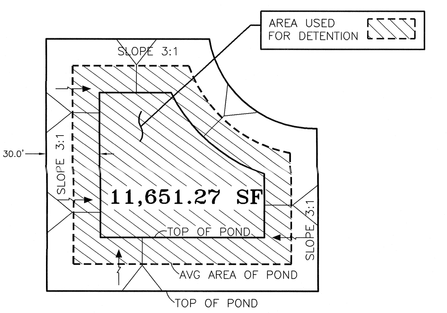
STATE OF TEXAS
MARCO A. GONZALEZ
120016
LICENSED PROFESSIONAL ENGINEER

VILLAS DE ANGELINA
SANITARY SEWER LAYOUT

5-12-25

JOB NO.	
DATE	12-9-24
REVISION	
SCALE	1"=60'
DRAWN BY	JLUIS CVZS
SHEET	





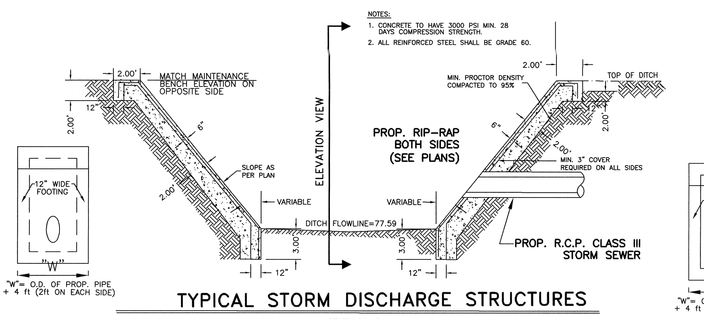
DETENTION POND STORAGE 116,512.70 C.F.
(11,651.27 SF x 10.0' DEPTH)

DETENTION CALCULATIONS

SCALE: 1"=40'

NOTES:
DIRT EXCAVATED FROM DRAIN DITCH SHALL BE SPREAD AT LOCATION DETERMINED BY ENGINEER

LEGEND
TOTAL DETENTION REQUIRED – 100,432.82 C.F.
TOTAL DETENTION PROVIDED – 116,512.70 C.F.
(11,651.27 SF x 10.0' DEPTH)



TYPICAL STORM DISCHARGE STRUCTURES

NOT TO SCALE

F:\DATA\SUBD.\SAN JUAN\VALLEY RANCH SUBDIVISION No. 8\UTILITIES			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
12-9-2024	JLUIS CVZS		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00
LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSOQ@QHA-ENG.COM

STATE OF TEXAS
MARCO A. GONZALEZ
120016
LICENSED PROFESSIONAL ENGINEER

5-12-25

VILLAS DE ANGELINA
PAVING & DRAINAGE LAYOUT

JOB NO.	
DATE	12-9-2024
REVISION	
SCALE	1"=60'
DRAWN BY	JLUIS CVZS
SHEET	

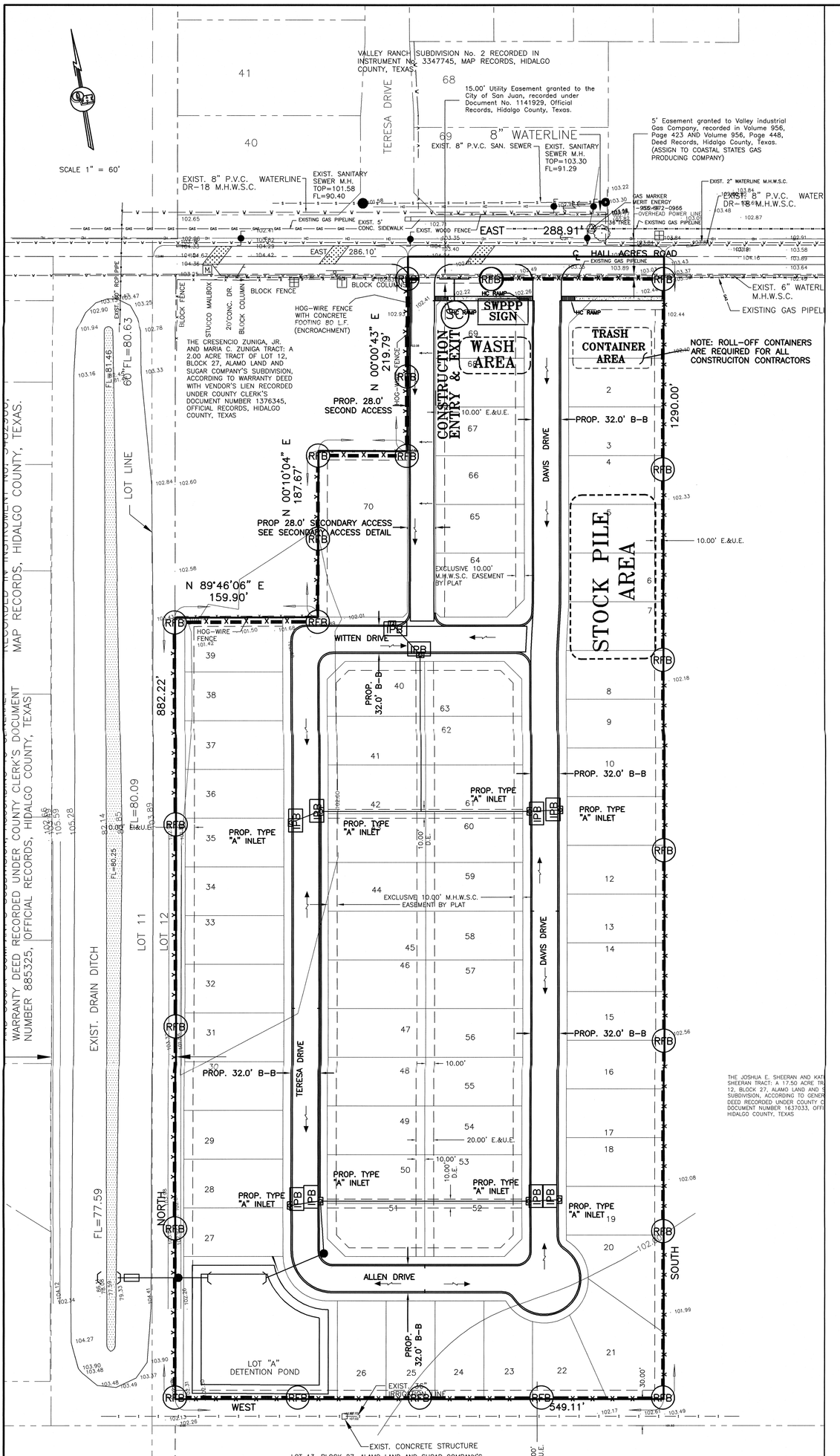
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00
LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSOQ@QHA-ENG.COM

STATE OF TEXAS
MARCO A. GONZALEZ
120016
LICENSED PROFESSIONAL ENGINEER

5-12-25

VILLAS DE ANGELINA
DRAINAGE AREAS

JOB NO.	
DATE	12-9-24
REVISION	
SCALE	1"=60'
DRAWN BY	ALEX G.
SHEET	



LEGEND

- INLET
- IPB INLET PROTECTION BARRIER
- HS HYFROMULCH SEEDING
- SC STABILIZED CONSTRUCTION EXIT
- FF FILTER FABRIC FENCE
- RFB REINFORCED FILTER FABRIC BARRIER

NOTES: POLLUTION PREVENTION

1.– CONTRACTOR SHALL REMOVE SILT DEPOSITS FROM ROADWAY ON A DAILY BASIS OR AS DIRECTED BY PROJECT ENGINEER.

2.– CONTRACTOR SHALL CONTROL DUSTING BY WASTERSPRINKLING.

3.– CONTRACTOR SHALL HYDROMULCH SEED OR SOD AS INDICATED ON THIS SHEET AND PAVEMENT TYPICAL SECTION, ALL DISTURBED AREAS UPON ACCEPTANCE OF GRADING.

4.– CONTRACTOR SHALL KEEP LOG OF SITE RAINFALL & SW3P MAINTENANCE AS CALLED FOR IN THE NOTICE OF INTENT.

NOTES: EROSION CONTROL

1.– ALL NON-PAVED DISTURBED AREAS SHALL BE HYDRO-MULCH SEEDED FOR EROSION PROTECTION IMMEDIATELY UPON COMPLETION OF FINAL GRADING, ALL AREAS DISTURBED AFTER INITIAL SEEDING BY EROSION OR CONSTRUCTION SHALL BE RESEEDED.

2.– STOCKPILE TOPSOIL FROM SITE AT DESIGNATED AREA.

3.– CONTRACTOR SHALL COORDINATE ALL WORK THIS CONTRACT WITH ALL WORK BY OTHERS (ENTRY ROAD AND UTILITIES TO SITE) WHICH MAY OR MAY NOT OCCUR DURING THE CONSTRUCTION CONTRACT PERIOD.

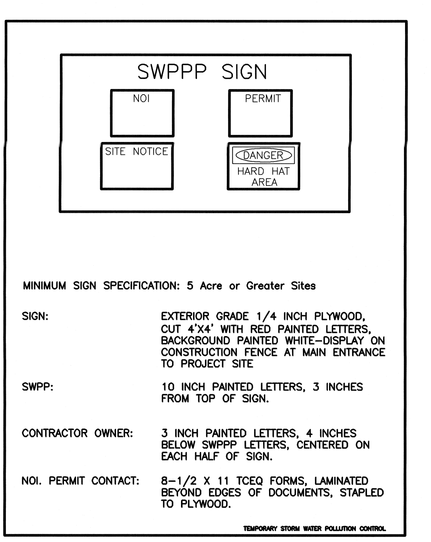
4.– CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCES AND PROJECT SITE FIELD OFFICE AND CONSTRUCTION AREA (ALL WEATHER SURFACE, CALICHE PAVING).

5.– CONSTRUCT TIRE WASH AREAS AT CONSTRUCTION EXIT MINIMUM SURFACE SHALL BE TYPE (1) OR (2). TIRE WASH AREA TO DRAIN INTO EXISTING DITCH.

6.– CONSTRUCT TEMPORARY SEDIMENT TRAPS AND BASINS AS SHOWN ON THE PLAN.

7.– CONSTRUCT TEMPORARY SILT FENCES AS SHOWN ON THE PLAN

8.– CONSTRUCT/INSTALL PIPE CULVERTS AND STORM SYSTEMS



MINIMUM SIGN SPECIFICATION: 5 Acre or Greater Sites

SIGN:	EXTERIOR GRADE 1/4 INCH PLYWOOD, CUT 4'X4' WITH RED PAINTED LETTERS, BACKGROUND PAINTED WHITE–DISPLAY ON CONSTRUCTION FENCE AT MAIN ENTRANCE TO PROJECT SITE
SWPP:	10 INCH PAINTED LETTERS, 3 INCHES FROM TOP OF SIGN.
CONTRACTOR OWNER:	3 INCH PAINTED LETTERS, 4 INCHES BELOW SWPPP LETTERS, CENTERED ON EACH HALF OF SIGN.
NOI. PERMIT CONTACT:	8-1/2 X 11 TCEQ FORMS, LAMINATED BEYOND EDGES OF DOCUMENTS, STAPLED TO PLYWOOD.

TEMPORARY STORM WATER POLLUTION CONTROL

F:\DATA\SUBD.\SAN JUAN\VILLAS DE ANGELINA\UTILITIES

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
12-9-24	JLUIS CVZS		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00
LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSOQ@QHA-ENG.COM

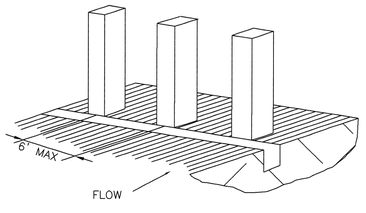
STATE OF TEXAS
MARCO A. GONZALEZ
120016
LICENSED PROFESSIONAL ENGINEER

5-12-25

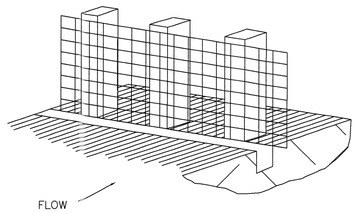
VILLAS DE ANGELINA POLLUTION PREVENTION & EROSION CONTROL PLAN

JOB NO.	
DATE	12-9-24
REVISION	
SCALE	1"=60'
DRAWN BY	JLUIS CVZS
SHEET	

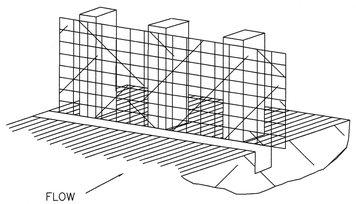
1. SET POSTS AND EXCAVATE A 4"x4" TRENCH UPSLOPE ALONG LINE OF POSTS (SEE NOTE 1).



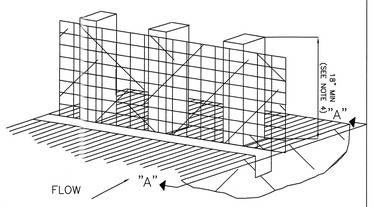
2. SECURE WIRE FENCING TO POSTS (SEE NOTE 2).



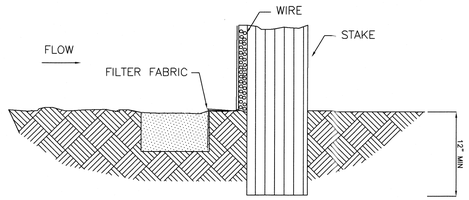
3. ATTACH FILTER MATERIAL TO WIRE FENCE AND EXTEND IT INTO THE TRENCH (SEE NOTE 3).



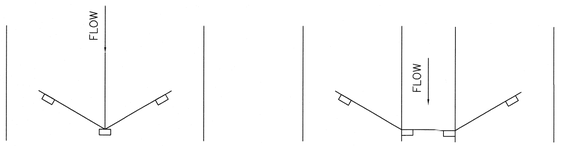
4. BACKFILL AND COMPACT THE EXCAVATED SOIL.



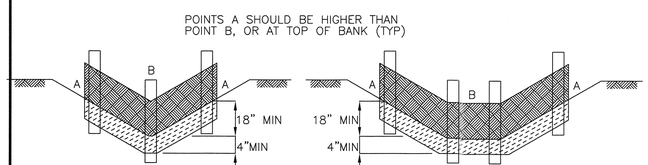
EXTENSION OF FABRIC INTO TRENCH



SECTION "A"



PLAN PLAN



"V-DITCH" SECTION/ELEVATION TRAPEZOIDAL SECTION/ELEVATION

CONSTRUCTION NOTES:

1.- SET 2 INCH BY 2 INCH WOODEN STAKES SPACED A MAX OF 6 FEET APART AND EMBEDDED A MIN OF 12 INCHES.

2.- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH STAPLES.

3.- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE, WITH TIES SPACED EVERY 24 INCHES AT TOP AND MIDSECTION.

4.- MINIMUM HEIGHT OF FILTER SHOULD BE 18 INCHES AND A MAXIMUM OF 36 INCHES ABOVE NATURAL GROUND.

5.- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED 6 INCHES AT THE POSTS, AND FOLDED.

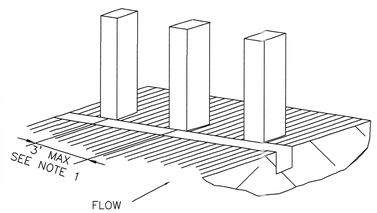
6.- SEE STANDARD SPECIFICATION FOR FILTER FABRIC BARRIER.

X (RFB) X

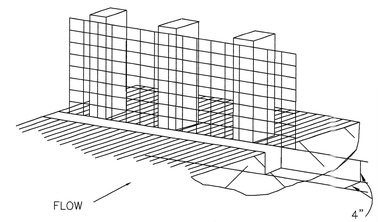
SYMBOL

REINFORCED FILTER FABRIC BARRIER

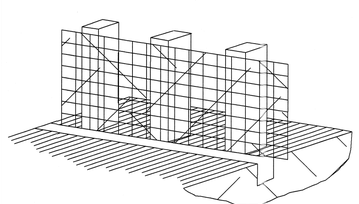
1. SET POSTS AT REQUIRED SPACING.



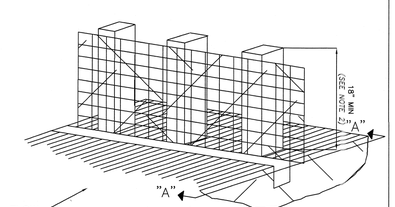
2. EXCAVATE A 4"x4" TRENCH UPSLOPE ALONG THE LINE OF STAKES.



3. ATTACH FILTER MATERIAL TO STAKES AND EXTEND IT INTO THE TRENCH.

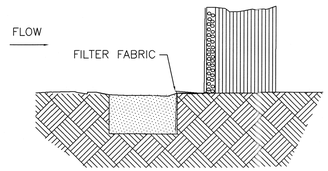


4. BACKFILL AND COMPACT THE EXCAVATED SOIL.

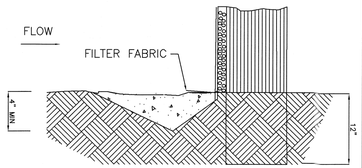


EXTENSION OF FABRIC INTO TRENCH

ALTERNATE V-TRENCH EXTENSION OF FABRIC INTO TRENCH



SECTION "B"



SECTION "B" ALTERNATE

X (FF) X

SYMBOL

CONSTRUCTION NOTES:

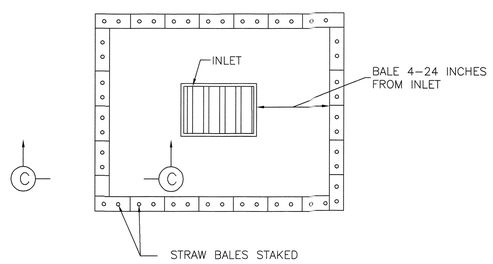
1.- 2 INCH BY 2 INCH WOODEN STAKES TO BE SET AT MAX SPACING OF 3 FEET AND EMBEDDED A MIN OF 8 INCHES. IF PREASSEMBLED FENCE WITH SUPPORT NETTING IS USED, SPACING OF POST MAY BE INCREASED TO 8 FEET MAX.

2.- ATTACH FILTER FABRIC TO WOODEN STAKES. FILTER FABRIC FENCE SHALL HAVE A MIN HEIGHT OF 18 INCHES AND MAX HEIGHT OF 36 INCHES ABOVE NATURAL GROUND.

3.- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHOULD BE OVERLAPPED 6 INCHES AT THE POST, AND FOLDED.

4.- SEE STANDARD SPECIFICATION FOR FILTER FABRIC FENCE.

FILTER FABRIC FENCE

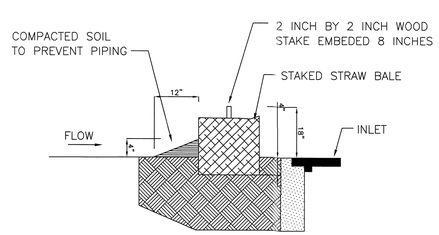


PLAN

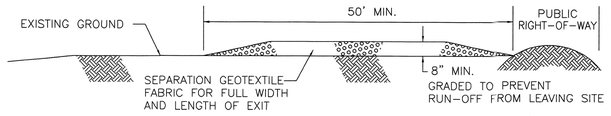
IPB

SYMBOL

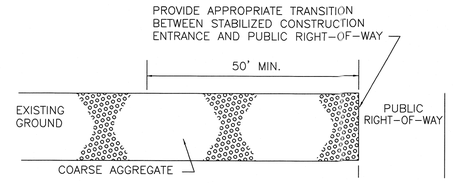
STRAW BALE DROP INLET PROTECTION BARRIER



SECTION C



PROFILE



PLAN VIEW

CONSTRUCTION NOTES:

1.- LENGTH SHALL BE AS SHOWN ON THE CONSTRUCTION DRAWINGS, BUT NOT LESS THAN 50 FEET.

2.- THICKNESS SHALL BE NOT LESS THAN 8 INCHES.

3.- WIDTH SHALL BE NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.

4.- STABILIZATION FOR OTHER AREAS HAVE THE SAME AGGREGATE THICKNESS AND WIDTH REQUIREMENTS AS THE STABILIZED CONSTRUCTION EXIT, UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION DRAWINGS.

5.- STABILIZED AREA MAY BE WIDENED OF LENGTHENED TO ACCOMODATE A TRUCK WASHING AREA. AN OUTLET SEDIMENT TRAP MUST BE PROVIDED FOR THE TRUCK WASHING AREA.

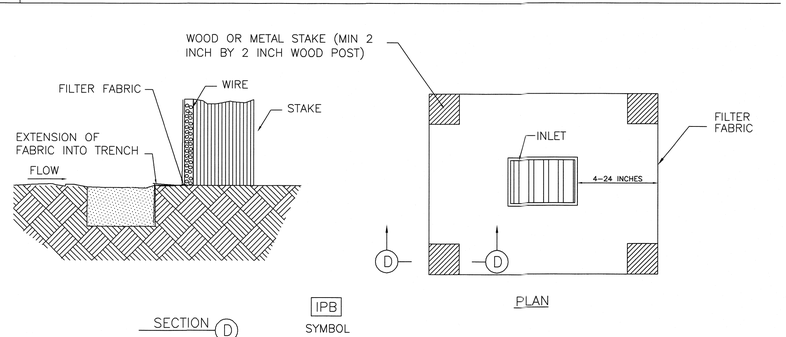
6.- SEE STANDARD SPECIFICATION FOR STABILIZED CONSTRUCTION EXIT.

7.- STABILIZED CONSTRUCTION EXIT SHALL BE MAINTAINED FREE OF SEDIMENT FOR THE DURATION OF THE PROJECT.

SC

SYMBOL

STABILIZED CONSTRUCTION EXIT



IPB

SYMBOL

SILT FENCE INLET PROTECTION BARRIER

CONSTRUCTION NOTE:

1.- SEE CONSTRUCTION NOTES FOR RFB.

JOB NO.	
DATE	12-9-2024
REVISION	
SCALE	1"=60'
DRAWN BY	M. GONZALEZ
SHEET	

VILLAS DE ANGELINA
POLLUTION PREVENTION &
EROSION CONTROL DETAILS

5-12-25

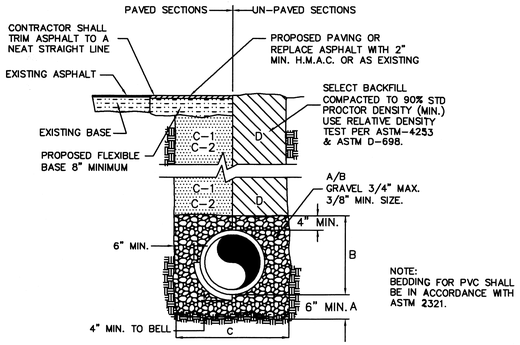
MARCO A. GONZALEZ 120016 LICENSED PROFESSIONAL ENGINEER

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
REGISTRATION NUMBER F-1513
LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSOQ@QHA-ENG.COM

F:\DATA\SUBD.\MERCEDES\MIRASOL COUNTRY EST.\EROSION CONTROL			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
12-9-2024	ALEX Q.		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

CONCRETE NOTE:

ALL CONCRETE SHALL BE @ 3000 PSI AT MIN. 28 DAYS COMPRESSION STRENGTH.



A. GRAVEL BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE (MIN. THICKNESS=6") – PIT RUN GRAVEL 3/4" MAX. SIZE.

B. GRAVEL PLACED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 4" ABOVE THE TOP OF PIPE. PIT RUN GRAVEL 3/4" MAX. SIZE.

C. TRENCH WIDTHS SHALL BE PIPE BELL O.D. + 12" OR IN ACCORDANCE WITH ASTM 2321 FOR PVC PIPE AND ASTM C12 (LATEST) FOR VITRIFIED CLAY PIPE.

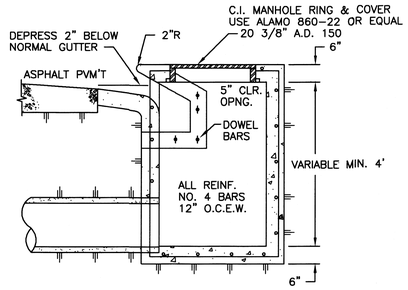
C-1. (CITY STREETS, PARKING AREA, DRIVEWAYS) SELECT EXCAVATED BACK FILL COMPACTED TO 95% SPD, 8" LIFTS, MECHANICAL COMPACTION.

C-2. (STATE MAINTAINED ROADWAYS) COMPACTED SAND/CEMENT STABILIZED BACK FILL WITH 7 % PORTLAND CEMENT COMPACTED AS PER ASTM D-4253 AND ASTM D-698

D. SELECT EARTH BACK FILL COMPACTED TO 90% STD. PROCTOR DENSITY (12" LIFTS, MECHANICAL COMPACTION) FOUNDATION PREPARATION (WELLPOINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACK FILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STD. PROCTOR DENSITY (USE RELATIVE DENSITY TEST PER ASTM D-4253 & ASTM D-698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6". STRUCTURE BACK FILL MATERIAL SHALL BE SAND, APPROVED SITE SOIL, OR OTHER APPROVED SUBSTITUTE.

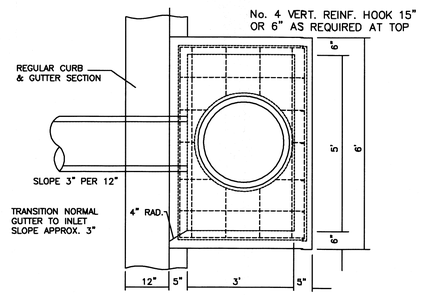
STORM SEWER (LOW PRESSURE PIPE)

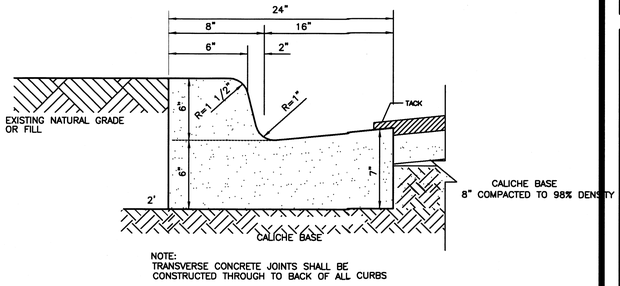
SCALE: N.T.S.



TYPE "A" INLET DETAIL

NOT TO SCALE

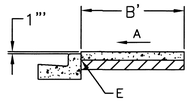




NOTE: TRANSVERSE CONCRETE JOINTS SHALL BE CONSTRUCTED THROUGH TO BACK OF ALL CURBS

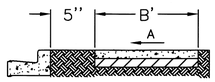
INTEGRAL 24" CURB & GUTTER

(NOT TO SCALE)



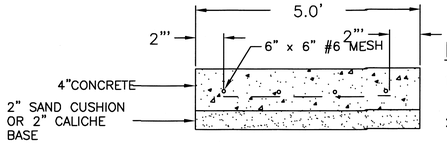
SECTION A–A

SIDEWALK ADJACENT TO CURB



SECTION B–B

SIDEWALK OFFSET 5 FT FROM CURB

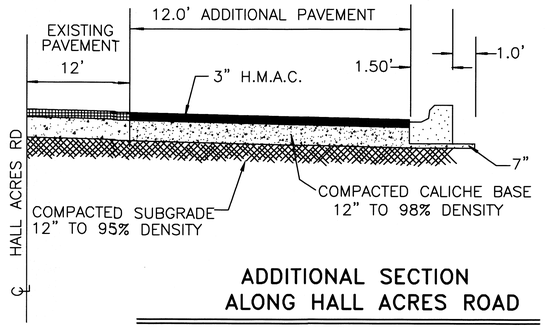


NOTE

1. CONCRETE SHALL HAVE 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
2. SUBGRADE SHALL BE COMPACTED TO 90% MAX DENSITY.

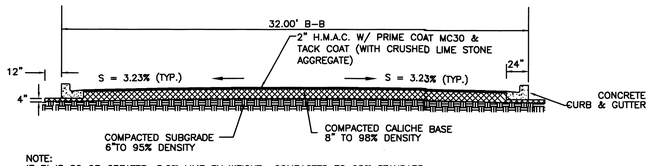
SIDEWALK DETAIL

N.T.S.



ADDITIONAL SECTION ALONG HALL ACRES ROAD

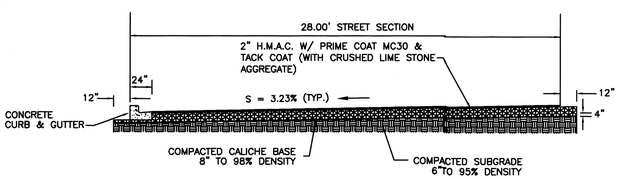
N.T.S.



NOTE: IF PI IS 20 OR GREATER, 3.0% LIME BY WEIGHT COMPACTED TO 95% STANDARD PROCTOR IS REQUIRED

INTERIOR STREET SECTION

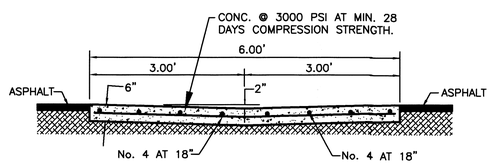
NOT TO SCALE



NOTE: IF PI IS 20 OR GREATER, 3.0% LIME BY WEIGHT COMPACTED TO 95% STANDARD PROCTOR IS REQUIRED

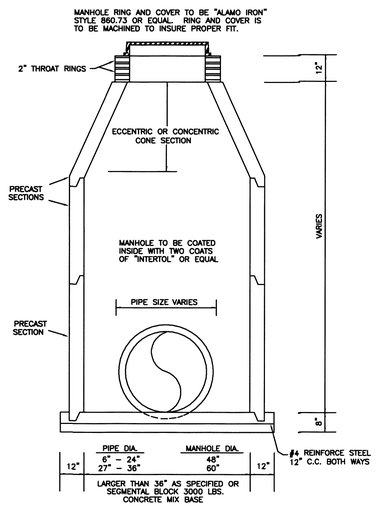
SECONDARY ACCESS STREET SECTION

NOT TO SCALE



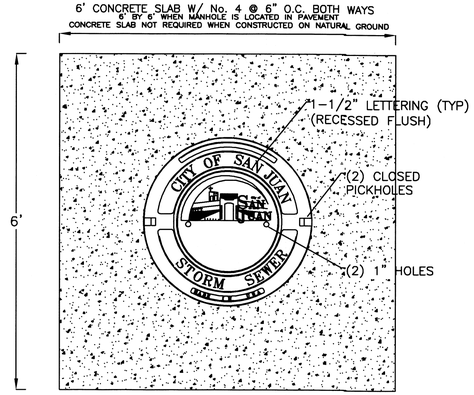
CONC. VALLEY GUTTER

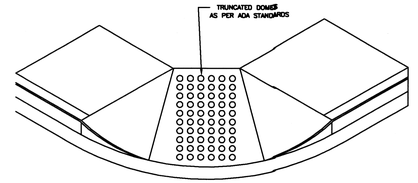
NOT TO SCALE



PRECAST CONCRETE MANHOLE DETAIL

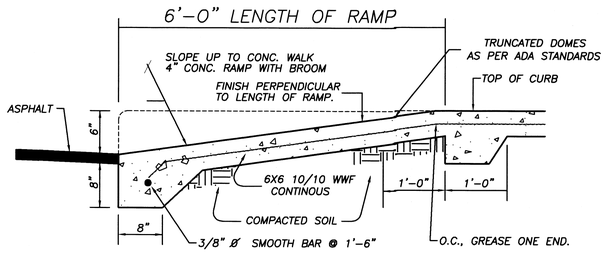
NOT TO SCALE





WHEELCHAIR CORNER RAMP

FOR ALL INTERSECTIONS N.T.S.



RAMP SECTION

N.T.S.

FILENAME : F:\DATA\DETAILS\SAN JUAN DETAIL			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
12-20-24	M. GONZALEZ		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

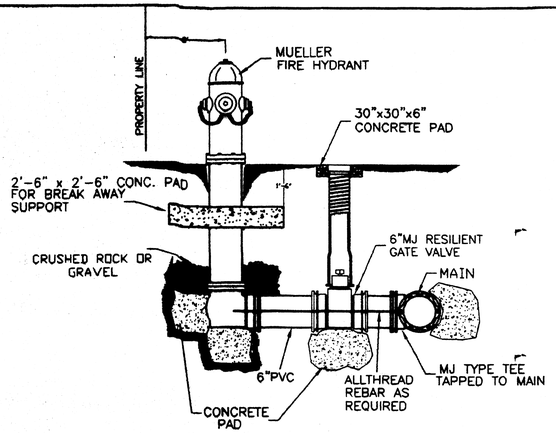
JOB NO. | DATE 12-20-24 | REVISION | SCALE | M. GONZALEZ | DRAWN BY | SHEET

CITY OF SAN JUAN
PAVING AND DRAINAGE DETAIL SHEET

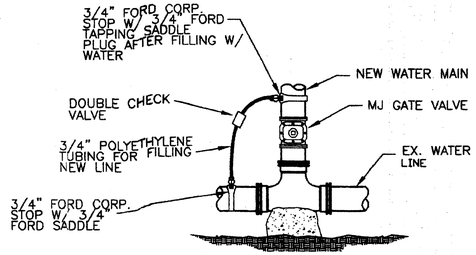
STATE OF TEXAS · MARCO A. GONZALEZ · 120016 · LICENSED PROFESSIONAL ENGINEER

12-20-24

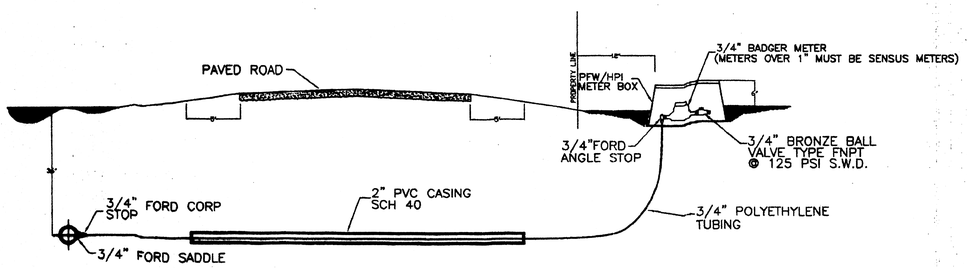
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS · LAND SURVEYORS
124 E. STUBBS ST. EDINBURG, TEXAS 78539
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00



FIRE HYDRANT ASSEMBLY

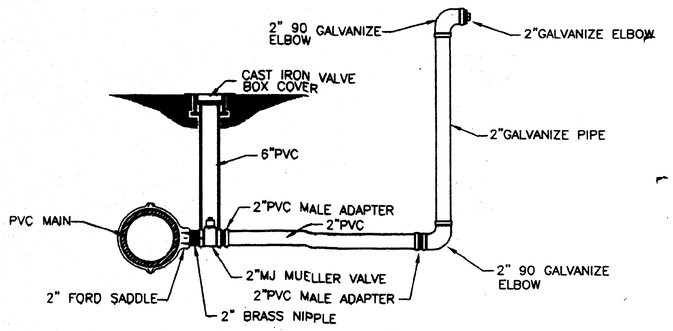


METHOD FOR FILLING
NEW WATER LINES

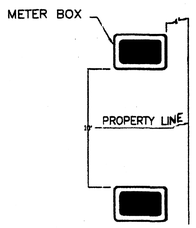


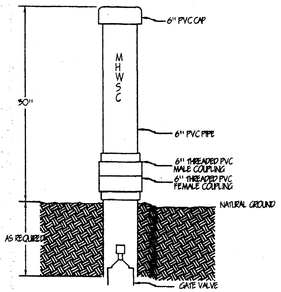
LONG SERVICE CONNECTION

NOTE: PVC ENCASEMENT SHOULD EXTEND THE MINIMUM OF 5' OF EDGE OF PAVEMENT ON BOTH SIDES OF ROAD

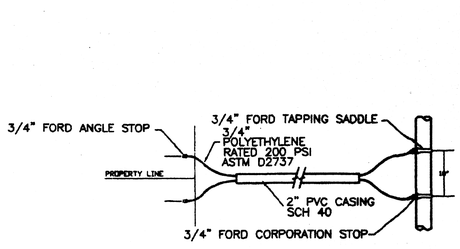


FLUSH VALVE ASSEMBLY



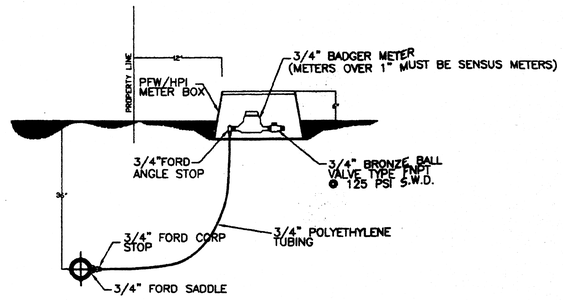


STANDARD MHWSC VALVE MARKER



LONG SERVICE CONNECTION

NOTE: MAGNETIC TAPE (CAUTION TAPE) BURIED 18" BELOW NATURAL GROUND



SHORT SERVICE CONNECTION

JOB NO.
DATE FEBRUARY 15, 2001
REVISION
SCALE N.T.S.
DRAWN BY
SHEET

M.H.W.S.C.

STANDARD DETAIL SHEET

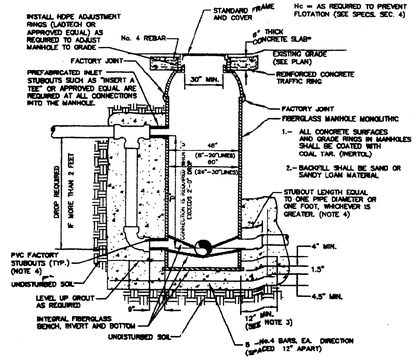
4-17-2020

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527

SANITARY COLLECTION SYSTEM NOTES:

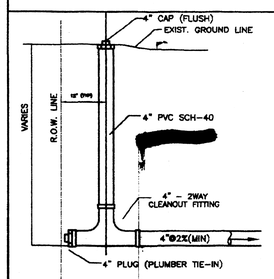
1.– MANHOLE COVERS SHALL BE CAP COMPOSITE MANHOLE COVERS WITH RFID MARKERS AND HAVE CITY OF SAN JUAN LOGO
2.– FIBER GLASS MANHOLES MUST MEET OR EXCEED ALL ASTM STANDARDS AND H20 RATING
3.– SANITARY SEWER SERVICE TO BE STAMPED ALONG THE CURB WITH AN "S"
4.– 1" PVC CONDUIT MARKING LOCATION OF SEWER SERVICE (24" ABOVE FINAL GRADE & PAINTED GREEN)–SEE SEWER SERVICE DETAIL
5.– 3M ELECTRONIC MARKER SYSTEM (EMS) BALL MARKERS (3M–iD) IS REQUIRED (SPACING MAX 250')
6.– HDPE ADJUSTMENT RINGS ARE NOT ALLOWED UNDER PAVED STREET
7.– STRIKE I&I BARRIER ON ALL MANHOLES

NOTE:
1.–FIBER GLASS MANHOLES MUST MEET OR EXCEED ALL ASTM STANDARDS AND H20 RATING
2.–MANHOLES TO BE OF RFG MONOLITHIC CONSTRUCTION

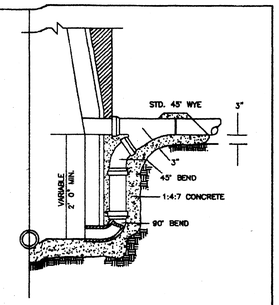


NOTES:
1. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. BACKFILL SHALL BE SAND COMPACTED TO 95% STANDARD PROCTOR OR CLSM FLOWABLE FILL UP TO THE BOTTOM OF THE CONCRETE TRAFFIC PAD.
3. BASE SLAB SHALL BE 4 FT. LARGER THAN MANHOLE DIAMETER WHERE SOIL BEARING CAPACITY < 2000 PSF, WATER TABLE < 5 FT., OR DEPTH > 20 FT. SLAB SHALL BE DESIGNED TO PREVENT FLOTATION OF MANHOLE.
4. OUTLET STUBOUT SHALL BE SPIGOT END. INLET STUBOUTS SHALL BE BELL END EXCEPT FOR DROP CONNECTIONS.
5. CONCRETE FOUNDATION SHALL BE POURED IN PLACE BELOW GROUND.

