



**NOTICE OF THE REGULAR MEETING OF  
THE CITY OF SAN BENITO CITY COMMISSION  
JANUARY 6, 2026  
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.

**CALL TO ORDER:**

1. Roll call and possible action on the excusing of any absent member of the governing board.
2. Pledge of Allegiance to the U.S. Flag and to the Texas Flag.
3. Invocation.

**ANNOUNCEMENT(S)**

**PUBLIC COMMENTS (Speaker remarks limited to three minutes)**

- **Non-Agenda Items:** Kindly submit a "Public Comment Form" stating the City business or City policy you wish to speak to an hour before the start of the scheduled meeting time with the City Secretary. Forms are not reserved for anyone nor may time be deferred to anyone. PowerPoint presentations may not be accommodated. This period is limited to five (5) speakers with a time limit of three (3) minutes per speaker.
- **Agenda Items:** Kindly submit a "Public Comment Form" stating which item(s) on the agenda you wish to speak to an hour before the start of the scheduled meeting time with the City Secretary. Speakers will be allowed to address the Commission on the agenda item before it is to be considered. The speaker is limited to three (3) minutes.
- **Time Limits:** The City Commission shall have the discretion to modify its regulations regarding time limits on public comment if necessary. For example, time limit may be shortened to accommodate a lengthy agenda or could be lengthened to allow additional time for discussion on a complicated matter or if there is a need for an interpreter.

## **PRESENTATION(S)**

- Presentation of City Manager's Report.

## **CONSENT AGENDA ITEM(S)**

The following are considered to be routine by the City Commission and will be approved by one motion. There will be no separate discussion of these items unless a City Commissioner so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the Agenda.

1. Consideration and possible action to approve the Second and Final Reading of Ordinance Number 2252-AM-012026, a request to approve a Voluntary Annexation of a property located near the intersection of Pennsylvania Avenue and McCulloch Street bearing a Legal Description of: Being a tract containing 17.23 acres of land situated out of Block Number Thirty-Three (33) of the San Benito Land and Water Company Subdivision, as recorded in the Cameron County Map Records, Cameron County, Texas, and further being in the same property (called 17.201 acres) as recorded in Volume 23856, Page 26 of the Cameron County Official Records, Cameron County, Texas. Applicant: Hugo Yanez.
2. Consideration and possible action to approve the Second and Final Reading of Ordinance Number 2252-AN-012026, a request to approve a rezone for a property located near the intersection of Pennsylvania Avenue and McCulloch Street, bearing a Legal Description of: Being a tract containing 17.23 acres of land situated out of Block Number Thirty-three (33) of the San Benito Land and Water Company Subdivision, as recorded in the Cameron County Map Records, Cameron County, Texas, and further being in the same property (called 17.201 acres) as recorded in Volume 23856, Page 26 of the Cameron County Official Records, Cameron County, Texas from AO "Agriculture and Open Space" to SF-1 "Single Family One". Applicant: Hugo Yanez.
3. Consideration and possible action to approve the Second and Final Reading of Ordinance Number 2252-AO-012026, a request to approve the rezone of a property located at FM 510 bearing a Legal Description: Being 9.00 acres of land out of Block Six (6), of the San Benito Land and Water Company Subdivision, as recorded in Volume 1, Page 6 of the Map Records, Cameron County, Texas from LI "Light Industry" to C-2 "Commercial General Retail Business". Applicant: James Michael Fox.
4. Consideration and possible action to approve the Second and Final Reading of Ordinance Number 2252-AP-012026, a request to rezone a property located at 449 Ratliff Street bearing a Legal Description: Being Lot 4, Block 1, Collins-Patty Subdivision, an Addition to the City of San Benito, Cameron County, Texas, according to Volume 7, Page 58, Map Records, Cameron County, Texas from SF-1 "Single Family One" to C-2 "Commercial General Retail Business". Applicant: Zoila Reyes Rodenzo.

5. Consideration and possible action to approve the Second and Final Reading of Ordinance Number 2252-AQ-012026, to approve a Voluntary De-annexation request of approximately 1.420 gross acres (1.25 net acres) located at 29376 Resaca Drive, further described in the metes and bounds survey recorded for Lot 2, JO C. Elstner's Horse Shoe Subdivision as recorded in Volume 8, Page 71, Map Records, Cameron County, Texas. Applicant: John L. Claudio (applicant memorandum dated October 23, 2025 on record).
6. Consideration and possible action to approve the Second and Final Reading of Ordinance Number 2252-AR-012026, a request to rezone a property located at 25961 FM 510, bearing a Legal Description of: Being 1.00 acre of land out of Block Six (6), of the San Benito Land and Water Company Subdivision, as recorded in Volume 1, Page 6 of the Map Records, Cameron County, Texas from LI "Light Industry" to C-2 "Commercial General Retail Business". Applicant: Raymond M. Garcia & Alicia C. Garcia.
7. Consideration and possible action to approve the Second and Final Reading of Ordinance Number 2252-AS-012026, an ordinance amending Ordinance Number 2252 and sections of the Code of Ordinances that pertain to Administration and Enforcement, and codified in the Code of Ordinances in Chapter 14A, to amend Section 3.02, Building Permit Process.
8. Consideration and possible action to approve the Second and Final Reading of Ordinance Number 2252-W-A-010626, a request to approve an amendment to the PDD "Planned Development District", adopted on December 5, 2024, for the property located on Business 77 and Williams Road, known as San Sebastian Subdivision, bearing a Legal Description of: A 47.350 acre tract of land, more or less, out of Lots 2, 7, 8, 9, 10, 15 and 16, Block 129, San Benito Land and Water Company Subdivision, as per Map or Plat thereof recorded in Volume 1, Page 6, Map Records, Cameron County, Texas. Applicant: Fabian Contreras.
9. Consideration and possible action to approve a request for a Conditional Use Permit to allow the sale of alcohol at a Convenience Store on a property located at 449 Ratliff Street zoned SF-1 "Single Family One", bearing a Legal Description of Being Lot 4, Block 1, Collins-Patty Subdivision, an Addition to the City of San Benito, Cameron County, Texas, according to Volume 7, Page 58, Map Records, Cameron County, Texas. Applicant: Zoila Reyes Rodenzo.
10. Consideration and possible action to approve the minutes of the November 18, 2025 City of San Benito Regular City Commission Meeting.

