



Mayor: Mario Garza  
Mayor Pro-Tem: Marco "Markie" Villegas  
Commissioners: Ernesto "Neto" Guajardo  
Adina "Dina" Santillan  
Leonardo "Lenny" Sanchez

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**PLANNING AND ZONING MEETING  
THURSDAY, FEBRUARY 15, 2024  
SAN JUAN MEMORIAL LIBRARY  
1010 S. STANDARD AVENUE  
SAN JUAN, TX 78589  
6:00 P.M.**

**Regular Meeting**

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1. Call to Order
2. Approval of Minutes – January 22, 2024 Special Called Meeting
3. Public Hearings
  - 3.1 Rezoning Request  
From General Business District (C-2) to Multi-Family Residence District (R-MF)  
A 2.59-acre tract of land, being the Noth 300 feet of Lot 6, Block 7, John Closner Subdivision  
Location: the property is located approximately a quarter of a mile West from Raul Longoria Road along the South side of Nolana Avenue  
Applicant: Dora Alicia Lara
  - 3.2 Rezoning Request  
**Tract I:** from Multi-Family Residence District (R-MF) to Heavy Commercial District (C-3) of the 21.55-acre tract of land out of Lot 14, Stewarts Addition to the Conway Gardens  
**Tract II:** from Single-Family Residence District (R-S) to Heavy Commercial District (C-3) of the 0.42-acre tract of land out of Lot 14, Stewarts Addition to the Conway Gardens  
Location: the property is located approximately 300 feet South from Hall Acres Road, along the East side of Stewart Road  
Applicant: Esponjas Development, LTD.
4. Subdivisions
  - 4.1 Preliminary and Final Plat  
Westview IV Subdivision, Lot 1  
Being a 19.639-acre tract of land out of Lot 2, Block 47, Alamo Land and Sugar Company Subdivision  
The property is located approximately half of a mile East of Raul Longoria Road along the South side of Owassa Road  
Developer: Delgar Foods  
Engineer: CDS Muery Engineers

5. Next Meeting – March 7, 2024

6. Adjournment

Witness my hand this 12<sup>th</sup> day of February, 2024.

  
Brenda Escalante, City Secretary

CERTIFICATE

I certify that the notice of meeting was posted on the bulletin board of San Juan City Hall located at 512 S. Nebraska Avenue, San Juan, Texas on this 12<sup>th</sup> day of February, 2024 at 4:45pm.

  
Brenda Escalante, City Secretary