



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, August 25, 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 Departmental Reports: Department of Finance, Fire Department, Police Department, Municipal Court and Department of Utilities.

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

VI. PUBLIC HEARING/ORDINANCES

- A. Hold a Public Hearing and Consider the First Reading of an Ordinance Amending Chapter 1 General Provisions, Article 1.05 Administrative Fees of the Code of Ordinances of the City of San Juan, Texas, by Modifying Section 1.05.008 Planning Department to Update the Administrative Fees for the Planning Department; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for Repealer Clause. [Monica Gomez, Director of Planning]**
- B. Hold a Public Hearing and Consider the First Reading of an Ordinance Amending Chapter 4 Business Regulations, Article 4.12 Food Establishment Regulations by Amending Division 1, Section 4.12.004 Application for Permit and Fees, and Division 2, Food Handlers, Section 4.12.034 Issuance and Section 4.12.039 Remedies; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for a Repealer Clause. [Monica Gomez, Director of Planning]**
- C. Hold a Public Hearing and Consider the First Reading of an Ordinance Appendix A. Unified Development Code, Chapter 4 Building Standards Regulations of the Code of Ordinances of the City of San Juan, Texas, by Modifying Section 7.00 Permit Fees, To Update Certain Building Permit Fees and Other Related Fees; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for Repealer Clause. [Monica Gomez, Director of Planning]**
- D. Hold a Public Hearing and Consider the First Reading of an Ordinance Regarding the Conditional Use Permit for the Installation of a Communication Tower at 615 E. Eldora Road,**

legally described as the West 570 feet, North 745 feet of Lot 10, Block 43, Alamo Land and Sugar Company Subdivision, as Requested by Smartlink for Verizon Wireless. [Monica Gomez, Director of Planning]

- E. Hold a Public Hearing and Consider the First Reading of the Ordinance for the Rezoning Request from From Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF), located at 780 E. Minnesota Road, legally described as the 20.0-acre tract of land being the East half of Lot 7, Block 47, Alamo Land and Sugar Company Subdivision, as Requested by Bona Fide RE, LLC. [Monica Gomez, Director of Planning]
- F. Hold a Public Hearing and Consider the First Reading of an Ordinance Amending Chapter 1 General Provisions, Article 1.05 Administrative Fees of the Code of Ordinances of the City of San Juan, Texas, by Modifying Section 1.05.001 Vital Statistics Department to include a Fee for Plastic Document Cover; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for Repealer Clause. [Brenda Escalante, City Secretary]
- G. Hold a Public Hearing and Consider the First Reading of an Ordinance Amending Chapter 4 Business Regulations, Article 4.04 Wrecker Service of the City of San Juan's Code of Ordinances by Amending Section 4.04.004 Safety and Insurance Compliance Certificate to Engage in Wrecker Business Required for Certain Wreckers, Application Required, Fees Established to Modify Fee Per Tow for Wrecker Companies/Businesses located within the City; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for a Repealer Clause. [Jorge Moya, Assistant Chief of Police]

VII. APPOINTMENTS

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

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

- A. Consideration and Action on the Preliminary Plat Approval of Rafael Estates Subdivision being a 7.21-acre tract of land, out of Lots 14 and 15, Stewarts Addition to the Conway Gardens, located approximately a 1,000 feet East from Stewart Road, along the South side of Hall Acres Road, as Requested by Quintanilla, Headley and Associates, Inc. [Monica Gomez, Director of Planning]
- B. Discussion and Possible Action, if any, Regarding the Approval of the Proposed Collective Bargaining Labor Agreement between the City of San Juan, Texas and the San Juan Police Officers Association, Pursuant to Section 174.108.

IX. RESOLUTIONS

- A. Consideration and Action, if any, on a Resolution Authorizing the City of San Juan to Accept a Grant Award from the Office of the Governor for LEERRT TACTICAL EQUIPMENT FY2026. [Jorge Moya, Assistant Chief of Police]

X. CONSENT AGENDA

- A. Consider the Second and Final Reading of an Ordinance Amending Chapter 1 General Provisions, Article 1.05 Administrative Fees, Section 1.05.006 Parks and Recreation Fees of the City of San Juan's Code of Ordinances to Update Parks and Recreation Fees and to Include Additional Related Fees for the San Juan Parks and Recreation Center; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for a Repealer Clause. [Patrick Willingham, Director of Parks and Recreation]
- B. Consider the Second and Final Reading of 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 II. Initiation of Service, Section 13.03.103. Deposit, Subsection (c). Temporary Water Service, and Part III. Water Rates and Charges, Section 13.03.142. Standard Meter and Tap Fees, Section 13.03.149. After-Hours Reconnection of Service and Adding Section 13.03.150 Traveling Meter Fees, to Modify and Add Rates Related to such Sections; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for Repealer Clause. [Maria L. Beltran, Director of Finance]
- C. Consider the Second and Final Reading of an Ordinance Amending Chapter 8 Offenses and Nuisances, Article 8.05 Noise of the City's Code of Ordinance by Modifying Section 8.05.001 Definitions, Section 8.05.004 Amplified Sound and Section 8.05.007 Permit Required for use of Outdoor Sound Amplification to Amend Daytime and Nighttime Hours, Permit Fee and other Related Regulations; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for a Repealer Clause. [Leandro Siuentes, Chief of Police]
- D. Consider the Second and Final Reading of an Ordinance Amending the Code of Ordinances of the City of San Juan, Texas, Chapter 1 General Provisions, Article 1.05 Administrative Fees by adding Section 1.05.007 Municipal Court to Provide an Administrative Fee for Clearance Letters; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for Repealer Clause. [Mary Enriquez, Court Administrator]
- E. Consider Approval of City Commission Meeting Minutes:
- July 14, 2026

XI. EXECUTIVE SESSION

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

1. Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney; Discussion and Possible Action Regarding the Proposed Booking Agreement for the 2026 Noche de Paz.

XII. RECONVENE

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

1. Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney; Discussion and Possible Action Regarding the Proposed Booking Agreement for the 2026 Noche de Paz.

XIII. ADJOURNMENT

CERTIFICATION

I certify that the above notice of the Regular Called Meeting of the City of San Juan is true and correct; and that I posted such notice on the bulletin board. A place convenient and readily accessible to the public on the 19th day of August 2026 at 5:00 p.m. in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551-041 - §551.050).



BRENDA ESCALANTE
CITY SECRETARY
CITY OF SAN JUAN, TEXAS

CERTIFICATION OF REMOVAL

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

OFFICE OF THE CITY SECRETARY



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

MEMORANDUM

TO: Ruben Guajardo, City Manager

FROM: Maria Beltran, Director of Finance

DATE: 08/17/2026

SUBJECT: Department of Finance Monthly Report. [Maria 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, safeguards City’s financial assets and manage its resources in according with 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. July Sales Tax 11.49% increase of \$78,882 compared to last year.

- ☐ Check Disbursement – 303
- ☐ Bank Drafts – 30
- ☐ Voided Checks – 15
- ☐ Direct Deposit Payroll – 710

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

- ☐ Reconciled Bank Accounts – 11
- ☐ Budget Adjustments – 25
- ☐ Journal Entries Posted – 101
- ☐ 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.

- ☐ 11 claims submitted to the Texas Municipal League

Safety Training Year to Date (YTD)

- ☐ 13 Commercial Driver's License
- ☐ 31 Basic Defensive
- ☐ 1 Heat Stress Awareness

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 7,600 Water Accts., 7,243 Sewer accounts and 7,324 Brush accounts.
- ☐ North Alamo Water Supply Corporation service 3,745 sewer, garbage and brush accounts.
- ☐ Military Highway – Sewer and Garbage are now billed through the City of San Juan as of June in July Report
- ☐ Financial Report, in FYE 9/30/2025, the Utility Fund collected 6 million and the Sanitation Fund 4.1 million with a combined 10 million.
- ☐ Bills Emailed 1250

Service Orders

- ☐ Connects - 100
- ☐ Meter information - 33
- ☐ Disconnect - 68
- ☐ Dead Meters Change - 5
- ☐ Past Due Notice - 1,760 - \$8,800
- ☐ Cut List/11th - 123
- ☐ Cut List Register/21st - 11

Payments are made by

- ☐ 56% - paid in person
- ☐ 0 % - juniors
- ☐ 33% - online
- ☐ 6% - bank drafts
- ☐ 4 % - phone payments

☐ Utility Billing Employees - 9



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MEMORANDUM

TO: Ruben Guajardo, City Manager

FROM: Tirso Garza, Fire Chief

DATE: 08/13/2026

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

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

Emergency Calls

A total of 215 calls were made in July 2026. (Please see attached report.)

- A Shift = 65
- B Shift = 66
- C Shift = 84

Pharr EMS

Pharr EMS and the Fire Department responded to 107 calls in July 2026. Please see the attached report submitted by Pharr EMS.

County Calls

The San Juan Fire Department had two county calls in July 2026, which are as follows:

- 7/6/2026 – 7104 Illusivo Ave, Edinburg, Tx for a Mutual Aid Trash Rubbish Fire
- 7/20/2026 – 1539 N Val Verde, Donna, Tx for a Mutual Aid Grass Fire.

Volunteer Department

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

Fire Inspections

A total of 30 inspections were conducted in July 2026, which are as follows:

- 7/1/2026 - Little Bright Minds Child Development 2 located at 120 E 6th ST.
- 7/1/2026 - Big G's Fireworks, LLC - 3705 N Veterans BLVD

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- 7/1/2026 - Big G's Fireworks, LLC – 5302 N Raul Longoria
- 7/1/2026 - Big G's Fireworks, LLC – 4003 N Raul Longoria
- 7/6/2026 – Barbacoa el Primo located at 2025 N Raul Longoria Rd
- 7/8/2026 - El Capo Smoke Shop located at 912 W Citrus, Ste 3.
- 7/8/2026 – Marco's Pizza located at 700 N Veterans St G Blvd
- 7/8/2026 - El Papirrin Fest 2 located at 101 Alta, Unit 2 ST.
- 7/8/2026 - Taide's Cake Shoppe located at 2105 N Raul Longoria RD, Ste C.
- 7/8/2026 - H&B Auto Service located at 806 W US Highway 83, Ste E & F.
- 7/10/2026 - Linda's Lullaby Land located at 206 W 18th ST.
- 7/14/2026 - Sunshine Kids Daycare at 111 W Nolana, STE 11 & 12.
- 7/14/2026 - Papa John's Pizza located at 105 S Cesar Chavez RD, Ste 10A
- 7/14/2026 - Chiky Miky's Snowcone located at 3704 N Raul Longoria RD,.
- 7/21/2026 - Villarreal's Upholstery located at 610 S Standard AVE.
- 7/21/2026 - La Indita Convenience Store located at 1800 N Raul Longoria RD.
- 7/21/2026 - La Perla Negra Aguachiles located at 912 E Business.
- 7/21/2026 – Cortez Cabinet Shop located at 706 S. Nebraska Ave.
- 7/23/2026 - Cabrera Meat Market & Taqueria located at 2211 S Veterans BLVD, STE 3.
- 7/23/2026 - Mi Espacio Beauty Salon LLC located at 302 E Business 83, Ste 5.
- 7/23/2026 - Infant Jardi Daycare and Learning Center located at 210 S Nebraska AVE
- 7/23/2026 - Museo 956 located at 105 W Business 83.
- 7/24/2026 - Victory Motors located at 2710 N Raul Longoria RD.
- 7/24/2026 - R&D Insurance Agency LLC located at 2710 N Raul Longoria RD.
- 7/28/2026 - FBG Brow Studio located at 1801 N Raul Longoria, Ste F RD,.
- 7/29/2026 - Tacos Charlie located at 915 E FM 495
- 7/30/2026 - La Michoacana located at 1618 N Veterans RD, STE C,.
- 7/31/2026 - Loft 52 Social Club located at 111 W Business 83.

Plan Reviews

The following plans were reviewed for July 2026:

- Dollar General – Fire Alarm

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 July 2026 to the Administration Office.

- A total of 189.8 Gallons of Unleaded
- A total of 593.6 Gallons of Diesel

Filter statement

Filters

Incident onset 7/1/26 to 7/31/26

Incident Types (NERIS)

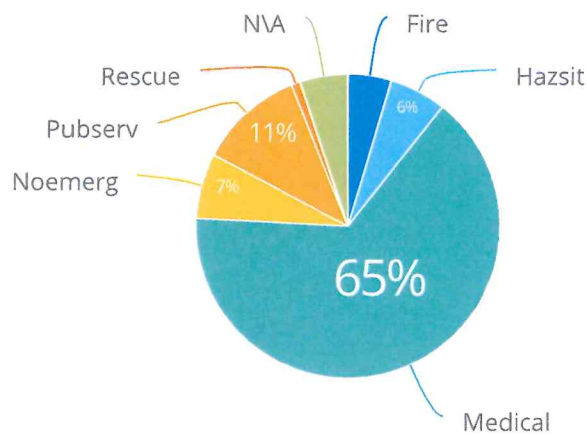
Count of Incide...	Count of Medic...	Count of Fire In...	Count of Other I...	Mutual Aid Give...
Count of Incidents 215	Count of EMS Calls 140	Count of Fire Calls 10	Count of Other Calls 65	Aid Given 2
Count of Exposures 0	Percent of EMS C... 65.12%	Percent of Fire Calls 4.65%	Percent of Other ... 30.23%	Aid Received 1

Filter statement

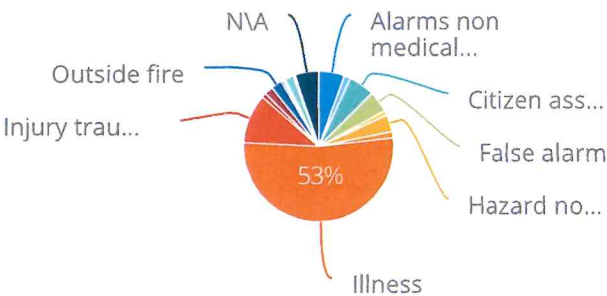
Filters

Incident onset 7/1/26 to 7/31/26

Primary Incident Type by Category



Primary Incident Types by Subcategory

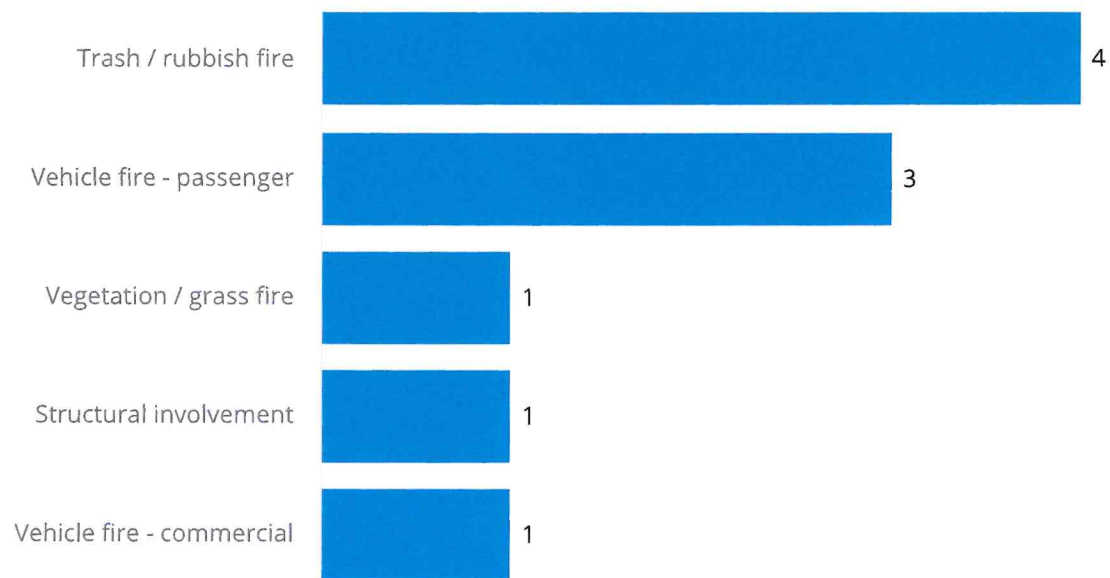


Filter statement

Filters

Incident onset 7/1/26 to 7/31/26

Count of Fire Incidents





CITY OF PHARR EMS July 2026 RESPONSE REPORT



Call Types

Abdominal Pain/Problems	6
Assault	2
Altered Mental Status	0
Animal Bites	0
Breathing Problem	11
Cardiac Arrest/Death	2
Chest Pain (Non-Traumatic)	15
Choking	3
Convulsions/Seizure	11
Diabetic Problem	7
Falls	28
Headache	1
Heart Problems/AICD	6
Hemorrhage/Laceration	10
Overdose/Poisoning/Ingestion	2
Pregnancy/Childbirth/Miscarriage	2
Psychiatric Problem/Abnormal Behavior/Suicide A	3
Sick Person	56
Stab/Gunshot Wound/Penetrating Trauma	1
City Event Stand-by	8
Stroke/CVA	3
Traffic/Transportation Incident (MVC)	41
Unconscious/Fainting/Near-Fainting	19
Unknown Problem/Person Down	10

247

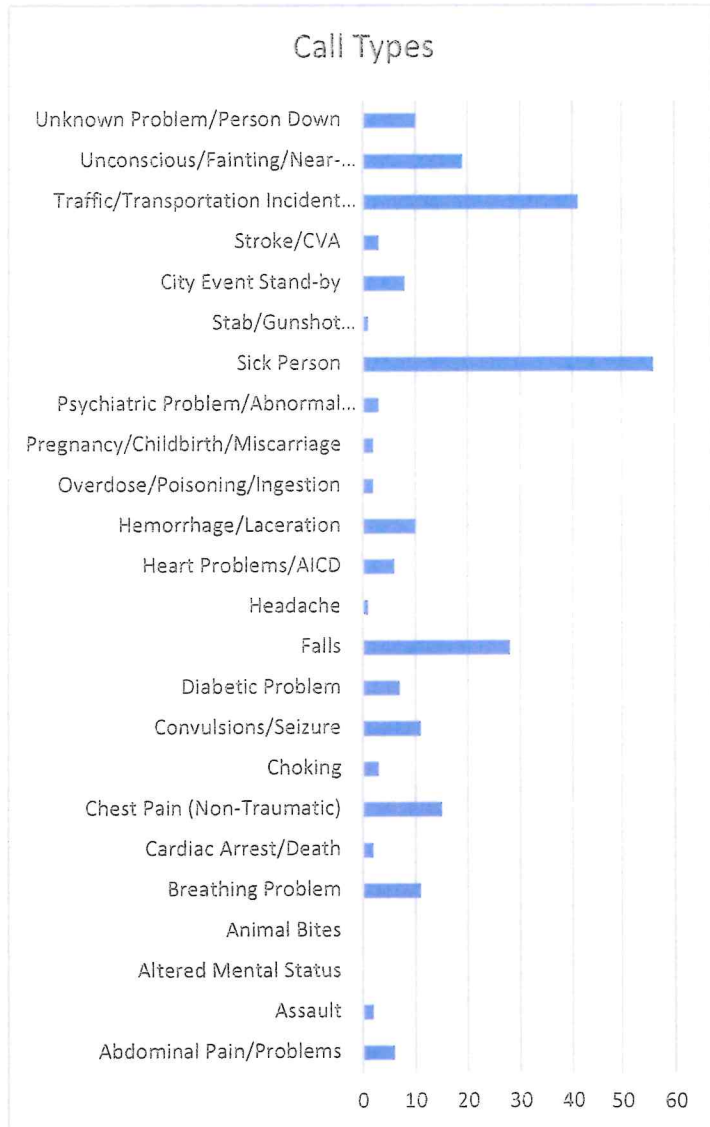
Destination by Facility

Doctors Hospital at Renaissance	36
Driscoll Children's Hospital	3
RGR Free Standing ER San Juan	22
Rio Grande Regional Hospital - Main	51
STHS Children's	1
STHS Edinburg	11
STHS Free Standing ER Alamo	2
STHS Free Standing ER Pharr	1
STHS Heart	8
STHS McAllen	31

166

Response Compliance	95.1%
EMS Stand-bys	7
LEERT Call Out	1

Call Types



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 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)
26-06410	26-007575	Medic 31	7/1/2026 7:22	7/1/2026 7:24	7/1/2026 7:28	0:04:05	7/1/2026 7:43	7/1/2026 7:58	Priority 1	Falls	3901 N RAUL LONGORIA RD	SAN JUAN	Rio Grande Regional Hospital - Main
26-06411	26-007576	Medic 3	7/1/2026 7:29	7/1/2026 7:30	7/1/2026 7:37	0:06:19	7/1/2026 8:08	7/1/2026 8:20	Priority 1	Unknown Problem/Person Down	417 W BUSINESS RD	SAN JUAN	Rio Grande Regional Hospital - Main
26-06411	26-007588	Medic 101	7/1/2026 7:49	7/1/2026 7:51	7/1/2026 7:57	0:05:59	7/1/2026 8:08	7/1/2026 8:20	Priority 1	Unknown Problem/Person Down	417 W BUSINESS RD	SAN JUAN	
26-06416	26-007585	Medic 31	7/1/2026 11:53	7/1/2026 11:54	7/1/2026 11:59	0:04:49	7/1/2026 12:12	7/1/2026 12:27	Priority 1	Sick Person	118 SANDRA ST	SAN JUAN	STHS Edinburg
26-06421	26-007584	Medic 31	7/1/2026 13:35	7/1/2026 13:36	7/1/2026 13:40	0:03:51	7/1/2026 13:57	7/1/2026 14:10	Priority 1	Stroke/CVA	2016 LOMA VISTA ST	SAN JUAN	STHS McAllen
26-06422	26-007627	Medic 101	7/1/2026 13:44	7/1/2026 14:15	7/1/2026 14:20	0:04:25			Priority 1	Standby	301 E RIDGE RD	SAN JUAN	
26-06426	26-007604	Medic 31	7/1/2026 15:27	7/1/2026 15:27	7/1/2026 15:33	0:05:32			Priority 1	Traffic/Transportation Incident (MVC)	N CESAR CHAVEZ RD/ W FRONTAGE	SAN JUAN	
26-06426	26-007605	Medic 31	7/1/2026 15:27	7/1/2026 15:27	7/1/2026 15:33	0:05:32			Priority 1	Traffic/Transportation Incident (MVC)	N CESAR CHAVEZ RD/ W FRONTAGE	SAN JUAN	
26-06426	26-007607	Medic 31	7/1/2026 15:27	7/1/2026 15:27	7/1/2026 15:33	0:05:32			Priority 1	Traffic/Transportation Incident (MVC)	N CESAR CHAVEZ RD/ W FRONTAGE	SAN JUAN	
26-06426	26-007609	Medic 31	7/1/2026 15:27	7/1/2026 15:27	7/1/2026 15:33	0:05:32			Priority 1	Traffic/Transportation Incident (MVC)	N CESAR CHAVEZ RD/ W FRONTAGE	SAN JUAN	
26-06426	26-007610	Medic 31	7/1/2026 15:27	7/1/2026 15:27	7/1/2026 15:33	0:05:32			Priority 1	Traffic/Transportation Incident (MVC)	N CESAR CHAVEZ RD/ W FRONTAGE	SAN JUAN	

26-06426	26-007611	Medic 31	7/1/2026 15:27	7/1/2026 15:27	7/1/2026 15:33	0:05:32				Priority 1	Traffic/Transportation Incident (MVC) RD	N CESAR CHAVEZ RD/FRONTAGE	SAN JUAN	STHS Free Standing ER Pharr
26-06430	26-007603	Medic 31	7/1/2026 16:13	7/1/2026 16:15	7/1/2026 16:22	0:06:55	7/1/2026 16:34	7/1/2026 16:48	Priority 1	Chest Pain (Non-Traumatic)	700 W BUSINESS 83		SAN JUAN	STHS Free Standing ER Pharr
26-06433	26-007602	Medic 31	7/1/2026 17:21	7/1/2026 17:22	7/1/2026 17:26	0:04:08	7/1/2026 17:39	7/1/2026 17:58	Priority 1	Unconscious/Fainting/Near-Fainting	420 SAN JUANITA ST		SAN JUAN	Rio Grande Regional Hospital - Main
26-06435	26-007608	Medic 1	7/1/2026 17:28	7/1/2026 17:29	7/1/2026 17:37	0:08:06	7/1/2026 17:52	7/1/2026 18:05	Priority 1	Sick Person	300 N NEBRASKA AVE 1404		SAN JUAN	STHS Edinburg
26-06437	26-007601	Medic 3	7/1/2026 18:15	7/1/2026 18:17	7/1/2026 18:25	0:07:55	7/1/2026 18:40	7/1/2026 18:46	Priority 1	Heart Problems/AIC D	WASHINGTONIA PALM AVE		SAN JUAN	RGR Free Standing ER San Juan
26-06447	26-007624	Medic 31	7/2/2026 1:05	7/2/2026 1:07	7/2/2026 1:12	0:04:51	7/2/2026 1:26	7/2/2026 1:40	Priority 1	Unconscious/Fainting/Near-Fainting	2409 GARDENIA DR		SAN JUAN	Rio Grande Regional Hospital - Main
26-06449	26-007619	Medic 101	7/2/2026 4:19	7/2/2026 4:22	7/2/2026 4:27	0:05:15	7/2/2026 4:42	7/2/2026 4:52	Priority 1	Convulsions/Seizure	209 W HAZEL ST		SAN JUAN	STHS McAllen
26-06450	26-007623	Medic 31	7/2/2026 4:36	7/2/2026 4:37	7/2/2026 4:42	0:05:03	7/2/2026 4:58	7/2/2026 5:02	Priority 1	Breathing Problem	2108 OLMO AVE		SAN JUAN	RGR Free Standing ER San Juan
26-06456	26-007631	Medic 31	7/2/2026 10:02	7/2/2026 10:03	7/2/2026 10:12	0:09:25	7/2/2026 10:27	7/2/2026 10:35	Priority 1	Pregnancy/Childbirth/Miscarriage	201 COUGAR ST		SAN JUAN	STHS McAllen
26-06457	26-007629	Medic 2	7/2/2026 10:22	7/2/2026 10:23	7/2/2026 10:30	0:07:40	7/2/2026 10:46	7/2/2026 11:09	Priority 1	Unconscious/Fainting/Near-Fainting	518 MAKAYLA DR		SAN JUAN	Doctors Hospital at Renaissance
26-06458	26-007630	Medic 101	7/2/2026 11:56	7/2/2026 11:57	7/2/2026 12:01	0:03:50	7/2/2026 12:13	7/2/2026 12:30	Priority 1	Sick Person	1618 N VETERANS BLVD		SAN JUAN	Rio Grande Regional Hospital - Main
26-06461	26-007633	Medic 31	7/2/2026 14:15	7/2/2026 14:16	7/2/2026 14:26	0:09:47			Priority 1	Falls	907 CITRUS AVE		SAN JUAN	
26-06462	26-007635	Medic 31	7/2/2026 15:01	7/2/2026 15:02	7/2/2026 15:11	0:08:51	7/2/2026 15:29	7/2/2026 15:40	Priority 1	Falls	500 W CITRUS ST		SAN JUAN	Rio Grande Regional Hospital - Main
26-06472	26-007649	Medic 5	7/2/2026 17:48	7/2/2026 17:48	7/3/2026 17:50	0:02:02			Priority 2	Standby	506 W BUSINESS 83		SAN JUAN	
26-06477	26-007653	Medic 101	7/2/2026 20:21	7/2/2026 20:22	7/2/2026 20:31	0:09:40	7/2/2026 20:47	7/2/2026 21:02	Priority 1	Pregnancy/Childbirth/Miscarriage	201 S COUGAR ST		SAN JUAN	STHS McAllen
26-06478	26-007645	Medic 31	7/2/2026 20:52	7/2/2026 20:53	7/2/2026 20:58	0:05:39	7/2/2026 21:05	7/2/2026 21:21	Priority 1	Sick Person	100 LAURYN DR		SAN JUAN	Doctors Hospital at Renaissance

26-06479	26-007644	Medic 3	7/2/2026 20:57	7/2/2026 20:58	7/2/2026 21:04	0:06:10	7/2/2026 21:16	7/2/2026 21:31	Priority 1	Chest Pain (Non-Traumatic)	E 13TH ST/ S KANSAS AVE	SAN JUAN	STHS McAllen
26-06483	26-007654	Medic 31	7/3/2026 5:12	7/3/2026 5:15	7/3/2026 5:21	0:06:05	7/3/2026 5:34	7/3/2026 5:51	Priority 1	Hemorrhage/Laceration	925 E SAN DIEGO ST	SAN JUAN	Doctors Hospital at Renaissance
26-06484	26-007655	Medic 31	7/3/2026 6:50	7/3/2026 6:50	7/3/2026 6:55	0:04:58	7/3/2026 7:09	7/3/2026 7:21	Priority 1	Breathing Problem	300 N NEBRASKA AVE	SAN JUAN	Rio Grande Regional Hospital - Main
26-06498	26-007670	Medic 31	7/3/2026 22:52	7/3/2026 22:53	7/3/2026 23:00	0:07:09	7/3/2026 23:09	7/3/2026 23:20	Priority 1	Sick Person	825 E SAN DIEGO ST	SAN JUAN	STHS McAllen
26-06501	26-007674	Medic 102	7/4/2026 1:02	7/4/2026 1:03	7/4/2026 1:08	0:05:04	7/4/2026 1:19	7/4/2026 1:23	Priority 1	Sick Person	1618 N VETERANS BLVD	SAN JUAN	RGR Free Standing ER San Juan
26-06507	26-007680	Medic 31	7/4/2026 11:26	7/4/2026 11:28	7/4/2026 11:34	0:06:11	7/4/2026 11:58	7/4/2026 12:09	Priority 1	Falls	119 GONZALEZ DR	SAN JUAN	STHS McAllen
26-06508	26-007679	Falcon 1	7/4/2026 12:06	7/4/2026 12:06	7/4/2026 12:14	0:08:09			Priority 1	Traffic/Transportation Incident (MVC)	RD/ S STEWART RD	SAN JUAN	
26-06508	26-007684	Medic 101	7/4/2026 12:04	7/4/2026 12:05	7/4/2026 12:13	0:08:36			Priority 1	Traffic/Transportation Incident (MVC)	RD/ S STEWART RD	SAN JUAN	
26-06508	26-007685	Medic 101	7/4/2026 12:04	7/4/2026 12:05	7/4/2026 12:13	0:08:36			Priority 1	Traffic/Transportation Incident (MVC)	RD/ S STEWART RD	SAN JUAN	
26-06510	26-007682	Medic 31	7/4/2026 15:35	7/4/2026 15:36	7/4/2026 15:46	0:10:26	7/4/2026 16:06	7/4/2026 16:22	Priority 1	Falls	508 OBLATE ST	SAN JUAN	Rio Grande Regional Hospital - Main
Out of Chute													
26-06513	26-007709	Medic 3	7/4/2026 16:31	7/4/2026 16:32	7/4/2026 16:37	0:05:08	7/4/2026 16:51	7/4/2026 17:03	Priority 1	Falls	1601 E IH 2	SAN JUAN	Doctors Hospital at Renaissance
26-06518	26-007689	Medic 31	7/4/2026 17:48	7/4/2026 17:49	7/4/2026 17:54	0:05:00	7/4/2026 18:15	7/4/2026 18:28	Priority 1	Chest Pain (Non-Traumatic)	1510 LILA ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-06522	26-007710	Medic 101	7/4/2026 22:04	7/4/2026 22:05	7/4/2026 22:18	0:12:52	7/4/2026 22:33	7/4/2026 22:41	Priority 1	Sick Person	609 CALLE DEL SOL	SAN JUAN	STHS Heart
Radio issues													
26-06525	26-007697	Medic 31	7/4/2026 22:52	7/4/2026 22:54	7/4/2026 22:57	0:03:00			Priority 1	Breathing Problem	2010 PUERTO VALLARTA DR	SAN JUAN	
26-06534	26-007708	Medic 31	7/5/2026 4:20	7/5/2026 4:22	7/5/2026 4:36	0:13:59			Priority 1	Hemorrhage/Laceration	E 4TH ST/ S STEWART RD	SAN JUAN	
Out of Chute													

26-06541	26-007741	Medic 31	7/5/2026 14:24	7/5/2026 14:25	7/5/2026 14:35	0:10:19	7/5/2026 14:59	7/5/2026 15:19	Priority 1	Hemorrhage/Laceration	2107 SUNSET DR	SAN JUAN	Doctors Hospital at Renaissance
Unknown Reason													
26-06548	26-007718	Medic 102	7/5/2026 18:10	7/5/2026 18:11	7/5/2026 18:17	0:05:56			Priority 1	Falls	909 W 1ST ST	SAN JUAN	
26-06551	26-007742	Medic 31	7/5/2026 20:10	7/5/2026 20:11	7/5/2026 20:21	0:09:27	7/5/2026 20:37	7/5/2026 20:45	Priority 1	Abdominal Pain/Problems	211 W 11TH ST	SAN JUAN	STHS Heart
26-06560	26-007740	Medic 31	7/6/2026 5:25	7/6/2026 5:35	7/6/2026 5:37	0:02:17	7/6/2026 6:00	7/6/2026 6:10	Priority 1	Sick Person	508 OBLATE ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-06564	26-007760	Medic 31	7/6/2026 12:56	7/6/2026 12:56	7/6/2026 13:02	0:06:00	7/6/2026 13:14	7/6/2026 13:27	Priority 1	Sick Person	400 MESQUITE ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-06567	26-007749	Medic 2	7/6/2026 13:51	7/6/2026 13:52	7/6/2026 13:57	0:04:59	7/6/2026 14:13	7/6/2026 14:27	Priority 1	Sick Person	103 EASY STREET	SAN JUAN	Doctors Hospital at Renaissance
26-06571	26-007761	Medic 31	7/6/2026 14:42	7/6/2026 14:43	7/6/2026 14:52	0:09:04	7/6/2026 15:09	7/6/2026 15:18	Priority 1	Sick Person	425 W 13TH ST	SAN JUAN	RGR Free Standing ER San Juan
26-06574	26-007759	Medic 31	7/6/2026 17:13	7/6/2026 17:14	7/6/2026 17:19	0:05:01	7/6/2026 17:50	7/6/2026 18:06	Priority 1	Unconscious/Fainting/Near-Fainting	204 S RIDGE LN	SAN JUAN	STHS Edinburg
26-06583	26-007766	Medic 31	7/6/2026 23:22	7/6/2026 23:25	7/6/2026 23:31	0:06:18			Priority 1	Sick Person	1311 WASHINGTONIA PALM AVE	SAN JUAN	
26-06583	26-007767	Medic 31	7/6/2026 23:22	7/6/2026 23:25	7/6/2026 23:31	0:06:18			Priority 1	Sick Person	1311 WASHINGTONIA PALM AVE	SAN JUAN	
26-06586	26-007771	Medic 31	7/7/2026 5:15	7/7/2026 5:17	7/7/2026 5:22	0:05:11	7/7/2026 5:49	7/7/2026 6:07	Priority 1	Heart Problems/AIC D	1707 CURTIS DR	SAN JUAN	Doctors Hospital at Renaissance
26-06591	26-007779	Medic 31	7/7/2026 10:37	7/7/2026 10:37	7/7/2026 10:43	0:06:01	7/7/2026 11:00	7/7/2026 11:09	Priority 1	Stroke/CVA	734 ELALIAH ST	SAN JUAN	Doctors Hospital at Renaissance
26-06598	26-007790	Medic 102	7/7/2026 14:00	7/7/2026 14:01	7/7/2026 14:10	0:09:00	7/7/2026 14:31	7/7/2026 14:42	Priority 1	Falls	506 MIGUEL HIDALGO ST	SAN JUAN	STHS McAllen
26-06603	26-007793	Medic 31	7/7/2026 16:21	7/7/2026 16:22	7/7/2026 16:25	0:03:10	7/7/2026 16:40	7/7/2026 16:52	Priority 1	Diabetic Problem	105 EBANO DR	SAN JUAN	Doctors Hospital at Renaissance
26-06608	26-007801	Medic 31	7/7/2026 18:07	7/7/2026 18:08	7/7/2026 18:10	0:01:39	7/7/2026 18:49		Priority 1	Chest Pain (Non-Traumatic)	2301 N RAUL LONGORIA RD	SAN JUAN	

26-06609	26-007802	Medic 1	7/7/2026 18:45	7/7/2026 18:46	7/7/2026 18:48	0:01:50	7/7/2026 19:06	7/7/2026 19:18	Priority 1	Sick Person	106 MARIA LN	SAN JUAN	Rio Grande Regional Hospital - Main Doctors
26-06611	26-007810	Medic 31	7/7/2026 21:22	7/7/2026 21:23	7/7/2026 21:30	0:06:49	7/7/2026 21:50	7/7/2026 22:06	Priority 1	Sick Person	321 W 2ND ST	SAN JUAN	Hospital at Renaissance ^u
26-06613	26-007812	Medic 31	7/8/2026 1:36	7/8/2026 1:41	7/8/2026 1:43	0:01:37	7/8/2026 2:00	7/8/2026 2:14	Priority 1	Unconscious/Fainting/Near-Fainting	115 E THELMA ST	SAN JUAN	Hospital at Renaissance
26-06624	26-007825	Medic 31	7/8/2026 10:50	7/8/2026 10:51	7/8/2026 10:55	0:03:21	7/8/2026 11:08	7/8/2026 11:21	Priority 1	Sick Person	118 SANDRA ST	SAN JUAN	STHS Edinburg
26-06627	26-007834	Medic 4	7/8/2026 11:03	7/8/2026 11:03	7/8/2026 11:09	0:05:30	7/8/2026 11:26	7/8/2026 11:38	Priority 1	Heart Problems/AIC D	822 E LOS EBANOS ST	SAN JUAN	STHS McAllen
26-06632	26-007836	Medic 102	7/8/2026 16:43	7/8/2026 16:44	7/8/2026 16:51	0:06:41	7/8/2026 17:02	7/8/2026 17:12	Priority 1	Breathing Problem	1209 E SIOUX RD	SAN JUAN	RGR Free Standing ER San Juan
26-06635	26-007840	Medic 31	7/8/2026 18:33	7/8/2026 18:34	7/8/2026 18:41	0:07:09	7/8/2026 19:04	7/8/2026 19:10	Priority 1	Diabetic Problem	410 E 12TH ST	SAN JUAN	RGR Free Standing ER San Juan
26-06636	26-007839	Medic 102	7/8/2026 18:35	7/8/2026 18:36	7/8/2026 18:41	0:04:24	7/8/2026 18:54	7/8/2026 19:09	Priority 1	Hemorrhage/Laceration	413 GUAYAVITO S LN	SAN JUAN	Rio Grande Regional Hospital - Main
26-06638	26-007838	Medic 31	7/8/2026 20:12	7/8/2026 20:13	7/8/2026 20:18	0:05:27	7/8/2026 20:48	7/8/2026 21:02	Priority 1	Unknown Problem/Person Down	1004 SAN FRANCISCO ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-06640	26-007844	Medic 102	7/8/2026 21:32	7/8/2026 21:33	7/8/2026 21:37	0:04:29	7/8/2026 21:55	7/8/2026 22:10	Priority 1	Abdominal Pain/Problems	312 SYLVIA CIR	SAN JUAN	STHS Edinburg
26-06642	26-007841	Medic 31	7/8/2026 23:23	7/8/2026 23:24	7/8/2026 23:31	0:07:05	7/8/2026 23:31	7/8/2026 23:31	Priority 1	Choking	1611 WASHINGTONIA PALM AVE	SAN JUAN	
26-06649	26-007849	Medic 31	7/9/2026 6:35	7/9/2026 6:35	7/9/2026 6:42	0:06:47	7/9/2026 6:42	7/9/2026 6:42	Priority 1	Sick Person	300 S NEBRASKA AVE	SAN JUAN	
26-06650	26-007852	Medic 102	7/9/2026 7:48	7/9/2026 7:50	7/9/2026 7:54	0:04:14	7/9/2026 8:16	7/9/2026 8:30	Priority 1	Breathing Problem	1319 EL SAUZ ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-06651	26-007851	Medic 31	7/9/2026 8:23	7/9/2026 8:25	7/9/2026 8:35	0:09:42	7/9/2026 8:40	7/9/2026 8:44	Priority 2	Assault	607 S VETERANS BLVD	SAN JUAN	RGR Free Standing ER San Juan
26-06656	26-007853	Medic 102	7/9/2026 12:34	7/9/2026 12:35	7/9/2026 12:35				Priority 1	Unknown Problem/Person Down	308 E 10TH ST	SAN JUAN	
26-06661	26-007860	Medic 31	7/9/2026 16:32	7/9/2026 16:33	7/9/2026 16:36	0:03:17	7/9/2026 16:48	7/9/2026 17:06	Priority 1	Sick Person	2109 OLMO ST	SAN JUAN	Rio Grande Regional Hospital - Main

26-06663	26-007866	Medic 102	7/9/2026 22:37	7/9/2026 22:38	7/9/2026 22:44	0:05:36	7/9/2026 23:02	7/9/2026 23:14	Priority 1	Falls	910 ORANGE ST	SAN JUAN	STHS McAllen
26-06671	26-007875	Medic 31	7/10/2026 6:14	7/10/2026 6:15	7/10/2026 6:20	0:04:40	7/10/2026 6:35	7/10/2026 6:47	Priority 1	Sick Person	700 SAN JUANITA ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-06674	26-007873	Medic 31	7/10/2026 8:15	7/10/2026 8:16	7/10/2026 8:22	0:06:27			Priority 1	Traffic/Transportation Incident (MVC)	800 E IH 2	SAN JUAN	
26-06674	26-007874	Medic 31	7/10/2026 8:15	7/10/2026 8:16	7/10/2026 8:22	0:06:27			Priority 1	Traffic/Transportation Incident (MVC)	800 E IH 2	SAN JUAN	
26-06685	26-007901	Medic 31	7/10/2026 13:10	7/10/2026 13:11	7/10/2026 13:15	0:04:15	7/10/2026 13:29	7/10/2026 13:43	Priority 1	Falls	1603 EL SAUZ ST	SAN JUAN	STHS Edinburg
26-06689	26-007886	Medic 3	7/10/2026 14:27	7/10/2026 14:28					Priority 1	Unknown Problem/Person Down	1618 N VETERANS BLVD	SAN JUAN	
26-06692	26-007903	Medic 31	7/10/2026 15:45	7/10/2026 15:46	7/10/2026 15:58	0:12:14	7/10/2026 16:16	7/10/2026 16:36	Priority 1	Unknown Problem/Person Down	1220 SAN JUAN BLVD	SAN JUAN	Rio Grande Regional Hospital - Main
Train blocking Business and Stuart													
26-06695	26-007899	Medic 31	7/10/2026 17:27	7/10/2026 17:29	7/10/2026 17:32	0:03:32	7/10/2026 17:48	7/10/2026 18:04	Priority 1	Hemorrhage/Laceration	1505 MARY ANN ST	SAN JUAN	STHS Heart
26-06704	26-007911	Medic 31	7/11/2026 0:46	7/11/2026 0:48	7/11/2026 0:52	0:04:46	7/11/2026 1:08		Priority 1	Falls	2603 HIBISCUS DR	SAN JUAN	Doctors Hospital at Renaissance
26-06707	26-007920	Medic 31	7/11/2026 5:57	7/11/2026 6:03	7/11/2026 6:05	0:01:49	7/11/2026 6:20	7/11/2026 6:38	Priority 1	Unconscious/Fainting/Near-Fainting	731 ELALIAH ST	SAN JUAN	
26-06710	26-007935	Medic 31	7/11/2026 11:54	7/11/2026 11:55	7/11/2026 12:02	0:06:30	7/11/2026 12:24	7/11/2026 12:39	Priority 1	Overdose/Poisoning/Ingestion	1008 SAN RAMON ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-06713	26-007936	Medic 31	7/11/2026 13:45	7/11/2026 13:46	7/11/2026 13:49	0:03:13	7/11/2026 14:00	7/11/2026 14:10	Priority 1	Sick Person	1205 N RAUL LONGORIA RD	SAN JUAN	STHS McAllen
26-06714	26-007925	Medic 31	7/11/2026 14:59	7/11/2026 15:00	7/11/2026 15:04	0:03:50	7/11/2026 15:22	7/11/2026 15:31	Priority 1	Choking	909 W 1ST ST	SAN JUAN	STHS Heart
26-06719	26-007934	Medic 31	7/11/2026 18:51	7/11/2026 18:54	7/11/2026 19:03	0:08:47	7/11/2026 19:32	7/11/2026 19:41	Priority 1	Convulsions/Seizure	2104 SUNRISE DR	SAN JUAN	Rio Grande Regional Hospital - Main
26-06721	26-007928	Medic 1	7/11/2026 19:23	7/11/2026 19:23	7/11/2026 19:30	0:06:07			Priority 1	Chest Pain (Non-Traumatic)	1413 IRENE DR	SAN JUAN	

