



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

PLANNING AND ZONING MEETING
THURSDAY, AUGUST 6, 2026
SAN JUAN CITY HALLS – EOC ROOM
512 S. NEBRASKA AVENUE
SAN JUAN, TX 78589
6:00 P.M.

Special Called Meeting

1. Call to Order
2. Approval of Minutes – June 16, 2026 Regular Meeting.
3. Subdivision

3.1 Final Plat Approval

Black Hills Estates II
Being a 13.46-acre tract of land out of Lot 3, Block 39,
Alamo Land and Sugar Company's Subdivision
Location: The property is located approximately 2000 feet
West of Cesar Chavez Road, along the South side of Sioux Rd.
Engineer: Barrera Infrastructure Group, Inc.
Developer: 316 Investments, LP.
Flood Zone: B
Water: North Alamo Water Supply Corporation
Sewer: City of San Juan

3.2 Final Plat Approval

Santa Barbara Villas Subdivision
Being a 1.26-acre tract of land out of Lot 8, Block 35,
Alamo Land and Sugar Company's Subdivision
Location: The property is located approximately 250 feet
East from Wyoming Avenue, along the South side of 1st Street
Engineer: Rio Delta Engineering
Developer: Compass Development, LLC.
Flood Zone: C
Water: City of San Juan
Sewer: City of San Juan

3.3 Preliminary Plat Approval

Shops at Chavez – Lot 7

Legal Description: Being a 13.64 acre tract of land, more or less, out of Lots 4 and 5, Block 35, Alamo Tract of the Alamo Land and Sugar Company's subdivision, Porcion 72, in Los Torritos, Santa Ana and El Gato Grants in Hidalgo County, Texas, as recorded in Volume 1, Pages 24 through 26 of the Map Records of Hidalgo County, Texas

Location: Expressway 83 and Cesar Chavez

Engineer: HALFF ASSOCIATES, INC.

Developer: MERIT COMMERCIAL REAL ESTATE

Flood Zone: C

Water: City of San Juan

Sewer: City of San Juan

4. Next Meeting: August 20, 2026

5. Adjournment

Witness my hand this 30th day of July, 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 30th day of July, 2026 at 4:50 pm.


Brenda Escalante, City Secretary