



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

**PLANNING AND ZONING MEETING
TUESDAY, JUNE 16, 2026
SAN JUAN MEMORIAL LIBRARY
1010 S. STANDARD AVENUE
SAN JUAN, TX 78589
6:00 P.M.**

Special Called Meeting

1. Call to Order
2. Approval of Minutes – May 14, 2026 Regular Meeting.
3. Public Hearings

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| 3.1 Conditional Use Permit | For the Sale of Alcoholic Beverages (<i>BQ – Wine and Malt Beverage Retailer's Off-Premise</i>)
"M & M Chill Spot Drive-Thru"
Location: 301 S. Cesar Chavez Road
Legal Description: Lot 1, M & M Subdivision
Applicant: MAR & MR 1994, LLC. |
| 3.2 Conditional Use Permit | For the Sale of Alcoholic Beverages (<i>BQ – Wine and Malt Beverage Retailer's Off-Premise</i>)
"Dollar General Store #25987"
Location: 2703 N. Veterans Boulevard
Legal Description: Lot 1, DG Veterans Subdivision
Applicant: Dolgencorp of Texas, Inc. |
| 3.3 Conditional Use Permit | For the Sale of Alcoholic Beverages (<i>BQ – Wine and Malt Beverage Retailer's Off-Premise</i>)
"Santa Chelada Drive-Thru"
Location: 4101 N. Veterans Boulevard
Legal Description: The West 132.37 feet of the North 120 feet of Lot 5, Block 5, John Closner Subdivision
Applicant: Santa Chelada, LLC. |

3.4 Rezoning Request

From Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF)
Location: 307 E. 11th Street
Legal: Lot 2 & 3, Block 1, Gossage Block Subdivision
Applicant: Elias Jair Gutierrez

3.5 Rezoning Request

From Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF)
Location: the property is located approximately 670 feet North of Hall Acres Road, along the East side of Stewart Road
Legal: 6.68-acre tract of land out of Lot 12, Stewarts Addition to the Conway Gardens Subdivision
Applicant: Teysha Group, LLC.

4. Subdivisions

4.1 Final Plat Approval

Stewart Coves Phase II Subdivision
Being a 16.002-acre tract of land out of Lots 1 and 6, Stewarts Addition to the Conway Gardens
Location: The property is located on the West side of Stewart Road, approximately 1,214 feet North of Moore
Developer: HDP Stewart Coves, LLC.
Engineer: Melden & Hunt, Inc.
Flood Zone: B
Water: City of San Juan
Sewer: City of San Juan

4.2 Final Plat Approval

Villas de Angelina Subdivision
14.64-acre tract of land out of Lot 12, Block 27, Alamo Land and Sugar Company's Subdivision
Location: the property is located approximately 700 feet West of Cesar Chavez Road, along the South side of Hall Acres Road
Developer: OC Development, LTD.
Engineer: Quintanilla, Headley & Associates, Inc.
Water: Military Water Supply Corporation
Sewer: City of San Juan

5. Next Meeting: TBD

6. Adjournment

Witness my hand this 27th day of May, 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 June, 2026 at 10:30 AM


Brenda Escalante, City Secretary