



NOTICE OF A REGULAR MEETING OF THE SAN BENITO
PLANNING AND ZONING COMMISSION
Thursday, January 27, 2022, 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, January 27, 2022, 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.
4. Public Hearing: To solicit input regarding a Conditional Use Permit to allow a Shelter Care Facility in a "Single Family - One" (SF-1) zone. Located at 299 E. Heywood St., bearing a legal description of Lots 1-12, Block 36, San Benito Original Townsite Subdivision. Currently, the site is the International Educational Services, (IES), San Benito Shelter Care Program. Applicant: Urban Strategies. LLC
 - A. Public Hearing
 - B. Consider and take action on Conditional Use Permit.
5. Public hearing to solicit input regarding a request to rezone a property located at 1401 East Business Highway 77, being a 40.00 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. From C-2 Commercial General Retail Business to PDD Planned Development District, default to C-2 Commercial General Retail Business. Applicant: City of San Benito. Applicant: AEP Texas.
 - A. Public Hearing
 - B. Consider and take action on Rezone Request.

6. Public hearing to solicit input regarding adopting Development Standards to clarify certain sections, to update provisions to comply with recent changes in law and to codify policy as City Code. Applicant: City of San Benito.
7. Consideration and possible action on Preliminary Plat of Monte De Sion #2 Subdivision, bearing a Legal description of 3.27 acres consisting of all of Lot 1 of Monte De Sion Subdivision, as recorded in Cabinet 1, Slot 3159, Map Records of Cameron County, Texas and a certain 1.33-acre tract of land out of Block 34, San Benito Land and Water Company Subdivision, as recorded in Volume 23938, Page 196, Official Deed Records of Cameron County, Texas. Applicant: Iglesia Evangelical Cristiana Espiritual.
8. Consideration and possible action on Final Plat of Monte De Sion #2 Subdivision, bearing a Legal description of 3.27 acres consisting of all of Lot 1 of Monte De Sion Subdivision, as recorded in Cabinet 1, Slot 3159, Map Records of Cameron County, Texas and a certain 1.33-acre tract of land out of Block 34, San Benito Land and Water Company Subdivision, as recorded in Volume 23938, Page 196, Official Deed Records of Cameron County, Texas. Applicant: Iglesia Evangelical Cristiana Espiritual.
9. Adjournment.

Dated: January 24, 2022

CITY OF SAN BENITO
PLANNING AND ZONING COMMISSION



Bernard Rodriguez, Planning Manager
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 REGULAR 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


MDLR