



**NOTICE OF A REGULAR MEETING OF THE SAN BENITO
ZONING BOARD OF ADJUSTMENTS
THURSDAY, MARCH 26, 2026 at 5:30 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 Zoning Board of Adjustments may be held on Thursday, March 26, 2026, at the San Benito Municipal Building, 401 North Sam Houston Boulevard., San Benito, Texas, 78586 at 5:30 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 US 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 March 12, 2026 Special Meeting of the Zoning Board of Adjustments.
5. Public Hearing on a petition for a variance to allow a 15-foot front setback where a 25-foot front setback is required, to combine the existing 10-foot drainage easement and 15-foot utility easement into one 10-foot drainage and utility easement on each side of the property, and to allow a 10-foot rear utility easement where a 15-foot utility easement is required, for a proposed multi-family development on a property located at 821 East Stenger Street., bearing a Legal Description of: Lot One (1), Block One (1), Stenger Subdivision. Applicant: Arnulfo Chavez Solis.
 - a) Open Public Hearing
 - b) Close Public Hearing
6. Consideration and possible action to approve a variance to allow a 15-foot front setback where a 25-foot front setback is required, to combine the existing 10-foot drainage easement and 15-foot utility easement into one 10-foot drainage and utility easement on each side of the property, and to allow a 10-foot rear utility easement where a 15-foot utility easement is required, for a proposed multi-family development on a property located at 821 East Stenger Street., bearing a Legal Description of: Lot One (1), Block One (1), Stenger Subdivision. Applicant: Arnulfo Chavez Solis.

7. Public Hearing on a petition for a variance to allow the sale and storage of fireworks on a property located on East Business 77, bearing a Legal Description of: a 4.814 acre tract of land out of Block Eleven (11), San Benito Land and Water Company Subdivision, City of San Benito, Cameron County, Texas as recorded in Volume 1, Page 6 of the Map Records of Cameron County, Texas. Applicant: Ramiro Gonzalez Jr.

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

8. Consideration and possible action to approve a variance to allow the sale and storage of fireworks on a property located on East Business 77, bearing a Legal Description of: a 4.814 acre tract of land out of Block Eleven (11), San Benito Land and Water Company Subdivision, City of San Benito, Cameron County, Texas as recorded in Volume 1, Page 6 of the Map Records of Cameron County, Texas. Applicant: Ramiro Gonzalez Jr.

9. Adjournment.

Dated: March 20, 2026
CITY OF SAN BENITO
ZONING BOARD OF ADJUSTMENTS



Monica L. Rodriguez
Planning Manager

STATE OF TEXAS
COUNTY OF CAMERON
CITY OF SAN BENITO

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I, the undersigned authority, do hereby certify that the above NOTICE OF A REGULAR ZONING BOARD OF ADJUSTMENTS 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 at all times 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