



**NOTICE OF A SPECIAL MEETING OF THE SAN BENITO  
ZONING BOARD OF ADJUSTMENTS  
Thursday, September 21, 2023, at 5:30 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 Zoning Board of Adjustments 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 5:30 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 Zoning Board of Adjustments.
5. Public Hearing on a petition to allow a proposed residence an encroachment of 30 feet into the required 75 feet rear yard setback. The property is zoned SF-1 Single Family One, having an address of 2112 Agar Lane, bearing a Legal Description of: Lot Number Two (2), Block Number One (1), Resaca View Subdivision, according to the map recorded in Cabinet 1, Page 2244-A, Map Records of Cameron County, Texas. Applicant: Joe Eric Jaime.
  - (a) Open Public Hearing
  - (b) Close Public Hearing
6. Consideration and possible action to grant a variance allowing an encroachment of 30 feet into the required 75 feet rear yard setback. The property is zoned SF-1 Single Family One, having an address of 2112 Agar Lane, bearing a Legal Description of: Lot Number Two (2), Block Number One (1), Resaca View Subdivision, according to the map recorded in Cabinet 1, Page 2244-A, Map Records of Cameron County, Texas. Applicant: Joe Eric Jaime.

7. Public Hearing on a petition to allow an existing residence to encroach 2 feet into the required side yard setback, 12 feet into the required rear yard setback and approximately 2 feet into the required side yard setback on the street side. The property is zoned C-1 Commercial Restricted Business, having an address of 340 W. Landrum Street, bearing a Legal Description of: Lot Thirteen (13) and Lot Fourteen (14), Alba Junior Subdivision, an addition to the City of San Benito, Cameron County, Texas, according to the Map or Plat thereof recorded in Volume 4, Page 34 and Correction Volume 4, Page 36, Map Records of Cameron County, Texas. Applicant: Willie Rosales.

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

8. Consideration and possible action to grant a variance to allow an existing residence to encroach 2 feet into the required side yard setback, 12 feet into the required rear yard setback and approximately 2 feet into the required side yard setback on the street side. The property is zoned C-1 Commercial Restricted Business, having an address of 340 W. Landrum Street, bearing a Legal Description of: Lot Thirteen (13) and Lot Fourteen (14), Alba Junior Subdivision, an addition to the City of San Benito, Cameron County, Texas, according to the Map or Plat thereof recorded in Volume 4, Page 34 and Correction Volume 4, Page 36, Map Records of Cameron County, Texas. Applicant: Willie Rosales.

9. 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         §

I, the undersigned authority, do hereby certify that the above NOTICE OF A SPECIAL 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, 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