



Mayor: Mario Garza
Mayor Pro-Tem: Marco "Markie" Villegas
Commissioners: Ernesto "Neto" Guajardo
Adina "Dina" Santillan
Jesus "Jesse" Ramirez

**PLANNING AND ZONING MEETING
THURSDAY, JANUARY 9, 2025
SAN JUAN MEMORIAL LIBRARY
1010 S. STANDARD AVENUE
SAN JUAN, TX 78589
6:00 P.M.**

Regular Meeting

1. Call to Order
2. Approval of Minutes – November 21, 2024 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)
Santa Chelada Drive-Thru
4101 N. Veterans Boulevard
Being the West 132 feet of the North 120 feet of Lot 5, Block 5, John Closner Subdivision
Applicant: KSNA, LLC.

 - 3.2 Conditional Use Permit For the Sale of Alcoholic Beverages (BG – Wine and Beer Retailer’s Permit)
Mariscos El Bucanero Restaurant
205 W. Nolana Avenue, Suite #3
Lot 1, San Juan Plaza Subdivision
Applicant: Mariscos El Bucanero, LLC.
4. Subdivisions
 - 4.1 Preliminary Plat Approval with Variance Request Villas de Angelina Subdivision
Being a 14.64-acre tract of land out of Lot 12, Block 27, Alamo Land and Sugar Subdivision
The property is located approximately a quarter of a mile West from Cesar Chavez Road, along the South side of Hall Acres Road
Developer: Esponjas Development, LTD.
Engineer: Quintanilla, Headley and Associates, Inc.
Flood Zone: B
Water: Military Highway Water Supply Corporation
Sewer: City of San Juan

4.2 Preliminary Plat Approval
with Variance Request

Sioux Heights Subdivision
Being a 7.47-acre tract of land out of Lot 4, Block 39, Alamo
Land and Sugar Subdivision
The property is located approximately a quarter of mile West
from Cesar Chavez Road along the South side of Sioux Road
Developer: Mirguti Development, LLC.
Engineer: TRIMAD Consultants, LLC.
Flood Zone: B
Water: North Alamo Water Supply Corporation
Sewer: City of San Juan

5. Next Meeting – January 23, 2025 (if necessary)

6. Adjournment


Witness my hand this 6th day of January, 2025.



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 6th day of January, 2025 at 5:00 pm



Brenda Escalante, City Secretary