#### **ITEMS FOR INDIVIDUAL CONSIDERATION(S)**

1. Consideration and possible action to ratify a Sixty-Day Extension Agreement of Emergency Medical Service Contract with South Texas Emergency Care Foundation, Inc., for the continued provision of emergency and non-emergency medical services in the City of San Benito.

2. Discussion and possible action to authorize the City of San Benito to assume full operational responsibility for the Historic Robertson Street Market Days Event and to place the program under the Cultural Arts and Tourism Department.
3. Consideration and possible action to approve payment to KLM Engineering, Inc. for professional engineering services related to specification development, bidding assistance, and submittal reviews for the Freddy Fender 1.0 MG Elevated Composite Water Tower in the amount of \$14,300.00.
4. Consideration and possible action to approve payment to KLM Engineering, Inc. for professional engineering services related to specification development, bidding assistance, and submittal reviews for the Oscar Williams Road 0.85 MG Elevated Oblatoid Water Tower in the amount of \$14,300.00.
5. Consideration and possible action to approve the purchase of patrol uniforms for the San Benito Police Department from GT Distributors Incorporated for the total amount of \$12,817.98.
6. Consideration and possible action to ratify payment to Zone Industries, LLC, for emergency repairs to the pump check valves at the Herminia Lift Station in the amount of \$21,029.84.

#### **EXECUTIVE SESSION**

1. Consultation with legal counsel regarding pending litigation involving Varco Real Estate, L.P., including deliberation concerning legal rights, strategy, and potential settlement, pursuant to Section 551.071 of the Texas Government Code.
  - *2025-DCL-03735; Varco Real Estate San Benito, LLC v City of San Benito, Texas.*
2. Consultation with legal counsel to deliberate and discuss the adoption of a standardized City Manager Evaluation Instrument pursuant to Texas Government Code §551.074(a)(1)(2), Personnel Matter.

#### **POSSIBLE ACTION ON ANY ITEM(S) AS DISCUSSED IN EXECUTIVE SESSION**

NOTE: The City Commission of the City of San Benito reserves the right to discuss any items in Executive Session whenever authorized under the Texas Open Meetings Act, Chapter 551 of the Texas Government Code.

1. Discussion and possible action related to matters discussed in Executive Session concerning pending litigation styled *Varco Real Estate San Benito, LLC v City of San Benito, Texas*, Cause Number 2025-DCL-03735, including consideration and approval of a Mediated Settlement Agreement and authorization for the City Manager and City legal counsel to execute all documents necessary to effectuate the settlement.
2. Discussion and possible action to approve and adopt a standardized City Manager Evaluation Instrument.





## EXECUTIVE SUMMARY

REQUEST:

Presentation of City Manager's Report.

RECOMMENDATION:

Providing up-to-date information to the City Commission and the public.

RATIONALE:

The City Manager's Report provides an update to the City Commission on current operations, ongoing projects, departmental activities, and other matters of significance affecting the City. This presentation supports transparency, informs the Commission of progress on initiatives, and allows for communication regarding upcoming priorities and issues requiring attention.

BUDGET IMPACT:

None.

RESOURCE PERSONNEL:

Fred Sandoval, City Manager

EXHIBITS:           None

PREPARED BY: Fred Sandoval  
                          City Manager

12/23/2025  
Date

*Fred R. Sandoval*

Fred Sandoval  
City Manager



## EXECUTIVE SUMMARY

### REQUEST:

Consideration and possible action to approve the Second and Final Reading of Ordinance Number 2252-AM-012026, a request to approve a Voluntary Annexation of a property located near the intersection of Pennsylvania Avenue and McCulloch Street bearing a Legal Description of: Being a tract containing 17.23 acres of land situated out of Block Number Thirty-Three (33) of the San Benito Land and Water Company Subdivision, as recorded in the Cameron County Map Records, Cameron County, Texas, and further being in the same property (called 17.201 acres) as recorded in Volume 23856, Page 26 of the Cameron County Official Records, Cameron County, Texas. Applicant: Hugo Yanez.

### RECOMMENDATION:

The Planning and Zoning Commission recommends approval.

### RATIONALE:

The applicant is requesting to voluntary annex 17.23 acres of land, which is contiguous to the current city limit line. They are proposing residential development.

