



**NOTICE OF THE REGULAR MEETING OF  
THE CITY OF SAN BENITO CITY COMMISSION  
NOVEMBER 7, 2023  
5:30 PM**

**CITY OF SAN BENITO ANNEX BUILDING NUMBER 2  
MEETING HALL  
705 NORTH BOWIE STREET  
SAN BENITO, TEXAS 78586**

During the course of this meeting, the City Commission may retire into Executive Session under Texas Government Code Section 551.071 (2) to consult with its legal counsel on legal matters relating to any item on this agenda when the duty of the attorney to the City Commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. The City Commission reserves the right to consider and address any of the items in this agenda in any order during the meeting.

- 1. Welcome.**
- 2. Pledge of Allegiance to the U.S. Flag and to the Texas Flag.**
- 3. Invocation.**
- 4. Announcements: Items of Community Interest.**
- 5. Public Comments - (Speaker/Remarks limited to three minutes).**
- 6. Consideration and possible action to approve the minutes of the March 21, 2023 City of San Benito Regular City Commission Meeting.**
- 7. Consideration and possible action on the Small Business Investment Program-Rent Subsidy Grant award to A Touch of Texas in the amount of \$2,400.**
- 8. Consideration and possible action on the Small Business Investment Program-Rent Subsidy Grant award to Teeny Waist Fitness in the amount of \$2,400.**
- 9. Consideration and possible action on the Small Business Investment Program-Rent Subsidy Grant award to The Smudging and Spiritual Botanica in the amount of \$2,400.**
- 10. Public Hearing: To solicit input regarding a request for a Conditional Use Permit to consent a Towing Service at 1047 N. Oscar Williams Rd, also bearing a legal description of 6.33 Acres out of Lots Four (4) and Five (5), Block One Hundred**

**Twenty-nine (129), San Benito Land and Water Company Subdivision in the City of San Benito, Cameron County, Texas according to the plat recorded in Volume 1, Page 6 of the Cameron County Map Records. Applicant: Elias Lozano. DBA Camel Tow.**

- a. Open Public Hearing**
- b. Close Public Hearing**

- 11. Consideration and possible action after public hearing on request of a Conditional Use Permit to consent a Towing Service at 1047 N. Oscar Williams Rd, also bearing a legal description of 6.33 Acres out of Lots Four (4) and Five (5), Block One Hundred Twenty-nine (129), San Benito Land and Water Company Subdivision in the City of San Benito, Cameron County, Texas according to the plat recorded in Volume 1, Page 6 of the Cameron County Map Records. Applicant: Elias Lozano. DBA Camel Tow.**
- 12. Consideration and possible action to approve a request for a variance to allow a lot ratio of 4 to 1 for a proposed subdivision bearing a Legal Description of: Being 13.23 acre tract, more or less (13.00 acres recorded) out of the West 20.00 acres of the West ½ of the North West corner of Block Thirty-One (31), San Benito Land and Water Company Subdivision in Cameron County, Texas, according to the map or plat recorded in Volume 1, Page 6, Map Records of Cameron County, Texas. Applicant: JEK Properties, LLC.**
- 13. Consideration and possible action to approve the Second Reading of Ordinance Number 2620-10-2023 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.**
- 14. Consideration and possible action to approve the Preliminary and Final Plat of Santillana Industrial Park Subdivision, bearing a legal description of Being of 16.65 Acres out of Block 28, 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 Being out of a Certain 19.50 Acre Tract of Land Recorded in Volume 1984, Page 179 of the Official Records of Cameron County, Texas.**
- 15. Consideration and possible action to approve Payment Number 8, 9 and 10 to Cameron County Regional Mobility Authority pertaining to the City of San Benito Commitment for North Williams Road, (Phase I) Project, per Agreement Number 2022-0510-4(A), in the amount of \$24,597.77.**
- 16. Consideration and possible action to approve Payment Number 10 and 11 to Cameron County Regional Mobility Authority pertaining to the City of San Benito Commitment for South Williams Road, (Phase 2) Project, per Agreement Number 2022-0510-3(A), in the amount of \$8,266.56.**
- 17. Consideration and possible action to approve the road closure request of the 100 block of East Stenger Street by Cueves Builders LLC for the loading and unloading of construction equipment on November 9, 2023 from 8:30 a.m. to 10:00 a.m.**

18. Consideration and possible action to approve payment for the annual maintenance agreement with Tyler Technologies for the San Benito Police Department's Records Management System, Computer Aided Dispatch and iPad Mobile Client in the total amount of \$46,588.70.
19. Consideration and possible action to approve the purchase of five sets of Structural Fire Protective Ensembles (bunker gear) for new hires from Metro Fire Apparatus and Equipment (Buyboard Contract # 698-23) for the total amount of \$14,835.00
20. Consideration and possible action to sign the loan agreements for the exhibition "Things Carried Home: VA Texas Valley Coastal Bend Creative Arts Competition Exhibition.
21. Consideration and possible action to approve the dates for the City of San Benito 2024 Calendar of Events.
22. Consideration and possible action to approve payment to Cornett Construction Co. as recommended by Hanson Professional Services, Inc., pertaining to the Landrum Lift Station rehabilitation project in the amount of \$369,158.21.
23. Consideration and possible action to approve payment to Cornett Construction Co. as recommended by Hanson Professional Services, Inc., pertaining to the Landrum Lift Station rehabilitation project in the amount of \$87,391.57.
24. Consideration and possible action to approve payment to Cornett Construction Co. as recommended by Hanson Professional Services, Inc., pertaining to the Landrum Lift Station rehabilitation project in the amount of \$135,077.33.
25. Consideration and possible action to approve Change Order Approval Request Form Number 2 submitted by Hanson Professional Services, Inc., on behalf of Cornett Construction Co. for the Landrum Lift Station Improvement project for an additional \$32,813.80.
26. Consideration and possible action to approve Payment Number 3 to Ferguson Service Systems, Inc., as recommended by Hanson Professional Services, Inc., pertaining to the Stenger Surge Tank Lift Station Improvements in the amount of \$231,655.88.
27. Executive Session:
  - a) Consultation with the City Attorney pursuant to Texas Government Code Section 552.107(1) to discuss privileged communication protected by the attorney-client privilege.
  - b) Discussion and deliberation pursuant to Texas Government Code Section 551.074 regarding the City Manager employment contract.

**General Session:**

28. Consideration and possible action on items discussed in Executive Session.
29. Adjournment.

**Note:** The City of San Benito does not discriminate on the basis of disability in the admission of, access to, treatment of, or employment in its programs, activities, or public meetings. Any individual with a disability in need of an accommodation is encouraged to contact the City Secretary at (956) 361-3800, Extension 103, by Monday, no later than 5:00 P.M., to make proper arrangements.

**Dated:**  
**CITY OF SAN BENITO**  
*Ricardo Guerra*  
**Honorable Ricardo Guerra**  
**Mayor**

**STATE OF TEXAS**  
**COUNTY OF CAMERON**

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**I, the undersigned authority, do hereby certify that the above Notice of the Regular Meeting of the City of San Benito City Commission is a true and correct copy of said Notice posted on the front outdoor bulletin board cabinet for agendas at the San Benito Municipal Building, 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 seventy-two (72) hours prior to the date and time said meeting was convened. This agenda may be downloaded by accessing: <http://cityofsanbenito.com/AgendaCenter>.**



**ATTEST:**

*Ruth McGinnis*  
**Ruth A. McGinnis, City Secretary**