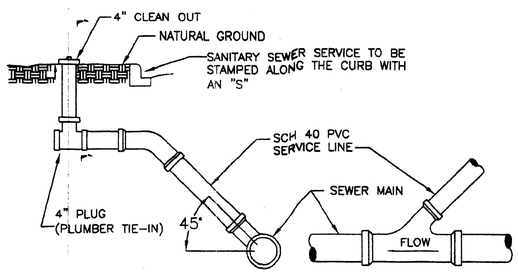
TYPICAL FIBERGLASS MANHOLE
(NOT TO SCALE)



TYPICAL DOMESTIC SINGLE SANITARY SEWER SERVICE DETAIL
Two-Way Cleanout

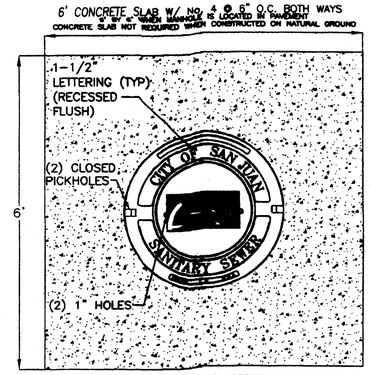


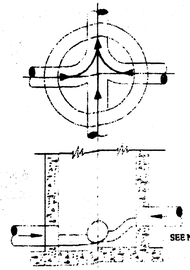
STANDARD DROP CONNECTION TO MANHOLE
TO BE USED WITH NEW OR EXISTING MANHOLES
(NOT TO SCALE)



STANDARD SANITARY SEWER SERVICE
(NOT TO SCALE)

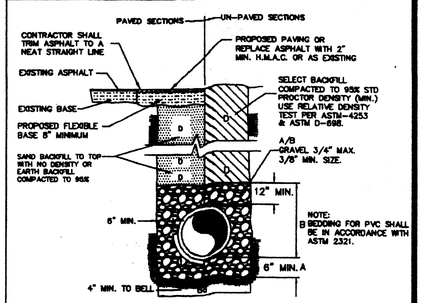
CONCRETE NOTE:
ALL CONCRETE SHALL BE ● 3000 PSI AT MIN. 28 DAYS COMPRESSION STRENGTH.





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

SANITARY SEWER MANHOLE INVERT DETAIL
(NOT TO SCALE)



SANITARY SEWER (LOW PRESSURE PIPE)
SCALE: N.T.S.

A. GRAVEL BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE (MIN. THICKNESS=6") – PIT RUN GRAVEL 3/4" MAX. SIZE.

B. GRAVEL PLACED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 12" ABOVE THE TOP OF PIPE. PIT RUN GRAVEL 3/4" MAX. SIZE.

C. TRENCH WIDTHS SHALL BE PIPE BELL O.D. + 6" OR IN ACCORDANCE WITH ASTM 2321 FOR PVC PIPE AND ASTM C12 (LATEST) FOR VITRIFIED CLAY PIPE.

C–1. (CITY STREETS, PARKING AREA, DRIVEWAYS) SELECT EXCAVATED BACK FILL COMPACTED TO 95 % SPD, 8" LIFTS, MECHANICAL COMPACTION.

C–2 (STATE MAINTAINED ROADWAYS) COMPACTED SAND/CEMENT STABILIZED BACK FILL WITH 7 % PORTLAND CEMENT COMPACTED AS PER ASTM D–4253 AND ASTM D–698

D. EARTH BACK FILL COMPACTED TO 95 % STD. PROCTOR DENSITY (12" LIFTS. MECHANICAL COMPACTION)

JOB NO. _____
DATE 2-2-16
REVISION JUAN CYP. 03/23/20
SCALE _____
DRAWN BY M. GONZALEZ
SHEET _____

CITY OF SAN JUAN
SANITARY SEWER
DETAIL SHEET

4-17-2020

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS · LAND SURVEYORS
124 E. STUBBS ST. EDINBURG, TEXAS 78539
PHONE 956–381–6480
ALFONSO@QHA–ENG.COM
ENGINEERING REGISTRATION NUMBER F–1513
SURVEYING REGISTRATION NUMBER 100411–00

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 23, 2026

Consider the Final Plat Approval of the Stewart Coves Phase II Subdivision, being a 16.00-acre tract of land out of Lots 1 and 6, Stewarts Addition to the Conway Gardens located approximately a quarter of a mile North of Moore Road, along the West side of Stewart Road, as Requested by Melden & Hunt, Inc. [Monica Gomez, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

This serves as the recommendation for the final plat approval of the Stewart Coves Phase 2 Subdivision. The development encompasses a 16.00-acre tract of land situated at the northwest corner of Moore Road and Stewart Road (FM 1426). The preliminary plat for this subdivision was previously approved in June 2025.

The project consists of an 89-lot residential subdivision featuring ingress and egress along Stewart Road. According to the applicable FEMA Flood Insurance Rate Map, the property is located within Flood Zone "C" (areas of minimal flooding).

Infrastructure & Staff Recommendation: All required infrastructure is currently in place. A final walk-through has been conducted and approved by City staff and the City Engineer.

Staff recommends approval of the final plat for the Stewart Coves Phase 2 Subdivision to proceed with formal recording.

RECOMMENDATION:

During the Special Called Planning and Zoning Meeting held on June 16, 2026, the Planning and Zoning Commission recommended approval of the final plat with a 6-0 vote.

PREPARED BY:
Monica Gomez,
Director of Planning
and Zoning

APPROVED BY:
Ruben Guajardo, City
Manager

Project Overview:
This serves as the recommendation for the final plat approval of the Stewart Coves Phase 2 Subdivision. The development encompasses a 16.00-acre tract of land situated at the northwest corner of Moore Road and Stewart Road (FM 1426). The preliminary plat for this subdivision was previously approved in June 2025.

Site Details:
The project consists of an 89-lot residential subdivision featuring ingress and egress along Stewart Road. According to the applicable FEMA Flood Insurance Rate Map, the property is located within Flood Zone "C" (areas of minimal flooding).

Granted Variances:
The following variances were requested and granted for this development:

- **Lot Width:** To deviate from the minimum lot width requirement of 60 feet for interior lots and 65 feet for corner lots.
- **Lot Area:** To deviate from the minimum lot area requirement of 6,000 square feet for single-family residential lots.
- **Front Setbacks:** To reduce the standard 20-foot front setback requirement to 15 feet for Lots 133 through 140.
- **Easements:** To reduce the standard 15-foot perimeter easement to a 10-foot easement, alongside 5-foot utility easements for corner Lots 109, 119, 127, 147, and 184.

Infrastructure & Staff Recommendation: All required infrastructure is currently in place. A final walk-through has been conducted and approved by City staff and the City Engineer.

Staff recommends approval of the final plat for the Stewart Coves Phase 2 Subdivision to proceed with formal recording.

BEFORE



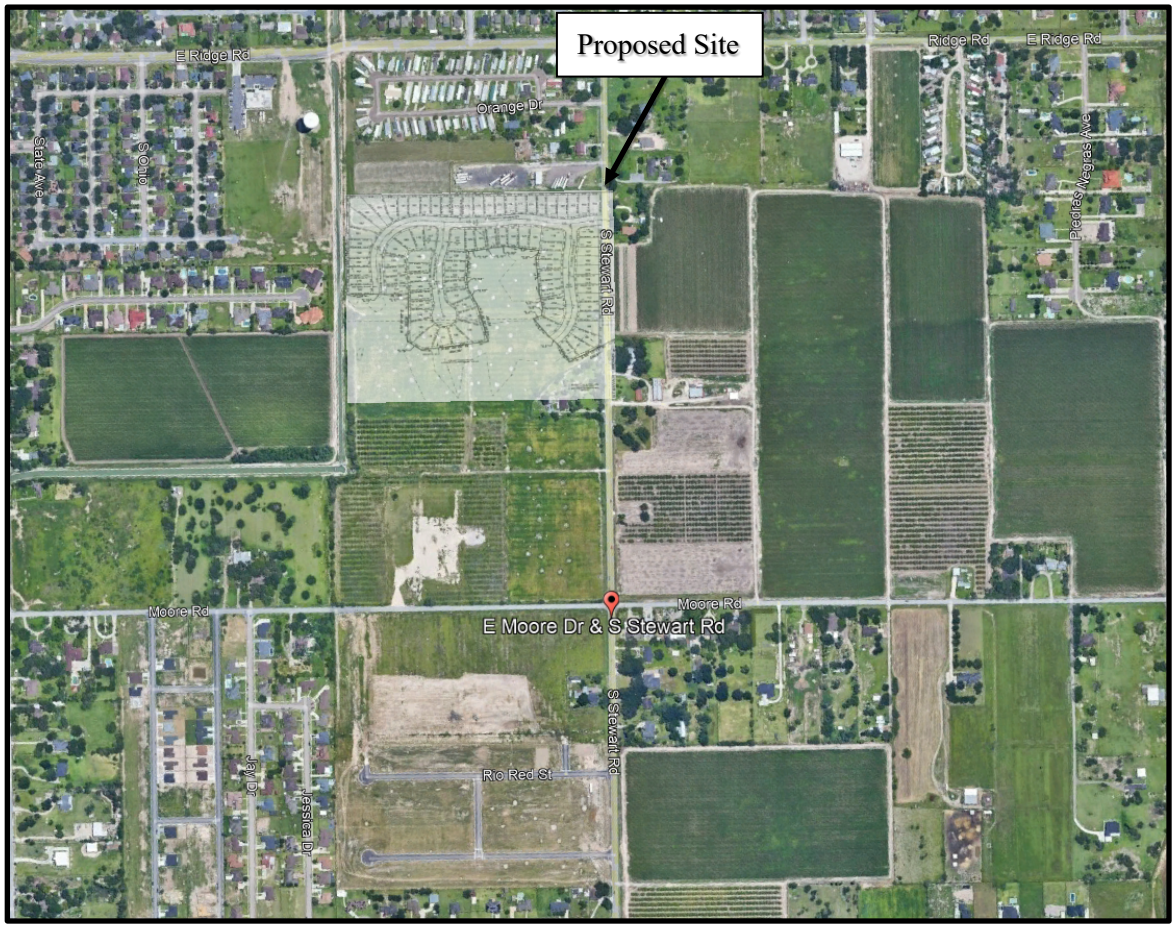
AFTER











Location Map

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 06/16/2026 Vice Chair Castillo made a motion to approve the final plat approval as presented by city staff. Commissioner Gamboa second the motion. The motion passed unanimously with a 6-0 vote.

REVIEW COMMENTS: Ms. Gomez stated that development encompasses a 16.00-acre tract of land situated at the northwest corner of Moore Road and Stewart Road (FM 1426). The preliminary plat for this subdivision was previously approved in June 2025.

The project consists of an 89-lot residential subdivision featuring ingress and egress along Stewart Road. According to the applicable FEMA Flood Insurance Rate Map, the property is located within Flood Zone "C" (areas of minimal flooding).

All required infrastructure is currently in place. A final walk-through has been conducted and approved by City staff and the City Engineer.

Staff recommends approval of the final plat for the Stewart Coves Phase 2 Subdivision to proceed with formal recording. No discussion took place on this item.

STEWART COVES PHASE II SUBDIVISION

PROPOSED WATER, SANITARY SEWER, PAVING AND DRAINAGE IMPROVEMENTS

SAN JUAN, TEXAS

GENERAL CONSTRUCTION NOTES

1. THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING TYPE AND LOCATION OF UNDERGROUND UTILITIES AND ELECTRICAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE LOCATIONS AND SIZES HAVE BEEN TAKEN FROM EXISTING RECORDS AND THE BEST AS-BUILT INFORMATION AVAILABLE; HOWEVER, IT IS EXPECTED THAT THERE MAY BE SOME DISCREPANCIES AND OMISSIONS IN THE LOCATIONS, QUALITIES AND SIZES SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT TYPE, SIZE AND LOCATION OF ALL UTILITIES AFFECTED BY THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL ARRANGE FOR THE REPAIR AND RESTORATION OF CONTRACTOR DAMAGED UTILITIES. THE COST OF ANY REPAIR OR REPLACEMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CURRENT LINE SPOTTING TOLL FREE NUMBER AND COORDINATE WITH ALL THE UTILITY COMPANIES FOR ACTUAL LOCATING AND UNCOVERING OF EXISTING LINES PRIOR TO EXCAVATION OPERATIONS.

2. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY UNREPORTED OBSTACLES THAT MAY IMPEDE OR PREVENT THE PROPER CONSTRUCTION OF THIS PROJECT.

3. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE APPLICABLE STATE STATUES AND THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS (OSHA). COPIES OF THE O.S.H.A. STANDARDS MAY BE PURCHASED FROM THE U.S. GOVERNMENT PRINTING OFFICE. INFORMATION AND RELATED REFERENCE MATERIALS MAY BE OBTAINED FROM O.S.H.A. AT 611 EAST 6TH STREET, ROOM 303, AUSTIN, TEXAS.

4. THE CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A SAFE, NEAT AND WORKMAN LIKE MANNER AT ALL TIMES. JOB SAFETY SHALL NOT BE COMPROMISED. ANY UNSAFE OR UNATTRACTIVE NUISANCE SHALL BE REMOVED OR OTHERWISE TAKEN CARE OF BY THE CONTRACTOR WHEN DIRECTED BY THE OWNER OR PROJECT ENGINEER.

5. EXCAVATIONS, TRENCHES AND OTHER HAZARDOUS AREAS SHALL BE ADEQUATELY PROTECTED BY BARRICADES, FENCING, LIGHTS AND/OR OTHER PROTECTIVE DEVICES AT ALL TIMES.

6. CONSTRUCTION OF THIS PROJECT WILL BE SUBJECT TO INSPECTIONS AND TESTING AS DEEMED NECESSARY OR APPROPRIATE BY THE ENGINEER AND/OR THE CITY OF SAN JUAN. THE CONTRACTOR SHALL FURNISH INCIDENTAL LABOR AND EQUIPMENT TO ALLOW FOR THE TESTING, PERSONAL ACCESS TO THE WORK, AND WILL COOPERATE FULLY WITH THE PERSONS CONDUCTING THE TESTING AND INSPECTION PROGRAM.

7. A PART OF THE WORK THAT IS NECESSARY OR REQUIRED TO MAKE EACH SYSTEM OR INSTALLATION SATISFACTORY AND OPERABLE FOR ITS INTENDED PURPOSE, EVEN THOUGH IT IS NOT SPECIFICALLY INCLUDED IN THE SPECIFICATIONS OR DRAWINGS, SHALL BE PERFORMED AS INCIDENTAL WORK AS IF IT WERE DESCRIBED IN THE SPECIFICATIONS AND SHOWN ON THE DRAWINGS.

8. THE DRAWINGS DO NOT ALWAYS INDICATE ALL VERTICAL BENDS AND TRANSITIONS. WHEN NECESSARY, MAKE VERTICAL TRANSITIONS BY A DEFLECTION AT THE JOINTS OR THE INSTALLATION OF FITTINGS. DO NOT DEFLECT PIPE JOINTS MORE THAN 80% OF THE MANUFACTURERS RECOMMENDATION.

9. ALL PIPING MUST BE INSTALLED WITH A MINIMUM OF 36-INCHES OF COVER UNLESS OTHERWISE NOTED ON THE PLANS.

10. ALL EXCAVATION FOR THIS PROJECT SHALL BE UNCLASSIFIED.

11. ALL UTILITIES WHICH ARE TO REMAIN AND WHICH ARE DAMAGED OR REMOVED WILL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER AT THE CONTRACTOR'S EXPENSE.

12. PIPE SHALL BE BACKFILLED WITH JOINTS EXPOSED FOR TESTING, BEFORE NEW JOINTS ARE COVERED. PRESSURE LINES ARE TO BE HYDROSTATICALLY TESTED AT NOT LESS THAN 150 PSIG FOR A PERIOD OF TWO HOURS. THE OWNER SHALL OBSERVE AND APPROVE OR REJECT THE TEST. REPAIRS, IF REQUIRED, SHALL BE MADE AND THE LINE SHALL BE RETESTED UNTIL APPROVED. TEST SHALL NOT BEGIN UNTIL THRUST BLOCKS HAVE AGED A MINIMUM OF 24 HOURS.

13. AS SOON AS PRACTICAL, ALL PORTIONS OF EXCAVATIONS NOT OCCUPIED BY THE PERMANENT STRUCTURE SHALL BE BACKFILLED.

14. WHERE WATER LINE INTERSECTS SANITARY SEWER SYSTEM MAINS AT LESS THAN 9.0 FEET SEPARATION, THE CONTRACTOR SHALL INSTALL A 20 FOOT SECTION OF C-900 PVC PRESSURE PIPE CENTERED ON THE POINT OF INTERSECTION, PER TCEQ REQUIREMENTS.

15. CONTRACTOR SHALL REMOVE AND REINSTALL ALL SIGNS, MAILBOXES, FENCES, CULVERTS AND OTHER ITEMS IN WAY OF THE WORK.

16. CONTRACTOR SHALL REPAIR ALL OPEN CUTS OF PAVED AREAS BACK TO BETTER THAN ''AS-IS'' CONDITION WITH LIKE MATERIALS.

17. PROVIDE INTERIM DRAINAGE DURING CONSTRUCTION AS REQUIRED. USE PUMPS, TEMPORARY DITCHES, ETC. TO MAINTAIN A WELL DRAINED SITE FREE OF STANDING WATER AND WATER SOFTENED SOILS.

18. ANCHOR ALL UNDERGROUND PRESSURE PIPING AS NECESSARY TO PREVENT MOVEMENT UNDER PRESSURE TEST AND SERVICES.

19. ALL REINFORCING STEEL SHALL CONFORM TO ASTM SPECIFICATION A-165, GRADE 60. ALL BARS SHALL CONFORM TO ASTM SPECIFICATION A-305.

20. ALL CONCRETE AND FORM WORK SHALL CONFORM TO CURRENT ACI CODE REQUIREMENTS.

21. THE CONTRACTOR SHALL EXERCISE EXTRA CARE TO PREVENT DAMAGE TO ALL OTHER STRUCTURES IN THE AREA INCLUDING BUILDINGS, FENCES, ROADS, PIPELINES, UTILITIES, ETC., WHETHER PUBLICLY OR PRIVATELY OWNED.

22. UNTIL ACCEPTANCE BY THE ENGINEER OF ANY OR ALL OF THE CONSTRUCTION, AS PROVIDED FOR IN THE PLANS AND SPECIFICATIONS, AND ACCEPTANCE BY THE PROPER UTILITY PROVIDER, IT SHALL BE UNDER THE CHARGE AND CARE OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE EVERY NECESSARY PRECAUTION AGAINST TO ANY PART OF THE WORK. THE CONTRACTOR SHALL REBUILD, REPAIR, RESTORE AND MAKE GOOD, AT HIS OWN EXPENSE, OF ALL THE DAMAGE TO ANY PORTION OF THE WORK BEFORE ITS ACCEPTANCE.

23. NO OPEN TRENCHES OR EXCAVATION SHALL BE LEFT OPEN OVERNIGHT.

24. ALL WATERLINE TAPS AND WATER METERS SHALL BE INSTALLED BY CONTRACTOR, IN THE CASE THE CONTRACTOR WILL NOT BE INSTALLING SUCH IMPROVEMENTS, THE CONTRACTOR IS TO COORDINATE WITH THE CITY OF SAN JUAN BEFORE COMMENCING ANY UTILITY WORK.

26. COORDINATE WITH GRADING PLANS FOR WATER LINE, STORM AND SANITARY SEWER LINES INSTALLATION.

27. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, INCLUDING THOSE FROM THE CITY OF SAN JUAN AND TXDOT PRIOR TO THE START OF CONSTRUCTION.

28. THE TOP ELEVATIONS OF MANHOLES AND CLEANOUTS CONSTRUCTED IN PAVED AREAS SHALL MATCH FINISHED PAVEMENT GRADE. THE TOP ELEVATIONS OF MANHOLES AND CLEANOUTS CONSTRUCTED IN GRASSED AREAS SHALL BE SIX INCHES ABOVE FINISHED GRADE (UNLESS OTHERWISE NOTED ON PLANS).

29. CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING TO VERIFY EXISTING CONDITIONS.

30. CONTRACTOR TO LEAVE OPENINGS IN CURB AT SIDEWALK RAMPS LOCATIONS.

31. CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS (LOCATIONS & ELEVATIONS) PRIOR TO START OF CONSTRUCTION.

32. PERMIT NEEDED FROM THE CITY OF SAN JUAN BUILDING DEPARTMENT AND PRE-CONSTRUCTION CONFERENCE NEEDED BEFORE CONSTRUCTION CAN BEGIN.

33. CONSULT WITH PROPERTY OWNER BEFORE RELOCATING EXISTING FENCES THAT MIGHT BE IN THE WAY OF THE CONSTRUCTION AREA AND/OR CONSTRUCTION PLANS.

34. BOTH SITE AND BUILDING CONTRACTORS TO VERIFY EXISTING SITE ELEVATIONS PRIOR TO POURING CONCRETE TO VERIFY ACCESIBILITY.

35. ALL PROPOSED STORM R.C.P. TO BE INSTALLED AT PLACES OTHER THAN EXISTING OR PROPOSED STRUCTURES SHALL INCLUDE SAFETY ENDS TREATMENT.



LOCATION MAP

SCALE: 1" = 1,000'

Sheet Index	
Sheet Number	Sheet Title
1	COVER SHEET
2	EXISTING CONDITIONS
3	PLAT (1)
4	PLAT (2)
5	WATER PLAN
6	WATER DETAILS
7	SANITARY SEWER PLAN & PROFILES
8	SANITARY SEWER DETAILS
9	DRAINAGE PLAN
10	STORM SEWER PROFILES
11	STORM SEWER DETAILS
12	STREET STA AND GRADING PLAN
13	STREET PROFILES
14	PAVING DETAILS
15	LIGHTING & STRIPING PLAN
16	EROSION CONTROL PLAN & DETAILS

2025

TBPE FIRM # F-1435

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

TBPLS No. 10096900

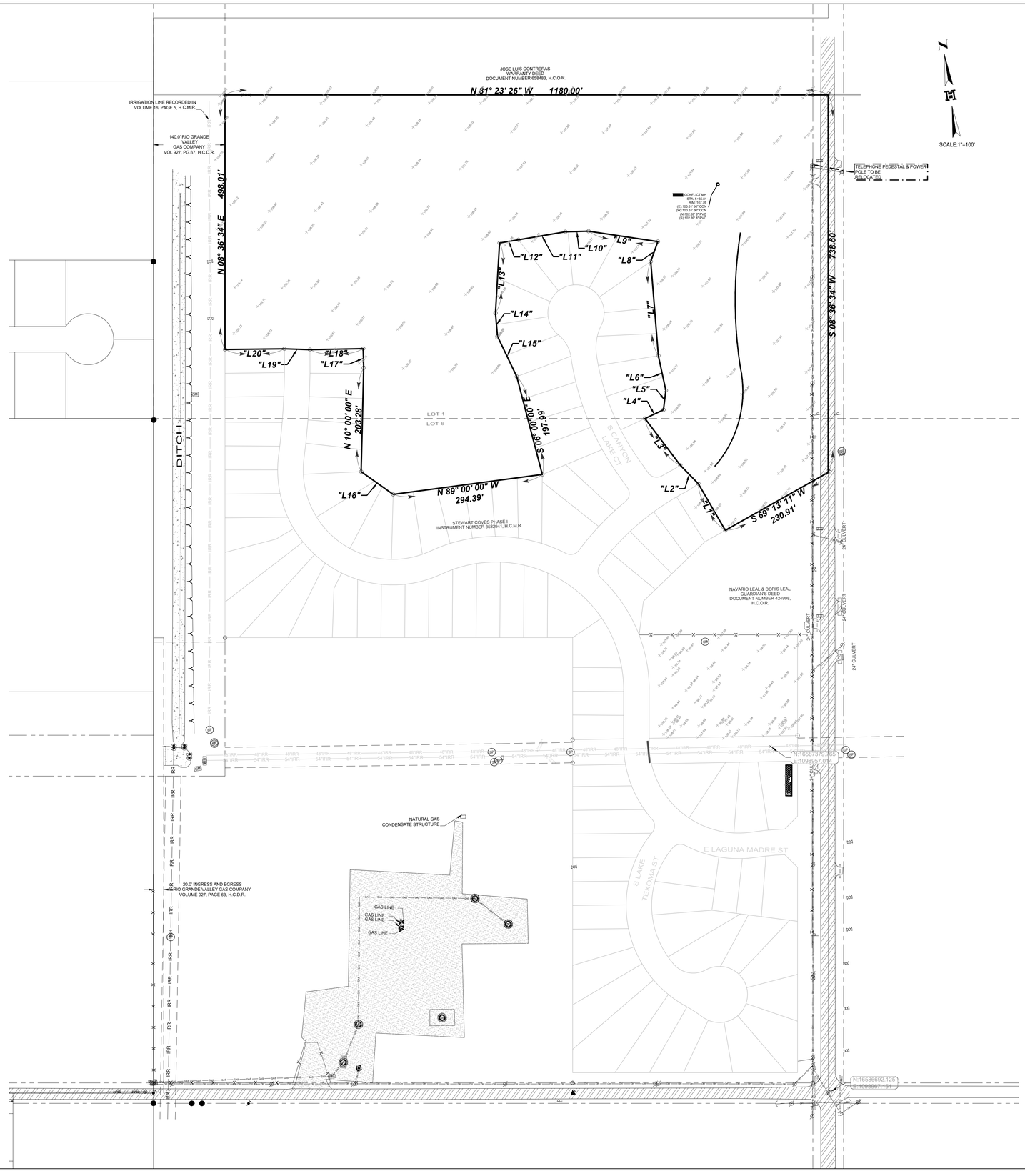
AS-BUILT
5-12-2026

SHEET 1 OF 16

JOB NUMBER 25020.0

© Copyright 2023 Melden & Hunt, Inc.
All rights reserved.

K:\Land Development\Subdivision\San Juan\25020 - Rhodes - Stewart Coves Due Build\Stewart Coves Phase II - As Built.dwg 5/12/2026 11:05:17 AM, DWG To PDF.pc3



AS-BUILT
5-12-2026

JOB No.
25020.0

CITY SUBDIVISION REVIEW COMMENTS (9-26-2025)	10-17-2025	A.Q.	
REVISION	DATE	BY	

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
TBPELS No. 10096800

ENG. TECH: L.H.
PROJECT ENG: MARIO REYNA
T-BOOK:
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE:

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARIO A. REYNA, P.E. 117368

09/30/2025

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

STEWART COVES
PHASE II SUBDIVISION
SAN JUAN, TEXAS

EXISTING TOPOGRAPHY

©Copyright 2025 Melden & Hunt, Inc.
All Rights Reserved.

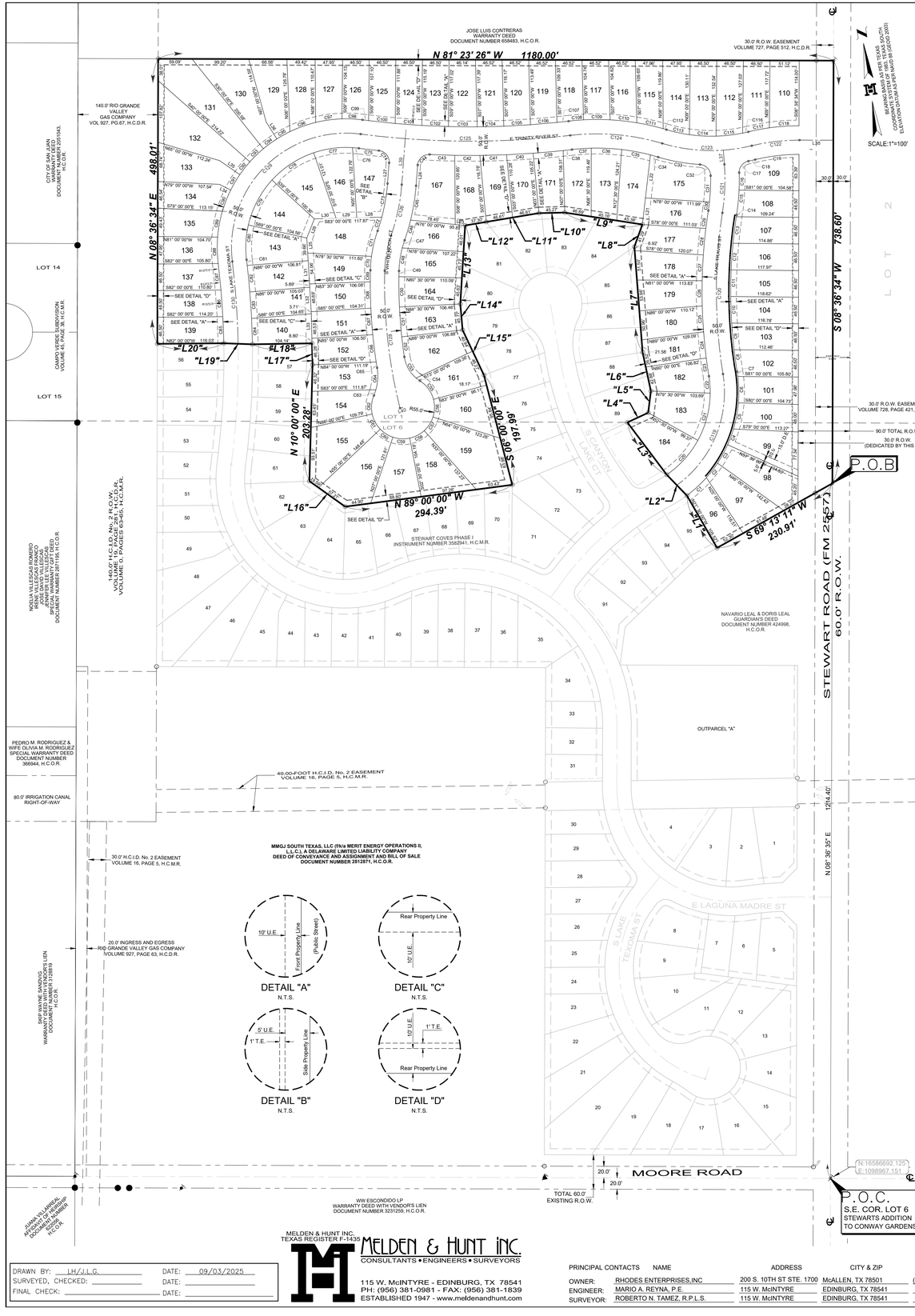
File Name: 25020

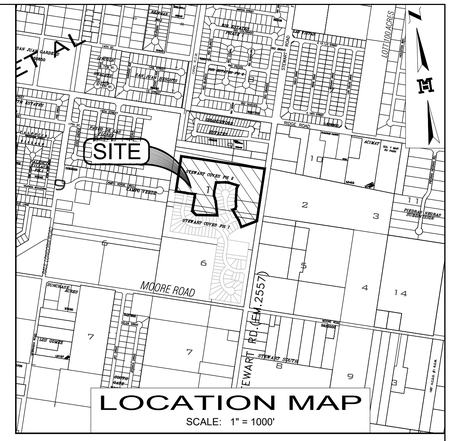
SHEET 2 OF 16

SUBDIVISION PLAT OF

STEWART COVES PHASE II SUBDIVISION

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





LEGEND

- FOUND No.4 REBAR
- FOUND PK NAIL
- FOUND COTTON PICKER SPINDLE
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- SET NAIL
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- S.E. COR. - SOUTHEAST CORNER
- P.O.B. - POINT OF BEGINNING
- H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
- U.E. - UTILITY EASEMENT
- T.E. - TECHNOLOGY EASEMENT
- ℄ - CENTER LINE
- ◦ - BREAK POINT

Lot Area Table		
Lot #	SQ, FT,	Area
96	5385.48	0.124
97	6997.31	0.161
98	7514.85	0.173
99	6334.94	0.145
100	5087.60	0.117
101	4914.18	0.113
102	5080.28	0.117
103	5339.56	0.123
104	5482.64	0.126
105	5510.30	0.126
106	5422.94	0.124
107	5219.91	0.120
108	4950.50	0.114
109	5942.00	0.136
110	5936.68	0.136
111	5673.53	0.130
112	6066.41	0.139
113	6137.28	0.141
114	5885.41	0.135
115	5367.46	0.123
116	4961.58	0.114
117	4847.85	0.111
118	4967.67	0.114
119	5186.21	0.119
120	5345.29	0.123
121	5436.09	0.125
122	5853.73	0.130
123	5404.47	0.124
124	5285.12	0.121
125	5097.14	0.117
126	4879.46	0.112
127	5007.00	0.115
128	5574.29	0.128
129	6698.73	0.154
130	9251.57	0.212
131	11628.76	0.267
132	9989.12	0.229
133	7015.50	0.161
134	5547.93	0.127
135	5138.41	0.118
136	4913.92	0.113
137	5042.09	0.116
138	5237.38	0.120
139	5359.09	0.123
140	5047.34	0.116
141	4871.95	0.112
142	4919.34	0.113
143	5902.87	0.136
144	6508.94	0.149
145	6738.98	0.155

Lot Area Table		
Lot #	SQ, FT,	Area
146	6419.79	0.147
147	6601.24	0.152
148	7502.06	0.172
149	5326.15	0.122
150	4967.78	0.114
151	4892.11	0.112
152	5128.95	0.118
153	5357.44	0.123
154	5657.94	0.130
155	8636.81	0.198
156	8521.10	0.196
157	6313.22	0.145
158	6925.44	0.159
159	10517.30	0.241
160	6386.49	0.147
161	5536.91	0.127
162	6600.70	0.152
163	5241.18	0.120
164	5345.70	0.123
165	5280.72	0.121
166	4836.33	0.111
167	8113.23	0.186
168	5900.09	0.135
169	5272.97	0.121
170	5004.74	0.115
171	5216.47	0.120
172	5434.22	0.125
173	6013.44	0.138
174	5941.47	0.136
175	7337.92	0.168
176	5184.54	0.119
177	5422.53	0.124
178	5615.33	0.129
179	5476.14	0.126
180	5258.51	0.121
181	5107.78	0.117
182	5494.51	0.126
183	6366.87	0.146
184	6428.96	0.148

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	46.39'	225.00'	011° 48' 43"	N55° 52' 25"E	46.30'	23.28
C2	32.00'	225.00'	008° 08' 56"	N45° 53' 35"E	31.97'	16.03
C3	36.67'	225.00'	009° 20' 13"	N37° 09' 00"E	36.63'	18.37
C4	29.28'	225.00'	007° 27' 24"	N28° 45' 12"E	29.26'	14.66
C5	46.67'	225.00'	011° 53' 08"	N19° 04' 56"E	46.59'	23.42
C6	46.23'	225.00'	011° 46' 21"	N7° 15' 12"E	46.15'	23.20
C7	8.37'	225.00'	002° 07' 49"	N0° 18' 07"E	8.36'	4.18
C8	38.66'	875.00'	002° 31' 53"	S0° 30' 09"W	38.66'	19.33
C9	46.74'	875.00'	003° 03' 37"	S3° 17' 54"W	46.73'	23.37
C10	46.56'	875.00'	003° 02' 55"	S6° 21' 10"W	46.55'	23.28
C11	46.51'	875.00'	003° 02' 43"	S9° 23' 59"W	46.50'	23.26
C12	46.59'	875.00'	003° 03' 03"	S12° 26' 52"W	46.58'	23.30
C13	46.81'	875.00'	003° 03' 54"	S15° 30' 20"W	46.80'	23.41
C14	3.02'	875.00'	000° 11' 52"	S17° 08' 13"W	3.02'	1.51
C15	43.71'	405.00'	006° 11' 01"	N14° 08' 38"E	43.69'	21.88
C16	30.43'	405.00'	004° 18' 20"	N8° 53' 58"E	30.43'	15.22
C17	28.01'	20.00'	080° 14' 15"	S46° 51' 55"W	25.77'	16.85
C18	12.17'	325.00'	002° 08' 44"	N85° 54' 41"E	12.17'	6.09
C19	77.34'	325.00'	013° 38' 03"	N88° 20' 39"W	77.16'	38.85
C20	81.84'	175.00'	026° 47' 42"	N50° 30' 55"E	81.10'	41.68
C21	86.02'	175.00'	028° 09' 45"	N23° 02' 12"E	85.15'	43.90
C22	29.68'	175.00'	009° 43' 07"	N4° 05' 46"E	29.65'	14.88
C23	32.13'	925.00'	001° 59' 25"	S0° 13' 55"W	32.13'	16.07
C24	46.15'	925.00'	002° 51' 30"	S2° 39' 22"W	46.14'	23.08
C25	45.27'	925.00'	002° 48' 14"	S5° 29' 14"W	45.26'	22.64
C26	44.16'	925.00'	002° 44' 08"	S8° 15' 25"W	44.16'	22.09
C27	45.05'	925.00'	002° 47' 25"	S11° 01' 12"W	45.04'	22.53
C28	46.53'	925.00'	002° 52' 56"	S13° 51' 22"W	46.52'	23.27
C29	31.30'	925.00'	001° 56' 19"	S16° 15' 59"W	31.29'	15.65
C30	15.33'	355.00'	002° 28' 28"	N15° 59' 55"E	15.33'	7.67
C31	45.89'	355.00'	007° 24' 25"	N11° 03' 28"E	45.86'	22.98
C32	29.80'	20.00'	085° 21' 58"	N35° 19' 43"W	27.12'	18.44
C33	74.19'	325.00'	013° 04' 47"	S71° 28' 18"E	74.03'	37.26
C34	14.10'	375.00'	002° 09' 13"	N66° 00' 31"W	14.10'	7.05
C35	50.93'	375.00'	007° 46' 55"	N70° 58' 35"W	50.89'	25.51
C36	53.41'	375.00'	008° 09' 36"	N78° 56' 50"W	53.36'	26.75
C37	33.90'	375.00'	005° 10' 44"	N85° 37' 00"W	33.88'	16.96
C38	15.29'	1,525.00'	000° 34' 28"	S87° 55' 08"E	15.29'	7.65
C39	52.71'	1,525.00'	001° 58' 50"	S86° 38' 29"E	52.71'	26.36
C40	46.54'	1,525.00'	001° 44' 54"	S84° 46' 37"E	46.54'	23.27
C41	46.61'	1,525.00'	001° 45' 05"	S83° 01' 37"E	46.61'	23.31
C42	43.93'	1,525.00'	001° 39' 02"	S81° 19' 34"E	43.93'	21.97
C43	43.96'	1,525.00'	001° 39' 06"	S79° 40' 30"E	43.96'	21.98
C44	30.83'	20.00'	088° 19' 51"	S56° 59' 07"W	27.87'	19.43
C45	60.97'	375.00'	009° 18' 54"	N17° 28' 38"E	60.90'	30.55
C46	36.74'	375.00'	005° 36' 48"	N24° 56' 30"E	36.73'	18.38
C47	13.95'	175.00'	004° 33' 57"	S25° 27' 56"W	13.94'	6.98
C48	40.76'	175.00'	013° 20' 43"	S16° 30' 36"W	40.67'	20.47
C49	10.00'	875.00'	000° 39' 17"	S9° 30' 37"W	10.00'	5.00
C50	53.06'	875.00'	003° 28' 27"	S7° 26' 45"W	53.05'	26.54
C51	52.29'	875.00'	003° 25' 28"	S3° 59' 48"W	52.29'	26.16
C52	35.33'	875.00'	002° 18' 48"	S1° 07' 40"W	35.32'	17.67
C53	43.18'	60.00'	041° 14' 11"	S20° 38' 49"E	42.26'	22.57
C54	8.25'	60.00'	007° 52' 27"	S45° 12' 08"E	8.24'	4.13
C55	40.97'	55.00'	042° 41' 04"	N27° 47' 49"W	40.03'	21.49
C56	31.28'	55.00'	032° 34' 51"	N9° 50' 08"E	30.86'	16.07
C57	28.64'	55.00'	029° 50' 01"	N41° 02' 34"E	28.32'	14.65
C58	28.94'	55.00'	030° 08' 47"	N71° 01' 58"E	28.61'	14.81
C59	29.92'	55.00'	031° 10' 04"	S78° 18' 36"E	29.55'	15.34
C60	26.39'	55.00'	027° 29' 29"	S48° 58' 49"E	26.14'	13.45
C61	30.29'	55.00'	031° 33' 02"	S19° 27' 34"E	29.91'	15.54
C62	33.01'	55.00'	034° 23' 09"	S13° 30' 31"W	32.51'	17.02
C63	10.78'	90.00'	006° 51' 56"	N27° 16' 08"E	10.78'	5.40
C64	38.63'	90.00'	024° 35' 23"	N11° 32' 28"E	38.33'	19.61
C65	10.07'	925.00'	000° 37' 26"	S0° 26' 30"E	10.07'	5.04