26-06730	26-007944	Medic 31	7/12/2026 3:00	7/12/2026 3:01	7/12/2026 3:04	0:03:42	7/12/2026 3:31	Priority 1	Convulsions/Seizure	2301 N RAUL LONGORIA RD 2603 GRANDORA DR	SAN JUAN	STHS McAllen
26-06734	26-007950	Medic 31	7/12/2026 4:32	7/12/2026 4:34	7/12/2026 4:39	0:05:24	7/12/2026 4:57	Priority 1	Hemorrhage/Laceration	2301 N RAUL LONGORIA RD	SAN JUAN	RGR Free Standing ER San Juan
26-06737	26-007951	Medic 1	7/12/2026 5:28	7/12/2026 5:34	7/12/2026 5:35	0:01:32	7/12/2026 5:51	Priority 1	Hemorrhage/Laceration	2301 N RAUL LONGORIA RD	SAN JUAN	RGR Free Standing ER San Juan
26-06740	26-007954	Medic 31	7/12/2026 7:26	7/12/2026 7:27	7/12/2026 7:35	0:07:59	7/12/2026 7:45	Priority 1	Fainting/Near-fainting	MALDONAD	SAN JUAN	STHS McAllen
26-06741	26-007965	Medic 102	7/12/2026 7:53	7/12/2026 7:55	7/12/2026 8:02	0:07:02	7/12/2026 8:13	Priority 1	Psychiatric Problem/Abnormal Behavior/Suicide Attempt	822 W BUSINESS 83	SAN JUAN	RGR Free Standing ER San Juan
26-06742	26-007964	Medic 31	7/12/2026 9:07	7/12/2026 9:07	7/12/2026 9:07	0:00:52	7/12/2026 9:21	Priority 1	Sick Person	2301 N RAUL LONGORIA RD	SAN JUAN	
26-06751	26-007960	Medic 31	7/12/2026 15:00	7/12/2026 15:00	7/12/2026 15:13	0:12:23	7/12/2026 15:31	Priority 2	Falls	908 S STANDARD AVE	SAN JUAN	STHS McAllen
26-06759	26-007963	Medic 31	7/12/2026 18:26	7/12/2026 18:27	7/12/2026 18:34	0:07:18	7/12/2026 18:48	Priority 1	Sick Person	715 EBONY ST	SAN JUAN	Doctors Hospital at Renaissance
26-06767	26-007973	Medic 31	7/13/2026 0:00	7/13/2026 0:11	7/13/2026 0:11	0:00:20	7/13/2026 0:13	Priority 1	Sick Person	2301 N RAUL LONGORIA RD	SAN JUAN	
26-06770	26-008025	Medic 31	7/13/2026 6:41	7/13/2026 6:43	7/13/2026 6:46	0:03:48		Priority 1	Sick Person	2301 N RAUL LONGORIA RD	SAN JUAN	
26-06773	26-007986	Medic 31	7/13/2026 9:09	7/13/2026 9:15	7/13/2026 9:27	0:12:13		Priority 1	Falls	PSJA BEARS TRL/KING RD	SAN JUAN	
Construction / distance												
26-06774	26-008000	Medic 102	7/13/2026 9:16	7/13/2026 9:17	7/13/2026 9:21	0:04:18	7/13/2026 9:35	Priority 1	Traffic/Transportation Incident (MVC)	N NEBRASKA AVE/E 1ST	SAN JUAN	RGR Free Standing ER San Juan
26-06816	26-008045	Medic 31	7/14/2026 16:03	7/14/2026 16:04	7/14/2026 16:09	0:04:33	7/14/2026 16:36	Priority 1	Sick Person	412 JENICA CIR S W	SAN JUAN	Doctors Hospital at Renaissance
26-06819	26-008058	Medic 102	7/14/2026 17:23	7/14/2026 17:24	7/14/2026 17:30	0:05:54	7/14/2026 17:52	Priority 1	Traffic/Transportation Incident (MVC)	FRONTAGE / CEASER CHAVEZ	SAN JUAN	STHS McAllen

26-06822	26-008075	Medic 31	7/14/2026 18:30	7/14/2026 18:31	7/14/2026 18:39	0:07:28	7/14/2026 18:52	7/14/2026 19:06	Priority 1	Choking	113 W 17TH ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-06826	26-008070	Medic 4	7/14/2026 19:55						Priority 1	Heart Problems/AIC D	5316 S STEWART RD	SAN JUAN	
26-06829	26-008056	Medic 31	7/14/2026 21:33	7/14/2026 21:34	7/14/2026 21:39	0:05:29	7/14/2026 22:00		Priority 1	Traffic/Transportation Incident (MVC)	412 CHULA VISTA DR	SAN JUAN	
26-06829	26-008057	Medic 31	7/14/2026 21:33	7/14/2026 21:34	7/14/2026 21:39	0:05:29	7/14/2026 22:00		Priority 1	Traffic/Transportation Incident (MVC)	412 CHULA VISTA DR	SAN JUAN	
26-06829	26-008060	Medic 31	7/14/2026 21:33	7/14/2026 21:34	7/14/2026 21:39	0:05:29	7/14/2026 22:00		Priority 1	Traffic/Transportation Incident (MVC)	412 CHULA VISTA DR	SAN JUAN	
26-06829	26-008061	Medic 31	7/14/2026 21:33	7/14/2026 21:34	7/14/2026 21:39	0:05:29	7/14/2026 22:00		Priority 1	Traffic/Transportation Incident (MVC)	412 CHULA VISTA DR	SAN JUAN	
26-06829	26-008062	Medic 31	7/14/2026 21:33	7/14/2026 21:34	7/14/2026 21:39	0:05:29	7/14/2026 22:00		Priority 1	Traffic/Transportation Incident (MVC)	412 CHULA VISTA DR	SAN JUAN	
26-06832	26-008059	Medic 31	7/14/2026 22:42	7/14/2026 22:44	7/14/2026 22:48	0:03:37	7/14/2026 23:03		Priority 1	Sick Person	825 E LOS EBANOS ST 1605	SAN JUAN	
26-06838	26-008074	Medic 31	7/15/2026 4:43	7/15/2026 4:44	7/15/2026 4:49	0:05:28	7/15/2026 5:03	7/15/2026 5:14	Priority 1	Sick Person	COCONUT PALM AVE	SAN JUAN	STHS McAllen
26-06842	26-008080	Medic 31	7/15/2026 9:55	7/15/2026 9:57	7/15/2026 10:02	0:05:50			Priority 1	Chest Pain (Non-Traumatic)	116 W RAILROAD ST	SAN JUAN	
26-06856	26-008097	Medic 31	7/15/2026 16:33	7/15/2026 16:43	7/15/2026 16:45	0:01:52	7/15/2026 16:56	7/15/2026 16:59	Priority 1	Sick Person	300 N NEBRASKA AVE	SAN JUAN	RGR Free Standing ER San Juan
26-06863	26-008104	Medic 31	7/15/2026 18:26	7/15/2026 18:26	7/15/2026 18:32	0:05:45	7/15/2026 18:46	7/15/2026 19:09	Priority 1	Breathing Problem	412 CITRUS ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-06864	26-008127	Medic 102	7/15/2026 18:27	7/15/2026 18:29	7/15/2026 18:41	0:11:36	7/15/2026 18:55	7/15/2026 19:13	Priority 1	Sick Person	400 N IOWA AVE	SAN JUAN	STHS McAllen
2nd 911 call in San Juan										Unknown Problem/Person Down	1104 FOSTER ST	SAN JUAN	
26-06873		Medic 31	7/15/2026 20:54						Priority 1		300 N NEBRASKA AVE	SAN JUAN	RGR Free Standing ER San Juan
26-06877	26-008114	Medic 31	7/15/2026 21:27	7/15/2026 21:30	7/15/2026 21:35	0:05:09	7/15/2026 21:47	7/15/2026 21:49	Priority 1	Sick Person		SAN JUAN	Doctors Hospital at Renaissance
26-06889	26-008134	Medic 31	7/16/2026 3:57	7/16/2026 3:58	7/16/2026 4:04	0:06:18	7/16/2026 4:17	7/16/2026 4:31	Priority 1	Hemorrhage/Laceration	1209 E FM 495	SAN JUAN	

26-06893	26-008150	Medic 3	7/16/2026 7:49	7/16/2026 7:49	7/16/2026 7:55	0:06:27		Priority 2	Standby	703 E SAM HOUSTON BLVD	SAN JUAN
26-06893	26-008155	Medic 2	7/16/2026 12:51	7/16/2026 12:52	7/16/2026 12:59	0:07:48		Priority 1	Convulsions/S eizure	703 E SAM HOUSTON BLVD	SAN JUAN
26-06893	26-008159	Medic 2	7/16/2026 12:51	7/16/2026 12:52	7/16/2026 12:59	0:07:48		Priority 1	Convulsions/S eizure	703 E SAM HOUSTON BLVD	SAN JUAN
26-06894	26-008141	Medic 31	7/16/2026 8:24	7/16/2026 8:24	7/16/2026 8:30	0:05:59	7/16/2026 8:54	Priority 1	Convulsions/S eizure	815 S KANSAS AVE	Driscoll Children's Hospital
26-06901	26-008146	Medic 31	7/16/2026 11:26	7/16/2026 11:27	7/16/2026 11:31	0:04:54	7/16/2026 11:54	Priority 1	Sick Person	3006 N RAUL LONGORIA RD	STHS Edinburg
26-06905	26-008156	Medic 31	7/16/2026 13:09	7/16/2026 13:10	7/16/2026 13:19	0:09:03	7/16/2026 13:42	Priority 2	Falls	503 HUISACHE ST	STHS Heart
26-06906	26-008147	Medic 1	7/16/2026 13:25	7/16/2026 13:26	7/16/2026 13:33	0:07:48		Priority 1	Falls	712 DANA ST	SAN JUAN
26-06911		Medic 101	7/16/2026 14:29	7/16/2026 14:30	7/16/2026 14:37	0:06:59	7/16/2026 14:48	Priority 1	Sick Person	110 SOUTH RIDGE AVE	Doctors Hospital at Renaissance
26-06912	26-008161	Medic 31	7/16/2026 15:09	7/16/2026 15:09	7/16/2026 15:13	0:04:18	7/16/2026 15:31	Priority 1	Unconscious/F ainting/Near- Fainting	RETAMA ST/ ELALIAH ST	Doctors Hospital at Renaissance
26-06913	26-008154	Medic 1	7/16/2026 15:35	7/16/2026 15:40	7/16/2026 15:43	0:03:34	7/16/2026 15:57	Priority 1	Psychiatric Problem/Abno rmal	1909 BUFFALO AVE	STHS McAllen
26-06921	26-008162	Medic 31	7/16/2026 18:05	7/16/2026 18:06	7/16/2026 18:10	0:03:52	7/16/2026 18:22	Priority 1	Chest Pain (Non- Traumatic)	112 SOUTHGAT E AVE	STHS Heart
26-06931	26-008171	Medic 31	7/16/2026 21:13	7/16/2026 21:14	7/16/2026 21:20	0:05:41	7/16/2026 21:43	Priority 1	Sick Person	406 ATHOL ST	Doctors Hospital at Renaissance
26-06932	26-008750	Medic 101	7/16/2026 22:17					Priority 1	Sick Person	2301 N RAUL LONGORIA RD	SAN JUAN
26-06937	26-008181	Medic 31	7/17/2026 1:40	7/17/2026 1:55	7/17/2026 2:00	0:05:00	7/17/2026 2:13	Priority 1	Chest Pain (Non- Traumatic)	105 W BLUEBIRD ST	STHS Heart
26-06953	26-008197	Medic 3	7/17/2026 15:11	7/17/2026 15:13	7/17/2026 15:21	0:07:56	7/17/2026 15:31	Priority 1	Traffic/Transp ortation Incident (MVC)	RETAMA ST/ E SALAZAR ST	Rio Grande Regional Hospital - Main
26-06953	26-008198	Medic 3	7/17/2026 15:11	7/17/2026 15:13	7/17/2026 15:21	0:07:56	7/17/2026 15:35	Priority 1	Traffic/Transp ortation Incident (MVC)	RETAMA ST/ E SALAZAR ST	Rio Grande Regional Hospital - Main

26-06953	26-008221	Medic 31	7/17/2026 15:02	7/17/2026 15:03	7/17/2026 15:07	0:04:31	7/17/2026 15:35	7/17/2026 16:01	Priority 1	Traffic/Transportation Incident (MVC)	RETAMA ST/ E SALAZAR ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-06953	26-008222	Medic 31	7/17/2026 15:02	7/17/2026 15:03	7/17/2026 15:07	0:04:31	7/17/2026 15:35	7/17/2026 16:01	Priority 1	Traffic/Transportation Incident (MVC)	RETAMA ST/ E SALAZAR ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-06956	26-008203	Medic 31	7/17/2026 18:02	7/17/2026 18:08	7/17/2026 18:13	0:04:51	7/17/2026 18:40	7/17/2026 19:04	Priority 1	Sick Person	120 MONICA ST	SAN JUAN	STHS McAllen
26-06963	26-008220	Medic 31	7/17/2026 20:29	7/17/2026 20:30	7/17/2026 20:35	0:04:57	7/17/2026 21:02	7/17/2026 21:10	Priority 1	Unconscious/Fainting/Near-Fainting	717 W 8TH ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-06965	26-008217	Medic 1	7/17/2026 21:32	7/17/2026 21:32	7/17/2026 21:33	0:00:33	7/17/2026 21:44	7/17/2026 21:58	Priority 1	Diabetic Problem	SOUTHGATE AVE/N RAUL LONGORIA RD	SAN JUAN	STHS McAllen Driscoll Children's Hospital
26-06970	26-008219	Medic 31	7/17/2026 23:05	7/17/2026 23:06	7/17/2026 23:11	0:04:49	7/17/2026 23:23	7/17/2026 23:41	Priority 1	Cardiac Arrest/Death	700 W US HIGHWAY 83	SAN JUAN	STHS McAllen Driscoll Children's Hospital
26-06977	26-008256	Medic 1	7/18/2026 12:29	7/18/2026 12:30	7/18/2026 12:35	0:05:00	7/18/2026 12:55	7/18/2026 13:02	Priority 1	Unconscious/Fainting/Near-Fainting	211 W 16TH ST	SAN JUAN	STHS McAllen Doctors Hospital at Renaissance
26-06978	26-008239	Medic 2	7/18/2026 12:44	7/18/2026 12:45	7/18/2026 12:50	0:04:52	7/18/2026 13:05	7/18/2026 13:25	Priority 1	Falls	922 9TH CIR 2603	SAN JUAN	STHS McAllen Doctors Hospital at Renaissance
26-06983	26-008255	Medic 31	7/18/2026 16:52	7/18/2026 16:53	7/18/2026 16:56	0:03:38	7/18/2026 17:14	7/18/2026 17:39	Priority 1	Sick Person	GRANDORA DR	SAN JUAN	STHS McAllen
26-06985	26-008244	Medic 1	7/18/2026 17:03	7/18/2026 17:04	7/18/2026 17:10	0:05:53	7/18/2026 17:47		Priority 1	Chest Pain (Non-Traumatic)	825 E LOS EBANOS ST	SAN JUAN	
26-06989	26-008261	Medic 31	7/18/2026 18:25	7/18/2026 18:26	7/18/2026 18:30	0:04:44	7/18/2026 18:50	7/18/2026 19:07	Priority 1	Breathing Problem	300 N NEBRASKA AVE	SAN JUAN	Rio Grande Regional Hospital - Main
26-06990	26-008259	Medic 101	7/18/2026 18:48	7/18/2026 18:50	7/18/2026 18:56	0:05:54	7/18/2026 19:12	7/18/2026 19:36	Priority 1	Chest Pain (Non-Traumatic)	1928 LOMA AZUL ST	SAN JUAN	STHS Heart Doctors Hospital at Renaissance
26-06999	26-008260	Medic 31	7/19/2026 0:29	7/19/2026 0:30	7/19/2026 0:36	0:05:21	7/19/2026 0:53	7/19/2026 1:05	Priority 1	Unconscious/Fainting/Near-Fainting	2905 FORTUNE AVE	SAN JUAN	STHS Heart Doctors Hospital at Renaissance
26-07000	26-008266	Medic 2	7/19/2026 0:56	7/19/2026 0:56	7/19/2026 1:02	0:05:47	7/19/2026 1:20	7/19/2026 1:28	Priority 1	Cardiac Arrest/Death		SAN JUAN	Rio Grande Regional Hospital - Main
26-07002	26-008263	Medic 31	7/19/2026 3:59	7/19/2026 4:00	7/19/2026 4:06	0:05:29	7/19/2026 4:22		Priority 1	Traffic/Transportation Incident (MVC)	708 E SAN DIEGO ST	SAN JUAN	

26-07002	26-008264	Medic 31	7/19/2026 3:59	7/19/2026 4:00	7/19/2026 4:06	0:05:29	7/19/2026 4:22	Priority 1	Traffic/Transportation Incident (MVC)	708 E SAN DIEGO ST	SAN JUAN	
26-07002	26-008265	Medic 31	7/19/2026 3:59	7/19/2026 4:00	7/19/2026 4:05	0:04:46	7/19/2026 4:22	Priority 1	Traffic/Transportation Incident (MVC)	708 E SAN DIEGO ST	SAN JUAN	RGR Free Standing ER San Juan
26-07003	26-008269	Medic 31	7/19/2026 6:30	7/19/2026 6:31	7/19/2026 6:39	0:07:40	7/19/2026 6:54	Priority 1	Sick Person	300 N NEBRASKA AVE	SAN JUAN	
26-07018		Medic 2	7/19/2026 16:31	7/19/2026 16:33	7/19/2026 16:37	0:04:29	7/19/2026 16:55	Priority 1	Breathing Problem	1505 MARY ANN ST	SAN JUAN	STHS McAllen
26-07020	26-008281	Medic 4	7/19/2026 17:03	7/19/2026 17:04	7/19/2026 17:05	0:01:34		Priority 1	Heart Problems/AIC	800 W BUSINESS	SAN JUAN	
26-07025	26-008298	Medic 31	7/19/2026 20:53	7/19/2026 20:57	7/19/2026 21:02	0:05:55	7/19/2026 21:26	Priority 1	Sick Person	401 ACAPULCO LN	SAN JUAN	Doctors Hospital at Renaissance
26-07031	26-008295	Medic 31	7/19/2026 22:56	7/19/2026 22:58	7/19/2026 23:07	0:09:17		Priority 2	Sick Person	400 VIRGEN DE SAN JUAN BLVD	SAN JUAN	
26-07032	26-008297	Medic 31	7/20/2026 0:10	7/20/2026 0:13	7/20/2026 0:25	0:11:47		Priority 1	Sick Person	711 HACKBERRY AVE	SAN JUAN	
Out of Chute												
26-07033	26-008301	Medic 31	7/20/2026 3:02	7/20/2026 3:04	7/20/2026 3:12	0:08:17	7/20/2026 3:27	Priority 1	Overdose/Poisoning/Ingestion	703 ATHOL ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-07046	26-008316	Medic 31	7/20/2026 15:07	7/20/2026 15:07	7/20/2026 15:14	0:06:48	7/20/2026 15:31	Priority 1	Unconscious/Fainting/Near-Fainting	105 S CESAR CHAVEZ RD	SAN JUAN	RGR Free Standing ER San Juan
26-07051	26-008318	Medic 31	7/20/2026 18:35	7/20/2026 18:41	7/20/2026 18:44	0:02:39		Priority 1	Traffic/Transportation Incident (MVC)	E FRONTAGE RD E/N CESAR CHAVEZ RD	SAN JUAN	
26-07051	26-008319	Medic 31	7/20/2026 18:35	7/20/2026 18:41	7/20/2026 18:44	0:02:39		Priority 1	Traffic/Transportation Incident (MVC)	E FRONTAGE RD E/N CESAR CHAVEZ RD	SAN JUAN	
26-07055	26-008335	Medic 31	7/20/2026 20:11	7/20/2026 20:12	7/20/2026 20:17	0:05:41	7/20/2026 20:24	Priority 1	Falls	720 E DOVE ST	SAN JUAN	
26-07065	26-008348	Medic 5	7/21/2026 7:10	7/21/2026 7:11	7/21/2026 7:17	0:06:30		Standby	Standby	805 W RIDGE RD	SAN JUAN	

26-07068	26-008337	Medic 31	7/21/2026 8:22	7/21/2026 8:23	7/21/2026 8:29	0:06:44	7/21/2026 8:48	7/21/2026 8:56	Priority 1	Diabetic Problem	1209 E SIOUX RD 703 S VETERANS BLVD	SAN JUAN	RGR Free Standing ER San Juan
26-07069	26-008342	Medic 1	7/21/2026 9:40	7/21/2026 9:47	7/21/2026 9:55	0:08:30			Standby	Standby		SAN JUAN	
26-07072	26-008352	Medic 31	7/21/2026 10:43	7/21/2026 10:46	7/21/2026 10:50	0:03:39	7/21/2026 11:15	7/21/2026 11:34	Priority 1	Abdominal Pain/Problems	2016 LOMA VISTA DR	SAN JUAN	Doctors Hospital at Renaissance
26-07073	26-008367	Medic 1	7/21/2026 11:26	7/21/2026 11:27	7/21/2026 11:30	0:03:22	7/21/2026 11:38	7/21/2026 11:55	Priority 1	Unconscious/Fainting/Near-Fainting	406 E SALAZAR ST	SAN JUAN	Driscoll Children's Hospital
26-07074	26-008356	Medic 101	7/21/2026 12:19	7/21/2026 12:20	7/21/2026 12:33	0:12:24			Priority 2	Sick Person	904 W 9TH ST	SAN JUAN	
26-07075	26-008353	Medic 31	7/21/2026 12:27	7/21/2026 12:28	7/21/2026 12:37	0:08:58	7/21/2026 12:58	7/21/2026 13:35	Priority 1	Falls	417 W US HIGHWAY 83	SAN JUAN	Rio Grande Regional Hospital - Main
26-07078	26-008359	Medic 31	7/21/2026 14:15	7/21/2026 14:16	7/21/2026 14:19	0:03:25	7/21/2026 14:44	7/21/2026 15:01	Priority 1	Unconscious/Fainting/Near-Fainting	1217 GARDEN RIDGE AVE	SAN JUAN	Rio Grande Regional Hospital - Main
26-07079	26-008368	Medic 1	7/21/2026 14:23	7/21/2026 14:24	7/21/2026 14:29	0:05:52	7/21/2026 14:39	7/21/2026 14:53	Priority 1	Chest Pain (Non-Traumatic)	401 JACOB O ST	SAN JUAN	Doctors Hospital at Renaissance
26-07080	26-008371	Medic 101	7/21/2026 14:29	7/21/2026 14:30	7/21/2026 14:36	0:06:03	7/21/2026 14:53	7/21/2026 15:11	Priority 1	Unconscious/Fainting/Near-Fainting	2109 OLMO ST	SAN JUAN	Doctors Hospital at Renaissance
26-07081	26-008345	Medic 2	7/21/2026 14:35	7/21/2026 14:39	7/21/2026 14:47	0:08:12	7/21/2026 14:59	7/21/2026 15:15	Priority 1	Chest Pain (Non-Traumatic)	5101 N RAUL LONGORIA RD	SAN JUAN	STHS Free Standing ER Alamo
26-07083	26-008346	Medic 4	7/21/2026 14:47	7/21/2026 14:48	7/21/2026 15:02	0:14:16	7/21/2026 15:15	7/21/2026 15:39	Priority 1	Unknown Problem/Person Down	209 W 6TH ST	SAN JUAN	Doctors Hospital at Renaissance
5th 911 call in San Juan													
26-07087	26-008360	Medic 31	7/21/2026 17:40	7/21/2026 17:41	7/21/2026 17:49	0:07:59	7/21/2026 18:04	7/21/2026 18:19	Priority 1	Stroke/CVA	1219 S KANSAS AVE	SAN JUAN	Rio Grande Regional Hospital - Main
26-07089	26-008366	Medic 1	7/21/2026 18:12	7/21/2026 18:13	7/21/2026 18:19	0:06:45	7/21/2026 18:36	7/21/2026 18:53	Priority 1	Psychiatric Problem/Abnormal Behavior/Suicide Attempt	1408 LILA ST	SAN JUAN	Doctors Hospital at Renaissance
26-07091	26-008372	Medic 31	7/21/2026 18:52	7/21/2026 18:53	7/21/2026 18:58	0:04:14	7/21/2026 19:09	7/21/2026 19:17	Priority 1	Hemorrhage/Laceration	1408 LILA ST	SAN JUAN	RGR Free Standing ER San Juan
26-07103	26-008374	Medic 31	7/22/2026 6:49	7/22/2026 6:50	7/22/2026 6:56	0:06:33	7/22/2026 7:07		Priority 1	Hemorrhage/Laceration	1410 LILA ST	SAN JUAN	
26-07104	26-008386	Medic 5	7/22/2026 7:07	7/22/2026 7:08	7/22/2026 7:12	0:04:04			Priority 1	Standby	805 W RIDGE RD	SAN JUAN	

26-07106	26-008380	Medic 31	7/22/2026 8:33	7/22/2026 8:35	7/22/2026 8:42	0:07:17	7/22/2026 8:51	7/22/2026 8:55	Priority 1	Sick Person	130 E BUSINESS 83	SAN JUAN	RGR Free Standing ER San Juan
26-07108	26-008378	Medic 31	7/22/2026 9:26	7/22/2026 9:27	7/22/2026 9:34	0:06:04			Priority 1	Diabetic Problem	508 CITRUS CIR	SAN JUAN	
26-07112	26-008382	Medic 31	7/22/2026 11:57	7/22/2026 12:05	7/22/2026 12:06	0:00:47			Priority 1	Sick Person	2905 FORTUNE AVE	SAN JUAN	
26-07119	26-008392	Medic 31	7/22/2026 19:15	7/22/2026 19:18	7/22/2026 19:26	0:08:34	7/22/2026 19:42	7/22/2026 19:57	Priority 1	Falls	924 E PINO ST	SAN JUAN	STHS McAllen Doctors Hospital at Renaissance
26-07120	26-008391	Medic 2	7/22/2026 19:31	7/22/2026 19:32	7/22/2026 19:38	0:06:30	7/22/2026 19:55		Priority 1	Sick Person	222 N NEBRASKA AVE	SAN JUAN	
26-07132	26-008411	Medic 31	7/23/2026 9:49	7/23/2026 9:52					Priority 1	Standby	805 W RIDGE RD	SAN JUAN	
26-07132	26-008423	Medic 5	7/23/2026 7:28	7/23/2026 7:28	7/23/2026 7:34	0:05:57			Priority 1	Standby	805 W RIDGE RD	SAN JUAN	
26-07133		Medic 31	7/23/2026 7:36	7/23/2026 7:37	7/23/2026 7:48	0:10:25	7/23/2026 8:06	7/23/2026 8:32	Priority 2	Falls	407 W 12TH ST	SAN JUAN	Doctors Hospital at Renaissance
26-07134		Medic 2	7/23/2026 7:40	7/23/2026 7:41	7/23/2026 7:45	0:04:00	7/23/2026 8:01	7/23/2026 8:23	Priority 1	Chest Pain (Non- Traumatic)	319 W 6TH ST	SAN JUAN	Doctors Hospital at Renaissance
26-07138	26-008416	Medic 102	7/23/2026 9:01	7/23/2026 9:03	7/23/2026 9:09	0:06:05	7/23/2026 9:35	7/23/2026 9:49	Priority 1	Sick Person	130 E BUSINESS 83	SAN JUAN	STHS Edinburg
26-07144	26-008427	Medic 31	7/23/2026 12:52	7/23/2026 12:53	7/23/2026 13:02	0:08:51			Priority 1	Unconscious/F ainting/Near- Fainting	343 E 15TH ST	SAN JUAN	
26-07145	26-008417	Medic 102	7/23/2026 12:53	7/23/2026 12:54	7/23/2026 13:05	0:10:52			Priority 1	Falls	130 E BUSINESS 83	SAN JUAN	
2nd 911 call in San Juan													
26-07147	26-008429	Medic 31	7/23/2026 15:03	7/23/2026 15:04	7/23/2026 15:11	0:07:00	7/23/2026 15:22	7/23/2026 15:34	Priority 1	Traffic/Transp ortation Incident (MVC)	S NEBRASKA AVE/W BUSINESS 83	SAN JUAN	Doctors Hospital at Renaissance
26-07147	26-008440	Medic 102	7/23/2026 14:53	7/23/2026 14:53	7/23/2026 15:00	0:06:49	7/23/2026 15:20	7/23/2026 15:36	Priority 1	Traffic/Transp ortation Incident (MVC)	S NEBRASKA AVE/W BUSINESS 83	SAN JUAN	Rio Grande Regional Hospital - Main
26-07147	26-008452	Medic 102	7/23/2026 14:53	7/23/2026 14:53	7/23/2026 15:00	0:06:49			Priority 1	Traffic/Transp ortation Incident (MVC)	S NEBRASKA AVE/W BUSINESS 83	SAN JUAN	
26-07158	26-008441	Medic 31	7/23/2026 20:58	7/23/2026 20:59	7/23/2026 21:05	0:05:50	7/23/2026 21:18	7/23/2026 21:35	Priority 1	Falls	301 E 1ST ST	SAN JUAN	Rio Grande Regional Hospital - Main

26-07160	26-008443	Medic 102	7/23/2026 23:24	7/23/2026 23:24	7/23/2026 23:27	0:03:07				Priority 1	Sick Person	2301 N RAUL LONGORIA RD	SAN JUAN	
26-07161	26-008444	Medic 31	7/23/2026 23:42	7/23/2026 23:43	7/23/2026 23:48	0:05:27	7/23/2026 23:56	7/24/2026 0:11	Priority 1	Headache		301 NORTHGAT E AVE	SAN JUAN	STHS Edinburg Doctors Hospital at Renaissance
26-07163	26-008446	Medic 102	7/24/2026 0:54	7/24/2026 0:55	7/24/2026 0:59	0:03:20	7/24/2026 1:21	7/24/2026 1:39	Priority 1	Sick Person		103 JAIME ST	SAN JUAN	
26-07174	26-008455	Medic 31	7/24/2026 9:34	7/24/2026 9:35					Priority 1	Sick Person		CHAPARRA L AVE/ OBLATE ST	SAN JUAN	
26-07185	26-008462	Medic 31	7/24/2026 13:14	7/24/2026 13:15	7/24/2026 13:20	0:05:43	7/24/2026 13:39	7/24/2026 13:55	Priority 1	Sick Person		618 S KANSAS AVE	SAN JUAN	STHS McAllen Doctors Hospital at Renaissance
26-07191	26-008475	Medic 31	7/24/2026 17:41	7/24/2026 17:42	7/24/2026 17:49	0:06:33	7/24/2026 18:03	7/24/2026 18:23	Priority 1	Abdominal Pain/Problems		135 ALTA ST	SAN JUAN	
26-07194	26-008473	Medic 101	7/24/2026 18:11	7/24/2026 18:13	7/24/2026 18:25	0:12:07	7/24/2026 18:35	7/24/2026 18:51	Priority 1	Traffic/Transportation Incident (MVC)		1200 E EXPRESSW AY 83	SAN JUAN	Doctors Hospital at Renaissance
Heavy Traffic												308 E SANTANA DR	SAN JUAN	
26-07204	26-008486	Medic 31	7/24/2026 23:54	7/24/2026 23:55	7/25/2026 0:01	0:05:12			Priority 1	Assault			SAN JUAN	
26-07209	26-008519	Medic 31	7/25/2026 8:24	7/25/2026 8:24	7/25/2026 8:29	0:05:08	7/25/2026 8:53	7/25/2026 9:11	Priority 1	Chest Pain (Non-Traumatic)		1516 DOUGLAS ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-07233	26-008523	Medic 31	7/25/2026 22:50	7/25/2026 22:51	7/25/2026 22:58	0:06:41	7/25/2026 23:17	7/25/2026 23:30	Priority 1	Abdominal Pain/Problems		731 SAN JUANITA ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-07245	26-008532	Medic 31	7/26/2026 7:19	7/26/2026 7:21	7/26/2026 7:24	0:03:21	7/26/2026 7:37	7/26/2026 7:41	Priority 1	Diabetic Problem		107 CALLE DEL JARDIN	SAN JUAN	RGR Free Standing ER San Juan
26-07248	26-008563	Medic 102	7/26/2026 11:20	7/26/2026 11:21	7/26/2026 11:28	0:07:08	7/26/2026 11:43	7/26/2026 12:00	Priority 1	Convulsions/S eizure		1110 FOSTER ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-07255	26-008546	Medic 31	7/26/2026 13:34	7/26/2026 13:36	7/26/2026 13:40	0:04:05	7/26/2026 13:54	7/26/2026 14:08	Priority 1	Sick Person		731 SAN JUANITA ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-07259	26-008545	Medic 31	7/26/2026 16:00	7/26/2026 16:01	7/26/2026 16:06	0:04:46	7/26/2026 16:19	7/26/2026 16:37	Priority 1	Heart Problems/AIC D		210 W ELDORA RD	SAN JUAN	Rio Grande Regional Hospital - Main
26-07261	26-008564	Medic 102	7/26/2026 18:21	7/26/2026 18:22	7/26/2026 18:27	0:05:06	7/26/2026 18:35	7/26/2026 18:48	Priority 1	Convulsions/S eizure		1802 CHULA VISTA DR	SAN JUAN	STHS Children's

26-07264	26-008550	Medic 31	7/26/2026 20:15	7/26/2026 20:16	7/26/2026 20:22	0:05:57	7/26/2026 20:38	7/26/2026 20:56	Priority 1	Falls	612 OLIVE ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-07283	26-008572	Medic 31	7/27/2026 10:02	7/27/2026 10:03	7/27/2026 10:11	0:07:50	7/27/2026 10:26	7/27/2026 10:41	Priority 1	Traffic/Transportation Incident (MVC)	ERIDGE RD/ S CESAR CHAVEZ RD	SAN JUAN	STHS Edinburg
26-07290	26-008580	Medic 31	7/27/2026 13:43	7/27/2026 13:44	7/27/2026 13:51	0:06:21	7/27/2026 14:10	7/27/2026 14:28	Priority 1	Sick Person	1113 FOSTER ST	SAN JUAN	Doctors Hospital at Renaissance
26-07297	26-008589	Medic 102	7/27/2026 19:07	7/27/2026 19:08	7/27/2026 19:15	0:07:57			Priority 1	Traffic/Transportation Incident (MVC)	E SIOUX RD/ N CESAR CHAVEZ RD	SAN JUAN	
26-07297	26-008591	Medic 102	7/27/2026 19:07	7/27/2026 19:08	7/27/2026 19:15	0:07:57			Priority 1	Traffic/Transportation Incident (MVC)	E SIOUX RD/ N CESAR CHAVEZ RD	SAN JUAN	
26-07297	26-008636	Medic 102	7/27/2026 19:07	7/27/2026 19:08	7/27/2026 19:15	0:07:57			Priority 1	Traffic/Transportation Incident (MVC)	E SIOUX RD/ N CESAR CHAVEZ RD	SAN JUAN	
26-07304	26-008593	Medic 31	7/27/2026 21:15	7/27/2026 21:16					Priority 1	Diabetic Problem	1304 MORNINGS ET RD	SAN JUAN	
26-07305	26-008596	Medic 102	7/27/2026 21:18	7/27/2026 21:19	7/27/2026 21:23	0:04:29	7/27/2026 21:42	7/27/2026 21:54	Priority 1	Sick Person	518 ORANGE DR	SAN JUAN	Rio Grande Regional Hospital - Main
26-07313	26-008605	Medic 31	7/28/2026 8:14	7/28/2026 8:15	7/28/2026 8:22	0:07:15	7/28/2026 8:48	7/28/2026 9:06	Priority 1	Unconscious/Fainting/Near-Fainting	616 SYLVIA CIR	SAN JUAN	Doctors Hospital at Renaissance
26-07323	26-008618	Medic 31	7/28/2026 11:19	7/28/2026 11:20	7/28/2026 11:27	0:06:50	7/28/2026 11:45	7/28/2026 12:00	Priority 1	Falls	1111 PAISANO AVE	SAN JUAN	Rio Grande Regional Hospital - Main
26-07328	26-008617	Medic 31	7/28/2026 13:05	7/28/2026 13:06	7/28/2026 13:12	0:06:04	7/28/2026 13:27	7/28/2026 13:47	Priority 1	Breathing Problem	101 W NOLANA LOOP	SAN JUAN	Rio Grande Regional Hospital - Main
26-07329	26-008622	Medic 102	7/28/2026 13:05	7/28/2026 13:07	7/28/2026 13:12	0:05:29	7/28/2026 13:32	7/28/2026 13:45	Priority 1	Falls	800 W RIDGE RD	SAN JUAN	STHS McAllen
26-07333	26-008627	Medic 31	7/28/2026 16:33	7/28/2026 16:34	7/28/2026 16:38	0:04:08	7/28/2026 16:56		Priority 1	Chest Pain (Non-Traumatic)	N RAUL LONGORIA RD/ E NOLANA LOOP	SAN JUAN	RGR Free Standing ER San Juan
26-07340	26-008630	Medic 102	7/28/2026 19:04	7/28/2026 19:05	7/28/2026 19:06	0:00:55	7/28/2026 19:26	7/28/2026 19:42	Priority 1	Convulsions/Seizure	120 MARIA LN	SAN JUAN	STHS McAllen

26-07343	26-008635	Medic 31	7/28/2026 20:33	7/28/2026 20:33	7/28/2026 20:37	0:03:36	7/28/2026 20:54	7/28/2026 21:08	Priority 1	Unconscious/Fainting/Near-Fainting	916 E SAN DIEGO ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-07345	26-008650	Medic 102	7/28/2026 21:41	7/28/2026 21:44	7/28/2026 21:51	0:07:12	7/28/2026 22:10	7/28/2026 22:23	Priority 1	Unconscious/Fainting/Near-Fainting	704 SUNSET ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-07356	26-008663	Medic 31	7/29/2026 6:26	7/29/2026 6:27	7/29/2026 6:32	0:05:39	7/29/2026 6:47	7/29/2026 7:01	Priority 1	Breathing Problem	427 E 2ND ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-07361	26-008664	Medic 31	7/29/2026 9:21	7/29/2026 9:22	7/29/2026 9:31	0:09:12	7/29/2026 9:51	7/29/2026 10:10	Priority 1	Abdominal Pain/Problems	1211 EAST TEXAS AVE	SAN JUAN	Doctors Hospital at Renaissance
26-07378	26-008669	Medic 31	7/29/2026 16:29	7/29/2026 16:36	7/29/2026 16:40	0:04:00			Priority 1	Unknown Problem/Person Down	904 S STANDARD AVE	SAN JUAN	
26-07388	26-008690	Medic 31	7/29/2026 19:52	7/29/2026 19:54	7/29/2026 19:59	0:04:47	7/29/2026 20:31	7/29/2026 20:48	Priority 1	Falls	2025 LOMA ALTA ST	SAN JUAN	STHS McAllen
26-07416	26-008729	Medic 31	7/30/2026 16:35	7/30/2026 16:36	7/30/2026 16:42	0:06:10	7/30/2026 16:56	7/30/2026 17:02	Priority 1	Breathing Problem	604 MESQUITE AVE	SAN JUAN	RGR Free Standing ER San Juan
26-07417	26-008717	Medic 102	7/30/2026 16:37	7/30/2026 16:38	7/30/2026 16:47	0:08:51	7/30/2026 17:03	7/30/2026 17:24	Priority 1	Convulsions/Seizure	2104 SUNRISE DR	SAN JUAN	Rio Grande Regional Hospital - Main
26-07419	26-008730	Medic 31	7/30/2026 17:42	7/30/2026 17:46	7/30/2026 17:52	0:05:59	7/30/2026 18:09	7/30/2026 18:26	Priority 1	Falls	1208 SUN VALLEY ST	SAN JUAN	STHS Edinburg
26-07424	26-008731	Medic 31	7/30/2026 19:33	7/30/2026 19:34	7/30/2026 19:45	0:10:35	7/30/2026 20:03	7/30/2026 20:14	Priority 1	Convulsions/Seizure	800 W 3RD ST	SAN JUAN	STHS McAllen
Unkown Reason													
26-07425	26-008725	Medic 1	7/30/2026 20:39						Priority 1	Sick Person	600 E FM 495	SAN JUAN	
26-07425	26-008726	Medic 2	7/30/2026 20:42	7/30/2026 20:43	7/30/2026 20:56	0:12:53	7/30/2026 21:11	7/30/2026 21:26	Priority 2	Sick Person	600 E FM 495	SAN JUAN	Rio Grande Regional Hospital - Main
26-07431	26-008737	Medic 102	7/31/2026 2:53	7/31/2026 2:54	7/31/2026 3:00	0:05:56	7/31/2026 3:17	7/31/2026 3:27	Priority 1	Stab/Gunshot Wound/Penetrating Trauma	207 E 7TH ST	SAN JUAN	STHS McAllen
26-07443	26-008748	Medic 31	7/31/2026 11:19	7/31/2026 11:21	7/31/2026 11:31	0:09:56	7/31/2026 11:47	7/31/2026 12:05	Priority 2	Sick Person	801 W 1ST ST	SAN JUAN	STHS McAllen
26-07449	26-008769	Medic 31	7/31/2026 16:58	7/31/2026 16:59	7/31/2026 17:01	0:02:12			Priority 1	Sick Person	2301 N RAUL LONGORIA RD	SAN JUAN	
26-07450	26-008753	Medic 101	7/31/2026 17:06	7/31/2026 17:06					Priority 1	Unknown Problem/Person Down	1919 BLACK HILLS ST	SAN JUAN	

26-07451	26-008757	Medic 101	7/31/2026 17:11	7/31/2026 17:12	7/31/2026 17:16	0:04:04	7/31/2026 17:24	7/31/2026 17:30	Priority 1	Traffic/Transportation Incident (MVC)	1001 E INTERSTAT E 2	SAN JUAN	STHS Free Standing ER Alamo
26-07458	26-008766	Medic 31	7/31/2026 20:40	7/31/2026 20:41	7/31/2026 20:46	0:05:15	7/31/2026 21:03	7/31/2026 21:10	Priority 1	Falls	702 SHAWNEE BEND DR	SAN JUAN	RGR Free Standing ER San Juan
26-07460	26-008765	Falcon 1	7/31/2026 21:27	7/31/2026 21:28	7/31/2026 21:36	0:08:21	7/31/2026 21:46		Priority 1	Traffic/Transportation Incident (MVC)	S STEWART RD/E MOORE RD	SAN JUAN	
26-07460	26-008770	Medic 3	7/31/2026 21:27	7/31/2026 21:27	7/31/2026 21:34	0:07:10			Priority 1	Traffic/Transportation Incident (MVC)	S STEWART RD/E MOORE RD	SAN JUAN	
26-07460	26-008832	Medic 31	7/31/2026 21:29	7/31/2026 21:29	7/31/2026 21:34	0:04:34			Priority 1	Traffic/Transportation Incident (MVC)	S STEWART RD/E MOORE RD	SAN JUAN	
26-07460	26-008833	Medic 31	7/31/2026 21:29	7/31/2026 21:29	7/31/2026 21:34	0:04:34			Priority 1	Traffic/Transportation Incident (MVC)	S STEWART RD/E MOORE RD	SAN JUAN	
26-07463	26-008775	Medic 31	7/31/2026 23:27	7/31/2026 23:27	7/31/2026 23:31	0:04:20			Priority 1	Traffic/Transportation Incident (MVC)	W 10TH ST/ S NEBRASKA AVE	SAN JUAN	



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: 08/11/2026

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 **July 2026**

STATISTICS: POLICE	MONTH: JULY
Calls for service	1905
Accidents	87
911 Calls	1140
Patrol & CID Arrests	83
Crime Victims Assistance	41
CID Issued Warrants	19

SPECIAL ANNOUNCEMENT
Nothing to report

SAN JUAN POLICE PERSONNEL:
Nothing to report
BACKGROUND CHECKS FOR POLICE OFFICE VACANCY WILL START THIS MONTH.

