



**NOTICE OF A REGULAR MEETING OF  
THE CITY OF SAN BENITO CITY COMMISSION  
OCTOBER 18, 2022  
5:30 PM**

**SAN BENITO MUNICIPAL BUILDING  
CESAR GONZALEZ MEETING HALL  
401 NORTH SAM HOUSTON BOULEVARD  
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. Presentation by Mr. Pete Sepulveda, Jr., Executive Director, Cameron County Regional Mobility Authority on various projects.**
- 7. First Reading of Ordinance Number 2601-A-10-2022(Z) amending Zoning Ordinance Number 2601-03-2022(Z) and amending the Russell Ranch Planned Development District standards incorporated in 'Exhibit B', and providing an effective date.**
- 8. First Reading of Ordinance Number 2613-10-2022(Z) amending the Code of Ordinances of the City of San Benito, Chapter 10, Subdivision Regulations, Article 10-01 throughout; providing for severability, and ordaining other provisions related to the subject matter thereof.**
- 9. First Reading of Ordinance Number 2614-10-2022(Z) amending the Code of Ordinances of the City of San Benito, Chapter 13, Utilities, providing for severability and ordaining other provisions related to the subject matter thereof.**

**10. Consideration and possible action to approve the Preliminary and Final Plat of Broadway Place Subdivision Phase II, bearing a legal description of; A tract of land containing 9.66 acres of land, situated in Cameron County, Texas, also being a part or portion of Block 16, of San Benito Land and Water Company Subdivision, Cameron County, Texas, Map reference: Volume 1, Page 6, Cameron County Map Records, said 9.66 acres also being part or portion of that Tract of land deeded to Broadway Hardware Inc., a Texas Corporation, recorded in document number 20740, Cameron County Map Records. Applicant: Hallmark Construction, LLC.**

**11. Consideration and possible action to approve a Maintenance Bond to provide a two-year warranty for subdivision improvements pertaining to Broadway Place Subdivision, Phase II Development.**

**12. Public Hearing: To solicit input regarding a request to Rezone a property located on the Southwest corner of the intersection of Sam Houston Boulevard and Pennsylvania Avenue, bearing a Legal Description of; a tract containing 5.16 acres of land out of Block Forty (40) of the San Benito Land and Water Company Subdivision as recorded in Volume 1, Page 6 of the Map Records of Cameron County, Texas, from AO “Agriculture and Open Space” to SF-1 “Single Family One”. Applicant: Camperos Development, LLC.**

**(a) Open Public Hearing**

**(b) Close Public Hearing**

**13. First Reading of Ordinance Number 2612-10-2022(Z) to Rezone a property located on the Southwest corner of the intersection of Sam Houston Boulevard and Pennsylvania Avenue, bearing a Legal Description of; a tract containing 5.16 acres of land out of Block Forty (40) of the San Benito Land and Water Company Subdivision as recorded in Volume 1, Page 6 of the Map Records of Cameron County, Texas, from AO “Agriculture and Open Space” to SF-1 “Single Family One”. Applicant: Camperos Development, LLC.**

**14. Public Hearing: To solicit input regarding a Re-plat of a property located at 1450 North Shore Drive, having a Legal Description of: Being 0.32 acre tract of land consisting of all of Lot Number Two (2) and the North One-Half of Lot Number Three (3), Block Number Six (6), North Shore Park Addition, to the City of San Benito, Cameron County, Texas, according to Map recorded in Volume 14, Page 34, Map Records of Cameron County, Texas. Applicant: Oscar Rene Galvan and Deborah Lee Galvan**

**(a) Open Public Hearing**

**(b) Close Public Hearing**

**15. Consideration and possible action to approve a Re-plat of a property located at 1450 North Shore Drive, having a Legal Description of: Being 0.32 acre tract of land consisting of all of Lot Number Two (2) and the North One-Half of Lot Number Three (3), Block Number Six (6), North Shore Park Addition, to the City of San Benito, Cameron County, Texas, according to Map recorded in Volume 14, Page 34, Map Records of Cameron County, Texas. Applicant: Oscar Rene Galvan and Deborah Lee Galvan**

**16. Public Hearing: To solicit input regarding a Re-plat of 139 Panchita Street, having a legal description of: Being 0.14 acres of land consisting of all of Lots Thirteen (13) and Fourteen (14), Block Thirteen (13), Colonia La Palma Number 1, an Addition to the City of San Benito, Cameron County, Texas According to Map or Plat thereof recorded in Volume 7, Page 20, Map Records, Cameron County, Texas. Applicant: Marie Elizabeth Ramos.**