### BUDGET IMPACT:

N/A

### RESOURCE PERSONNEL:

Monica Rodriguez, Planner I

### EXHIBITS:

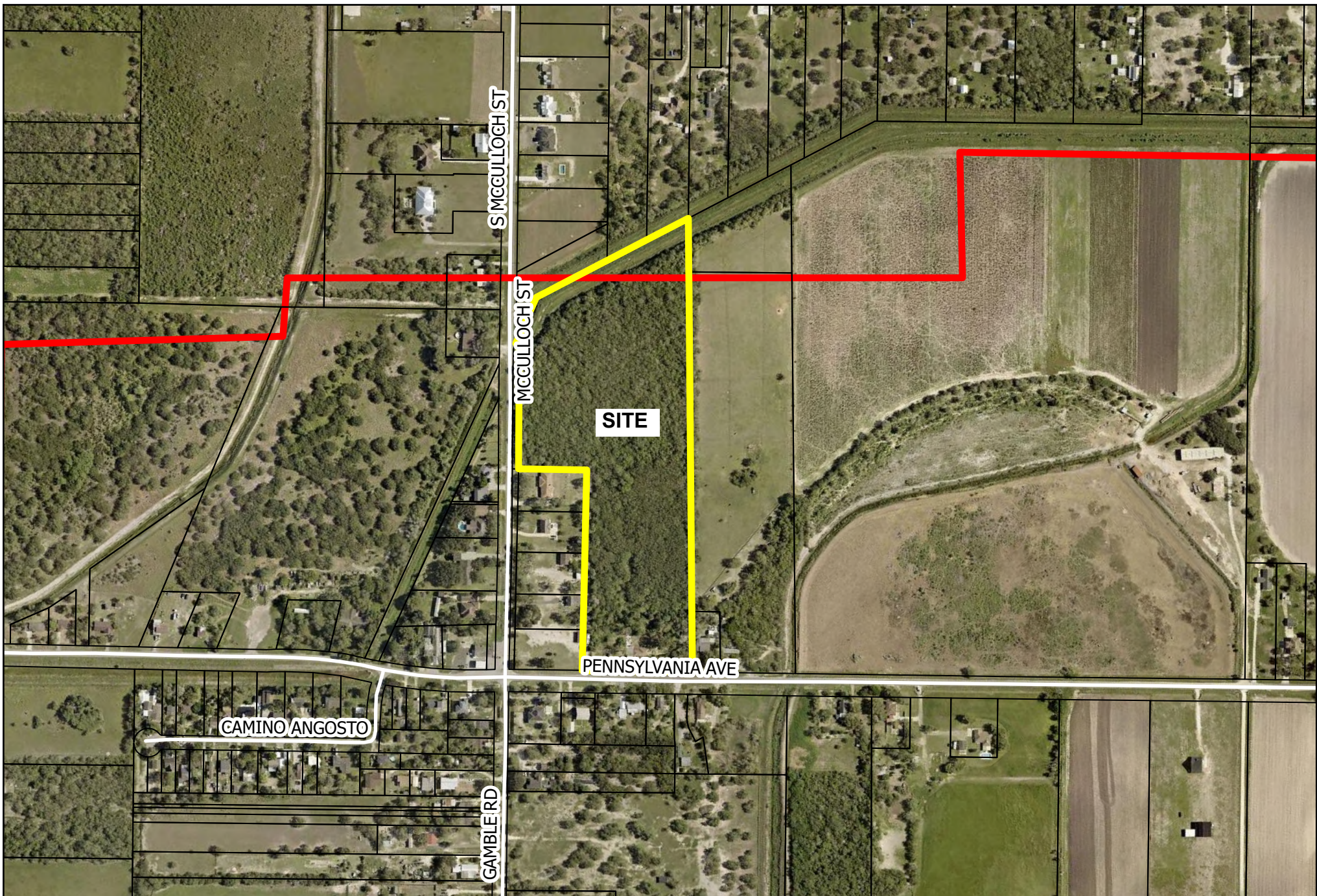
Location Map  
Annexation Application  
Petition Requesting Annexation  
Ordinance 2252-AM-012026

PREPARED BY: Monica L Rodriguez  
Planning Manager

12/23/2025  
Date

*Fred R. Sandoval*

Fred Sandoval  
City Manager



**SAN BENITO**  
THE SOUL OF SOUTH TEXAS

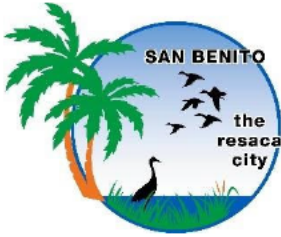
GIS Map Disclaimer:  
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to verify the usability of the information. City of San Benito and software developers assume no legal responsibility for the information on these maps.

Drawn by: KC

**Location Map  
Palmares Estates Subdivision  
Annexation**

**Legend**

- PROPERTY LINES
- CCAD\_COSB\_PARCELS
- COSB\_CITY\_LIMITS\_243
- STREETS



CITY OF SAN BENITO  
PLANNING DEPARTMENT

400 N. Travis Street  
San Benito, TX 78586

**APPLICATION FOR  
VOLUNTARY ANNEXATION**

(956) 361-3800 (ph.)  
(956) 361-3810 (fax)

**APPLICANT INFORMATION** (Please PRINT or TYPE)

Name Hugo Yanez  
Address [REDACTED]  
City Brownsville State Texas Zip 78526  
Phone No. [REDACTED] Fax No. \_\_\_\_\_  
Email [REDACTED]

**PROPERTY INFORMATION** (Please PRINT or TYPE)

Owner of Property YASA Investments, LLC  
Address of Property 23961 Pennsylvania Ave  
City San Benito State Texas Zip 78586  
Legal Description of Property: Lot \_\_\_\_\_, Block 33  
Subdivision San Benito Land and Water Company Subdivision  
Existing Zoning AO - Agriculture and Open Space Proposed Zoning SF-1 Single Family One  
Existing Land Use AO - Agriculture and Open Space Proposed Land Use SF-1 Single Family One

**REQUIREMENTS**

- \$200.00 (non-refundable)
- Survey and Metes & Bounds / Recorded Plat
- Tax Certificates (City, School)
- Warranty Deed
- Formal Letter Requesting Voluntary Annexation

Please provide a basic description of the proposed project: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I hereby certify that I have read and examined this application and know the same to be true and correct. If any information provided on this application is incorrect, the permit or approval may be revoked.

Applicant Signature [REDACTED] Date [REDACTED]  
Property Owner(s) Signature [REDACTED] Date [REDACTED]



October 22, 2025

**Edward Enriquez, Director of Administrative Services**  
City of San Benito  
401 N Sam Houston Boulevard  
San Benito, Texas 78586

**Re: Voluntary Annexation Request**

Dear Edward Enriquez,

As the owner(s) of the below-referenced property, I (we) would like the City Council to consider my (our) request for annexation. The property in question is located at 23961 Pennsylvania Ave San Benito, Texas 78586. The property is currently undeveloped and is zoned "AO – Agriculture and Open Space". The size of the tract is 17.23 acres and it is contiguous to the city limits.

1. The tax evaluation data for the property is as follows:
  - a. Property I.D. Number: 189130
  - b. Owner(s) as listed on Deed: YASA Investments, LLC
  - c. Tax Value: \$400,000.00
  
2. The anticipated impact to City services is as follows:
  - a. Water/Sewer (estimated gallons per day) 21,120 GPD
  
3. Enclosed, please find the following information:
  - a. Copy of Annexation Survey (suitable for recording) and Legal Description of Property;
  - b. Copy of Deed for the Area to Be Annexed to verify ownership;

Any additional information may be obtained by contacting San Isidro P. Navarro at

[REDACTED]

Respectfully submitted,

[REDACTED]

**San Isidro Navarro**  
Principal | President  
I.N. Civil Designs, LLC

[REDACTED]