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C66	48.30'	925.00'	002° 59' 30"	S1° 21' 57"W	48.29'	24.15
C67	46.51'	925.00'	002° 52' 51"	S4° 18' 08"W	46.50'	23.26
C68	45.95'	925.00'	002° 50' 47"	S7° 09' 57"W	45.95'	22.98
C69	20.16'	925.00'	001° 14' 54"	S9° 12' 48"W	20.15'	10.08
C70	24.35'	225.00'	006° 12' 05"	S12° 56' 17"W	24.34'	12.19
C71	45.98'	225.00'	011° 42' 34"	S21° 53' 37"W	45.90'	23.07
C72	25.04'	325.00'	004° 24' 49"	N25° 32' 30"E	25.03'	12.52
C73	59.64'	325.00'	010° 30' 54"	N18° 04' 38"E	59.56'	29.91
C74	30.83'	20.00'	088° 19' 51"	N31° 20' 45"W	27.87'	19.43
C75	35.30'	1,525.00'	001° 19' 35"	S74° 50' 53"E	35.30'	17.65
C76	11.09'	175.00'	003° 37' 56"	N76° 00' 03"W	11.09'	5.55
C77	68.89'	175.00'	022° 33' 19"	N89° 05' 41"W	68.45'	34.90
C78	87.78'	175.00'	028° 44' 19"	S65° 15' 30"W	86.86'	44.83
C79	89.82'	175.00'	029° 24' 26"	S36° 11' 08"W	88.84'	45.92
C80	61.09'	175.00'	020° 00' 07"	S11° 28' 51"W	60.78'	30.86
C81	9.97'	1,425.00'	000° 24' 03"	N11° 40' 49"E	9.97'	4.98
C82	46.51'	1,425.00'	001° 52' 12"	N2° 48' 56"E	46.51'	23.26
C83	46.51'	1,425.00'	001° 52' 12"	N4° 41' 08"E	46.50'	23.25
C84	45.24'	1,425.00'	001° 49' 09"	N6° 31' 49"E	45.24'	22.62
C85	46.52'	1,375.00'	001° 56' 19"	N6° 21' 22"E	46.52'	23.26
C86	46.59'	1,375.00'	001° 56' 30"	N4° 24' 58"E	46.59'	23.30
C87	46.72'	1,375.00'	001° 56' 48"	N2° 28' 19"E	46.72'	23.36
C88	46.20'	227.21'	011° 39' 04"	S7° 14' 55"W	46.12'	23.18
C89	46.27'	225.00'	011° 46' 55"	S19° 01' 19"W	46.19'	23.22
C90	39.61'	225.00'	010° 05' 14"	S29° 57' 23"W	39.56'	19.86
C91	31.42'	225.00'	008° 00' 00"	S39° 00' 00"W	31.39'	15.73
C92	28.26'	225.00'	007° 11' 48"	S46° 35' 54"W	28.24'	14.15
C93	32.88'	225.00'	008° 22' 26"	S54° 23' 01"W	32.86'	16.47
C94	29.18'	225.00'	007° 25' 46"	S62° 17' 07"W	29.16'	14.61
C95	26.24'	225.00'	006° 40' 53"	S69° 20' 27"W	26.22'	13.13
C96	47.74'	225.00'	012° 09' 27"	S78° 45' 36"W	47.65'	23.96
C97	46.58'	225.00'	011° 51' 43"	N89° 13' 49"W	46.50'	23.37
C98	35.79'	225.00'	009° 06' 52"	N78° 44' 31"W	35.75'	17.93
C99	10.85'	1,475.00'	000° 25' 17"	S74° 23' 43"E	10.85'	5.42
C100	46.72'	1,475.00'	001° 48' 53"	S75° 30' 48"E	46.71'	23.36
C101	46.60'	1,475.00'	001° 48' 36"	S77° 19' 33"E	46.60'	23.30
C102	46.53'	1,475.00'	001° 48' 26"	S79° 08' 04"E	46.52'	23.27
C103	50.24'	1,475.00'	001° 57' 05"	S81° 00' 50"E	50.24'	25.12
C104	46.50'	1,475.00'	001° 48' 23"	S82° 53' 34"E	46.50'	23.25
C105	46.52'	1,475.00'	001° 48' 26"	S84° 41' 58"E	46.52'	23.26
C106	46.59'	1,475.00'	001° 48' 35"	S86° 30' 29"E	46.59'	23.30
C107	20.43'	1,475.00'	000° 47' 36"	S87° 48' 34"E	20.43'	10.21
C108	26.20'	425.00'	003° 31' 55"	N86° 26' 25"W	26.19'	13.10
C109	46.54'	425.00'	006° 16' 26"	N81° 32' 15"W	46.52'	23.29
C110	46.95'	425.00'	006° 19' 48"	N75° 14' 07"W	46.93'	23.50
C111	47.31'	425.00'	006° 22' 39"	N68° 52' 54"W	47.28'	23.68
C112	5.65'	425.00'	000° 45' 40"	N65° 18' 45"W	5.65'	2.82
C113	41.32'	275.00'	008° 36' 34"	S69° 14' 12"E	41.28'	20.70
C114	46.60'	275.00'	009° 42' 35"	S78° 23' 47"E	46.55'	23.36
C115	46.92'	275.00'	009° 46' 33"	S88° 08' 21"E	46.86'	23.52
C116	10.24'	275.00'	002° 08' 04"	N85° 54' 21"E	10.24'	5.12
C117	37.26'	375.00'	005° 41' 35"	S87° 41' 07"W	37.25'	18.65
C118	52.09'	375.00'	007° 57' 33"	N85° 29' 19"W	52.05'	26.09
C119	221.57'	200.00'	063° 28' 29"	N30° 58' 27"E	210.41'	123.70
C120	282.73'	900.00'	017° 59' 56"	S8° 14' 11"W	281.57'	142.54
C121	85.00'	380.00'	012° 48' 56"	N10° 49' 41"E	84.82'	42.68
C122	84.12'	350.00'	013° 46' 15"	N88° 16' 34"W	83.92'	42.26
C123	158.28'	300.00'	030° 13' 46"	S80° 02' 48"E	156.45'	81.03
C124	162.49'	400.00'	023° 16' 28"	N76° 34' 08"W	161.37'	82.38
C125	367.08'	1,500.00'	014° 01' 17"	S81° 11' 44"E	366.17'	184.46
C126	91.19'	350.00'	014° 55' 43"	N20° 17' 03"E	90.94'	45.86
C127	62.52'	200.00'	017° 54' 39"	S18° 47' 34"W	62.27'	31.52
C128	242.59'	900.00'	015° 26' 37"	S2° 06' 57"W	241.85'	122.03
C129	364.20'	200.00'	104° 20' 08"	S53° 38' 51"W	315.92'	257.54
C130	144.26'	1,400.00'	005° 54' 14"	N4° 25' 54"E	144.19'	72.19

Line Table		
Line #	Length	Direction
"L1"	105.52'	N21° 30' 00"W
"L2"	50.54'	N35° 37' 32"W
"L3"	114.56'	N28° 30' 00"W
"L4"	40.07'	N73° 30' 00"E
"L5"	38.16'	N15° 30' 00"E
"L6"	69.40'	N03° 30' 00"W
"L7"	184.91'	N04° 00' 00"E
"L8"	41.29'	N28° 10' 58"E
"L9"	137.24'	N72° 49' 02"W
"L10"	45.27'	N83° 00' 00"W
"L11"	93.23'	S89° 00' 00"W
"L12"	37.30'	S89° 00' 00"W
"L13"	137.37'	S12° 00' 00"W
"L14"	45.77'	S03° 30' 00"W
"L15"	87.21'	S17° 00' 00"E
"L16"	76.80'	N46° 00' 00"W
"L17"	37.48'	N07° 00' 00"E
"L18"	104.14'	N82° 30' 00"W
"L19"	50.08'	N79° 25' 20"W
"L20"	116.03'	N82° 00' 00"W
L21	46.56'	N15° 00' 00"E
L22	75.68'	N15° 00' 00"E
L23	17.36'	N76° 00' 00"W
L24	36.20'	N12° 49' 11"E
L25	26.22'	N05° 00' 00"E
L26	36.00'	N30° 00' 00"E
L27	36.20'	N12° 49' 11"E
L28	43.85'	S83° 00' 00"E
L29	35.95'	S83° 00' 00"E
L30	38.06'	S83° 00' 00"E
L31	40.62'	N05° 00' 00"E
L32	42.80'	N05° 00' 00"E
L33	42.82'	N07° 00' 00"E
L34	22.33'	S55° 00' 00"E
L35	43.21'	S47° 00' 00"E
L36	34.55'	S24° 00' 00"E
L37	24.85'	N04° 25' 12"E
L38	59.23'	N81° 23' 26"W
L39	80.55'	N12° 49' 11"E
L40	5.49'	S84° 23' 38"W

MELDEN & HUNT INC.
TEXAS REGISTER F-1435
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: LH/J.L.G. DATE: 09/03/2025
SURVEYED, CHECKED: _____ DATE: _____
FINAL CHECK: _____ DATE: _____

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	RHODES ENTERPRISES,INC	200 S. 10TH ST STE. 1700	McALLEN, TX 78501	(956)	(---)-------
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

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

SHEET 1 OF 2

SUBDIVISION PLAT OF

STEWART COVES
PHASE II SUBDIVISION

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

METES & BOUNDS:

A TRACT OF LAND CONTAINING 16.002 ACRES SITUATED IN THE CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOTS 1 AND 6, STEWARTS ADDITION TO THE CONWAY GARDENS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 0, PAGE 43, HIDALGO COUNTY MAP RECORDS, WHICH SAID 16.002 ACRES WERE CONVEYED TO HDP STEWART COVES, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3520027, HIDALGO COUNTY OFFICIAL RECORDS, SAID 16.002 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL SET ON THE SOUTHEAST CORNER OF SAID LOT 6;

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

1. THENCE, S 69° 13' 11" W AT A DISTANCE OF 34.43 FEET PASS A NO. 4 REBAR SET ON THE WEST RIGHT-OF-WAY LINE OF STEWART ROAD, CONTINUING A TOTAL DISTANCE OF 230.91 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
2. THENCE, N 21° 30' 00" W A DISTANCE OF 105.52 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
3. THENCE, N 35° 37' 32" W A DISTANCE OF 50.54 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
4. THENCE, N 28° 30' 00" W A DISTANCE OF 114.56 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
5. THENCE, N 73° 30' 00" E A DISTANCE OF 40.07 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
6. THENCE, N 15° 30' 00" E A DISTANCE OF 38.16 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
7. THENCE, N 03° 30' 00" W A DISTANCE OF 69.40 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
8. THENCE, N 04° 00' 00" E A DISTANCE OF 184.91 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
9. THENCE, N 28° 10' 58" E A DISTANCE OF 41.29 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
10. THENCE, N 72° 49' 02" W A DISTANCE OF 137.24 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
11. THENCE, N 83° 00' 00" W A DISTANCE OF 45.27 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
12. THENCE, S 89° 00' 00" W A DISTANCE OF 93.23 FEET TO A NO. REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
13. THENCE, S 89° 00' 00" W A DISTANCE OF 37.30 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
14. THENCE, S 12° 00' 00" W A DISTANCE OF 137.37 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
15. THENCE, S 03° 30' 00" W A DISTANCE OF 45.77 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
16. THENCE, S 17° 00' 00" E A DISTANCE OF 87.21 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
17. THENCE, S 06° 00' 00" E A DISTANCE OF 197.99 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
18. THENCE, N 89° 00' 00" W A DISTANCE OF 294.39 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
19. THENCE, N 46° 00' 00" W A DISTANCE OF 76.80 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHERNMOST SOUTHWEST CORNER OF THIS TRACT;
20. THENCE, N 10° 00' 00" E A DISTANCE OF 203.28 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
21. THENCE, N 07° 00' 00" E A DISTANCE OF 37.48 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
22. THENCE, N 82° 30' 00" W A DISTANCE OF 104.14 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
23. THENCE, N 79° 25' 20" W A DISTANCE OF 50.08 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
24. THENCE, N 82° 00' 00" W A DISTANCE OF 116.03 FEET TO A NO. 4 REBAR SET, FOR THE NORTHERNMOST SOUTHWEST CORNER OF THIS TRACT;
25. THENCE, N 08° 36' 34" E A DISTANCE OF 498.01 FEET TO A NO. 4 REBAR SET, FOR THE NORTHWEST CORNER OF THIS TRACT;
26. THENCE, N 81° 23' 26" W AT A DISTANCE OF 1,150.00 FEET PASS A NO. 4 REBAR SET ON THE WEST RIGHT-OF-WAY LINE OF STEWART ROAD, CONTINUING A TOTAL DISTANCE OF 1,180.00 FEET TO A NAIL SET ON THE EAST LINE OF SAID LOT 1, FOR THE NORTHEAST CORNER OF THIS TRACT;
27. THENCE, S 08° 36' 34" W ALONG THE EAST LINE OF SAID LOT 1 AND WITHIN THE EXISTING RIGHT-OF-WAY OF STEWART ROAD, A DISTANCE OF 738.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.002 ACRES OF LAND, MORE OR LESS.

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	RHODES ENTERPRISES,INC	200 S. 10TH ST STE. 1700	McALLEN, TX 78501	(956)	(---)-------
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

NOTES:

1. NO PUBLISH FLOOD MAP FOR THE CITY OF SAN JUAN DOES NOT HAVE A PRINTED FLOOD INSURANCE RATE MAP. THE ENTIRE COMMUNITY LIES ON ZONE "B". ZONE "B" ARE AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
   COMMUNITY-PANEL NUMBER: 480334 0425 C
   MAP REVISED: NOVEMBER 16, 1982
2. 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.
3. BENCHMARK: (ALL BENCHMARKS ARE NAVD 88 [GEOID 2003])
   #1 N: 16589961.8820, E: 1094760.3820 ELEV: 109.54 "SQUARE CUT TOP OF INLET
   #2 N: 1658927.6280, E: 1095036.8630 ELEV: 111.22 "SQUARE CUT TOP OF INLET
4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 74,047 CUBIC FEET [1.700 Ac.-Ft.]. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED IN STEWART COVES PHASE I VIA A DETENTION POND WITH A TOTAL CAPACITY OF 341,155 CUBIC FEET. DISCHARGE WILL BE INTO THE EXISTING H.C.D.D. #1 (SAN JUAN LATERAL) LOCATED ON THE EAST SIDE OF SITE ALONG MOORE ROAD.
5. MINIMUM SETBACKS SHALL BE AS FOLLOWS :
   FRONT: 20' OR AS PER CITY ORDINANCE
   REAR: 10' OR GREATER FOR EASEMENT
   SIDE: 5' OR GREATER FOR EASEMENT
   SIDE CORNER LOT: 10' OR GREATER FOR EASEMENT
   CUL-DA SAC: 15' OR GREATER FOR EASEMENT
6. NO BUILDING ALLOWED OVER ANY EASEMENT.
7. 5.0-FOOT SIDEWALK WITH A.D.A. RAMPS AND LANDINGS WILL BE REQUIRED ALONG STEWART NORTH R.O.W. & WEST R.O.W. MOORE ROAD AT SUBDIVISION CONSTRUCTION PHASE.
8. DRAINAGE PLAN APPROVAL BY THE CITY OF SAN JUAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF THE BUILDING AND/OR DEVELOPMENT PERMIT.
9. NO CONSTRUCTION OF ANY STRUCTURES ARE ALLOWED UNLESS FIRE PROTECTION IS IN PLACE.
10. ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES (NAD 83 TEXAS STATE PLANE, SOUTH ZONE).
11. THE OWNER(S)/DEVELOPER IS RESPONSIBLE FOR THE MAINTENANCE OF ALL STORM WATER DETENTION FACILITIES
12. PRIVATE TECHNOLOGY EASEMENT. OWNER RESERVES UNTO HDP STEWART COVES, LLC. A TECHNOLOGY EASEMENT OVER THE PROPERTY IN THE LOCATION IDENTIFIED ON THIS PLAT (THE "TECHNOLOGY EASEMENT"). THE TECHNOLOGY EASEMENT SHALL BE AN EXCLUSIVE EASEMENT FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPLACING AND UPGRADING ANY AND ALL CABLE, FIBER, OR OTHER ANY TRANSPORT MEDIA REASONABLY NECESSARY FOR PROVIDING TECHNOLOGY SERVICES, INCLUDING BUT NOT LIMITED TO INTERNET, CABLE, SECURITY, AND RELATED SERVICES, TO THE LOTS CREATED BY THIS PLAT.

    TERMS AND CONDITIONS AND RESERVATION OF TECHNOLOGY EASEMENTS DATED AUGUST 13, 2015, FILED NOVEMBER 25, 2015, BETWEEN HIDALGO COUNTY TEXAS CORPORATION, INC., TO M.L. RHODES LTD. A TEXAS LIMITED PARTNERSHIP RECORDED UNDER CLERK'S FILE NO. 2665226, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. EASEMENT PROPERTY DESCRIBED IN SAID DOCUMENT IS INCOMPLETE. EASEMENT PERTAINS TO AND IS FOR THE BENEFIT OF THE OWNERRESERVIST. NO WIDTH SPECIFIED FOR EASEMENT. THE ACTUAL EASEMENT BOUNDARY IS NOT DESCRIBED, BUT IS WITHIN THE EASEMENT PROPERTY WHICH IS INCOMPLETE. EASEMENT MAY BE REVOKED OR AMENDED BY OWNER/ RESERVER AND IS EXCLUSIVE.
13. STREET LIGHT(S) MUST BE LOCATED EVERY 250 FEET.
14. ALL EASEMENTS ARE DEDICATED BY PLAT, UNLESS STATED OTHERWISE.

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS THE _____ DAY OF _____, 20_____.

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

_____ ATTEST:_____
PRESIDENT SECRETARY

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

_____ _____
MAYOR, CITY OF SAN JUAN DATE

_____ _____
ATTEST: CITY SECRETARY DATE

DRAWN BY: LH/J.L.G. DATE: 09/03/2025
SURVEYED, CHECKED: _____ DATE: _____
FINAL CHECK: _____ DATE: _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

HDP STEWART COVES, LLC.
A DELAWARE LIMITED LIABILITY COMPANY

_____ _____
NICK RHODES, AUTHORIZED AGENT DATE:
1316 SHERMAN AVE. #215
EVANSTON, ILLINOIS 60201

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

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, LICENSED PROFESSIONAL ENGINEER No.117368
STATE OF TEXAS

DATE PREPARED: 08/05/2025
ENGINEERING JOB No. 25020.00

STATE OF TEXAS
COUNTY OF HIDALGO

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, 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, REGISTERED PROFESSIONAL LAND SURVEYOR No.6238
STATE OF TEXAS

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

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

APPROVED THIS THE _____DAY OF _____,20__.

_____
CHAIR PERSON, PLANNING AND ZONING COMMISSION.

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

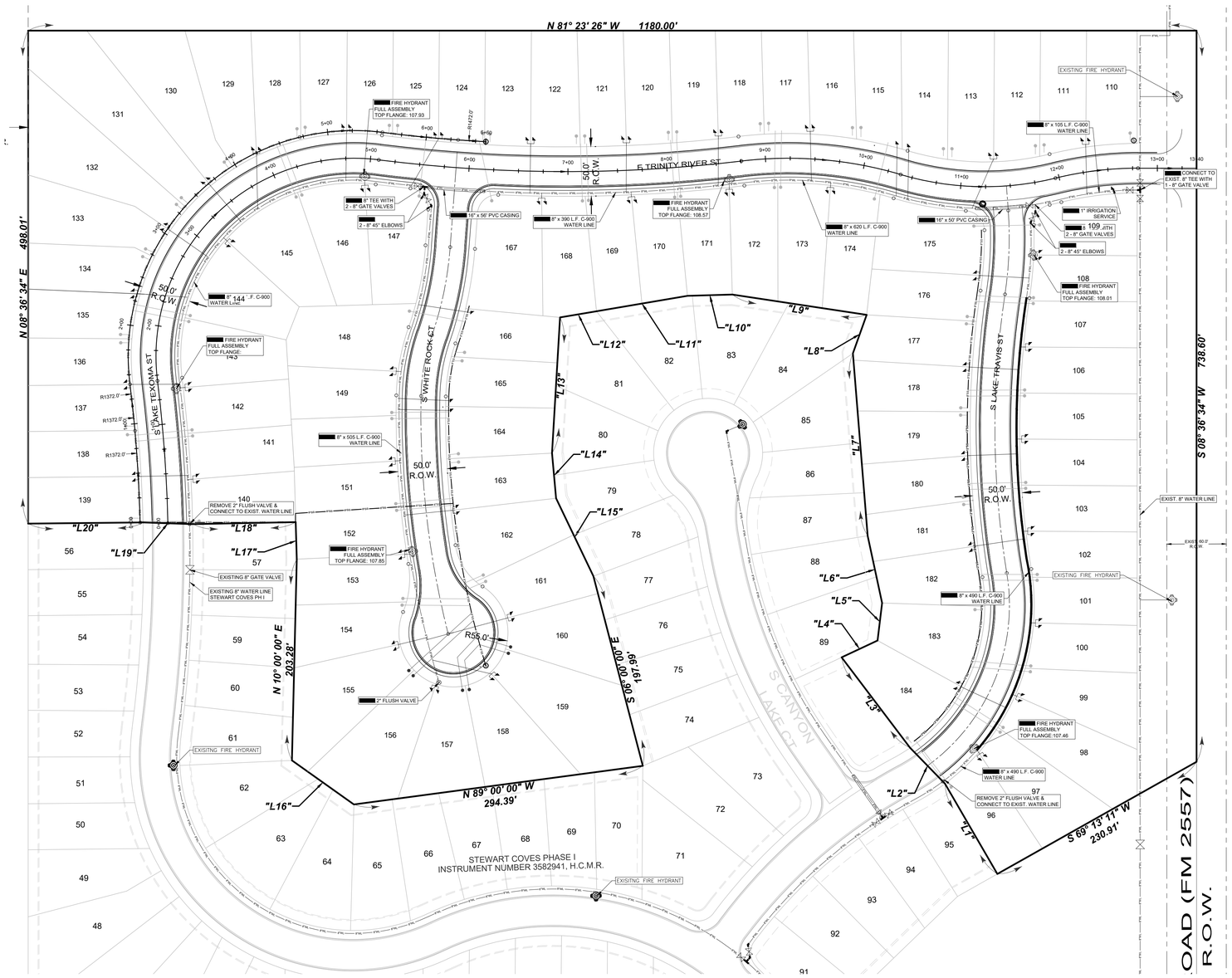
ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

SHEET 2 OF 2

I:\Land Development\Residential\San Juan\25020 - Rhodes - Stewart Coves XVa\Build\Stewart Coves Phase II - Jim Build.dwg, 5/7/2025 11:58:02 AM, DWG To PDF.pc3



SCALE:1"=60'

NOTE FOR WATER DISTRIBUTION:
ALL MECHANICAL JOINTS MUST BE RESTRAINED WITH MEGA LUGS OR APPROVED EQUAL.
MJ X FLANGE TEE AND VALVE FOR FIRE HYDRANTS.
EVERY LOT MUST HAVE AN INDIVIDUAL 1" TAP WITH 1" x 3/4" ANGLE STOP
EVERY LOT MUST HAVE ITS OWN PVC CASING
INSTALL REFLECTIVE BLUE MARKERS IN FRONT OF ALL HYDRANTS.
CURB SHALL BE PAINTED RED AND WHITE LETTERING READING "NO PARKING" 30 FEET FROM CENTER OF HYDRANT AND 15 FEET TO EACH SIDE.

NOTE FOR COLLECTION SYSTEM:
SANITARY SEWER MANHOLES MUST BE PRE MANUFACTURED FIBERGLASS TO TO INCLUDE BOTTOM BASE.
EVERY SEWER SERVICE MUST HAVE A 2 WAY CLEANOUT AT PROPERTY LINE.
MANHOLE COVERS MUST BE COMPOSITE.
SANITARY SEWER LINES MUST BE SDR26 JM EAGLE OR APPROVED EQUAL.

LEGEND (PROPOSED)(PIPE SIZES AS PER PLANS)

- WATER VALVE
- FIRE HYDRANT W/ VALVE & TEE (MUELLER SAFETY YELLOW BARREL WITHOUT THE ANTI-THEFT DEVICE.)
- PROP. 1" SINGLE WATER SERVICES WITH 2" PVC CASING
- STORM MANHOLE
- TYPE "A" INLET
- SANITARY MANHOLE
- SINGLE SANITARY SEWER SERVICE
- 8"WL 8"WL 8"WL 8"WL — WATER LINE
- 8"SS 8"SS 8"SS 8"SS — SEWER LINE
- 24"SD 24"SD 24"SD 24"SD — STORM LINE
- IRR IRR IRR IRR IRR — IRRIG. LINE

AS-BUILT
5-12-2026

JOB No. 25020.0

DATE	BY	REVISION
10-17-2025	A.Q.	CITY SUBDIVISION REVIEW COMMENTS (9-26-2025)

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
TBPELS No. 10095800

ENG. TECH: L.H.
PROJECT ENG: MARIO REYNA
T-BOOK:
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE:

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS — MARIO A. REYNA — 117368 — LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARIO A. REYNA, P.E. 117368

09/30/2025

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

STEWART COVES
PHASE II SUBDIVISION
SAN JUAN, TEXAS

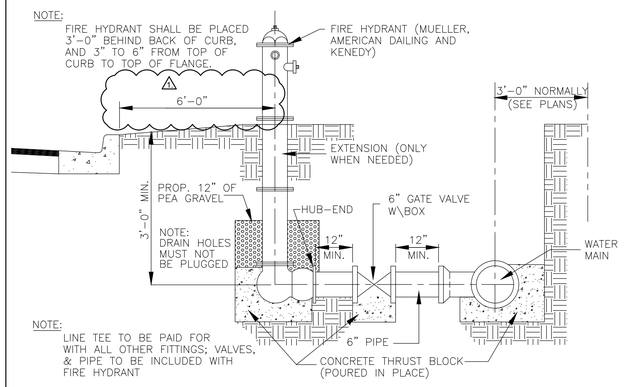
WATER LAYOUT

©Copyright 2025 Melden & Hunt, Inc. All Rights Reserved.

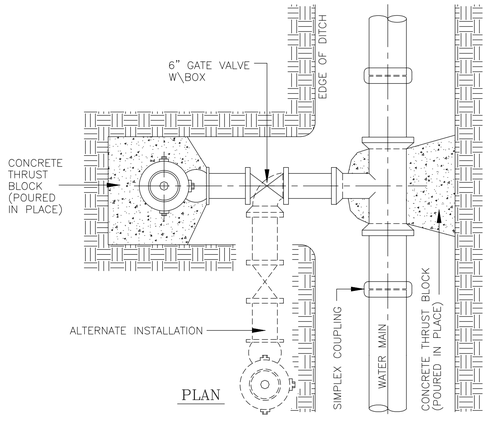
File Name: 25020

SHEET 5 OF 16

G:\Development\Residential\San Juan\25020 - Rhode - Stewart Coves 2\As-Built\Stewart Coves Phase II As-Built.dwg 5/12/2026 11:04:28 AM (PDT) by JCI

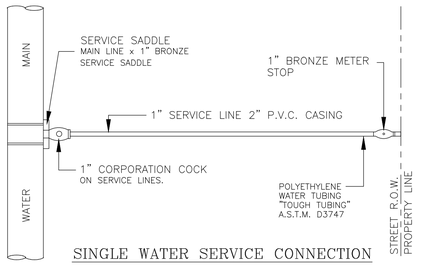


SECTION

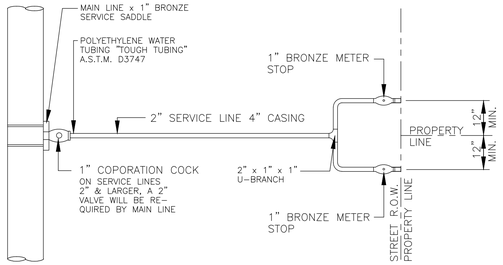


PLAN

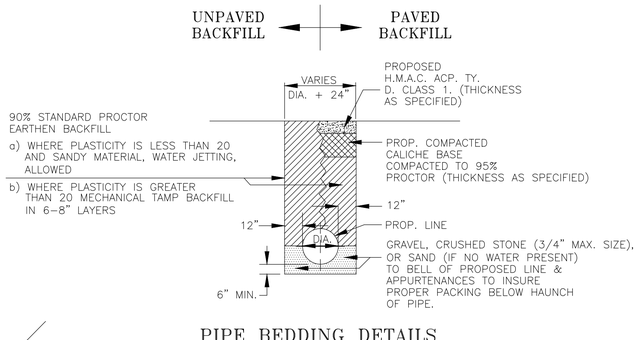
TYPICAL FIRE HYDRANT INSTALLATION



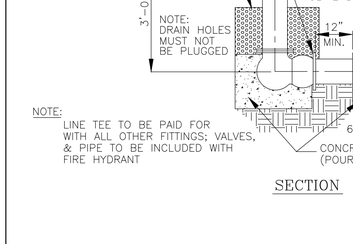
SINGLE WATER SERVICE CONNECTION



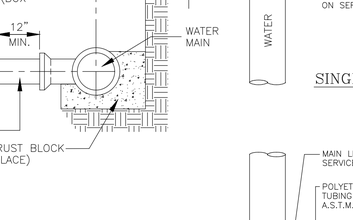
DUAL WATER SERVICE CONNECTION



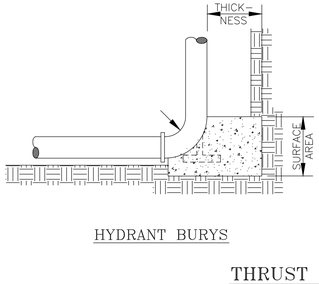
PIPE BEDDING DETAILS



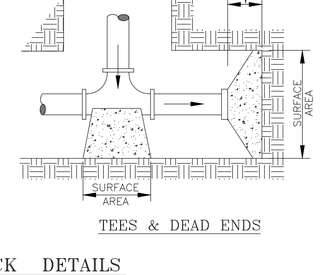
HORIZONTAL BENDS



VERTICAL BENDS

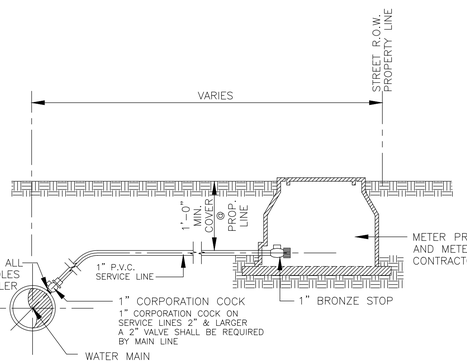


HYDRANT BURYS



TEES & DEAD ENDS

THRUST BLOCK DETAILS



TYPICAL SERVICE CONNECTION

GENERAL NOTES :

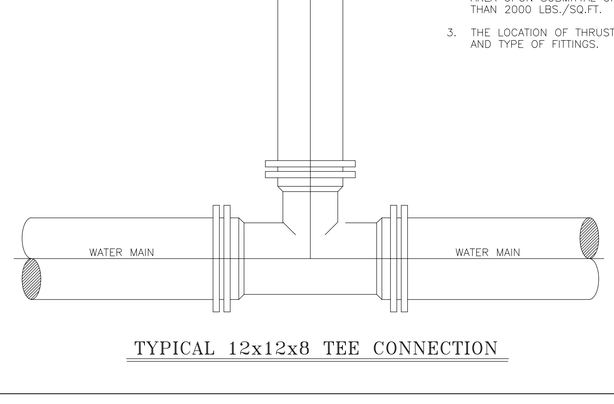
1. DRAWINGS INDICATE COPPER SERVICE LINES.
2. FOR P.V.C. SERVICE LINES REFER TO SMALLER TYPE NOTES.
3. ALL COMPRESSION OR PACK TYPE FITTINGS & JOINTS REQUIRE STAINLESS STEEL INSERTS OF REQUIRED SIZE.
4. WATER SERVICE CONNECTIONS CROSSING A STREET SHALL BE ENCASED IN A 2" P.V.C. SHC40 CASING. LENGTH OF CASING SHALL BE WIDTH OF STREET PLUS 10.0 FEET.

TYPICAL WATER SERVICE CONNECTIONS

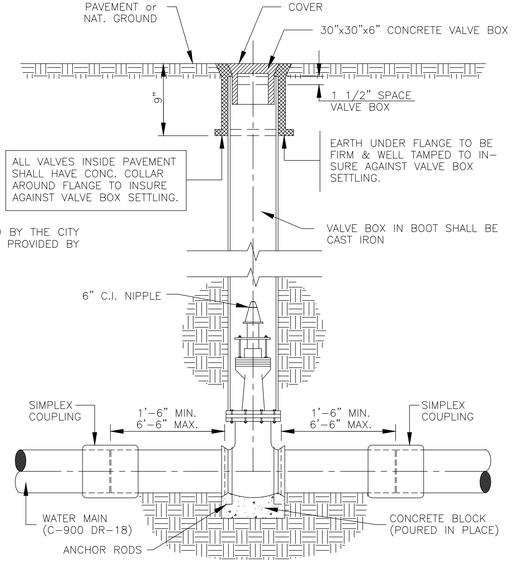
THRUST BLOCK SIZE			
DIAMETER OF PIPE INCHES	HORIZONTAL BEND SURFACE AREA SQ. FT.	HORIZONTAL BEND THICKNESS INCHES	WEIGHT AT VERTICAL BENDS – lbs.
22°1/2 BENDS			
6 OR LESS	2	8	1,700
8	3	12	3,000
10	3.5	12	4,500
12	4	14	6,600
14	5	18	9,000
16	6	18	11,800
45° BENDS			
6 OR LESS	4	12	3,200
8	5	14	5,800
10	6	18	9,000
12	7	18	13,000
14	8	24	17,000
16	11.5	24	23,200
90° BENDS			
6 OR LESS	6	12	6,000
8	8	15	10,700
10	10	18	16,700
12	12	18	24,000
14	18	24	32,600
16	21	24	42,700
TEES & DEAD ENDS			
6 OR LESS	3	12	----
8	4	15	----
10	6	18	----
12	8.5	18	----
14	11.5	24	----
16	15	24	----

GENERAL NOTES :

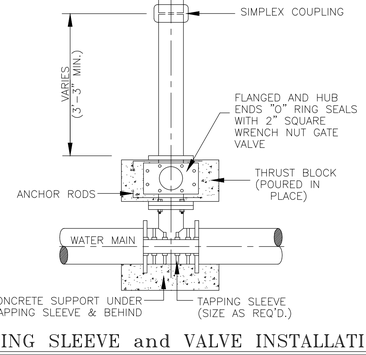
1. ALL VALVES SHOWN ARE MINIMUM FOR A HYDROSTATIC PRESSURE OF 150 P.S.I. AND A SOIL RESISTANCE OF 2,000 LBS./SQ.FT WITH PIPELINE HAVING A MINIMUM OF 30" OF COVER.
2. THE CONTRACTOR SHALL CONSIDER REDUCTIONS OF THRUST BLOCK SURFACE AREA UPON SUBMITTAL OF APPROVED SOIL RESISTANT TEST RESULTS GREATER THAN 2000 LBS./SQ.FT.
3. THE LOCATION OF THRUST BLOCKS DEPENDS UPON THE DIRECTION OF THRUST AND TYPE OF FITTINGS.