TELE-COMMUNICATORS:
Nothing to report
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.

UNIT 28 F-150 serviced-outsourced to local shop for transmission repair- \$4,876

STATISTICS: ANIMAL CONTROL**MONTH: JULY**

Calls for service	27
Citations issued	7
Violations	20

SPECIAL EVENTS

WE WILL BEGIN RED RIBBON PARADE AND BLUE SANTA EVENT PREPARATIONS.

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: 08/13/2026

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	\$ 26,623.52
Defensive Driving	0
Deferred	6
Pre-Trials	10
Bench Trials	0
Scofflaw	\$ 693.20

COLLECTIONS 2025	COLLECTIONS 2026
July - \$ 24,039.41	July - \$ 26,623.52

CITATIONS ISSUED 2025	CITATIONS ISSUED 2026
July - 265	July - 100

SCOFFLAW COLLECTIONS 2025	SCOFFLAW COLLECTIONS 2026
July - \$ 4,792.10	July - \$ 693.20

City Marshal - Warrants and Fines Collected \$ 1,684.90

Warrants home visits - 41

Warrants office calls - 72

Text messaging - 64

Magistrates:

Judge Eloy Hernandez	Judge Roberto Garza	Judge Jorge Zambrano
2	3	9

Judge Lisa M. Sanchez
7



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: 08/14/2026

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

Texas Drought Outlook

- 25% of Texas is in a drought (08/10/2026)
- RGV is on moderate drought condition (No Change In the watershed)
- Falcon and Amistad are @ 31.7%
- STAGE II IS STILL IN FULL EFFECT

System Outlook

- Water Connections – 7600
- Sewer Connections – 10924 (NAWSC 3681)

Water Treatment Facility

- Combined Gallons Treated: 109.429 MG
- Combined Gallons Produced: 107.34 MG

Water Treatment Facility No. 1

- .289 MG treated
- 49.415 MG delivered
- 47.48 MG Transferred from WTF No. 2
- 57.06 MG RAW (Reservoir)
- 0.05 MG Backwash
- 0.0 MG Well

Water Treatment Facility No. 2

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

- 109.14 Treated
- 57.619 MG Delivered
- 47.48 MG Transferred to WTF No. 1
- 75.28 MG RAW (Reservoir)
- 6.18 MG Backwash

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

Water Distribution System

- Leaks – 6
- Breaks – 2
- Taps – 1
- Locates -13

Water Loss

- Reported –107,500 gals
- Unreported – 221,000 gals

Hydrants

- Flushed – 17
- Repaired/Replaced – 0
- STAGE II WATER CONSERVATION STILL IN EFFECT

Valves

- Worked – 8
- Repaired/Replaced –0

Utility Billing

- Work Orders – 5

We Continue Our Hydrant and Valve Maintenance

Wastewater Treatment Facility

- Treated –75.211 MG
- Wetland –2.591 MG
- 320 - Cubic Yards of Sludge Hauled to Landfill

Wastewater Collections

- Work orders - 44
- Sewer Main Repaired – 0

- Sewer Backups Reported –22
- Sewer Backups Cleared – 22
- Odor Complaints – 2
- Locates – 18
- Replaced Manhole covers – 2
- Sewer Overflows- 0

Administration

Financials

- Administration –31.13%
- Water Treatment – 28.92%
- Distribution: 42.58%
- Sewer Collection – 29.73 %
- Wastewater Treatment – 25.9 %

Projects

- Lift station 6 on Cesar Chavez is 90% completed, permits from NAWs acquired to install manholes on Cesar Chavez. Pumps and motors installed.
- WWTF Rehab – Project awarded to Lefevre engineering. Bid opening August 18th 2026.

Certification

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

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 25, 2026

Hold a Public Hearing and Consider the First Reading of an Ordinance Amending Chapter 1 General Provisions, Article 1.05 Administrative Fees of the Code of Ordinances of the City of San Juan, Texas, by Modifying Section 1.05.008 Planning Department to Update the Administrative Fees for the Planning Department; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for Repealer Clause. [Monica Gomez, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

To better align with municipal standards, the Planning Department is proposing modifications to its administrative fees affecting developers, business owners, and engineers. The proposed amendments are as follows:

- Re-inspection Fees: Implementation of a higher fee for business inspections necessitating more than three return visits.
- Subdivision Applications: Adjustment of the existing application fee.
- Zoning Verification Letters: Introduction of a new processing fee for these requests.
- Annexation Petitions: Establishment of a fee to offset the department's expenses associated with mandatory public hearing notices and certified mailings.

All proposed changes have been comprehensively benchmarked against the fee structures of surrounding cities, including City of Pharr, Alamo, Donna, McAllen, Mission, Weslaco, and Edinburg.

RECOMMENDATION:

Staff recommends approval of the proposed fees.

PREPARED BY:

Monica Gomez,
Director of Planning
and Zoning

APPROVED BY:

Ruben Guajardo, City
Manager

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 1 GENERAL PROVISIONS, ARTICLE 1.05 ADMINISTRATIVE FEES OF THE CODE OF ORDINANCES OF THE CITY OF SAN JUAN, TEXAS, BY MODIFYING SECTION 1.05.008 PLANNING DEPARTMENT TO UPDATE ADMINISTRATIVE FEES FOR PLANNING DEPARTMENT; 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's currently provides for certain administrative fees under Chapter 1 General Provisions, Article 1.05 Administrative Fees, and under such Article, the City provides for administrative fees associated with the City's Planning Department under Section 1.05.008; and

WHEREAS, the City Commission desires to amend Article 1.05 Administrative Fees at Section 1.05.008 titled Planning Department to update the administrative fees for such department.

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

SECTION 1. The City Commission hereby amends the Code of Ordinances of the City of San Juan, Texas at CHAPTER 1 GENERAL PROVISIONS, ARTICLE 1.05 ADMINISTRATIVE FEES, SECTION 1.05.008 PLANNING DEPARTMENT by deleting the stricken-out language underlined and highlighted below and adding the underlined language highlighted below:

§ 1.05.008. Planning department.

~~(a) Building permits will be based on current International Code Council building schedules of valuation amounts per square foot of improvement adopted every year.~~

~~(a)~~ Occupational license (Business Permit) with initial inspection: \$50.00.

(1) 1st Re-Inspection: \$75.00.

(2) 2nd Re-Inspection: \$100.00.

(3) 3rd and Subsequent Re-Inspections: \$125.00.

(b) Certificate of Occupancy (New Construction)

(1) Single-Family Residential: \$50.00.

(2) Commercial and Multi-family Residential: \$75.00.

(3) CO Replacement: \$25.00.

~~(c) Re-Inspection Fee for Building: \$40.00.~~

(d) Zone Change Request: ~~\$300.00.~~

(1) Up to 5-acres: \$400.00.

(2) If tract is over 5 acres: \$500.00.

(e) Conditional/special use permit: ~~\$300.00~~350.00 +\$50.00 a yearly renewal fee.

(f) Variance request ~~\$300.00~~350.00.

(g) New subdivision infrastructure inspections: ~~4%~~3% of the value (to be paid to the City at the time of the pre-constructions meeting). *1% out of the 3% inspection fee shall be retained by the City and the remaining 2% is to be paid to the City's reviewing Engineer).

(h) Subdivision application (preliminary and final): ~~\$300.00~~350.00+\$~~50.00~~60.00 per acre.

(i) Subdivision Re-inspection:

(1) 1st Re-Inspection: \$300.00.

(2) 2nd Re-Inspection: \$350.00.

(3) 3rd and Subsequent Re-Inspections: \$400.00.

(j) Multiple Pre-Construction / Development Subdivision: \$150.00 for every additional request after the 1st meeting.

~~(k)~~ Weedy lot mowing fee: Varies by square foot.

~~(l)~~ Weedy lot administrative fee: \$50.00.

~~(m)~~ Weedy lot lien processing fee: \$175.00.

~~(n) Mobile Home and House Inspections Outside the City: \$50.00 plus IRS mileage rate.~~

(n) Annual Renewal of Certificate of Occupancy for Multi-Family Residential: \$50.00 Annual Fee, plus \$20.00 per unit after four units.

~~(mo)~~Excavation permit on city right of way: \$150.00.

~~(np)~~ Garage sales: \$15.00.

~~(o) Working clearance on residential (after 90% completion) \$150.00.~~

~~(pq)~~ Zoning questionnaires: \$100.00.

(r) Zoning Verification Letter: \$75.00.

~~(qs)~~ Stormwater inspection fee: 5% of building permit value.

(t) Cell phone tower processing fee: ~~\$500.00~~ \$1,000.00.

(u) Petition for Annexation Processing Fee: \$500.00.

(v) Wall Maps:

(1) \$3.00 per sq ft (black and white copy).

(2) \$5.00 per sq ft (color copy).

~~*To be paid at the time of the pre-construction meeting.~~

SECTION 2. 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 3. 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 4. 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 5. 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 6. Repealer Clause. This Ordinance shall be cumulative of all other ordinances dealing with the same subject and any provision of any ordinance in direct conflict with any provision of this Ordinance is hereby repealed and the provisions of this Ordinance shall supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

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

CITY OF SAN JUAN

BY: _____
Mario Garza, Mayor

ATTEST:

BY: _____
Brenda Escalante, City Secretary

APPROVED AS TO FORM:

PALACIOS THOMPSON, P.C.

BY: _____
City Attorney

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 25, 2026

Hold a Public Hearing and Consider the First Reading of an Ordinance Amending Chapter 4 Business Regulations, Article 4.12 Food Establishment Regulations by Amending Division 1, Section 4.12.004 Application for Permit and Fees, and Division 2, Food Handlers, Section 4.12.034 Issuance and Section 4.12.039 Remedies; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for a Repealer Clause. [Monica Gomez, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The Planning Department is updating the fees associated with the food establishment ordinance (Ordinance #2019-04, originally approved and adopted in 2019).

The proposed changes are as follows:

- Re-inspection Fee: Applies to establishments requiring two or more inspections.
- Preliminary Facility Inspection Fee: Establishes a formal fee for pre-lease site inspections, which were previously conducted upon request at no charge
- Citations: Incorporates citation provisions for all restaurants and food service establishments.

RECOMMENDATION:

Staff recommends approval of the proposed amended fees.

PREPARED BY:

Monica Gomez,
Director of Planning
and Zoning

APPROVED BY:

Ruben Guajardo, City
Manager

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 4 BUSINESS REGULATIONS, ARTICLE 4.12 FOOD ESTABLISHMENT REGULATIONS BY AMENDING DIVISION 1. GENERALLY, SECTION 4.12.004 APPLICATION FOR PERMIT AND FEES, AND DIVISION 2. FOOD HANDLERS, SECTION 4.12.034 ISSUANCE AND SECTION 4.12.039 REMEDIES; PROVIDING FOR EFFECTIVE DATE; PROVIDING FOR PUBLICATION; PROVIDING FOR CODIFICATION; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR A REPEALER CLAUSE.

WHEREAS, the City of San Juan, Texas currently provides for the regulation the issuance of permits and permit fees related to food establishments under Chapter 4 Business Regulations, Article 4.12 Food Establishment Regulations; and

WHEREAS, such regulations are done to facilitate the proper inspection activities of food service and retail food store establishments within the corporate limits of the City of San Juan in furtherance of the health, safety and general welfare of the public; and

WHEREAS, the City Commission desires to amend the food establishment regulations under Division 1 Generally, by modifying Section 4.12.004 Application for Permits and Fees and Division 2 Food Handlers by modifying Section 4.12.034 Issuance and Section 4.12.039 Remedies to update the permit fees and other related regulations; and

WHEREAS, the City Commission deems it necessary and to be in the best interest of the citizens of the City of San Juan.

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

SECTION 1: The City Commission hereby orders that CHAPTER 4 BUSINESS REGULATIONS, ARTICLE 4.12 FOOD ESTABLISHMENT REGULATIONS, DIVISION 1 GENERALLY OF THE CITY'S CODE OF ORDINANCES be amended by modifying SECTION 4.12.004 APPLICATION FOR PERMIT AND FEES by deleting the stricken-out language highlighted below and adding the underlined language highlighted below:

§ 4.12.004. Application for permit and fees.

- (a) Any person desiring to operate a food establishment must make a written application for a permit on forms provided by the regulatory authority. The application must contain the name and address of each applicant, the location and type of the proposed food establishment and the applicable fee. An incomplete application will not be accepted. Failure to provide all required information, or falsifying information required may result in denial or revocation of the permit. Renewals of permits are required on an annual basis and the same information is required for a renewal permit as for an initial permit.
- (b) Prior to approval of an initial permit or the renewal of an existing permit, the regulatory authority shall inspect the proposed food establishment to determine compliance with state

laws and rules. A food establishment that does not comply with state laws and rules will be denied a permit or the renewal of a permit.

(c) The following fee schedule applies to permits issued under this article:

(1) Temporary permit, not to exceed 14 days: \$25.00.

(2) Establishments employing ten (10) employees or less: \$100.00.

(3) Establishments employing eleven to twenty employees: \$125.00.

(4) Establishments employing twenty-one or more employees: \$150.00.

(5) ~~Follow-up~~ Inspection fee: \$25.00

1st Re-inspection: \$50.00

2nd Re-Inspection: \$75.00

3rd Re-Inspection: \$100.00

4th and Subsequent Re-Inspections: \$125.00

(6) Health Permit Renewal Late Fees: \$25.00, if health permit renewal fee is paid within 30 days from renewal date. If health permit renewal fee is paid after 30 days from the renewal date has passed, the late fee shall be calculated by adding \$25.00, plus an additional \$5.00 for every 6-day period that the payment is late thereafter.

(7) Preliminary Facility Inspection: \$50.00.

(8) Permit Re-Print: \$20.00.

(9) Citations: Ranges from \$50.00 - \$200.00, depending on severity of violation.

SECTION 2: The City Commission hereby orders that CHAPTER 4 BUSINESS REGULATIONS, ARTICLE 4.12 FOOD ESTABLISHMENT REGULATIONS, DIVISION 2 FOOD HANDLERS OF THE CITY'S CODE OF ORDINANCES be amended by modifying SECTION 4.12.034 ISSUANCE by deleting the stricken-out language highlighted below:

§ 4.12.034. Issuance.

(a) A food managers permit may be issued by any state, municipality, agency or school of instruction whose food managers certificate program of certification has been accredited by the state department of health. The certificate shall provide evidence that the applicant attended and satisfactorily completed a course of instruction. Such course shall include, as a minimum, not less than 15 hours of training, the contents of which cover minimum essential knowledge of safe food handling practices, the biological basis of food borne infection and transmission, the safe preparation, handling and storage of food by all employees found in food service operations. The permit shall be issued and be on a form designated by the regulatory authority and shall remain the property of the regulatory authority if revoked.

(b) A graduate of an institution of higher education who has completed all requirements for an associates or high degree in hotel and restaurant management may be issued a permit without taking the food manager's course upon providing satisfactory proof of graduation from an approved school. A dietician currently registered by A.D.A. and licensed by the state board of examiners of dieticians may be issued a permit without taking the food manager's course upon providing satisfactory proof of current license and registration.

~~(c) A fee of \$15.00 will be charged for each food manager's permit issued by the health division.~~

SECTION 3: The City Commission hereby orders that CHAPTER 4 BUSINESS REGULATIONS, ARTICLE 4.12 FOOD ESTABLISHMENT REGULATIONS, DIVISION 2 FOOD HANDLERS OF THE CITY'S CODE OF ORDINANCES be amended by modifying SECTION 4.12.039 REMEDIES by deleting the stricken-out language highlighted below and adding the underlined language highlighted below:

§ 4.12.039. Remedies.

(a) Any person who violates a provision of these rules or any person who is the permit holder of or otherwise operates a food service establishment that does not comply with the requirements of these rules or any responsible officer of that permit holder or those persons shall be fined not more than ~~\$1,000.00~~ \$200.00 per occurrence.

(b) The regulatory authority may seek to enjoin violations of these rules.

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 the fifteen (15) days has passed after its first reading.

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

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

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

SECTION 8. REPEALER CLAUSE. This Ordinance shall be cumulative of all other ordinances dealing with the same subject and any provision of any ordinance in direct conflict with any

provision of this Ordinance is hereby repealed and the provisions of this Ordinance shall supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

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

CITY OF SAN JUAN, TEXAS

BY: _____
Mario Garza, Mayor

ATTEST:

BY: _____
Brenda Escalante, City Secretary

APPROVED AS TO FORM:
Palacios Thompson, P.C.

BY: _____
City Attorney

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 25, 2026

Hold a Public Hearing and Consider the First Reading of an Ordinance Appendix A. Unified Development Code, Chapter 4 Building Standards Regulations of the Code of Ordinances of the City of San Juan, Texas, by Modifying Section 7.00 Permit Fees, To Update Certain Building Permit Fees and Other Related Fees; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for Repealer Clause. [Monica Gomez, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The Planning Department is currently revising the permit fees schedule outlined in Ordinance 2019-28 for new construction.

The proposed updates include the following changes:

- Building Re-inspection Fees: Establishing and increasing fees for re-inspections.
- Flat Fees: Setting standard flat fees for solar panel permits, swimming pools, curb cuts, re-roofing, moving permits, and inspections for houses located outside the city limits.
- Sign Permits: Incorporating a sign permit fee table to base fees on valuation.
- Re-inspections: Increasing electrical, mechanical, and plumbing re-inspection fees from \$40 to \$50.

RECOMMENDATION:

Staff recommends approval of the amended fees as presented.

PREPARED BY:

Monica Gomez,
Director of Planning
and Zoning

APPROVED BY:

Ruben Guajardo, City
Manager

ORDINANCE NO. _____

AN ORDINANCE AMENDING APPENDIX A. UNIFIED DEVELOPMENT CODE, CHAPTER 4 BUILDING STANDARDS REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF SAN JUAN, TEXAS, BY MODIFYING SECTION 7.00 PERMIT FEES. TO UPDATE CERTAIN BUILDING PERMIT FEES AND OTHER RELATED FEES; 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's currently provides for certain building permit fees under Appendix A. Unified Development Code, Chapter 4 Building Standards Regulations, Section 7.00 Permit Fees under the City's Code of Ordinances; and

WHEREAS, Section 7.00 Permit Fees was last amended in September of 2019; and

WHEREAS, since the last amendment to such permit fees, the City's expenditures for administering such building standards and regulations have increased; and

WHEREAS, to alleviate the cost of such expenses, the City Commission desires to amend Section 7.00 Permit Fees under Chapter 4 Building Standards Regulations of the City's Unified Development Code under the City's Code of Ordinances to update such fees.

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

SECTION 1. The City Commission hereby amends the Code of Ordinances of the City of San Juan, Texas at APPENDIX A: UNIFIED DEVELOPMENT CODE, CHAPTER 4 BUILDING STANDARDS REGULATIONS, SECTION 7.00 PERMIT FEES by deleting the stricken-out language highlighted below and adding the underlined language highlighted below:

SECTION 7.00 PERMIT FEES.

(a)	Building Fees:	
	(1)	<u>Commercial/Multi-Family Residential Building Permit Fees:</u> Building permits for commercial/ <u>multi-family residential buildings</u> will be based on the current International Code Council building schedules of valuation amounts per square foot of improvement adopted every year.
	<u>Total Valuation</u>	
	\$1,000 and less	\$60.00 base rate, unless inspection required, in which case a \$40.00 fee for each inspection will be required.
	\$1,000 to \$50,000	\$150.00 for the first \$1,000.00 plus \$5.00 for each additional thousand or fraction thereof, to and including \$50,000.00. Plus \$40.00 inspection.

	\$50,001 to \$100,000	\$400.00 for the first \$50,000.00 plus \$5.00 for each additional thousand or fraction thereof, to and including \$100,000.00. Plus \$40.00 inspection.
	\$100,001 to \$500,000	\$1,000.00 for the first \$100,000.00 plus \$5.00 for each additional thousand or fraction thereof, to and including \$500,000.00. Plus \$40.00 inspection.
	\$500,001.00 and up	\$2,000.00 for the first \$500,000.00 plus \$5.00 for each additional thousand or fraction thereof. Plus \$40.00 inspection.
	Plan Review Checking Fees	The fee shall be one-half of the building permit fee and shall be in addition to the building permit fee. This fee shall only apply to commercial and multi-family residential buildings.
(2)	Single-family Residential Building Permit Fees: The fees for building permits for single-family residential dwellings will be determined by assessing a fee of 0.30 per square foot of the total buildable area of the residential dwelling.	
	Square Foot:	Fees:
	500	\$150.00
	1,000	\$300.00
	1,500	\$450.00
	2,000	\$600.00
	2,500	\$750.00
	3,000	\$900.00
	3,500	\$1,050.00
	4,000	\$1,200.00
	4,500	\$1,350.00
	5,000	\$1,500.00
	5,500	\$1,650.00
	6,000	\$1,800.00
(3)	Building Re-Inspection Fee:	
	1 st Re-Inspection	\$50.00
	2 nd Re-Inspection	\$75.00
	3 rd Re-Inspection	\$100.00
	4 th and Subsequent Re-Inspections	\$125.00
(b)	Remodeling Permit Fee – Single-Family Residential	
	Total valuation	Fees
	\$500.00 and under	\$21.00
	\$501.00 to \$2,000.00	\$21.00 for the first \$500.00 in value, plus \$5.00 for each additional \$100.00 in value
	\$2,001.00 to \$25,000.00	\$92.00 for the first \$2,000.00 in value, plus \$12.50 for each additional \$1,000.00 in value
	\$25,001.00 to \$50,000.00	\$379.50 for the first \$25,000.00, plus \$9.00 for each additional \$1,000.00 in value. Remodeling valued over \$50,000.00 shall be required to pay the applicable single-family residential building permit fee in subsection (a) above.

(bc)	Moving Fees: For the moving of any building or structure	\$200.00
	(1) Moving Permit Fee: For the moving of any mobile building or structure	\$200.00
	(2) Inspection Fee for moving any mobile building or structure to be relocated outside the City:	
	Mobile Home Type	Fee
	Manufactured homes	\$75.00
	Wood-framed home	\$125.00
	Portable home	\$125.00
(ed)	Demolition Permit Fees: For the demolition of any building or structure	\$200.00
(e)	Solar Panel Permit Fee	\$200.00
(f)	Swimming Pool Permit Fee	\$235.00
(g)	Sidewalk, Curb Cut and Driveway Permit Fee	\$0.15 per sq. ft.
(h)	Sign Permit Fee	
	Total Valuation	Fee
	\$2,000.00 and under	\$75.00
	\$2,001.00 to \$10,000.00	\$100.00
	\$10,001.00 and over	\$150.00, plus \$5.00 for every \$1,000.00 in value
(i)	Re-Roofing Permit	
	Type	Fee
	Single-family residential home	\$100.00
	Mobile home	\$50.00
(j)	Weatherization of Insulation	\$65.00
(k)	Siding Permit	
	Type	Fee
	Mobile home	\$50.00
	Single-family residential home	\$100.00
	Commercial building	\$150.00
(dl)	Plumbing Fees:	
	Issuance of Permit	\$35.00
	Reinspection	\$40.00 \$50.00
	Installation, Alteration or Repair of Water Piping	\$25.00
	Sewer Tap	\$300.00
	Septic Tank	\$200.00
	Lawn Irrigation System	\$45.00
	Water Treatment	\$45.00
	Grease Trap	\$25.00
	Sand Trap	\$25.00
	Lint Trap	\$25.00
	Kitchen Sink	\$6.00
	Garbage Disposal	\$6.00
	Dishwasher	\$6.00

	Toilet	\$6.00
	Lavatory	\$6.00
	Shower	\$6.00
	Bathtub	\$6.00
	Tub/Shower	\$6.00
	Laundry Sink	\$6.00
	Flood Drain	\$6.00
	Washing Machine Drain	\$6.00
	Urinal	\$6.00
	Fountain	\$6.00
	Water Heater	\$6.00
	A/C Drain	\$6.00
	Vacuum Breakers or Backflow Protection Devices	\$6.00
	Gas Piping	\$25.00
	Gas Test Inspection	\$25.00
(em)	Electrical Fees:	
	Issuance of Permit	\$35.00
	Reinspection	\$40.00 \$50.00
	Working Clearance	Residential: \$150.00 Commercial: \$50.00
	Temporary Pole	\$40.00
	Generator	\$210.00
	New Service:	
	0–200 Amps or Less	\$100.00
	201–400 Amps	\$150.00
	Greater than 400 Amps	\$200.00
	Change of or Increase Service	\$40.00
	Exterior Vents	\$3.00
	Signs	\$3.00
	Range	\$3.00
	Dryer	\$3.00
	Water Heater	\$3.00
	Dishwasher	\$3.00
	Garbage Disposal	\$3.00
	A/C Window Unit	\$3.00
(fn)	Mechanical Fees:	
	Issuance of Permit	\$35.00
	Reinspection	\$40.00 \$50.00
	All Heating, Ventilation, Duct Work, Air-Conditioning and Refrigeration Systems:	
	1. 1–2 Tons	\$35.00 for the first ton plus \$35.00 for the additional ton. A fraction of a ton is \$20.00.
	2. 2.1–4 Tons	\$70.00 for the first 2 tons plus \$35.00 for the additional ton. A fraction of a ton is \$20.00.
	3. 4.1–10 Tons	\$105.00 for the first 4 tons plus \$35.00 for the additional ton. A fraction of a ton is \$20.00.
	4. More Than 10 Tons	\$140.00 for the first 10 tons plus \$35.00 for the additional ton. A fraction of a ton is \$20.00.

All Boilers (based on BTU input)	
33,000 BTU (1 BHP) to 165,000 BTU (5 BHP)	\$20.00
165,001 BTU (5 BHP) to 330,000 BTU (10 BHP)	\$30.00
330,001 BTU (10 BHP) to 1,165,000 BTU (52 BHP)	\$40.00
1,165,001 BTU (52 BHP) to 3,330,000 BTU (98 BHP)	\$50.00
More Than 3,330,000 BTU	\$60.00

SECTION 2. 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 3. 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 4. 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 5. 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 6. Repealer Clause. This Ordinance shall be cumulative of all other ordinances dealing with the same subject and any provision of any ordinance in direct conflict with any provision of this Ordinance is hereby repealed and the provisions of this Ordinance shall supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

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

CITY OF SAN JUAN

BY: _____
Mario Garza, Mayor

ATTEST:

BY: _____
Brenda Escalante, City Secretary

APPROVED AS TO FORM:

PALACIOS THOMPSON, P.C.

BY: _____
City Attorney

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 25, 2026

Hold a Public Hearing and Consider the First Reading of an Ordinance Regarding the Conditional Use Permit for the Installation of a Communication Tower at 615 E. Eldora Road, legally described as the West 570 feet, North 745 feet of Lot 10, Block 43, Alamo Land and Sugar Company Subdivision, as Requested by Smartlink for Verizon Wireless. [Monica Gomez, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

Smartlink, on behalf of Verizon Wireless, is requesting a Conditional Use Permit to install a communication tower. The proposed structure consists of a 100-foot monopole situated within a 30-by-30-foot fenced area at the southwest corner of the property.

The applicant will establish 10-foot, 20-foot, and 30-foot utility and fiber easements extending through the parcel from Eldora Road to the rear property line. Additionally, the proposal includes a 12-foot access road leading to the tower.

The project must strictly adhere to all property setback requirements. All plans must be certified by a professional engineer to ensure full compliance. Furthermore, landscaping and security fencing must be installed in accordance with City of San Juan ordinances.

RECOMMENDATION:

During the Planning and Zoning held on August 20, 2026, the Planning and Zoning Commission approved the conditional use permit as presented by staff. The motion passed unanimously with a 4-0 vote.

PREPARED BY:

Monica Gomez,
Director of Planning
and Zoning

APPROVED BY:

Ruben Guajardo, City
Manager

**CONDITIONAL USE PERMIT
SMARTLINK FOR VERIZON WIRELESS
AUGUST 25, 2026**

PAGE 1

Conditional Use Permit

Applicant: Smartlink for Verizon Wireless

Request: Installation of a Communication Tower in a residential area

Address: 615 E. Eldora Road

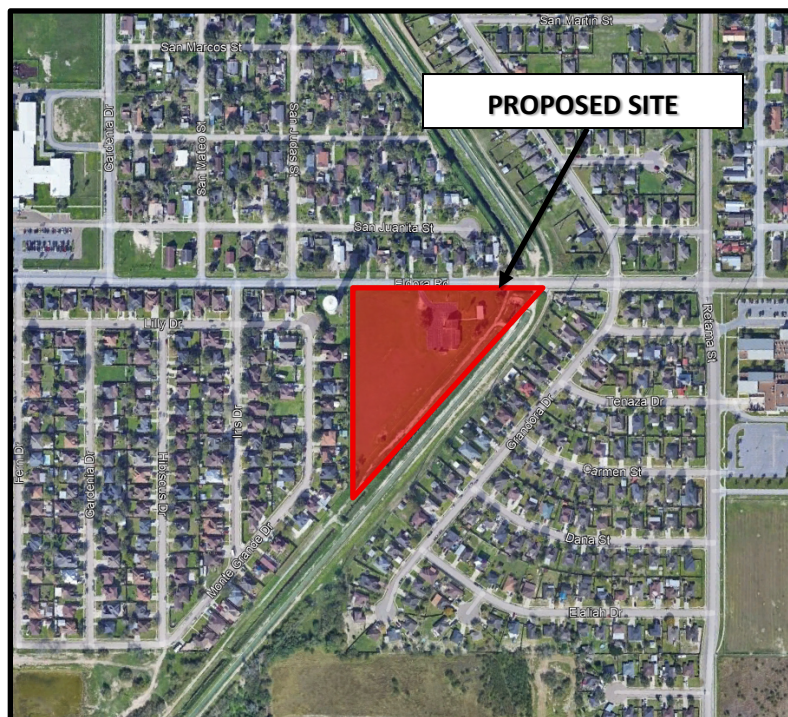
Legal Description: The West 570 feet, North 745 feet of Lot 10, Block 43, Alamo Land and Sugar Company Subdivision

Smartlink, on behalf of Verizon Wireless, is requesting a Conditional Use Permit to install a communication tower. The proposed structure consists of a 100-foot monopole situated within a 30-by-30-foot fenced area at the southwest corner of the property.

The applicant will establish 10-foot, 20-foot, and 30-foot utility and fiber easements extending through the parcel from Eldora Road to the rear property line. Additionally, the proposal includes a 12-foot access road leading to the tower.

The project must strictly adhere to all property setback requirements. All plans must be certified by a professional engineer to ensure full compliance. Furthermore, landscaping and security fencing must be installed in accordance with City of San Juan ordinances.

Staff recommends approval of the Conditional Use Permit requested by Smartlink for Verizon Wireless for the construction of the communication tower.



Site Property

**CONDITIONAL USE PERMIT
SMARTLINK FOR VERIZON WIRELESS
AUGUST 25, 2026**

PAGE 2

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 08/20/2026 Commissioner Mancillas 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 4-0 vote.

Ms. Gomez explained that conditional use permit to allow for the installation of a new communication tower at 615 E. Eldora Road. The subject property is an approximately 5-acre tract that currently houses a church, which is leasing a portion of the site to Verizon Wireless. The site is surrounded by residential subdivisions.

The applicant proposes installing a 100-foot monopole tower surrounded by a 30-by-30-foot fenced enclosure, which will be located at the southwest corner of the property. Additionally, the applicant will establish 10-foot, 20-foot, and 30-foot utility and fiber easements through the property, along with a 12-foot access road leading to the tower.

Per city ordinance, all new towers located within a residential district require a conditional or special use permit. The applicant must comply with all required setbacks, landscaping, and security fencing in accordance with city ordinances.

Staff recommends approval of the conditional use permit.

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

Maria G. Sanchez, a resident at 2607 Grandora Drive, inquired on the maintenance of the tower. Ms. Gomez informed them that Verizon will be responsible to maintain.

Mr. Benjamin Leal, a resident at 2709 Grandora Drive, had additional questions regarding the tower specifically. Chair women Cardenas informed them the request is just for the use to place a tower inside the property.

Mr. Jesse Sanchez, a resident at 2607 Grandora Drive, was concerned about the noise and was informed they first have to be approved for the conditional use permit then they would have to apply for a building permit and comply with the city ordinance.

Chair Cardenas closed the public hearing at 6:18 p.m.



ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE INSTALLATION OF A COMMUNICATION TOWER AT 615 E. ELDORA ROAD, LEGALLY DESCRIBED AS THE WEST 570 FEET, NORTH 745 FEET OF LOT 10, BLOCK 43, ALAMO LAND AND SUGAR COMPANY 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, Smartlink for Verizon Wireless has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan for the Installation of a Communication Tower located at 615 E. Eldora Road, San Juan, Texas.

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

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

SECTION I. That a Conditional Use Permit under Article IV of the Zoning Ordinance of the City of San Juan, Texas, be granted to Smartlink for Verizon Wireless for a Conditional Use Permit for the Installation of a Communication Tower at 615 E. Eldora Road.

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

PASSED and **APPROVED** on first reading on the 25th day of August, 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

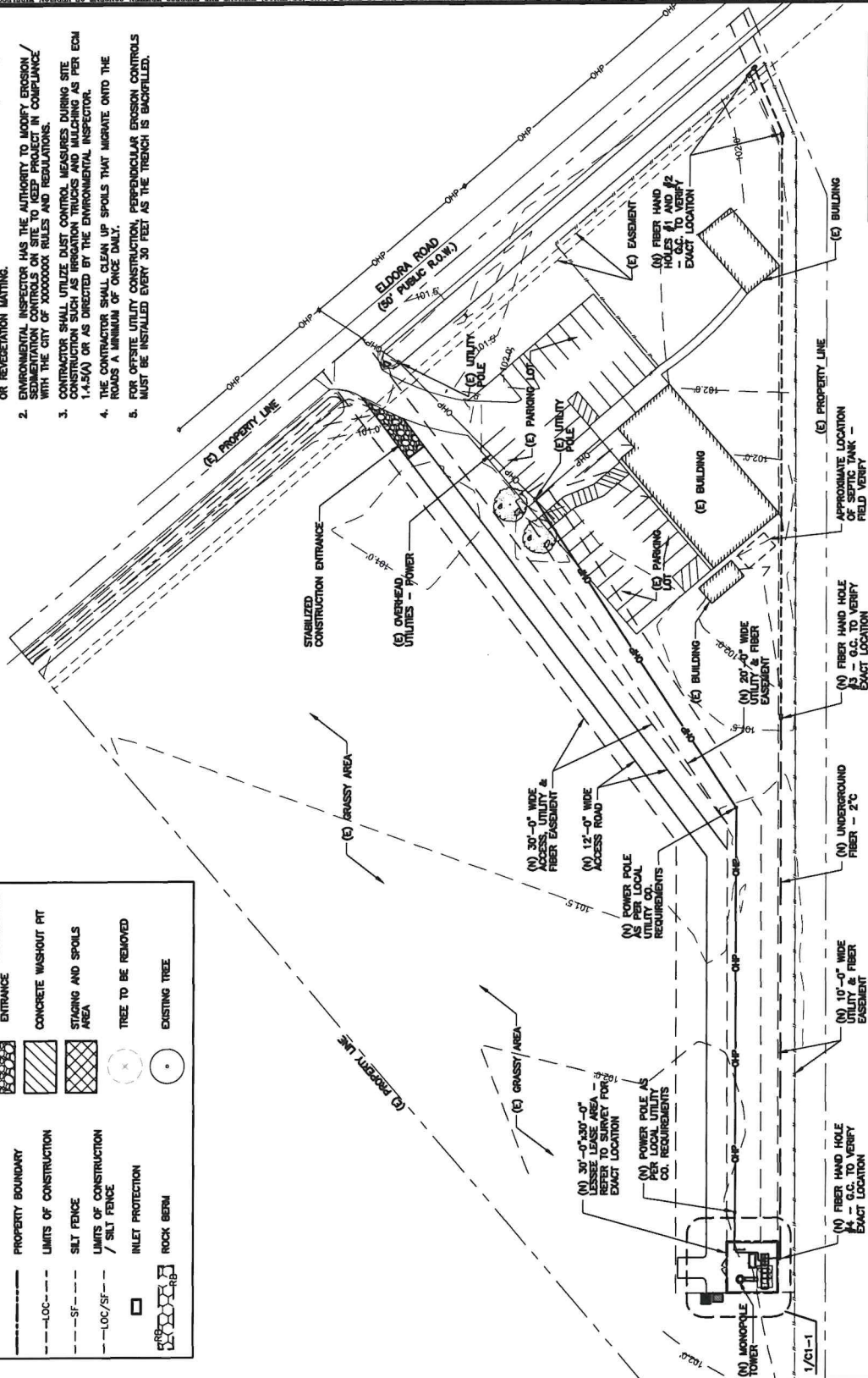
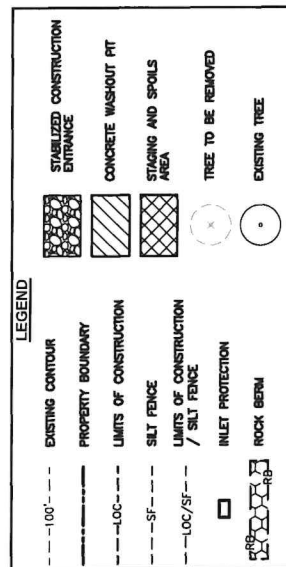
APPROVED BY:

Palacios, Garza & Thompson, P.C.

CITY ATTORNEY

GENERAL NOTES

1. IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, THE DISTURBED AREA NEED TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING.
2. ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO MODIFY EROSION / SEDIMENTATION CONTROLS ON SITE TO MEET THE CITY OF XXXXXXXX IN COMPLIANCE WITH THE CITY OF XXXXXXXX RULES AND REGULATIONS.
3. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS TIRIGATION TRUCKS AND MULCHING AS PER EOM 1.4.5.40 OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
4. THE CONTRACTOR SHALL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY.
5. FOR OFFSITE UTILITY CONSTRUCTION, PERPENDICULAR EROSION CONTROLS MUST BE INSTALLED EVERY 30 FEET AS THE TRENCH IS BACKFILLED.



Call DigTESS dial "811"

 Know what's below.
 Call before you dig.