**ORDINANCE NUMBER 2252-AM-012026**

**AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF SAN BENITO BY ANNEXING, FOR FULL PURPOSES, A PORTION OF LAND BEARING A LEGAL DESCRIPTION OF: BEING A TRACT CONTAINING 17.13 ACRES OF LAND SITUATED OUT OF BLOCK NUMBER THIRTY-THREE (33) OF THE SAN BENITO LAND AND WATER COMPANY SUBDIVISION, AS RECORDED IN THE CAMERON COUNTY MAP RECORDS, CAMERON COUNTY, TEXAS, AND FURTHER BEING IN THE SAME PROPERTY (CALLED 17.201 ACRES) AS RECORDED IN VOLUME 23856, PAGE 26 OF THE CAMERON COUNTY OFFICIAL RECORDS, CAMERON COUNTY, TEXAS; BINDING THE LAND TO ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE CITY; APPROVING AN ANNEXATION SERVICES AGREEMENT AND SERVICE PLAN; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of San Benito, Texas, (the “City”), desires to annex a tract containing 17.23 acres of land situated out of Block Number Thirty-Three (33) of the San Benito Land and Water Company Subdivision, as recorded in the Cameron County Map Records, Cameron County, Texas, and further being in the same property (called 17.201 acres) as recorded in Volume 23856, Page 26 of the Cameron County Official Records, Cameron County, Texas., more particularly described and depicted in Exhibit “B”, with the exhibit being attached hereto and incorporated herein by reference (collectively, the “Property”); and

**WHEREAS**, pursuant to Chapter 43, Section 43.003, of the Texas Local Government Code, a home-rule municipality may extend the boundaries of the municipality and annex area adjacent to the municipality which are contained in the municipality’s extra-territorial jurisdiction, (ETJ); and

**WHEREAS**, Chapter 43, Subchapter C-3 of the Texas Local Government Code authorizes municipalities to annex an area on the request of all property owners in an area, whereby the City has received a petition for annexation by the property owner for the tract of land further described in Exhibit “B”; and

**WHEREAS**, in accordance with Texas Local Government Code, Chapter 43, Subchapter C-3, Section 43.0672, the City has negotiated and entered into a written agreement dated \_\_\_\_\_, with the owner of the Property regarding the provision of services to the Property upon annexation, of which the applicable annexation services agreement is attached hereto and incorporated herein as Exhibit “A”; and

**WHEREAS**, the City Commission provided public notice and held public hearings on December 16, 2025, for all interested persons to attend and be heard in accordance with Texas Local Government Code, Chapter 43, Subchapter C-3, § 43.0673; and

**WHEREAS**, at such hearings all interested persons were heard concerning the advisability of annexing and zoning such tracts of land; and

**WHEREAS**, the City Commission of the City of San Benito, finds that the inclusion of such additional area will be of benefit to the City of San Benito;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN BENITO, TEXAS:**

**SECTION 1.** The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Commission and made a part hereof for all purposes as findings of fact.

**SECTION 2.** The Property, lying outside of, but adjacent to and adjoining the City and located within the City's ETJ, is hereby annexed into the City, and the boundaries of the City are extended to include the

Property within the corporate limits of the City. From and after the date of the ordinance, the Property shall be entitled to all the rights and privileges of the City and shall be bound by all the acts, ordinances, resolutions, and regulations of the City except parkland fees, which are subject to be paid at the building permit phase.

**SECTION 3.** The City finds annexation of the Property to be in the public interest due to the Property promoting economic growth of the City.

**SECTION 4.** The service plan attached as Exhibit "C" is approved, and municipal services shall be provided to the Property in accordance therewith.

**SECTION 5.** The City Manager is hereby authorized and directed to take appropriate action to have the official map of the City revised to reflect the addition to the City's Corporate Limits and the City Secretary is directed to file a certified copy of this Ordinance in the office of the County Clerk of Cameron County, Texas, and in the official records of the City.

**SECTION 6.** If for any reason any section, paragraph, subdivision, clause, phrase, word, or other provision of this ordinance shall be held invalid or unconstitutional by final judgement of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word, or provision of this ordinance, for it is the definite intent of this Commission that every section, paragraph, subdivision, clause, phrase, word, or provision hereof shall be given full force and effect for its purpose.

**SECTION 7. EFFECTIVE DATE**

That this ordinance shall be effective upon its passage.

**FIRST READING** before the City Commission of the City of San Benito, Texas, at a Regular City Commission Meeting on the 16<sup>th</sup> day of December, 2025.

**PASSED, APPROVED AND ADOPTED** on the Second and Final reading at a Special City Commission Meeting of the City of San Benito, Texas on this, 6<sup>th</sup> day of January, 2026.

**CITY OF SAN BENITO, TEXAS**

---

Honorable Ricardo Guerra  
Mayor

**ATTEST:**

---

Ruth A. McGinnis  
City Secretary

**MUNICIPAL SERVICES AGREEMENT**  
**BETWEEN THE CITY OF SAN BENITO, TEXAS**  
**AND YASA INVESTMENTS, LLC**

This Municipal Services Agreement ("Agreement") is entered into on \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by and between the City of San Benito, Texas, a home-rule municipality of the State of Texas, ("City") and YASA INVESTMENTS, LLC ("Owner").

**RECITALS**

The parties agree that the following recitals are true and correct and form the basis upon which the parties have entered into this Agreement.

**WHEREAS**, the City is currently classified as a Tier 2 municipality for purposes of annexation under the Texas Local Government Code ("LGC");

**WHEREAS**, Section 43.0671 of the LGC permits the City to annex an area if each owner of land in an area requests the annexation;

**WHEREAS**, where the City elects to annex such an area, the City is required to enter into a written agreement with the property owner(s) that sets forth the City services to be provided for the Property on or after the effective date of annexation;

**WHEREAS**, Owner owns certain parcels of land situated in San Benito, Texas, which consists of approximately 17.23 acres of land in the City's extraterritorial jurisdiction, such property being more particularly described and set forth in Exhibit B attached and incorporated herein by reference ("Property");

**WHEREAS**, Owner has filed a written request with the City for full-purpose annexation of the Property, identified as Annexation Ordinance Number 2252-AM-012026.

**WHEREAS**, City and Owner desire to set out the City services to be provided for the Property on or after the effective date of annexation;

**WHEREAS**, the Annexation Case and execution of this Agreement are subject to approval by the San Benito City Council; and

**NOW THEREFORE**, in exchange for the mutual covenants, conditions and promises contained herein, City and Owner agree as follows:

1. **PROPERTY.** This Agreement is only applicable to the Property, which is the subject of the Annexation.
2. **INTENT.** It is the intent of the City that this Agreement provide for the delivery of full, available municipal services to the Property in accordance with state law, which may be accomplished through any means permitted by law.