TYPICAL 12x12x8 TEE CONNECTION



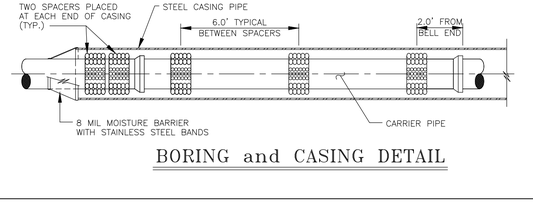
TYPICAL VALVE and VALVE BOX INSTALLATION



TAPPING SLEEVE and VALVE INSTALLATION

BORING INSTALLATION	
PIPE CASING SIZE	CARRIER PIPE SIZE
12" 0.375 WALL	4"-6"
16" 0.375 WALL	8"
18" 0.375 WALL	10"
20" 0.375 WALL	12"
24" 0.375 WALL	14"
26" 0.375 WALL	16"
32" 0.375 WALL	18"
36" 0.375 WALL	20"
40" 0.375 WALL	24"

AS-BUILT
5-12-2026



BORING and CASING DETAIL

JOB No.
25020.0

NO.	REVISION	BY	DATE
A.Q.			
10-17-2025	CITY SUBDIVISION REVIEW COMMENTS (9-26-2025)		

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
TBPELS No. 10095800

ENG. TECH: L.H.
PROJECT ENG: MARIO REYNA
T-BOOK:
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE:

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARIO A. REYNA, P.E. 117368

09/30/2025

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

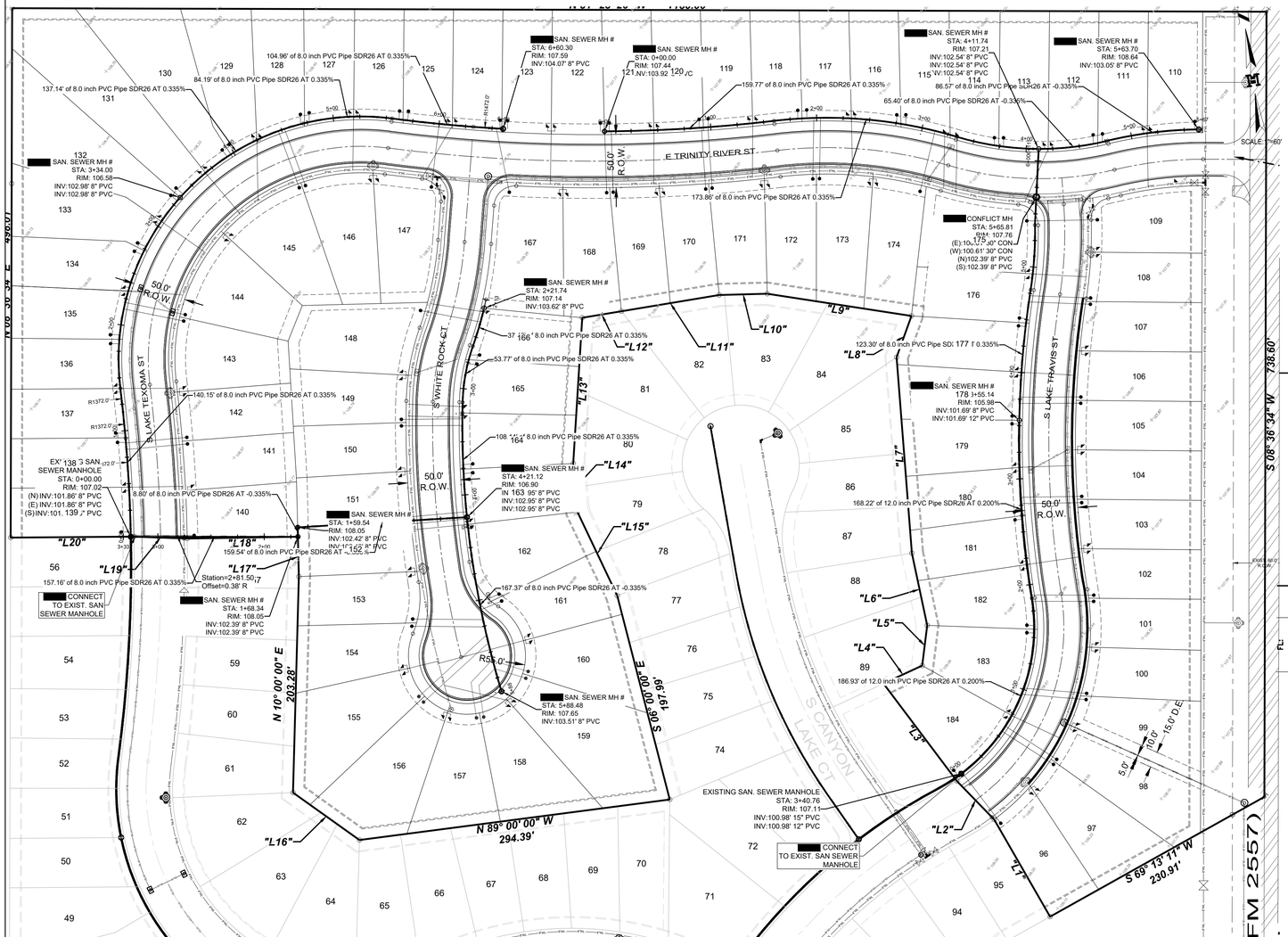
STEWART COVES
PHASE II SUBDIVISION
SAN JUAN, TEXAS

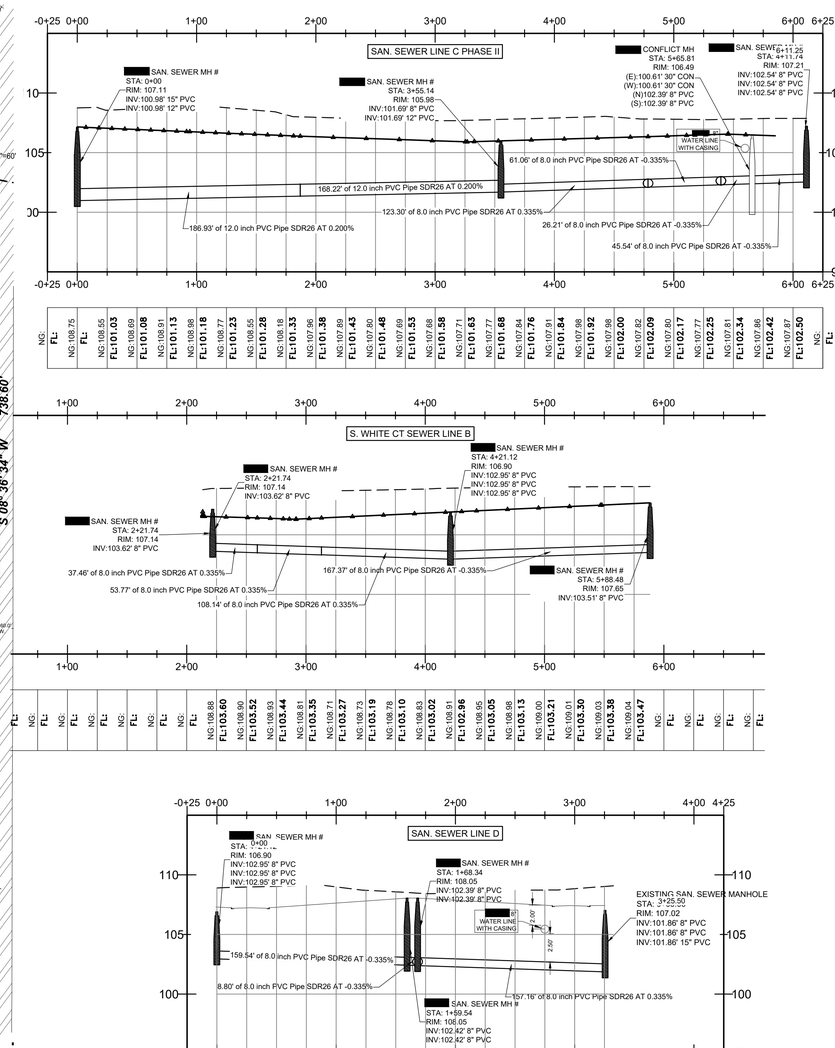
WATER DETAILS

©Copyright 2025 Melden & Hunt, Inc.
All Rights Reserved.

File Name: 25020

SHEET 6 OF 16





AS-BUILT
5-12-2026

LEGEND (PROPOSED)(PIPE SIZES AS PER PLANS)

- STORM MANHOLE
- TYPE "A" INLET
- SANITARY MANHOLE
- SINGLE SANITARY SEWER SERVICE
- 8"WL 8"WL 8"WL 8"WL — WATER LINE
- 8"SS 8"SS 8"SS 8"SS — SEWER LINE
- 24"SD 24"SD 24"SD 24"SD — STORM LINE
- IRR IRR IRR IRR IRR — IRRIG. LINE

JOB No. 25020.0

NO.	REVISION	DATE	BY
1	CITY SUBDIVISION REVIEW COMMENTS (9-26-2025)	10-17-2025	A.Q.

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
TBPELS No. 10095800

ENG. TECH: L.H.
PROJECT ENG: MARIO REYNA
T-BOOK:
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: 1"=60'

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARIO A. REYNA, P.E. 117368
09/30/2025

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

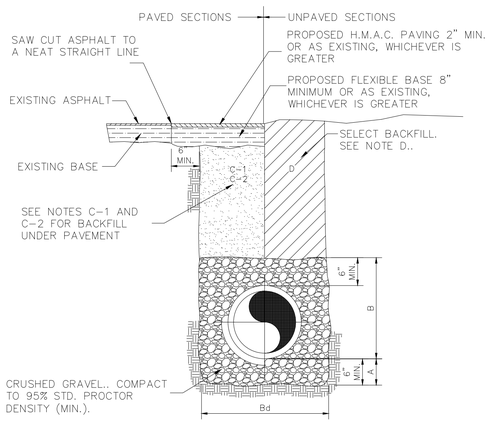
STEWART COVES
PHASE II SUBDIVISION
SAN JUAN, TEXAS

SANITARY SEWER PLAN & PROFILES

© Copyright 2025 Melden & Hunt, Inc. All Rights Reserved.

File Name: 25020

SHEET 7 OF 16



WATER & SANITARY SEWER PIPE BEDDING DETAIL

N.T.S.

GENERAL NOTES:

A. CRUSHED GRAVEL BEDDING PLACED, HAND LEVELED, AND COMPACTED BEFORE PIPE IS LAID, UP TO BOTTOM OF PIPE (MIN. THICKNESS= 6")(AS PER ASTM 2321)

B. CRUSHED GRAVEL BACKFILL PLACED AND COMPACTED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 6" ABOVE THE TOP OF PIPE. WORK IN UNDER PIPE HAUNCHES AND COMPACT BY HAND TO SPRING LINE. USE VIBRATORY-TYPE COMPACTORS FOR LIFTS ABOVE THE SPRING LINE. MAXIMUM 6" LIFTS.

Bd. MINIMUM TRENCH WIDTH: PIPE O.D. + 16" (FOR 16" PIPE AND SMALLER) PIPE O.D. X 1.25 + 12" (FOR 18" PIPE AND LARGER)

C-1. (CITY STREETS, PARKING AREA, AND DRIVEWAYS) SELECT EXCAVATED BACKFILL MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 8" MAX.

C-2. (STATE MAINTAINED ROADWAY) SAND/CEMENT STABALIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED TO 95% STANDARD PROCTOR DENSITY.

D. EXCAVATED EARTH BACKFILL MECHANICALLY COMPACTED IN 12" MAX. LIFTS. MINIMUM STANDARD PROCTOR DENSITY: 90% OUTSIDE RIGHT OF WAY 95% INSIDE RIGHT OF WAY.

EMBEDMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D 2321. EMBEDMENT MATERIAL SHALL BE CLASS IA (CRUSHED GRAVEL) WITH LESS THAN 50% PASSING A NO.4 SIEVE, MAXIMUM 3/4" SIZE FOR PIPE SIZE ≤ 15". GREATER THAN 90% OF CRUSHED GRAVEL SHALL HAVE AT LEAST THREE BROKEN FACES. NO MORE THAN 2% UNBROKEN FRACTION ALLOWED.

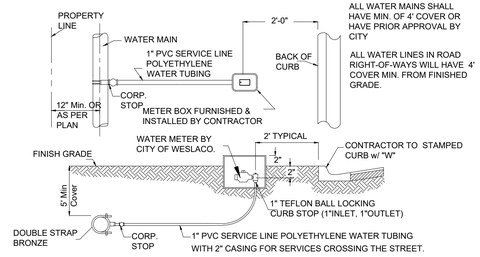
IN SATURATED OR UNSTABLE SOILS, EMBEDMENT SHALL BE CLASS 1B ONLY (SEE SPECIFICATIONS FOR GRADATION REQUIREMENTS).

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

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

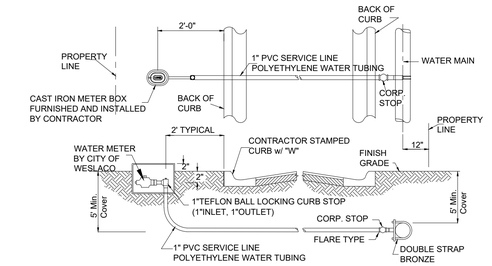
OBTAIN WRITTEN APPROVAL BY ENGINEER FOR ANY EXCEPTIONS OR ALTERNATE METHODS PRIOR TO CONSTRUCTION.

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



TYPICAL SINGLE WATER SERVICE CONNECTION

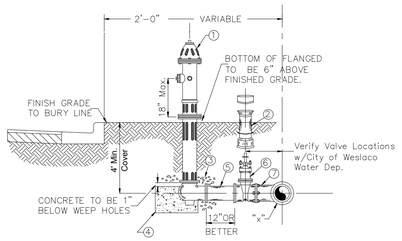
(NEAR SIDE)



TYPICAL SINGLE WATER SERVICE CONNECTION

(FAR SIDE)

NOTE:
ALL FITTINGS ON WATER SERVICES 1" & BELOW TO BE FLARE TYPE.



NOTE:

1.) OIL SHALL BE PLACED IN HYDRANT AT THE TIME OF INSTALLATION.
2.) PUMPER NOZZLE SHALL FACE ROADWAY. (5 1/2" N.S.T.)
3.) IN CERTAIN INSTANCES, WHERE DISTANCES PERMITS, A PARALLEL TEE OR UNION-TITE 90° ELBOW W/RESTRAINING LUGS MAY BE USED IN LEIU OF A STANDARD TEE. FINAL APPROVAL BY CITY.
4.) IF AMERICAN DARLING IS USED MODEL B-84-B w/EPOXY COAT VALVE PLATE AND INTERIOR SHOE.
5.) TAPPING SLEEVES TO HAVE STAINLESS STEEL BOLTS AND NUTS.
6.) ALL VALVES,FITTINGS & HYDRANTS & ACCESSORIES TO BE GREASED & WRAPPED IN PLASTIC.
7.) ALL VALVES, FITTINGS AND ACCESSORIES, VALVE BOXES, METER BOXES AND COVERS WILL BE OF DOMESTIC ORIGIN AND APPROVED BY CITY OF SAN JUAN WATER DEPARTMENT
8.)FIRE HYDRANT SHALL BE PAINTED YELLOW AS PER CITY OF SAN JUAN

FIRE HYDRANT INSTALLATION CONSITS OF FIRE HYDRANT, VALVE AND VALVE BOX

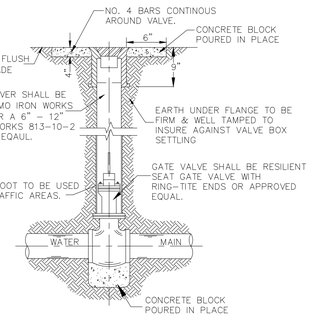
FIRE HYDRANT UNIT SHALL INCLUDE:

1.) 1- FIRE HYDRANT w/ (5 1/4" PUMPER NOZZLE)
2.) 1-VALVE BOX
3.) 3 CU. FT. GRAVEL
4.) 3 CU. FT. CONCRETE 1" BELOW HYDRANT WEEP HOLES)
5.) 1" OR BETTER PVC SPOOLS
6.) 1-6" RESILIENT SEAT GATE VALVE (FLANGED X M.J. OR P.O.)
7.) 1-X"x6" CAST IRON TEE x" WATER MAIN DIA. (FLANGED X M.J. OR P.O.)

STANDARD FIRE HYDRANT INSTALLATION

MUELLER (SUPER CENTURION 250 A-423)(YELLOW)

N.T.S.

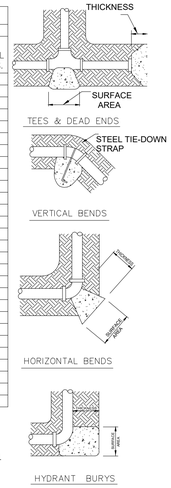


TYPICAL VALVE AND VALVE BOX INSTALLATION ON MAIN LINE

N.T.S.

Mueller (A-2360 series) or American Darling (series 500) Only

THRUST BLOCK SIZE			
HORIZONTAL BENDS			
DIAMETER OF PIPE IN INCHES	SURFACE AREA SQ. FT.	THICKNESS IN INCHES	WEIGHT AT VERTICAL BENDS-LBS.
22-1/2° BENDS			
6 OR LESS	2	8	1,700
8	3	12	3,000
10	3.5	12	4,500
12	4	14	6,600
14	5	18	9,000
16	6	18	11,800
45° BEND			
6 OR LESS	4	12	3,200
8	5	14	5,800
10	6	18	9,000
12	7	18	13,000
14	8	24	17,000
16	11.5	24	23,200
90° BEND			
6 OR LESS	6	12	6,000
8	8	15	10,700
10	10	18	16,700
12	12	18	24,000
14	18	24	32,600
16	21	24	42,700
TEES & DEAD ENDS			
6 OR LESS	3	12	--
8	4	15	--
10	6	18	--
12	8.5	18	--
14	11.5	24	--
16	15	24	--



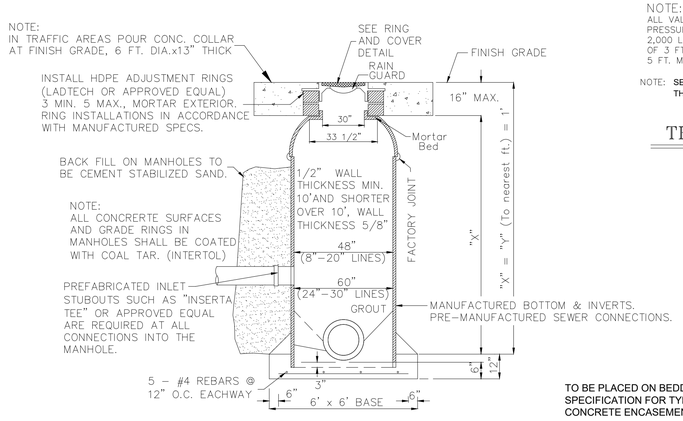
NOTE:
ALL VALUES SHOWN ARE MIN. FOR A HYDROSTATIC PRESSURE OF 150 P.S.I. AND A SOIL RESISTANCE OF 2,000 LBS. PER SQ./FT. WITH PIPELINE HAVING A MIN. OF 3 FT. OF COVER WITH CURB & GUTTER AND A 5 FT. MIN. WITHOUT CURB & GUTTER

NOTE: SEE THRUST BLOCK SIZE CHART FOR PROPER THICKNESS AND SURFACE AREAS

THRUST BLOCKS DETAILS

N.T.S.

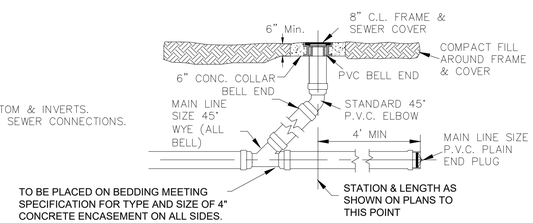
NOTE:
SOLVENT WELDED SLIP ON JOINTS MAY BE USED ON VERTICAL RISING SECTION OF PIPE WITH A MINIMUM OF 4" CONCRETE ENCASEMENT ON ALL SIDES.



TYPICAL FIBERGLASS MANHOLE

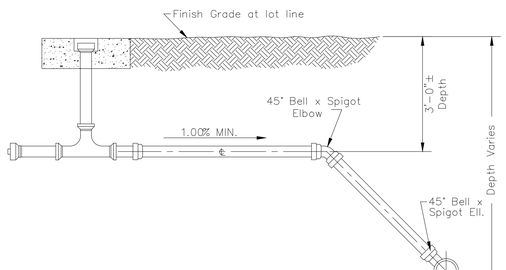
N.T.S.

NOTE: ALL PIPE CONNECTION TO M.H. SHALL USE INSERTA-TEE



TYPICAL SANITARY SEWER CLEANOUT

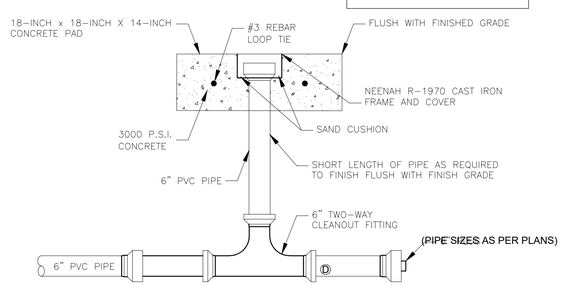
N.T.S.



TYPICAL DEEP SERVICE CONNECTION

N.T.S.

AS-BUILT
5-12-2026



TWO-WAY SANITARY SEWER SERVICE CONNECTION

N.T.S.

JOB No. 25020.0

DATE	BY	REVISION
10-17-2025	A.Q.	CITY SUBDIVISION REVIEW COMMENTS (9-26-2025)

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX. 78541
P.O. BOX 1749 - EDINBURG, TX. 78540
ESTABLISHED 1947 - www.meldenandhunt.com
TBPELS No. 10095600

ENG. TECH: L.H.
PROJECT ENG: MARIO REYNA
T-BOOK:
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: 1"=60'

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS · MARIO A. REYNA · 117368 · LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARIO A. REYNA, P.E. 117368

09/30/2025

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

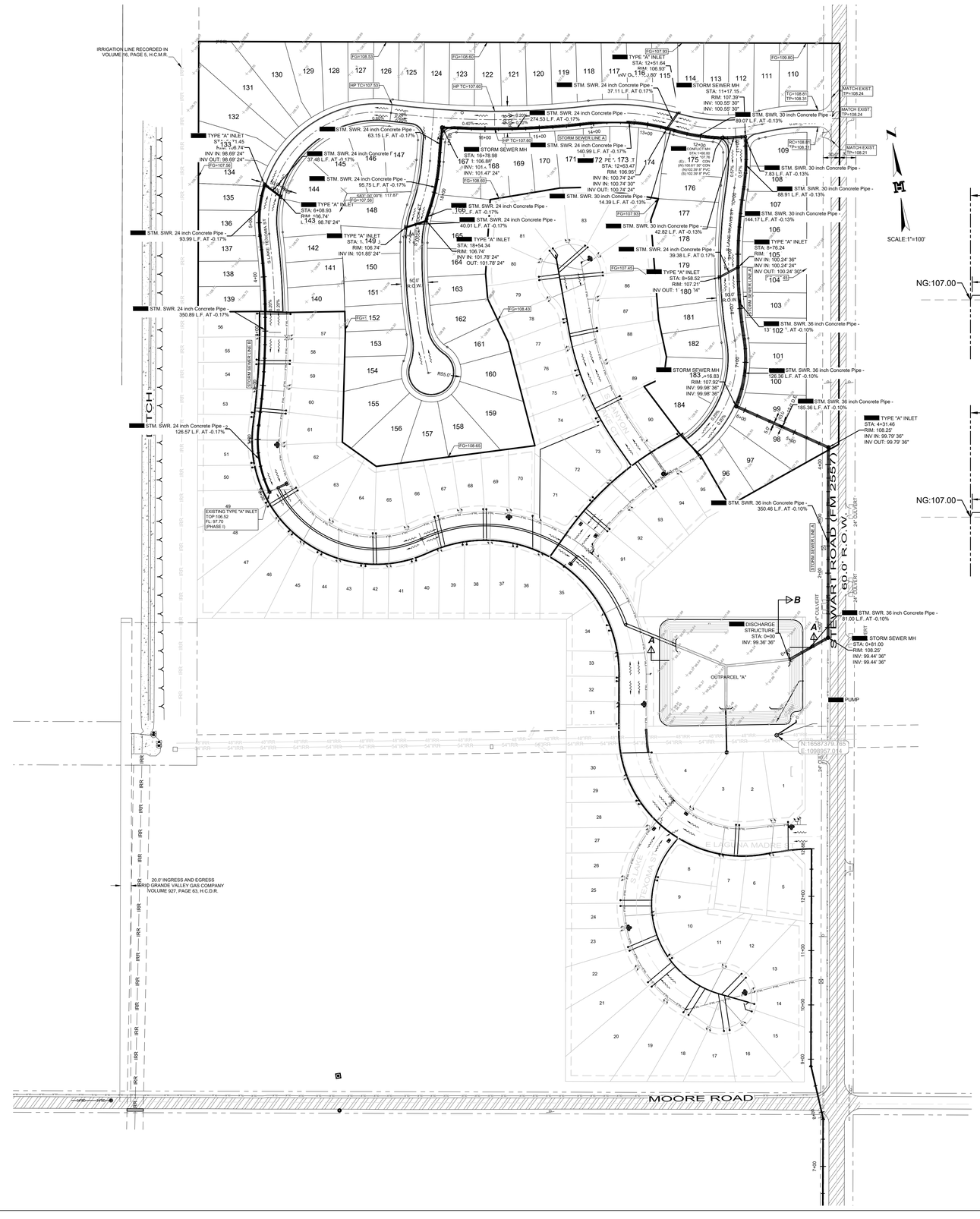
STEWART COVES
PHASE II SUBDIVISION
SAN JUAN, TEXAS

SANITARY SEWER DETAILS

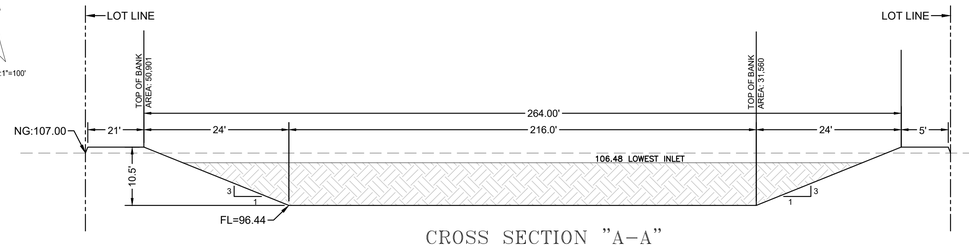
©Copyright 2025 Melden & Hunt, Inc. All Rights Reserved.

File Name: 25020

SHEET 8 OF 16



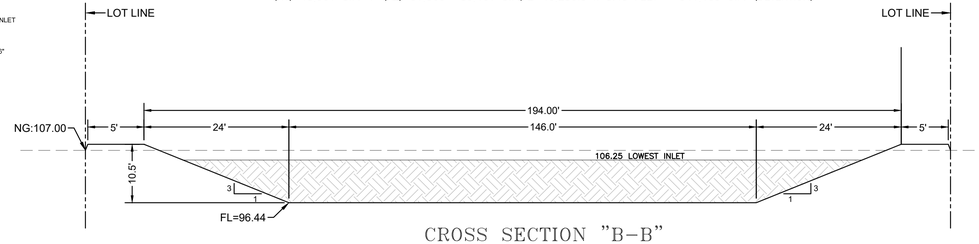
EXISTING DETENTION POND PHASE I



CROSS SECTION "A-A"

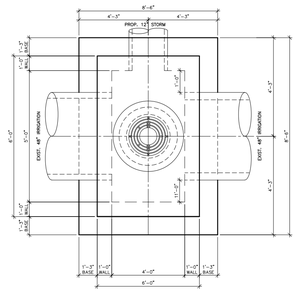
N.T.S.

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

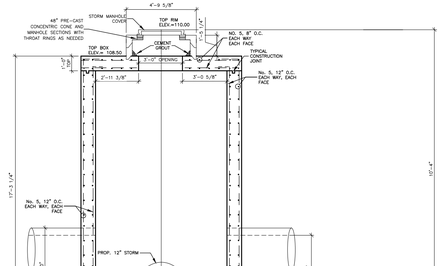


CROSS SECTION "B-B"

N.T.S.



APPLY TWO BEADS OF ADEKA WATER STOP P201 ON ALL PIPE (EXISTING OR PROPOSED) CONNECTING WITH PROPOSED CONCRETE JUNCTION BOX



N.T.S.

AS-BUILT
5-12-2026

FOR DRAINAGE AREAS REFER TO DRAINAGE REPORT

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

JOB No. 25020.0

CITY SUBDIVISION REVIEW COMMENTS (9-26-2025)	10-17-2025	A.Q.	
REVISION	DATE	BY	

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX. 78541
P.O. BOX 1984 - EDINBURG, TX. 78540-1984
ESTABLISHED 1947 - www.meldenandhunt.com
TBPELS No. 10095800

ENG. TECH: L.H.
PROJECT ENG: MARIO REYNA
T-BOOK:
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE:

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARIO A. REYNA, P.E. 117368

09/30/2025

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

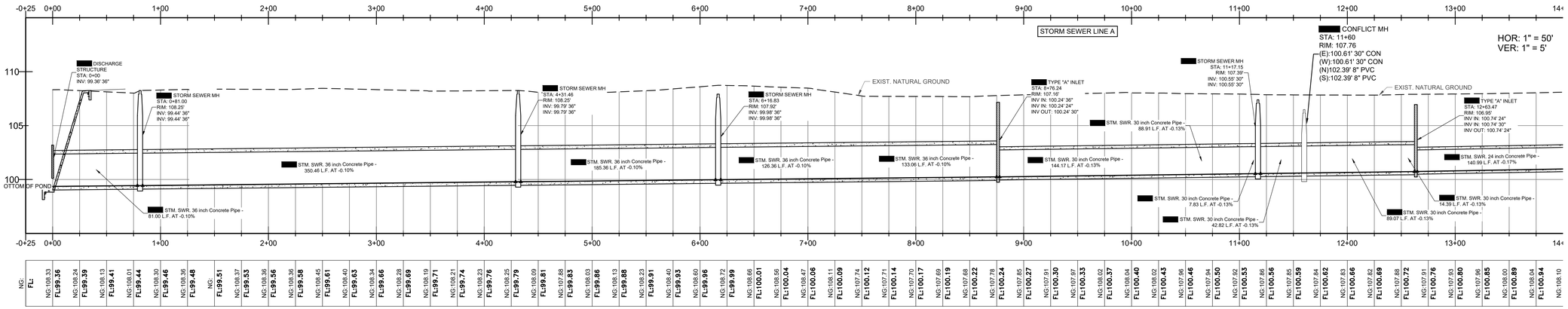
STEWART COVES
PHASE II SUBDIVISION
SAN JUAN, TEXAS

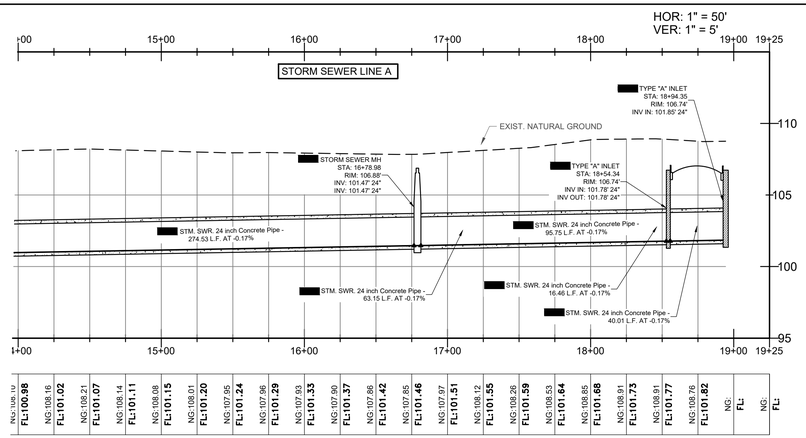
DRAINAGE PLAN

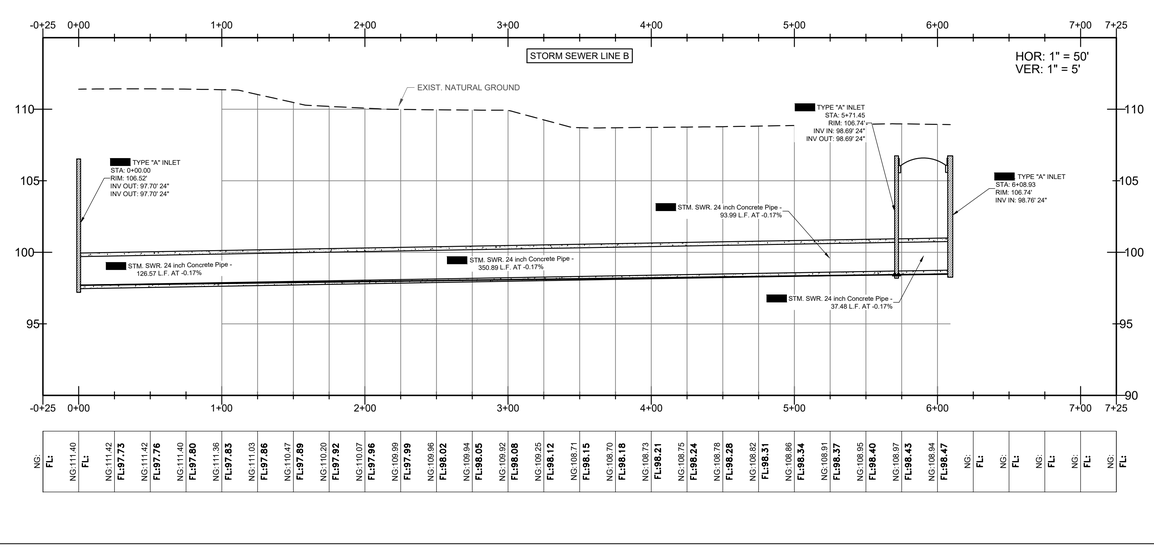
©Copyright 2025 Melden & Hunt, Inc. All Rights Reserved.

File Name: 25020

SHEET 9 OF 16







AS-BUILT
5-12-2026

JOB No.
25020.0

DATE	BY	REVISION
10-17-2025	A.Q.	CITY SUBDIVISION REVIEW COMMENTS (9-26-2025)

MELDEN & HUNT INC.
CONSULTANTS ✦ ENGINEERS ✦ SURVEYORS
115 W. McINTYRE - EDINBURG, TX. 78541
P.O. BOX 1984 - EDINBURG, TX. 78540-1984
ESTABLISHED 1947 - www.meldenandhunt.com
TBPELS No. - 10095800

ENG. TECH: L.H.
PROJECT ENG: MARIO REYNA
T-BOOK:
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE:

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS · MARIO A. REYNA · 117368 · LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARIO A. REYNA, P.E. 117368

09/30/2025

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

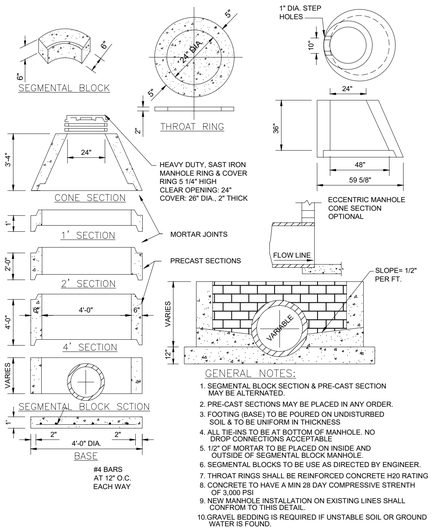
STEWART COVES
PHASE II SUBDIVISION
SAN JUAN, TEXAS

STORM SEWER PLAN AND PROFILE

©Copyright 2025 Melden & Hunt, Inc. All Rights Reserved.

File Name: 25020

SHEET 10 OF 16

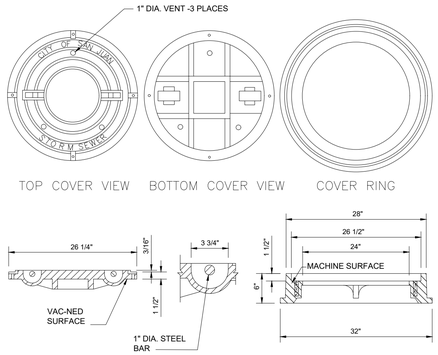


GENERAL NOTES:

1. SEGMENTAL BLOCK SECTION & PRE-CAST SECTION MAY BE ALTERNATED.
2. PRE-CAST SECTIONS MAY BE PLACED IN ANY ORDER.
3. FOOTING (BASE) TO BE POURED ON UNDISTURBED SOIL & TO BE UNIFORM IN THICKNESS
4. ALL TIE-INS TO BE AT BOTTOM OF MANHOLE. NO DROP CONNECTIONS ACCEPTABLE
5. 1/2" OF MORTAR TO BE PLACED ON INSIDE AND OUTSIDE OF SEGMENTAL BLOCK MANHOLE.
6. SEGMENTAL BLOCKS TO BE USE AS DIRECTED BY ENGINEER.
7. THROAT RINGS SHALL BE REINFORCED CONCRETE H20 RATING
8. CONCRETE TO HAVE A MIN 28 DAY COMPRESSIVE STRENTH OF 3,000 PSI
9. NEW MANHOLE INSTALLATION ON EXISTING LINES SHALL CONFROM TO TIHIS DETAIL.
10. GRAVEL BEDDING IS REQUIRED IF UNSTABLE SOIL OR GROUND WATER IS FOUND.

STANDARD STORM SEWER PRE-CAST CONCRETE MANHOLE

N.T.S.

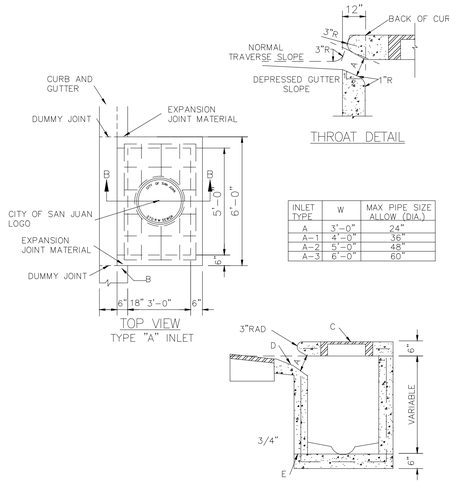


LOAD RATING: H20 RATING

MATERIAL: GRAY IRON
ASTM A48 CL35

STORM SEWER MANHOLE COVER

N.T.S.



INLET TYPE	W	MAX PIPE SIZE ALLOW (DIA.)
A	3'-0"	24"
A-1	4'-0"	36"
A-2	5'-0"	48"
A-3	6'-0"	60"

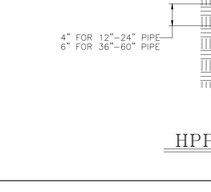
GENERAL NOTES:

1. TRANSITION NORMAL GUTTER TO INLET SLOPE APPROX. 3"
2. INLETS SHALL BE COMPOSED OF PRE-CAST BOTTOMS
3. 6" GRAVEL BEDDING IS REQUIRED IF UNSTABLE SOIL OR GROUND WATER IS FOUND.

CONSTRUCTION NOTES:

A. 5" CLEAR OPENINGS.
B. CURB & GUTTER SECTION.
C. C.I. MANHOLE RING & COVER SHALL BE ALAMO 860-22 OR EQUAL 20, 3/8"
D. DEPRESS 2" BELOW NORMAL GUTTER.
E. ALL REINFORCMENT NO. 4 BARS 12" O.C.E.W.

TYPE "A" INLET



GENERAL NOTES:

1. CURBS AND GUTTERS TO BE CONSTRUCTED OF 3000 PSI CONCRETE.
2. FOR NON-REINFORCED STANDARD CURB OR CURB & GUTTER PROVIDE SAWED CONTRACTION JOINTS 10' O.C. MAX. ALSO PROVIDE 1/2" EXPANSION JOINTS AT 25' O.C. MAX. AT POINTS OF CURVATURE, CURB INLETS, BOX CULVERTS, AT EACH SIDE OF DRIVEWAYS AND ADJACENT TO SIDEWALK. FOR REINFORCED STANDARD CURB OR CURB & GUTTER PROVIDE SAWED CONTRACTION JOINTS 10' O.C. MAX AND EXPANSION JOINTS SHALL BE SPACED AT 120' O.C. MAX. AT POINTS OF CURVATURE, CURB INLETS, BOX CULVERTS, AT EACH SIDE OF DRIVEWAYS, AND ADJACENT TO SIDEWALKS.
3. EDGES NOT SPECIFIED WITH DIMENSIONS SHALL BE EDGED WITH A 3/8" EDGING TOOL.
4. A MEMBRANE CURING COMPOUND SHALL BE APPLIED TO EXPOSED CURB OR CURB & GUTTER AFTER THE SURFACE FINISH HAS BEEN COMPLETED AT A MIN. RATE OF 1 GAL/180 S.F. OF SURFACE AREA.

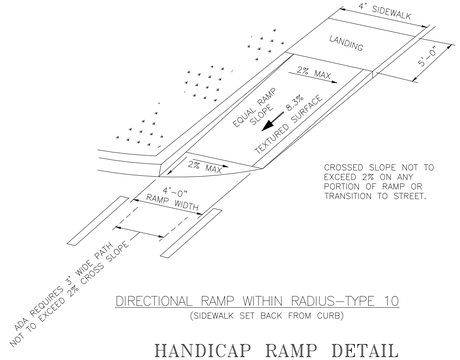
CONSTRUCTION NOTES:

A. DRIVE NO. 4 BARS 12" DEEP IN HOLES DRILLED 15' O.C. IN PAVEMENT.
B. TRAFFIC SIDE.
C. 1" RADIUS
D. 2" RADIUS
E. 24" RADIUS
F. NO. 3 LONGITUDINAL BARS.

CONCRETE CURB AND CURB & GUTTER

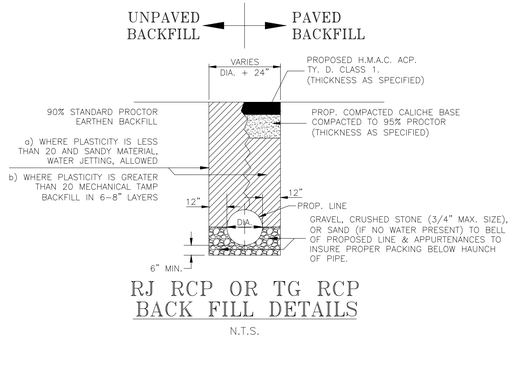
GENERAL NOTES:

1. WHEELCHAIR RAMPS ARE TO BE LOCATED AT CROSSWALK AREAS AS DESIGNATED ON THE PLAN. ENGINEER CAN ADJUST LOCATIONS FOR SAFETY OR UTILITY CLEARANCE.
2. SURFACE TEXTURE OF WHEELCHAIR RAMP SHALL BE OBTAINED BY TOOL FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.
3. SLOPES SHALL BE UNIFORM WITH NO ABRUPT CHANGES IN GRADES, NORMAL GUTTER LINE PROFILE SHOULD BE MAINTAINED THROUGH THE AREA OF THE RAMP.
4. WHEEL CHAIR RAMPS SHALL BE MEASURED AND PAID AS CONCRETE SIDEWALK AND CONCRETE CURB AND GUTTER, AS APPLICABLE.
5. CONCRETE RAMP SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I. ALL CONCRETE WORK SHALL BE TREATED WITH MEMBRANE CURING COMPOUND AFTER SURFACE TEXTURE HAS BEEN COMPLETED.
6. 6" X 6" No. 6 WIRE MESH SHALL BE USED FOR REINFORCING.
8. ALL RAMPS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, DARK VERSUS LIGHT. THE MATERIAL USED TO PROVIDE THE CONTRAST SHALL BE AN INTEGRAL PART OF THE RAMP.



