



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

**PLANNING AND ZONING MEETING
THURSDAY, JANUARY 15, 2026
SAN JUAN CITY HALL - EOC ROOM
512 S. NEBRASKA AVENUE
SAN JUAN, TX 78589
6:00 P.M.**

Regular Meeting

1. Call to Order
2. Approval of Minutes – November 19, 2025 Regular Meeting.
3. Public Hearings
 - 3.1 Conditional Use Permit

For the Sale of Alcoholic Beverages (*BG – Wine and Malt Beverage Retail Dealer's On-Premise Permit and LH – Late Hours Certificate*)
"Vapes and Smoke Shop El Primo"
3306 N. Raul Longoria Road, Suite 5
Lots 6 through 10, Block 1, South Ridge Estates Subdivision
Applicant: Georgina Garza de Lujan
 - 3.2 Conditional Use Permit

For the Sale of Alcoholic Beverages (*BQ – Wine and Malt Beverage Retail Dealer's Off-Premise Permit*)
"Viva Mini Mart #1"
205 W. Nolana Avenue, Suites 11-12
Lot 1, San Juan Plaza
Applicant: Luis Valencia
 - 3.3 Rezoning Request

Single-Family Residence District (R-S) to General Business District (C-2)
Being 2.00-acre tract of land out of the South one half of Lot 37, Stewarts Addition to Conway Gardens Subdivision
Location: The property is located approximately 800 feet South of Juan Balli Road, along the West side of Stewart Road
Applicant: Francisco Cerda

4. Next Meeting: TBD

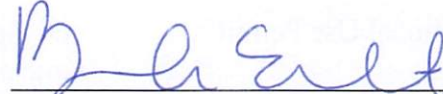
5. Adjournment

Witness my hand this 9th day of January, 2026.


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 9th day of January, 2026 at 11:30 AM.


Brenda Escalante, City Secretary