### 3. MUNICIPAL SERVICES.

- a. Commencing on the effective date of annexation, the City will provide the municipal services set forth below. As used in this Agreement, “providing services” includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City's infrastructure extension policies and developer or property owner participation in accordance with applicable city ordinances, rules, regulations, and policies.
- i. Fire – The City’s Fire Department will provide emergency and fire protection services.
  - ii. Police – The City’s Police Department will provide protection and law enforcement services.
  - iii. Emergency Medical Services - The City’s Fire Department and MedStar will provide emergency medical services.
  - iv. Planning & Zoning – The City’s Planning and Development Department will provide comprehensive planning, land development, land use.
  - v. Building – The City’s Building Department will provide building review and inspection services in accordance with all applicable laws, rules, and regulations.
  - vi. Publicly Owned Parks, Facilities, and Buildings
    1. Residents of the Property will be permitted to utilize all existing publicly-owned and available parks, facilities (including, community service facilities, libraries, swimming pools, etc.), and buildings throughout the City. Any private parks, facilities, and buildings will be unaffected by the annexation; provided, however, that the City will provide for maintenance and operation of the same upon acceptance of legal title thereto by the City and appropriations therefor.
    2. In the event the City acquires any other parks, facilities, or buildings necessary for City services within the Property, the appropriate City department will provide maintenance and operations of the same.
  - vii. Stormwater Utility Services – The Property will be included in the City’s Stormwater Utility service area and will be assessed a monthly fee based on the amount of impervious surface. The fees will cover the direct and indirect costs of stormwater management services.
  - viii. Streets - The City’s Transportation and Public Works Department will maintain the public streets and streetlights over which the City has jurisdiction. The City will provide regulatory signage services in accordance with the City policies and procedures and applicable laws.
  - ix. Water and Wastewater  
This section pertains to properties located within the City of San Benito’s Certificate of Convenience and Necessity (CCN).
    1. Existing, occupied homes that are using water-well and on-site sewer facilities on the effective date of annexation may continue to use the same. If a property owner desires to connect to the City water and sewer system, then the owner may request to connect at the owners expense. Once connected to the City’s water and sanitary sewer mains, the water and sanitary sewage service will be provided by the City at rates establish by City ordinances for such service.
    2. New homes will be required to connect to the City’s water and sewer system at the owner’s expense.
  - x. Solid Waste Services – The City will provide solid waste collection services in accordance with existing City ordinances and policies, except where prohibited by

- law.
- xi. Code Compliance – The City’s Code Compliance Department will provide education, enforcements, and abatement relating to code violations within the Property.
  - b. It is understood and agreed that the City is not required to provide a service that is not included in this Agreement.
  - c. Owner understands and acknowledges that the City departments listed above may change names or be re-organized by the City Manager. Any reference to a specific department also includes any subsequent City department that will provide the same or similar services.
4. **AUTHORITY.** City and Owner represent that they have full power, authority and legal right to execute, deliver and perform their obligations pursuant to this Agreement. Owner acknowledges that approval of the Annexation is within the sole jurisdiction of the City Council. Nothing in this Agreement guarantees favorable decisions by the City Council.
  5. **SEVERABILITY.** If any part, term, or provision of this Agreement is held by the courts to be illegal, invalid, or otherwise unenforceable, such illegality, invalidity, or unenforceability will not affect the validity of any other part, term or provision, and the rights of the parties will be construed as if the part, term, or provision was never part of the Agreement.
  6. **INTERPRETATION.** The parties to this Agreement covenant and agree that in any litigation relating to this Agreement, the terms and conditions of the Agreement will be interpreted according to the laws of the State of Texas. The parties acknowledge that they are of equal bargaining power and that each of them was represented by legal counsel in the negotiation and drafting of this Agreement.
  7. **GOVERNING LAW AND VENUE.** Venue shall be in the state courts located in Cameron County, Texas or the United States District Court for the Southern District of Texas, San Benito Division and construed in conformity with the provisions of Texas Local Government Code Chapter 43.
  8. **NO WAIVER.** The failure of either party to insist upon the performance of any term or provision of this Agreement or to exercise any right granted hereunder shall not constitute a waiver of that party’s right to insist upon appropriate performance or to assert any such right on any future occasion.
  9. **GOVERNMENTAL POWERS.** It is understood that by execution of this Agreement, the City does not waive or surrender any of its governmental powers or immunities.

**10. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

**11. CAPTIONS.** The captions to the various clauses of this Agreement are for informational purposes only and shall not alter the substance of the terms and conditions of this Agreement.

**12. AGREEMENT BINDS SUCCESSORS AND RUNS WITH THE LAND.** This Agreement is binding on and inures to the benefit of the parties, their successors, and assigns. The term of this Agreement constitutes covenants running with the land comprising the Property and is binding on the Owner.

**13. ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the parties and supersedes all prior oral and written agreements between said parties. This Agreement shall not be amended unless executed in writing by both parties.

Executed as of the day and year first above written to be effective on the effective date of annexation of the Property.

**CITY OF SAN BENITO**

**YASA INVESTMENTS, LLC**

By: \_\_\_\_\_  
Ricardo Guerra  
Mayor

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Attest:

\_\_\_\_\_  
Ruth McGinnis City Secretary

Approved as to Form and Legality:

\_\_\_\_\_  
Javier Villalobos  
City Attorney

Approvals:  
City Commission: \_\_\_\_\_  
Ordinance No. \_\_\_\_\_

**State of Texas** §  
**County of Cameron** §

This instrument was acknowledged before me on the \_\_\_\_day of \_\_\_\_\_, 20\_\_,  
by Ricardo Guerra, Mayor of the City of San Benito, a Texas municipal corporation, on behalf  
of said corporation.