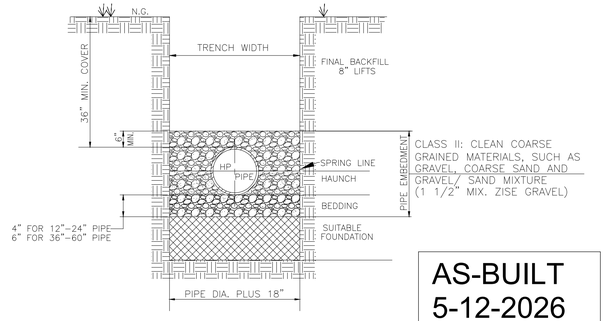
DIRECTIONAL RAMP WITHIN RADIUS-TYPE 10
(SIDEWALK SET BACK FROM CURB)

HANDICAP RAMP DETAIL



RJ RCP OR TG RCP BACK FILL DETAILS

N.T.S.



HPP BACK FILL DETAIL

N.T.S.

AS-BUILT
5-12-2026

JOB No.
25020.0

DATE	BY
10-17-2025	A.Q.
CITY SUBDIVISION REVIEW COMMENTS (9-26-2025)	

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX. 78541
PH. (956) 383-4183 - FAX (956) 383-4800
ESTABLISHED 1947 - www.meldenandhunt.com
TBPELS No. 10095800

ENG. TECH: L.H.
PROJECT ENG: MARIO REYNA
T-BOOK:
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE:

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARIO A. REYNA, P.E. 117368

09/30/2025

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

STEWART COVES
PHASE II SUBDIVISION
SAN JUAN, TEXAS

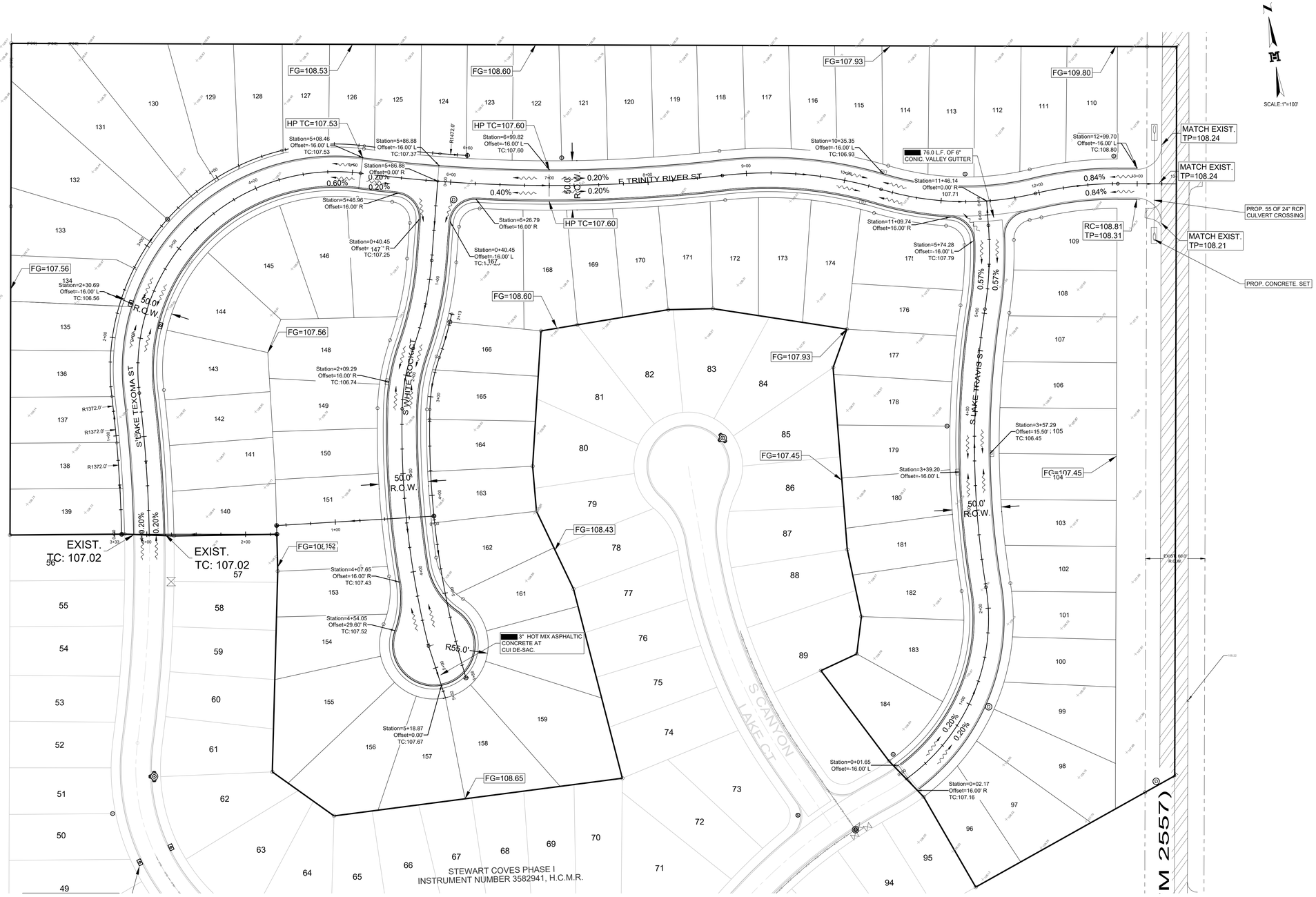
DETAILS

©Copyright 2025 Melden & Hunt, Inc.
All Rights Reserved.

File Name: 25020

SHEET 11 OF 16

N:\Land Development\Residential\San Juan\25020 - Rhodes - Stewart Coves Ph4A Bulk\Stewart Coves Phase II - As Built.dwg, 5/12/2026 11:34:46 AM, DWG To PDF.pc3



AS-BUILT
5-12-2026

JOB No.
25020.0

	DATE	BY
CITY SUBDIVISION REVIEW COMMENTS (9-26-2025)	10-17-2025	A.Q.
REVISION		

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
TBPELS No. 10095800

ENG. TECH: L.H.
PROJECT ENG: MARIO REYNA
T-BOOK:
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE:

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARIO A. REYNA, P.E. 117368

09/30/2025

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

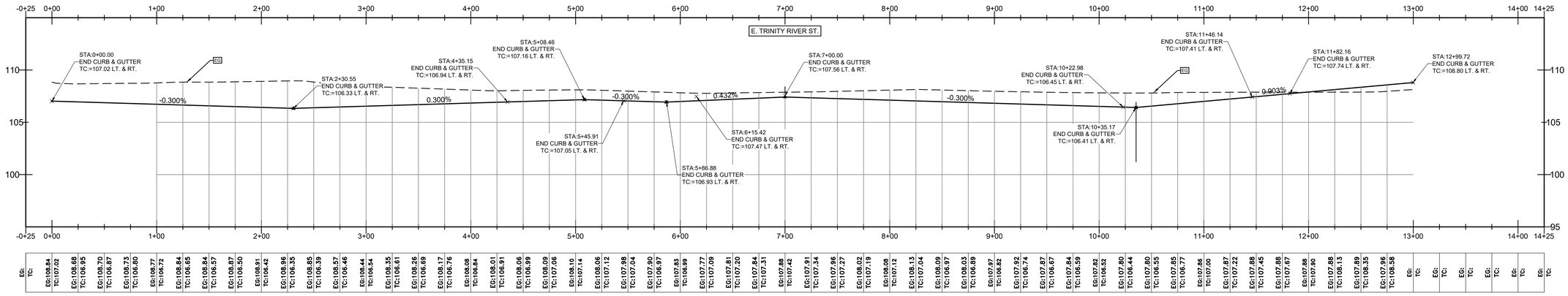
STEWART COVES
PHASE II SUBDIVISION
SAN JUAN, TEXAS

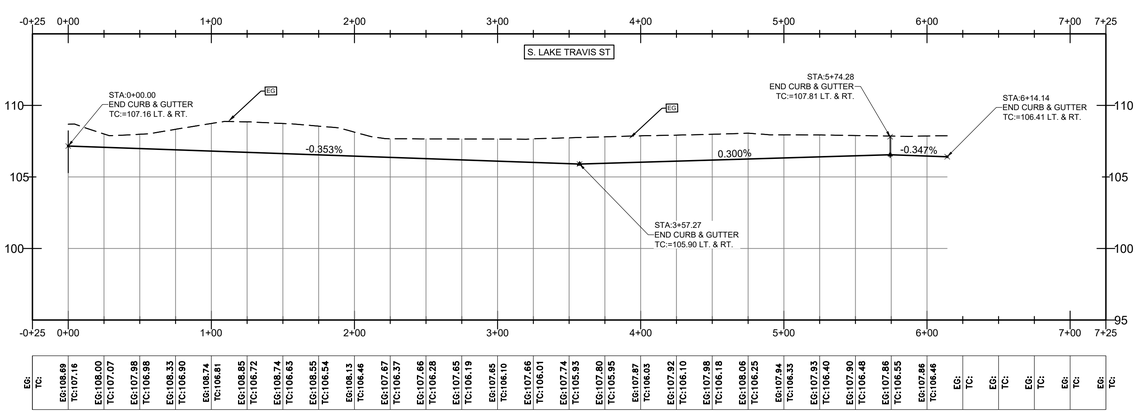
STREET STATIONING AND GRADING PLAN

©Copyright 2025 Melden & Hunt, Inc.
All Rights Reserved.

File Name: 25020

SHEET 12 OF 16





AS-BUILT
5-12-2026

JOB No.
25020.0

DATE	BY	REVISION
10-17-2025	A.Q.	CITY SUBDIVISION REVIEW COMMENTS (9-26-2025)

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
TBPELS No. 10095800

ENG. TECH: L.H.
PROJECT ENG: MARIO REYNA
T-BOOK:
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE:

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARIO A. REYNA, P.E. 117368

09/30/2025

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

STEWART COVES
PHASE II SUBDIVISION
SAN JUAN, TEXAS

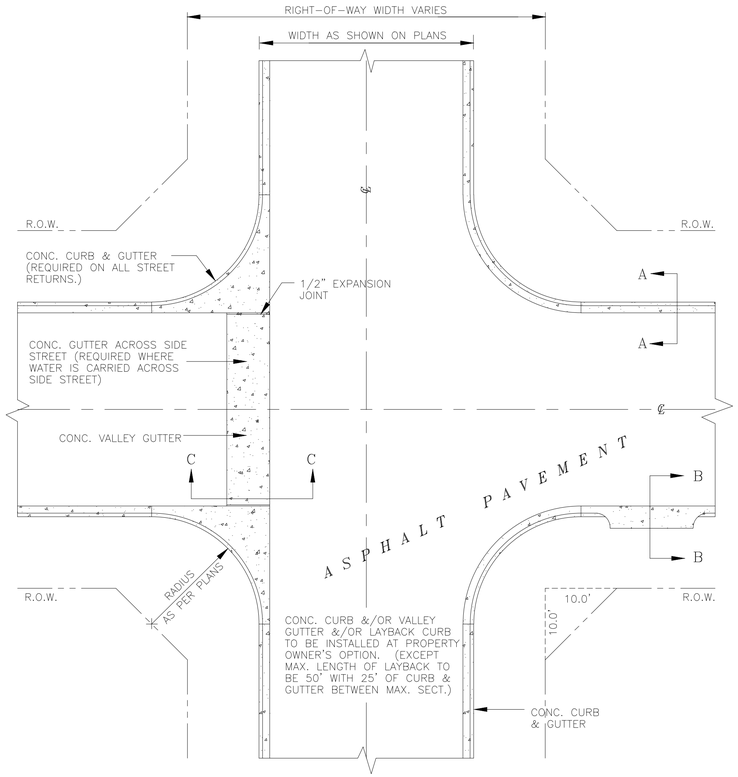
STREETS PROFILES

©Copyright 2025 Melden & Hunt, Inc.
All Rights Reserved.

File Name: 25020

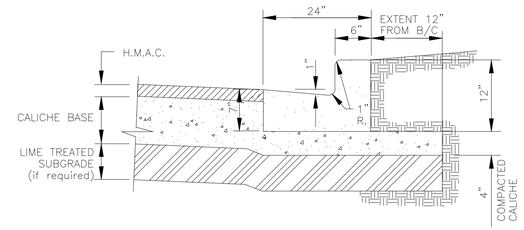
SHEET 13 OF 16

I:\Land Development\Residential\San Juan\25020 - Rhodes - Stewart Coves 2\As-Built\Stewart Coves Phase II - As-Built.dwg, 5/12/2026 11:18:44 AM, DWG To PDF.pc3

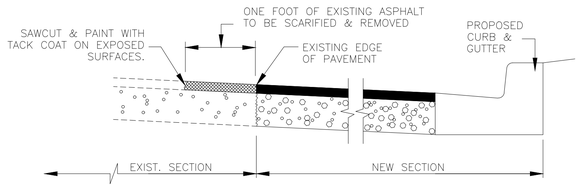


TYPICAL RESIDENTIAL STREET INTERSECTION

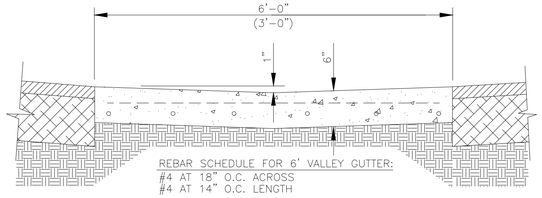
NOTE : ANY STRUCTURE IN PAVEMENT ADJUSTED AFTER HMAC IS APPLIED SHALL BE ADJUSTED TO GRADE WITH A MINIMUM 6" CONCRETE COLLAR A.O.B.E.



SECTION "AA" – CONCRETE CURB & GUTTER



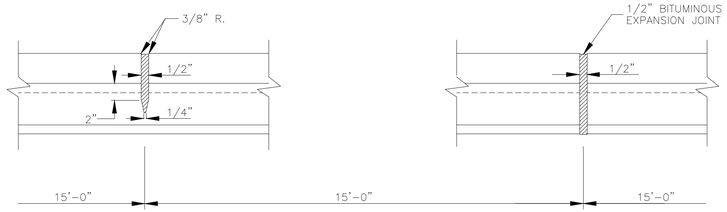
NEW ASPHALT MEETING EXISTING PAVEMENT



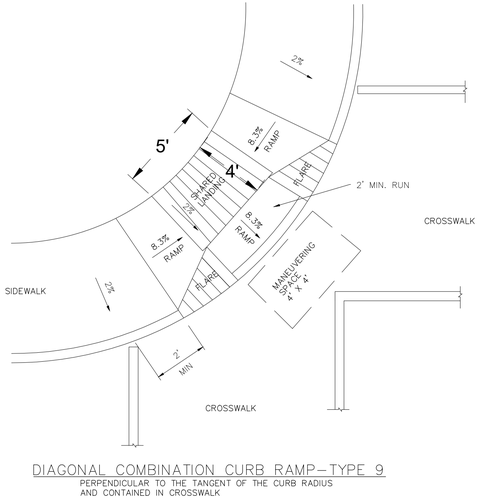
SECTION "CC" – CONCRETE VALLEY GUTTER

GENERAL NOTES:

1. ALL CONCRETE WORK SHALL BE TREATED WITH MEMBRANE CURING COMPOUND TYPE 2 WHITE PIGMENTED IN ACCORDANCE w/ THD 1972 SPECIFICATIONS ITEM 531. CONSIDERED INCIDENTAL TO CONCRETE WORK.
2. 1/2" EXPANSION JOINTS REQUIRED AT 70' c.c. AND AT THE BEGINNING AND END OF ALL RADII. CONTRACTION JOINTS SHALL NOT EXCEED 10' c.c.
3. ALL CONCRETE SHALL HAVE A 3000 PSI CONCRETE STRENGTH.

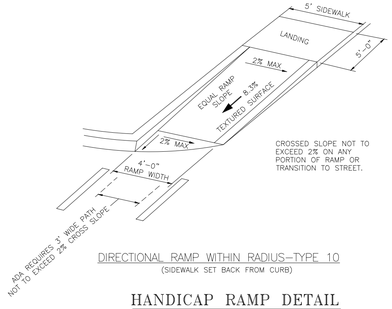


EXPANSION JOINT DETAIL



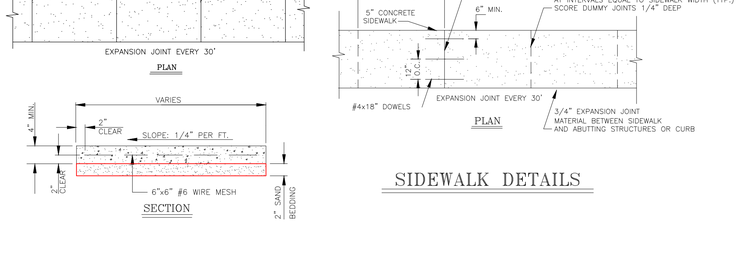
DIAGONAL COMBINATION CURB RAMP–TYPE 9
PERPENDICULAR TO THE TANGENT OF THE CURB RADIUS AND CONTAINED IN CROSSWALK

HANDICAP RAMP DETAIL

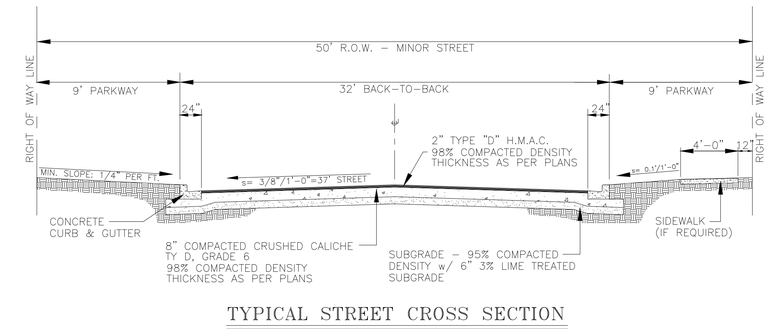


DIRECTIONAL RAMP WITHIN RADIUS–TYPE 10
(SIDEWALK SET BACK FROM CURB)

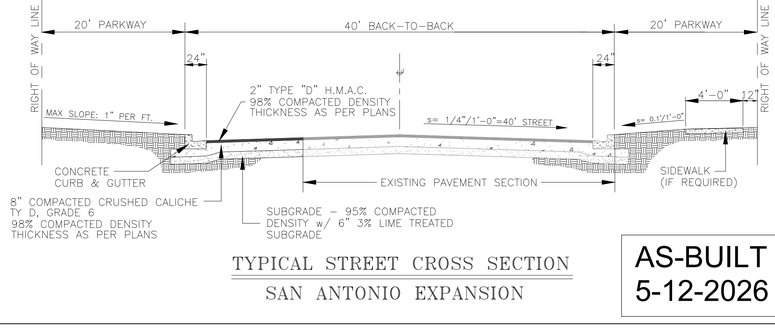
HANDICAP RAMP DETAIL



SIDEWALK DETAILS



TYPICAL STREET CROSS SECTION
INTERNAL STREETS



TYPICAL STREET CROSS SECTION
SAN ANTONIO EXPANSION

AS-BUILT
5-12-2026

JOB No.
25020.0

BY	DATE	REVISION
A.Q.	10-17-2025	CITY SUBDIVISION REVIEW COMMENTS (9-26-2025)

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
TBPELS No. 10095800

ENG. TECH: L.H.
PROJECT ENG: MARIO REYNA
T-BOOK:
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE:

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARIO A. REYNA, P.E. 117368

09/30/2025

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

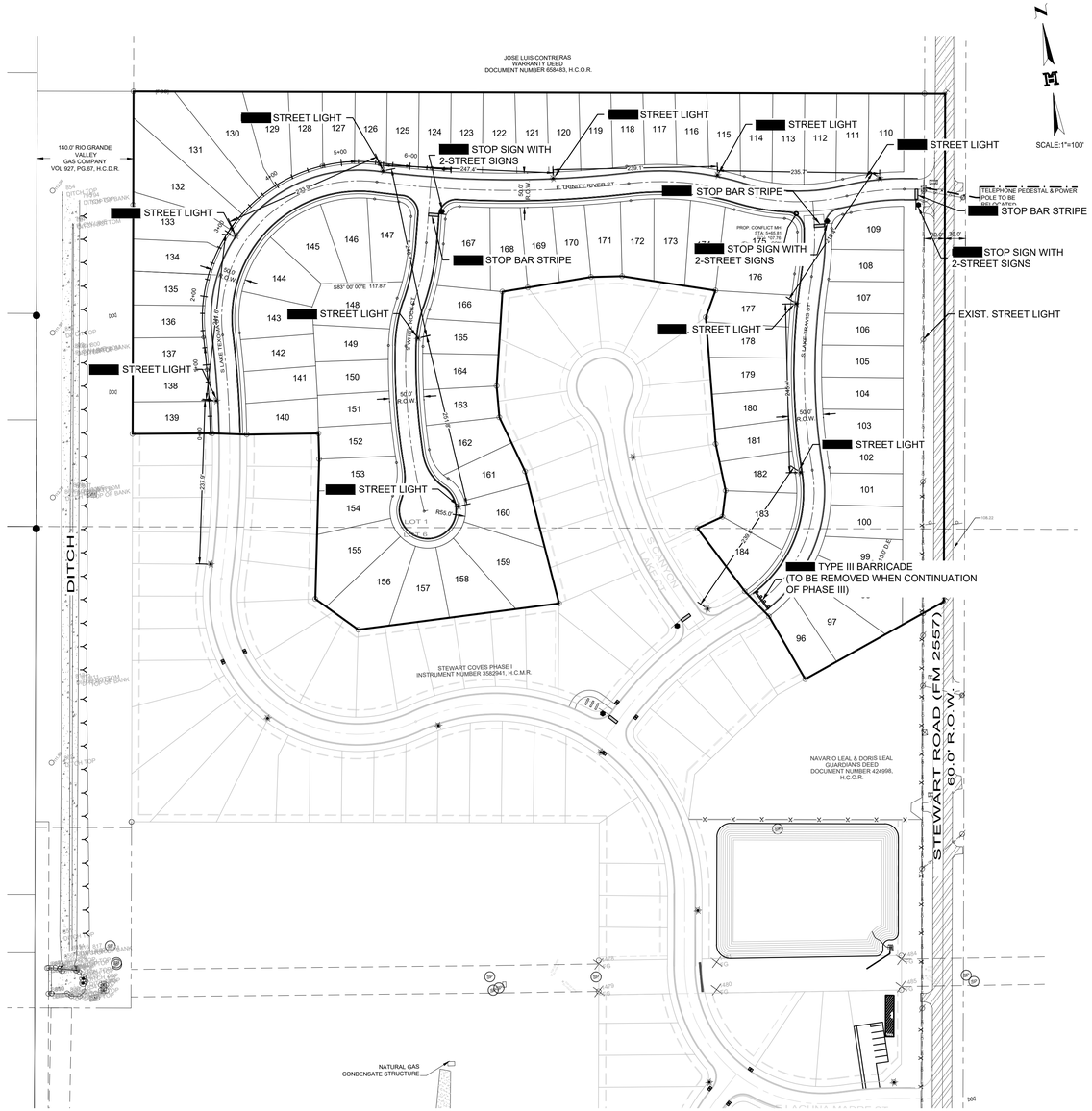
STEWART COVES
PHASE II SUBDIVISION
SAN JUAN, TEXAS

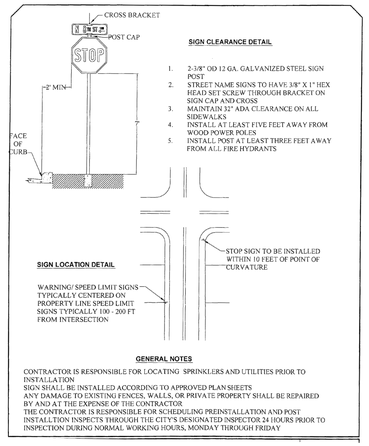
STREET DETAILS

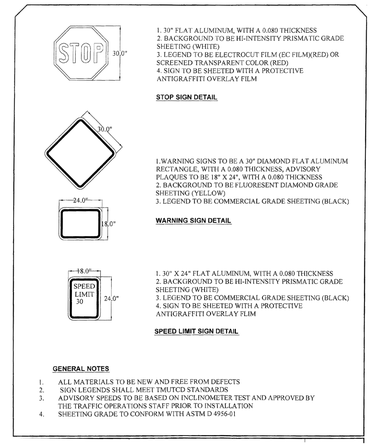
©Copyright 2025 Melden & Hunt, Inc.
All Rights Reserved.

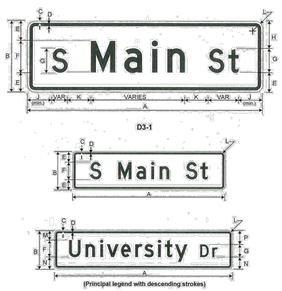
File Name: 25020

SHEET 14 OF 16









A	B	C	D	E	F	G	H	J	K	L	M	N	P
VAR	6"	.25	.25	1.5	3D	2D	2.5	1.5	2.25	.75	1.25	1.75	2.25
VAR	8	.25	.375	2	4D	3D	3	2.25	3	1	1.5	2.5	2.5
VAR	12	.375	4.38	3	6D	4D	5	3	4.5	1.5	2.5	3.5	4.5
VAR	18	.375	625	5	8D	6D	7	4.5	8	1.5	4.5	5.5	6.5

* For bicycle use



Table 2D-2. Recommended Minimum Letter Heights on Street Name Signs

Type of Mounting	Type of Street or Highway	Speed Limit	Recommended Minimum Letter Height	
			Initial Upper-Case	Lower-Case
Overhead	All types	All speed limits	12 inches	9 inches
Post-mounted	Multi-lane	More than 40 mph	8 inches	6 inches
Post-mounted	Multi-lane	40 mph or less	6 inches	4.5 inches
Post-mounted	2-lane	All speed limits	6 inches*	4.5 inches*

* On local two-lane streets with speed limits of 25 mph or less, 4-inch initial upper-case letters with 3-inch lower-case letters may be used.

Option:

21 To optimize visibility, Street Name signs may be mounted overhead. Street Name signs may also be placed above a regulatory or STOP or YIELD sign with no required vertical separation.

Guidance:

22 *In urban or suburban areas, especially where Advance Street Name signs for signalized and other major intersections are not used, the use of overhead Street Name signs should be strongly considered.*

Option:

23 At intersection crossroads where the same road has two different street names for each direction of travel, both street names may be displayed on the same sign along with directional arrows.

24 On lower speed roadways, historic street name signs within locally identified historic districts that are consistent with the criteria contained in 36 CFR 60.4 for such structures and districts may be used without complying with the provisions of Paragraphs 3, 4, 6, 9, 12 through 14, and 18 through 20 of this section.

Support:

25 Information regarding the use of street names on supplemental plaques for use with intersection-related warning signs is contained in Section 2C.58.

Section 2D.44 Advance Street Name Signs (D3-2)

Support:

31 Advance Street Name (D3-2) signs (see Figure 2D-10) identify an upcoming intersection. Although this is often the next intersection, it could also be several intersections away in cases where the next signalized intersection is referenced.

Standard:

32 **Advance Street Name (D3-2) signs, if used, shall supplement rather than be used instead of the Street Name (D3-1) signs at the intersection.**

Option:

33 Advance Street Name (D3-2) signs may be installed in advance of signalized or unsignalized intersections to provide road users with advance information to identify the name(s) of the next intersecting street to prepare for crossing traffic and to facilitate timely deceleration and/or lane changing in preparation for a turn.

Guidance:

34 *On arterial highways in rural areas, Advance Street Name signs should be used in advance of all signalized intersections and in advance of all intersections with exclusive turn lanes.*

35 *In urban areas, Advance Street Name signs should be used in advance of all signalized intersections on major arterial streets, except where signalized intersections are so closely spaced that advance placement of the signs is impractical.*

36 *The heights of the letters on Advance Street Name signs should be the same as those used for Street Name signs (see Section 2D.43).*

Standard:

37 **If used, Advance Street Name signs shall have a white legend and border on a green background.**

38 **If used, Advance Street Name signs shall provide the name(s) of the intersecting street(s) on the top line(s) of the legend and the distance to the intersecting streets or messages such as NEXT SIGNAL, NEXT INTERSECTION, NEXT ROUNDABOUT, or directional arrow(s) on the bottom line of the legend.**

39 **Pictographs shall not be displayed on Advance Street Name signs.**

AS-BUILT
5-12-2026

JOB No.
25020.0

BY	DATE	REVISION
A.Q.	10-17-2025	CITY SUBDIVISION REVIEW COMMENTS (9-26-2025)

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
TBPELS No. 10006800

ENG. TECH: L.H.
PROJECT ENG: MARIO REYNA
T-BOOK:
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE:

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARIO A. REYNA, P.E. 117368

09/30/2025

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

STEWART COVES
PHASE II SUBDIVISION
SAN JUAN, TEXAS

LIGHTING PLAN

© Copyright 2025 Melden & Hunt, Inc.
All Rights Reserved.

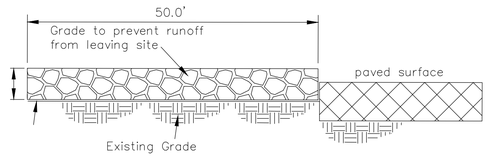
File Name: 25020

SHEET 15 OF 16

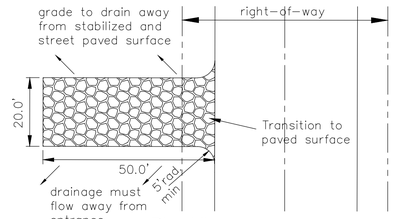
Y:\Land Development\Residential\San Juan\25020 - Rhodes - Stewart Coves II\As-Built\Stewart Coves Phase II As-Built.dwg, 5/12/2026 11:27:58 AM, DWG To PDF.pc3







Profile View



Plan View

2 / C5 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NOT TO SCALE

Notes :

1. Contruction entrance(s) shall be locted at the time of pre-contruction meeting.
2. Stone shall be 4 to 8 inch diameter crushed rock or acceptable crushed Portland Cement Concrete.
3. When necessary, vehicles shall be cleaned to remove sediment prior to entrance onto a public roadway. When washing is required, it shall be done on a area stabilized with crushed stone with drainage flowing away form both the street and the stabilized entrance. All sediment shall be prevented from entering any storm drain, ditch or watercourse using approved methods.
4. The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto paved surfaces. This may require periodic top dressing with additional stone as conditions demand. All sediment spilled, dropped, washed or tracked onto paved surfaces, must be removed immediately.
5. The entrance must be properly graded or incorporate a drainage swale to prevent runoff from leaving the construction site.

GENERAL NOTES :

1. The guidelines shown hereon are suggestions only and may be modified by the engineer.
2. Hay bales shall be a minimum of 30" in length and weigh a minimum of 50 lbs.
3. Hay bales shall be bound by either wire or nylon or polypropylene string. The bales shall be composed entirely of vegetable matter.
4. Hay bales shall be embedded in the soil a minimum of 4" and where possible 1/2 the height of the bale.
5. Hay bales shall be place in a row with ends tightly abutting the adjacent bales. The bales shall be placed with bindings parallel to the ground.
6. Hay bales shall be securely anchored in place with 3/8" dia. rebar or 2"x2" wood stakes driven through the bales. The first stake shall be angled towards the previously laid bale to force the bales together.

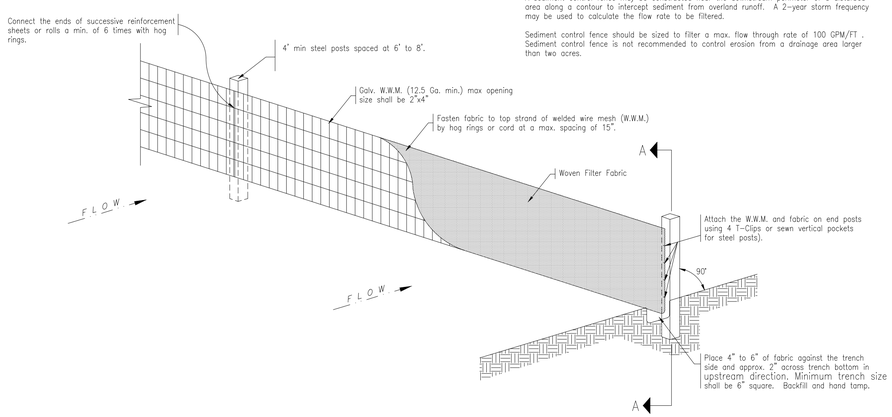
GENERAL NOTES :

1. The guidelines shown hereon are suggestions only and may be modified by the engineer.

SEDIMENT CONTROL FENCE USAGE GUIDELINES

A sediment control fence may be constructed near the downstream perimeter of a disturbed area along a contour to intercept sediment from overland runoff. A 2-year storm frequency may be used to calculate the flow rate to be filtered.

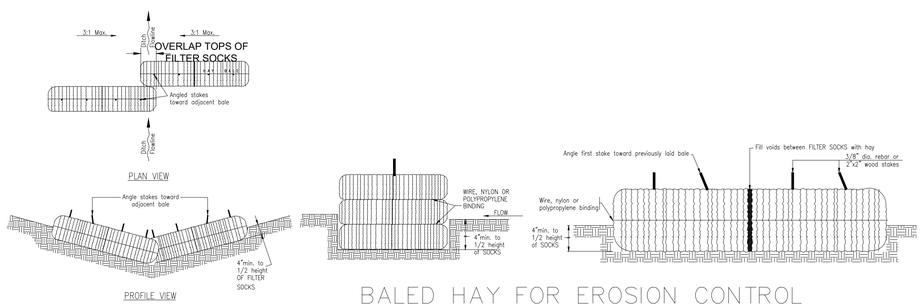
Sediment control fence should be sized to filter a max. flow through rate of 100 GPM/FT . Sediment control fence is not recommended to control erosion from a drainage area larger than two acres.



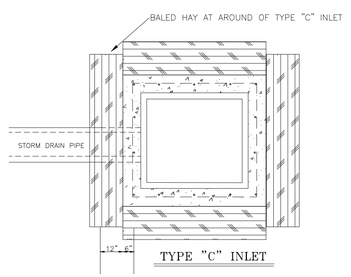
TEMPORARY SEDIMENT CONTROL FENCE

LEGEND

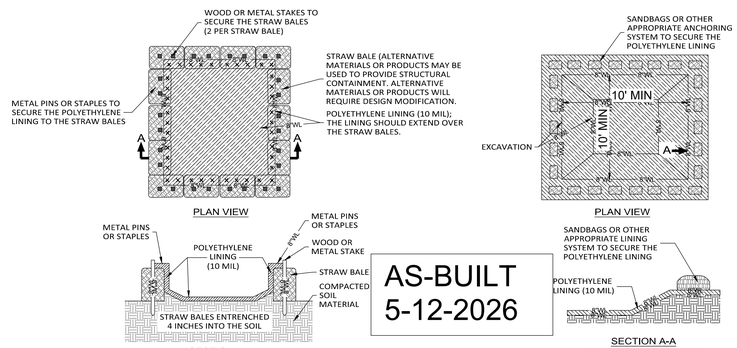
- SEDIMENT CONTROL FENCE
- CONSTRUCTION ENTRANCE
- SOCK FOR INLET



BALED HAY FOR EROSION CONTROL



TYPE "C" INLET



AS-BUILT
5-12-2026

CONCRETE WASH OUT

JOB No. 25020.0

REVISION	DATE	BY
CITY SUBDIVISION REVIEW COMMENTS (9-26-2025)	10-17-2025	A.Q.

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
TBPELS No. 10006800

ENG. TECH: L.H.
PROJECT ENG: MARIO REYNA
T-BOOK:
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE:

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARIO A. REYNA, P.E. 117368

09/30/2025

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

STEWART COVES
PHASE II SUBDIVISION
SAN JUAN, TEXAS

EROSION CONTROL

© Copyright 2025 Melden & Hunt, Inc. All Rights Reserved.

File Name: 25020

SHEET 16 OF 16

Y:\Land Development\Residential\San Juan\25020 - Rhodes - Stewart Coves 2\As-Built\Drawn\Cover Sheet\ As-Built.dwg, 5/12/2026 11:28:46 AM, DWG To PDF.pc3

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 23, 2026

Discussion and Possible Action, if any, Regarding the Hidalgo County Elections Department's Request to use the San Juan Memorial Library and San Juan Fire Station No. 2 for the 2026 General Election and General Runoff Election. [Brenda Escalante, City Secretary]

STAFF COMMENTS AND RECOMMENDATIONS:

The Hidalgo County Elections Department has requested the use of the San Juan Memorial Library as a polling location for both Early Voting and Election Day for the 2026 General Election and General Runoff Election, if needed.

Additionally, they have requested the use of San Juan Fire Station No. 2 as a polling location for Election Day.

The proposed schedule is as follows:

General Election
- Early Voting: October 19, 2026 – October 30, 2026
- Election Day: November 3, 2026

Runoff Election
- Early Voting: November 30, 2026 – December 8, 2026
- Election Day: December 12, 2026

The standard voting hours are from 7:00 a.m. to 7:00 p.m.; however, an updated final schedule will be provided as we get closer to the election.

RECOMMENDATION:

Staff recommends authorizing the use of these facilities for the dates requested.

PREPARED BY:
Brenda Escalante,
City Secretary

APPROVED BY:
Ruben Guajardo, City
Manager

Via facsimile

ELECTIONS DEPARTMENT
County of Hidalgo

2026 General Election and General Runoff Election

Early Voting and Election Day Request(s)

June 5, 2026

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

Dear Ms. Escalante,

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

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

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

Election	Early Voting	Election Day
General Election	Oct. 19, 2026 - Oct. 30, 2026	Tuesday, Nov. 3, 2026
General Runoff Election	Nov. 30, 2026 - Dec. 8, 2026	Saturday, Dec. 12, 2026

Please complete the separate request form and return by email by **July 3, 2026**. If this may require approval from your board, if you could please provide an email response confirming the use of the location(s), that will allow us to continue with our preparations for the 2026 General Election.

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

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

Sincerely,
John Posz
Surveyor I
Office: (956)318-2570 ext. 5738
Email: john.posz@co.hidalgo.tx.us
Visit our website https://www.hidalgocounty.us/105/Elections-Department
Register & Vote!

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 23, 2026

Consideration and Action, if any, on Resolution Authorizing the Submission of an Application to the Texas Water Development Board (TWDB) Water Supply and Infrastructure Grant (WSIG) Program for the City of San Juan's 2025 Water Distribution and Comprehensive Master Plan Improvement Project and Authorizing the City Manager to act as the City's Authorized Representative. [Alfredo De Leon, Interim Director of Utilities]

STAFF COMMENTS AND RECOMMENDATIONS:

The City of San Juan is seeking financial assistance from the Texas Water Development Board: Water Supply & Infrastructure Grants and Implementation Plan, also known as HB500, for projects located within the City of San Juan's 2025 Water Distribution and Comprehensive Master Plan.

RECOMMENDATION:

Adopt the Resolution Authorizing the City of San Juan to Submit an Application for Financial Assistance from the TWDB.

PREPARED BY:
Brenda Escalante,
City Secretary

APPROVED BY:
Ruben Guajardo, City
Manager

TWDB-0201A
Rev 11/16

Application Filing and Authorized Representative Resolution

A RESOLUTION by the City Commission of the City of San Juan, Texas requesting financial assistance from the Texas Water Development Board; authorizing the filing of an application for assistance; and making certain findings in connection therewith.

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

SECTION 1: That an application is hereby approved and authorized to be filed with the Texas Water Development Board seeking financial assistance in an amount not to exceed $21,000,000 to provide for the costs of _____.

SECTION 2: That Ruben Guajardo be and is hereby designated the authorized representative of the City of San Juan for purposes of furnishing such information and executing such documents as may be required in connection with the preparation and filing of such application for financial assistance and the rules of the Texas Water Development Board.