**(a) Open Public Hearing**

**(b) Close Public Hearing**

**17. Consideration and possible action to approve a Re-plat of 139 Panchita Street, having a legal description of: Being 0.14 acres of land consisting of all of Lots Thirteen (13) and Fourteen (14), Block Thirteen (13), Colonia La Palma No. 1, an Addition to the City of San Benito, Cameron County, Texas According to Map or Plat thereof recorded in Volume 7, Page 20, Map Records, Cameron County, Texas. Applicant: Marie Elizabeth Ramos.**

**18. Public Hearing: To solicit input regarding a Re-plat of 682 East Stenger Street, having a legal description of: Being 0.17 acres of land consisting of the East 75 feet of Lots Fifteen (15) and Sixteen (16), Block Nine (9), Second Addition, (An Addition to the City of San Benito), Cameron County, Texas, according to Map of Plat thereof recorded in Volume 2, Page 5, Map Records, Cameron County, Texas. Applicant: Daisy Flores.**

**(a) Open Public Hearing**

**(b) Close Public Hearing**

**19. Consideration and possible action to approve a Re-plat of 682 East Stenger Street, having a legal description of: Being 0.17 acres of land consisting of the East 75 feet of Lots Fifteen (15) and Sixteen (16), Block Nine (9), Second Addition, (An Addition to the City of San Benito), Cameron County, Texas, according to Map of Plat thereof recorded in Volume 2, Page 5, Map Records, Cameron County, Texas. Applicant: Daisy Flores.**

**20. Consideration and possible action to approve Resolution Number 2022-1018-020(R), providing approval of a Hazard Mitigation Action Plan Update.**

**21. Consideration and possible action to approve Resolution Number 2022-1018-021(R), authorizing the Mayor to execute a Texas Department of Transportation Agreement for the temporary closure of State-Right-of-Way on Sam Houston Boulevard for the City of San Benito 80th Annual Christmas Parade on December 10, 2022.**

**22. Consideration and possible action to approve a Memorandum of Understanding between the San Benito Police Department and the United States Department of Veterans Affairs, Texas Valley Coastal Bend Health Care System coordinating law enforcement emergency response, security, and access control operations.**

**23. Consideration and possible action to approve the annual payment to Rio Grande Valley Communications Group for the Police and Fire Department's Emergency Radios subscription in the total amount of \$18,720.00.**

**24. Consideration and possible action to approve the purchase of two 2022 Ford Police Interceptor Utility vehicles from Rockdale Country Ford in the total amount of \$88,745.00**

**25. Consideration and possible action to award a contract to Cornett Construction Company, for the rehabilitation of the Landrum Lift Station in the amount of \$1,220,412.51**

- 26. Consideration and possible action to award a contract to Ferguson Service Systems Inc., for the construction of the Stenger Surge Tank in the amount of \$2,956,380.00**
- 27. Consideration and possible action to authorize the Mayor to execute a Funding Approval Agreement between the City of San Benito and the U.S. Department of Housing and Urban Development.**
- 28. Consideration and possible action to approve a Memorandum of Agreement between the Texas Commission on Environmental Quality and the City of San Benito to report illegal dumping affecting surface waters through participation in the Don't Mess with Texas Water program.**
- 29. Consideration and possible action to ratify the mayor's signature on the Letter of Commitment between the City of San Benito and the Rio Grande Valley Metropolitan Planning Organization.**
- 30. Presentation of the City of San Benito Financial Statements for the period ended August 31, 2022.**
- 31. Executive Session:**
  - a) Consultation with City Attorney pursuant to Texas Government Code §552.107(1) to discuss privileged communication protected by the attorney-client privilege.**
  - b) Consultation with City Attorney pursuant to Texas Government Code §551.087 regarding business development and incentives, Project 2022-003.**
- 32. General Session:**

**Consideration and possible action on Executive Session Agenda Item 31(a).**
- 33. Consideration and possible action on Executive Session Agenda Item 31(b).**
- 34. 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: October 14, 2022  
CITY OF SAN BENITO**

***Ricardo Guerra***  
**Honorable Ricardo Guerra**  
**Mayor**

STATE OF TEXAS §  
COUNTY OF CAMERON §  
CITY OF SAN BENITO §

I, the undersigned authority, do hereby certify that the above Notice of the City of San Benito Regular City Commission Meeting 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 A. McGinnis* \_\_\_\_\_  
Ruth A. McGinnis  
City Secretary