By: \_\_\_\_\_

Notary Public, State of Texas

**State of Texas** §  
**County of Cameron** §

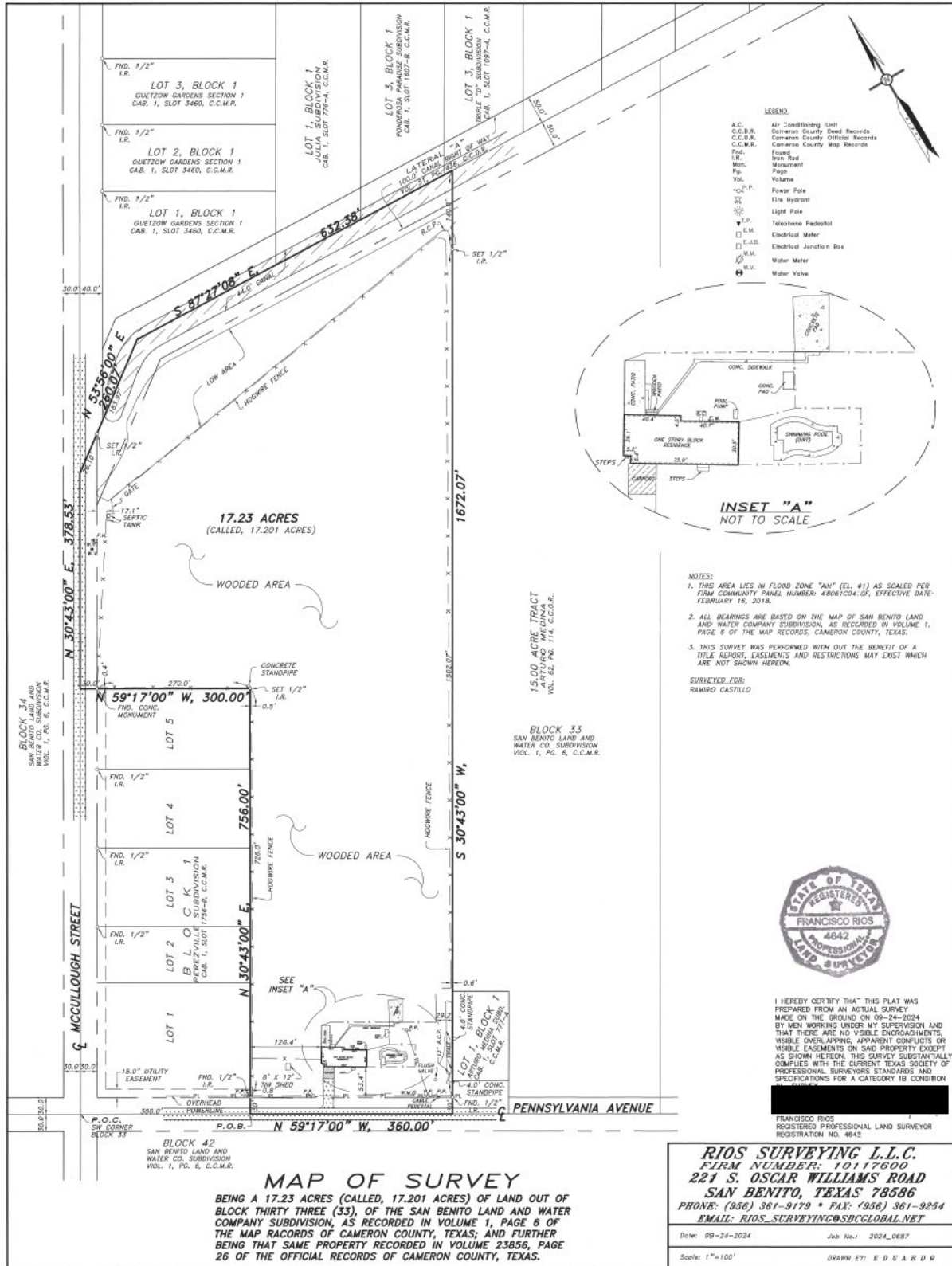
This instrument was acknowledged before me on the \_day of \_\_\_\_\_, 20.  
, by \_\_\_\_\_, \_\_\_\_\_ of [Name of individual signing, title (if  
any)] on behalf of said \_\_\_\_\_ [insert name of company or  
individual where applicable].

By: \_\_\_\_\_

Notary Public, State of Texas

After Recording Return to: City Secretary  
City of San Benito  
485 North San Houston Street  
San Benito, Texas 78586

**EXHIBIT B**



**METES AND BOUNDS DESCRIPTION-PALOMARES SUBDIVISION****17.23 ACRES OF LAND**

**BEING A TRACT CONTAINING 17.23 ACRES OF LAND** situated out of Block Number Thirty-three (33) of the San Benito Land and Water Company Subdivision, as recorded in the Cameron County Map Records, Cameron County, Texas, and further being the same property (called 17.201 acres) as recorded in Volume 23856, Page 26 of the Cameron County Official Records, Cameron County, County, Texas; Said 17.23 acre tract being more particularly described as follows:

**COMMENCING** for reference at a point being the Southwest corner of said Block 33, the Southwest corner of the Perezville Subdivision, as recorded In Cabinet 1, Slot 1756-B of the Cameron County Map Records, Cameron County, Texas, and being the intersection of the centerline of Pennsylvania Avenue and the centerline of McCullough Street;

**THENCE**, South 59 degrees 17 minutes 00 seconds East, along the South line of said Block 33 and the centerline of said Pennsylvania Avenue, a distance of 300.00 feet to the POINT OF BEGINNING and being the Southeast corner of said Perezville Subdivision, for the Southwest corner of the herein described tract;

**THENCE**, departing the South line of said Block 33 and the centerline of said Pennsylvania Avenue, North 30 degrees 43 minutes 00 seconds East, along the East line of said Perezville Subdivision, at a distance of 30.00 feet passing a ½ inch iron rod found for reference on the North Right-a-way line of said Pennsylvania Avenue, and continuing in all a total distance of 756.00 feet to a ½ inch Iron rod set for the Northeast corner of said Perezville Subdivision and for an interior corner of the herein described tract;

**THENCE**, North 59 degrees 17 minutes 00 seconds West, along the North line of said Perezville Subdivision, at a distance of 270.00 feet passing a Concrete Monument found for reference on the East Right-of-way line of the aforementioned McCullough Street, and continuing In all a total distance of 300.00 feet to a point for an interior corner of the herein described tract, the Northwest corner of said Perezville Subdivision and being In the centerline of said McCullough Street;