SECTION 3: That the following firms and individuals are hereby authorized and directed to aid and assist in the preparation and submission of such application and appear on behalf of and represent the City of San Juan before any hearing held by the Texas Water Development Board on such application, to wit:

Financial Advisor: Bobby Villarreal
Estrada Hinojosa

Engineer: _____

Bond Counsel: Arnold Cantu
Cantu Harden Montoya, LLP

PASSED AND APPROVED, this the _____ day of _____, 20____.

ATTEST: _____ By: _____

(Seal)

Application Affidavit

THE STATE OF TEXAS §

COUNTY OF Hidalgo §

APPLICANT City of San Juan §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Ruben Guajardo as the Authorized Representative of the City of San Juan, who being by me duly sworn, upon oath says that:

1. The decision by the City of San Juan (authority, city, county, corporation, district) to request financial assistance from the Texas Water Development Board ("TWDB") was made in a public meeting held in accordance with the Open Meetings Act (Government Code, §551.001, et seq,) and after providing such notice as required by such Act as is applicable to the City of San Juan (authority, city,county, corporation, district).

2. The information submitted in the application is true and correct according to my best knowledge and belief.

3. The City of San Juan (authority, city, county, corporation, district) has no litigation or other proceedings pending or threatened against it that would materially adversely affect its financial condition or ability to issue debt.

4. The City of San Juan (authority, city, county, corporation, district) has no pending, threatened, or outstanding judgments, orders, fines, penalties, taxes, assessment or other enforcement or compliance issue of any kind or nature by the Environmental Protection Agency, Texas Commission on Environmental Quality, Texas Comptroller, Texas Secretary of State, or any other federal, state or local government, except for the following (if no such outstanding compliance issues, write in "none"):

_____.

5. The City of San Juan (authority, city, county, corporation, district) warrants compliance with the representations made in the application in the event that the TWDB provides the financial assistance.

6. The City of San Juan (authority, city, county, corporation, district) is or will become in compliance with all of its material contracts.

7. The City of San Juan (authority, city, county, corporation, district) will comply with all applicable federal laws, rules, and regulations as well as the laws of this state and the rules and regulations of the TWDB.

_____
Official Representative

Title: City Manager

SWORN TO AND SUBSCRIBED BEFORE ME, by _____,

on this _____ day of _____, 20____.

(NOTARY'S SEAL)

_____
Notary Public, State of Texas

STATE OF TEXAS §
§
COUNTY OF HIDALGO §

SITE CERTIFICATE

Before me, the undersigned notary, on this day personally appeared **RUBEN GUAJARDO**, a person whose identity is known to me or who has presented to me a satisfactory proof of identity. After I administered an oath, this person swore to the following:

(1) My name is **RUBEN GUAJARDO**. I am over 18 years of age and I am of sound mind, and capable of swearing to the facts contained in this Site Certificate. The facts stated in this certificate are within my personal knowledge and are true and correct.

(2) I am an authorized representative of **CITY OF SAN JUAN, TEXAS**, an entity that has filed an application for financial assistance with the Texas Water Development Board for a (water) (wastewater) project.

Please complete only those sections that apply to your project:

LEGAL CERTIFICATION – LEASE/CONTRACT

I certify that: _____
(Legal Name of Applicant, i.e., City, District, etc.)

has executed a written lease or other contractual agreement to use the property needed for this (water)(wastewater) project that extends through _____(date), the life of the Texas Water Development Board loan or grant that will be used to finance this project, either in whole or in part. A copy of this lease or agreement is attached hereto.

LEGAL CERTIFICATION – PROPERTY EASEMENT

I certify that: _____
(Legal Name of Applicant, i.e., City, District, etc.)

has executed an express easement to use the property needed for this (water) (wastewater) project that extends through the life of the Texas Water Development Board loan or grant that will be used to finance this project, either in whole or in part. The express easement to use the property needed for this (water) (wastewater) project extends through _____(date). A copy of the express easement agreement is attached hereto.

LEGAL CERTIFICATION – OWNERSHIP INTEREST

I certify that **CITY OF SAN JUAN, TEXAS**
(Legal Name of Applicant, e.g. City, District, etc.)

☒ Option A: has acquired the necessary real property interest, as evidenced by fee simple purchase, deed, fully executed earnest money contracts, or completion of eminent domain proceedings; that such acquisition will guarantee access and egress; and such interest will contain the necessary easements, rights of way, or unrestricted use as is required for the project being financed by the Texas Water Development Board. The legal description is referenced below.

The property has been acquired with the use of eminent domain: ☐ True ☐False

OR

☐ Option B: is in the process of acquiring the necessary real property interest, as evidenced by earnest money contracts, contracts for sale, firm option agreements to purchase the subject property, or the initiation of eminent domain procedures; that such acquisition will guarantee access and egress; and such interest will contain the necessary easements, rights of way, or unrestricted use as is required for the project being financed by the Texas Water Development Board. The legal description is referenced below. The anticipated date of acquisition is: _____.

The property will be acquired with the use of eminent domain: ☐ True ☐False

If True, then reasonable considerations should be investigated with relevant stakeholders to reduce the necessity of exercising the power of eminent domain to obtain interests in real property by identifying opportunities to utilize existing transportation and utility easements.

Location and Description of Property Interests acquired for Project:

Any deeds or other instruments required to be recorded to protect the title(s) held by _____(Legal Name of Applicant) have been recorded or filed for the record in the County deed records or other required location. The following documents are attached hereto:

Description of documents that were used or will be used to acquire the property:

EXECUTED this_____day of _____, 20_____.

_____(Signature)

_____(Print Name)

_____(Title)

Sworn to and subscribed before me by _____on this _____day of_____,20_____.

_____(Notary Public in and for the State of Texas)

[SEAL]

TEXAS WATER DEVELOPMENT BOARD

ED-101
Rev 2/26

Application Resolution - Certificate of Secretary

THE STATE OF TEXAS §
COUNTY OF _____ §
APPLICANT _____ §

I, the undersigned, Secretary of the _____ Texas, DO HEREBY CERTIFY as follows:

1. That on the _____day of_____, 20_____, a regular/special meeting of the _____ was held; the duly constituted members of the _____ being as follows:

_____

all of whom were present at the meeting, except the following:

_____

Among other business considered at the meeting, the attached resolution entitled:

"A RESOLUTION by the _____ of the _____ requesting financial participation from the Texas Water Development Board; authorizing the filing of an application for financial participation; and making certain findings in connection therewith."

was introduced and submitted to the _____ for passage and adoption. After presentation and consideration of the resolution, and upon a motion made by _____ and seconded by_____, the resolution was passed and adopted by the _____ by the following vote:

_____voted "For" _____voted "Against" _____ abstained

all as shown in the official minutes of the _____for this meeting.

2. That the attached resolution is a true and correct copy of the original on file in the official records of the_____; the qualified and acting members of the _____ on the date of this meeting are those persons shown above and, according to the records of my office, advance notice of the time, place, and purpose of meeting was given to each member of the _____; and that the meeting, and the deliberations of the public business described above, was open to the public and written notice of the meeting, including the subject of the resolution described above, was posted and given in advance of the meeting in compliance with the provisions of Chapter 551 of the Texas Government Code.

IN WITNESS WHEREOF, I have signed my name and affixed the seal of the_____, this the_____ day of_____, 20_____.

_____
Secretary

(SEAL)

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 23, 2026

Consideration and Action, if any, on a Cooperation Agreement Between the County of Hidalgo and the City of San Juan to continue its Participation with the Urban County as a Unit of General Local Government (UGLG).

STAFF COMMENTS AND RECOMMENDATIONS:

Due to new HUD policies regarding "auto-renewals," formal action from your city's governing body is now required to continue the City of San Juan partnership with the Hidalgo County Urban County Program. The Urban County Participation Decision Letter begins the re-qualification process for the Hidalgo County Urban County designation for Fiscal Years 2027–2029.

RECOMMENDATION:

Staff recommends approval of the Cooperation Agreement.

PREPARED BY:
Brenda Escalante,
City Secretary

APPROVED BY:
Ruben Guajardo, City
Manager

HIDALGO COUNTY
URBAN COUNTY PROGRAM

May 29, 2026

Honorable Mayor
512 S. Nebraska
San Juan, TX 78589

Certificate Receipt # 9589 0710 5270 2672 2834 12

RE: URBAN COUNTY PARTICIPATION DECISION LETTER FOR FISCAL YEARS 2024-2026

Dear Mayor,

Pursuant to the HUD CPD-26-08 Notice regarding instructions for Urban County qualification, the County of Hidalgo is proceeding to re-qualify to receive Urban County designation as defined by the U.S. Department of Housing and Urban Development for the **fiscal years 2027-2029.** The process begins with the transmittal of this letter. As part of the process, the County of Hidalgo hereby notifies your City of the following:

1. The County of Hidalgo possesses the essential powers to carry out community development and housing assistance activities within your City without the consent of the governing body of your City.
    a. The City may continue participating with the Urban County as a Unit of General Local Government (UGLG) by renewing the Cooperation Agreement for the upcoming qualification period.
    b. The City may opt out of being a participating UGLG with the Urban County by terminating or not renewing the Cooperation Agreement for the upcoming qualification period. After opting out, the City may be eligible to apply to the State's Small Cities Program for funding of Community Development Block Grant funds.

2. If the City continues as a participating UGLG of the Urban County, the Cooperation Agreement shall be for a **(3)- year period (2027-2029)** and will not be eligible for funding under the State's Small Cities Program.
    a. In continuing participation with the Urban County, the City will automatically participate in the HOME Investment Partnership Program (HOME) and Emergency Solutions Grant Program (ESG) through the Urban County, and this does not preclude the City from applying to the State for HOME funds or ESG funds, if the State allows it.

3. If the City agrees to continue participation with the Urban County, the City agrees to execute a Cooperation Agreement allowing the County to use the City's population for the Urban County designation population requirements, and agrees to sign annual agreements for the administration of Urban County funds.

1916 TESORO STREET □ PHARR, TEXAS 78577 □ (956) 787-8127 FAX: (956) 318-2988
E-mail: ucp@co.hidalgo.tx.us

Equal Housing Opportunity
Equal Employment Opportunity Employer

HIDALGO COUNTY
URBAN COUNTY PROGRAM

Please be advised that any UGLG that chooses to opt out participating with the Urban County must notify the County of Hidalgo and the U.S. Department of Housing and Urban Development. Please note that said notification must be made to the County of Hidalgo, to the attention of Joel Rivera, Urban County Program Director, 1916 Tesoro Street, Pharr, Texas 78577. Notification to the U.S. Department of Housing and Urban Development must be made to Valarie M. Reed-Sweed, CPD Director, H.F. Garcia Federal Bldg/US Courthouse, 615 E. Houston Street, Suite 347, San Antonio, TX 78205. This notification must be done in writing no later than **July 7, 2026.**.

In accordance with HUD Notice CPD-26-08, in relevant part, the Notice has changed HUD's policy on "auto-renewal" of cooperation agreements effective FY 2027. The new policy limits automatic renewals. Because the previous Cooperation Agreement between the City and the County lacked a defined termination date, the City is hereby notified that the prospective cooperation agreement three (3) year term may only automatically renew for a maximum of one successive three-year qualification period (for a total lifecycle of six (6) fiscal years) before it must be formally reauthorized and re-executed. The City's governing body must take formal action to approve the Cooperation Agreement. Proof of approval must be submitted to the Urban County Program no later than **June 22, 2026, at 5:00 P.M.** Please submit one set of the originally executed Cooperation Agreement (in blue ink) along with the City Secretary's Excerpts/Minutes.

If you have any questions, please do not hesitate to call Steven de la Garza, Urban County Deputy Director, or me at (956) 787-8127.

Respectfully submitted,

Joel Rivera, PhD.
Urban County Director

cc: Administration file

1916 TESORO STREET □ PHARR, TEXAS 78577 □ (956) 787-8127 FAX: (956) 318-2988
E-mail: ucp@co.hidalgo.tx.us

Equal Housing Opportunity
Equal Employment Opportunity Employer

STATE OF TEXAS §
§
COUNTY OF HIDALGO §

COOPERATION AGREEMENT

THIS AGREEMENT, made and entered into by and between the County of Hidalgo, a political subdivision of the State of Texas, hereafter referred to as "County" and the **City of San Juan**, a municipal corporation under the laws of the State of Texas, hereafter sometimes referred to as the "City".

WITNESSETH

WHEREAS, The City has elected to continue participating with the Urban County as a Unit of General Local Government (UGLG), and have its population included as a portion of that population of the County in the County's "Urban County" application to the U.S. Department of Housing and Urban Development for the thirty-seven, thirty-eight, and thirty-nine year's funding for the Community Development Block Grant Program, said application being hereinafter sometimes referred to as the "Grant Application"; and

WHEREAS, the County is willing to include all of the City's population in the Grant Application; and

WHEREAS, the 93rd Session of the Congress passed and the President of the United States signed into law, the Housing and Community Development Act of 1974 for the specific purpose of developing viable communities; and

WHEREAS, Hidalgo County desires to continue the designation as an "Urban County" by the Department of Housing and Urban Development in order to receive a formula share of program funds provided said County has an appropriate population under the enabling legislation in its unincorporated areas and its included UGLG(s) with which it has entered cooperation agreements; and

WHEREAS, the Hidalgo County Judge is authorized to execute this Agreement on the County's behalf; and

WHEREAS, the Mayor of the City is authorized to execute this Agreement on behalf of the City; and

WHEREAS, Article III, Section 64 of the Texas Constitution authorizes Texas counties to enter into cooperation agreements with local governments for essential Community Development and Housing Assistance activities.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That the County and the City do mutually agree as follows:

SECTION I

The City agrees to allow the County to include the City's population for a formula share of entitlement program funds through the Department of Housing and Urban Development's Community Development Block Grant Program, the HOME Investment Partnership Program and Emergency Solutions Grants (ESG) Programs and other funding as may be authorized by HUD and included in the County's Consolidated Plan Strategy. The City and County agree to include the same in the Grant Application.

By executing this agreement, the City understands that it may not apply for grants under the Small Cities or State CDBG Programs from appropriations for the same fiscal years during the period in which it is participating in the County's CDBG Program; and it may not participate in a HOME consortium except through the County, regardless of whether the County receives a HOME formula allocation. The County or the City may apply for HOME and ESG funds from the State, as permissible.

SECTION II

The County and the City agree to cooperate and undertake, or assist in the undertaking of essential community development and housing assistance activities, community renewal and lower income housing assistance activities, specifically urban renewal and public housing activities pursuant to this Agreement, including the Consolidation Plan. Such activities include but are not limited to those activities included in the Annual One Year Action Plan contained in the Consolidated Plan Strategy as required under 24 CFR Part 570 and approved by the Department of Housing and Urban Development which is on file at the Urban County Program office and which may be amended in the future.

SECTION III

The City and County agree to take all actions deemed necessary by the county, in its sole discretion, to assure compliance with the Hidalgo County's certification as an urban county required by Section 104(b) of Title I of the Housing and Community Development Act of 1974, as amended, that the grant will be conducted and administered in conformity with; Title VI of the Civil Rights Act of 1964, and the implementing regulations at 24 CFR part 1; the Fair Housing Act and the implementing regulations at 24 CFR part 100 and will comply with the obligation to affirmatively further fair housing; 24 CFR § 91.225(a) and Affirmatively Furthering Fair Housing Definitions and Certifications (86 FR 30779, June 10, 2021, to be codified at 24 CFR 5.152, available at *www.federalregister.gov/documents/2021/06/10/2021-12114/restoring-affirmatively-furthering-fair-housing-definitions-and-certification;* and comply with section 109 of Title I of the Housing Community Development Act of 1974 and implementing regulations at 24 CFR part

6 which incorporates Section 504 of the Rehabilitation Act of 1973 and implementing regulations at 24 CFR part 8, Title II of the Americans with Disabilities Act, and the implementing regulations at 28 CFR part 35 and the Age Discrimination Act of 1975 and implementing regulations at 24 CFR part 146 and Section 3 of the Housing and Urban Development Act of 1968 and/or meet any and all other requirements of the CDBG, HOME, ESG Programs and other applicable laws (e.g. National Environmental Policy Act, Uniform Relocation and Real Property Policies Act of 1970and implementing regulations at 49 CFR Part 24; Section 104(d) of the Housing and Community Development Act of 1074 and implementing regulations at 24 CFR Part 42).

Furthermore, the City and County agree that Urban County funding in no event will be used for activities in, or in support of, any cooperating UGLG that impedes the County's actions to comply with the County's action to comply with its fair housing certification, civil rights obligations, and duty to affirmatively further fair housing.

It is further understood by both parties that noncompliance by the City may constitute noncompliance by the grantee (i.e., the entire urban county) which may provide cause for funding sanctions or other remedial actions by the Department of Housing and Urban Development.

SECTION IV

The City agrees to give the County authority to carry out activities which will be funded from the Annual Action Plan and the Consolidated Plan Strategy funding which includes Community Development Block Grant, HOME, and ESG Program funds from Federal **Fiscal Years 2027, 2028 , and 2029** appropriations and from any program income generated from the expenditure of such funds, including such additional time as may be required for the expenditure of any such funds granted to the participating unit of local government. The City agrees to inform the County of any income generated by the expenditure of Consolidated Plan Strategy Program funds received by the City.

It is expressly understood by City that such program income must be paid to the County unless the City has been authorized by prior written agreement with County to retain such program income and that the City must use such funds only for eligible activities in accordance with all applicable Program guidelines and requirements. It is further understood by City that the County has full responsibility for monitoring and reporting to the Department of Housing and Urban Development on the use of any such program income and that in the event of close-out, City's change of status or the discontinued use of Program funds for approved activities, any program income that is on hand or received subsequent to the close-out or change of status shall be paid to County.

SECTION V

The County and City have adopted and are enforcing a policy which prohibits the use of excessive force by law enforcement agencies within its jurisdiction against individuals engaged in non-violent civil rights demonstrations; and a policy of enforcing applicable state and local laws against physically barring entrance to or exit from a facility or location which is the subject of non-violent

civil rights demonstrations within its jurisdiction.

SECTION VI

The City agrees to notify the County on a timely basis of any modification or change in the use of any real property acquired with any federal funds from the Urban County Program from any fiscal year from that planned at the time of acquisition or improvement including disposition. The City agrees to reimburse the County in an amount equal to the current fair market value (less any portion thereof attributable to expenditures of non-federal funds) of property acquired or improved with federal funds from the Urban County Program that is sold or transferred for a use which does not qualify under the Program regulations of any program included in the Consolidated Plan Strategy. Provisions will be established by the County for treatment of this cooperation and/or subrecipient agreement between the County and City.

SECTION VII

All activities to be carried out with annual CDBG, HOME, and ESG funds and other Consolidated Plan Strategy Programs funds, should the Grant Application be approved, will be authorized and shall remain in effect for a three (3) year program period of Federal **Fiscal Years 2027 , 2028, and 2029** , and until funds granted and program income received during the three-year period are expended and the funded activities completed. Neither the County nor the City may terminate, withdraw or be removed from the program during the three-year program period.

This Agreement will renew automatically for participation for on successive three-year Urban County qualification period (Federal Fiscal years 2030, 2031, 2032), unless the City or the County provide written notice to the other party that it elects not to participate in the new qualification period. The terminating party shall send a copy to the HUD field office by the date specified on the HUD Exchange Urban Counties website. The County will notify the City in writing of the City's right to make this election. A copy of the County's notification must be sent to the HUD field office by the date specified on the HUD Exchange Urban Counties website.

SECTION VIII

The County has final responsibility for selecting CDBG, HOME and ESG activities and submitting the Consolidated Plan to HUD. In addition, nothing contained in this Agreement shall deprive any municipality or other unit of government of any powers of zoning, development control, or other lawful authority, which it presently possesses.

SECTION IX

County or City may not sell, trade or otherwise transfer all or any portion of such funds to a metropolitan city, urban county, unit of general local government, or insular area that directly or indirectly receives CDBG funds in exchange for any other funds, credits or non-Federal considerations, but must use the funds for activities eligible under Title I of the Housing and

Community Development Act of 1974, as amended.

SECTION X

This agreement shall remain in full force and effect until all CDBG Program funds including the CDBG, HOME Investment Partnership Act, ESG and program income are expended and the funded activities completed and closed out by HUD. This applies to the three-year qualification period and the second three-year qualification period for an auto-renewal of the Agreement. The County and City may not terminate or withdraw from this agreement while the agreement remains in effect.

SECTION XI

Further, the City and County agree to enter into a legally binding subrecipient agreement for each fiscal year hereafter as long as they are participating in the Urban County Program. Pursuant to 24 CFR 570.501(b), the City is subject to the same requirements applicable to subrecipients, including the requirements of a written agreement as described in 24 CFR 570.503.

SECTION XII

Should the U.S. Department of Housing and Urban Development reject or refuse to accept this Agreement for any reason, the County may terminate this Agreement by giving written notice of same to the City. The County shall not be liable for any cause, action or damage arising from HUD's rejection of the application. Should the U.S. Department of Housing and Urban Development, for any reason terminate funding to the County during any time of the three-year period of qualification, the County shall not be held liable for any obligations or expenses incurred by the City.

SECTION XIII

This agreement contains the entire agreement among the parties hereto, and each party acknowledges that no other party has made (either directly or through any agent or representative) any representations or agreements in connection with this agreement not specifically set forth herein. This agreement may be modified or amended only by an agreement in writing executed by County and City.

The County and the City agree to adopt amendments(s) to this Agreement as may be required by HUD to meet any new Urban County Qualification requirement(s), when applicable. Failure by either the County of the City to adopt any such amendment, and to submit such amendment to HUD, will void the Agreement for such qualification period.

SECTION XIV

It is expressly understood and agreed that, in the execution of this agreement, neither the City nor County waive, nor shall be deemed hereby to waive, any immunity or defense that would otherwise be available to it against claims arising in the exercising of governmental powers and functions.

SECTION XV

The parties hereto covenant and agree that they will execute such other and further instruments and documents as are or may become necessary or convenient to effectuate and carry out the terms of this Agreement.

SECTION XVI

Each party hereto is entering into this Agreement for the purpose of providing for governmental services or functions and will pay for such services out of current revenues available to the paying party as herein provided.

SECTION XVII

The execution and performance of this Agreement by COUNTY and the CITY have been duly authorized by all necessary laws, resolutions or corporate action, and this Agreement constitutes the valid and enforceable obligations of the COUNTY and the CITY in accordance with its terms.

IN WITNESS WHEREOF, this agreement has been executed in triplicate originals, each to have the force and effect of an original on the dates set forth herein below.

COUNTY OF HIDALGO

ATTESTED BY:

Arturo Guajardo, Jr., County Clerk	Date	Richard F. Cortez, County Judge	Date

CITY OF SAN JUAN

ATTESTED BY:

City Secretary	Date	Mayor	Date

CERTIFICATE OF COUNTY LEGAL COUNSEL

I have examined the foregoing Agreement, and as legal counsel to the County named therein, I certify that State and local laws authorize the terms and provisions of the Agreement with participating UGLG, and that the Agreement provides full legal authority for the County to undertake or assist in the undertaking of essential community development and housing assistance activities in incorporated areas as authorized by Texas State statutes.

APPROVED AS TO FORM:

Hidalgo County District Attorney's Office
Toribio "Terry" Palacios

By: _____ Date: _____
Victor M. Garza, Chief Administrative Attorney

APPROVED BY:
COMMISSIONERS' COURT
ON: _____

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 23, 2026

Consider Second and Final 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

Table of Contents

Water Conservation Plan

Section 1.0 System Profile……..3
Section 2.0 Water Conservation……5
Section 2.1 Schedule for Implementing Plan, Targets, Goals……..6
Section 2.2 Tracking Targets and Goals……7
Section 3.0 Metering Devices……7
Section 3.1 Universal Metering……8
Section 4.0 Water Loss……8
Section 4.1 Leak Detection and Repair……8
Section 5.0 Water Conservation Strategies……9
Section 5.1 Conservation Water Rate Structure…… 10
Section 5.2 Non-Promotional Water Rate Structure…… 10
Section 5.3 Enforcement Procedure and Plan Adoption…… 11
Section 5.4 Coordination with the Regional Water Planning Group…… 11
Section 5.5 Plan Review and Update…… 11

Drought Contingency Plan

Section I. Declaration of Policy, Purpose, and Intent…… 12
Section II. Public Involvement …… 12
Section III. Public Education and Notification …… 12
Section IV. Coordination with Regional Water Planning Group…… 13
Section V. Authorization…… 13
Section VI. Application…… 13
Section VII. Definitions …… 13
Section VIII. Criteria for Initiation and Termination Stages…… 15
Section IX. Drought Response Stages…… 16
Stage 1 – Mild Water Shortage Conditions ……17
Stage 2 – Moderate Water Shortage Conditions……17
Stage 3 – Severe Water Shortage Conditions……18
Stage 4 – Critical Water Shortage Conditions……19
Stage 5 – Emergency Water Shortage Conditions……20
Section X. Enforcement…… 21
Section XI. Variances…… 24

Appendix A Water and Sewer Rates Structure Ordinance
Appendix B Water Conservation & Drought Contingency Ordinance
Appendix C Region M Planning Group Notification

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 an 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

conservationand 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.

	Effective April __, 2026	Effective January 1, 2027	Effective January 1, 2028	Effective January 1, 2029	Effective January 1, 2030
Base Rate	$13.98	$16.21	$17.51	$18.91	$20.43

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

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

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

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~~

	Base Charge				
Meter Size	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.

	Effective April __, 2026	Effective January 1, 2027	Effective January 1, 2028	Effective January 1, 2029	Effective January 1, 2030
Base Rate	$12.21	$13.55	$14.23	$14.94	$15.69

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

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

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

(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~~.

	Effective April __, 2026	Effective January 1, 2027	Effective January 1, 2028	Effective January 1, 2029	Effective January 1, 2030
Sewer Rate	$1.55	$1.72	$1.81	$1.90	$2.00

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.

	Effective April __, 2026	Effective January 1, 2027	Effective January 1, 2028	Effective January 1, 2029	Effective January 1, 2030
Base Charge	$27.75	$30.80	$32.34	$33.96	$35.66

(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 establish 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 that 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; DROUHGT 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 2016drought 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 that 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 26th 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
JUNE 23, 2026

Consider Second and Final Reading of the Ordinance Regarding 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 a1.99-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:

At the City Commission Meeting on May 26, 2026, the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:
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 CLOSNER 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 COMMMISSION 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. <u>PUBLICATION AND EFFECTIVE DATE CLAUSE.</u> 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 23rd day of June, 2026.

CITY OF SAN JUAN

_____
MARIO GARZA, MAYOR

ATTEST:

BRENDA ESCALANTE
CITY SECRETARY

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

_____
CITY ATTORNEY

BOS Engineering
(Veteran Owned)

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;

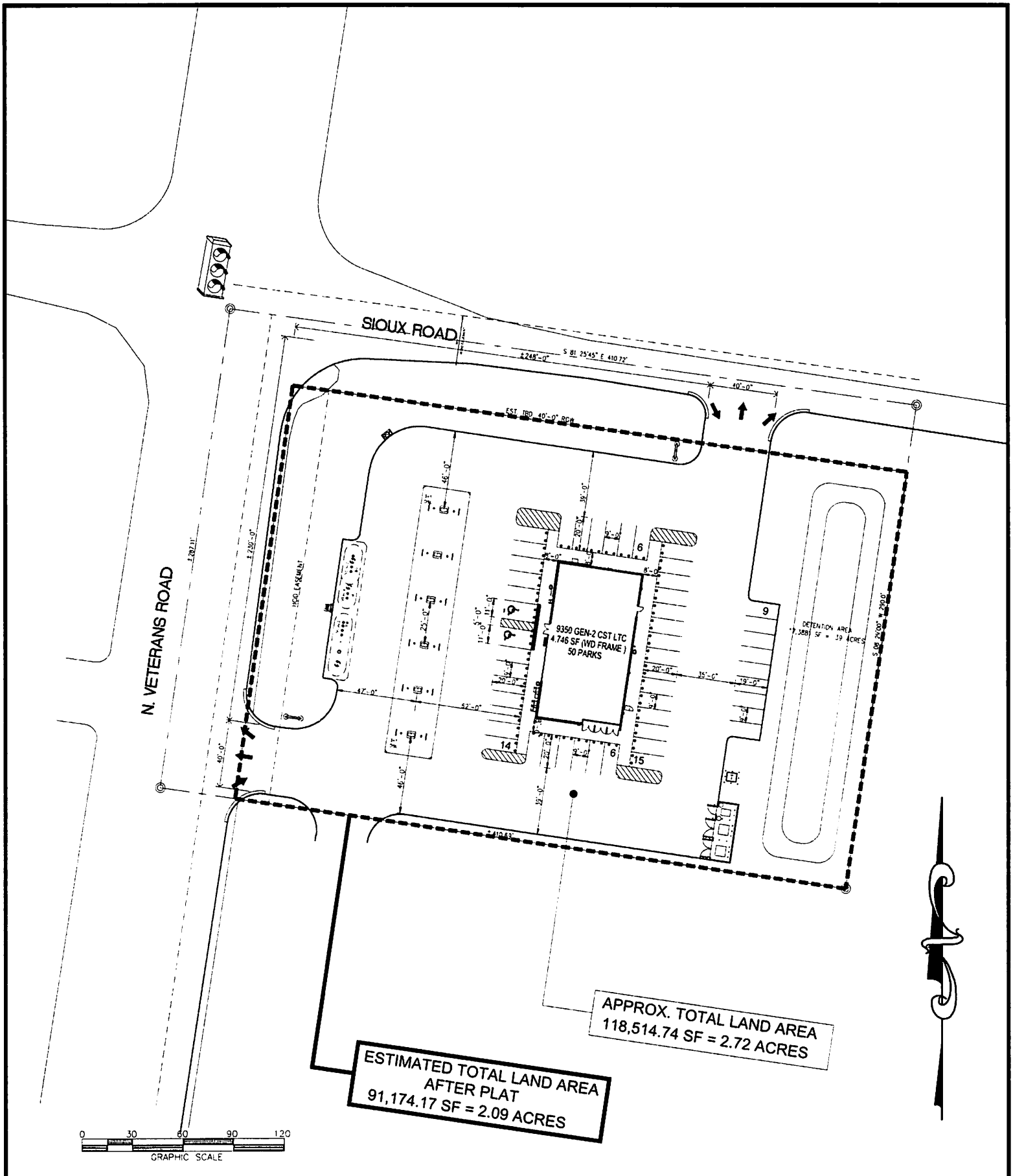
Please accept this CUP package for the proposed 4,746 SF convenience store which proposes to sell fuel and alcohol. The store is proposed to be open 24hrs per day and will have approximately 30 employees. You should find included this package is the application, cover letter, a check to cover CUP fees,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



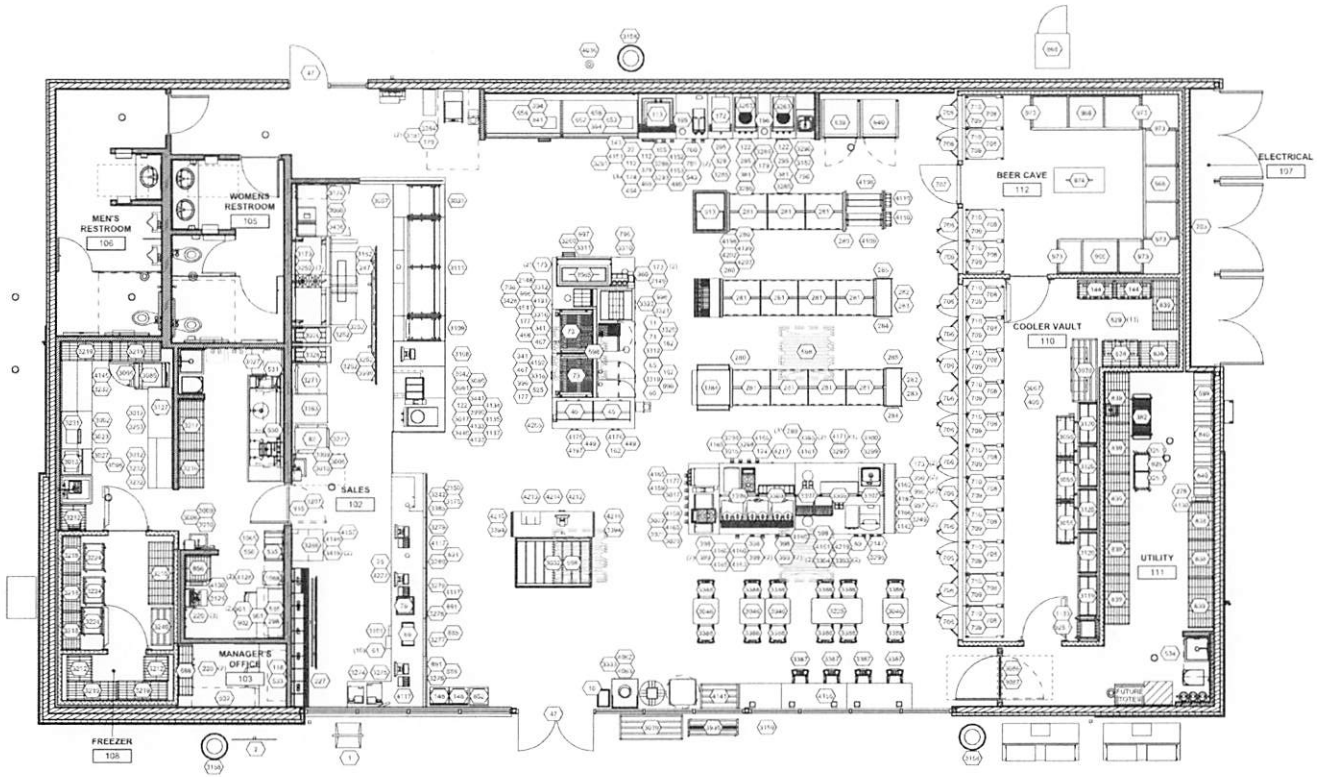
THIS SITE PLAN/EXHIBIT IS PROVIDED FOR CONCEPTUAL PURPOSES ONLY, / AND AS SUCH IS NOT INTENDED TO BE USED, AND SHOULD NOT BE RELIED UPON, FOR THE PURPOSE OF PREPARING CONSTRUCTION DOCUMENTS, DRAWINGS OR PLANS. ALL SITE INFO MAY NOT BE FULLY CONFIRMED PER INDICATED CITY JURISDICTION.

LASCO DEVELOPMENT CORPORATION 2026

1-21-26 (REVISION 5)

VETERANS AND W. SIOUX ROAD
PHARR, TX

LASCO



1 FLOOR PLAN
1/4" = 1'-0"

APPROVED:
YES ☐ | NO ☒

42842 - 1057209 - EDINBURG, TX - 9350 LTC

SALES SECTIONS	HEIGHT	QTY
T-UNITS	54"	26
END CAPS	54"	7
END CAPS w/ 6" EXTENDER	54"	0
END CAPS 24" W w/ 6" EXTENDER	54"	0
FritoLay END CAP	54"	1
WINE FIXTURE	54"	3
LOW WALL	36"	0
HIGH WALL	72"	0
TOTAL SALES SECTIONS		37

STORAGE	LF
4-TIER DRY SHELVING	69'
6-TIER DRY SHELVING	N/A
COOLER STORAGE	8'
FREEZER STORAGE	14'
OVERHEAD STORAGE	12'

EQUIPMENT	QTY
VAULT DOORS	11
BEER CAVE DOORS	4
LOW TEMP DOORS	2
SLURPEE	2
POST MIX	1
ROLLER GRILL	2
SANDWICH CASE	2
BAKERY CASE	1
NOVELTY CASE	1
ICE MERCHANDISER	INT: 1 / EXT: 4

OCCUPANCY		
MERCHANDISE / BEER CAVE	2,348 SF / 60 =	40 PEOPLE
QUEUING	62 SF / 5 =	13 PEOPLE
SEATING	64 SF / 15 =	6 PEOPLE
KITCHEN	### SF / 200 =	0 PEOPLE
SALES	366 SF / 60 =	7 PEOPLE
BACKROOM / UTILITY / VAULT	976 SF / 300 =	4 PEOPLE
OFFICE	43 SF / 150 =	1 PERSON
RESTROOM	SF / 6 =	0 PEOPLE
	TOTAL	71 PEOPLE

OCCUPANCY LOAD (>49) = ##

TRAVEL DISTANCE (>200) = ##

COMMON PATH OF TRAVEL (<75) = ##

RESTROOMS REQUIRED = 2

EXITS REQUIRED = 2

WALL TYPE LEGEND	
EXTERIOR WALL	
NEW WALL FULL HEIGHT	
NEW WALL PARTIAL HEIGHT	
NEW COOLER WALL	
COLUMN	☐

SPECIFICS:

APPROVAL DATE: XX/XX/XXXX

7-11 DESIGN MANAGER: SWETHA

PROTOTYPE RELEASE: 9350-LTC 2025-02

BASE PROTOTYPE:

7043 ☐ | 9350-CST ☐ | 9350-LTC ☒ | 9350-RTR ☐

SHELL CONSTRUCTION:

CMU ☐ | CFS/GMF ☐ | SIPS ☐ | OTHER WOOD

BUILDING SIZE: 4,791 SF

GAS ☒ | BEER ☒ | WINE ☒ | LIQUOR ☐

7-ELEVEN, INC
1211 HIGHBERRY ROAD, IRVING, TEXAS 75061

7- ELEVEN #42842
MISSION, TX
FLOOR PLAN

GPD GROUP
Professional Corporation

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

PRELIMINARY DRAWINGS

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

VILLESCAS 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
JUNE 23, 2026

Consider Second and Final Reading of the Ordinance Regarding the 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:

At the City Commission Meeting on May 26, 2026, the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:
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.

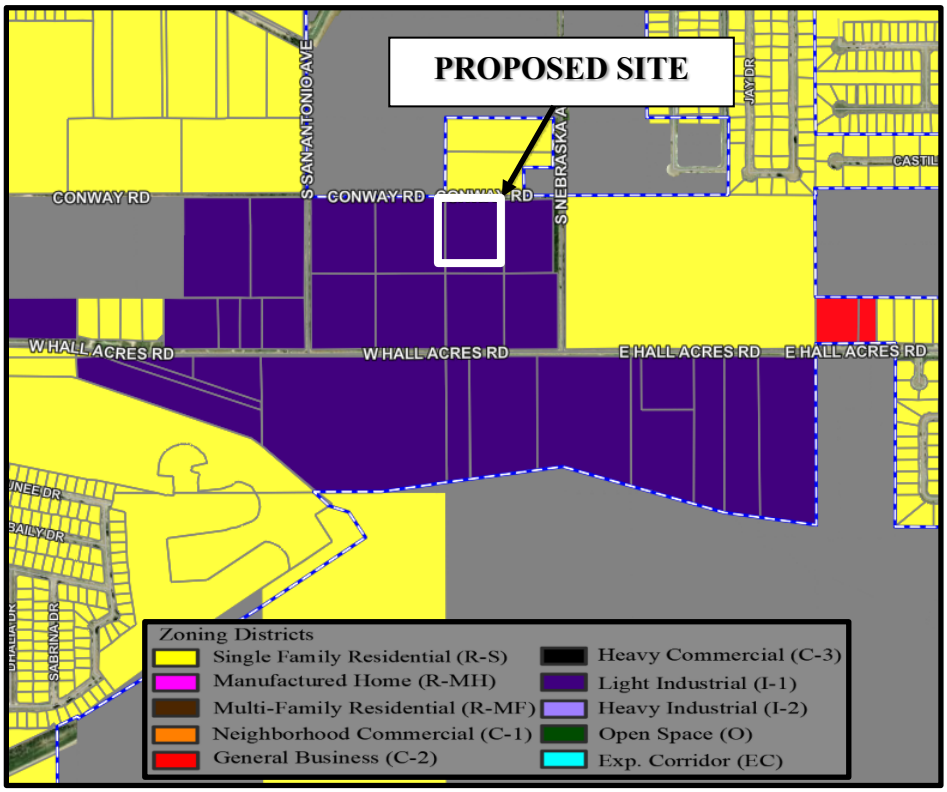
Although the adopted Future Land Use Map designates the subject property for residential use, it is important to note that the Future Land Use Map serves as a policy guide for long-term development, whereas the Zoning Map is the legally binding regulatory document governing land use. Conway Road is designated 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 23rd day of June, 2026.

