



**NOTICE OF A REGULAR MEETING OF THE SAN BENITO
ZONING BOARD OF ADJUSTMENTS
Thursday, April 27, 2023 at 5:30 p.m.**

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

Notice is Hereby Given of a possible Regular Meeting of the San Benito Zoning Board of Adjustments may be held on Thursday, April 27, 2023, 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 US Flag and to the Texas Flag.
3. Public Comments- (Speaker/Remarks limited to three minutes. Not more than three speakers on one topic.)
4. Consideration and possible action to approve the Minutes of the April 13, 2023 special meeting of the Zoning Board of Adjustments.
5. Public Hearing on a petition to allow an encroachment of an existing canopy within the required setbacks for an existing business at 2500 W Expressway 83 on a property Zoned C-2 "Commercial General Retail Business" bearing a legal description of: 1.47 gross acre tract of land, more or less, out of lots 15, 16 and 17, Ebony Heights Subdivision, out of Block 123, San Benito Land and Water Company Subdivision, Cameron County, Texas according to the map or plat thereof recorded in Volume 5, Page 45, Map Records, Cameron County, Texas. Applicant: 7-Eleven Inc.
 - a) Open Public Hearing
 - b) Close Public Hearing
6. Consideration and possible action to grant a variance allowing an encroachment of an existing canopy within the required setbacks for an existing business at 2500 W Expressway 83 on a property Zoned C-2 "Commercial General Retail Business" bearing a legal description of: 1.47 gross acre tract of land, more or less, out of lots 15, 16 and 17, Ebony Heights Subdivision, out of Block 123, San Benito Land and Water Company Subdivision, Cameron County, Texas according to the map or plat thereof recorded in Volume 5, Page 45, Map Records, Cameron County, Texas. Applicant: 7-Eleven Inc.

- 7. Public Hearing on a petition to allow an encroachment of an existing carport and proposed extension of the carport within the required setbacks for an existing residence at 160 Audrey Ln. Zoned SF 1 - "Single Family One" bearing a legal description of : Lot 12 Block 4 Parvisal Mobile Estates (Amended Map of Replat C1-2677-B) Applicant: Santiago Benitez
 - a) Open Public Hearing
 - b) Close Public Hearing
- 8. Consideration and possible action to grant a variance allowing an encroachment of an existing carport and proposed extension of the carport within the required setbacks for an existing residence at 160 Audrey Ln, Zoned SF 1 - "Single Family One" bearing a legal description of: Lot 12 Block 4 Parvisal Mobile Estates (Amended Map of Replat C1-2677-B) Applicant: Santiago Benitez
- 9. Adjournment.

Dated: April 24, 2023

CITY OF SAN BENITO
ZONING BOARD OF ADJUSTMENTS




Johanna Maldonado, 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 ZONING BOARD OF ADJUSTMENTS 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