



NOTICE OF A SPECIAL MEETING OF THE SAN BENITO
PLANNING AND ZONING COMMISSION
Thursday, September 30, 2021, at 5:30P.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 may be held on Thursday, September 30, 2021, 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 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.
4. Public hearing to solicit input regarding a request to rezone a property, bearing a Legal description of 27.27 acres of land more or less, being the West 2.273 acres of Lot 21, West 5 acres of Lot 22, and all of Lots 49,51,52, and 53, Resaca Front Subdivision, City of San Benito, Cameron County Texas, recorded in Volume 2, Page 21, of the Map Records of Cameron County, Texas, from SF-1 "Single Family One" & "AO Agriculture and Open Space" to PDD "Planned Development District", default to SF-1 Single Family One. Applicant: UR Homes
 - A. Public Hearing
 - B. Consider and take action on Planned Development District
5. Public hearing to solicit input regarding a request to rezone a property located on Stookey Road, bearing a Legal description of Lot 6, Parque Vista Subdivision, as recorded in Cabinet 1, Page 499-A, of the Map Records of Cameron County, Texas, from SF-1 "Single Family One" to C-2 "Commercial General Retail Business". Applicant: Jose Ramon Garcia
 - A. Public Hearing
 - B. Consider and take action on Rezone Request.
6. Public Hearing to solicit input regarding a request for Voluntary Annexation of 1835 S. Sam Houston Boulevard, bearing a Legal description of 5.00 acres of land out of the Southwest One Quarter (SW. ¼) of Block Thirty Four (34), of the San Benito Land and Water Company Subdivision, as recorded in Volume 1, Page 6

of the Map Records of Cameron County, Texas and further consisting of all of a certain 2.00 acre tract recorded in Volume 8741, Page 243 of the Official Records, Cameron County, Texas; all of certain 2.63 acre tract recorded in Volume 125, Page 163 of the Miscellaneous Deed Records, Cameron County, Texas; and all of a 0.37 acre tract recorded in Volume 7017, Page 139 of the Official Records of Cameron County, Texas. Applicant: Sabrina Lara.

A. Public Hearing

B. Consider and take action on Annexation Request

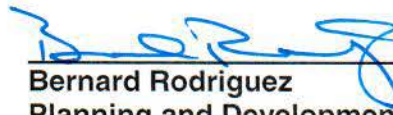
7. Consideration and possible action on Preliminary of Citadel Subdivision, bearing a Legal description of 16.034 acres of land more or less comprised of 7.644 acres out of Lot Seven (7) and 8.39 acres out of Lot Eight (8) Lasby Park Place in Cameron County, Texas, according to map thereof recorded in Volume 4, Page 12, Map Records of Cameron County, Texas. Applicant: Citadel Development, LLC.
8. Consideration and possible action on Final Plat of Citadel Subdivision, bearing a Legal description of 16.034 acres of land more or less comprised of 7.644 acres out of Lot Seven (7) and 8.39 acres out of Lot Eight (8) Lasby Park Place in Cameron County, Texas, according to map thereof recorded in Volume 4, Page 12, Map Records of Cameron County, Texas. Applicant: Citadel Development, LLC.
9. Consideration and possible action on Preliminary Plat of Red Fish Estate Subdivision, being a Replat of Lots 2 and 3, Being 1.28 acres of land comprised of Lot 3, Leach Subdivision and a 0.26 acre tract out of Lot 2, Leach Subdivision, Cameron County, Texas according to the Map or Plat thereof recorded in Volume 12, Page 34, of the Map Records of Cameron County, Texas. Applicant: Roel Olivarez.
10. Consideration and possible action on Final Plat of Red Fish Estate Subdivision, being a Replat of Lots 2 and 3, Being 1.28 acres of land comprised of Lot 3, Leach Subdivision and a 0.26 acre tract out of Lot 2, Leach Subdivision, Cameron County, Texas according to the Map or Plat thereof recorded in Volume 12, Page 34, of the Map Records of Cameron County, Texas. Applicant: Roel Olivarez.
11. Consideration and possible action on Preliminary Plat of San Benito Business Park Subdivision Phase I, being a 40.03 acre tract, lying in Bartolome & Eugenio Fernandez Survey, Abstract 16, Cameron County, Texas, same being a portion of Block 7 and Block 82 of the San Benito Land & Water Company Subdivision, as described and recorded in Volume 1, Page 6, Map Records of Cameron County, Texas, a portion Block 82 of the San Benito land & Water Company Subdivision as described and recorded in Volume 1, Page 25, Map Records of Cameron County, Texas, a portion of Lot 1, Block 1 of the San Benito Business Subdivision as described and recorded in Cabinet 1, Slot 3083-B, Map Records of Cameron County, Texas. Being the same tract as described in Special Warranty Deed to AEP Texas Inc., in Volume 22635, Page 217, of the Deed Records of Cameron County, Texas. Applicant: City of San Benito.
12. Consideration and possible action on Final Plat of San Benito Business Park Subdivision Phase I, being a 40.03 acre tract, lying in Bartolome & Eugenio Fernandez Survey, Abstract 16, Cameron County, Texas, same being a portion of Block 7 and Block 82 of the San Benito Land & Water Company Subdivision, as described and recorded in Volume 1, Page 6, Map Records of Cameron County, Texas, a portion Block 82 of the San Benito land & Water Company Subdivision as described and recorded in Volume 1, Page 25, Map Records of Cameron County, Texas, a portion of Lot 1, Block 1 of the San Benito Business Subdivision as described and recorded in Cabinet 1, Slot 3083-B, Map Records of Cameron County, Texas. Being the same tract as described in

Special Warranty Deed to AEP Texas Inc., in Volume 22635, Page 217, of the Deed Records of Cameron County, Texas. Applicant: City of San Benito.

13. Consideration and possible action on Preliminary Plat of San Benito Municipal Subdivision, being a 18.57 acre tract of land comprised of a called 12.50 acre tract recorded in Volume 9775, Page 76, Official Records, Cameron County, Texas, a called 4.977 acre tract and a called 1.10 acre tract, both recorded in Sheriff's Tax Deed in Volume 20717, Page 138, Official Records, Cameron County, Texas, all being described to the City of San Benito, 18.60 acres out of Block 25 of the San Benito Land and Water Company Subdivision, a Map of which is recorded in Volume 1, Page 6, Map Records Cameron County, Texas, and being out of the Concepcion de Carricitos Grant, Abstract 16 in Cameron County, Texas. Applicant: City of San Benito.
14. Consideration and possible action on Final Plat of San Benito Municipal Subdivision, being a 18.57 acre tract of land comprised of a called 12.50 acre tract recorded in Volume 9775, Page 76, Official Records, Cameron County, Texas, a called 4.977 acre tract and a called 1.10 acre tract, both recorded in Sheriff's Tax Deed in Volume 20717, Page 138, Official Records, Cameron County, Texas, all being described to the City of San Benito, 18.60 acres out of Block 25 of the San Benito Land and Water Company Subdivision, a Map of which is recorded in Volume 1, Page 6, Map Records Cameron County, Texas, and being out of the Concepcion de Carricitos Grant, Abstract 16 in Cameron County, Texas. Applicant: City of San Benito.
15. Adjournment.

Dated: September 24, 2021

CITY OF SAN BENITO
PLANNING AND ZONING COMMISSION



Bernard Rodriguez
Planning and Development Department

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

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