CITY OF SAN JUAN

_____
MARIO GARZA
MAYOR

ATTEST:

_____
BRENDA ESCALANTE
CITY SECRETARY

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

_____
CITY ATTORNEY

SCALE: 1"=100'

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

LOT 24

LOT 1

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

LOT 2

EXIST. 30.00' H.C.I.D. No. 2 ESMT.

EXIST. 15.00' UTIL. ESMT.

9.05'

EXIST. 10.00' UTIL. ESMT.

EXIST. 10.00' UTIL. ESMT.

FND ½" I.R. N=16585625.07 E=1095857.86

FND ½" I.R. N=16585620.81 E=1095887.39

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.

FND ½" I.R. N=16585472.29 E=1095865.31

EXIST. 35.00' ROAD R.O.W.

20.00'

APPARENT EXIST. NORTH R.O.W.

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

S 81°49'29" E 351.90'

APPARENT EXIST. NORTH R.O.W.

EXIST. 65.00' ROAD R.O.W.

40.00'

CONWAY ROAD ST.

CENTERLINE

N 08°10'31" E 17.35'

APPARENT EXIST. SOUTH R.O.W.

FND ½" PIPE N=16585513.23 E=1095178.39

FND ½" I.R. N=16585537.16 E=1095183.52

1.93'

EXIST. 17.10' ROAD E-E

15.00'

FND ½" I.R. N=16585487.12 E=1095531.84

APPARENT EXIST. SOUTH R.O.W.

EXIST. 45.00' ROAD R.O.W.

25.00'

LOT 26

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

1.43'

EXIST. 30.00' H.C.I.D. No. 2 ESMT.

EXIST. 15.00' UTIL. ESMT.

EXIST. 70.00' ROAD R.O.W.

50.00'

LOT 26

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
- W/M 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 A/C UNIT
- —OH— OVERHEAD POWER LINES

N 08°10'31" E 472.75'

457.75'

LOT 30 (VACANT)

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

457.75'

S 08°10'31" W 472.75'

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

LOT 1

APPARENT EXIST. WEST R.O.W.

NEBRASKA RD.

APPARENT EXIST. EAST R.O.W.

SET ½" I.R.

351.90'

SET ½" I.R.

N 81°49'29" W 351.90'

LOT 28

LOT 32

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

LOT 33

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

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

STATE OF TEXAS REGISTERED HOMERO LUIS GUTIERREZ 2791 PROFESSIONAL LAND SURVEYOR

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.

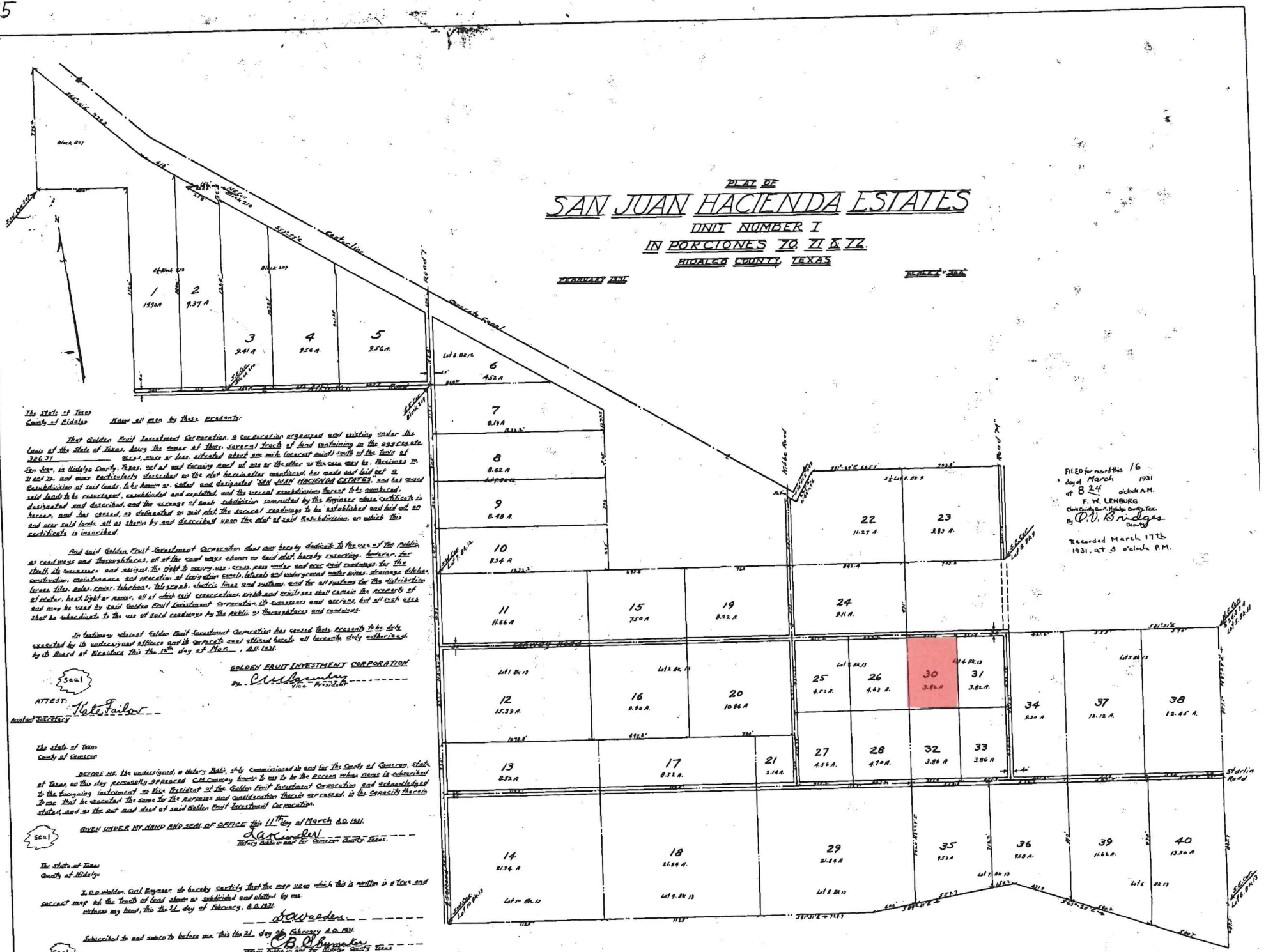
SURVEY PLAT SHOWING ALL OF LOT 30 SAN JUAN HACIENDA ESTATES VOL. 6, PG. 35, H.C.M.R. LOCATED IN THE CITY OF SAN JUAN, TEXAS

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.



PLAT OF

SAN JUAN HACIENDA ESTATES

UNIT NUMBER I

IN PORCIONES 70, 71 & 72.

HIDALGO COUNTY, TEXAS

FEBRUARY 1931 SCALE 1" = 300'

The State of Texas
County of Hidalgo

Know all men by these presents:

That Golden Fruit Investment Corporation, a corporation organized and existing under the laws of the State of Texas, being the owner of three, several tracts of land containing in the aggregate 386.37 acres, more or less, situated about one mile (nearest point) south of the town of San Juan, in Hidalgo County, Texas, out of and forming part of one or the other, as the case may be, Porciones 70, 71 and 72, and more particularly described on the plat hereinafter mentioned, has made and laid out a Resubdivision of said lands, to be known as, called and designated "SAN JUAN HACIENDA ESTATES," and has caused said lands to be resurveyed, resubdivided and explotted, and the several resubdivisions thereof to be numbered, designated and described, and the acreage of each subdivision computed by the Engineer whose certificate is hereon, and has caused, as delineated on said plat the several roadways to be established and laid out on and over said lands, all as shown by and described upon the plat of said Resubdivision, on which this certificate is inscribed.

And said Golden Fruit Investment Corporation does now hereby dedicate to the use of the public, as roadways and thoroughfares, all of the road ways shown on said plat, hereby reserving, however, for itself, its successors and assigns, the right to occupy, use, cross, pass under and over said roadways, for the construction, maintenance and operation of irrigation canals, laterals and underground water pipes, drainage ditches, levees, tiles, poles, poles, telephone, telegraph, electric lines and systems, and for all systems for the distribution of water, heat, light or power, all of which said reservations, rights and privileges shall remain the property of and may be used by said Golden Fruit Investment Corporation, its successors and assigns, but all such uses shall be subordinate to the use of said roadways by the public as thoroughfares and roadways.

In testimony whereof Golden Fruit Investment Corporation has caused these presents to be duly executed by its undersigned officers and its corporate seal affixed hereto, all hereunto duly authorized by its Board of Directors this the 19th day of Mar., A.D. 1931.

GOLDEN FRUIT INVESTMENT CORPORATION

By C.M. Cooley
Vice President

Seal

ATTEST: Kate Failor
Assistant Secretary

The State of Texas
County of Cameron

BEFORE ME, the undersigned, a Notary Public, duly Commissioned in and for The County of Cameron, State of Texas, on this day personally APPEARED C.M. Cooley known to me to be the person whose name is subscribed to the foregoing instrument as Vice President of the Golden Fruit Investment Corporation and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said Golden Fruit Investment Corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 11 Thy day of March A.D. 1931.

Seal

L.A. Worden
Notary Public in and for Cameron County, Texas.

The State of Texas
County of Hidalgo

I, D.O. Worden, Civil Engineer, do hereby certify that the map upon which this is written is a true and correct map of the tracts of land shown as subdivided and platted by me.

Witness my hand, this the 21 day of February, A.D. 1931.

D.O. Worden

Subscribed to and sworn to before me this the 21 day of February A.D. 1931.

Seal

B.S. Burnaker
Notary Public in and for Hidalgo County Texas

FILED for record this 16 day of March 1931 at 8 24 o'clock A.M.
F. W. LEMBURG
Clerk County Court, Hidalgo County, Tex.
By O.V. Bridges
Deputy

Recorded March 17th 1931, at 3 o'clock P.M.

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
JUNE 23, 2026

Consider Second and Final Reading of the Ordinance Regarding the 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:

At the City Commission Meeting on May 26, 2026, the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:
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.

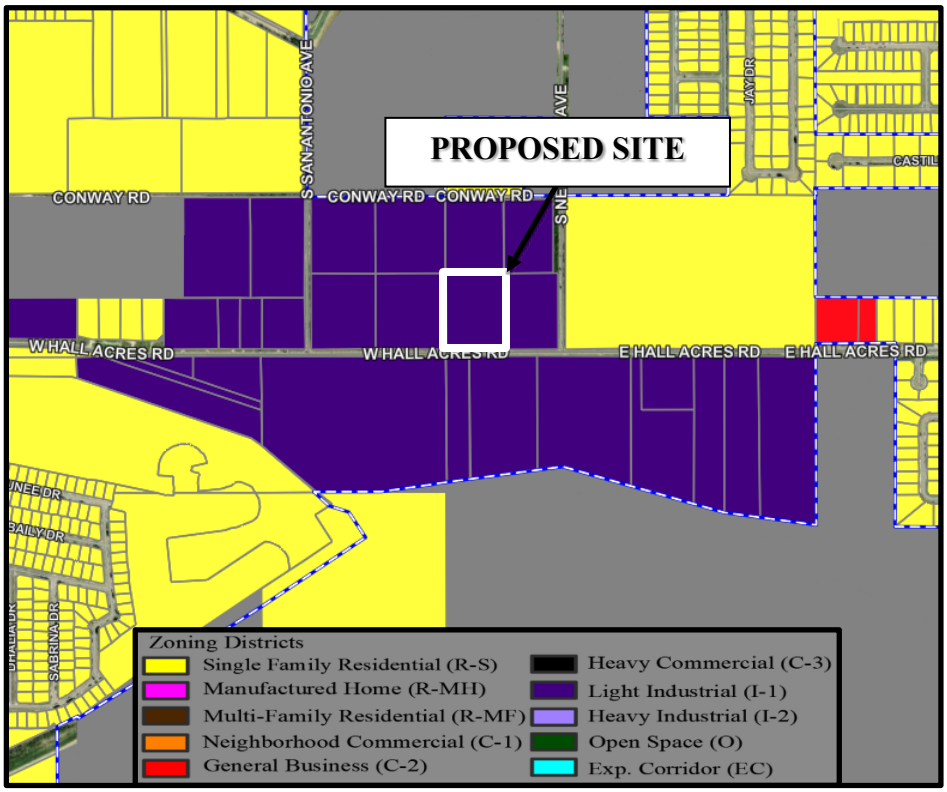
Although the adopted Future Land Use Map designates the subject property for residential use, it is important to note that the Future Land Use Map serves as a policy guide for long-term development, whereas the Zoning Map is the legally binding regulatory document governing land use. Conway Road is designated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

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 23rd day of June, 2026.

CITY OF SAN JUAN

_____
MARIO GARZA
MAYOR

ATTEST:

_____
BRENDA ESCALANTE
CITY SECRETARY

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

_____
CITY ATTORNEY

LOT 25

LOT 26

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

EXIST. 30.00'
H.C.I.D. No. 2 ESMT.

LOT 30

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

S 81°49'29" E
351.90'

EXIST. 15.00'
UTIL. ESMT.

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

LOT 1

EXIST. 70.00'
ROAD R.O.W.
50.00'

APPARENT EXIST.
WEST R.O.W.

APPARENT EXIST.
EAST R.O.W.

SCALE: 1"=100'

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
- WM 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 A/C UNIT
- OH OVERHEAD POWER LINES

FND ½" I.R.
N=16585086.85
E=1095115.63

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

FND ½" I.R.
N=16585034.45
E=1095463.61

EXIST. 40.00'
ROAD R.O.W.
20.00'

APPARENT EXIST.
WEST R.O.W.

APPARENT EXIST.
EAST R.O.W.

NEBRASKA RD.

LOT 27

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

LOT 28

N 08°10'31" E
478.75'

LOT 32
(VACANT)

S 08°10'31" W
478.75'

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

LOT 33

EXIST. 40.00'
ROAD R.O.W.
20.00'

FND ½" I.R.
N=16584633.21
E=1095047.32

18.87'

EXIST. GAS LINE

EXIST. FIRE HYDRANT

9.00'

FND ½" I.R.
N=16584580.81
E=1095395.30

APPARENT EXISTS
NORTH R.O.W.

CENTERLINE

HALL ACRES RD.

EDGE OF ASPHALT

EDGE OF ASPHALT

22.00'
E-E

APPARENT EXIST.
SOUTH R.O.W.

N 81°49'29" W
351.90'

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

LOT 29

LOT 35

LOT 36

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

I, HOMERO L. GUITIERREZ, 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

STATE OF TEXAS
REGISTERED
HOMERO LUIS GUTIERREZ
2791
PROFESSIONAL
LAND SURVEYOR

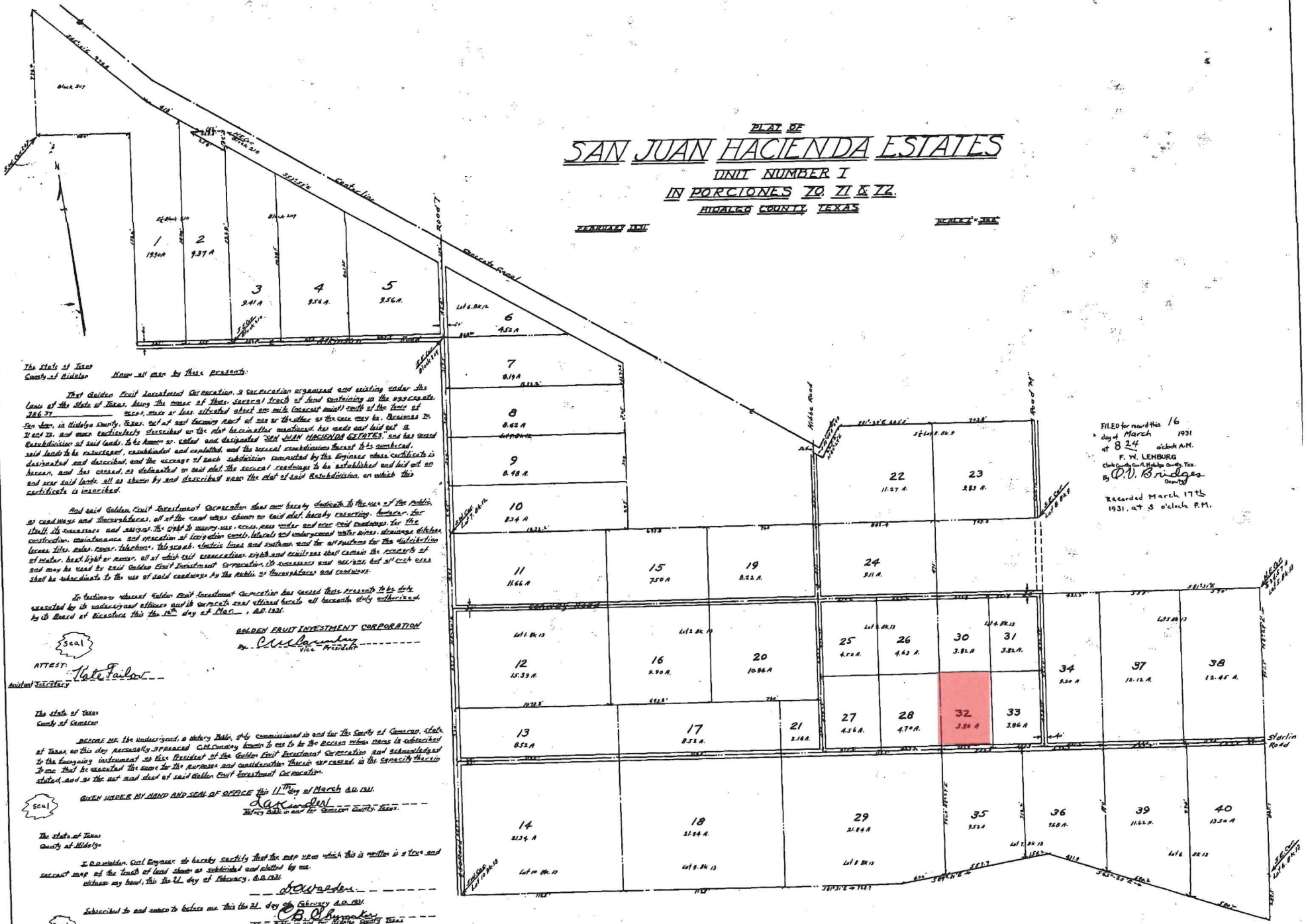
NOTES:

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.

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.



PLAT OF

SAN JUAN HACIENDA ESTATES

UNIT NUMBER I

IN PORCIONES 70, 71 & 72.

HIDALGO COUNTY, TEXAS

SCALE: 1" = 200'

FEBRUARY 1931

The State of Texas
County of Hidalgo

Know all men by these presents:

That Golden Fruit Investment Corporation, a Corporation organized and existing under the laws of the State of Texas, being the owner of that certain tract of land containing in the aggregate 186.37 acres, more or less, situated about one mile (nearest point) south of the town of San Juan, in Hidalgo County, Texas, out of and forming part of one or the other as the case may be, Porciones 70, 71 and 72, and more particularly described on the plat hereinafter mentioned, has caused Resubdivision of said lands, to be known as, called and designated "SAN JUAN HACIENDA ESTATES," and has caused said lands to be surveyed, resubdivided and platted, and the several resubdivisions thereof to be numbered, designated and described, and the acreage of each subdivision computed by the Engineer whose certificate is hereon, and has caused, as delineated on said plat the several roadways to be established and laid out on and over said lands, all as shown by and described upon the plat of said Resubdivision, on which this certificate is inscribed.

And said Golden Fruit Investment Corporation does now hereby dedicate to the use of the Public, as road ways and thoroughfares, all of the road ways shown on said plat, hereby reserving, however, for itself, its successors and assigns, the right to occupy, use, cross, pass under and over said roadways, for the construction, maintenance and operation of irrigation canals, laterals and underground water mains, drainage ditches, levees, tiles, poles, power, telephone, telegraph, electric lines and systems, and for all systems for the distribution of water, heat, light or power, all of which said reservations, rights and privileges shall remain the property of and may be used by said Golden Fruit Investment Corporation, its successors and assigns, but all such uses shall be subordinate to the use of said roadways by the public as thoroughfares and roadways.

In testimony whereof Golden Fruit Investment Corporation has caused these presents to be duly executed by its undersigned officers and its corporate seal affixed hereto all hereunto duly authorized by its Board of Directors this the 19th day of Mar., A.D. 1931.

GOLDEN FRUIT INVESTMENT CORPORATION

By C. A. Lawrence
Vice President

Seal

ATTEST: Hale Failor
Assistant Secretary

The State of Texas
County of Cameron

BEFORE ME, the undersigned, a Notary Public, duly commissioned in and for the County of Cameron, State of Texas, on this day personally appeared C.M. Cowley known to me to be the person whose name is subscribed to the foregoing instrument as the President of the Golden Fruit Investment Corporation and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said Golden Fruit Investment Corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 11th day of March A.D. 1931.

Seal

L. A. Worden
Notary Public in and for Cameron County, Texas.

The State of Texas
County of Hidalgo

I, D.O. Worden, Civil Engineer, do hereby certify that the map upon which this is written is a true and correct map of the Tracts of land shown as subdivided and platted by me.

Witness my hand, this the 21 day of February, A.D. 1931.

D. O. Worden

Subscribed to and sworn to before me this the 21 day of February A.D. 1931.

Seal

B. O. Burnside
Notary Public in and for Hidalgo County Texas

FILED for record this 16 day of March 1931 at 8 24 o'clock A.M.
F. W. LEMBURG
Clerk County Court, Hidalgo County, Tex.
By O. V. Bridges
Deputy

Recorded March 17th 1931, at 3 o'clock P.M.

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
JUNE 23, 2026

Consider Second and Final 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:

At the City Commission Meeting on May 26, 2026, the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:
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 second 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 FEEET, 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 23rd day of June, 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
JUNE 23, 2026

Consider Approval of City Commission Meeting Minutes:
- May 14, 2024
- May 28, 2024
- June 11, 2024
- July 23, 2024
- April 28, 2026
- May 12, 2026

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Approval of City Commission Meeting Minutes:
- May 14, 2024
- May 28, 2024
- June 11, 2024
- July 23, 2024
- April 28, 2026
- May 12, 2026

RECOMMENDATION:

Approval of minutes as presented.

PREPARED BY:
Brenda Escalante,
City Secretary

APPROVED BY:
Ruben Guajardo, City
Manager

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

DATE: Tuesday, May 14, 2024

TIME: 6:00 P.M.

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

MEMBERS PRESENT: Mario Garza, Mayor
Marco "Markie" Villegas, Mayor Pro Tempore
Ernesto "Neto" Guajardo, Commissioner
Adina "Dina" Santillan, Commissioner
Rick Palacios, City Attorney

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

ORDER OF BUSINESS

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

II. INVOCATION:
Benjamin Arjona, 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.

Michael Pacheco voiced his support for the proposal during the Public Hearing for item B under section VI (Public Hearing/Ordinances). He shared relevant information regarding the matter and requested that the City Commission consider approving the variance request.
Gabriel Ozuna expressed concerns regarding the potential demolition of the San Juan Hotel. Mr. Ozuna noted that the current structure is an excellent candidate for restoration funding. He highlighted that specific funds are available for which the city would likely be a high priority given the area. Furthermore, he emphasized that if the building is demolished, these funding opportunities will no longer be available to the city. Mr. Ozuna is requesting the Commission's assistance in saving the San Juan Hotel to preserve both the building and the potential for these restoration funds.

V. PRESENTATIONS

A. Presentation on a Proclamation Recognizing the Queens of the San Juan Community Lions Club 2023-2024 San Juan Royal Court.

DISCUSSION: Mayor Mario Garza issued a proclamation officially recognizing the San Juan Community Lions Club for their significant contributions to our city since 2016. The proclamation highlights the club's annual beauty pageant, their primary fundraiser, which provides young women with opportunities to build self-esteem and serve as community role models. Additionally, the City Commission commended the reigning 2023-2024 Royal Court for their dedication and recognized their ongoing responsibility to represent the City of San Juan at community events throughout their term.

B. 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. [Daniel Tijerina, Director of Planning]**

2. **Department of Parks and Recreation Monthly Report. [Ruben Guajardo, Director of Parks & Recreation]**

3. **Department of Sanitation Monthly Report. [Israel Garza, Director of Sanitation]**

4. **San Juan Memorial Library Monthly Report. [Christina Perez, Interim Library Director]**

DISCUSSION: Commissioner Ernesto "Neto" Guajardo raised concerns regarding pedestrian safety at the intersection of 14th Street and Ridge Road during game nights, specifically noting poor lighting, speeding vehicles, and the need for safer crossings. He recommended coordinating with the Police Chief to implement a traffic control plan, which may include blocking off sections of the street to protect families.

Ruben Guajardo, Director of Parks and Recreation acknowledged these issues, noting that increased park participation has intensified these challenges. He confirmed that he is currently working with the Police Chief to develop a comprehensive traffic and lighting strategy for the upcoming year.

Additionally, the City Commission also discussed pending fence repairs at Mayfield Park. Ruben Guajardo agreed to review the park development budget and establish a timeline to complete these repairs this fall, following the conclusion of the current sports leagues.

VI. PUBLIC HEARING/ORDINANCES

A. Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit to Operate "Rosella Events" at 205 W. Nolana Avenue Suite 19, Legally Described as Lot 1, San Juan Plaza Subdivision, as Requested by Rosella Events. [Daniel Tijerina, Director of Planning]

Mayor Mario Garza opened the public hearing at 6:20 p.m.

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning requested that the Mayor and City Commission consider an ordinance granting a conditional use permit for Rosa Events, located at 205 West Nena Avenue, Suite 19.

Mr. Tijerina noted that this location previously operated as the Magnolia Event Center, which received approval in May 2019. This current request reflects a change in ownership and business name. The Planning Commission reviewed the request on May 2nd and has forwarded a favorable recommendation to the City Commission.

Mayor Mario Garza closed the public hearing at 6:20 p.m.

Commissioner Ernesto "Neto" Guajardo made a motion to approve and was seconded by Commissioner Adina "Dina" Santillan. Motion passed (4-0).

B. Hold a Public Hearing for a Variance Request to Allow an Automotive Service Station at the Expressway Corridor District (EC) Located 708 W. Interstate Highway 2, Legally Described as Lot 5B, Re-plat of Lot 5, Texas National Subdivision, as Requested by Cross Engineering and Consultants. [Daniel Tijerina, Director of Planning]

Mayor Mario Garza opened the public hearing at 6:23 p.m.

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning presented a variance request from Cross Engineering Consultants to construct a Firestone automotive service station at 708 West Interstate Highway 2 within the Expressway Corridor District. Mr. Tijerina noted that the current master plan for the corridor restricts zoning to retail, restaurants, and hotels. Consequently, both staff and the Planning Commission recommend a denial of the variance.

Michael Pacheco, Vice President with Coldwell Banker Commercial and representative for the developer, spoke in favor of the project. He highlighted the proposed prototype's modern design, an estimated $4 million capital investment, and the potential for new jobs and city tax revenue.

Following the presentation, Commissioners debated the facility's compatibility with the city's long-term vision. Concerns were raised regarding the allocation of limited, high-value pad sites for automotive use rather than future retail or dining developments.

Mayor Mario Garza closed the public hearing at 6:38 p.m.

Mayor Mario Garza made a motion to table the item and was seconded by Commissioner Adina "Dina" Santillan. Item Tabled (4-0).

VII. APPOINTMENTS

A. Consider the Nomination and Appointment of Board Member(s) Related to the San Juan Library Advisory Board. [Brenda Escalante, City Secretary]

DISCUSSION: Brenda Escalante, City Secretary asked the Mayor and City Commission to consider the nomination and appointment of a new member to the San Juan Library Advisory Board. This appointment is necessary to fill the vacancy created by the recent resignation of Ms. Maria Ayala. Ms. Escalante presented the board's request for the new appointment to ensure the advisory board remains fully staffed and operational.

Commissioner Adina "Dina" Santillan made a motion to appoint Leticia Muro and was seconded by Commissioner Ernesto "Neto" Guajardo. Motion passed (4-0).

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

A. Preliminary and Final Plat Approval of the Giants Subdivision Being a 3.00 Acre Tract of Land out of Lot 6, Block 27, Alamo Land and Sugar Company Subdivision, Located Approximately a Quarter of a Mile West of Cesar Chavez Road, Along the North Side of Hall Acres Road, as Requested by Quintanilla, Headley and Associates, Inc. [Daniel Tijerina, Director of Planning]

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning noted that the one-lot plat was previously reviewed by the city's consulting engineer and the Planning Commission, both of which recommended approval subject to standard conditions. It was also noted that the property will be serviced by the Military Highway Water Supply.

Mayor Pro Tem, Marco "Markie" Villegas made a motion to approve and was seconded by Commissioner Adina "Dina" Santillan. Motion passed (4-0).

B. Consideration and Action to Authorize the Mayor to Execute Any and All Documents Related to Attorney Representation Notice and Disclosure Related to the Proposed Buyout of a Portion of the Water Service Area of North Alamo Water Supply Corporation by the City of San Juan of a 7.675-Acre Tract out of Lot 9, Block 6, John Closner Subdivision, as Depicted in the Attached Exhibit "A". [Daniel Tijerina, Director of Planning]

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning explained this 7.675-acre tract buyout is necessary for the ongoing construction of a new city park at the corner of Veterans and Sioux Roads, as using the current water supplier for the park's meters would result in exorbitant costs. Staff recommended hiring Freier & Hansen, PLLC with a $5,000 retainer to handle the dual representation for the Certificate of Convenience and Necessity (CCN) buyout, which carries a buyout cost of $20,520.

Mayor Pro Tem, Marco "Markie" Villegas made a motion to approve and was seconded Commissioner Ernesto "Neto" Guajardo. Motion passed (4-0).

C. Discussion and Possible Action to Adopt and Order Regarding Court Confidentiality Policy and Agreement. [Mary Enriquez, Court Administrator]

DISUCSSION: Maria Enriquez, Court Administrator explained that the policy, which went into effect on May 1, 2024, strictly prohibits all municipal court staff and interns from sharing confidential case information with anyone outside the court, including family and friends. All court employees will be required to sign an agreement acknowledging their understanding of the policy, and copies will be kept on file with Human Resources.

Commissioner Adina "Dina" Santillan made a motion to approve and was seconded by Mayor Pro Tem, Marco "Markie" Villegas Commissioner Ernesto "Neto" Guajardo. Motion passed (4-0).

IX. CONSENT AGENDA

A. Consider Approval of City Commission Meeting Minutes:
- October 24, 2023
- March 12, 2024

Mayor Pro Tem, Marco "Markie" Villegas made a motion to approve and was seconded by Commissioner Adina "Dina" Santillan. Motion passed (4-0).

X. EXECUTIVE SESSION

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

1. **Pursuant to Section §551.071 Consultation with Attorney; Discussion Regarding Legal Issues Concerning Notice of Claim Under the TRCA Regarding Ordinance No. 2023-35.**

XI. RECONVENE

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

1. **Pursuant to Section §551.071 Consultation with Attorney; Discussion Regarding Legal Issues Concerning Notice of Claim Under the TRCA Regarding Ordinance No. 2023-35.**

No Action Taken.

XII. ADJOURNMENT

Commissioner Ernesto "Neto" Guajardo made a motion to adjourn at 6:48 p.m. and was seconded by Mayor Pro Tem, Marco "Markie" Villegas.

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, May 28, 2024

TIME: 6:00 p.m.

PLACE: Amigos Del Valle
601 W. 1st Street
San Juan, Texas 78589

MEMBERS PRESENT: Marco "Markie" Villegas, Mayor Pro Tempore
Adina "Dina" Santillan, Commissioner
Ernesto "Neto" Guajardo, Commissioner
Cris Palacios, City Attorney

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

ORDER OF BUSINESS

I. CALL MEETING TO ORDER:
Mayor Pro Tem Marco "Markie" Villegas called meeting to order at 6:00 p.m.

II. INVOCATION:
Benjamin Arjona, City Manager led the Invocation.

III. PLEDGE OF ALLEGIANCE:
Mayor Pro Tem Marco "Markie" Villegas led the Pledge of Allegiance.

IV. PUBLIC COMMENTS:

Stephanie Alvarez offered assistance in researching grants for restoration and requested a meeting with the City Commission.
Sally Knight inquired about city policy regarding cat pick-ups and noted that the City of Weslaco is no longer accepting felines. She requested that the city look into solutions, such as a spay and neuter program, to address the local cat population.
Sergio Trevino voiced support for preserving the hotel, noting its importance as a historical landmark.
Tania Chavez (La Union Del Pueblo Entero) opposed demolition and suggested converting the building into a museum to benefit the youth of the Rio Grande Valley.

Gabriel Ozuna (Hidalgo County Historical Commission) confirmed restoration is possible and noted available funding. He stated the Commission is willing to handle the application process if authorized by the city.
Mae Anzaldua expressed disagreement with demolition and urged the city to preserve the historical landmark.
Gladys R. Farias believes the hotel is one of the last remaining historical structures and should be restored as a museum.
Kimberly Grimaldo requested restoration for use as a museum, emphasizing the educational value for children regarding local history.

V. PRESENTATIONS

A. Presentation of the San Juan Parks & Recreation 2023–2024 School Participation Award. [Ruben Guajardo, Director of Parks and Recreation]

No Presentation took Place

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

1. **Department of Finance Monthly Report.**
2. **Fire Department Monthly Report.**
3. **Police Department Monthly Report.**
4. **Municipal Court Monthly Report.**
5. **Department of Utilities Monthly Report.**

DISCUSSION: Commissioner Adina "Dina" Santillan reviewed court data with staff, noting that recent magistrate visits have been entirely virtual. Mary Enriquez, Court Administrator explained the city's ticket collections increased by approximately $10,000 year-over-year, rising from $29,090 to $35,432. Consequently, Commissioner Santillan requested a more detailed data breakdown for future meetings to evaluate the cost-effectiveness of the third-party collector (Purdue) compared to the city's amnesty program.

Commissioner Ernesto "Neto" Guajardo addressed citizen complaints regarding a severely neglected, burned-down property. He also inquired about the timeline for code enforcement violations to reach a judge. Ms. Enriquez explained that due to monthly hearing schedules and mandatory compliance windows, the process typically takes two to two-and-a-half months, though urgent cases can be prioritized.

Commissioner Santillan praised the steady progress of the Urban County Road project near Stewart. She also urged supervisors to closely monitor outdoor city staff and ensure frequent water and rest breaks during the ongoing extreme heat advisories.

VI. PUBLIC HEARING/ORDINANCES

A. Hold a Public Hearing for a Variance Request to Allow an Automotive Service Station at the Expressway Corridor District (EC) Located 708 W. Interstate Highway 2, Legally Described as Lot 5B, Re-plat of Lot 5, Texas National Subdivision, as Requested by Cross Engineering and Consultants. [Daniel Tijerina, Director of Planning] Tabled.

DISCUSSION: Benjamin Arjona, City Manager asked to move this item to next meeting due to engineer/ consultant not being present.

B. Hold a Public Hearing and Consider an Ordinance for a Rezoning Request from a Manufactured Home District (R-MH) to a Multi-Family Residence District (R-MF) of Lots 8-9, Capri #2 Subdivision, as Requested by Saul Chavez. [Daniel Tijerina, Director of Planning]

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning this was a rezoning request to change Lots 8 and 9 of the Capri Number Two subdivision from a Manufactured Home District to a Multi-Family Residential District. City staff explained that the property fails to meet the minimum $150, ft lot size criteria required for multi-family zoning. Furthermore, approving the change would result in illegal "spot zoning," as shown on the city's zoning map. For these reasons, both city staff and the Planning Commission which reviewed the request on May 16, 2024 recommended denying the application.

Mayor Pro Tem Marco “Markie” Villegas opened the public hearing at 6:35 p.m.

Mr. Tijerina noted that while the property owner attended the previous planning meeting, no external letters or phone calls of support or opposition were received.

Mayor Pro Tem Marco “Markie” Villegas closed the public hearing at 6:36 p.m.

Commissioner Adina “Dina” Santillan made motion to deny and was seconded by Mayor Pro Tem Marco “Markie” Villegas. Motion passed (3-0)

C. Hold a Public Hearing and Consider an Ordinance for a Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2) of Lots 95-96, Valley Ranch No. 5 Subdivision, Located at the Southeast Corner of Hall Acres Road and Stewart Road, as Requested by Esponjas Development, LTD. [Daniel Tijerina, Director of Planning]

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning, reported that the applicant requested to rezone two 1-acre corner lots at Stewart Road and Hall Acres Road from Single-Family Residential to a General Business District. Both the developer and city staff noted that while the comprehensive plan originally designated this area as residential, the high traffic volume on Stewart Road makes these lots better suited for commercial use, such as a convenience store. The Planning Commission previously recommended approval, and no neighborhood opposition was recorded

Mayor Pro Tem Marco “Markie” Villegas opened the public hearing at 6:38 p.m.

Eddie Cantu noted that the city should eventually consider installing a traffic light at this intersection due to the heavy traffic.

Mayor Pro Tem Marco “Markie” Villegas closed the public hearing at 6:39 p.m.

Commissioner Adina “Dina” Santillan made a motion to approve the request, which was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed (3-0)

However, following further review, Mayor Pro Tem Marco “Markie” Villegas had to abstain from the vote. Consequently, Commissioner Santillan moved to rescind her original motion and table the item. This motion was seconded by Commissioner Guajardo and passed 3-0.

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

A. Consider Approval of a Mid-Year Budget Amendment to Increase the General Fund to $387,267, Utility Fund to $1,035,428, Sanitation Fund $63,283, and Stormwater Fund $10,684 for Fiscal Year 2023-2024. [Leroy Gonzales, Director of Finance].

DISCUSSION: Leroy Gonzales, Director of Finance stated that the general fund budget amendment was introduced to cover specific financial shortfalls within the city's budget. The primary drivers behind these shortfalls included recent staff salary increases, the city manager’s contract, and various other line items, such as a water-related expense of $10,684.

Commissioner Adina "Dina" Santillan made motion and was seconded by Commissioner Ernesto "Neto" Guajardo. Motion passed (3-0)

VIII. RESOLUTIONS

A. Consider a Resolution for a Eucharist Procession Along State Roads as Requested by St. John the Baptist Catholic Church. [Daniel Tijerina, Director of Planning]

DISCUSSION: Daniel Tijerina, Director of Planning, has informed us of a request from St. John the Baptist Catholic Church to conduct a religious procession on Thursday, May 30th, starting at 7:00 p.m. He stated that the event is expected to include 100 to 150 participants and last approximately 90 minutes. The route begins at the parish grounds, travels east to the Basilica of Our Lady of San Juan del Valle, turns north toward San Juan Boulevard, and returns south from FM 495.

The church has requested exclusive access to the right lane, right main shoulder, and sidewalks along Nebraska Avenue and Raul Longoria. No complete road closures are anticipated, as church volunteers and local police will be on-site to guide participants.

Commissioner Adina "Dina" Santillan made motion and was seconded by Commissioner Ernesto "Neto" Guajardo. Motion passed (3-0)

B. Consideration and Action on a Resolution to Deny the Rate Change Application Proposed by AEP Texas.

DISCUSSION: Benjmain Arjona, City Manager stated that this resolution clarifies the city's opposition to increasing current rates, opting instead to maintain them at their present level. Mr. Arjona noted that staff recommends opposing the rate increase.

Mayor Pro Tem Marco "Markie" Villegas made motion and was seconded by Commissioner Ernesto "Neto" Guajardo. Motion passed (3-0)

IX. CONTRACTUALS

A. Consideration in Action to Approve a Memorandum of Agreement Between the City of San Juan and the Lower Rio Grande Valley TPDES Stormwater Task Force Partnership, INC. [Israel Garza, Director of Sanitation]

DISCUSSION: Israel Garza, Director of Sanitation, presented a memorandum of agreement between the City of San Juan and the Lower Rio Grande Valley Regional Task Force Partnership.