**THENCE**, North 30 degrees 43 minutes 00 seconds East, along the West line of said Block 33 and the centerline of said McCullough Street, a distance of 378.53 feet to a point for the Northwest corner of the herein described tract and being in the centerline of a 100 feet wide Canal Right-of-way, as recorded in Volume 51, Page 436 of the Cameron County Deed Records, Cameron County, Texas;

**THENCE**, departing the West line of said Block 33 and the centerline of said McCullough Street, North 53 degrees 56 minutes 00 seconds East, along the centerline of said 100 feet wide Canal Right-of-way, at a distance of 76.10 feet passing a ½ inch iron rod set for reference on the East Right-of-way line of said McCullough Street, and continuing in all a total distance of 260.07 feet to an angle point;

**THENCE**, continuing along the centerline of said 100 feet wide Canal Right-of-way, South 87 degrees 27 minutes 08 seconds East; a distance of 632.38 feet to a point for the Northeast corner of the herein described tract and being the Northwest corner of a certain 15.00 acre tract of record in Volume 62, Page 114 of the Cameron County Official Records, Cameron County, Texas;

**THENCE**, departing the centerline of said 100 feet wide Canal Right-of-way, South 30 degrees 43 minutes 00 seconds West, at a distance of 140.00 feet passing a ½ Inch Iron rod set for reference, at a distance of 1642.07 feet passing a ½ inch iron rod found for reference on the North Right-of-way line of the aforementioned Pennsylvania Avenue, and continuing In all a total distance of 1672.07 feet to a point for the Southeast corner of the herein described tract and being In the centerline of said Pennsylvania Avenue, and being in the South line of the aforementioned Block 33;

**THENCE**, North 59 degrees 17 minutes 00 seconds West, along the South line of said Block 33 and the centerline of said Pennsylvania Avenue, a distance of 360.00 feet to the POINT OF BEGINNING and containing 17 .23 acres of land.

## **MUNICIPAL SERVICE PLAN**

### **FIRE**

*Existing Services:* None

*Services to be Provided:* Fire suppression will be available to the area upon annexation. Primary fire response will be provided by Fire Station No. 2, located at 340 N Oscar Williams Road. Adequate fire suppression activities can be afforded to the annexed area within current budget appropriation. Fire prevention activities will be provided by the Fire Marshall's office as needed.

### **POLICE**

*Existing Services:* None

*Services to be Provided:* Currently, the area is under the jurisdiction of the Cameron County Sheriff's Office. However, upon annexation, the City of San Benito Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriation.

### **BUILDING INSPECTION**

*Existing Services:* None

*Services to be Provided:* The Building Inspection Department will provide Code Enforcement Services upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling, and enforcing all other applicable codes which regulated building construction within the City of San Benito.

### **PLANNING AND ZONING**

*Existing Services:* None

*Services to be Provided:* The Planning and Zoning Department's responsibility for regulating development and land use through the administration of the City of San Benito Zoning Ordinance will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of San Benito Subdivision Ordinance. These services can be provided within the department's current budget.

**LIBRARY**

*Existing Services:* None

*Services to be Provided:* Upon the effective date of annexation, free library use privileges will be available to anyone residing in this area. These privileges can be provided within the current budget appropriation.

**HEALTH DEPARTMENT- HEALTH CODE ENFORCEMENT SERVICE**

*Existing Services:* None

*Services to be Provided:* The City of San Benito Health Department will implement the enforcement of the City of San Benito's health ordinances and regulations on the effective date of the annexation. Such services can be provided with current Health Department Personnel and within the current budget appropriation. In addition, animal control services will be provided to the area as needed.

**STREET**

*Existing Services:* County Street Maintenance

*Services to be Provided:* Maintenance to the street facilities will be provided by the City upon the effective date of the annexation. This service can be provided within the current budget appropriation.

**STORM WATER MANAGEMENT**

*Existing Services:* None

*Services to be Provided:* Developers will provide storm water drainage at their own expense and will be inspected by the City Engineers at time of completions. The City will then maintain the drainage upon approval.

**STREET LIGHTING**

*Existing Services:* None

*Services to be Provided:* The City of San Benito will coordinate any request for improved street lighting with the local electric provider in accordance with standard policy.

## **TRAFFIC ENGINEERING**

*Existing Services:* None

*Services to be Provided:* The Traffic Engineering Department will be able to provide, after the effective date of annexation, any additional traffic control devices.

## **WATER SERVICE**

*Existing Services:* None

*Services to be Provided:* Water service to the area—pertaining to properties located within the City of San Benito’s Certificate of Convenience and Necessity (CCN)—will be provided in accordance with the applicable codes and departmental policy. When other property develops in the adjacent area, water service shall be provided in accordance with extension ordinances. Extension of service shall comply with all City codes and ordinances.

## **SANITARY SEWER SERVICE**

*Existing Services:* None

*Services to be Provided:* Sanitary sewer service to the area of proposed annexation will be provided in accordance with applicable codes and departmental policy. When property develops in the adjacent areas, sanitary sewer service shall be provided in accordance with the present extension ordinance. Extension of service shall comply with applicable codes and ordinances.

## **SOLID WASTE SERVICES**

*Existing Services:* None

*Services to be Provided:* Solid Waste Collection shall be provided to the area of annexation in accordance with the present ordinance. Service shall comply with existing City policies, beginning with occupancy of structures.

## **MISCELLANEOUS**

All other applicable municipal services will be provided to the area in accordance with the City of San Benito’s established policies governing extension of municipal services to newly annexed areas.



## EXECUTIVE SUMMARY

### REQUEST:

Consideration and possible action to approve the Second and Final Reading of Ordinance Number 2252-AN-012026, a request to approve a rezone for a property located near the intersection of Pennsylvania Avenue and McCulloch Street, bearing a Legal Description of: Being a tract containing 17.23 acres of land situated out of Block Number Thirty-three (33) of the San Benito Land and Water Company Subdivision, as recorded in the Cameron County Map Records, Cameron County, Texas, and further being in the same property (called 17.201 acres) as recorded in Volume 23856, Page 26 of the Cameron County Official Records, Cameron County, Texas from AO "Agriculture and Open Space" to SF-1 "Single Family One". Applicant: Hugo Yanez.

### RECOMMENDATION:

The Planning and Zoning Commission recommends approval.