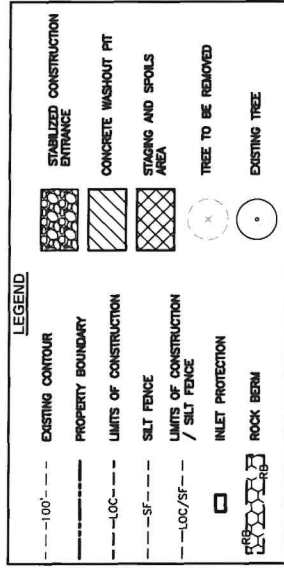
SEDIMENT & EROSION CONTROL PLAN

SCALE: 3/16"=1'-0"

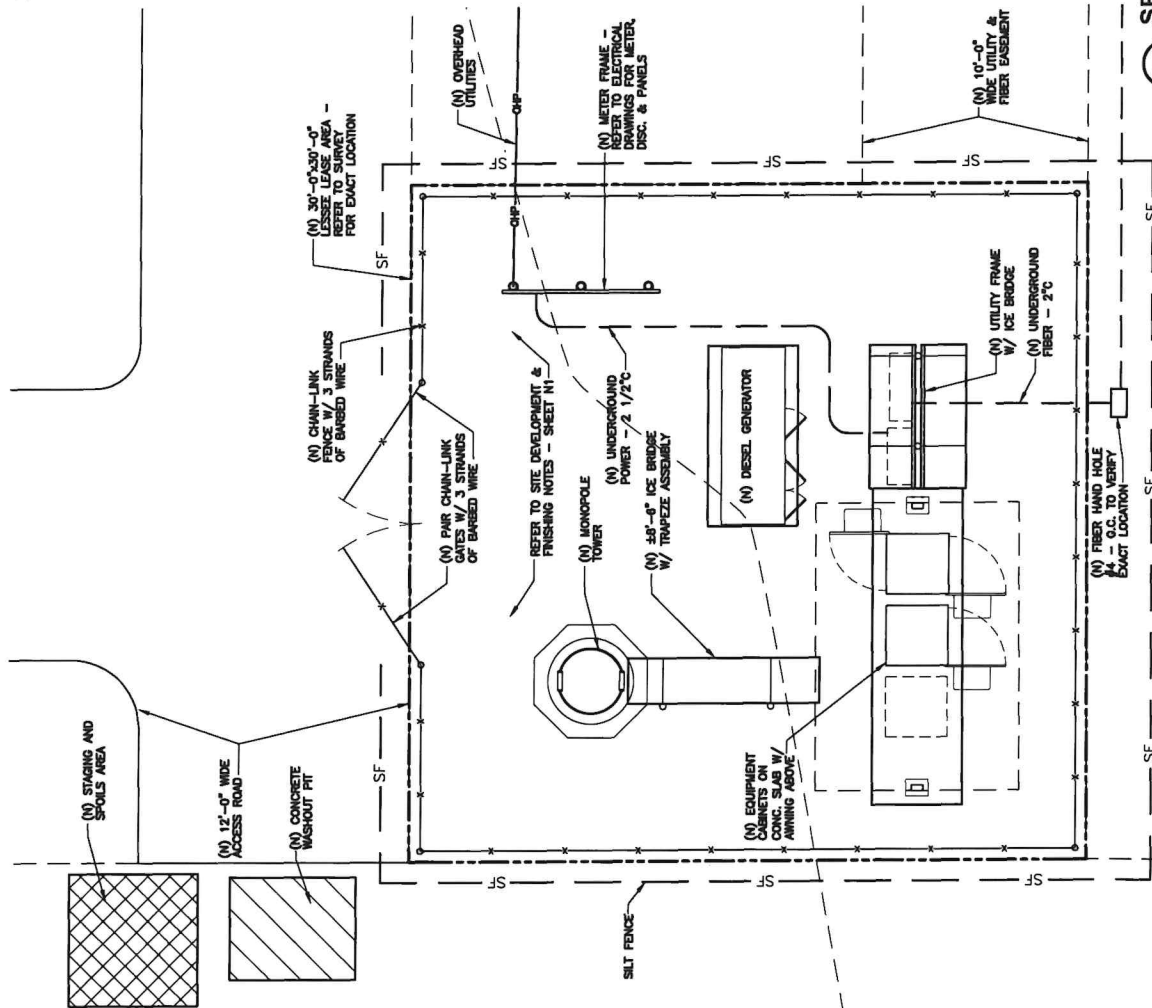
(N) = NEW LESSEE
(E) = EXISTING
(F) = FUTURE

GENERAL NOTES

1. IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEED TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATING.
2. ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO MODIFY EROSION / SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF XXXXXXXX RULES AND REGULATIONS.
3. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER EGM 1.4.5(A) OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
4. THE CONTRACTOR SHALL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY.
5. FOR OFFSITE UTILITY CONSTRUCTION, PERPENDICULAR EROSION CONTROLS MUST BE INSTALLED EVERY 50 FEET AS THE TRENCH IS BACKFILLED.



- (N) = NEW LESSEE
(E) = EXISTING
(F) = FUTURE



1 SEDIMENT & EROSION CONTROL DETAIL PLAN
SCALE: 3/16"=1'-0"



NORTH ALAMO WT

615 E ELDORA RD
SAN JUAN, HIDALGO COUNTY, TEXAS 78589
(5000207568)

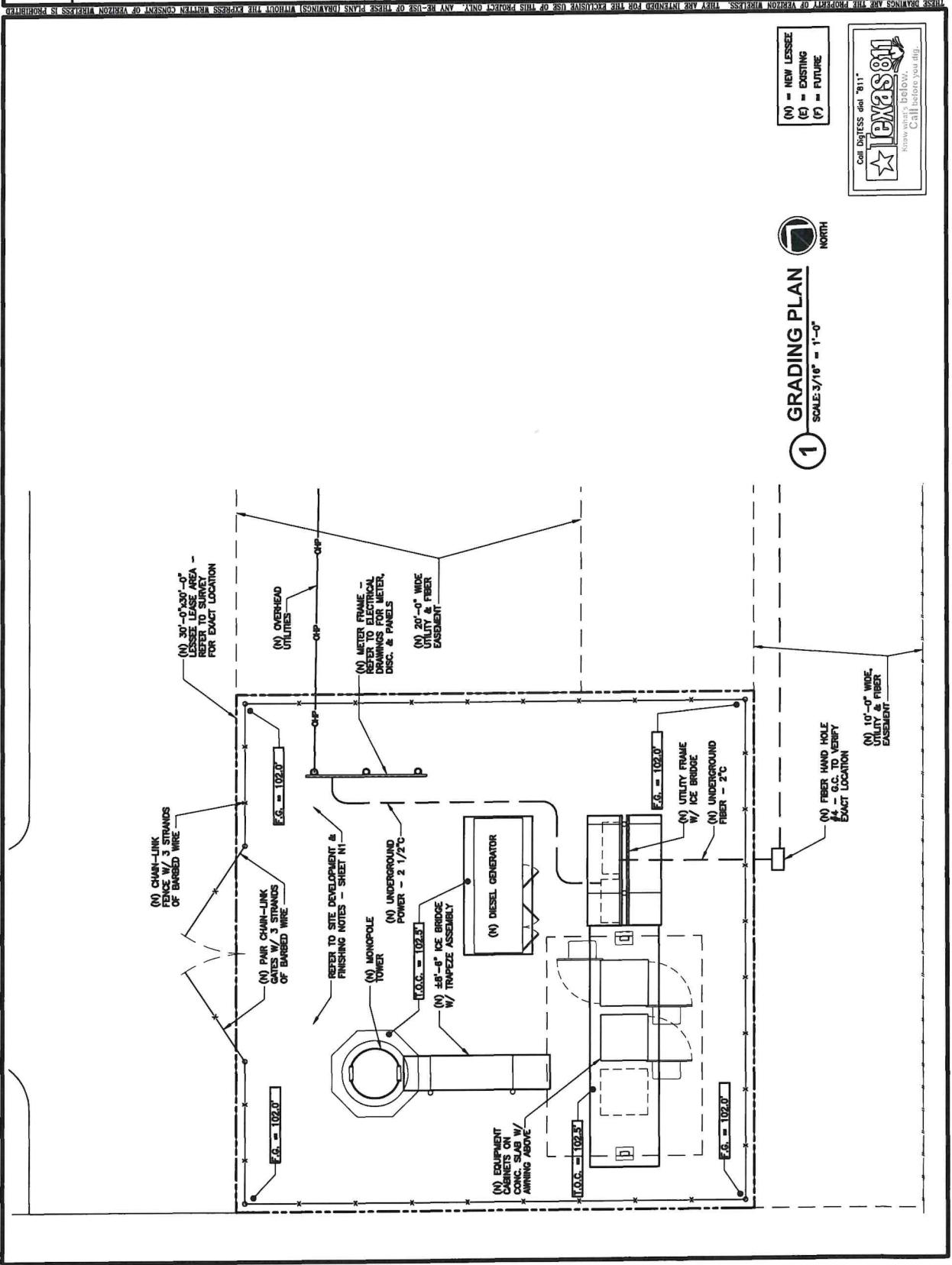


ARCHCOMM, LLC.
10000 Research Blvd.
San Antonio, Texas 78213
(210) 308-9905
TBPE NO. F-16859

GRADING PLAN

SHEET HISTORY
06.22.24 PCD
09.06.24 FCD

C2



1 GRADING PLAN
SCALE: 3/16" = 1'-0"
NORTH

(N) = NEW LESSEE
(E) = EXISTING
(F) = FUTURE





NORTH ALAMO WT

615 E ELDORA RD
SAN JUAN, HIDALGO COUNTY, TEXAS 78589
(5000207568)

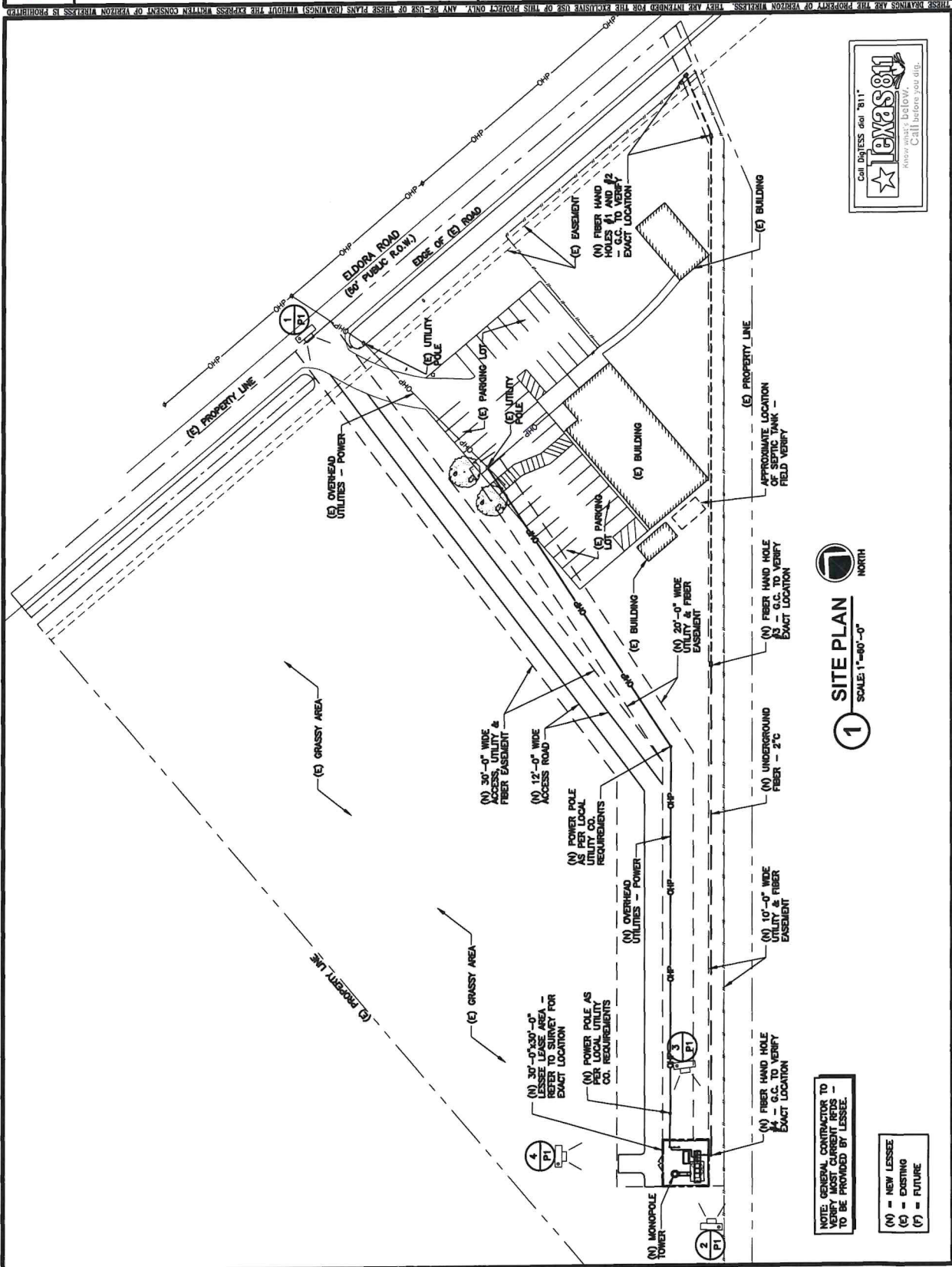


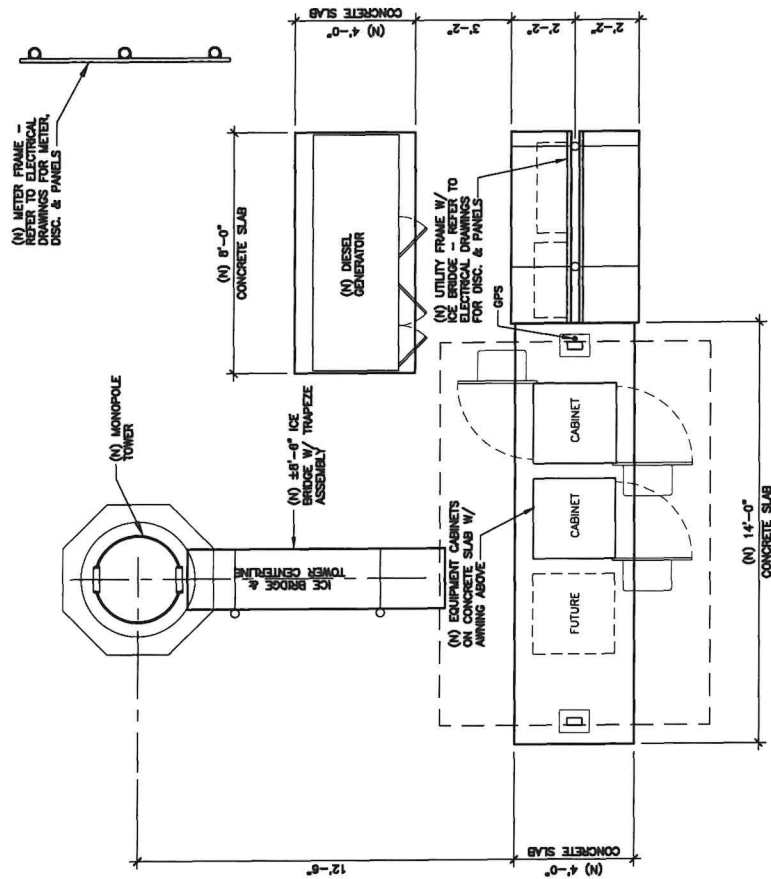
ARCHCOMM, L.L.C.
1006 Beckhart
San Antonio, Texas 78213
(210) 308-9905
TXPE NO. F-18659
SHEET TITLE

SITE PLAN

SHEET HISTORY
08.22.24 FCD
09.09.24 FCD

A1





1 **EQUIPMENT PLAN**
SCALE: 1/4" = 1'-0"
NORTH

NOTE: GENERAL CONTRACTOR TO VERIFY MOST CURRENT RFDS - TO BE PROVIDED BY LESSEE.

(N) = NEW LESSEE
(E) = EXISTING
(F) = FUTURE



EQUIPMENT PLAN

SHEET HISTORY

SHEET HISTORY
05.22.24 PCD
09.06.24 FCD

A1-2

 **ARCHCOMM, LLC.**
1006 Beckett
San Antonio, Texas 78213
(210) 308-9905
TBPE NO. F-15659

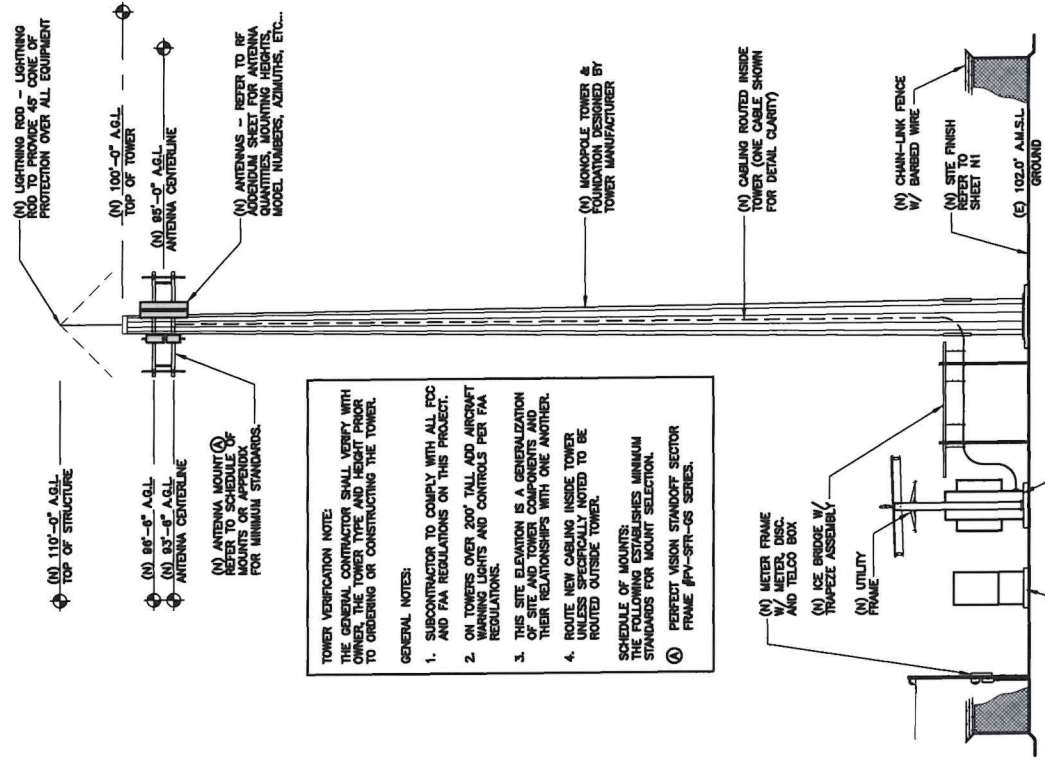
09.06.24

STATE OF TEXAS
AARON M. STAAS
104806
PROFESSIONAL ENGINEER
LICENSED

A. Staas

NORTH ALAMO WT

615 E ELDORA RD
SAN JUAN, HIDALGO COUNTY, TEXAS 78589
(500020207568)



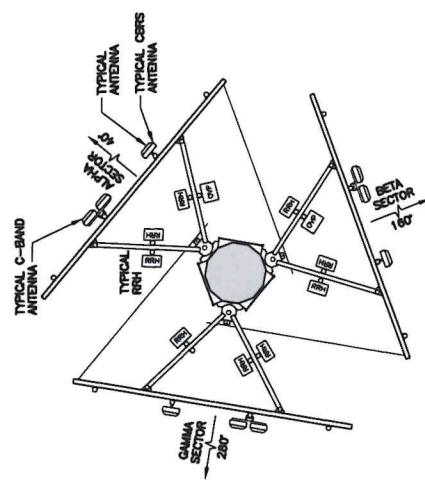
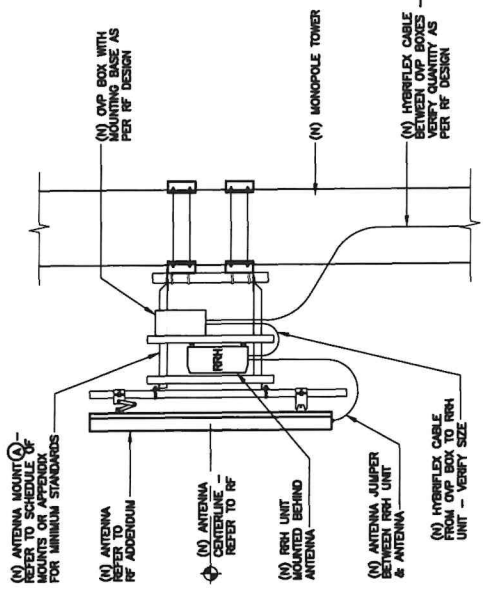
TOWER VERIFICATION NOTE:
THE GENERAL CONTRACTOR SHALL VERIFY WITH THE OWNER, THE TOWER TYPE AND HEIGHT PRIOR TO ORDERING OR CONSTRUCTING THE TOWER.

GENERAL NOTES:

1. SUBCONTRACTOR TO COMPLY WITH ALL FCC RULES AND REGULATIONS ON THIS PROJECT.
2. ON TOWERS OVER 200' TALL ADD AIRCRAFT WARNING LIGHTS AND CONTROLS PER FAA REGULATIONS.
3. THIS SITE ELEVATION IS A GENERALIZATION OF THE TOWER AND EQUIPMENT. THE CONTRACTOR SHALL VERIFY THEIR RELATIONSHIPS WITH ONE ANOTHER.
4. ROUTE NEW CABLEING INSIDE TOWER UNLESS SPECIFICALLY NOTED TO BE ROUTED OUTSIDE TOWER.

SCHEDULE OF MOUNTS:
THE FOLLOWING ESTABLISHES MINIMUM STANDARDS FOR MOUNT SELECTION.

1 PERFECT VISION STANDOFF SECTOR FRAME (PV-SST-SS SERIES).



(N) = NEW LESSEE
(E) = EXISTING
(F) = FUTURE



Conditional Use Permit for the Installation of a Communication Tower at 615 E. Eldora Road, legally described as the West 570 feet, North 745 feet of Lot 10, Block 43, Alamo Land and Sugar Company Subdivision, as Requested by Smartlink for Verizon Wireless.

SOUTH TEXAS ELECTRIC COOPERATIVE INC PO BOX 119 NURSERY, TX 77976-0119	GUTIERREZ RAFAEL ET AL 2111 S CARTIER DR EDINBURG, TX 78542	GALINDO ALBERTO 554 SAN ANTONIO CIR ALAMO, TX 78516-9454
MARTINEZ BALDEMAR JR 2505 GRANDORA DR SAN JUAN, TX 78589	TAMEZ RICKY 2503 GRANDORA DR SAN JUAN, TX 78589-4684	ARIZPE JOSE GUADALUPE 1116 E JUAREZ PHARR, TX 78577-4233
ROSALES JESUS GERARDO & ROSA 2509 GRANDORA DR SAN JUAN, TX 78589-4684	MENESES JORGE ERNESTO LADDAGA 2507 GRANDORA DR SAN JUAN, TX 78589-4684	ESTRADA MARIA IRENE 612 E ELDORA SAN JUAN, TX 78589-3897
REYES RUBEN & MARIA DEL ROSARIO 501 W VINE AVE MCALLEN, TX 78501-2146	SANCHEZ JESSE & MARIA G 2607 GRANDORA DR SAN JUAN, TX 78589-4685	OLIVA ARISEMA FLORES 704 E ELDORA RD SAN JUAN, TX 78589-3898
LINTZ DAVID A & MARIA ISABEL 2609 GRANDORA DR SAN JUAN, TX 78589-4685	MADRID LILIANA VELA 2611 GRANDORA DR SAN JUAN, TX 78589-4685	FLORES SANDRA 706 E ELDORA RD SAN JUAN, TX 78589-3898
RAMOS YULIANA & BENJAMIN GERARDO LEAL 2709 GRANDORA DR SAN JUAN, TX 78589-4686	CARRIZALES CARMEN 2707 GRANDORA DR SAN JUAN, TX 78589-4686	COSTILLA ISAAC & GLORIA 708 E ELDORA RD SAN JUAN, TX 78589-3898
ROJAS EPIGMENIO M & MARIA I 2713 GRANDORA DR SAN JUAN, TX 78589-4686	AGUIRRE ALEJANDRA PONCE AKA GUZMAN 2711 GRANDORA DR SAN JUAN, TX 78589-4686	PEREZ JOSE S & ROSA I 606 E ELDORA RD SAN JUAN, TX 78589-3897
HERNANDEZ ALICIA RENEE 2511 GRANDORA DR SAN JUAN, TX 78589-4684	CABRERA JOSE F & LUCIA 2613 GRANDORA DR SAN JUAN, TX 78589-4685	GUERRERO DANIELLA K 610 E ELDORA SAN JUAN, TX 78589-3897
CARDENAS SUSANA 2513 GRANDORA DR SAN JUAN, TX 78589-4684	CHAVEZ ISIDORO Jr 2701 GRANDORA DR SAN JUAN, TX 78589-4686	GARZA JOSE A & MANUELA C 700 E ELDORA RD SAN JUAN, TX 78589-3898
NIETO JOSE I & MARIA G NIETO GONZALEZ 2601 GRANDORA DR SAN JUAN, TX 78589-4685	GONZALEZ CYNTHIA Y 2703 GRANDORA DR SAN JUAN, TX 78589-4686	PEREZ CESAR & ARACELI 2603 MONTE GRANDE DR SAN JUAN, TX 78589-4072

Conditional Use Permit for the Installation of a Communication Tower at 615 E. Eldora Road, legally described as the West 570 feet, North 745 feet of Lot 10, Block 43, Alamo Land and Sugar Company Subdivision, as Requested by Smartlink for Verizon Wireless.

NORTH ALAMO WTR SUPPLY
420 S DOOLITTLE RD
EDINBURG, TX 78542-9707

VILLARREAL EDGAR E &
2607 MONTE GRANDE DR
SAN JUAN, TX 78589-4072

FUENTES RAMIRO JR & SAN
JUANITA
2608 MONTE GRANDE DR
SAN JUAN, TX 78589-4072

MENDOZA JULISSA
601 SAN JUANITA ST
SAN JUAN, TX 78589-4051

MEDELLIN DANIEL & MAYRA
2601 MONTE GRANDE DR
SAN JUAN, TX 78589-4072

SOSA FRANCISCO
702 E ELDORA RD
SAN JUAN, TX 78589-3898

PEREZ JUAN MANUEL
602 E ELDORA RD
SAN JUAN, TX 78589-3897

SILVA EDUARDO
2605 MONTE GRANDE DR
SAN JUAN, TX 78589-4072

MEDRANO EDUARDO & IMELDA
CANTU
2700 MONTE GRANDE DR
SAN JUAN, TX 78589-4073

PEREZ CONCEPCION G & SANTOS
602 E ELDORA RD
SAN JUAN, TX 78589-3897

ORTIZ ARNULFO & GRACIELA
711 E ELDORA RD
SAN JUAN, TX 78589

SALINAS JOSE GUADALUPE &
ESMERALDA
510 LILLY DR
SAN JUAN, TX 78589-4062

RODRIGUEZ ERIKA M
2703 RHETT DR
PHARR, TX 78577

QUINTERO BRIAN A MUZQUIZ
2508 MONTE GRANDE DR
SAN JUAN, TX 78589-4929

MARTINEZ JOSE L & STEPHANIE M
3735 ASPEN DR
EDINBURG, TX 78542-4178

RIVERA ARTEMIO & DORA ELIA
2701 MONTE GRANDE DR
SAN JUAN, TX 78589-4073

GARCIA JOSE G
2506 MONTE GRANDE DR
SAN JUAN, TX 78589-4929

GONZALEZ JAVIER E & MIRIAM
2704 MONTE GRANDE DR
SAN JUAN, TX 78589-4073

GARZA SERGIO & ERICKA E
2705 MONTE GRANDE
SAN JUAN, TX 78589-4073

PEREZ MARIA GUADALUPE
2600 MONTE GRANDE DR
SAN JUAN, TX 78589-4072

GARZA JONATHAN
2706 MONTE GRANDE DR
SAN JUAN, TX 78589-4073

GARZA SERGIO
2705 MONTE GRANDE DR
SAN JUAN, TX 78589-4073

CAVINESS MICHAEL S
2602 MONTE GRANDE DR
SAN JUAN, TX 78589-4072

CANTU MANUEL III & NINFA GARZA
3010 N RAUL LONGORIA RD
SAN JUAN, TX 78589-3676

PULIDO DANIEL & DENISSE A
GARCIA 2707 MONTE
GRANDE DR SAN JUAN TX
78589

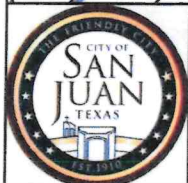
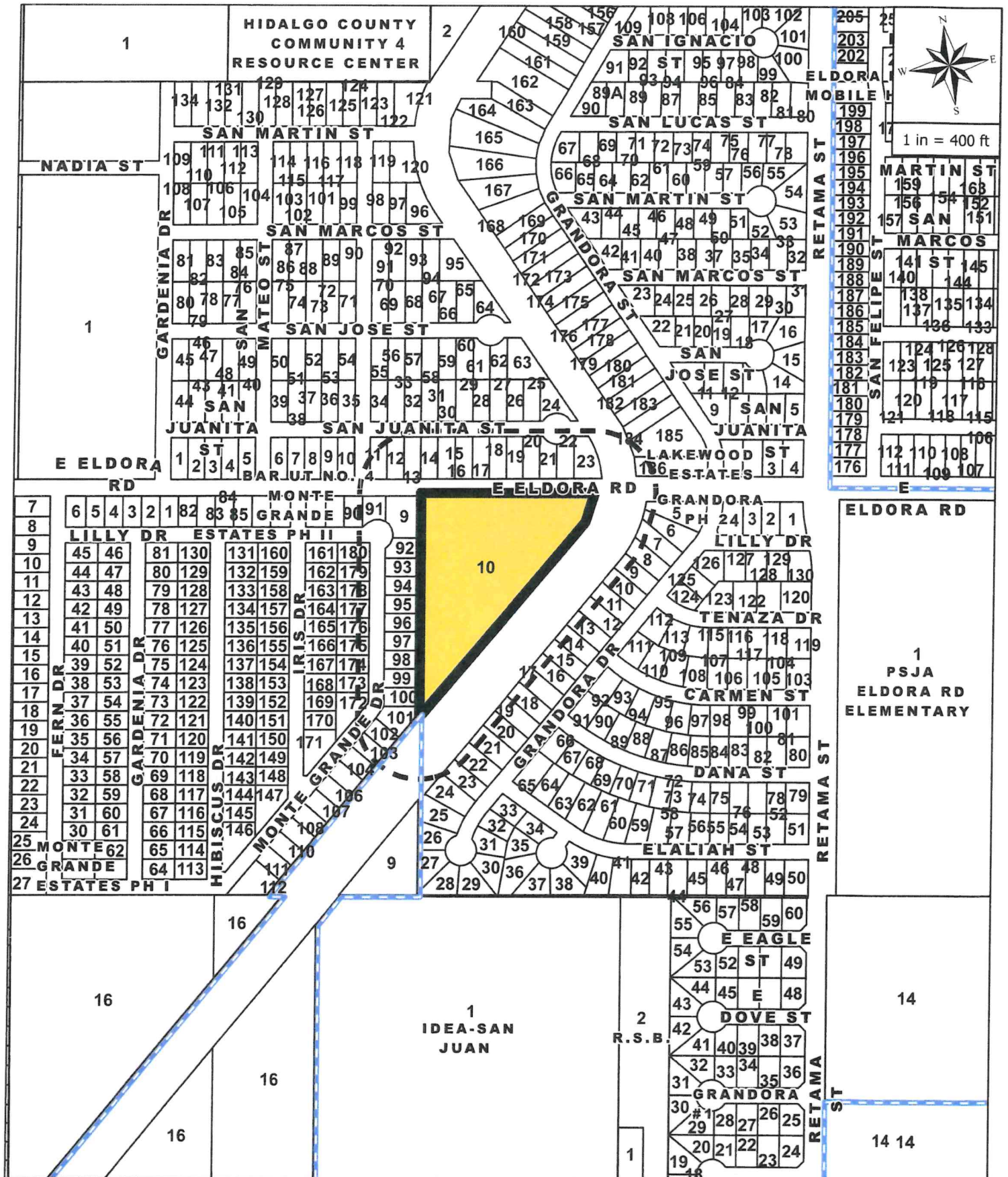
LOZANO REYNALDO A
2604 MONTE GRANDE DR
SAN JUAN, TX 78589-4072

COMUNIDAD CRISTIANA
615 E. ELDORA RD.
SAN JUAN, TX 78589-3897

BENITEZ JUAN & MARIA
CASTORENA
2504 MONTE GRANDE DR
SAN JUAN, TX 78589-4929

PALACIOS ABELARDO & MARIA D
JIMENEZ GARCIA
2606 MONTE GRANDE DR
SAN JUAN, TX 78589-4072

MARYJO STICKEL/SMARTLINK FOR
VERIZON WIRELESS
10 CHURCH CIRCLE
ANNAPOLIS, MD 21401



MAILOUT & SITE MAP

CASE ADDRESS:

615 E ELDORA RD

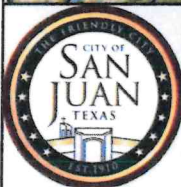
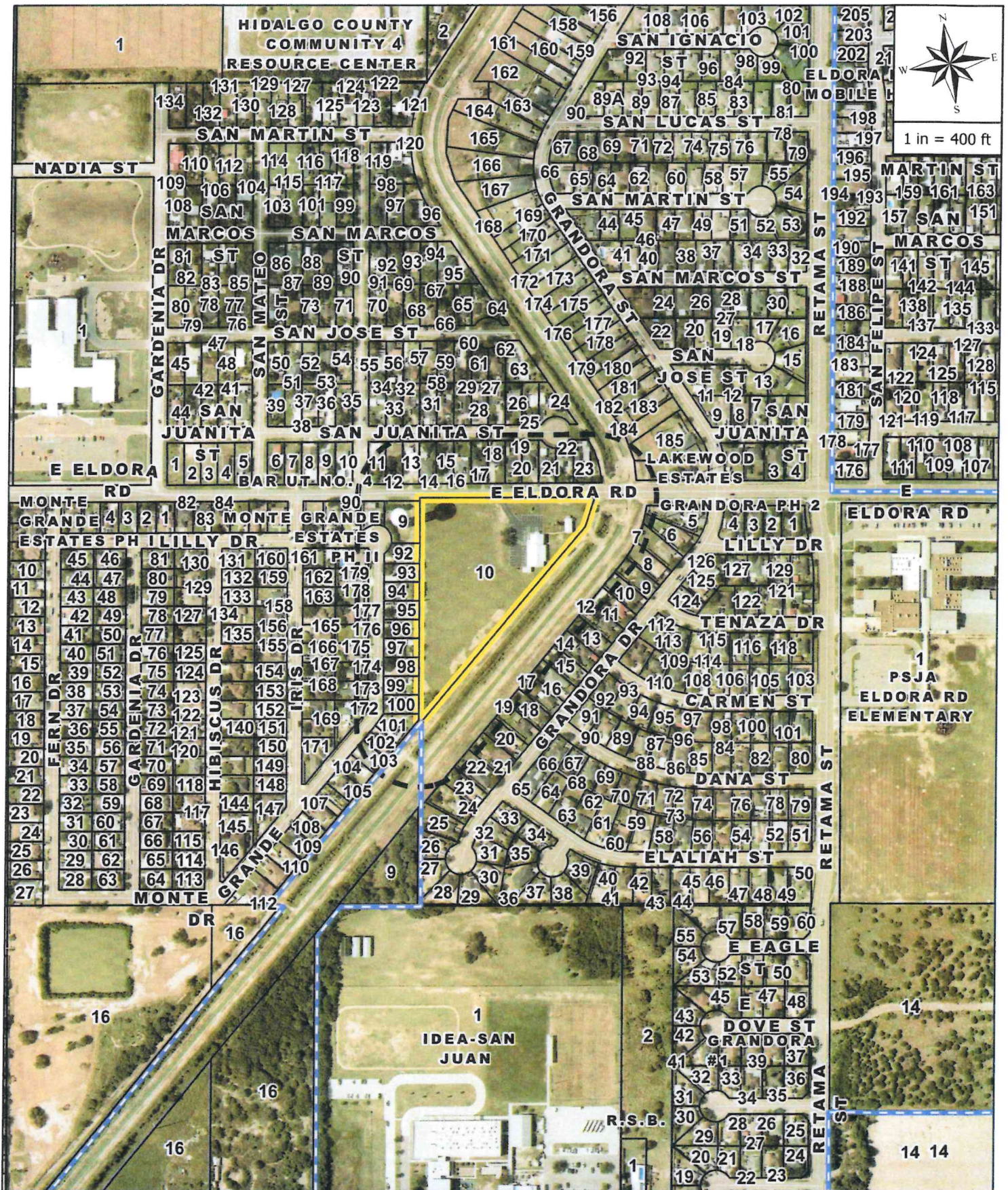
SMARTLINK FOR VERIZON WIRELESS

LEGEND

CITY LIMITS

SITE

NOTIFICATIONS



AERIAL MAP
CASE ADDRESS:
615 E ELDORA RD
SMARTLINK FOR VERIZON WIRELESS

- LEGEND**
- CITY LIMITS
 - NOTIFICATIONS
 - SITE

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 25, 2026

Hold a Public Hearing and Consider the First Reading of the Ordinance for the Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF), located at 780 E. Minnesota Road, legally described as the 20.0-acre tract of land being the East half of Lot 7, Block 47, Alamo Land and Sugar Company Subdivision, as Requested by Bona Fide RE, LLC. [Monica Gomez, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The applicant has submitted a request to rezone 20.0-acre tract into Multi-Family Residence District (R-MF). The surrounding areas are a mixture of residential and multi-family uses. It is noted that property was annexed into the city limits of San Juan, in May 2026, and it is zoned as Single-Family Residence District.

Public notice of the public hearing was published on the newspaper and letters were mailed out to thirty property owners within the required 200-foot radius.

Staff recommends approval of the rezoning request from Single-Family Residential to Multi-Family Residential District.

RECOMMENDATION:

During the Planning and Zoning Meeting held on August 20, 2026, the Planning and Zoning Commission recommended denying the rezoning request with a 3-1 vote.

PREPARED BY:

Monica Gomez,
Director of Planning
and Zoning

APPROVED BY:

Ruben Guajardo, City
Manager

**REZONING REQUEST
BONA FIDE RE, LLC.
AUGUST 25, 2026**

PAGE 1

Rezoning Request

Applicant: Bona Fide RE LLC.

Request: Rezoning request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF)

Address: 780 E. Minnesota Road

Legal Description: the 20.0-acre tract of land being the East half of Lot 7, Block 47, Alamo Land and Sugar Company Subdivision

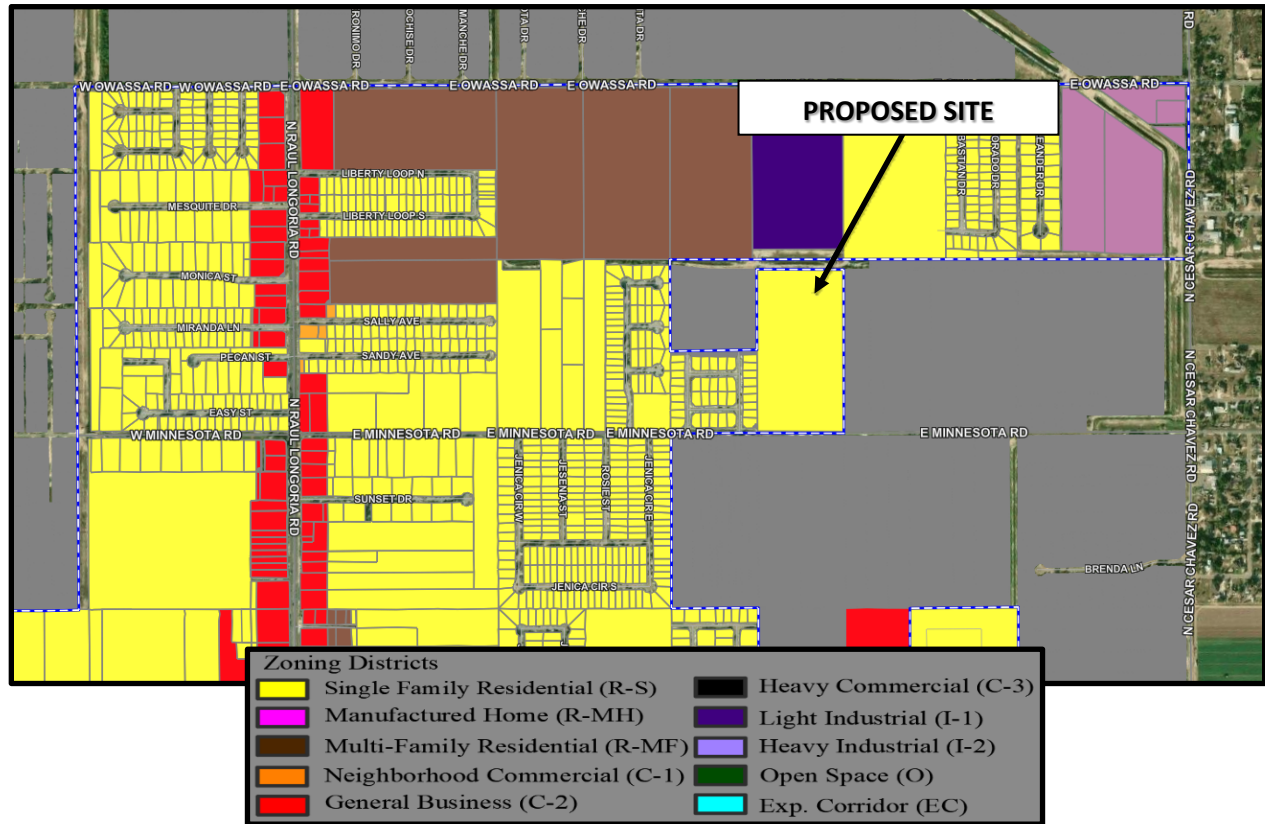
The applicant has submitted a request to rezone 20.0-acre tract into Multi-Family Residence District (R-MF). The surrounding areas are a mixture of residential and multi-family uses. It is noted that property was annexed into the city limits of San Juan, in May 2026, and it is zoned as Single-Family Residence District.

Public notice of the public hearing was published on the newspaper and letters were mailed out to thirty property owners within the required 200-foot radius.

Staff recommends approval of the rezoning request from Single-Family Residential to Multi-Family Residential District.



Location Map



Zoning Map

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 08/20/2026 Commissioner Salinas made a motion to deny the rezoning request. Commissioner Mancillas second the motion. The motion passed with a 3-1 vote with Commissioner Yzaguirre voting nay.

Ms. Gomez explained the request is to rezone a 20-acre tract located on East Minnesota Road from Single-Family Residential to Multi-Family Residential. Following its annexation into the San Juan city limits in May of this year, the property defaulted to a Single-Family Residential designation. A Multi-Family Residential district permits duplexes, triplexes, fourplexes, and higher-density developments.

Staff recommends approval of this rezoning request. This recommendation is based on the property's alignment with the City's Future Land Use Map—which designates the area for residential use and supports multi-family developments—as well as its compatibility with the existing multi-family district located to the north along Owassa Road.

A formal letter in opposition to the rezoning request was received on August 18, 2026 with a total of nineteen (19) signatures against the request. For the official record, 12 of the property owners formally notified of this rezoning request reside outside the San Juan city limits.

Chair Cardenas opened the public hearing at 6:20 p.m.

Homer Salinas expressed opposition to the rezoning request due to concerns regarding traffic, water availability, and the property being located in a flood zone.

Veronica Martinez voiced opposition to the request, stating a desire to preserve the existing residential zoning.

Alonzo Martinez noted that Minnesota Road is not equipped to handle the increased traffic volume associated with a multi-family subdivision. He added that the previously installed storm drains have been ineffective.

Carolina Garza expressed concerns regarding drainage issues, the narrow roadway, and increased traffic.

Maricruz Rodriguez spoke in opposition, stating that the local road network lacks the capacity for the additional traffic. She submitted a signed petition from surrounding neighbors opposing the rezoning request, citing high density, traffic congestion on a one-way street, loss of privacy, worsened drainage, and emergency vehicle (police and fire department) response times. She urged that all existing infrastructure issues be addressed prior to any development.

Luis Mendez, Project Engineer, Sames Engineering stated that additional right-of-way will be dedicated for future county road expansion. He noted that they have contacted FEMA to request a flood zone revision and stated that the private subdivision will meet all city requirements. Additionally, he noted that the property was recently annexed into the city to facilitate the new development in San Juan.

Francisco Pons, Owner, expressed his desire to collaborate with the city, contribute to the local tax base, and work with the community. He noted that the property was annexed to accommodate new development, beautify the city, and that all development will comply with municipal codes.

Chair Cardenas closed the public hearing at 6:40 p.m.

