



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

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**PLANNING AND ZONING MEETING**  
**THURSDAY, JULY 24, 2025**  
**SAN JUAN CITY HALL - EOC ROOM**  
**512 S. NEBRASKA AVENUE**  
**SAN JUAN, TX 78589**  
**6:00 P.M.**

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**Regular Meeting**

1. Call to Order
2. Approval of Minutes – June 26, 2025 Regular Meeting.
3. Public Hearings
  - 3.1 Conditional Use Permit      Sale of Alcoholic Beverages (*BG – Wine and Malt Beverage Retail Dealer's On-Premise Permit*)  
"Pizza Hut Restaurant #39501"  
651 Virgen de San Juan Boulevard  
Location: The property is located approximately 250 feet South of Frontage Road, along the East side of Virgen de San Juan Boulevard (Nebraska Avenue)  
Lot 1, Pizza Hut No. 40 Subdivision  
Applicant: Ayvaz Pizza, LLC.
  - 3.2 Conditional Use Permit      Gasoline Service Station and Sale of Alcoholic Beverages (*BQ – Wine and Beer Retailer's Off-Premise Permit*)  
5212 N. Raul Longoria Road  
Location: The property is located at the Southeast corner of Owassa and Raul Longoria Road  
The 2.181-acre tract of land out of Lot 3, Block 8, John Closner Subdivision  
Applicant: Vaquero San Juan Partners, LP.
4. Subdivisions

4.1 Preliminary Plat Approval  
with Variance

Minnesota Oaks Subdivision  
Being a 20.0-acre tract of land out of Lot 7, Block 47, Alamo  
Land and Sugar Company Subdivision  
Location: The property is located approximately half of a  
mile West of Cesar Chavez Road, along the North side of  
Minnesota Road  
Developer: Francisco Pons  
Engineer: SAMES Engineering and Surveying  
Flood Zone: AH  
Water: North Alamo Water Supply Corporation  
Sewer: City of San Juan

5. Next Meeting: TBD


6. Adjournment

Witness my hand this 21<sup>st</sup> day of July, 2025.

  
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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 21<sup>st</sup> day of July, 2025 at 4:15pm.

  
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Brenda Escalante, City Secretary