



**NOTICE OF A REGULAR MEETING OF
THE SAN BENITO PLANNING AND ZONING COMMISSION
THURSDAY, MARCH 26, 2026, at 5:45 P.M.**

**SAN BENITO MUNICIPAL BUILDING
CESAR GONZALEZ MEETING HALL
401 N. SAM HOUSTON BLVD.
SAN BENITO, TEXAS**

Notice is Hereby Given of a possible Regular Meeting of the San Benito Planning and Zoning may be held on Thursday, March 26, 2026, at the San Benito Municipal Building, 401 North Sam Houston Boulevard., San Benito, Texas, 78586 at 5:45 PM. In the event a quorum of the San Benito City Commission is present, this will be a Regular Meeting of the City Commission at which time the Commission may discuss issues below.

1. Welcome.
2. Pledge of Allegiance to the U. S. Flag and to the Texas Flag.
3. Public Comments- (*Speaker/Remarks limited to three minutes. Not more than three speakers on one topic.*)
4. Consideration and possible action to approve the Minutes of February 26, 2026 Regular Meeting of the Planning and Zoning Commission.
5. Public Hearing on a request for a Conditional Use Permit to place a Storage Building greater than 200 square feet at a property located at 560 Doherty Street zoned SF-1 "Single Family One" bearing a Legal Description of: Lots Three (3) and Four (4), Block Three (3), Fourth Addition, to the City of San Benito Cameron County, Texas according to the Map of the said addition recorded in Volume 2, Page 22, Map Records of Cameron County, Texas. Applicant: Jose M. Leal Jr.
 - a) Open Public Hearing
 - b) Close Public Hearing
6. Consideration and possible action to approve a request for a Conditional Use Permit to place a Storage Building greater than 200 square feet at a property located at 560 Doherty Street zoned SF-1 "Single Family One" bearing a Legal Description of: Lots Three (3) and Four (4), Block Three (3), Fourth Addition, to the City of San Benito Cameron County, Texas according to the Map of the said addition recorded in Volume 2, Page 22, Map Records of Cameron County, Texas. Applicant: Jose M. Leal Jr.

7. Public Hearing on a request for a Conditional Use Permit to operate a Bar and Grill at a property located at 236 West Robertson Street zoned C-1 "Commercial Restricted Business" bearing a Legal Description of: Lot Number Nine (9), Block Twenty-One (21), Original Townsite of San Benito, Cameron County, Texas according to map recorded in Volume 2, Page 5, Map Records of Cameron County, Texas. Applicant: Lorena Rangel.

- a) Open Public Hearing
- b) Close Public Hearing

8. Consideration and possible action to approve a request for a Conditional Use Permit to operate a Bar and Grill at a property located at 236 West Robertson Street zoned C-1 "Commercial Restricted Business" bearing a Legal Description of: Lot Number Nine (9), Block Twenty-One (21), Original Townsite of San Benito, Cameron County, Texas according to map recorded in Volume 2, Page 5, Map Records of Cameron County, Texas. Applicant: Lorena Rangel.

9. Public Hearing on a request for a Conditional Use Permit to place a Portable Building greater than 200 square feet at a property located at 151 South Helen Moore Road zoned LI "Light Industry" bearing a Legal Description of a 15.90 tract of land comprised of the East 7.95 acres out of Lot 11, and the East 7.95 acres out of Lot 12, Block 128, San Benito Land and Water Company Subdivision, Cameron County, Texas according to the map thereof recorded in Volume 1, Page 6 of the Map Records of Cameron County, Texas. Applicant: South Texas ISD.

- a) Open Public Hearing
- b) Close Public Hearing

10. Consideration and possible action to approve a request to place a Portable Building greater than 200 square feet at a property located at 151 South Helen Moore Road zoned LI "Light Industry" bearing a Legal Description of a 15.90 tract of land comprised of the East 7.95 acres out of Lot 11, and the East 7.95 acres out of Lot 12, Block 128, San Benito Land and Water Company Subdivision, Cameron County, Texas according to the map thereof recorded in Volume 1, Page 6 of the Map Records of Cameron County, Texas. Applicant: South Texas ISD.

11. Public Hearing on a request to rezone a property located near the intersection of South McCulloch Street and Yost Road bearing a Legal Description: A 20.00 acre tract of land, more or less, being the West One-Half (W ½) of the Northeast Quarter (N.E. ¼) of block Thirty-Four (34), San Benito Land and Water Company Subdivision, City of San Benito, Cameron County, Texas, as recorded in Volume 1, Page 6 of the Cameron County Map Records from SF-1 "Single Family One" to PDD "Planned Development District". Applicant: Alfonso Federico De Leon Guerra.

- a) Open Public Hearing
- b) Close Public Hearing

12. Consideration and possible action to approve a request to rezone a property located near the intersection of South McCulloch Street and Yost Road bearing a Legal Description: A 20.00 acre tract of land, more or less, being the West One-Half (W ½) of the Northeast Quarter (N.E. ¼) of block Thirty-Four (34), San Benito Land and Water Company Subdivision, City of San Benito, Cameron County, Texas, as recorded in Volume 1, Page 6 of the Cameron County Map Records from SF-1 "Single Family One" to PDD "Planned Development District". Applicant: Alfonso Federico De Leon Guerra.

13. Adjournment.

Dated: March 20, 2026
CITY OF SAN BENITO
PLANNING AND ZONING COMMISSION




Enrique Hernandez
Assistant Director of Administrative Services

STATE OF TEXAS §
COUNTY OF CAMERON §
CITY OF SAN BENITO §

I, the undersigned authority, do hereby certify that the above NOTICE OF A REGULAR PLANNING AND ZONING COMMISSION MEETING of the Governing Body of the above named City is a true and correct copy of said NOTICE, which has been posted on the front OUTDOOR BULLETIN BOARD CABINET FOR AGENDAS at the San Benito Municipal Building, located at 401 North Sam Houston Boulevard in San Benito, Texas, a place convenient and readily accessible to the General Public, and which has been continuously posted for a period of three business days prior to the date and time said meeting was convened. I further certify this agenda was posted on the City's website and can be downloaded by accessing: <http://www.cityofsanbenito.com/AgendaCenter>.



ATTEST:



Ruth McGinnis
City Secretary