Chair Cardenas requested confirmation regarding whether the property was voluntarily annexed by the owner. Ms. Gomez responded that they were voluntarily annexed into the City of San Juan.

Commissioner Yzaguirre noted that the annexation provides a benefit to the city.

Ms. Gomez clarified that many of the concerns raised by resident's stem from the property currently being located outside city limits within the county jurisdiction. She noted that water service and pressure must be coordinated with the North Alamo Water Supply Corporation, while infrastructure and traffic concerns along Minnesota Road fall under the purview of the Hidalgo County Planning Department, alongside area lighting considerations.

**REZONING REQUEST
BONA FIDE RE, LLC.
AUGUST 25, 2026**

PAGE 3

Commissioner Salinas questioned why the property should be rezoned for multi-family development rather than single-family development, citing that nearby single-family subdivisions have proven successful and profitable.



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 20.00-ACRE TRACT OF LAND BEING THE EAST HALF OF LOT 7, BLOCK 47, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, 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 20.0-acre tract of land being the East half of Lot 7, Block 47, Alamo Land and Sugar Company 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 25th day of August, 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



Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 S. 10th Street, Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883
DUNS 834820735 CAGE CODE 66N60

METES AND BOUNDS DESCRIPTION

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

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



Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 S. 10th Street, Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883
DUNS 834820735 CAGE CODE 66N60

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

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

Sheet 3 of 4 Metes & Bounds
Job Number: SUR 24.133



Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 S. 10th Street, Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883
DUNS 834820735 CAGE CODE 66N60

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.

ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, U.S. SURVEY FEET, GRID. BEARINGS AND DISTANCES IN PARENTHESIS ARE BASED ON RECORDED PLAT OR DOCUMENT.

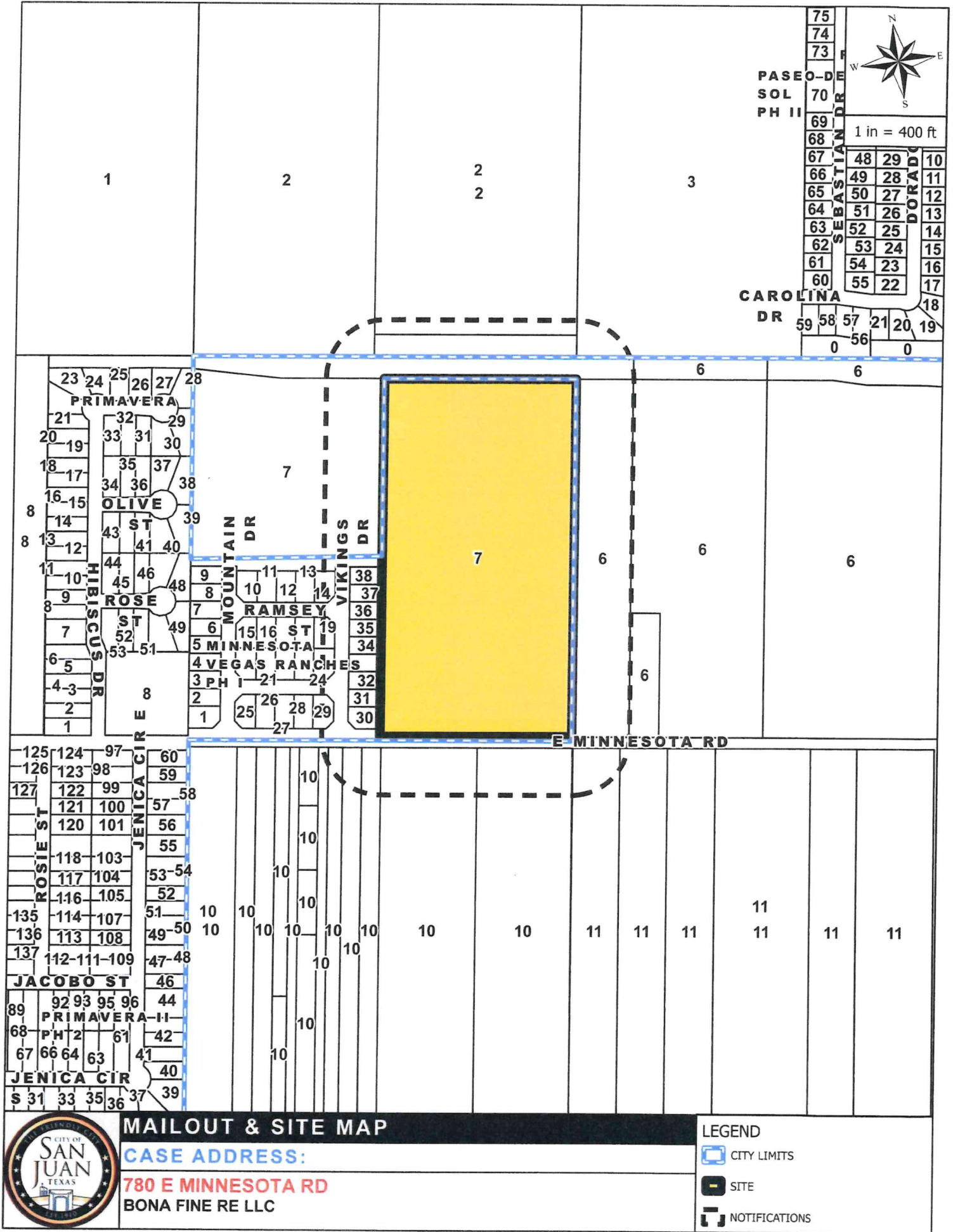
I, LEO L. RODRIGUEZ, JR., R.P.L.S. CERTIFY THAT THE ABOVE METES AND BOUNDS ARE TRUE AND IS THE RESULT OF AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION.

 12/19/24

LEO L. RODRIGUEZ, JR., R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2448



Sheet 4 of 4 Metes & Bounds
Job Number: SUR 24.133





Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of the 20.0-acre tract of land being the East half of Lot 7, Block 47, Alamo Land and Sugar Company Subdivision, as Requested by Bona Fide RE LLC.

LUBIN PROPERTIES LLC
106 W NOLANA
SAN JUAN, TX 78589-3733

MARTINEZ ABELARDO & VERONICA
803 E MINNESOTA RD
SAN JUAN, TX 78589-4814

SOUTHERN OAK CONSTRUCTION
LLC
10909 E HWY 107
EDINBURG, TX 78542-1643

GARZA MARIA IMELDA TRUSTEE
1117 S PEKING ST
MCALLEN, TX 78501-1156

COUNTY OF HIDALGO
PO BOX 108
EDINBURG, TX 78540

PENA MICHAEL ANTHONY &
BRITTANY LEE
4604 VIKINGS DR
SAN JUAN, TX 78589-0175

PHARR-SAN JUAN-ALAMO ISD
PO BOX 769
PHARR, TX 78577-1615

GONZALEZ JUAN MANUEL &
ORELIA VILLARREAL
122 E CIRO DR
SAN JUAN, TX 78589 3707

RANGEL GABRIEL ERVIN
208 E 77TH ST
SAN JUAN, TX 78589

GONZALEZ MANUELA L
802 E MINNESOTA ROAD
SAN JUAN, TX 78589-4814

MORENO JUANITO
2908 TREY DR
EDINBURG, TX 78541-7760

GONZALEZ FERNANDO
4600 VIKINGS DR
SAN JUAN, TX 78589

LOPEZ DANIEL & NEREYDA
810 E MINNESOTA RD
SAN JUAN, TX 78589-4814

MORENO SAMUEL & SYLVIA F
MORENO ETAL
715 E MINNESOTA RD
SAN JUAN, TX 78589-4801

WARDEN JAMES ROBERT III &
NURIDALIA THORP
710 RAMSEY ST
SAN JUAN, TX 78589-0160

GARCO LTD
3910 W FREDDY GONZALEZ DR
EDINBURG, TX 78539-9308

CHAVEZ ELISEO RODRIGUEZ &
MARICRUZ RODRIGUEZ TIJERINA
763 E MINNESOTA RD
SAN JUAN, TX 78589-4801

CHAVEZ GABRIELA NATALIE
709 RAMSEY ST
SAN JUAN, TX 78589-0160

BONA FIDE RE LLC
501 W NOLANA AVE
MCALLEN, TX 78504-3029

GARZA JAVIER JAIME
4702 VIKINGS DR
SAN JUAN, TX 78589-0176

APARICIO PRISCILLA & JORDAN
AKA JORDAN FERNANDO
829 PELICAN ST
ALAMO, TX 78516-0129

LEAL JAIME & ALMA
8487 CHARLES GREEN RD
EDCOUCH, TX 78538-0088

REYES AGAPITO JR & JOSE ALANIZ
JR 4700 VIKINGS DR
SAN JUAN, TX 78589-0176

CAVAZOS SELENA DANAE
709 FITZGERALD ST
SAN JUAN, TX 78589-0159

SALINAS HOMERO SR & HOMERO
JR
787 E MINNESOTA RD
SAN JUAN, TX 78589-4801

SANCHEZ JUAN MANUEL LACHINO
& LEZLY AQUINO SOLIS
4610 VIKINGS DR
SAN JUAN, TX 78589

SALINAS HOMERO SR & JULIA Y
128 E JONES
PHARR, TX 78577

MARTINEZ ALONZO & BLANCA
801 E MINNESOTA RD
SAN JUAN, TX 78589-4814

OLMEDO ELIZABEL
4608 VIKINGS DR
SAN JUAN, TX 78589-0175

PONS FRANCISCO
4955 S. JACKSON RD.
EDINBUG, TX 78539

August 18, 2026

To:

City of San Juan Planning and Zoning Commission
San Juan City Commission
Planning Department
512 S. Nebraska Avenue
San Juan, Texas 78589

RE: FORMAL OPPOSITION TO REZONING REQUEST – BONA FINE RE LLC – EAST HALF OF LOT 7, BLOCK 47, ALAMO LAND AND SUGAR COMPANY SUBDIVISION

Dear Planning and Zoning Commissioners and City Commissioners:

I am a nearby property owner who received notice regarding the request by **Bona Fine RE LLC** to rezone approximately **20 acres** from **Single-Family Residence District (R-S)** to **Multi-Family Residence District (R-MF)**.

I am writing to formally and strongly oppose this rezoning request.

My home and property represent a significant investment for my family, and I purchased and maintain my property with the reasonable expectation that the surrounding residential area would retain its existing single-family character. Allowing a large multi-family development directly in front of established homes would represent a substantial change in the intensity and character of this area.

My opposition is based on several serious concerns:

1. Increased Traffic and Public Safety

A multi-family development of this size has the potential to introduce a significant number of additional vehicles into the immediate area. I am concerned about increased congestion, speeding, traffic entering and exiting the development, and the safety of children, pedestrians, homeowners, and other residents.

Before approving any rezoning, I respectfully request that the City carefully evaluate the number of residential units that could ultimately be constructed and the resulting number of daily vehicle trips.

2. Parking and Overflow Into Surrounding Residential Areas

Multi-family developments can require substantially more parking than single-family residential development. I am concerned that inadequate on-site parking could result in vehicles parking along surrounding streets and near existing homes.

Any decision should consider not only the minimum parking requirements but the realistic parking demand created by residents, families, visitors, deliveries, and service vehicles.

3. Loss of Privacy and Residential Character

Multi-family buildings may introduce greater building heights, balconies, windows, lighting, and substantially more residents immediately adjacent to existing single-family homes.

For homeowners who currently enjoy the privacy and character of a single-family residential area, this would be a major and permanent change.

4. Drainage, Sewer, Water, and Infrastructure

Twenty acres of higher-density residential development could place additional demands on drainage, sewer, water, streets, and emergency services.

Drainage is particularly important. Additional buildings, parking lots, roads, and other impervious surfaces can substantially change how stormwater moves through an area.

I respectfully request that the City require adequate studies demonstrating that existing residents will not experience increased flooding, drainage problems, sewer issues, or other infrastructure impacts as a result of this rezoning and future development.

5. Noise and Quality of Life

A large multi-family development can generate substantially more activity than single-family homes, including vehicle traffic, deliveries, garbage collection, outdoor activity, and general noise.

These impacts should be carefully considered when the proposed development would be located immediately in front of or near existing homeowners.

6. Protection of Existing Property Owners

The City should give significant consideration to the families who have already invested in homes and property in this area under its current single-family residential zoning.

Once this property is rezoned to multi-family residential, the decision may permanently change the type and intensity of development permitted on these 20 acres.

For that reason, I respectfully ask the Commission NOT to approve this request simply because a specific development may currently be proposed. The City should consider the full extent of development that the requested R-MF zoning could legally allow in the future.

REQUEST TO THE CITY

I respectfully request that the **Planning and Zoning Commission** recommend **DENIAL** of this rezoning request and that the **San Juan City Commission** vote to **DENY** the change from R-S Single-Family Residential to R-MF Multi-Family Residential.

If development of this property is appropriate, I strongly encourage the City and property owner to consider development that remains compatible with the surrounding single-family residential community.

If the City is considering approval despite residents' objections, I respectfully request that the City first requires comprehensive evaluation of **traffic, drainage, utilities, parking, building height, density, lighting, emergency access, and the impact on surrounding residences**, protections for existing homeowners be required. I support responsible growth and development in San Juan. However, growth should be compatible with existing neighborhoods and should not come at the expense of the safety, privacy, infrastructure, and quality of life of the families who already live here.

For these reasons, I respectfully ask you to **DENY** the requested R-MF multi-family rezoning.

In closing, I respectfully ask the Planning and Zoning Commission and City Council to consider the people who already live here and have invested in this neighborhood.

I am not opposed to growth or development. I am opposed to placing a high-density multi-family development directly in front of established residential properties when that development could significantly change the character of our area.

A multi-family development can bring substantially more residents, vehicles, traffic, noise, lighting, and demand on surrounding infrastructure than lower-density residential development. These are not temporary concerns. Once the property is rezoned and developed at a higher density, the impact on the surrounding homeowners can be permanent.

As a property owner directly across from the proposed rezoning, I am especially concerned about privacy, increased traffic, safety, drainage, and how this development could affect the peaceful residential environment we currently have.

We purchased and invested in our properties based on the character and expectations of this area. We should be able to rely on thoughtful and compatible development around us.

There are appropriate locations for multi-family housing, but we respectfully believe this particular location is not one of them.

I ask you to listen to the neighboring property owners who will live with the consequences of this decision every single day. Please protect the existing neighborhood, preserve responsible development, and vote NO on this multi-family rezoning request.

A single family space would bring in roughly 40-60 Families, A multi-family can bring anywhere from 150-200 families. I lastly ask for the city before to carefully determine whether the SAN JUAN POLICE DEPARTMENT currently has sufficient officers, patrol coverage equipment, and resources to adequately serve this additional population without reducing the level of service providing to existing residents. The same question should be asked for the fire department is it staffed to absorb the additional demand created by a large number multifamily development. Has the city evaluated response times, fire protection capacity, ambulance and EMS Demand, water pressure and fire flow requirements and the proposed development for emergency vehicles.

These questions deserve a clear answer before zoning is changed, not after the multifamily apartments are built and the additional demands already exist. We are not opposed to responsible growth, but growth should not come at the expense of safety, peace, property values and quality of life for the families who already live here. For all these reasons we the neighborhood respectfully ask you to DENY the request of multiple family living and preserve the character of our existing neighborhood. Thank you for your time and consideration.

We, the undersigned property owners and residents, formally **OPPOSE** the proposed rezoning of the above-described property from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF).

We respectfully request that the City of San Juan Planning and Zoning Commission and the San Juan City Commission **DENY** this rezoning request.

We are concerned that allowing a large multi-family development in this established residential area could negatively affect traffic and pedestrian safety, parking, privacy, drainage, sewer and utility infrastructure, noise, lighting, neighborhood density, and the overall residential character and quality of life of the surrounding community.

By signing below, each individual confirms their opposition to the proposed R-MF multi-family rezoning.

NEIGHBOR SIGNATURES

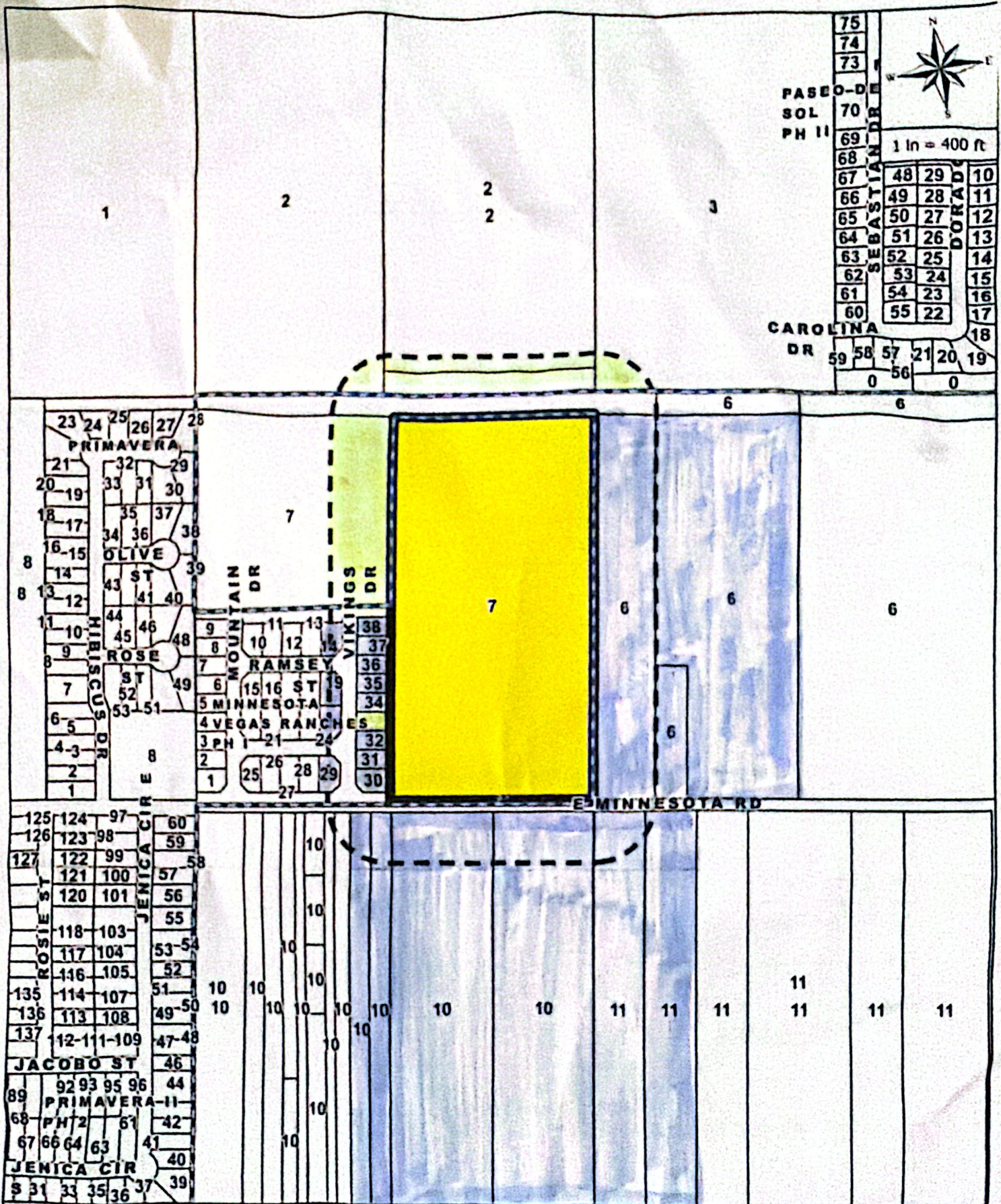
1. Name: Homer Salinas
Property Address: 787 E Minnesota Rd San Juan TX
Signature: [Signature] Date: 8-18-26
2. Name: Maricruz Rodriguez
Property Address: 763 E Minnesota Rd San Juan
Signature: [Signature] Date: 8-18-26
3. Name: HOMERO SALINAS
Property Address: 775 E MINNESOTA
Signature: [Signature] Date: 08-18-26
4. Name: Alejo Martinez
Property Address: 801 E Minnesota Rd
Signature: [Signature] Date: 8-18-26
5. Name: Vincent Marti
Property Address: 803 E. Minnesota Rd.
Signature: [Signature] Date: 8-18-26
6. Name: Carolina Garcia
Property Address: 802 E Minnesota Rd San Juan
Signature: [Signature] Date: 8-18-26
7. Name: Daniel Lopez
Property Address: 810 E 10th Street
Signature: [Signature] Date: 8-18-26
8. Name: ATANACIO LOPEZ
Property Address: 816 E MINNESOTA RD. SAN JUAN TX 78589
Signature: [Signature] Date: 8-18-26
9. Name: 710 Fitzgerald St. Priscilla Aparicio
Property Address: 710 Fitzgerald St. San Juan, TX 78589
Signature: [Signature] Date: 8/18/26
10. Name: Elizabel Esquivel

Property Address: 4608 Vikings Dr
 Signature: [Signature] Date: 8-18-26
 11. Name: Agallito Reyes
 Property Address: 4700 Vikings Dr SAN JUAN TX 78589
 Signature: [Signature] Date: 08-18-2026
 12. Name: Brittany Pena
 Property Address: 4604 Vikings Dr
 Signature: [Signature] Date: 8-18-26
 13. Name: Selena V Carazos
 Property Address: 709 Fitzgerald St.
 Signature: [Signature] Date: 8/18/26
 14. Name: 715 E. Minnesota Rd
 Property Address: Sarah Moreno
 Signature: [Signature] Date: 8-18-26
 15. Name: Fernando Gonzalez
 Property Address: 4600 Viking Drive
 Signature: [Signature] Date: 8/18/26
 16. Name: Saul Soria
 Property Address: 709 Ramsey St
 Signature: [Signature] Date: 8/18/26
 17. Name: Marco Gudino
 Property Address: 4704 Vikings Dr. San Juan TX 78589
 Signature: [Signature] Date: 8/18/26
 18. Name: Javier Garza
 Property Address: 4702 Vikings Dr
 Signature: [Signature] Date: 8/18/26
 19. Name: [Signature]
 Property Address: 4610 Vikings Drive
 Signature: Kendra Nino Date: _____
 20. Name: _____
 Property Address: _____
 Signature: _____ Date: _____

FORMAL REQUEST

WE, THE UNDERSIGNED, RESPECTFULLY REQUEST THAT THE CITY OF SAN JUAN DENY THE PROPOSED REZONING FROM R-S SINGLE-FAMILY RESIDENTIAL TO R-MF MULTI-FAMILY RESIDENTIAL.

Please preserve the single-family residential character of our neighborhood.



MAILOUT & SITE MAP

CASE ADDRESS:

780 E MINNESOTA RD
BONA FINE RE LLC

LEGEND

- CITY LIMITS
- SITE
- NOTIFICATIONS

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 25, 2026

Hold a Public Hearing and Consider the First Reading of an Ordinance Amending Chapter 1 General Provisions, Article 1.05 Administrative Fees of the Code of Ordinances of the City of San Juan, Texas, by Modifying Section 1.05.001 Vital Statistics Department to include a Fee for Plastic Document Cover; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for Repealer Clause. [Brenda Escalante, City Secretary]

STAFF COMMENTS AND RECOMMENDATIONS:

This amendment modifies Section 1.05.001 Vital Statistics Department to include an optional fee for a plastic cover for vital records.

RECOMMENDATION:

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

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Ruben Guajardo, City
Manager

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 1 GENERAL PROVISIONS, ARTICLE 1.05 ADMINISTRATIVE FEES OF THE CODE OF ORDINANCES OF THE CITY OF SAN JUAN, TEXAS, BY MODIFYING SECTION 1.05.001 VITAL STATISTICS DEPARTMENT TO INCLUDE A FEE FOR PLASTIC DOCUMENT COVER; 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's currently provides for certain administrative fees under Chapter 1 General Provisions, Article 1.05 Administrative Fees, and under such Article, the City provides for fees for vital statistic records under Section 1.05.001; and

WHEREAS, the City Commission desires to amend Section 1.05.001 titled Vital Statistics Department to update such fees by adding the City's fee for the plastic document cover for certain vital statistics records.

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

SECTION 1. The City Commission hereby amends the Code of Ordinances of the City of San Juan, Texas at CHAPTER 1 GENERAL PROVISIONS, ARTICLE 1.05 ADMINISTRATIVE FEES, SECTION 1.05.001 by adding the underlined language highlighted below:

§ 1.05.001. Vital statistics department.

- (a) Birth certificate (full size copy): \$23.00.
- (b) Death certificate: \$21.00.
- (c) Death certificate (2nd copy): \$4.00.
- (d) Burial transit permit: \$5.00.

(e) Plastic document cover: \$4.00.

SECTION 2. 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 3. 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 4. 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 5. 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 6. Repealer Clause. This Ordinance shall be cumulative of all other ordinances dealing with the same subject and any provision of any ordinance in direct conflict with any provision of this Ordinance is hereby repealed and the provisions of this Ordinance shall supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

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

CITY OF SAN JUAN

BY: _____
Mario Garza, Mayor

ATTEST:

BY: _____
Brenda Escalante, City Secretary

APPROVED AS TO FORM:

PALACIOS THOMPSON, P.C.

BY: _____
City Attorney

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 25, 2026

Hold a Public Hearing and Consider the First Reading of an Ordinance Amending Chapter 4 Business Regulations, Article 4.04 Wrecker Service of the City of San Juan's Code of Ordinances by Amending Section 4.04.004 Safety and Insurance Compliance Certificate to Engage in Wrecker Business Required for Certain Wreckers, Application Required, Fees Established to Modify Fee Per Tow for Wrecker Companies/Businesses located within the City; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for a Repealer Clause. [Jorge Moya, Assistant Chief of Police]

STAFF COMMENTS AND RECOMMENDATIONS:

The new fees will allow the city to increase the tow fee from \$10 to \$15. The tow companies will pay these fees, and the police department will not bill citizens.

RECOMMENDATION:

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

PREPARED BY:

Leandro Sifuentes,
Chief of Police

APPROVED BY:

Ruben Guajardo, City
Manager

ORDINANCE NO. 2026-XX

AN ORDINANCE AMENDING CHAPTER 4 BUSINESS REGULATIONS, ARTICLE 4.04 WRECKER SERVICE OF THE CITY OF SAN JUAN'S CODE OF ORDINANCES BY AMENDING SECTION 4.04.004 SAFETY AND INSURANCE COMPLIANCE CERTIFICATE TO ENGAGE IN WRECKER BUSINESS REQUIRED FOR CERTAIN WRECKERS, APPLICATION REQUIRED, FEES ESTABLISHED TO MODIFY FEE PER TOW FOR WRECKER COMPANIES/BUSINESSES LOCATED WITHIN THE CITY; PROVIDING FOR EFFECTIVE DATE; PROVIDING FOR PUBLICATION; PROVIDING FOR CODIFICATION; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR A REPEALER CLAUSE.

WHEREAS, the City of San Juan, Texas is home rule city incorporated under the laws of the State of Texas whose purpose includes improving the quality of life for its citizens; and

WHEREAS, pursuant to Subchapter E of Chapter 2308 of the Texas Occupations Code, the City Commission is granted the authority to regulate towing and booting within the City's jurisdiction; and

WHEREAS, the City currently regulates wrecker services under Chapter 4 Business Regulations, Article 4.04 Wrecker Service of the City's Code of Ordinances; and

WHEREAS, the City Commission desires to amend such Wrecker Service Ordinance to modify Section 4.04.004 regarding the fees per tow for wrecker companies/businesses located within the City; and

WHEREAS, the City Commission deems it necessary and to be in the best interest of the citizens of the City of San Juan.

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

SECTION 1: The City Commission hereby orders that CHAPTER 4 BUSINESS REGULATIONS, ARTICLE 4.04 WRECKER SERVICE OF THE CITY CODE OF ORDINANCES be amended by modifying SECTION 4.04.004 SAFETY AND INSURANCE COMPLIANCE CERTIFICATE TO ENGAGE IN WRECKER BUSINESS REQUIRED FOR CERTAIN WRECKERS; APPLICATION REQUIRED; FEE ESTABLISHED by deleting the stricken-out language highlighted below and adding the underlined language highlighted below:

§ 4.04.004 Safety and insurance compliance certificate to engage in wrecker business required for certain wreckers; application required; fees established.

- (a) Every person desiring to have a wrecker or tow truck yard, vehicle storage facility, wrecker business or wrecker company located in the city or who seeks to be on the city's wrecker rotation list shall make an application in writing to the planning department or its designee for a business permit and a safety and insurance compliance certificate to engage in the wrecker business for each wrecker company to be located in the city.

- (b) Such application shall contain the name, address, telephone number, date of birth, driver's license number and social security number of the applicant and the owners of the wrecker business if different from the applicant; tax identification number, operating or commercial licenses, the number and types of wrecker equipment operated, the other information and documents indicated herein, and a statement that the applicant does or does not desire to appear on the wrecker rotation list.
- (c) Every application shall be sworn to by the applicant.
- (d) All licenses shall expire one year from date of issuance unless revoked earlier pursuant to the terms of this article.
- (e) The following fees shall be imposed: initial application/license/certificate fee of \$350.00 for each wrecker company or wrecker business to be located in the city; annual renewal fee of \$100.00; initial fee of \$25.00 for each wrecker inspected and an annual renewal fee of \$25.00 per wrecker operated by the company; and governmental entity/law enforcement fee of \$~~10.00~~15.00 per vehicle towed. (This fee shall be deposited, upon recovery, in the police department's accounts and utilized for any and all efforts for the enforcement of this article for both consent and nonconsent tows, and general traffic safety.)

SECTION 2. EFFECTIVE DATE. This ordinance shall take effect after a second reading, where it is read, considered and adopted by the City Commission and until the fifteen (15) days has passed after its first reading.

SECTION 3. 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 4. 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 5. 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 6. REPEALER CLAUSE. This Ordinance shall be cumulative of all other ordinances dealing with the same subject and any provision of any ordinance in direct conflict with any provision of this Ordinance is hereby repealed and the provisions of this Ordinance shall supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

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

CITY OF SAN JUAN, TEXAS

BY: _____
Mario Garza, Mayor

ATTEST:

BY: _____
Brenda Escalante, City Secretary

APPROVED AS TO FORM:
Palacios Thompson, P.C.

BY: _____
City Attorney

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 25, 2026

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

STAFF COMMENTS AND RECOMMENDATIONS:

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

RECOMMENDATION:

Approved as Recommended by the City Commission.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Ruben Guajardo, City
Manager

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 25, 2026

Consideration and Action on the Preliminary Plat Approval of Rafael Estates Phase 1 Subdivision being a 7.21-acre tract of land, out of Lots 14 and 15, Stewarts Addition to the Conway Gardens, located approximately a 1,000 feet East from Stewart Road, along the South side of Hall Acres Road, as Requested by Quintanilla, Headley and Associates, Inc. [Monica Gomez, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The developer is proposing to subdivide a 7.21-acre tract of land out of Lots 14 and 15, Stewarts Addition to the Conway Gardens Subdivision. The property is located approximately 1,000 feet east of Stewart Road, along the south side of Hall Acres Road, and consists of a proposed six-lot residential subdivision with access from Hall Acres Road.

Water service will be provided by the Military Highway Water Supply Corporation, and sewer service will be provided by the City of San Juan. The property is located within Flood Zone “B,” indicating a minimal flood risk.

Staff recommends approval of the preliminary plat, subject to the resolution of all staff comments.

RECOMMENDATION:

During the Planning and Zoning Meeting held on August 20, 2026, the Planning and Zoning Commission recommended approval of the Preliminary Plat as presented with a 4-0 vote.

PREPARED BY:

Monica Gomez,
Director of Planning
and Zoning

APPROVED BY:

Ruben Guajardo, City
Manager

EVALUATION AND CONDITIONS FOR APPROVAL

Project Description:

Being a 7.21-acre tract of land, out of Lots 14 and 15, Stewarts Addition to the Conway Gardens Subdivision.

Location: Approximately a 1,000 feet East from Stewart Road, along the South side of Hall Acres Road

Zoning / Flood Zone:

The property is located in a Single-Family Residential District (R-S) zone.

The property lies within Flood Zone “B”, indicating minimal flood risk.

Infrastructure and Utilities:

- Water Service: Military Highway Water Supply Corporation
- Sewer Service: City of San Juan

Staff Recommendation:

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



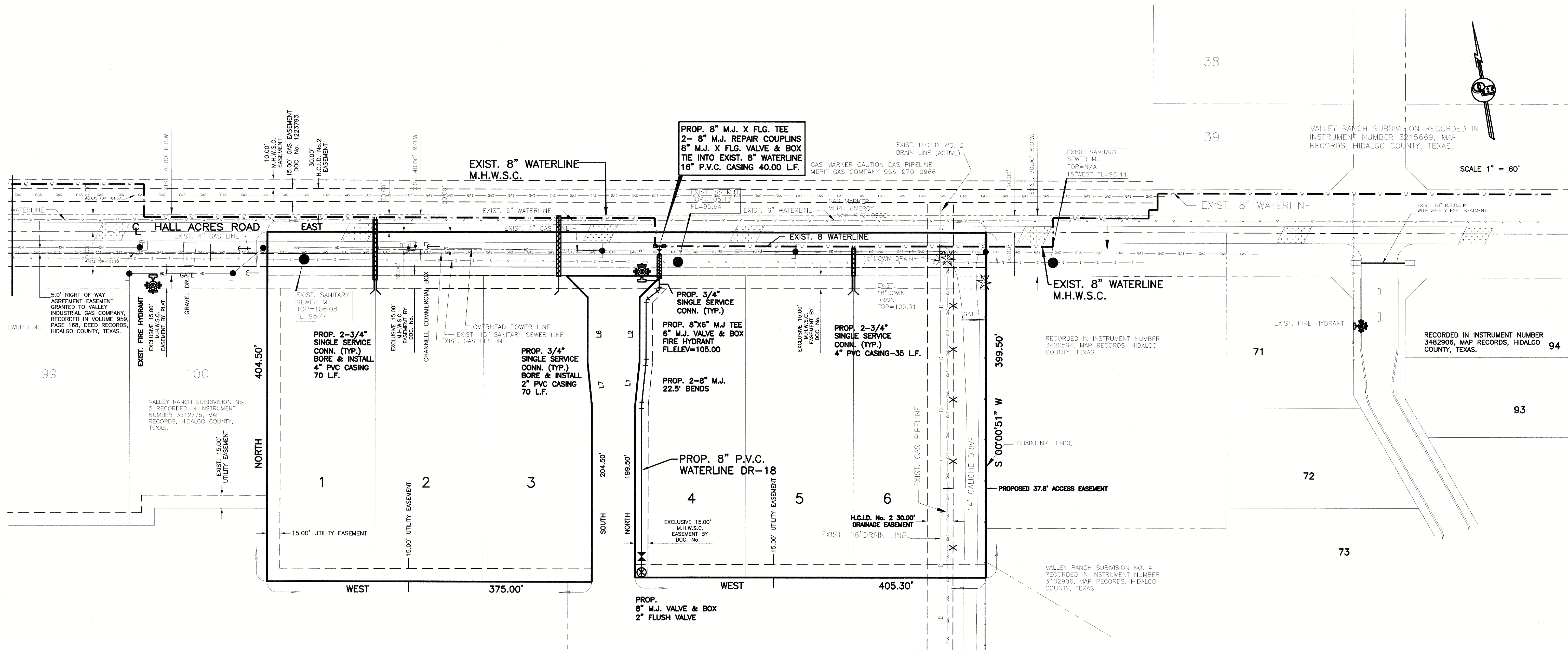
FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 08/20/2026 Commissioner Mancillas made a motion to approved the preliminary plat Commissioner Salinas second the motion. The motion passed unanimously with a 4-0 vote.

Ms. Gomez explained that this request is for preliminary plat approval of the Rafael Estates Phase I Subdivision, encompassing a 7.21-acre tract. The property is located approximately 1,000 feet east of Stewart Road, along the south side of Hall Acres Road. The proposed development consists of six residential lots, each approximately one acre in size, with each lot having direct access to Hall Acres Road.

Water service will be provided by the Military Highway Water Supply Corporation, and sewer service will be provided by the City of San Juan. The property is located within Flood Zone “B,” which indicates a minimal flood risk. Staff recommends approval of the preliminary plat, subject to addressing all staff comments.

No discussion took place on this item.



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.

NOTES:

- 1.- CONTRACTOR WILL VERIFY ALL EXISTING UTILITIES FOR BORE CROSSING (GAS, IRRIGATION, WATER, SANITARY SEWER, ETC.).
- 2.- ANY CONFLICT WITH EXISTING UTILITIES WILL REQUIRE NECESSARY FITTINGS TO CLEAR.
- 3.- THIS SHOULD BE INCLUDED WITH BASE BID.
- 4.- DEVELOPER SHALL INSTALL REFLECTIVE BLUE MARKERS IN FRONT OF ALL FIRE HYDRANTS
- 5.- FIRE HYDRANT MUST BE PLACED WITHIN 500 FEET OF EXISTING FIRE HYDRANT

LEGEND

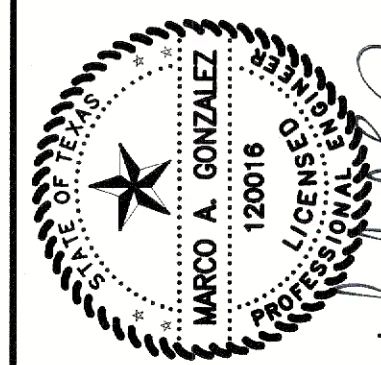
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- = GUY WIRE
- = POWER POLE
- = MAILBOX
- = WATER METER
- = WATER VALVE
- = SIGN
- = SERVICE POLE
- = TEL BOX
- = ELECT BOX
- = GAS METER
- = GAS MARKER
- = GAS VALVE
- = TRANSMISSION POLE
- = TRAFFIC CONTROL BOX
- = GAS SERVICE
- = FLUSH VALVE

F:\DATA\SUBD.\SAN JUAN\RAFAEL EST. PH. \UTILITIES			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
04-07-2026	JG		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

JOB NO.	04-07-2026
DATE	
REVISION	
SCALE	1"=60'
DRAWN BY	ALEX G.
SHEET	

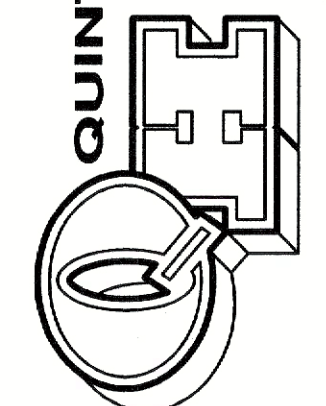
RAFAEL ESTATES PHASE I WATER DISTRIBUTION SYSTEM

8-2-24

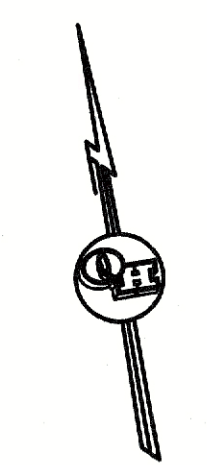


QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

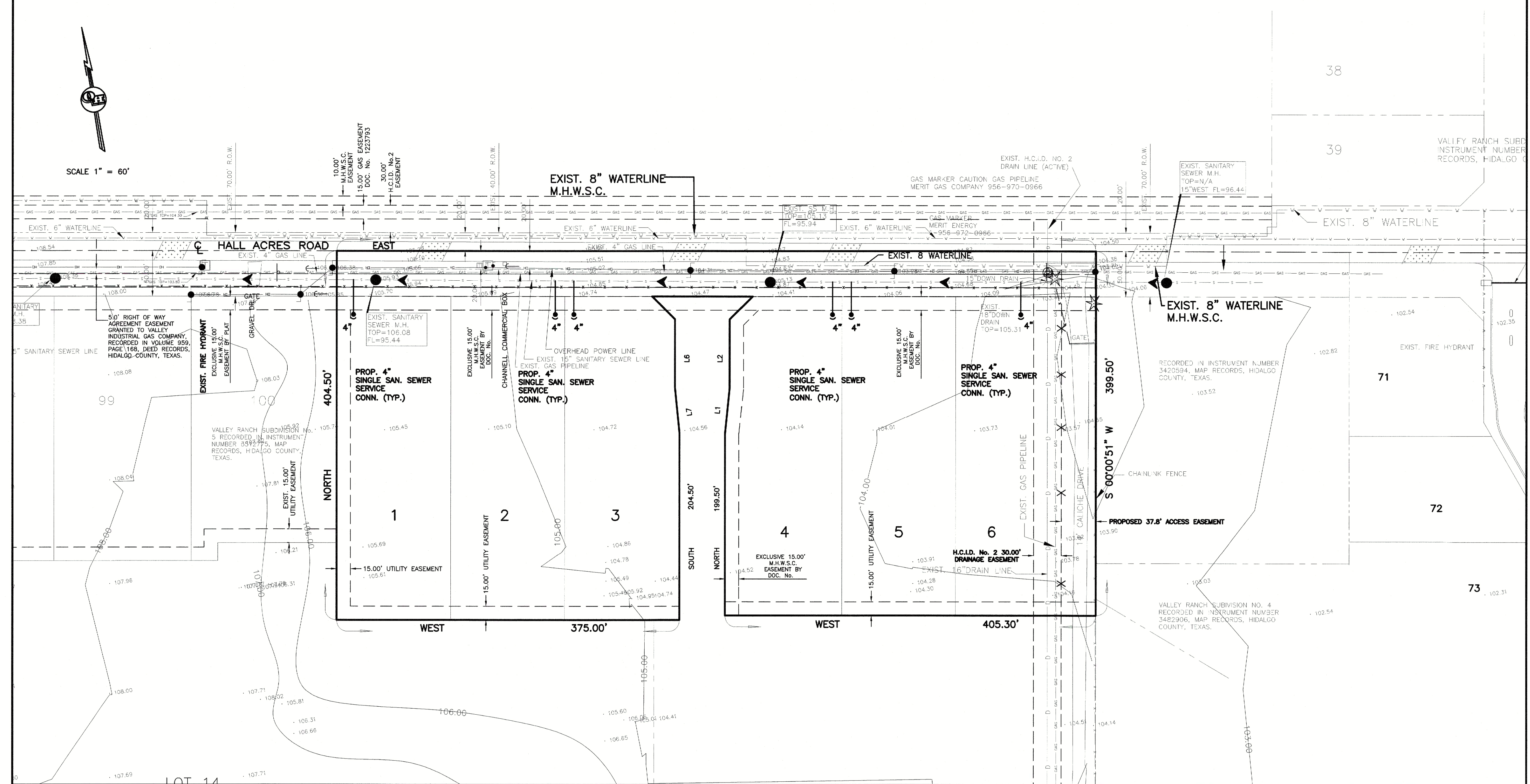
LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM



CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00



SCALE 1" = 60'



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

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		
	= FLUSH VALVE		

FILE DATA \ SUBD. \ SAN JUAN \ RAFAEL EST. PH. \ UTILITIES			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
04-07-2026	JG		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

