



**NOTICE OF A SPECIAL MEETING OF THE SAN BENITO
ZONING BOARD OF ADJUSTMENTS
WEDNESDAY, FEBRUARY 15, 2023**

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

OFFICIAL MINUTES

Zoning Board of Adjustments:

	Present	Absent		Present	Absent
PL. 1. Encarnacion Lopez	X		PL. 2. Velma De Los Santos	X	
PL. 3. Noe Galvan	X		PL. 5. Tom Goodman	X	

Quorum: Yes: X No: _____

Started: 5:30 P.M. Ended: 6:41 P.M.

Staff: Monica L Rodriguez, City Planner I, Johanna Maldonado, Planning Manager, Dayla Guzman, Planning Technician

Audience in Attendance: [Nancy Aida Perez De Tehurel](#), [Esmeralda Rivera](#)

[Noe Galvan- Chairperson](#) acknowledged a quorum and opened the meeting at 5:30 P.M.

1. Welcome. [Noe Galvan- Chairperson](#) - welcomed the audience in attendance.
2. Pledge of Allegiance to the U.S. Flag and to the Texas Flag.
3. Public Comments- [No one signed up for Public Comments](#)
4. Consideration and possible action to approve the Minutes of the January 26, 2023 Meeting of the Zoning Board of Adjustments.

[Noe Galvan- Chairperson](#) - Motion by Tom Goodman, second by Encarnacion Lopez, all those in favor vote saying I, all those against, same sign. Minutes passes.

Vote: Motion by: Tom Goodman	Second by: Encarnacion Lopez
Vote: For: <u> X </u> Against:	Motion: Motion Passes

5. Public Hearing to solicit input regarding a Conditional Use Permit to consent a Towing Service at 390 W Hicks, on an existing commercial site zoned LI Light Industry, bearing a legal description of: Lots 1, 2 & 3 Block 52 San Benito Sixth Addition, as recorded in Volume 2, Page 18 of the Cameron County Map Records, Cameron County, Texas. Applicant: Nancy Aida Perez De Tehurel

Dayla Guzman, Planning Technician - Presented the item.

Noe Galvan- Chairperson - Opened Public Hearing.

Noe Galvan- Chairperson - Closed Public Hearing.

6. Consideration and possible action to grant a Conditional Use Permit to consent a Towing Service at 390 W Hicks, on an existing commercial site zoned LI Light Industry, bearing a legal description of: Lots 1, 2 & 3 Block 52 San Benito Sixth Addition, as recorded in Volume 2, Page 18 of the Cameron County Map Records, Cameron County, Texas. Applicant: Nancy Aida Perez De Tehurel

Dayla Guzman, Planning Technician - Presented the item.

Tom Goodman-Place 5 - Had questions regarding this item.

Johanna Maldonado, Planning Manager - Answered questions.

Tom Goodman-Place 5 - Questioned the gas tank shown on the survey.

Johanna Maldonado, Planning Manager - Mentioned that will be looked at during the permit process as well as landscaping.

Tom Goodman-Place 5 - Motioned to approve.

Velma De Los Santos- Place 2 - Seconded the motion to approve.

Noe Galvan- Chairperson - Motion by Tom, second by Velma, all those in favor vote saying I. All those against, same sign.

Noe Galvan- Chairperson - Motion passes.

Vote: Motion by: Tom Goodman	Second by: Velma De Los Santos
Vote: For: <u>X</u> Against:	Motion: Motion Passes

7. Adjournment -


Noe Galvan- Chairperson - Do I have a motion to adjourn?

Velma De Los Santos - Place 2 - I make a motion to adjourn.


Tom Goodman-Place 5 - Second.

Vote: Motion by: Velma De Los Santos	Second by: Tom Goodman
Vote: For: <input checked="" type="checkbox"/> Against:	Motion: Passes. Closed at 5:41 pm.

CITY OF SAN BENITO



Johanna Maldonado, Planning Manager
Planning & Development Department



Noe Galvan, Chairperson
Zoning Board of Adjustments