



**NOTICE OF A SPECIAL MEETING OF THE SAN BENITO
PLANNING & ZONING COMMISSION
THURSDAY, APRIL 13, 2023**

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

OFFICIAL MINUTES

Planning & Zoning Commission:

	Present	Absent		Present	Absent
PL. 1. Velma De Los Santos	X		PL. 2. Encarnacion Lopez	X	
PL. 3. Enriqueta Ramos	X		PL. 4. Tom Goodman	X	
PL. 5. Salvador Castillo	X				

Quorum: Yes: X No: _____

Started: 5:45 P.M. Ended: 5:55 P.M.

Staff: Johanna Maldonado, Planning Manager, Monica L Rodriguez, City Planner I, Dayla Guzman, Planning Technician, Haley R Medrano, Planning and Development Administrative Assistant

Audience in Attendance: Joshua Pequeno, Starrlene Cantu

Velma De Los Santos- Chairperson acknowledged a quorum and opened the meeting at 5:45 P.M.

1. Welcome. **Velma De Los Santos- Chairperson** - welcomed the audience in attendance.
2. Pledge of Allegiance to the U.S. Flag and to the Texas Flag.
3. Public Comments: No Public Comments.
4. Consideration and possible action to approve the Minutes of the March 23, 2023 regular Meeting of the Planning and Zoning Commission.

Vote: Motion by: Enriqueta Ramos	Second by: Encarnacion Lopez
Vote: For: <u> X </u> Against: _____	Motion: Passes

- Public Hearing to solicit input regarding a request for a variance for a proposed subdivision located on Business 77 bearing a Legal Description of: 5.97 acres of lot 7, Resaca Front Subdivision out of Block 196, San Benito Land & Water Company Subdivision, Cameron County, Texas according to the map or plat thereof recorded in Volume 2, Page 21 of the Map Records of Cameron County, Texas. Briar Ridge Inc.

Dayla Guzman, Planning Technician - Presented the item

Velma De Los Santos- Chairperson - Opened Public Hearing.

Public hearing opened 5:48 p.m.

Joshua Pequeno works for Guzman and Munoz whose address is 2020 E Expressway 83, Mr. Pequeno is for the proposed subdivision located on Business 77 for new businesses and it will be beneficial to the City of San Benito.

Velma De Los Santos- Chairperson - Closed Public Hearing.

Public hearing closed 5:53 p.m.

- Consideration and possible action to approve a request for a variance for a proposed subdivision located on Business 77 bearing a Legal Description of: 5.97 acres of lot 7, Resaca Front Subdivision out of Block 196, San Benito Land & Water Company Subdivision, Cameron County, Texas according to the map or plat thereof recorded in Volume 2, Page 21 of the Map Records of Cameron County, Texas. Briar Ridge Inc.

Dayla Guzman, Planning Technician -Presented the item.

Tom Goodman-Board Member- Asked if there has been changes to a variance since variance are normally reviewed by the Zoning Board of Adjustments.

Monica Rodriguez-Planner I-mentioned this item is a variance for a subdivision therefore its need to be reviewed by the Planning & Zoning Board.

Velma De Los Santos- Chairperson - Stated Minor plats have been redefined within the last 6 months.

Velma De Los Santos- Chairperson - Questioned if the variance is to have access to lot 4 in the back before applicants move forward with the project as a whole.


Vote: Motion by: Salvador Castillo	Second by: Tom Goodman
Vote: For: <u> X </u> Against: <u> </u>	Motion: Passes

- Adjournment -


Velma De Los Santos- Chairperson - Do I have a motion to adjourn?

Vote: Motion by: Lopez Encarnacion	Second by: Salvador Castillo
Vote: For: <u> X </u> Against: <u> </u>	Motion: Passes. Closed at 5:55 pm.

CITY OF SAN BENITO



Johanna Maldonado, Planning Manager
Planning & Development Department



Velma De Los Santos, Chairperson
Planning & Zoning Commission