



**NOTICE OF A SPECIAL MEETING OF
THE SAN BENITO PLANNING AND ZONING COMMISSION
Thursday, September 21, 2023, at 5:45 P.M.**

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

Notice is Hereby Given of a possible Special Meeting of the San Benito Planning and Zoning Commission may be held on Thursday, September 21, 2023, at the San Benito Municipal Building (Cesar Gonzalez Meeting Hall), 401 North Sam Houston Blvd., San Benito, Texas, at 5:45 PM. In the event a quorum of the San Benito City Commission is present, this will be a Special 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 the July 27, 2023 Regular Meeting of the Planning and Zoning Commission.
5. Public Hearing: To solicit input regarding a request to Rezone a property for a proposed subdivision on a property zoned AO "Agriculture and Open Space" to SF-2 "Duplex, Residential" bearing a Legal Description of: 42.66 acres of land comprised of all of Lot 47, Resaca Front Subdivision, being 5.39 acres, recorded in Volume 2, Page 21, Map Records of Cameron County, Texas and 37.27 acres out of Block 131 San Benito Land and Water Company Subdivision, Recorded in Volume 1, Page 6 and Volume 1, Page 25, Map Records of Cameron County, Texas, being out of the tracts of land described in Volume 24265, Page 70, Official Records of Cameron County, Texas. Applicant: Elite & Zarate Investments, LLC.
 - (a) Open Public Hearing
 - (b) Close Public Hearing
6. Consideration and possible action to approve a Rezone request for a proposed subdivision on a property zoned AO "Agriculture and Open Space" to SF-2 "Duplex, Residential" bearing a Legal Description of: 42.66 acres of land comprised of all of Lot 47, Resaca Front Subdivision, being 5.39 acres, recorded in Volume 2, Page 21, Map Records of Cameron County, Texas and 37.27 acres out of Block 131 San Benito Land and Water Company Subdivision, Recorded in Volume 1, Page 6 and Volume 1, Page 25, Map Records of Cameron County, Texas, being out of the tracts of land described in Volume 24265, Page 70, Official Records of Cameron County, Texas. Applicant: Elite & Zarate Investments, LLC.

7. Consideration and possible action to approve a request for a variance to complete the interior sidewalks after; the home construction is complete for a proposed subdivision bearing a Legal Description of: Being a 40.00 Acre Tract of Land Comprised of Lots Three (3), Six (6), Eleven (11) and Fourteen (14), In Block 129 of the San Benito Land and Water Company Subdivision, in the Concepcion De Carricitos Grant, Cameron County, Texas, According to the Map or Plat Thereof Recorded in Volume 1, Page 6 of the Map Records of Cameron, County, Texas. Applicant Randall P. Crane

8. Adjournment.

Dated: September 15, 2023

CITY OF SAN BENITO
 PLANNING AND ZONING COMMISSION



 Johanna Maldonado, CPM
 Planning Director

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 SPECIAL 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 seventy-two (72) hours 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