JOB NO.	04-07-2026
DATE	
REVISION	
SCALE	1"=60'
DRAWN BY	ALEX G.
SHEET	

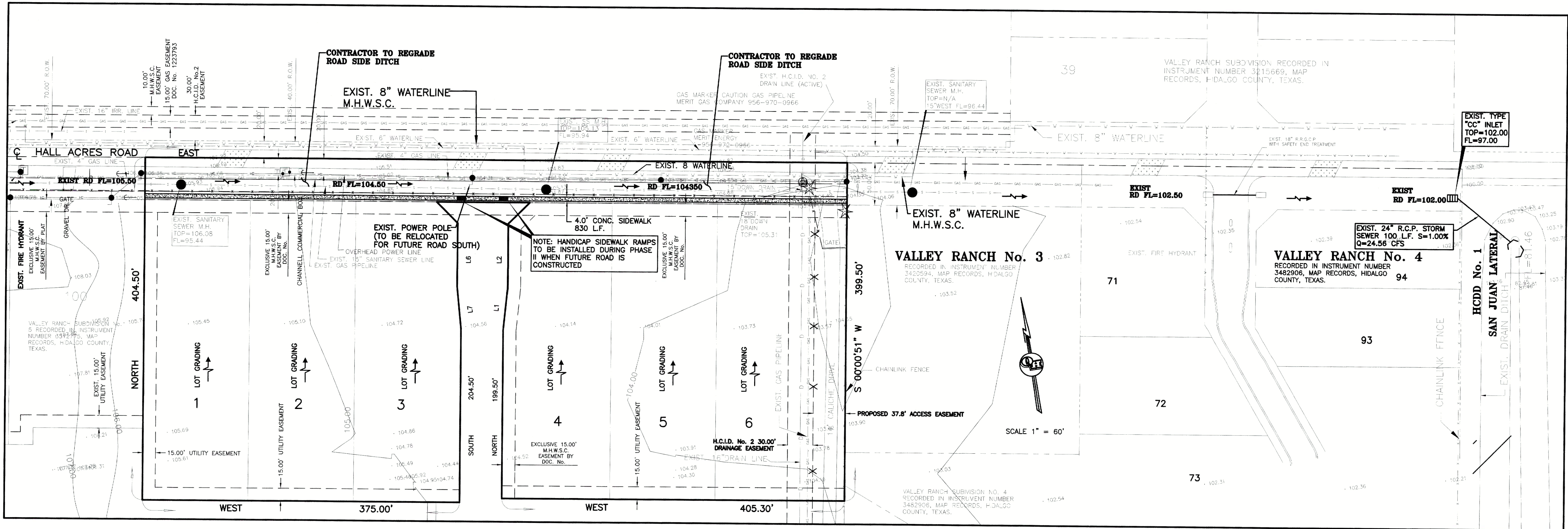
RAFAEL ESTATES PHASE I
SANITARY SEWER
COLLECTION SYSTEM



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM

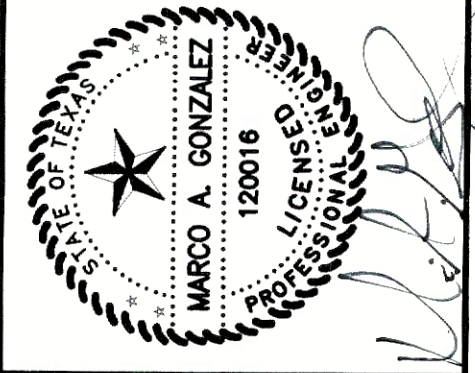
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00



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
- = LOT GRADING

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
04-07-2026	JG		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY



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ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

**RAFAEL ESTATES PHASE I
PAVING & DRAINAGE
LAYOUT**

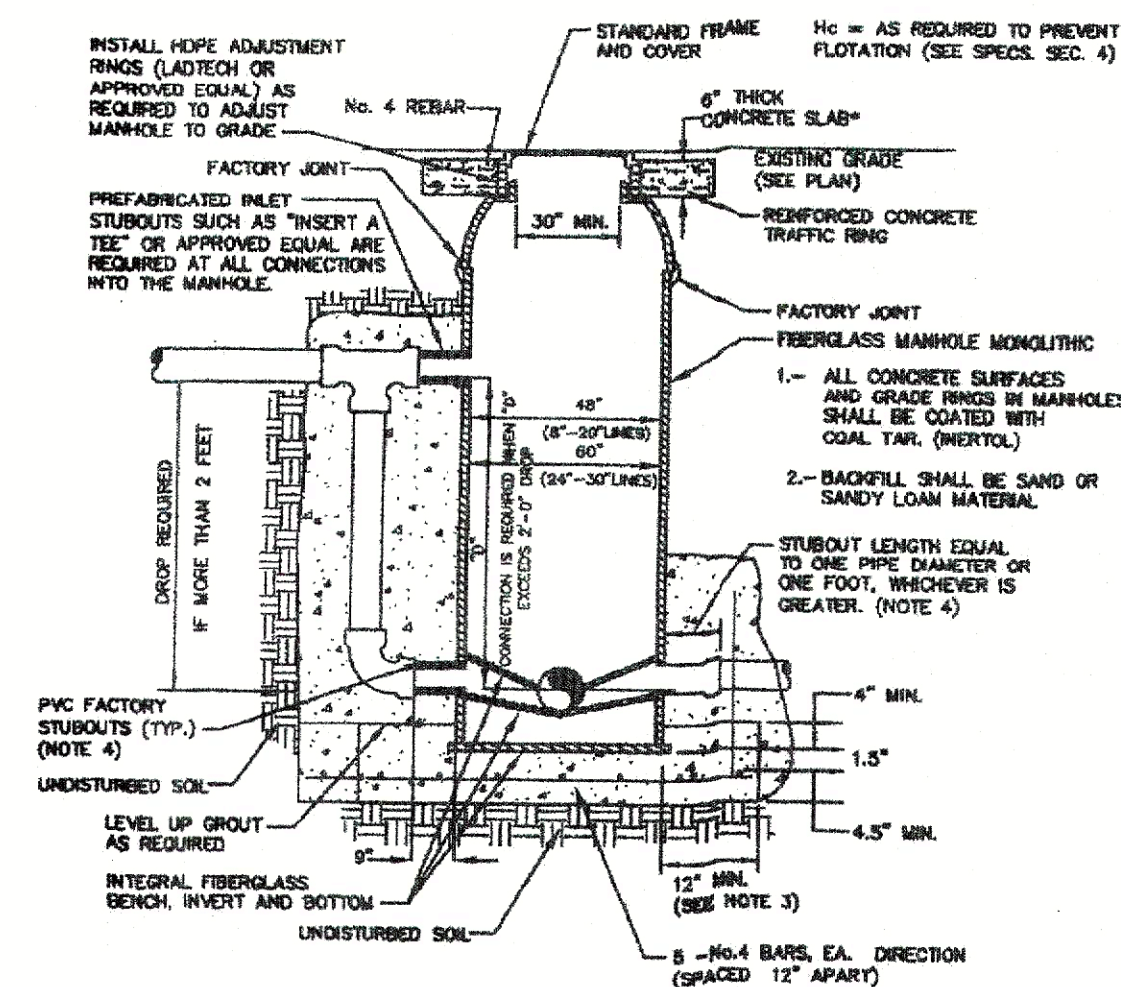
8-7-26

JOB NO.	DATE	REVISION	SCALE	DRAWN BY	SHEET
	04-07-2026		1"=60'	ALEX G.	

- 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 H2O 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 1&1 BARRIER ON ALL MANHOLES

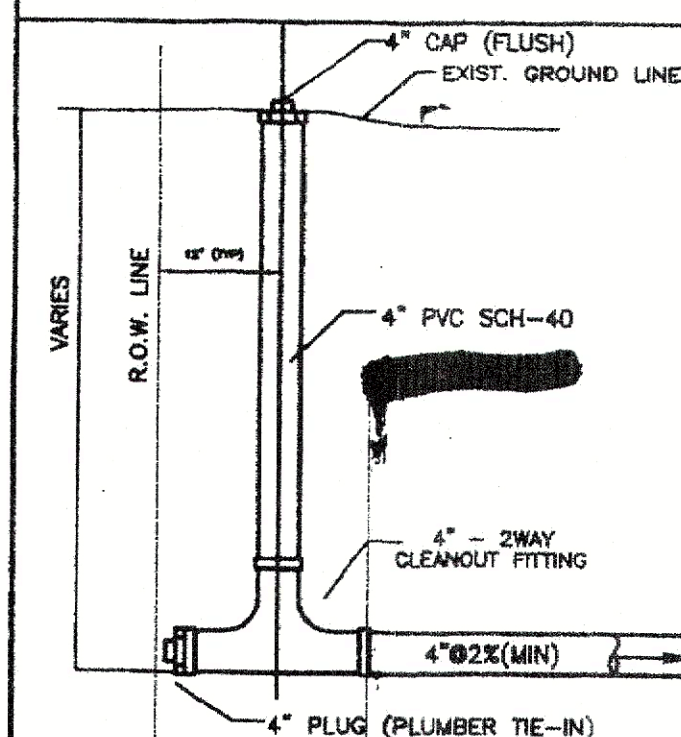
NOTE:

- NOTE:
1.-FIBER GLASS MANHOLES MUST MEET OR EXCEED ALL ASTM
STANDARDS AND H2O RATING
2.-MANHOLES TO BE OF RFG MONOLITHIC CONSTRUCTION



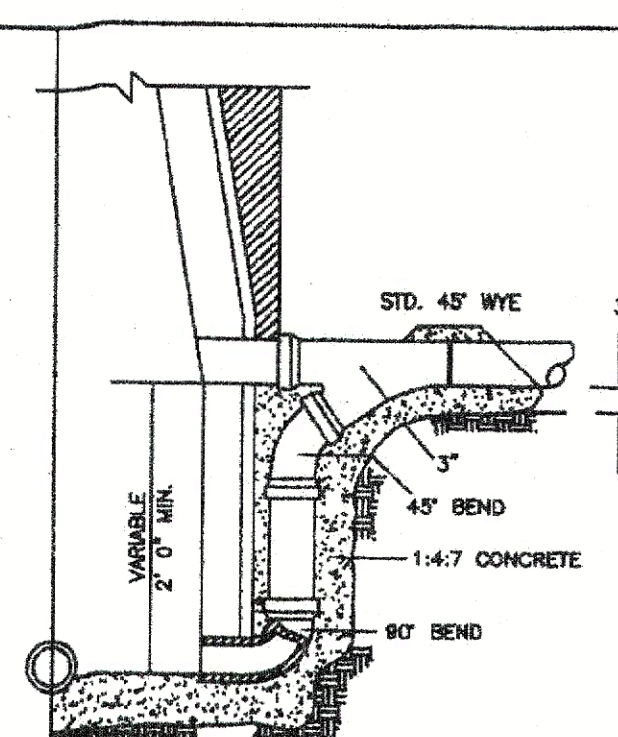
- NOTES:
1. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
 2. BACKFILL SHALL BE SAND COMPACTED TO 95% STANDARD PROCTOR OR CLSM FLOWABLE FILL UP TO THE BOTTOM OF THE CONCRETE TRAPPAID.
 3. BASE SLAB SHALL BE 4 FT. LARGER THAN MANHOLE DIAMETER WHERE SOIL BEARING CAPACITY < 5,000 CFSF. WATER TABLE < 5 FT. OR DEPTH > 20 FT. SLAB SHALL BE DESIGNED TO PREVENT FLOTATION OF MANHOLE.
 4. INLET/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)

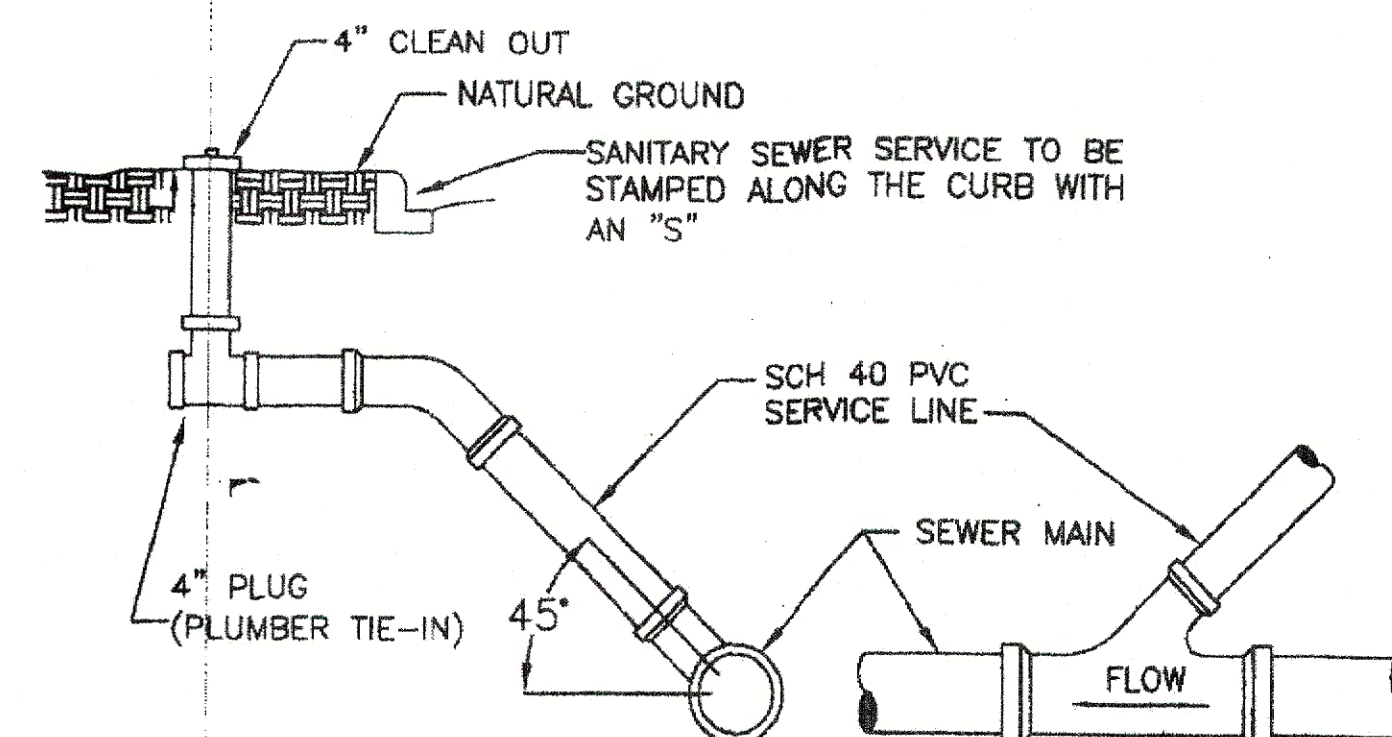


TYPICAL DOMESTIC SINGLE
SANITARY SEWER SERVICE DETAIL

Two-Way Cleanout

STANDARD DROP
CONNECTION TO MANHOLE

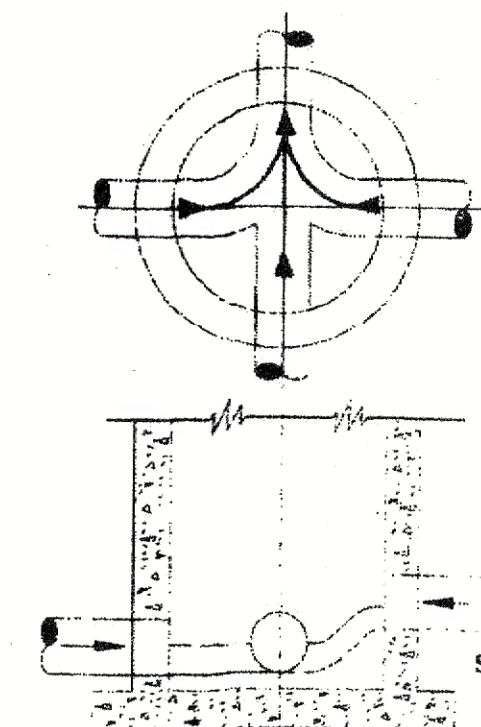
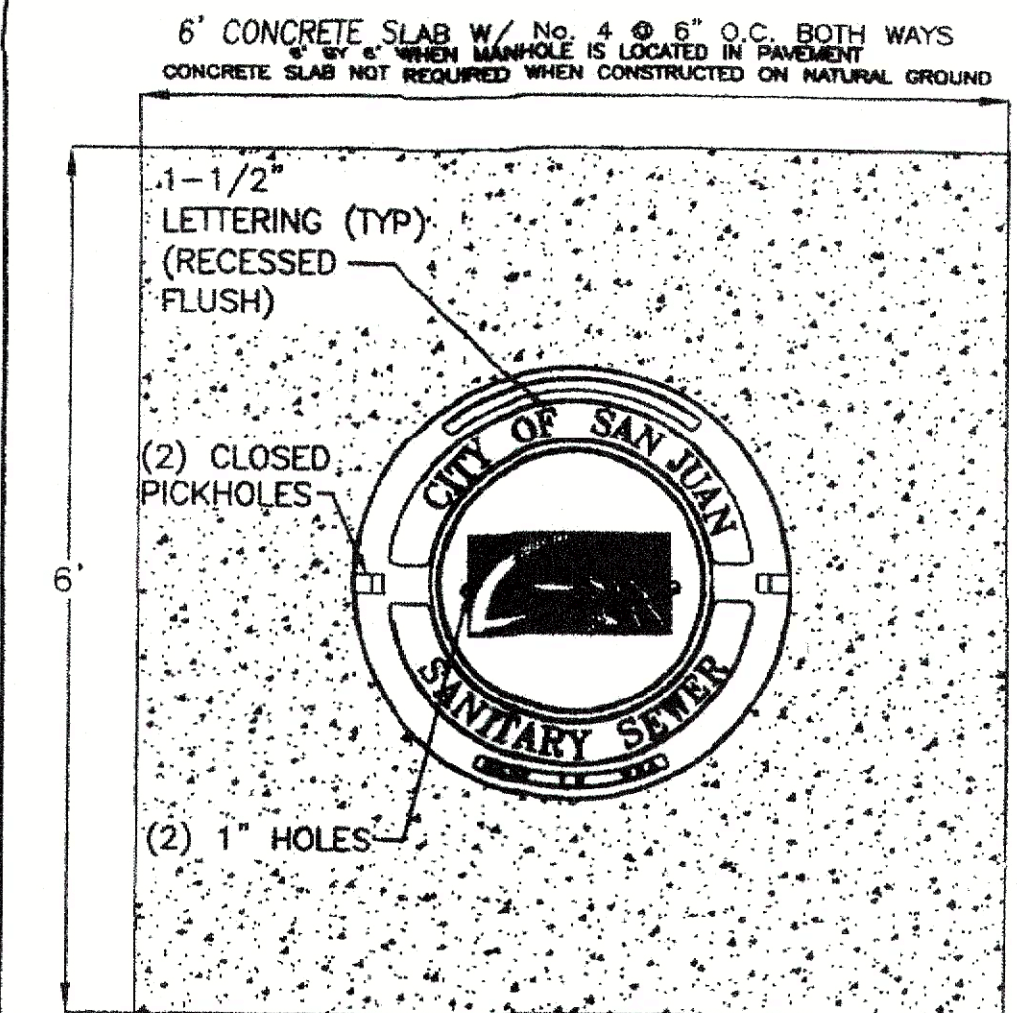
TO BE USED WITH NEW OR EXISTING MANHOLES
(NOT TO SCALE)



STANDARD SANITARY SEWER SERVICE

(NOT TO SCALE)

6" CONCRETE SLAB W/ No. 4 @ 6" O.C. BOTH WAYS
6" BY 6" WHEN MANHOLE IS LOCATED IN PAVEMENT
CONCRETE SLAB NOT REQUIRED WHEN CONSTRUCTED ON NATURAL GROUND

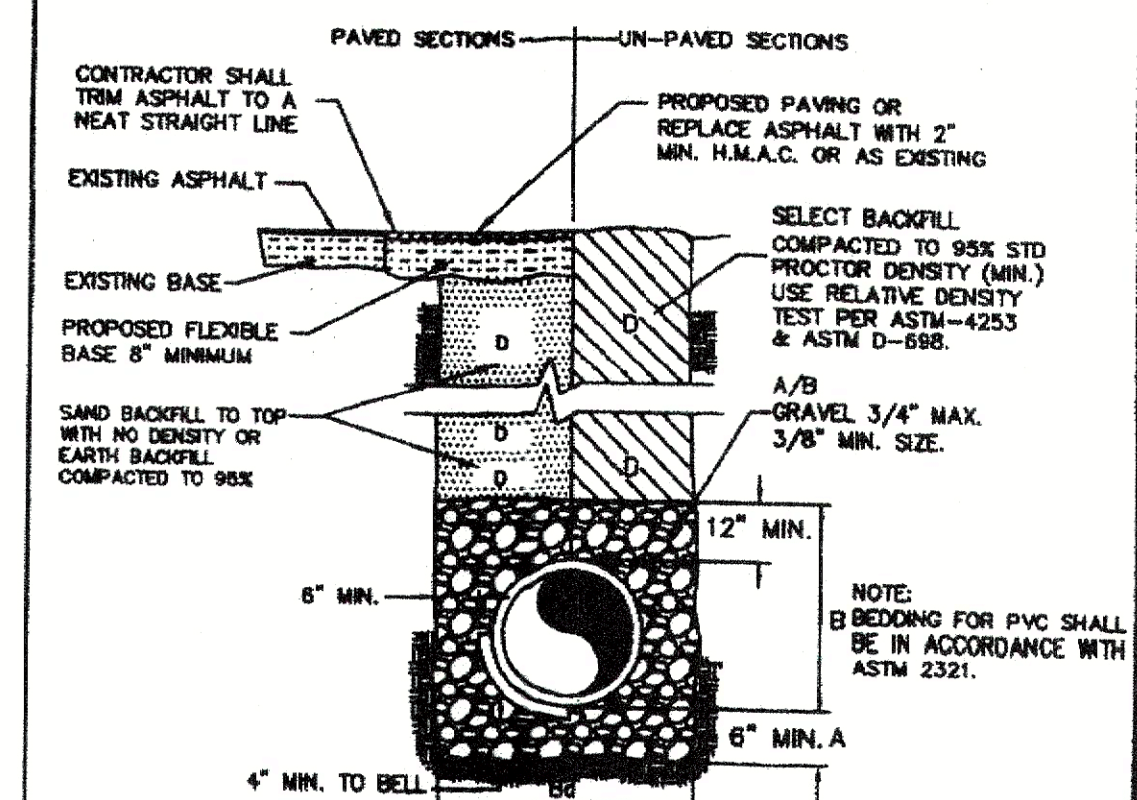


SEE NOTE 6

- NOTES:
1. ALL INVERT CHANNELS ARE TO BE CONSTRUCTED FOR SMOOTH FLOW WITHOUT OBSTRUCTION.
 2. PROPERLY SHAPED SILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS TO PROVIDE FOR SMOOTH FLOWING.
 3. SERVICE LATERALS SHALL NOT ENTER MANHOLES UNLESS SPECIFIED ON PLANS AND THEY MUST BE TREATED AS MAINS (ELEVATIONS SHOWN, PRECAST HOLE, FLOW CHANNEL).
 4. APPROVED PRECAST CONCRETE OR FIELD INSTALLED CONCRETE FLOW CHANNELS ARE REQUIRED.
 5. SIDEWALLS OF FLOW CHANNELS SHALL BE AT LEAST HALF OF PIPE HEIGHT AT ALL POINTS.
 6. NO INSIDE DRAIN LARGER THAN 4" 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 CHANNELS.

**SANITARY SEWER MANHOLE
INVERT DETAIL**

(NOT TO SCALE)

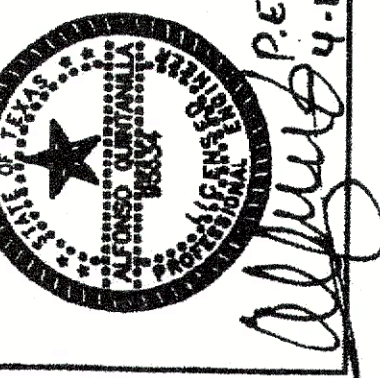


SANITARY SEWER (LOW PRESSURE PIPE)

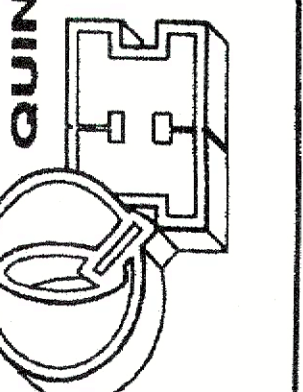
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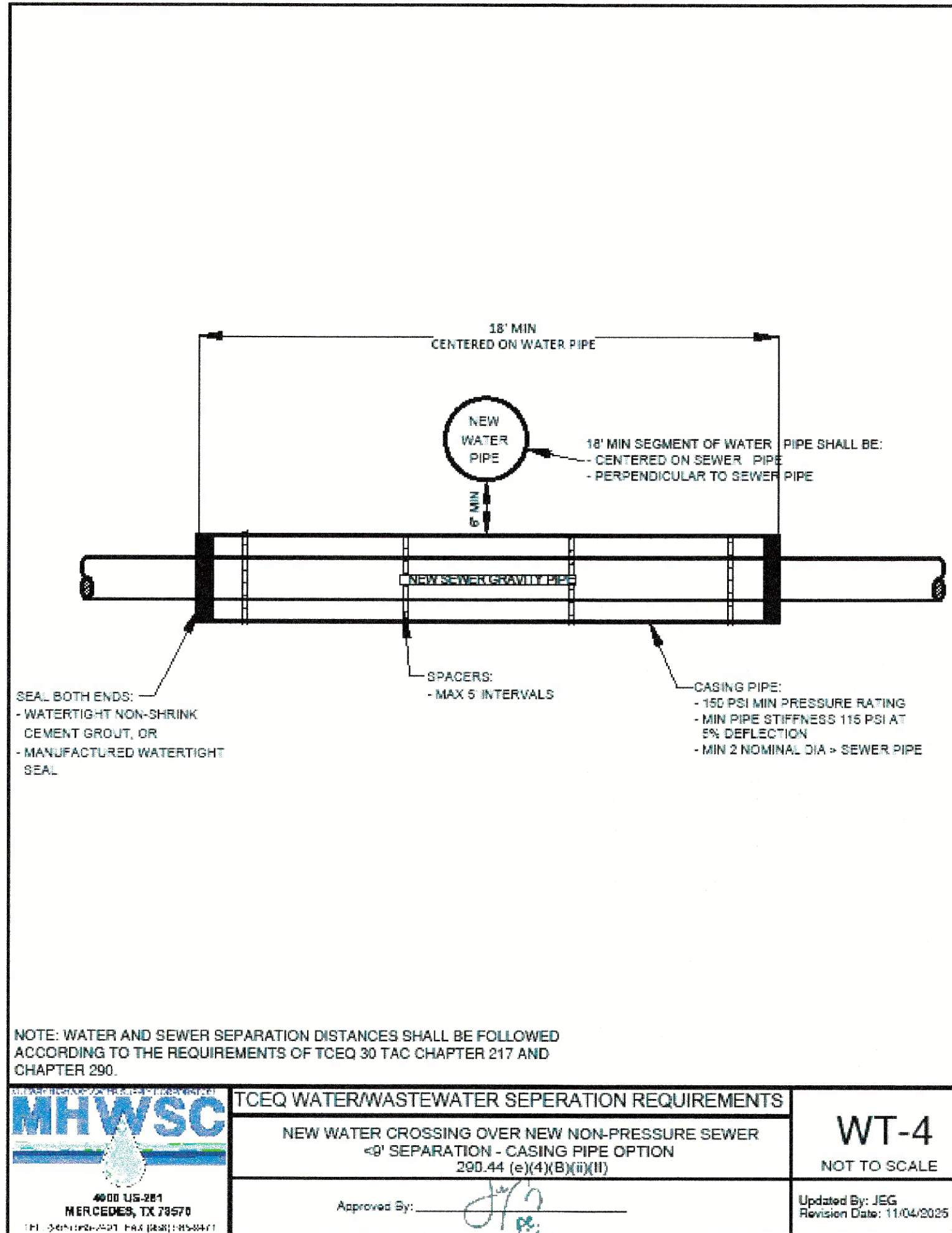
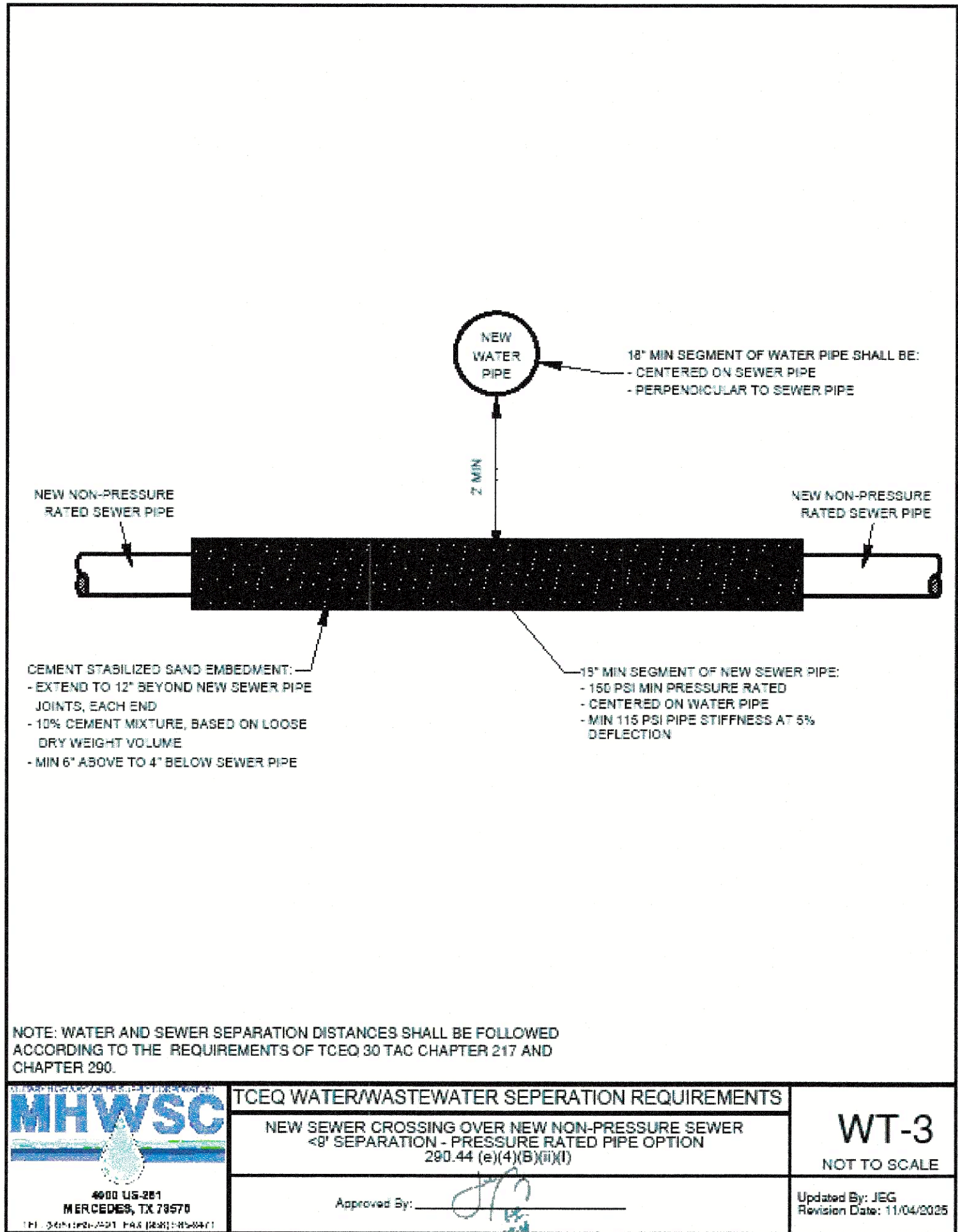
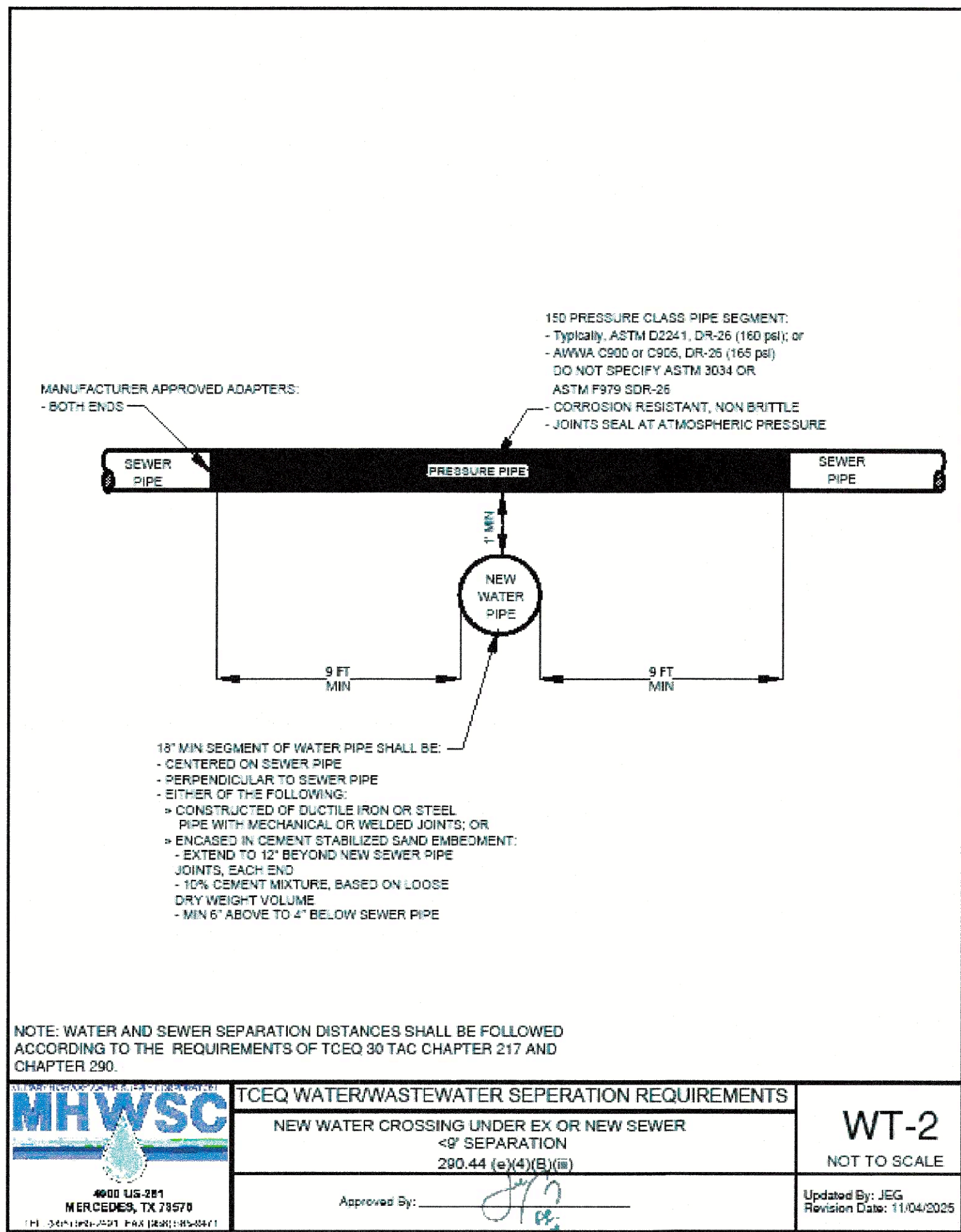
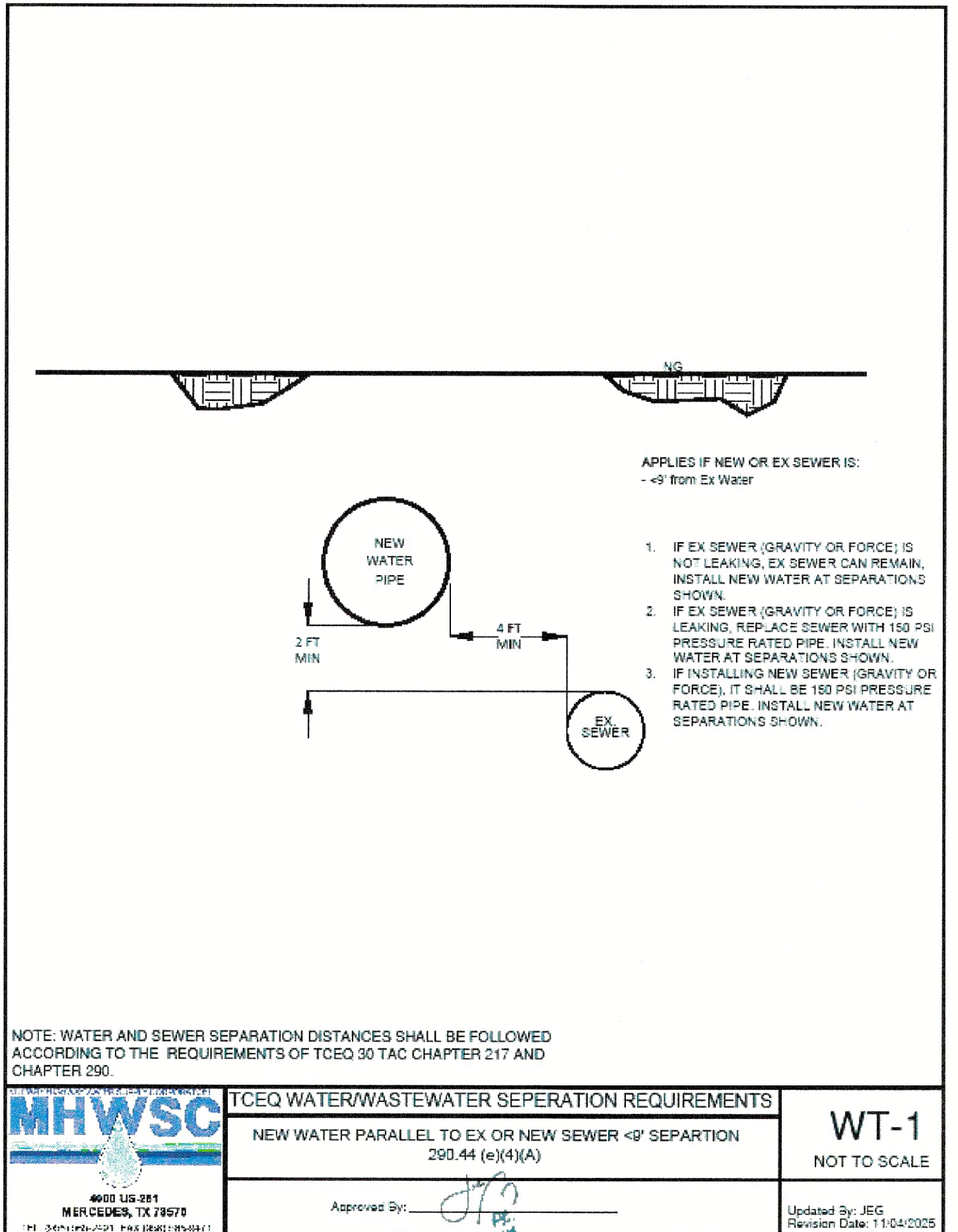
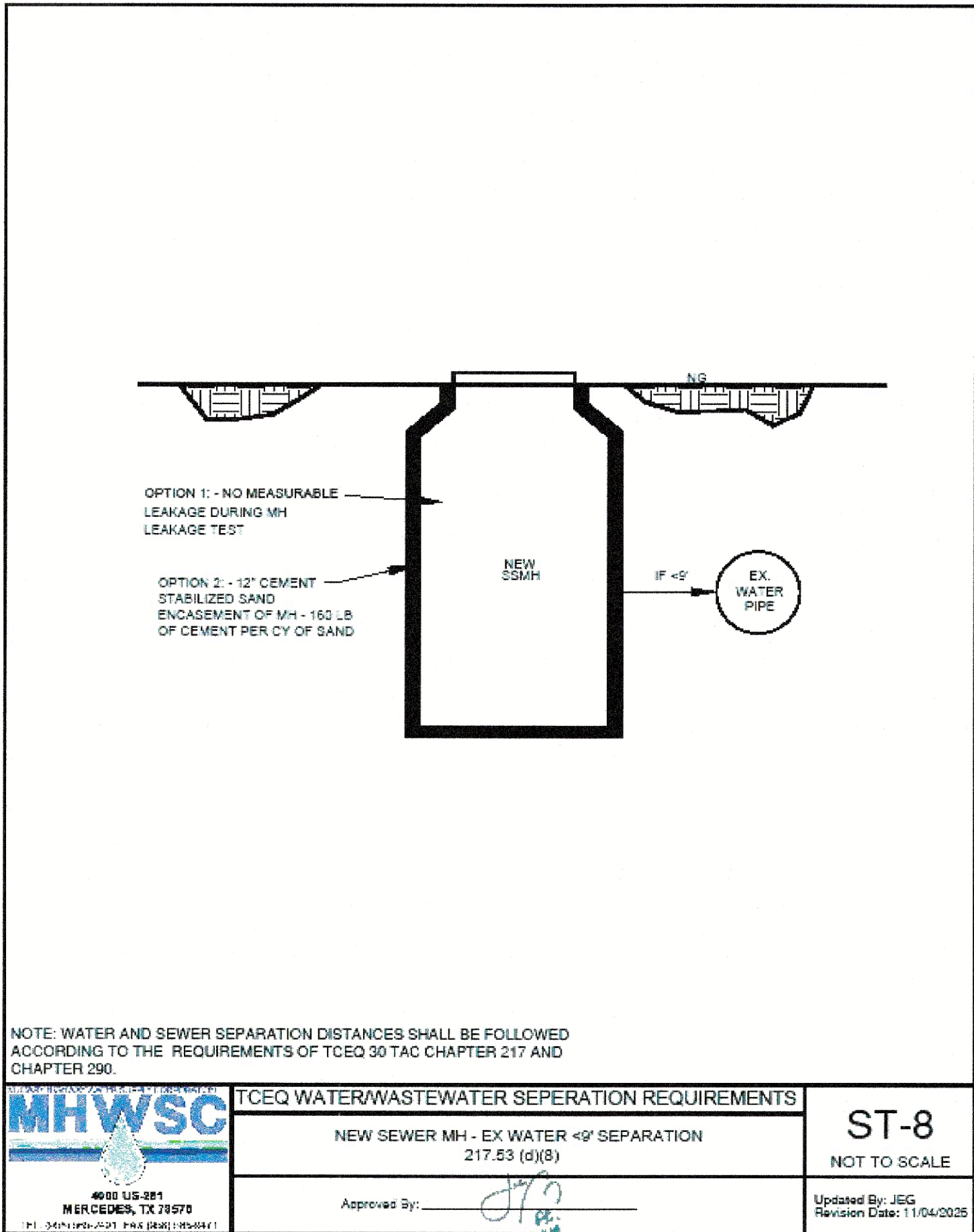
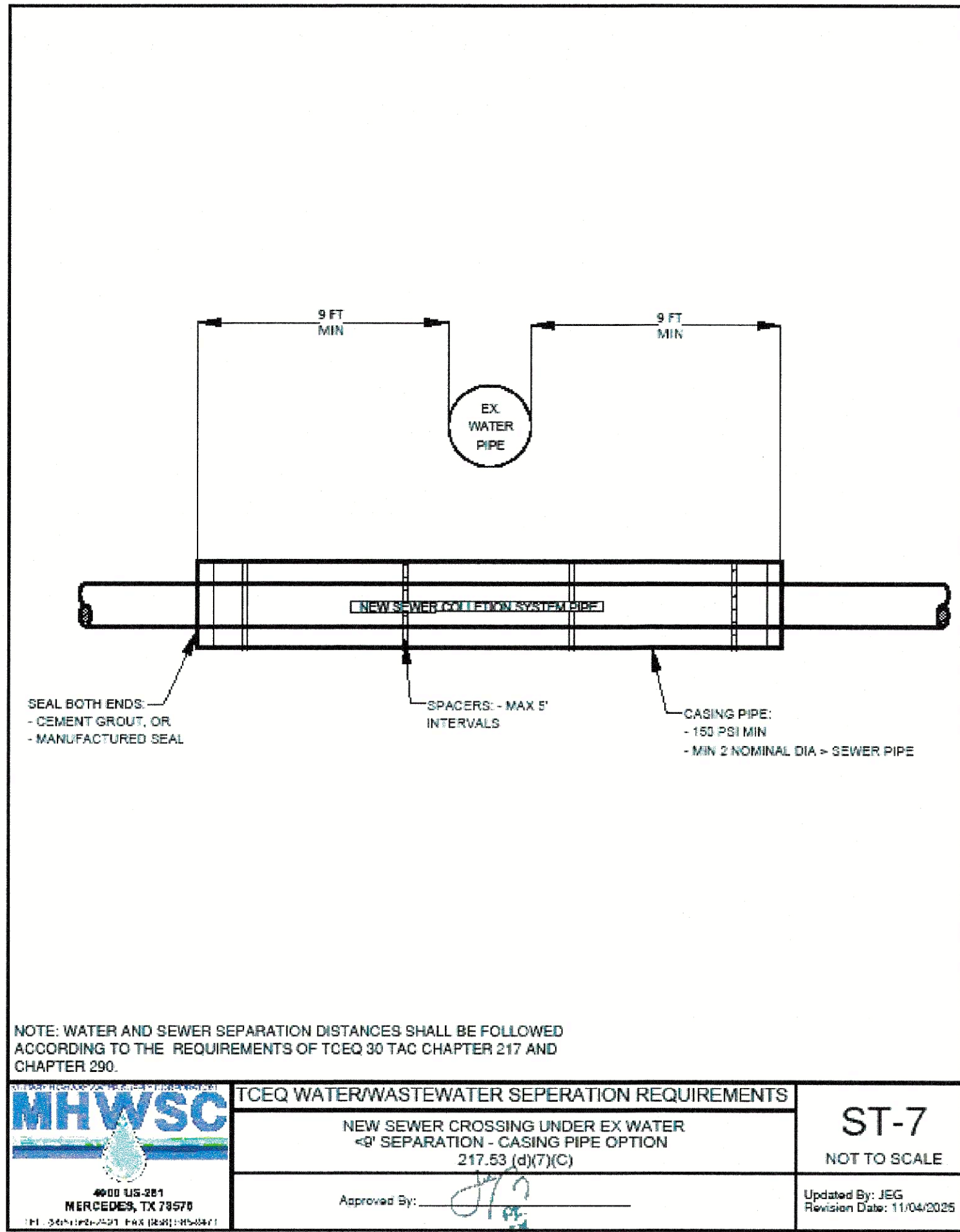
- A. GRAVEL BEDDING TO BE LAYED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS=6") - PIT RUN GRAVEL 3/4" MAX. SIZE.
- B. GRAVEL PLACED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 12" ABOVE THE TOP OF PIPE. PIT RUN GRAVEL 3/4" MAX. SIZE.
- C. TRENCH WIDTHS SHALL BE PIPE BELL O.D. + 6" OR IN ACCORDANCE WITH ASTM 2321 FOR PROCTOR DENSITY AND ASTM C12 (LATEST) FOR WITTRIFIED CLAY PIPE.
- C-1. (CITY STREETS, PARKING AREA, DRIVEWAYS) SELECT EXCAVATED BACK FILL COMPACTED TO 95 % STD. AT 12" 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).