He stated that the purpose of this agreement is to coordinate and promote technology initiatives among regional entities including schools, healthcare facilities, and local government to benefit our residents. Mr. Garza noted that recommended approval of this agreement, which includes a membership contribution from the City.

Commissioner Adina "Dina" Santillan made motion and was seconded by Commissioner Ernesto "Neto" Guajardo. Motion passed (3-0)

B. Consideration and Action to Approve a Memorandum of Understanding Between the City of San Juan and Central Ready Mix for the Repair and/or Reconstruction of the Intersection of Railroad and Standard Avenue. [Israel Garza, Director of Sanitation]

DISCUSSION: Israel Garza, Director of Sanitation, announced this Memorandum of Understanding between the City of San Juan and Central Ready Mix to repair and reconstruct the intersection of Railroad Street and Standard Avenue.

Mr. Garza mentioned that due to the significant wear and tear caused by their heavy, oversized vehicles, Central Ready Mix is partnering with the city by supplying the concrete mix material required for a more durable intersection. The city will provide the necessary labor for the project. The project is scheduled to run from June 3rd to June 30th.

Commissioner Ernesto "Neto" Guajardo made motion and was seconded by Commissioner Adina "Dina" Santillan. Motion passed (3-0)

X. CONSENT AGENDA

A. Consider Second and Final Reading of an Ordinance for a Conditional Use Permit to Operate "Rosella Events" at 205 W. Nolana Avenue Suite 19, Legally Described as Lot 1, San Juan Plaza Subdivision, as Requested by Rosella Events. [Daniel Tijerina, Director of Planning]

B. Consider Approval of the Tax Collection Report for the Month of March 2024. [Leroy Gonzales, Director of Finance]

C. Consider Approval of the Tax Collection Report for the Month of April 2024. [Leroy Gonzales, Director of Finance]

D. Consider Approval of the Budget Expenditure Report for the Month of March 31, 2024. [Leroy Gonzales, Director of Finance]

E. Consider Approval of City Commission Meeting Minutes:
- April 9, 2024

Commissioner Adina "Dina" Santillan made motion to approve ALL items. under consent agenda and was seconded by Commissioner Ernesto "Neto" Guajardo. Motion passed (3-0)

XI. ADJOURMENT

Commissioner Ernesto "Neto" Guajardo made motion to adjourn at 6:53 p.m. and was seconded by Commissioner Adina "Dina" Santillan. 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, June 11, 2024

TIME: 6:00 P.M.

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

MEMBERS PRESENT: Mario Garza, Mayor
Marco "Markie" Villegas, Mayor Pro Tempore
Ernesto "Neto" Guajardo, Commissioner
Adina "Dina" Santillan, Commissioner
Rick Palacios, City Attorney

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

ORDER OF BUSINESS

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

II. INVOCATION:
Benjamin Arjona, City Manager led the Invocation.

III. PLEDGE OF ALLEGIANCE:
Mayor Mario Garza led the Pledge of Allegiance.

IV. PUBLIC COMMENTS ON AGENDA ITEMS

Commissioner Leonardo Sanchez announced his resignation, noting that he has accepted a new opportunity for his family's future. He expressed his gratitude to the Mayor, City. He expressed his gratitude to the Mayor, City Commission, and City Manager for their collaboration and stated he was honored to serve the City of San Juan.
Luis Pena raised concerns regarding the City Manager's actions, specifically questioning the use of taxpayer money for the demolition of the San Juan Hotel.
Kimberly Grimaldo Voiced opposition to the demolition of the San Juan Hotel. She requested that the City Commission allow the community to help save the building, noting they have resources to apply for grants to restore the hotel into a museum for future generations.

Roseann Bacha-Garza representing Hidalgo County Historical Commission reiterated the Commission's May 30, 2024, statement opposing the demolition and suggested alternative uses for the property. She highlighted that the hotel is one of only 36 recorded Texas Landmarks in the county.
Juventina Herrera expressed opposition to the demolition and advocated for preserving the hotel as a historical civil rights museum.
Mae Anzaldua Trevino expressed concerns regarding the demolition and addressed a public records request she filed on May 28. She contested the potential fees associated with her request, as communicated by the City Secretary, arguing that such information should be free for taxpayers.

V. PRESENTATIONS

A. Presentation of the San Juan Parks & Recreation 2023-2024 School Participation Award. [Ruben Guajardo, Director of Parks and Recreation.]

DISCUSSION: Ruben Guajardo, San Juan Parks and Recreation Director, presented the 2023-2024 School Participation Awards. These traveling trophies recognize local schools with the highest percentage of student enrollment in the city's sports and recreation programs.

Mr. Guajardo announced this year's winners:

Carmen Elementary: Won the elementary division for the third consecutive year with a 44.1% participation rate.
Raul Yzaguirre Middle School: Claimed the junior high division title for the second time, with nearly 34% of their sixth graders participating.

Mr. Guajardo also extended his gratitude to PSJA ISD, various city departments, and our dedicated staff members for their continued partnership in making these youth programs a success.

B. Presentation on 2024 Hurricane Preparedness. [Tirso Garza, Fire Chief]

DISCUSSION: Fire Chief Tirso Garza presented the city's 2024 Hurricane Preparedness Action Plan, highlighting several significant upgrades to our emergency response capabilities. Chief Garza noted key improvements include the acquisition of a new automated sandbagging attachment, which can fill up to 6,000 bags in an 8-hour shift, and two additional 6-inch water pumps, bringing the city's total to five. Furthermore, the Emergency Operations Center (EOC) is now fully prepared for activation with upgraded technology and improved accommodations for essential personnel.

To ensure uniform planning and clear communication ahead of the storm season, the City Commission has suggested organizing a dedicated workshop for all department directors.

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. [Daniel Tijerina, Director of Planning]**

2. **Department of Parks and Recreation Monthly Report. [Ruben Guajardo, 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, Interim Director]**

DISCUSSION: Commissioner Ernesto “Neto” Guajardo raised flags regarding the status of the city's water and storm drains, Israel Garza, Director of Sanitation, has confirmed that crews have been operating the vactor truck for several months to ensure drains remain clear of debris. Mr. Garza stated that the Sanitation and Public Works departments are collaborating on an in-house city cleanup scheduled for this Saturday. This initiative aims to remove

discarded tires and eliminate standing water. Following these efforts, vector control (mosquito spraying) will be conducted on Monday and Tuesday.

VI. PUBLIC HEARING/ORDINANCES

A. Hold a Public Hearing for a Variance Request to Allow an Automotive Service Station at the Expressway Corridor District (EC) Located 708 W. Interstate Highway 2, Legally Described as Lot 5B, Re-plat of Lot 5, Texas National Subdivision, as Requested by Cross Engineering and Consultants. [Daniel Tijerina, Director of Planning] Tabled

Commissioner Adina "Dina" Santillan made a motion to untable the item and was seconded by Mayor Mario Garza. Motion passed (4-0).

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning recommended denying a variance request for a new Firestone location off the expressway based on its Expressway Corridor designation.

Mayor Mario Garza opened the public hearing at 6:38 p.m.

Michael Pacheco, a representative from Texas National Bank, spoke in favor of the project and inquired about the voting requirements following a commissioner's resignation.
Rick Palacios, City Attorney clarified that overturning the Planning and Zoning Commission recommendation would still require an 80% supermajority, which meant a unanimous vote from the four remaining commission members was necessary.

Mayor Mario Garza closed the public hearing at 6:40 p.m.

Mayor Mario Garza made a motion to approve the variance to help create local jobs. However, the motion died due to a lack of a second, therefore no action was taken.

B. Hold a Public Hearing and Consider an Ordinance for a Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2) of Lots 95-96, Valley Ranch No. 5 Subdivision, Located at the Southeast Corner of Hall Acres Road and Stewart Road, as Requested by Esponjas Development, LTD. [Daniel Tijerina, Director of Planning] Tabled

Commissioner Adina "Dina" Santillan made a motion to un table the item and was seconded by Mayor Pro Tem, Marco "Markie" Villegas. Motion passed (4-0).

DISCUSSION: Mr. Daniel Tijerina, Director of Planning and Zoning presented a request to rezone two lots on Stewart Road from single-family residential to a C2 commercial designation. Mr. Tijerina noted that both city staff and the Planning Commission recommended approval because the road serves as a major corridor.

Mayor Mario Garza opened the public hearing at 6:43 p.m.

Eddie Cantu property owner spoke in favor of the rezoning, explaining that the high traffic volume at the intersection makes residential development impractical for the two lots closest to the road.

Mayor Mario Garza closed the public hearing at 6:45 p.m.

Commissioner Ernesto "Neto" Guajardo made a motion to approve and was seconded by Commissioner Adina "Dina" Santillan. Motion passed (4-0).

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

A. Discussion and Possible Action to Accept Commissioner Leonardo "Lenny" Sanchez, Place 4 Letter of Resignation.

DISCUSSION: City Manager Benjamin Arjona has discussed the formal acceptance of Commissioner Lenny Sanchez's resignation letter, which was received on May 9th. Following a consultation with legal counsel regarding the official effective date, a motion was made and approved to accept the resignation, effective May 17th.

Mayor Pro Tem Marco "Markie" Villegas made a motion to approve the resignation letter effective May 17, 2024 and was seconded by Commissioner Adina "Dina" Santillan. Motion passed (4-0).

VIII. RESOLUTIONS

A. Consider Resolution Authorizing the City of San Juan to Submit and Accept an Application for Funding to the Office of the Governor, Rifle Resistant Body Armor -FY2025 for the City of San Juan. [Leandro Sifuentes, Chief of Police]

DISCUSSION: Leandro Sifuentes, Chief of Police has requested consideration of a resolution to approve a grant funding application for rifle-resistant body armor. The total amount requested in the application is $36,120.

Commissioner Adina "Dina" Santillan made a motion to approve and was seconded by Commissioner Ernesto "Neto" Guajardo. Motion passed (4-0).

B. Consider Resolution Authorizing the City of San Juan to Submit and Accept an Application for Funding to the Office of the Governor, Local Border Security Program (LBSP) FY25 for the City of San Juan. [Leandro Sifuentes, Chief of Police]

DISCUSSION: Leandro Sifuntes, Chief of Police requested consideration of a resolution to approve the submission of a grant application for the Local Border Security Program, also known as "Border Star." Chief Sifuentes noted that the city applies for this grant annually. The requested funding amount for this application is $75,000.

Mayor Pro Tem, Marco "Markie" Villegas made a motion to approve and was seconded by Adina "Dina" Santillan. Motion passed (4-0).

C. Consider resolution authorizing the City of San Juan to submit and accept an application for funding to the Office of the Governor, Bullet Resistant Shields FY25, for the City of San Juan. [Leandro Sifuentes, Chief of Police]

DISCUSSION: Leandro Sifuentes, Chief of Police requested to consider a resolution to approve a funding application for bullet-resistant shields requested a resolution to approve a funding application for bullet-resistant shields for the upcoming year. Chief Sifuentes noted that the shields cost approximately $7,000 each, making the total requested grant amount $30,000.

Commissioner Ernesto "Neto" Guajardo made a motion to approve and was seconded by Adina "Dina" Santillan. Motion passed (4-0).

D. Consider Resolution Authorizing the City of San Juan to Submit and Accept an Application for Funding to the Office of the Governor, LEERRT Protection Gear Grant -FY2025 for the City of San Juan. [Leandro Sifuentes, Chief of Police]

DISCUSSION: Leandro Sifuntes, Chief of Police requested consideration of a resolution to approve a grant funding application for the regional SWAT team, which is based in the City of San Juan. Chief Sifuentes mentioned that the active SWAT team currently consists of 30 members from across the Valley, serving areas from Sullivan City to South Padre Island. The requested grant amount of $116,065 will be used to purchase body armor for all members of the team.

Mayor Pro Tem Marco "Markie" Villegas made a motion to approve and was seconded by Ernesto "Neto" Guajardo. Motion passed (4-0).

E. Consider Resolution Authorizing the City of San Juan to Submit and Accept an Application for Funding to the Office of the Governor, Operation Lone Star Grant Program -FY2025 for the City of San Juan. [Leandro Sifuentes, Chief of Police]

DISCUSSION: Leandro Sifuentes, Chief of Police requested the consideration of a resolution to approve a grant application to the Office of the Governor for the Operation Lone Star grant program.

The requested funding amount is $75,990. These funds will be used to purchase ATVs and UTVs to assist officers in patrolling the border area.
Commissioner Adina "Dina" Santillan made a motion to approve and was seconded by Mayor Pro Temp Marco "Markie" Villegas. Motion passed (4-0).

F. Consider Resolution Authorizing the City of San Juan to Submit and Accept an Application for Funding to the Office of the Governor, Gear and Communications Equipment -FY2025 for the City of San Juan. [Leandro Sifuentes, Chief of Police]

DISCUSSION: Leandro Sifuentes, Chief of Police requested the consideration of a resolution to approve a grant application for SWAT team gear and communication equipment. The total funding request is $53,363. Chief Sifuentes noted that the state typically provides notification of grant approvals during the summer, which would allow the department to budget these funds for October.

Commissioner Adina "Dina" Santillan made a motion to approve and was seconded by Mayor Pro Tem Marco "Markie" Villegas. Motion passed (4-0).

G. Consider Resolution Authorizing the City of San Juan to Submit and Accept an Application for Funding to the Office of the Ticket Writers -FY2025 for the City of San Juan. [Leandro Sifuentes, Chief of Police]

DISCUSSION: Leandro Sifuentes, Chief of Police requested the consideration of a resolution to approve a grant application for new ticket-writing software. Chief Sifuentes noted that officers currently rely on handwritten paper tickets; this software would modernize and simplify the process. The requested funding amount is $46,453, which exclusively covers the software costs.

Mayor Pro Tem Marco "Markie" Villegas made a motion to approve and was seconded by Commissioner Ernesto "Neto" Guajardo. Motion passed (4-0).

H. Consideration and Action, if any, on Resolution Issuing an Order and Notice of the City of San Juan Special Municipal Election for September 7, 2024, for the Election of Commissioner Place 4 and Designating Election Precincts and Polling Places. [Brenda Escalante, City Secretary]

DISCUSSION: Brenda Escalante, City Secretary discussed a resolution to issue an order and notice for a special municipal election. Based on staff recommendations, the election will be contracted to the Hidalgo County Election Department. While a city-run election was initially considered for September, it was determined that voting machines could not be guaranteed due to the November presidential election.

City Commission agreed that in order to maximize voter turnout and convenience given the short timeframe, both the San Juan Memorial Library and the Fire Station will serve as polling locations for early voting and Election Day.

Mrs. Escalante noted the following key dates:

- Filing Period: Opens June 12, 2024, and closes June 20, 2024, at 5:00 PM.
- Early Voting: July 15 – July 26, 2024.
- Election Day: July 30, 2024.

Commissioner Adina "Dina" Santillan made a motion to approve and was seconded by Mayor Pro Tem, Marco "Markie" Villegas. Motion passed (4-0).

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, Interim Library Director]

DISCUSSION: Christina Perez, Interim Library Director stated this agreement was the renewal of a yearly interlocal cooperation agreement between the City of San Juan and Hidalgo County. She further stated this agreement allows the San Juan Memorial Library to acquire resources and provide efficient library services to approximately 54,000 county residents. In exchange for providing these services, the city's library will receive an allocation of $14,400.46 from the county.

Commissioner Adina "Dina" Santillan made a motion to approve and was seconded by May Pro Tem, Marco "Markie" Villegas. Motion passed (4-0).

X. EXECUTIVE SESSION

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

1. Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding Legal Issues Concerning 4th of July Event to be held on July 3, 2024.

Mayor Mario Garza opted to discuss the upcoming Independence Day celebration, scheduled for July 3rd, in an open session rather than moving into a closed executive session. During the meeting, City Manager Benjamin Arjona provided the full event line-up.

XI. RECONVENE

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; Discussion and Possible Action Regarding Legal Issues Concerning 4th of July Event to be held on July 3, 2024.

No Action Taken

XII. ADJORNMENT

Mayor Pro Tem Marco "Markie" Villegas made a motion to adjourn at 7:05 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: Tuesday, July 23, 2024

TIME: 5:30 p.m.

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

MEMBERS PRESENT: Mario Garza, Mayor
Adina "Dina" Santillan, Commissioner
Ernesto "Neto" Guajardo, Commissioner
Cris Palacios, City Attorney

STAFF PRESENT: Benjamin Arjona, City Manager
Brenda Escalante, City Secretary
Leandro Sifuentes, Chief of Police
Leroy Gonzales, Finance Director
Mary Enriquez, Court Administrator

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 on Approving Public Safety Building Renovation/Expansion and Municipal Court.

DISCUSSION: Benjamin Arjona, City Manager brought this item back before the City Commission for a presentation of project renderings. Brian Godinez, CEO of ERO Architects, presented updated renovations and floor plans that maintain the original exterior design while expanding the facility to approximately 42,000 square feet. The presentation included the site plan, floor plan, proposed front façade, project schedule, and budget verification. The revised layout is designed to enhance security by creating better separation between public and private areas, secure corridors, and designated detention and court spaces.

Specifically, the proposed facility includes:

- Police administration offices and investigation areas
- Locker rooms and evidence storage
- Temporary juvenile and adult holding cells
- Municipal court operations

Mayor, City Commission, the Police Chief, and the Municipal Judge reviewed the updated plans and raised concerns regarding functionality, accessibility, and future growth.

Judge Robert Garza highlighted issues with public access to the courtroom, the placement of clerks and payment stations, and the space allocated for records and cashier operations. In response, the architects agreed to revise these areas and continue refining the overall design. Additionally, Commissioner Adina "Dina" Santillan and Judge Garza reviewed the Municipal Court layout, noting that the current plan does not sufficiently accommodate the three current cashiers or future records growth. The ERO representative committed to readjusting the payment station and clarified that public access to the court will be provided via the north lobby.

Police Chief Leandro Sifuentes emphasized the necessity of maintaining proper separation for juvenile detainees to ensure compliance with state regulations. He also noted that the department's expected growth must be prioritized in future planning.

City leaders stressed the importance of ensuring the facility serves the city for decades while minimizing wasted space and costs. The project estimate remains approximately $11.25 million, and officials are exploring grants and other funding opportunities to reduce expenses.

No formal action was taken during this meeting, as the commissioners have requested additional review sessions and revisions before proceeding with approvals.

IV. RESOLUTIONS

A. Consideration and Appropriate Action on a Resolution by the City Commission of the City of San Juan, Texas Authorizing and Approving the Publication of a Notice of Intention to Issue Certificate of Obligation; Complying with the Requirements Contained in the Securities and Exchange Commission Rule 15c2-12; and Providing an Effective Date.

DISCUSSION: Benjamin Arjona, City Manager explained that the resolution was only a notice of intent to issue debt and did not commit the city to borrowing the full amount. Mr. Arjona informed that City Commission that the city had a 45-day window, giving officials time to further evaluate project costs and needs before making final decisions.

Bobby Villarreal, Financial Advisor, recently reviewed the city's current debt obligations. He noted that the tax rate has decreased since 2020, and debt obligations continue to decline. Due to city growth and the retirement of existing debt, the city can fund capital improvement projects without increasing property taxes. The proposed funding package includes the public safety building, street improvements, fire department projects, and heavy equipment purchases. Mr. Villarreal also noted that the bond attorney structured the language to allow for the reallocation of funds to streets or other equipment should any project costs decrease.

Mr. Arjona emphasized that the resolution was written broadly enough to allow flexibility if project costs change or if grant funding becomes available. City Officials also discussed the importance of pursuing grants and other outside funding opportunities to help reduce costs to taxpayers.

The financing plan projects annual debt payments of about $1 million while keeping the current tax rate stable. A timeline was presented showing that after publication of the notice and completion of legal and financial steps, bond funds could potentially become available approximately 30 days after the bonds are sold. The commission ultimately approved the resolution while continuing discussions about long-term planning, project flexibility, and minimizing financial impact on residents.

Commissioner Adina "Dina" Santillan made motion to approve and was seconded by Commissioner Ernesto "Neto" Guajardo. Motion passed (3-0)

Mayor Mario Garza stated that he was going to recommend allowing public comments. Commissioner Adina "Dina" Santillan motion to approve and was seconded by Commissioner Ernesto "Neto" Guajardo. Motion passed (3-0)

Stephanie Alvarez expressed frustration over a two-year delay in meeting to discuss historical preservation. She requested immediate steps to preserve the San Juan Hotel and noted that volunteers are available to assist, despite potential costs. She also shared brief historical information regarding the city.
Amber Arriga Salinas (Proyecto Azteca) stated that demolishing the hotel would be a travesty, as it is a significant symbol for the city. She offered her time to provide training related to grant applications.
Mae Anzaldua Trevino noted her intent to submit a public information request since the Commission cannot answer questions during public comments. She requested repairs for her street, which she has sought for 18 years, and inquired about using the beautification committee to clean the hotel.
Luis Pena expressed skepticism, believing the hotel will be demolished regardless of public input. He also voiced concerns regarding the Police Department expansion, characterizing it as a waste of funds since officers primarily work in the field.
Gabriel Ozuna shared that the Texas Historical Commission and Preservation Texas have listed the San Juan Hotel as one of the state's most endangered places. He emphasized that restoration can be more cost-effective than demolition and stated his intent to attend future meetings to offer continued assistance.
Tati Martinez a Save the San Juan initiative argued that demolishing the hotel does a disservice to the youth. She urged the Commission to restore the building and convert it into a civil rights museum to educate the community.
Juventina Herrera although not a San Juan resident, she offered to assist with cleaning the hotel or applying for grants on the city's behalf. She requested that the building be restored as a human rights museum to serve the entire valley.

XII. ADJOURMENT

Commissioner Ernesto "Neto" Guajardo made motion to adjourn at 6:22 p.m. and was seconded by Commissioner Adina "Dina" Santillan. 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 28, 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
Mario Cantu, Commissioner
Gilbert Garza, Commissioner
Criselda Palacios, City Attorney

STAFF PRESENT: Ruben Guajardo, City Manager
Brenda Escalante, City Secretary
Leandro Sifuentes, Chief of Police
Maria L. Beltran, Director of Finance
Adelaida Cordero, Director of Human Resources
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 Chief Technology Officer
Ramiro Moreno, Assistant 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 on 2026 Emergency Management Hurricane Preparedness Update. [Tirso Garza, Fire Chief]

DISCUSSION: Fire Chief Tirso Garza noted that Hurricane season began on June 1, 2026, and Emergency Management is currently preparing a presentation in anticipation of a potential request from the City Commission. Chief Garza reports that 85% of maintenance in relevant areas is complete and identified flooding zones have been addressed.

Additionally, the department has acquired new equipment capable of producing approximately 600 sandbags per hour. However, please note that the trailer previously used for storage has been sold, so there is currently no designated storage space for these bags. The department also has four pumps and one generator available; should dewatering become necessary, we will coordinate with the county for assistance.

We continue to monitor weather conditions closely to determine if sandbag distribution will be required.

The current distribution plan is as follows:
- Businesses: 6 bags (potentially increasing to 10)
- Residential: 4 bags

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

1. **Department of Finance Monthly Report [Maria L. Beltran, Director of Finance]**
2. **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]**

No Questions or Concerns

VI. PUBLIC HEARING/ORDINANCES

A. Consider Second and Final 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. Tabled [Maria L. Beltran, Director of Finance]

Mayor Mario Garza made motion to untable the item and was seconded by Commission Gilbert Garza. Motion passed (3-0)

DISCUSSION: Maria L. Beltran, Director of Finance stated that this ordinance was to amend the fiscal year 2025-2026 Budget. This amendment included additional appropriation for the general fund, solid waste, stormwater and the utility fund.

General Fund: $950,174 from the Fund Balance
Solid Waste Fund: $196,469 from the Retained Earning Balance
Storm water Fund: $2,471 from the Retained Earning Balance
Utility Fund: $891,306 from the Retained Earning Balance

APPROPRIATIONS $950,174

City Manager	$71,231	Police	$458,531	Building Maintenance	$68,018
City Secretary	$2,023	Fire	$62,277	Library	$3,055
Municipal Court	$22,279	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	$828

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

APPROPRIATIONS - Sanitation

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

APPROPRIATIONS- Storm Water

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

Commissioner Mario Cantu made a motion to approve and was seconded by Mayor Mario Garza. Motion passed (3-0).

B. 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 April 2024 Water Conservation and Drought Contingency and Emergency Management Plan; Providing for a Penalty not to Exceed Two Thousand ($2,000.00) Dollars for each Offense; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for Repealer Clause.

No Action Taken

C. Hold a Public Hearing 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]

DISCUSSION: Monica Gomez, Director of Planning and Zoning, stated that the Planning Department is processing a residential subdivision located half a mile west of Cesar Chavez Road, along the north side of Minnesota Road. In accordance with City policy to annex subdivisions within the extraterritorial jurisdiction (ETJ), the City Commission approved Resolution 2026-29 on April 14, 2026, accepting the petition for voluntary annexation and scheduling public hearings. The property owner has submitted a formal petition for voluntary annexation to the City of San Juan. Upon completion of the annexation and the recording of the subdivision plat, the City will handle all building permits and inspections for the proposed residences. This process is being conducted pursuant to the Texas Local Government Code, Chapter 43, Section 43.028, and the City Charter.

Mrs. Gomez noted that staff recommends approval of the first public hearing for the voluntary annexation petition as presented.

Mayor Mario Garza opened the Public Hearing at 6:10 p.m.

Polo Flores inquired about the annexation request process and asked if the city would assume the expenses of the project upon completion. Mrs. Gomez informed Mr. Flores that the city would not take over these costs; the developer is responsible for the expenses of any upgrades performed.

Mayor Mario Garza closed the Public Hearing at 6:10 p.m.

Commissioner Mario Cantu made a motion to approve and was seconded by Commissioner Gilbert Garza. Motion passed (3-0).

D. Hold a Public Hearing and Consider the First Reading of the Ordinance Regarding the Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2) of the property located at 1307 S. Nebraska Avenue, legally described as the North 70 feet of the West 130 feet of the West 200 feet of Lot 10, Block L, San Juan Original Townsite, as Requested by David Mata Hernandez. [Monica Gomez, Director of Planning]

DISCUSSION: Monica Gomez, Director of Planning and Zoning, stated that the applicant has submitted a request to rezone the property from Residential (R-S) to Commercial (C-2). The subject site measures approximately 70 feet by 130 feet. She further stated that the area along Nebraska Avenue near the subject property is predominantly developed for residential use. According to the adopted Future Land Use Map, both the subject property and the surrounding area are designated as residential. While there are existing institutional uses along Nebraska Avenue, such as churches and schools, these are generally permitted within residential zoning districts.

Mrs. Gomez noted that staff recommended denial of the rezoning request. During the Regular Planning and Zoning Meeting held on April 16, 2026, the Planning and Zoning Commission unanimously recommended denial of the request.

Mayor Mario Garza opened the Public Hearing at 6:12 p.m.

Dewayne Warden, a long-time resident at 1319 State Avenue, expressed concern regarding the rezoning. He highlighted potential risks, specifically the possibility of future applicants seeking to rezone additional properties along Nebraska Avenue.
David Mata, the applicant, read a prepared letter explaining the current operation of the property as a registered home and his intention to use it as a licensed home daycare if the rezoning is approved.
Polo Flores stated his opposition to the petition. He noted that if staff recommended denial, the commission should investigate the underlying reasons and decline the request.
Mae Anzaldua also stated her opposition to the petition.

Mayor Mario Garza closed the Public Hearing at 6:24 p.m.

Commissioner Gilbert Garza made a motion to deny Item D and was seconded by Commissioner Mario Cantu. Motion passed (3-0).

E. Hold a Public Hearing and Consider the First Reading of the Ordinance Regarding the Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2) of a 1.99-acre tract of land out of Lot 10, Block 5, John Closner Subdivision, as Requested by James C. Keller. [Monica Gomez, Director of Planning]

DISCUSSION: Monica Gomez, Director of Planning and Zoning stated applicant requests rezoning for the east half of the property at Veterans Boulevard and Sioux Road from Single-Family Residence District (R-S) to General Business District (C-2). The surrounding area is predominantly commercial, and the Future Land Use Map designates

Veterans Boulevard as a commercial corridor, supporting this request. Mrs. Gomez stated that notice of the public hearing was published in the local newspaper, and notification letters were mailed to five property owners within the required 200-foot radius. No public opposition was received.
Mrs. Gomez stated that staff recommended approval of the rezoning request. She further stated that during the regular Planning and Zoning Meeting held on April 16, 2026, the Planning and Zoning Commission unanimously recommended approval of the rezoning request.

Mayor Mario Garza opened the Public Hearing at 6:26 p.m.

Mayor Mario Garza closed the Public Hearing at 6:26 p.m.

Commissioner Mario Cantu made a motion to approve and was seconded by Commissioner Gilbert Garza. Motion passed (3-0).

F. Hold a Public Hearing and Consider the First 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]

DISCUSSION: Monica Gomez, Director of Planning and Zoning, reported that the applicant is seeking a permit to allow the sale of alcoholic beverages at a vape shop located at 3306 N. Raul Longoria Road. This request is for the preparation and opening of containers for off-site consumption only; consumption on-site will not be permitted.

The proposed hours of operation are:

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

Mrs. Gomez confirmed that the public hearing notice was published in the newspaper and notification letters were sent to fourteen property owners within the 200-foot radius. No comments were received, and staff recommends approval of the request.

Additionally, during the Regular Planning and Zoning Meeting on April 16, 2026, the Planning and Zoning Commission recommended approval of the permit as presented.

Mayor Mario Garza opened the Public Hearing at 6:28 p.m.
Mayor Mario Garza closed the Public Hearing at 6:28 p.m.

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

VII. RESOLUTIONS

A. Consideration and Action, if any, on a Resolution Approving and Adopting the 2025 Water and Wastewater Master Plan Prepared and Presented by Trimad Consultants, L.L.C. [Alfredo De Leon, Interim Director of Utilities]

DISCUSSION: Freddy Carmona with Trimad stated that this permit is necessary to approve the 2025 Water and Wastewater Master Plan, which was presented on March 11, 2026. He also confirmed that the required updates have been made and the plan is now complete.

Commissioner Gilbert Garza made a motion to approve and was seconded by Commissioner Mario Cantu. Motion passed (3-0).

VIII. CONSENT AGENDA

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

B. Consider Approval of the Investment Report for the Second Quarter Ending March 31, 2026. [Maria L. Beltran, Director of Finance]

C. Consider Approval of City Commission Meeting Minutes:
- October 3, 2022
- November 12, 2025
- February 24, 2026
- March 10, 2026
- March 24, 2026

Commissioner Mario Cantu made a motion to approve all the items under consent agenda and was seconded by Commissioner Gilbert Garza. Motion Passed (3-0).

IX. ADJORNMENT

Commissioner Gilbert Garza made a motion to adjourn at 6:30 p.m. and was seconded by Mayor Mario Garza. 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, May 12, 2026

TIME: 6:00 P.M.

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

MEMBERS PRESENT: 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
Mercedes Benzanilla, Administrative Assistant II
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 Pro Tem Jesus "Jesse" Ramirez called meeting to order at 6:00 p.m.

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

III. PLEDGE OF ALLEGIANCE:
Mayor Pro Tem Jesus "Jesse" Ramirez 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 the PSJA Service Unit Girl Scouts Expressing Appreciation to City of San Juan for serving as a Program Partner.

DISCUSSION: On behalf of the PSJA Service Unit, Girl Scout Cadet April De Leon expressed their gratitude to city officials for the partnership providing the Amigo Del Valle location as a safe space for Girl Scout activities. This support has enabled the organization to host seven events for 22 troops, facilitating service projects, badge work, and the cookie program. These initiatives play a vital role in building courage, confidence, and character within our community.

In recognition of this continued partnership, the Girl Scouts proudly presented the 2025 Outstanding Support Award to Mayor Mario Garza and the City of San Juan.

B. Presentation of the Scholarship Award by the City of San Juan Miss San Juan Scholarship Pageant Board.

DISCUSSION: Samaya Cantu was presented with a $1,000 scholarship in recognition of her service as the 2025 City of San Juan Pageant Queen. City officials thanked her for her dedication, her attendance at numerous events throughout the year, and her contributions to the community. We wish her continued success in her future endeavors.

C. Presentation on a Proclamation Proclaiming May 11–16, 2026, as National Police Week. [Leandro Sifuentes, Chief of Police]

DISCUSSION: Chief of Police Leandro Sifuentes presented a proclamation recognizing National Police Week and Peace Officers Memorial Day. The proclamation honors law enforcement officers for their dedication, sacrifice, and service to the community. Chief Sifuentes acknowledged the challenging work officers perform daily to maintain public safety. Special recognition was given to fallen officers, including Deputy Marshal Jose Garza, who was killed in the line of duty in 1930, as well as officers seriously injured in the line of duty in 2024.

Issued by Mayor Mario Garza and the San Juan City Commission, the proclamation officially declared May 11–16, 2026, as National Police Week and May 15 as Peace Officers Memorial Day in San Juan. We would like to publicly thank the members of the San Juan Police Department for their loyal service and commitment to protecting our community.

D. 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]**

DISCUSSION: Mayor Pro-Tem Jesus “Jesse” Ramirez inquired with Patrick Willingham, Director of Parks & Recreation, regarding weather-related damages and the timeline for reopening the park. Mr. Willingham reported that a shade structure was uprooted, creating a safety hazard due to exposed sharp edges. He further stated that contractors have been notified, and the damaged structure is scheduled for removal. The park is expected to reopen by the end of the week.

VI. PUBLIC HEARING/ORDINANCES

A. Hold a Second Public Hearing 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]

DISCUSSION: Monica Gomez, Director of Planning and Zoning explained and confirmed that the request has completed the required public hearing process. Staff has recommended approval for the Voluntary Annexation Petition.

Mayor Pro Tem Jesus “Jesse” Ramirez opened the public hearing at 6:16 p.m.

Polo Flores expressed concerns regarding potential drainage, sewer, and infrastructure issues related to future development. He noted that while developers’ profit, the community may be left with long-term problems.
Mae Anzaldua Trevino voiced concerns regarding past Planning and Zoning decisions being overturned by the City Commission.
Mayor Pro Tem responded stated that the project underwent a thorough review with engineers and other departments to address infrastructure concerns prior to reaching the commission.

Mayor Pro Tem Jesus “Jesse” Ramirez closed the public hearing at 6:22 p.m.

Commissioner Marco “Markie” Villegas made a motion to approve and was seconded by Commissioner Gilbert Garza. Motion passed (4-0).

B. Hold a Public Hearing and Consider the First 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. Tabled. [Monica Gomez, Director of Planning]

DISCUSSION: Monica Gomez, Director of Planning and Zoning, informed that an applicant is requesting a Conditional Use Permit (CUP) to allow the sale of alcoholic beverages at a vape shop located at 3306 N. Raul Longoria Road. The request specifies that the permit is for the opening of containers and preparation of alcoholic beverages for off-site consumption only; on-site consumption will not be permitted.

The proposed hours of operation are:

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

- Friday through Sunday: 7:00 a.m. to 12:00 a.m.

Mrs. Gomez noted that the public hearing notice was published in the newspaper, and notification letters were mailed to fourteen property owners within the required 200-foot radius. No comments were received. Consequently, staff recommends approval of the CUP request as presented.

It was also noted that while there are currently six vape or smoke shops operating within San Juan, none of them currently hold alcoholic beverage permits.

Commissioner Marco "Markie" Villegas made a motion to untable the item and was seconded by Commissioner Gilbert Garza. Motion passed (4-0).

Mayor Pro Tem Jesus "Jesse" Ramirez opened the public hearing at 6:24 p.m.

Georgina Garza de Lujan, applicant has requested that the commission consider approving the permit. She noted her previous experience and her ownership of another business. Also, alcohol is served for off-site consumption only, rather than for consumption on the premises.

Mayor Pro Tem Jesus "Jesse" Ramirez closed the public hearing at 6:27 p.m.

Commissioner Marco "Markie" Villegas made a motion to approve and was seconded by Commissioner Mario Cantu. Motion passed (4-0).

C. Hold a Public Hearing and Consider the First 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.

DISCUSSION: Brenda Escalante, City Secretary presented a proposal to amend the official meeting time of the San Juan City Commission meetings from 6:00 p.m. to 5:30 p.m., while continuing to hold meetings on the second and fourth Tuesdays of each month.

Mayor Pro Tem Jesus "Jesse" Ramirez opened the public hearing at 6:28 p.m.

Mae Anzaldua Trevino voiced opposition to the earlier meeting time, that many community members are still getting off work at that hour and may have difficulty attending
Polo Flores voiced apposition and raised concern raised about attendance issues at other local meetings held earlier in the day.

Mayor Pro Tem Jesus "Jesse" Ramirez closed the public hearing at 6:31 p.m.

Commissioner Mario Cantu made a motion to approve and was seconded by Commissioner Gilbert Garza. Commissioner Marco "Markie" Villegas opposed, motion passed (3-1).

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

A. Discussion and Possible Action, if any, to Award RFB NO. 26-004-05-07 Street Improvements Project Nebraska Ave & Douglas Street to the Most Responsive and Responsible Bidder. [Lori A. Maldonado, Purchasing Agent]

DISCUSSION: Lori Maldonado, Purchasing Agent provided an update regarding RFB NO. 26-004-05-07 for the Street Improvements Project (Nebraska Ave & Douglas Street). Staff solicited bids on April 22 and April 29, 2026. A pre-bid conference was held on April 28, followed by the bid opening on May 7, 2026. A total of four bids were received from the following contractors:

- RDH Site & Concrete (Pharr, TX)
- 2GS LLC dba Earthworks Enterprise (Penitas, TX)
- Elite Grading and Paving LLC (Pharr, TX)
- Renoworks (Edinburg, TX)

Following a review of the bid packets, including all tabulated items and references, LeFevre Engineering recommends awarding RFB NO. 26-004-05-07 (Street Improvements Project) to Elite Grading and Paving, LLC. Their low bid was $447,027.70.
Additionally, Commissioner Marco Villegas confirmed that the company has successfully completed previous work for the city on Ridge Road without issues.

Commissioner Marco "Markie" Villegas made a motion to approve and was seconded by Commissioner Gilbert Garza. Motion passed (4-0).

X. 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: Patrick Willingham, Director of Parks and Recreation indicated that the interlocal agreement provided by County Precinct 2 includes a $250,000 contribution toward the construction of the all-inclusive playground at the new north side park. Mr. Willingham noted that approval of this agreement is necessary to facilitate the release of these funds.

Commissioner Gilbert Garza made a motion to approve and was seconded by Commissioner Marco "Markie" Villegas. Motion passed (4-0).

XI. CONSENT AGENDA

A. Consideration Consider the Second and Final Reading of the Ordinance Regarding the Rezoning Request from the Single-Family Residence District (R-S) to the General Business District (C-2) of a 1.99-acre tract of land out of Lot 10, Block 5, John Closner Subdivision, Located at the Southeast Corner of Sioux Road and Veterans Boulevard, as Requested by James Keller. [Monica Gomez, Director of Planning]

B. Consider Approval of City Commission Meeting Minutes:
- February 26, 2019
- November 25, 2025

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

XII. EXECUTIVE SESSION

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

1. Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney; Discussion and Possible Action Regarding Legal Issues Concerning Website Content Requirements.

Commissioner Marco "Markie" Villegas made a motion to enter executive session at 6:36 p.m. and was seconded by Commissioner Mario Cantu. Motion passed (4-0).

Commissioner Marco "Markie" Villegas made a motion to reconvene at 6:57 p.m. and was seconded by Commissioner Gilbert Garza. Motion passed (4-0).

XIII. RECONVENE

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

1. Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney; Discussion and Possible Action Regarding Legal Issues Concerning Website Content Requirements

No Action taken

XIV. ADJORNMENT

Commissioner Marco "Markie" Villegas made a motion to adjourn at 6:58 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