



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

PLANNING AND ZONING MEETING
APRIL 16, 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 – March 12, 2025 Regular Meeting.
3. Public Hearings
 - 3.1 Rezoning Request
From Single-Family Residence District (R-S) to General Business District (C-2)
Location: 1307 S. Nebraska Avenue
Legal: the North 70 feet of the West 130 feet of the West 200 feet of Lot 10, Block L, San Juan Original Townsite
Applicant: David Mata Hernandez
 - 3.2 Rezoning Request
From Light Industrial District (L-1) to Single-Family Residence District (R-S)
Location: 300 feet West of Nebraska Avenue, along the South side of Conway Road
Legal: Lot 30, San Juan Hacienda Estates Unit No. 1
Subdivision
Applicant: Indio Gomez, LLC.
 - 3.3 Rezoning Request
From Light Industrial District (L-1) to Single-Family Residence District (R-S)
Location: at the Northwest corner of Nebraska Avenue and Hall Acres Road
Legal: Lot 32, San Juan Hacienda Estates Unit No. 1
Subdivision
Applicant: Indio Gomez, LLC.

3.4 Rezoning Request

From Single-Family Residence District (R-S) to General Business District (C-2)

Location: at the Southeast corner of Veterans Boulevard and Sioux Road

Legal: 1.99-acre tract of land out of Lot 10, Block 5, John Closner Subdivision

Applicant: James C. Keller

3.5 Conditional Use Permit

For the Sale of Alcoholic Beverages (*BG – Wine and Malt Beverage Retail Dealer’s On-Premise Permit*)

“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

4. Next Meeting: TBD

5. Adjournment

Witness my hand this 10th day of April, 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 10th day of April, 2026 at 4:00 pm.



Brenda Escalante, City Secretary