**CITY OF SAN JUAN
SANITARY SEWER
DETAIL SHEET**



CONSULTING ENGINEERS
124 E. STURGEON ST.
HOUSTON, TEXAS 78539
SURVEYING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00





FILE NAME:
DATE:
DESIGNED BY:
DRAWN BY:
REVISED BY:
CHECKED BY:

MILITARY HIGHWAY WATER
SUPPLY CORPORATION
HIDALGO, COUNTY
TCEQ WATER/WASTEWATER SEPARATION
REQUIREMENTS

REVISIONS

NO.	DATE	1.	2.	3.	4.

SCALE: HORIZ: N/A
VERT: N/A
SHEET NO.: 2 OF 3

MHWSC

4000 US-281
MERCEDDES, TX 78570
TEL: (956) 665-2491 FAX: (956) 565-5471

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 25, 2026

Discussion and Possible Action, if any, Regarding the Approval of the Proposed Collective Bargaining Labor Agreement between the City of San Juan, Texas and the San Juan Police Officers Association, Pursuant to Section 174.108.

STAFF COMMENTS AND RECOMMENDATIONS:

Consideration and Possible Action to Approve the Collective Bargaining Agreement Between the City of San Juan and the San Juan Police Officers Association.

RECOMMENDATION:

Staff Recommends the Review of the Collective Bargaining Agreement to the San Juan City Commission to make a Decision.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Ruben Guajardo, City
Manager



COLLECTIVE BARGAINING LABOR AGREEMENT

Between The

CITY OF SAN JUAN, TEXAS

And The

SAN JUAN POLICE OFFICERS ASSOCIATION
("SJPOA")

FY 2026-2027 through FY 2027-2028



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ARTICLE 1. IDENTIFICATION OF THE PARTIES

Section 1. The parties to this Agreement are as follows:

- a. the CITY OF SAN JUAN, TEXAS (the “CITY”); and
- b. the SAN JUAN POLICE OFFICERS ASSOCIATION (the “ASSOCIATION”).

Section 2. The CITY OF SAN JUAN, TEXAS, hereafter referred to as the “the CITY OF SAN JUAN”, or the “CITY”, is a home rule municipality organized under the law of the State of Texas. It holds all those powers, privileges, duties, and obligations allowed to home rule municipalities under the Constitution and the Laws of the State of Texas.

Section 3. The SAN JUAN POLICE OFFICERS ASSOCIATION is an Association, as such is defined in Chapter 174, Texas. Local Gov’t Code (“TLGC”) to represent the full-time certified and commissioned police officers concerning mandatory bargaining subjects covered under Chapter 174, TLGC.

Section 4. References to the CITY and the ASSOCIATION jointly shall be to the “PARTIES.”

ARTICLE 2. RECOGNITION CLAUSE

Section 1. The CITY OF SAN JUAN hereby recognizes the SAN JUAN POLICE OFFICERS ASSOCIATION as the Majority Bargaining Agent (“MBA”) for all qualified law enforcement officers, in accordance with Chapter 174, TLGC.

Section 2. This Agreement shall be binding upon the successors and assignees of the PARTIES hereto during the term of this Agreement and no provisions, terms obligations herein contained shall be affected, modified, altered or changed in any respect whatsoever by a change in the composition of the elected or appointed boards for the PARTIES.

ARTICLE 3. AUTHORITY AND TERM OF THIS AGREEMENT

Section 1. Term of the Agreement. Except as otherwise provided for within this contract, this Agreement shall be for a period of two (2) years, beginning on October 1, 2026 and ending on September 30, 2028.

EVERGREEN CLAUSE

Section 2. If the PARTIES have not completed a new agreement by end of the contract term specified above, the terms of this Labor Agreement shall nonetheless continue in effect without change until it is modified or otherwise superseded by a new or modified agreement, but this Labor Agreement shall expire of its own terms no later than September 30, 2029.

ARTICLE 4. RELATIONSHIP TO OTHER LAWS, RULES & POLICIES

CIVIL SERVICE LAW

Section 1. The PARTIES understand and agree that under the provisions of §174.006, Texas Local Gov't Code, that a state or local civil service provision prevails over a collective bargaining contract negotiated under Chapter 174 unless the collective bargaining contract specifically provides otherwise. To the extent that provisions of this Labor Agreement address matters contained in Chapters 141, 142, or 143, TLGC, the contractual terms contained herein shall prevail.

OTHER LAWS REGARDING CIVIL RIGHTS OR ANTI-DISCRIMINATION

Section 2. Nothing in this agreement is intended to detract from any rights, privileges, duties that an individual police officer may have under civil rights or anti-discrimination laws, whether state or federal, which a public employee would otherwise have.

THE DEPARTMENT'S OTHER RULES & REGULATIONS

Section 3. The duly adopted Police Department Rules & Regulations and any other Standard Operating Procedures, shall continue to apply and be enforced by management, except as, otherwise, specifically provided for in this Labor Agreement.

THE CITY'S PERSONNEL POLICY MANUAL

Section 4. The CITY's Personnel Policy Manual shall continue to apply in those instances where neither this labor agreement, or the civil service rules, or the department rules, do not provide any guidance.

ARTICLE 5. MANAGEMENT RIGHTS AND MAINTENANCE OF STANDARDS

MANAGEMENT RIGHTS

Section 1. The PARTIES understand and agree that the CITY as a duly constituted home rule municipality under the Constitution and Laws of the State of Texas, hereby retain all those powers, privileges, rights, and authority conferred upon it by law, and nothing in this Agreement shall be construed or interpreted as being in derogation of, or delegation of, those powers, privileges, rights, and authority, other than as required by law, or this Labor Agreement.

MAINTENANCE OF STANDARDS

Section 2. Subject to the foregoing management rights clause, the CITY agrees that any standard, privilege, and working conditions enjoyed by the employees at the effective date of this Agreement, which is not specifically included in this Agreement, and as to which the CITY would be subject to a mandatory duty of bargaining, as legally required by law, will not be changed without the consent of the ASSOCIATION.

ARTICLE 6. ASSOCIATION ACTIVITY

BULLETIN BOARD

Section 1. The PARTIES via this Article seek to establish the appropriate balance between the right of the San Juan police officers to collective bargaining status and the legitimate governmental needs of the CITY. This Article seeks to provide the requisite accommodation for protected First Amendment activity without running afoul of the prohibition under the Texas Constitution from use of public funds for activities other than the legitimate and lawful needs of the public.

TIME OFF WITH PAY FOR BARGAINING TEAM MEMBERS

Section 2. Three (3) members of the ASSOCIATION's bargaining team shall be allowed time off with pay to attend collective bargaining agreement negotiation meetings, mutually set by the CITY and the ASSOCIATION, when such meetings occur during the regularly scheduled time of the employees, subject to the manning or other business needs of the Department.

- A. The CITY will allow up to three (3) hours per member per negotiation session.

VISIT FOR ADMINISTRATION OF LABOR AGREEMENT

Section 3. Subject to prior notification to and approval from the Chief of Police, or his/her designee, the ASSOCIATION's President or Vice President shall have the right to visit the premises of the police department for purposes of administering this Labor Agreement, once, within a sixty (60) day period after the execution of this Agreement and any amendment to this Labor Agreement is ratified by the parties.

- A. Visits shall be conducted in a manner and at a time as not to interfere with the functions of the police department and any such meeting shall not exceed more than one (1) hour.
- B. Concerns and/or complaints regarding the administration of the Labor Agreement shall be directed to the Chief of Police or his designee.

The Employer will allow space for a bulletin board in each station for the ASSOCIATION. Articles placed on such board shall be limited to local, state or national meeting announcements, legislative reports, safety bulletins, etc.

- A. No materials endorsing political candidates, issues or any matter that may be considered degrading or derogatory to the Employer or any City Official will be allowed on the board.
- B. Any non-compliant material must be removed by the Association President immediately upon the request of the Police Chief. The Police Chief's assessment of non-compliant material shall be final and non-appealable.

DUES DEDUCTIONS

Section 4. The CITY agrees to deduct, dues and assessments, in an amount certified to be current by the treasurer of any union or association representing a member of the San Juan Police

Department regarding his/her terms of working conditions, from the pay of those Employees who individually request, in writing, that such deductions be made.

- A. The total amount of deductions shall be remitted, each month, together with the names of the Employees from whom dues have been collected, by the Employer to the Treasurer of the ASSOCIATION.
- B. The CITY shall forward to the ASSOCIATION a copy of all authorization or cancellations of voluntary deduction of ASSOCIATION dues by Employees in the unit.
- C. The ASSOCIATION understands and agrees that individual officers are free to decide whether they want to be dues paying members or not and individual officers shall not be harassed or lobbied about being a dues paying member or not.

ARTICLE 7. LABOR RELATIONS COMMITTEE

Section 1. There shall be a Labor Relations Committee made up of two representatives of the Association, one of whom shall be the Association President, and two designees of the City, one of whom shall be the City Manager, or his designee. This Committee shall meet at mutually agreeable times and places.

Section 2. The purpose of these meetings shall not be to engage in collective bargaining or grievance handling but to improve communications between the Association, the Department, and the City. The meetings held under this provision shall not be public and shall not be used for the purpose of abusing or attacking any person.

ARTICLE 8. WAGES, SALARIES, & OTHER COMPENSATION

Section 1. Annual Base salaries for each respective class of officers shall be paid as explained in the table below.

BASE PAY TABLE – STATED IN ANNUAL AMOUNTS

Classification	FY 2025-2026 [CURRENT]	FY 2026-2027	FY 2027-2028
Patrol Officer I (Probationary)	\$46,785.14 (\$22.49/hr)	\$49,124.40 (\$23.62/hr)	\$51,580.62 (\$24.80/hr)
Patrol Officer II	\$52,325.33 (\$25.16/hr)	\$54,941.60 (\$26.41/hr)	\$57,688.68 (\$27.73/hr)
Corporal	\$57,113.35 (\$27.46/hr)	\$59,969.02 (\$28.83/hr)	\$62,967.47 (\$30.27/hr)
Sergeant	\$61,064.45 (\$29.36/hr)	\$64,117.67 (\$30.83/hr)	\$67,323.55 (\$32.37/hr)
Lieutenant	\$67,143.36 (\$32.28/hr)	\$70,500.53 (\$33.89/hr)	\$74,025.56 (\$35.59/hr)
Assistant Chief	Management Discretion	Management Discretion	Management Discretion

- A. Pro-Rata Calculations. The specified wages and pays shall be payable on a pro-rata basis in accordance with the pay cycles established by the CITY and using existing CITY conversion calculations.
- B. Implementation Guidelines. Further, whenever an individual member qualifies for an adjustment to wages and pays because of the application of the provisions contained in the Pay Table, the application of that wage and pay adjustment shall be implemented starting in the first full pay period after the condition giving rise to the pay adjustment is triggered.
- C. No Retro-Pays. The PARTIES understand and agree that there shall not be any retroactive application of pays for services already rendered. All pays shall be prospective only.

- D. Both PARTIES acknowledge that the CITY's projected annual revenues may fluctuate substantially during any fiscal year. The PARTIES agree to initiate negotiations as to the wage salary and certificate pay provisions in this Agreement upon the occurrence of either the following two conditions:
- a. Where electorate of the City of San Juan subjects the City to a rollback tax election which results in a reduction of revenue due to a reeducation in the City's tax rate; or
 - b. Where the City makes a good faith determination that because of an act of God, or natural disaster, the projected revenue to the City for a fiscal year would be unable to support the implementation of the wage rate agreed upon.
- E. A Probationary Police Officer, as defined under Chapter 174, TLGC, must meet the definition of a police officer under Chapter 174, TLGC before being fully entitled to the benefits of this Labor Agreement.
- F. Effective date of pay begins on first full pay period after event triggering increase in pay.
- G. City reserves the management discretion over whether to appoint an Assistant Chief. If appointed, such appointment would be governed by §143 TLGC.

LONGEVITY PAY

Section 2. The PARTIES agree that payment of the following Longevity Pay incorporates any payment due for statutory longevity and therefore satisfies the minimum requirement under Chapter 141, TLGC for statutory longevity pay. Longevity pay applies only to years of service in the San Juan Police Department.

Completed Years of Service (DOH)	Annual Amount
1+	\$100.00
2+	\$200.00
3+	\$1,000.00
4+	\$1,200.00
6+	\$2,000.00
8+	\$3,000.00
10+	\$3,500.00

12+	\$4,000.00
14+	\$4,500.00
16+	\$5,000.00

CERTIFICATION PAY

Section 3. The following Certification Pays are for those police officers who hold the stated certificate. Pays are for highest level held and are not cumulative. Also, pays are stated in annual amounts, and will be paid in pro-rata amounts throughout yearly pay periods established by the City.

Certification Pay Titles	Annual Certification Pay
Intermediate	\$600.00
Advanced	\$900.00
Master	\$1,200.00

EDUCATION PAY

Section 4. The following Education Pays are for those police officers who can demonstrate written qualifications for this pay.

Level	Annual Amount
30 hours or more	\$300.00
Associates Degree	\$600.00
Bachelor's Degree	\$900.00

- A. Pays are for highest level held and are not cumulative.
- B. Also, pays are stated in annual amounts, and will be paid in pro-rata amounts throughout yearly pay periods established by the City.

ASSIGNMENT PAY

Section 5. The following Assignment Pays shall be paid to Police Officers who actively hold the stated assignment. Pays are for highest level held and are not cumulative.

JOB DUTIES POSITIONS	ANNUAL PAY
Bicycle Patrol	\$900
Crime Prevention Inspector	\$900
Crime Stopper Coordinator	\$900
Field Training Officer	\$900
Fitness Specialist	\$900
Intoxilyzer Operator	\$900
Investigator CID	\$1800
Investigator Internal Affairs	\$900
K-9 Handler	\$900
Negotiator	\$900
Range Master	\$900
Special Investigator (Auto Theft)	\$900
Special Investigator (Narcotics)	\$900
Special Investigator (Gangs)	\$900
SWAT	\$900
Traffic Officer	\$900
Training Coordinator	\$900
Crime Scene Technician	\$900

- A. Pays are stated in annual amounts, and will be paid in pro-rata amounts throughout yearly pay periods established by the City.
- B. The Police Chief has final discretion on Assignments.

CLOTHING ALLOWANCE

Section 6. All investigators or officers assigned to a task force shall receive **\$500.00** per year for a clothing allowance which will be paid out in a lump sum, as opposed to an annual proration, to only those officer who are assigned as investigators or to a task force as of the first day of October of each year of this Labor Agreement.

ARTICLE 9. HIRING – ENTRY LEVEL LISTS

Section 1. Existing Chapter 143, TLGC policies, practices and procedures shall continue to be used for entry level applications, except as otherwise specifically specified in this Agreement.

ARTICLE 10. UNIFORMS

Section 1. All Police Officers shall receive the uniforms and related equipment listed below at no cost to the employee: The Employer may replace or repair the items lost, stolen, or damaged in the line of duty and not due to the negligence of the officer.

Section 2. Uniform and equipment replacement for employees will be on a one-for-one basis with the damaged item or a statement of loss being presented before the item is replaced for the employee. Under the aforementioned conditions, the Employer may replace or repair the items lost, stolen, or damaged in the line of duty and not due to the negligence of the employee. The Chief of Police may consider the replacement of uniforms for other situations not covered by this Section on a case by case basis. The Employer will not unreasonably withhold replacement of the following items:

OFFICERS ASSIGNED TO PATROL:

Five (5) Duty Shirts
Five (5) Duty Pants
Campaign Hat
Hat Badge
Hat Accorns
Hat Strap
Hat Protective Cover
Tie
Rain Coat
Windbreaker
Heavy Jacket
Traffic Vest
Name Tag

HG Duty Belt
HG Holster
HG Handcuff Case
HG Double Mag Case
HG Light Holder
HG ASP Holder
HG Belt Keepers
HG OC Holder
HG Radio Holder
Tourniquet & Case
Taser & Holster
Flashlight
Flashlight Charger
Handcuffs
Portable Radio
Radio Charger
Bulletproof Vest
Bulletproof Vest Front Panel
Bulletproof Vest Back Panel
Rifle Vest
Rifle Vest Front Plate
Rifle Vest Back Plate
OC Spray
ASP Baton
Belt Trauma Kit
Duty Weapon W/Case
Duty Magazines
Duty Rifle W/Case & Sling
Duty Rifle Red Dot Sight
Duty Rifle Magazines
Body Worn Camera
Body Worn Camera Charger
PD access Card
PD I.D.
Duty Badge
Wallet Badge
Wallet

OFFICERS ASSIGNED TO SWAT:

Swat Uniform	Ballistic Gear	Rifle
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OFFICERS ASSIGNED TO BICYCLE PATROL:

bicycle short	bicycle pant	bicycle shirt
bicycle jacket		

ARTICLE 11. APPOINTED PERSON

Section 1. The CITY reserves its authority under §143.014, TLGC to appoint a position immediately below that of the department head.

Section 2. If the CITY elects to appoint a person as per §143.014, TLGC, that Employee shall be carried as a supervisory official who is FLSA exempt and whose salary shall therefore be set by management discretion.

ARTICLE 12. OVERTIME PAY

Section 1. Except as otherwise provided in this Labor Agreement, all police officers shall earn and accrue overtime pay based on a forty-hour worked workweek as required by state law, except as may otherwise be provided in this Agreement.

ARTICLE 13. PAID TIME OFF: HOLIDAYS

Section 1. For purposes of this Labor Agreement, the designated holidays shall be those designated by the CITY OF SAN JUAN for its civilian employees, as designated by the City Commission through official action at any given time.

Section 2. “Holiday” shall mean the actual holiday and not the CITY’s designated day off for non-bargaining unit employees. A holiday begins at 12 midnight on a specified day and ends at midnight the following day.

Section 3. Holiday pay will be paid in accordance with the provisions CITY’s Personnel Policy Manual as it exists on the date of the holiday.

ARTICLE 14. PAID TIME OFF: VACATION LEAVE

BASELINE PROVISIONS

Section 1. Vacation leave shall be governed by §143.046, TLGC, except as otherwise provided for in this Article.

ACCRUAL RATE

Section 2. Vacation leave accrual rates for law enforcement personnel shall be the minimum required by §143.046, TLGC, or what has been authorized under the CITY's Personnel Policy Manual, whichever is greater.

UTILIZATION AND SCHEDULING

Section 3. Vacation selection protocols shall be set by department policy or what has been authorized under the CITY's Personnel Policy Manual.

CARRY OVER POLICY

Section 4. Maximum carry-over will be in accordance with the Personnel Policy Manual.

PAY-OUT

Section 5. Vacation leave pay-out on separation will be the minimum required by §143.046, TLGC, or what has been authorized under the CITY's Personnel Policy Manual, whichever is greater.

ARTICLE 15. PAID TIME OFF: SICK LEAVE

Section 1. Sick leave shall be governed by §143.045, TLGC, except as otherwise provided for in this Article.

ACCRUAL

Section 2. Sick leave hours shall accrue at the minimum rate required by §143.045, or at the rate set by the Personnel Policy Manual, whichever is greater.

UTILIZATION

Section 3. Utilization of sick leave hours shall be handled by the provisions of Police Department policy, or by the provisions of the Personnel Policy Manual, as appropriate.

PAY OUT

Section 4. Pay out of sick leave hours shall be as required by §143.045, TLGC, or at the rate set by the Personnel Policy Manual, whichever is greater.

ARTICLE 16. PAID TIME OFF: BEREAVEMENT LEAVE

Section 1. Bereavement leave shall be determined by the provisions of the Personnel Policy Manual and department policy and practice.

ARTICLE 17. CALL BACKS & HOLD-OVERS

Section 1. All hours worked in excess of forty (40) hours per work week, shall be paid at the rate of one and one-half (1 ½) times the employees regular rate of pay.

Section 2. Any pay under a grant program shall be paid at the rate designated in the grant.

Section 3. Employees who are called back to work after going off duty shall be guaranteed a minimum of four (4) hours at a rate consistent with the hours worked during the current work period.

ARTICLE 18. INSURANCE BENEFITS

MEDICAL (HEALTH) INSURANCE

Section 1. The CITY will furnish to each bargaining unit employee the same medical insurance coverage equivalent to what the CITY provides to the CITY's civilian employees at any given time.

Section 2. The CITY reserves the right to elect, purchase and implement a medical insurance that serves the best interests of the CITY OF SAN JUAN and its employees at any given time.

LIFE INSURANCE

Section 3. The CITY shall provide life insurance benefits to each bargaining unit employee equivalent to what the CITY provides to the CITY's civilian employees at any given time.

ARTICLE 19. PENSION BENEFITS

Section 1. The CITY will provide the same pension and retirement benefits as is provided to the civilian personnel at any given time.

ARTICLE 20. COMPENSATORY TIME

Section 1. Compensatory time shall be covered by the applicable provisions of the FLSA and Chapter 142, TLGC, Police Department policy, and the CITY's Personnel Policy Manual.

Section 2. The Police Chief retains full discretion to determine when comp time must be used or applied.

Section 3. This provision modifies any civil service provision to the contrary.

ARTICLE 21. SHIFT EXCHANGES

Section 1. Shift exchanges, if any, will be handled in accordance with police department policy as determined by the Police Chief at any given time.

ARTICLE 22. SUBSTANCE ABUSE TESTING

Section 1. For purposes of this Labor Agreement, the baseline substance abuse testing policy shall be that designated by the CITY for its civilian employees, or as otherwise allowed under state or federal law.

ARTICLE 23. GRIEVANCES & GRIEVANCE PROCEDURE

Section 1. A Grievance is defined as any dispute, claim, or complaint involving the interpretation, application or alleged violation of any provision(s) of this Labor Agreement, except as otherwise provided in this Agreement.

Section 2. Disciplinary matters shall not qualify or constitute the proper subject of a grievance; however, employees retain all rights, privileges under Chapter 143 and the Civil Service Commission with respect to disciplinary matters, except as otherwise provided for in this Labor Agreement.

Section 3. Only the ASSOCIATION has standing to initiate a grievance under the terms of this Agreement, after consideration of alleged grievance by a bargaining unit member or a member of the ASSOCIATION Grievance Committee. Each grievance shall be submitted on a form similar to the one attached as an exhibit to this Agreement, and must include, at minimum, the following information:

- A. a brief statement of the grievance, including a description of the facts or events upon which it is based;
- B. the sections(s) of the Agreement alleged to have been violated,
- C. the remedy or adjustment sought; and,
- D. the signature of the Grievance Committee chairman or Association President.

Section 4. Grievances regarding interpretations of this labor agreement shall proceed along the following Steps:

- Step 1: A police officer who is aggrieved must file a grievance with the Association Grievance Committee within fifteen (15) business days of the incident giving rise to the grievance, or within fifteen (15) business days of constructive knowledge of events given rise to the grievance. A courtesy copy of notice of receipt of the grievance shall be forwarded to the Police Chief by the Association grievance committee within ten (10) calendar days of receipt of the grievance. The Association Grievance Committee shall within their sole discretion determine if a grievance exists. If the Association Grievance Committee determines that no grievance exists, it shall notify the Police Chief that no further proceedings will be necessary. If the Association Grievance Committee determines that the grievance is valid, it shall forward the written grievance to the Police Chief under Step 2.

- Step 2: Any grievance found to be valid by the Association Grievance Committee shall be submitted to the Police Chief within ten (10) business days of the step 1 ruling. After receipt of the grievance, the Police Chief shall within ten (10) business days submit his response in writing to the Association Grievance Committee.
- Step 3: If the grievance is not resolved at step 2, the Association Grievance Committee shall submit the grievance in writing to the City Manager or his designee within ten (10) business days from receipt of the step 2 decision. The City Manager or his designated representative shall review the matter and render a decision in writing to the Association Grievance Committee within fifteen (15) business days of receipt of the grievance. If the City Manager does not render a decision, the Grievance shall be deemed to be denied after sixteen (16) business days.
- Step 4: If the grievance is not resolved at step 3, the Association shall have ten (10) business days from receipt of the City Manager's decisions to submit the matter to final and binding arbitration using the American Arbitration Association (AAA). A courtesy copy of any correspondence to the AAA shall be provided to the City Manager.

Section 5. Any of the administrative deadlines contained in the foregoing Steps may be extended or otherwise modified by agreement of the PARTIES, in writing, as necessary to address the substance of the grievance in a reasonable manner.

ARTICLE 24. SELECTION OF ARBITRATOR

Section 1. If a grievance is submitted to arbitration, the Employer and the Association may within ten (10) business days of such request jointly appoint an agreed upon arbitrator, upon a failure to agree, the Employee and Association shall within five (5) business days request a list of seven (7) arbitrators from the American Arbitration Association or the Federal Mediation and Conciliation Service.

Section 2. Within ten (10) business days following receipt of the list of arbitrators, the parties shall select an arbitrator by each party in turn striking one name from the list until only one (1) name remains. The party submitting the grievance to arbitration shall make the first strike. The remaining individual on the list shall serve as the Arbitrator.

Section 3. The arbitrator so selected shall, through the agency selected, be notified of his selection and the PARTIES, in coordination with the arbitrator, shall select a time, place and date for the hearing of the grievance.

Section 4. The Arbitrator's authority shall be limited to the interpretation and application of the terms of this agreement and/or any supplement thereto. The Arbitrator shall have no jurisdiction or authority to establish provisions of a new agreement or variations of the present agreement or to arbitrate away, in whole or in part any provisions of amendments thereof.

Section 5. The decision of the Arbitrator shall be final and binding on the PARTIES to this agreement. Either party may seek judicial review if the Arbitrator exceeds his or her jurisdiction as specified in this Labor Agreement.

Section 6. The Arbitrator shall issue a written opinion and ruling with respect to the issues presented, within thirty (30) days after the Arbitrator declares the hearing closed, unless an extension is agreed to by the PARTIES. A copy of the Award shall be transmitted at the same time to the Association and the Employer, via their respective designated representative.

Section 7. Each party shall bear its own costs in connection with an arbitration proceeding. However, the costs of the arbitrator shall be shared equally between the ASSOCIATION and the CITY.

ARTICLE 25. AUTHORITY OF THE ARBITRATOR

Section 1. The Arbitrator's decision shall be in writing and shall be based on the testimony, documents, and exhibits made a part of the arbitration record.

Section 2. Except as provided for in this Agreement, the Arbitrator's authority shall be limited to the interpretation and application of the terms of this agreement and/or any supplement thereto. The Arbitrator shall have no jurisdiction or authority to create new terms and conditions not specified in the Agreement or to render null any provisions contained in the Agreement.

Section 3. With respect to the application, and enforcement of the provisions of this Agreement, the decision of the Arbitrator shall be final and binding on the PARTIES to this Agreement, except as otherwise provided for by Texas law and the terms of this Agreement.

ARTICLE 26. DISCIPLINARY INVESTIGATION PROCEDURES

Section 1. The Police Chief shall use existing department policy and practices, as well as civil service rules and regulations.

Section 2. If a question, issue, or complaint of misconduct is brought to the attention of the Police Chief, and the Police Chief determines that a further inquiry or investigation is warranted, the Police Chief may give the Employee notice of the allegation of misconduct by providing the Employee with the following minimum information:

- A. A general description of the allegation of misconduct, including information about the time, place, and location of the incident in question;
- B. A brief description of the civil service rules or regulations implicated by the allegation of misconduct; and,
- C. An officer will be given a minimum of two (2) business days to provide a written response and a minimum of four (4) business days to prepare for a recorded interview or statement.
- D. The officer may have a representative present during the court of giving a written or recorded statement; provided, however that the representative may not interfere or interrupt

the statement process, nor may the unavailability of a representative justify a delay in the questioning process, unless a delay is done by agreement.

- E. Upon request of the Employee who is the subject of a complaint, the Employee shall be provided a copy of his/her own recorded statement relating to the complaint in questions whether the statement is in written, audio, or video format.

Section 3. These minimum pre-discipline notice provisions shall satisfy any civil service requirement for pre-discipline notice of complaint or allegation.

Section 4. Alleged violations of disciplinary investigation procedure may not serve as grounds for a contract interpretation grievance. Complaints about investigatory procedures if any, may be raised only in the context of a disciplinary appeal proceeding, if any.

Section 5. Disciplinary matters shall continue to be resolved using the process and procedure specified in Chapter 143, TLGC for disciplinary matters covered in that Chapter.

ARTICLE 27 PHYSICAL AND MENTAL FITNESS ASSISTANCE

Section 1. The CITY and ASSOCIATION agree that they each have a mutual interest in assisting officers with their physical and mental health.

Section 2. The CITY and the ASSOCIATION agree that the testing for minimum physical fitness standards compliance is optional and compliance is not required for continued employment with the Department. However, officers who do not submit to the testing for minimum physical fitness standards are ineligible to voluntarily work overtime, grant-funded overtime shifts, or secondary employment details. The physical fitness standards adopted as part of this Labor Agreement shall be officially and formally tested at six (6) month intervals. Dry runs or training tests may be ordered by the Chief of Police at his discretion.

Section 3. Final determination of whether an officer has met the fitness standards shall be determined by a Department's training coordinator designated by the Chief of Police who is also a law enforcement officer.

Section 4. Pursuant to Texas Senate Bill 1359, the CITY provides paid time off for officers who have experienced or suffered trauma, due to his/her direct involvement in a Traumatic Event.

Section 5. Definitions. For the purposes of the Mental Health Leave, the following terms are defined:

- A. "Traumatic Event" is when, in scope of his/her employment, an officer is involved in the response to, or investigation of, an event that causes the officer to experience unusually strong emotional reactions or feelings which have the potential to interfere with his/her ability to function during or after the event;
 - a. Examples of a Traumatic Event include, but are not limited to, the following:

- i. “Major Disasters” which may include responses to:
 - 1. weather related events involving multiple casualties;
 - 2. explosions with multiple casualties; or
 - 3. search and recovery missions involving multiple casualties;
- ii. Incidents involving multiple casualties which may include shootings or traffic accidents;
- iii. Line of duty death or suicide of a member of the Department;
- iv. Death of a child resulting from violence or neglect; and
- v. officer(s) involved shooting of a person.

B. “Mental Health Leave” is administrative leave with pay granted in response to a Traumatic Event.

C. “Mental Health Professional” is a licensed social or mental health worker, counselor, psychotherapist, psychologist or psychiatrist.

Section 6. Requesting Mental Health Leave:

A. An officer directly involved in a Traumatic Event may request Mental Health Leave.

B. A request for Mental Health Leave shall be made in writing and forwarded through the chain of command.

C. A request for Mental Health Leave shall be treated as a priority matter and the Chief’s decision either granting or denying the request shall be made no later than 24 hours after the request was first submitted.

D. A request for Mental Health Leave shall be granted unless the chain of command can articulate specific compelling reasons to deny granting the leave.

Section 7. An officer who becomes aware of behavioral changes in another officer directly involved in a Traumatic Event should suggest to the officer that he/she seek Mental Health Leave and the assistance of a mental health professional.

Section 8. Confidentiality of Request for Mental Health Leave.

A. An officer’s request for Mental Health Leave shall:

- a. be treated as strictly confidential by all parties involved;

- b. not be discussed or disclosed to anyone outside the Police Officer's immediate chain of command,;

- c. only be discussed by the Police Officer's immediate chain of command as necessary to facilitate the Police Officer's use of Mental Health Leave.

B. An officer who becomes aware of behavioral changes in another officer directly involved in a Traumatic Event and who suggested to another officer that he/she seek Mental Health Leave and the assistance of a mental health professional shall not discuss that matter with any third party.

C. Any breach of this confidentiality provision shall be grounds for discipline.

Section 9. Duration of Mental Health Leave.

A. An officer directly involved in a Traumatic Event may request Mental Health Leave for up to three (3) working days.

B. Mental Health Leave is available to an officer for each separate Traumatic Event he/she is directly involved in.

C. An officer may request that Mental Health Leave be used consecutively or in staggered days.

D. The Chief, in his sole discretion, may extend the duration of Mental Health Leave under certain circumstances:

- a. To extend the duration of Mental Health Leave, an officer shall make a request in writing with supporting documentation from the officer's Mental Health Professional attached;

- b. A request to extend the duration of Mental Health Leave shall be forward it through the chain of command;

- c. Mental Health Leave may be extended up to an additional three (3) working days; and

- d. Officers may request no more than two (2) requests to extend Mental Health Leave.

Section 10. The CITY will not reduce an officer's vacation/sick accruals or personal time off, or other paid leave balance for Mental Health Leave taken in accordance with this policy.

Section 11. Mental Health Leave will run concurrently FMLA where FMLA is available. Unused Mental Health Leave will not roll over or accrue on a continual basis.

Section 12. At least once a year, officers will submit themselves to a yearly physical conducted by his/her primary care physician.

- A. The CITY will be responsible for all costs incurred for the yearly physical;
- B. Any financial incentive provided by any insurance coverage plan for taking the yearly physical shall be part of an officer's yearly compensation.
- C. The results of the yearly physical shall be treated as confidential between the officer and his/her primary care physician and the CITY is not entitled, in any way, to any result, analysis, or recommendation issued as a result of the yearly physical.

ARTICLE 28. SAVINGS CLAUSE

Section 1. If any provision of this Agreement or the applicable thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of this Agreement which can be given without the invalid provision or application, and to this end, the provisions of this Agreement are severable.

Section 2. It is understood and agreed that the foregoing is a complete understanding of all the terms and conditions of employment to be governed by the Agreement during the contract period. Any Appendices to this Agreement shall incorporated by reference.

ARTICLE 29. GLOSSARY OF TERMS

For purposes of this Labor Agreement, the following definitions shall apply:

Agreement - refers to this Collective Bargaining Agreement, also referred to as the Labor Agreement, negotiated between the CITY OF SAN JUAN and the ASSOCIATION;

Association – refers to the duly recognized bargaining agent under Chapter 174, TLGC; see also Union;

Bargaining Agent - refers to duly recognized ASSOCIATION that serves as the exclusive bargaining agent for the CITY OF SAN JUAN police officers under Chapter 174;

Bargaining Unit - all full time police officers employees, except the Police Chief, as defined by Chapter 174, TLGC.

Budget (Fiscal) Year- refers to a city's fiscal year commencing on October 1 and ending on September 30 of the subsequent year.

Business Days – shall be defined as Monday through Friday during normal business hours of 8:00 o'clock am to 5:00 o'clock pm.

Calendar Year- refers to a year beginning on January 1 and ending on December 31 of that year.

CBA - refers to a Collective Bargaining Agreement and, when specified, to this Agreement;

Chapter 142 - refers to the provisions of Chapter 142, Texas Local Government Code in effect at any given time, unless otherwise specified;

Chapter 143 - refers to the provisions of Chapter 143, Texas Local Government Code in effect at any given time, unless otherwise specified;

Chapter 174 - refers to the provisions of Chapter 174, Texas Local Government Code in effect at any given time, unless otherwise specified;

Civil Service - refers to the classified civil service system organized pursuant to Chapter 143, the Texas Local Government Code and related civil serviced statutes;

Civil Service Commission or CSC – refers to the duly appointed body appointed under the provisions of Chapter 143, TLGC for the CITY OF SAN JUAN;

CITY or CITY OF SAN JUAN - refers to the home rule municipality organized under the laws of the State of Texas known as the CITY OF SAN JUAN, TEXAS;

City Manager - refers to the City Manager appointed under the City Charter or his or her designated representative;

City Management – refers to the chain of authority within the CITY’s administrative structure starting within the Police Department and rising through to the City Manager and, if necessary, the City Commission;

Classified Service - refers to the civil service classifications, including all rights, obligations, privileges, procedures, and protocols established by Chapter 143 and related civil service statutes;

Department - unless otherwise specified, refers to the CITY OF SAN JUAN Police Department;

Employee – unless otherwise specified, shall refer to police officer personnel who qualify as members of the bargaining unit;

Execution Date – refers to the date on which this Agreement is fully and formally considered, ratified, and approved by both the ASSOCIATION and the CITY OF SAN JUAN in accordance with the respective procedures for such approval; the Execution Date of this Agreement is not necessarily the same as the Effective Date of the Agreement, which is defined separately.

Effective Date - refers to the date on which the terms and conditions contained in this Agreement are formally implemented as per the terms of the labor agreement;

FLSA - refers to the Fair Labor Standards Act;

Grievance - is defined as any dispute, claim, or complaint involving the interpretation, application or alleged violation of any provisions of the Agreement as raised by the Grievance procedures in this Agreement.

Immediate Family Member - except as otherwise specifically provided for in this Agreement, has the same meaning as contained in the Family Medical Leave Act and is limited to the employee, the employee’s spouse and any minor children.

Labor Agreement - is this Collective Bargaining Agreement negotiated between the CITY and the Majority Bargaining Agent (MBA).

Longevity Pay - refers to the longevity pay component used by the CITY to calculate employee salary above and beyond base pay, and which is otherwise required and allowed under Chapters 141 and 143; treated separately from Seniority Pay.

Majority Bargaining Agent (MBA) – refers to the duly designated association recognized by the City Commission as the sole and exclusive bargaining agent for the CITY’s qualified law enforcement officers as per Chapter 174, TLGC.

Member – refers to a police department employee who is a bargaining unit member;

Overtime Pay – shall refer to overtime pay established and determined by reference to state or federal law. This is to be distinguished from Time & a ½ Pay, which is contractual in nature and not imposed as a matter of state or federal law or statute.

Paid Time Off – refers to any time period for which an employee is entitled to receive pay without actually being at work for that time period.

Parties – refers to the CITY OF SAN JUAN and the ASSOCIATION jointly.

Pay Cycle – refers to the period of time in which the CITY issues pay checks for services rendered and for purposes of calculating the CITY’s overtime pay obligations to individual employees under state or federal law.

Police Chief - refers to the Police Chief appointed as the department head for the Police Department, and includes the Police Chief’s designated representative.

Police Department - refers to that department of the CITY OF SAN JUAN responsible for the provision of law enforcement, crime prevention, and other public safety functions entrusted to the department.

Police Officer(s) - refers to those CITY employees certified or licensed by the State of Texas to engage in law enforcement related activity authorized by their law enforcement certification and their commission by the CITY OF SAN JUAN, TEXAS.

Seniority Pay – refers to a component of pay separate from base pay, and separate from Longevity Pay, and which is also based on years of service with the Department as a civil service employee.

TCOLE – formerly TCLEOSE, shall refer to the Texas Commission on Law Enforcement;

Union – refers to the duly recognized bargaining agent under Chapter 174, TLGCC; see also Association.

END OF DEFINITIONS

Grievance No. _____

EMPLOYEE STANDARD GRIEVANCE FORM

Grievance Submittal

Employee must use this form, or one substantially like it, for filing grievances with the Association grievance committee and subsequent steps of the procedure.

Name	Address	City/State/Zip	Phone
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Division	Title/Rank	Station/Shift	Phone
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A. Factual Basis of the Grievance. Include date, time, place, and employees or individuals involved. If more space is needed, continue on a separate sheet of paper, and attach to this form.

B. Contract Articles, Terms, Etc. Believed to be Violated. Identify specific provisions of the Contract. Use supplement form if necessary.

C. Remedy or Adjustment Sought. Use supplement form if necessary.

Employee Signature

Date

Association Representative

Date

Police Chief/designee

Date

Grievance No. _____

GRIEVANCE COMMITTEE FINDINGS AND SUBMITTAL

Grievance Committee's Submittal. Refer to Grievance cause number for employee's statement of facts.

Name	address	City/State	Phone
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Division	Title/Rank	Station/Shift	Phone
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Grievance Committee Statement

The Association Grievance Committee met and reviewed the above referenced grievance and reached the following Conclusion(s) on the Subject Grievance.

GRIEVANCE COMMITTEE RECOMMENDATION

Forward for Adjustment _____ Reject Grievance _____

Grievance Committee Representative

Date:

SIGNATURE & EXECUTION PAGE

THE FOLLOWING INSTRUMENT AS BEEN DULY NEGOTIATED, REVIEWED,
AND APPROVED BY EACH OF THE SIGNATORIES INDICATED BELOW:

THE CITY OF SAN JUAN, TEXAS

(Approved by San Juan City Commission action on _____, 2026)

By: _____
Mario Garza
Mayor

By: _____
Ruben Guajardo
City Manager

By: _____ Dated: _____
Brenda Escalante
City Secretary

SAN JUAN POLICE OFFICERS ASSOCIATION

(Approved by Association Membership on _____, 2026)

By: _____ Dated: _____
Cesar Jaime
President

_____ Dated: _____
Michael R. Quiroz
Vice President

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 25, 2026

Consideration and Action, if any, on a Resolution Authorizing the City of San Juan to Accept a Grant Award from the Office of the Governor for LEERRT TACTICAL EQUIPMENT FY2026.
[Jorge Moya, Assistant Chief of Police]

STAFF COMMENTS AND RECOMMENDATIONS:

The City of San Juan Police Department applied for and was awarded a grant through the Office of the Governor to purchase tactical equipment for the Law Enforcement Regional Response Team.

The total grant award is \$17,671.18, with no required local match.

The San Juan Police Department intends to use the grant funds to purchase a ballistic shield and a small unmanned aircraft system (SUAS). This equipment will enhance the team's capabilities and provide additional protection and situational awareness for SWAT members during high-risk operations.

The San Juan Police Department respectfully requests that the City Commission accept the grant award. The acquisition of this equipment will strengthen the department's ability to safely respond to critical incidents and protect officers and the community during high-risk operations.

RECOMMENDATION:

Staff recommends approval of the resolution as presented.

PREPARED BY:

Leandro Sifuentes,
Chief of Police

APPROVED BY:

Ruben Guajardo, City
Manager



RESOLUTION NO. 2026-

WHEREAS, The City of San Juan finds it in the best interest of the citizens of City of San Juan that the LEERT Tactical Equipment be operated for the 2026-2027; and

WHEREAS, City of San Juan agrees to provide applicable matching funds for the said project as required by the Texas OOG/ HS-Homeland Security Grant Program (HSGP) grant application; and

WHEREAS, City of San Juan agrees that in the event of loss or misuse of the Office of the Governor funds, City of San Juan assures that the funds will be returned to the Office of the Governor in full.

WHEREAS, City of San Juan designates city manager as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

WHEREAS, City of San Juan designates finance director as the grantee's financial officer. The financial officer is given the power to submit financial and/or programmatic reports or alter a grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED that City of San Juan approves submission of the grant application for the LEERT Tactical Equipment to the Office of the Governor.

PASSED and APPROVED this ____ of _____, 2026.

CITY OF SAN JUAN

Mario Garza, MAYOR

ATTEST:

Brenda Escalante, City Secretary

Grant Number: 5485501

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 25, 2026

Consider the Second and Final Reading of an Ordinance Amending Chapter 1 General Provisions, Article 1.05 Administrative Fees, Section 1.05.006 Parks and Recreation Fees of the City of San Juan's Code of Ordinances to Update Parks and Recreation Fees and to Include Additional Related Fees for the San Juan Parks and Recreation Center; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for a Repealer Clause. [Patrick Willingham, Director of Parks and Recreation]

STAFF COMMENTS AND RECOMMENDATIONS:

These increases are necessary to assist with price increases for equipment and uniforms.

RECOMMENDATION:

Staff Recommends Approval of the Second and Final Reading of the Ordinance.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Ruben Guajardo, City
Manager

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 1 GENERAL PROVISIONS, ARTICLE 1.05 ADMINISTRATIVE FEES, SECTION 1.05.006 PARKS AND RECREATION FEES OF THE CITY OF SAN JUAN'S CODE OF ORDINANCES TO UPDATE PARKS AND RECREATION FEES AND TO INCLUDE ADDITIONAL RELATED FEES FOR THE SAN JUAN PARKS AND RECREATION CENTER; PROVIDING FOR EFFECTIVE DATE; PROVIDING FOR PUBLICATION; PROVIDING FOR CODIFICATION; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR A REPEALER CLAUSE.

WHEREAS, the City of San Juan provides parks & recreation services to the community and certain fees are necessary to offset the operational and administrative costs incurred by the City in doing so; and

WHEREAS, the City of San Juan currently provides for fees related to parks and recreation facilities and programs and such fees are provided for under Chapter 1, Article 1.05, Section 1.05.006 Parks and Recreation Fees of the City of San Juan Code of Ordinances; and

WHEREAS, after review of the current fees, the City Commission desires to amend such fees and include additional fees related to the San Juan Parks and Recreation Center.

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

SECTION 1: CHAPTER 1 GENERAL PROVISIONS, ARTICLE 1.05 ADMINISTRATIVE FEES, SECTION 1.05.006 PARKS AND RECREATION FEES OF THE CITY OF SAN JUAN'S CODE OF ORDINANCES is hereby amended to delete the stricken-out language highlighted below and add the new provisions underlined and highlighted below:

§ 1.05.006. Parks and recreation fees.

(a) Park facility rental fees.

(1) San Juan Memorial Park.

(A) Deposit (refundable): \$100.00.

(B) Rental for city resident: \$125.00.

(C) Rental for noncity resident: \$175.00.

(D) Rental for city employee: \$125.00.

(E) Rental of kitchen: \$50.00.

(F) Noise permit: \$10.00.

(2) San Juan Sports Complex.

(A) Baseball/softball field (practice): ~~\$45.00~~\$50.00 per 2 hour block.

(B) Baseball/softball field (tournament):

- (i) \$200.00 per field, per day.
- (ii) \$150.00 per field, per day, if city runs the concession stand.
- (iii) \$100.00 per field, per day, if city runs the concession stand and the gate entrance.

Note: If a person/entity rents all four (4) baseball/softball fields (located at San Juan Sports Complex and the San Juan Municipal Park) for a tournament and for the same rental period, a \$25.00 discount will apply per field per day.

(3) San Juan Municipal Park.

(A) Baseball/softball field (practice): ~~\$75.00~~80.00 per 2 hour block.

(B) Baseball/softball field (tournament):

- (i) \$500.00 per field, per day.
- (ii) \$300.00 per field, per day, if city runs the concession stand.
- (iii) \$200.00 per field, per day, if city runs the concession stand and the gate entrance.

(C) Batting cages: \$50.00 per 1 hour and 30 minutes.

(D) Soccer field: \$300.00 per day.

(E) Multipurpose field:

- (i) \$500.00, per day, if event is open to the public at no charge.
- (ii) \$3,000.00 per day for ticketed or private events.
- (iii) \$250.00 per day for use of electrical outlets.
- (iv) \$500.00 for portable fencing.
- (v) \$150.00 per day for gate keeper.

Note 1: If a person/entity rents all four (4) baseball/softball fields (located at the San Juan Sports Complex and the San Juan Municipal Park) for a tournament and for the same rental period, a \$25.00 discount will apply per field per day.

Note 2: If a person/entity rents the multipurpose field and a ticketed event is held, then, in addition to the applicable rental fee under (E) above, person/entity holding such event shall be required to pay the city \$0.75 for every \$5.00 ticket value, per ticket sold; provided that such fee shall not exceed \$3.00 per ticket value, per ticket sold. For example, if ticket value is \$10.00, person/entity holding event will be required to pay the city \$1.50 per ticket sold.

(4) Co-sponsorship and co-promotion of events held at city's park facilities.

(A) Co-sponsorship of events at city park facilities. Subject to city commission approval, the city manager may enter into co-sponsorship agreements with entities and/or individuals for events held at the city's park facilities whereby the city sponsors the event when co-sponsorship will assist in bringing to the city a broad range of activities and entertainment of commercial value thereby enhancing the

quality of life of the general public. Such agreements shall be considered on a case-by-case basis and shall be made under terms and conditions deemed by the city commission to be in the best interest of the general public. Co-sponsorship agreements are not subject to the park facility rental fees under paragraphs (1), (2), and (3) in this subsection, but such fees may be used as consideration in such agreements.

(B) Co-promotion of events at city park facilities. Subject to city commission approval, the city manager may enter into co-promotion agreements with entities and/or individuals to promote events held at the city's park facilities whereby the city shares part of the cost of promoting the event when co-promotion will assist in bringing to the city a broad range of activities and entertainment of commercial value thereby enhancing the quality of life of the general public. Such co-promotional agreements shall be considered on a case-by-case basis and shall be made under terms and conditions deemed by the city commission to be in the best interest of the general public. Co-promotional agreements are not subject to the park facility rental fees under paragraphs (1), (2), and (3) in this subsection, but such fees may be used as consideration in such agreements.

(b) Pavilion rental fees. \$45.00.

(c) Swimming pool admission and rental fees.

(1) Swimming pool admission fee: \$1.00.

(2) Swimming pool rental fee: \$160.00.

(d) Recreational program registration fees.

(1) Youth football registration fee: ~~\$65.00~~ 75.00.

(2) Youth soccer registration fee: ~~\$40.00~~ 50.00.

(3) Youth flag football registration fee: ~~\$40.00~~ 50.00.

(4) Youth basketball registration fee: ~~\$40.00~~ 50.00.

(5) Youth baseball registration fee: ~~\$45.00~~ 60.00.

(6) Youth girl softball registration fee: ~~\$45.00~~ 60.00.

(7) Youth volleyball registration fee: ~~\$40.00~~ 50.00.

(8) TAAF sports program fee: ~~\$50.00~~ 75.00.

(9) Adult men's softball team fee: \$450.00.

(10) Summer program activity fee: ~~\$40.00~~ 40.00.

Note: All approved refunds shall be charged a \$15.00 service fee. No refunds shall be approved and/or authorized if requested on the first day the program begins or any day thereafter, unless exigent circumstances exist. Exigent circumstances shall be reviewed

on a case-by-case basis and shall be decided at the sole discretion of the city manager or his designee.

(e) San Juan Parks and Recreation Center rental fees.

(1) Court (Practice): \$30.00 per 1 hour block with a maximum of 2 hours

(2) Court (Team Practice): \$45.00 per team, per 1 hour block with a maximum 2 hours

(A) Team Practice shall mean when more than 3 people are utilizing the same court at the same time.

(3) Court (tournament): \$400.00 per court, per day

(4) Court usage is based on availability.

(5) The concession stand at the San Juan Parks and Recreation Center shall only be operated by the City.

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 the fifteen (15) days has 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 11th day of August, 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 , 2026.

CITY OF SAN JUAN, TEXAS

BY: _____
Mario Garza, Mayor

ATTEST:

BY: _____
Brenda Escalante, City Secretary

APPROVED AS TO FORM:

Palacios Thompson, P.C.

BY: _____
City Attorney

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 25, 2026

Consider the Second and Final Reading of 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 II. Initiation of Service, Section 13.03.103. Deposit, Subsection (c). Temporary Water Service, and Part III. Water Rates and Charges, Section 13.03.142. Standard Meter and Tap Fees, Section 13.03.149. After-Hours Reconnection of Service and Adding Section 13.03.150 Traveling Meter Fees, to Modify and Add Rates Related to such Sections; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for Repealer Clause. [Maria L. Beltran, Director of Finance]

STAFF COMMENTS AND RECOMMENDATIONS:

Hold a Public Hearing and Consider the First Reading of 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 II. Initiation of Service, Section 13.03.103. Deposit, Subsection (c). Temporary Water Service, and Part III. Water Rates and Charges, Section 13.03.142. Standard Meter and Tap Fees, Section 13.03.149. After-Hours Reconnection of Service and Adding Section 13.03.150 Traveling Meter Fees, to Modify and Add Rates Related to such Sections; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for Repealer Clause.

RECOMMENDATION:

Staff Recommends Approval of the Second and Final Reading of the Ordinance.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Ruben Guajardo, City
Manager

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SAN JUAN, TEXAS UNDER CHAPTER 13. UTILITIES, ARTICLE 13.03. WATER AND SEWER SERVICE, DIVISION 2. RATES, CHARGES AND BILLING, PART II. INITIATION OF SERVICE, SECTION 13.03.103. DEPOSIT, SUBSECTION (C). TEMPORARY WATER SERVICE, AND PART III. WATER RATES AND CHARGES, SECTION 13.03.142. STANDARD METER AND TAP FEES, SECTION 13.03.149. AFTER-HOURS RECONNECTION OF SERVICE AND ADDING SECTION 13.03.150 TRAVELING METER FEES, TO MODIFY AND ADD RATES RELATED TO SUCH SECTIONS; 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 meter and tap fees, related deposits 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 meter and tap fees and related deposits were last increased in 2002; and

WHEREAS, after review of such rates, the City Commission desires to amend such meter and tap fees and related deposits and reconnection fees specifically under Chapter 13. Utilities, Article 13.03. Water and Sewer Services, Division 2. Rates, Charges and Billing, Part II. Initiation of Service, Section 13.03.103. Deposit, Subsection (c) Temporary Water Service and Part III. Water Rates and Charges, Section 13.03.142 Standard Meter and Tap Fees and Section 13.03.149. After-Hours Reconnection of Service, and by adding Section 13.03.150 Traveling Meter Fees 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 II. Initiation of Service, Section 13.03.103 Deposit, Subsection (c) Temporary Water Service, to add the underlined language and delete the stricken-out language as highlighted below:

§ 13.03.103. Deposit.

(a) New accounts. Any applicant for utility services that:

- (1) Has never held a utility account with the city;
- (2) Has been a previous customer whose utility service was terminated for failure to pay his/her account; or
- (3) Has previously been refunded their deposit;

shall be required to deposit at a minimum the sum of one hundred dollars (\$100.00) with the city before being provided utility services. The city manager is authorized to determine if an additional amount is required to be deposited on the basis of the projected use of utilities.

- (b) Maintenance of special fund. The city's finance department shall take the action necessary to separately account for customers' refundable deposits, including the maintenance of a separate bank account for these funds.
- (c) Temporary water service via fire hydrant. Any applicant for temporary water services that requests a connection to a fire hydrant ~~or other service line~~ for use in connection with a construction or other temporary use shall be required to deposit the sum of ~~one hundred dollars (\$100.00)~~ **seven hundred fifty dollars (\$750.00)** with the city before being provided utility services. The balance on the deposit shall be refunded upon completion of the project after a deduction for the use and other incidental expenses associated with that use.
- (d) Outstanding balances. Any customer who requests reconnection to the utility system but who has an outstanding delinquent balance with the city will be required to liquidate any delinquent balance in addition to the payment of the deposit before being provided services.
- (e) Refund policy. The deposit collected shall be held as a deposit, and not in trust, by the city, subject to the following conditions:
 - (1) No interest will be accrued by the customer for the period of time during which the deposit is held by the city;
 - (2) The city shall not segregate the amounts held in deposit;
 - (3) Fifty percent of the deposit shall be refunded to customers within 90 days of receipt by the city upon satisfactory proof that the customer is the owner of the property receiving utility services;
 - (4) Tenants shall not be entitled to any refund of their deposit until such time that utility services are terminated;
 - (5) Before a final refund upon termination of utility services, the deposit balance shall first be applied to any delinquent balances on the customer's utility and garbage collection charge, and remaining funds, if any, shall then be refunded to the customer within 30 days of termination of services.

- (f) Administrative regulations. The city manager is authorized to adopt reasonable regulations to enforce these policies, including, but not limited to, the authority to retain the balance until 30 days after service is terminated to pay for any contingencies.

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 Service, Division 2. Rates, Charges and Billing, Part III. Water Rates and Charges, Section 13.03.142 Standard Meter and Tap Fees, to add the underlined language and delete the stricken-out language as highlighted below:

§ 13.03.142. Standard meter and tap fees.

- (a) The city shall install a 3/4-inch water meter for each new account unless otherwise requested and authorized.
- (b) A water meter and tap fee shall be charged for each new tapping of a water main for a service connection, said charge to be determined by:
- (1) The size of the meter connection; and
 - (2) The character of the surface of the street or alley in which the connection is to be located.
- (c) A water meter and tap fee set out at table A includes all of the pipe necessary for the tap not in excess of eighty (80) feet from the main, valves, fittings, meter and box, and other materials (not including paving repairs) necessary to convey water from the main to the meter.
- (d) The city manager shall adopt, by memorandum, reasonable rates for installation of a water meter and tap fee in cases in which the service lateral exceeds eighty (80) feet.
- (e) If the water main is in the street, the meter shall be set no less than one foot inside the curbline.
- (f) Table A shall be used to determine the minimum charge for making taps, said charge being payable in advance. The water tap fee is in addition to the ~~\$100.00~~ applicable deposit under Table A below and the \$35.00 connection fee.

TABLE A	
Diameter of Water Meter	Minimum Water Meter and Tap Fee
3/4-inch	\$300.00
1-inch	\$390.00
2-inch	\$960.00
3-inch	\$2,190.00
4-inch	\$2,625.00
5-inch	\$5,830.00

TABLE A		
Diameter of Water Meter	Minimum Water Meter and Tap Fee	Deposit
3/4-inch	\$650.00	\$100.00
1-inch	\$950.00	\$125.00

<u>2-inch</u>	<u>\$2,470.00</u>	<u>\$150.00</u>
<u>3-inch</u>	<u>\$2,470.00</u>	<u>\$225.00</u>
<u>4-inch</u>	<u>\$2,625.00</u>	<u>\$350.00</u>
<u>5-inch</u>	<u>\$5,830.00</u>	<u>\$415.00</u>

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 Service, Division 2. Rates, Charges and Billing, Part III. Water Rates and Charges, Section 13.03.149 After-Hours Reconnection of Service, to add the underlined language and delete the stricken-out language as highlighted below:

§ 13.03.149. After-hours reconnection of service.

After termination of utility services for nonpayment of a utility charge, a request for reconnection of water services made to the city between the hours of 5:00 p.m. and 10:00 p.m. shall include a charge of \$~~25.00~~65.00, and shall be payable the next business day (by cash or certified check if the disconnection was due to insufficient funds). This service fee shall be in addition to any charges called for in section 13.03.148, if applicable.

SECTION 4. 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 by adding Section 13.03.150 Traveling Meter Fees in its entirety as underlined and highlighted below:

§ 13.03.150. Traveling Meter Fees.

- (a) Installation Fee. An applicant's request for water services by connecting to a fire hydrant requires the installation of a traveling meter. The applicant shall be required to pay an installation fee of \$75.00 prior to receiving services at the requested fire hydrant location.
- (b) Deposit. In addition to the installation fee above, the applicant shall be required to pay the deposit as prescribed under Section 13.03.103(c) prior to receiving services.
- (c) Relocation Fee. Upon an applicant's request to relocate an installed traveling meter from one fire hydrant to another, the applicant shall be required to pay a relocation fee of \$50.00 prior to receiving services at the requested fire hydrant relocation.

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 11th day of August 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 _____, 2026.

CITY OF SAN JUAN, TEXAS

BY: _____
Mario Garza, Mayor

ATTESTED:

BY: _____
Brenda Escalate, City Secretary

APPROVED AS TO FORM:

PALACIOS THOMPSON, P.C.

BY: _____
City Attorney

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 25, 2026

Consider the Second and Final Reading of an Ordinance Amending Chapter 8 Offenses and Nuisances, Article 8.05 Noise of the City's Code of Ordinance by Modifying Section 8.05.001 Definitions, Section 8.05.004 Amplified Sound and Section 8.05.007 Permit Required for use of Outdoor Sound Amplification to Amend Daytime and Nighttime Hours, Permit Fee and other Related Regulations; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for a Repealer Clause.
[Leandro Siuentes, Chief of Police]

STAFF COMMENTS AND RECOMMENDATIONS:

To better reflect administrative costs, protect the neighborhood's quality of life, and encourage responsible event planning, it is recommended that the governing body:

Increase Noise Permit Fees

* Update permit fees to reflect current processing, enforcement, and inspection costs.

Amend Permitted Hours

* Revise allowable hours for amplified sound to better balance community enjoyment with residents' expectations for quiet hours. Updated hours can reduce late-night noise impacts while still allowing businesses and community events to operate successfully.

RECOMMENDATION:

Staff Recommends Approval of the Second and Final Reading of the Ordinance.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Ruben Guajardo, City
Manager

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 8 OFFENSES AND NUISANCES, ARTICLE 8.05 NOISE OF THE CITY'S CODE OF ORDINANCE BY MODIFYING SECTION 8.05.001 DEFINITIONS, SECTION 8.05.004 AMPLIFIED SOUND AND SECTION 8.05.007 PERMIT REQUIRED FOR USE OF OUTDOOR SOUND AMPLIFICATION TO AMEND DAYTIME AND NIGHTTIME HOURS, PERMIT FEE AND OTHER RELATED REGULATIONS; PROVIDING FOR EFFECTIVE DATE; PROVIDING FOR PUBLICATION; PROVIDING FOR CODIFICATION; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR A REPEALER CLAUSE.

WHEREAS, the City has the authority to define and prohibit nuisances within the corporate limits of the City and within 5,000 feet outside the City's incorporated limits; and

WHEREAS, pursuant to such authority, the City currently provides for the regulations of noise under the City's Code of Ordinances at Chapter 8 Offenses and Nuisances, Article 8.05 Noise; and

WHEREAS, the City Commission desires to amend Section 8.05.001 Definitions, Section 8.05.004 Amplified Sound and Section 8.05.007 Permit Required for Use of Outdoor Sound Amplification under Article 8.05 Noise of the Code of Ordinance to amend the daytime and nighttime hours, permit fee and other related regulations.

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

SECTION 1: CHAPTER 8 OFFENSES AND NUISANCES, ARTICLE 8.05 NOISE, SECTION 8.05.001 DEFINITIONS of the City's Code of Ordinances is hereby amended to delete the stricken-out language highlighted below and add the new provisions underlined and highlighted below:

§ 8.05.001 Definitions.

The following words, terms, and phrases, when used in this article, shall have the meanings ascribed to them in this section, unless the context of their usage clearly indicates another meaning:

Daytime hours. The hours of 7:00 a.m. on one day and ~~10:00~~ 11:59 p.m. the same day for residential properties or areas and 6:00 a.m. on one day and ~~midnight~~ 11:59 p.m. on the same day for nonresidential properties or areas.

dB(A). The intensity of a sound expressed in decibels.

Device. Includes any mechanical or electrical device, machine, apparatus or instrument to intensify or to amplify or to reproduce the human voice or any other sound.

Emergency. Any occurrence or set of circumstances involving actual or imminent physical trauma or property damage or loss that demands immediate action.

Nighttime hours. The hours between ~~10:01 p.m.~~ 12:00 a.m. on one day and 6:59 a.m. the following same day for residential properties or areas and ~~12:01~~ 12:00 a.m. and 5:59 a.m. the same day for nonresidential properties or areas.

Nonresidential property/areas. Any real property that is not included in the definition of residential property as defined in this section. Without limitation, the term includes any properties that are devoted to public purposes, such as public parks.

Plainly audible. Any sound that can be detected by a person using his or her unaided hearing faculties. For example, if the sound source under investigation is a portable or personal vehicular sound amplification or reproduction device, the enforcement officer need not determine the name of the song, specific words or the artist performing it. The detection of the rhythmic bass component of the music is sufficient to constitute a plainly audible sound.

Property line. With respect to single occupancy properties, the line along the ground surface and its vertical extension that separates the real property owned, leased, or occupied by one person from that owned, leased, or occupied by another person. With respect to shared occupancy properties the term shall mean the imaginary line that represents the legal limits of occupancy of any person who owns, leases, or otherwise occupies an apartment, condominium, hotel or motel room, office, or any other type of occupancy from that of other occupants.

Residence. The place where a person resides or has a home.

Residential properties/areas. Any real property where a residence is located.

Streets. Shall be defined as being in the same category as the surrounding property. In the case of residential properties/areas which are across the street from nonresidential properties/areas, the street shall be considered to be in a residential area.

SECTION 2: CHAPTER 8 OFFENSES AND NUISANCES, ARTICLE 8.05 NOISE, SECTION 8.05.004 AMPLIFIED SOUND of the City's Code of Ordinances is hereby amended to delete the stricken-out language highlighted below and add the new provisions underlined and highlighted below:

§ 8.05.004 Amplified sound.

- (a) It shall be unlawful for any person to make, assist in making, permit, continue, cause to be made or continued, or permit the continuance of any sound using any sound

amplifier that is part of or connected to any speaker system, radio, stereo receiver, compact disc player, cassette tape player, microphone, or any other sound source, when operated:

- (1) In such a manner as to disturb the peace, quiet, and comfort of the neighboring inhabitants; or
- (2) At any time with louder volume than is necessary for convenient hearing for persons who are in the vehicle or within the property or premises in which such sound amplifier is operated and who are voluntary listeners thereto.

The operation of any such sound amplifier in such a manner as to be plainly audible at a distance of 50 feet or more from a vehicle shall be presumed to be in violation of this section. The operation of any such sound amplifier in such a manner that bass sounds are plainly audible at a distance of 50 feet or more from the property line of a property or premises in which the amplification is located shall be presumed to be in violation of this section.

- (b) It shall be unlawful for any person to operate or cause the operation of a stationary or portable radio, stereo, boom box, or any other object that produces or reproduces sound in such a manner as to offend a person of ordinary sensibilities.

~~(c) It shall be prima facie evidence that subsection (a) of this section has been violated when a stationary or portable radio, stereo, boom box, or any other object that produces or reproduces sound can be heard by a person of ordinary sensibilities when such person is 50 feet or more away from the stationary or portable radio, stereo, boom box, or other object that produces or reproduces sound.~~

~~(d)~~(c) It is an affirmative defense to prosecution under this section that the sound source is a motor vehicle and that:

- (1) The motor vehicle is a mobile sound stage or studio that is being used on a stationary basis at a location not situated upon any street for the purpose of providing sound, during daytime hours, for an event or function; and
- (2) The use is in compliance with all other provisions of this article.

SECTION 3: CHAPTER 8 OFFENSES AND NUISANCES, ARTICLE 8.05 NOISE, SECTION 8.05.004 AMPLIFIED SOUND of the City's Code of Ordinances is hereby amended to delete the stricken-out language highlighted below and add the new provisions underlined and highlighted below:

§ 8.05.007 Permit required for use of outdoor sound amplification equipment.

- (a) No person shall use or cause to be used any loudspeaker, loudspeaker system, sound amplifier, or any other machine or device that produces, reproduces, or amplifies sound outside of buildings or other enclosed structures in a manner that exceeds the levels specified in section 8.05.005, without first obtaining a permit to do so. No permit is required for any use not exceeding the said permissible levels. The permit shall be granted only for the amplification of music or human, or both. The permit:
- (1) May be obtained by making application to the ~~city secretary~~ San Juan Police Department.
 - (2) Requires payment of a \$~~10.00~~25.00 fee for the administrative costs of issuing a permit or a sworn statement of inability to pay the fee.
 - (3) Is valid for any requested period between the hours of 8:00 a.m. and ~~10:00~~11:59 p.m. in residential areas or between 7:00 a.m. and ~~midnight~~11:59 p.m. in nonresidential areas.
 - (4) Shall not be issued to the same or any other person for the same location more than twice during any 30-day period. In the case of a sound truck, location shall relate to the area traversed by the truck in one day.
 - (5) Shall specify the maximum sound level permitted. All devices shall be so equipped with some character of control whereby the sound may be increased or decreased, and this sound control shall be so located that the control may be kept locked. It shall be unlawful for any person to tamper with the lock on the sound control or tamper with the sound control or increase the sound coming from the device.
- (b) The permit application required to be filed pursuant to this section shall contain the following information:
- (1) The date of the application and the date and hours for which the permit is requested.
 - (2) The name and address of the applicant.
 - (3) The name and address of the person who will have charge of the sound amplifying equipment.
 - (4) The address and a description of the location where the sound equipment will be used.
 - (5) A description of the type of sound amplifying equipment to be used.
 - (6) Any permit issued under this section shall not be transferable to another location nor shall any device be moved to another location or replaced without first securing another permit.
- ~~(c) The permit hereby required is not required for the purpose of regulating speech which is protected speech or to conflict with any law of any superior governmental authority.~~

~~Any regulation hereof that is in conflict with any such right or authority is hereby declared to be inoperative and severable from the other regulations herein.~~

~~(d)~~(c) After the permit has been secured under this section, the person responsible for the operation of the device shall place the device in the location where it is to be used, together with all amplifiers and other equipment, but shall not begin the use of the device until such device has been approved by the chief of police.

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 the fifteen (15) days has 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 11th day of August, 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 _____, 2026.

CITY OF SAN JUAN, TEXAS

BY: _____
Mario Garza, Mayor

ATTEST:

BY: _____
Brenda Escalante, City Secretary

APPROVED AS TO FORM:

Palacios Thompson, P.C.

BY: _____
City Attorney

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 25, 2026

Consider the Second and Final Reading of an Ordinance Amending the Code of Ordinances of the City of San Juan, Texas, Chapter 1 General Provisions, Article 1.05 Administrative Fees by adding Section 1.05.007 Municipal Court to Provide an Administrative Fee for Clearance Letters; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for Repealer Clause. [Mary Enriquez, Court Administrator]

STAFF COMMENTS AND RECOMMENDATIONS:

The City of San Juan's Municipal Court is currently experiencing a high volume of requests for Clearance Letters, which provide proof that an individual has no violations or unpaid violations with the court.

To address this, we are proposing the addition of Section 1.05.007, Municipal Court to Provide an Administrative Fee for Clearance Letters, to establish an administrative fee for these requests.

RECOMMENDATION:

Staff recommends approval of the ordinance as presented.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Ruben Guajardo, City
Manager

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SAN JUAN, TEXAS, CHAPTER 1 GENERAL PROVISIONS, ARTICLE 1.05 ADMINISTRATIVE FEES BY ADDING SECTION 1.05.007 MUNICIPAL COURT TO PROVIDE TO AN ADMINISTRATIVE FEE FOR CLEARANCE LETTERS; 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's Municipal Court is experiencing a high volume of requests for Clearance Letters that provide for proof of clearance that a person has no violations with the Municipal Court and/or no unpaid violations with the Municipal Court; and

WHEREAS, upon such request for Clearance Letters, the City's Municipal Court's staff and resources are expended to conduct research and prepare the requested Clearance Letter for the benefit of the requesting person; and

WHEREAS, to alleviate the labor and costs incurred by the City's Municipal Court, the City Commission desires to amend its Code of Ordinances to provide for an administrative fee for such Clearance Letters.

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

SECTION 1. The City Commission hereby amends the Code of Ordinances of the City of San Juan, Texas at CHAPTER 1 GENERAL PROVISIONS, ARTICLE 1.05 ADMINISTRATIVE FEES BY ADDING SECTION 1.05.007 MUNICIPAL COURT as provided in its entirety in the underlined and highlighted language below:

§ 1.05.007. Municipal Court.

(a) Clearance Letter Fee: \$7.00

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 11th day of August, 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 _____, 2026.

CITY OF SAN JUAN

BY: _____
Mario Garza, Mayor

ATTEST:

BY: _____
Brenda Escalante, City Secretary

APPROVED AS TO FORM:

PALACIOS THOMPSON, P.C.

BY: _____
City Attorney

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 25, 2026

Consider Approval of City Commission Meeting Minutes:
- July 14, 2026

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Approval of City Commission Meeting Minutes:
- July 14, 2026

RECOMMENDATION:

Approve as presented.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Ruben Guajardo, City
Manager

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, July 14, 2026

TIME: 5:30 P.M.

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

MEMBERS PRESENT: Mario Garza, Mayor
Jesus “Jesse” Ramirez, Mayor Pro-Tempore
Mario Cantu, Commissioner
Gilbert Garza, Commissioner
Criselda Palacios, City Attorney

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

ORDER OF BUSINESS

- I. CALL MEETING TO ORDER:**
Mayor Mario Garza called meeting to order at 5:30 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.

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, JULY 14, 2026**

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.

Tabetha Bomke (Santa Barbara Villas Subdivision):expressed opposition to the new multi-family development behind her home. She is concerned about stormwater run-off and potential flooding, noting the property is in a Flood Zone C. Additionally, she inquired about the setback reduction for the townhomes from 15 feet to 10 feet and requested access to an alley.

Hector Cruz expressed disagreement with the rezoning request from single-family to multi-family for Item D under Section VI, citing concerns that it would devalue long-standing family residences.

V. PRESENTATIONS

A. Presentation on a Proclamation Recognizing the 36th Anniversary of the Americans with Disabilities Act (ADA) and Designating July 26, 2026, as Americans with Disabilities Act Awareness Day.

DISCUSSION: Jorge Villarreal, a representative of the nonprofit organization VAIL, addressed the Mayor and Commission to accept a proclamation recognizing the 36th anniversary of the Americans with Disabilities Act (ADA).

Mr. Villarreal noted that VAIL recently relocated to Alamo after 20 years in McAllen to better serve the Mid-Valley community. He expressed gratitude to the commission for celebrating the ADA, highlighting its critical role since 1990 in ending discrimination and improving physical accessibility for individuals with disabilities. Emphasizing that people with disabilities should be treated as equal citizens, he thanked the city for officially designating ADA Awareness Day locally.

To conclude the presentation, Mayor Garza and Commissioners read aloud the proclamation and officially declared July 26, 2026, as Americans with Disabilities Act Awareness Day in San Juan.

B. Presentation on the 1st Annual RGV Battle of The Heroes Event Hosted by Redemption Boxing. [Patrick Willingham, Director of the San Juan Police Athletic League]

DISCUSSION: Patrick Willingham, Director of Parks and Recreation, presented the first annual "RGV Battle of the Heroes," a USA Boxing-sanctioned amateur event scheduled for August 29th at the new Parks and Rec Center. Modeled after national "Battle of the Badges" competitions, the event will feature local first responders—including police officers, DPS, and firefighters—competing in three-round amateur boxing matches.

Event organizers Josh and Rubaldino highlighted that this is the first event of its kind in the Rio Grande Valley and aims to provide local youth with positive, real-life role models. Addressing safety and liability questions from the commission, the representatives confirmed that all participants must pass physicals and hold amateur licenses, and that the event is fully insured and bonded through USA Boxing.

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

- 1. Department of Planning and Zoning Monthly Report. [Monica Gomez, Director of Planning]**
- 2. Department of Parks 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]**

No Questions or Concerns.

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, JULY 14, 2026**

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]**

DISCUSSION: Monica Gomez, Director of Planning and Zoning, stated that this public hearing is to consider an ordinance for a conditional use permit allowing the off-premise sale of wine and malt beverages at the M&M Chill Spot Drive-Thru. Ms. Gomez explained that the business has been in operation since 2010, but the new permit is required due to a recent change in ownership. With proposed operating hours from 10:00 a.m. to midnight daily, the city notified eight nearby property owners and received no objections.

Mayor Mario Garza opened the public hearing at 5:52 p.m.

Ismael Morin, a representative speaking on behalf the M&M business owners, assures full compliance with the city planning and zoning guidelines.

Mayor Mario Garza closed the public hearing at 5:53 p.m.

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

- 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]Public Hearing and Consider an Ordinance for the Sale of Alcoholic Beverages for Off-Premise Consumption (BQ – Wine and Malt Beverage Retailer’s Off-Premise) at the Proposed 7-Eleven located at 2023 N. Veterans Boulevard, Legally Described as 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]**

DISCUSSION: Monica Gomez, Director of Planning and Zoning, stated that this public hearing is to consider an ordinance for a conditional use permit allowing the off-premise sale of wine and malt beverages at the newly built Dollar General store (No. 25987) located at 2703 North Veterans Boulevard.

Ms. Gomez confirmed that notices were sent to nine nearby property owners with zero objections received, and both staff and the planning and zoning commission recommend approval.

Mayor Mario Garza opened up the public hearing at 5:54 p.m.

Following the approval of the conditional use permit for the new Dollar General, a district representative and the local store manager addressed the commission to formally introduce themselves. They expressed their corporation's gratitude and strong commitment to serving the San Juan community.

The mayor and commission warmly welcomed them to the city and informed the representatives that their agenda item had already successfully passed prior to their comments.

Mayor Mario Garza closed the public hearing at 5:54 p.m.

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

- C. Hold a Public Hearing and Consider an Ordinance for the Conditional Use Permit for the Sale of**

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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]

DISCUSSION: Monica Gomez, Director of Planning and Zoning, stated that this public hearing is to consider a conditional use permit allowing on-premise wine and malt beverage sales at the Santa Chelada drive-thru on North Veterans Boulevard.

Ms. Gomez noted that the business has been operating since 2010 but requires a new permit due to a recent change in ownership to remain compliant with city and TABC regulations. She also confirmed that notices were mailed to 13 nearby property owners and that the Planning and Zoning Commission recommended approval.

Mayor Garza opened the public hearing at 5:57 p.m.

Mayor Garza closed the public hearing at 5:57 p.m.

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

- 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]**

DISCUSSION: Monica Gomez, Director of Planning and Zoning, presented a request to the Mayor and Commission to consider a rezoning ordinance. The request seeks to change the property at 3307 East 11th Street from a single-family to a multi-family residential district.

Ms. Gomez noted that a similar request for adjacent lots was denied in 2024. Additionally, both city staff and the Planning and Zoning Commission recommended denying the current application after receiving multiple emails in opposition.

Mayor Mario Garza opened the public hearing at 5:59 p.m.

During the public hearing, a resident named Raquel Jimenez spoke on behalf of several neighbors against the rezoning, raising safety and infrastructure concerns such as increased traffic on a busy street near a middle school and a lack of sidewalks.

Mayor Mario Garza closed the public hearing at 6:00 p.m.

Mayor Pro Tem Jesus “Jesse” Ramirez agreed with the Planning and Zoning recommendation and made a motion to deny and was seconded by Commissioner Mario Cantu. Motion denied (4-0).

- 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]**

DISCUSSION: Monica Gomez, Director of Planning and Zoning, addressed a rezoning request from Teysha Group LLC to transition a 6.68-acre tract of land near Hall acres and Stewart Road from a single-family (RS) to a multi-family (RMF) residential district. However, Ruben Guajardo, City Manager, advised that the applicant is requesting additional information from the COSJ therefore recommended that the item be tabled. Mayor Pro Tem., Jesus “Jesse” Ramirez questioned whether the item will be going back to the Planning and Zoning committee or will it be presented

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back with the commission. Ms. Gomez clarified that tabling the item would keep it at the City Commission level rather than sending it back to the Planning and Zoning committee.

Mayor Pro Tem Jesus “Jesse” Ramirez made a motion to table the item and was seconded by Mayor Mario Garza. Motion tabled (4-0).

- F. Consider the First Reading of an Ordinance to Establish a Fee to Defray Costs of Collecting Recorded Municipal Liens Pursuant to Subchapter A of Chapter 54, Texas Local Government Code and Subchapter A of Chapter 214, the Texas Local Government Code; Providing for Effective Date; Providing for Publication; Providing for a Severability Clause; and Providing for Repealer Clause.**

DISCUSSION: Mayor J.R. Garza, representing Perdue Brandon Fielder Collins & Mott, LLP, presented an ordinance to establish a fee that offsets the costs of collecting municipal liens on overgrown and vacant "weedy lots."

Mayor Mario Garza explained that while the city frequently expends resources to clean these unmaintained properties, it often struggles to collect the resulting property liens. Under this new ordinance, the firm—which already handles the city's municipal court collections—will collaborate with code enforcement to recover these outstanding debts. This will be done at no cost to the city or its taxpayers, as the newly established fees will cover the administrative collection costs.

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

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

- A. Discussion and Possible Action, if any, to Authorize Staff to Solicit a Request for Qualifications for Engineering Services. [Lori A. Maldonado, Purchasing Agent]**

DISCUSSION: Lori Maldonado, Purchasing Agent, presented an item authorizing city staff to solicit Requests for Qualifications (RFQs) for engineering services. During the discussion, Ms. Maldonado confirmed that interested firms will have 30 days to submit their qualifications before the options are presented to the commission.

Mayor Mario Garza reiterated that this solicitation is part of an annual rotation process, which is necessary to onboard two or three additional engineering firms to help manage the city's ongoing workload.

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

VIII. CONTRACTUALS

- A. Discussion and Action, if any, to Adopt Written Findings as to the Collection Services Contract and Approve a Contingency Fee Contract with Perdue Brandon Fielder Collins & Mott LLP for the Collection of Delinquent Municipal Liens owed to the City of San Juan and Notice of said Contract is Posted with the Agenda in accordance with Section 2254 of the Government Code.**

DISCUSSION: Mayor Mario Garza addressed the formal contract for these services. The agenda item authorized the adoption of written findings and the approval of a contingency fee contract with Purdue Brandon Fielder Collins and Mott, LLP for the collection of delinquent municipal liens owed to the City of San Juan. Recognizing this as the formal execution of the previously discussed partnership.

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

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IX. CONSENT AGENDA

- A. Consider Approval of City Commission Meeting Minutes:**
- May 8, 2018
 - June 25, 2024

Commissioner Gilbert Garza made a motion to approve and was seconded by Commissioner Mario Cantu. 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 any Matters Related to Legal Advice on Pending or Contemplated Litigation, Settlement Offer.**

Mayor Pro Tem Jesus “Jesse” Ramirez made a motion to enter executive session at 6:12 p.m. and was seconded by Commissioner Gilbert Garza. Motion passed (4-0).

Mayor Pro Tem Jesus “Jesse” Ramirez made a motion to reconvene at 6:34 p.m. and was seconded by Commissioner Mario Cantu. Motion passed (4-0).

XI. RECONVENE

- A. The San Juan City Commission will Reconvene in Open Session to Take Necessary Action, if any, in Accordance with Chapter 551, Open Meeting Subchapter E, Procedures Relating to Closed Meeting 551, Requirements to Vote or Take Final Action in Open Meeting.**
- 1. Pursuant to Section §551.071 Consultation with Attorney; Discussion Regarding any Matters Related to Legal Advice on Pending or Contemplated Litigation, Settlement Offer.**

No action taken.

XII. ADJORNMENT

Mayor Pro-Tem Jesus “Jesse” Ramirez made a motion to adjourn at 6:34 p.m. and was seconded by Commissioner Gilbert Garza. Motion passed (4-0).

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Mario Garza, Mayor

ATTEST:

Brenda Escalante, City Secretary