### RATIONALE:

The applicant is requesting to rezone the property from AO "Agriculture and Open Space" to SF-1 "Single Family One" to allow for the development of a proposed residential subdivision.

### BUDGET IMPACT:

N/A

### RESOURCE PERSONNEL:

Monica Rodriguez, Planner I

### EXHIBITS:

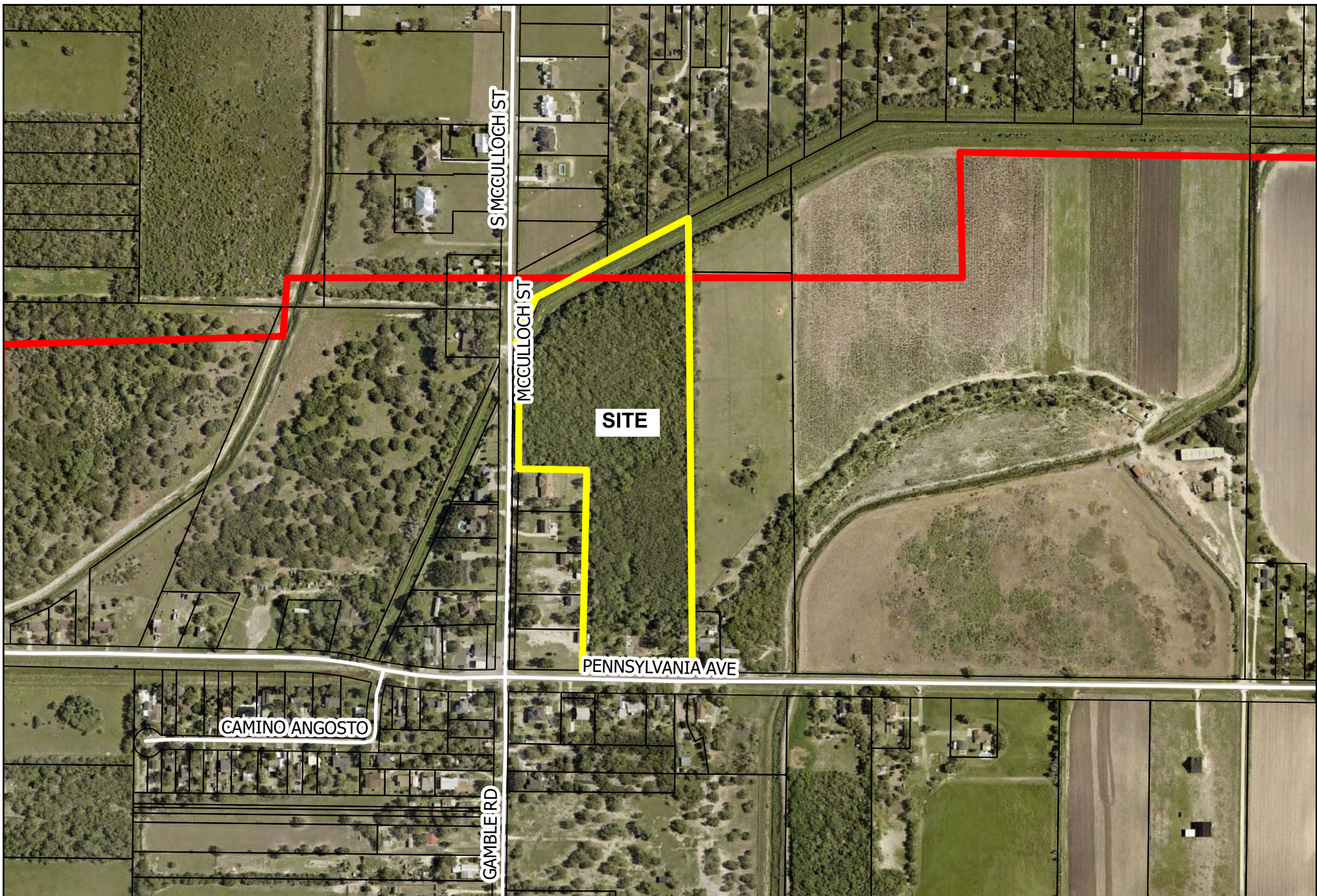
Location Map  
Rezoning Application  
Zoning Map  
Future Land Use Map  
Survey (Metes & Bounds)  
Ordinance 2252-AN-012026

PREPARED BY: Monica L Rodriguez  
Planning Manager

12/27/2025  
Date

*Fred R. Sandoval*

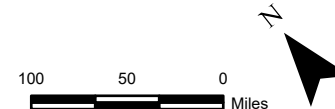
Fred Sandoval  
City Manager



GIS Map Disclaimer:  
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to verify the usability of the information. City of San Benito and software developers assume no legal responsibility for the information on these maps.

Drawn by: KC

**Location Map  
Palmares Estates Subdivision  
Rezone from AO to SF-1**



**Legend**

- ▬ PROPERTY LINES
- CCAD\_COSB\_PARCELS
- ▬ COSB\_CITY\_LIMITS\_243
- STREETS



# SAN BENITO

THE SOUL OF SOUTH TEXAS

400 N. Travis Street  
San Benito, TX 78586

PLANNING DEPARTMENT

(956) 361-3800 (ph.)

(956) 361-3810 (fax)

## APPLICATION FOR REZONING

### APPLICANT INFORMATION (Please PRINT or TYPE)

Name Hugo Yanez

Address \_\_\_\_\_

City Brownsville

State Texas

Zip 78526

Phone No. ( )

Fax No. \_\_\_\_\_

E-mail \_\_\_\_\_

### PROPERTY INFORMATION (Please PRINT or TYPE)

Owner of Property YASA Investments, LLC

Address of Property 23961 Pennsylvania Ave

City San Benito

State Texas

Zip 78586

Legal Description of Property: Lot \_\_\_\_\_, Block 33

Subdivision San Benito Land and Water Company Subdivision

Existing Zoning AO-Agriculture

Proposed Zoning SF-1 Single Family One

Existing Land Use AO-Agriculture

Proposed Land Use SF-1 Single Family One

### REQUIREMENTS

- ~\$350.00 (non-refundable)
- ~Survey and Metes & Bounds / Recorded Plat
- ~Tax Certificates (City, School)
- ~Warranty Deed

Please provide a basic description of the proposed project: \_\_\_\_\_

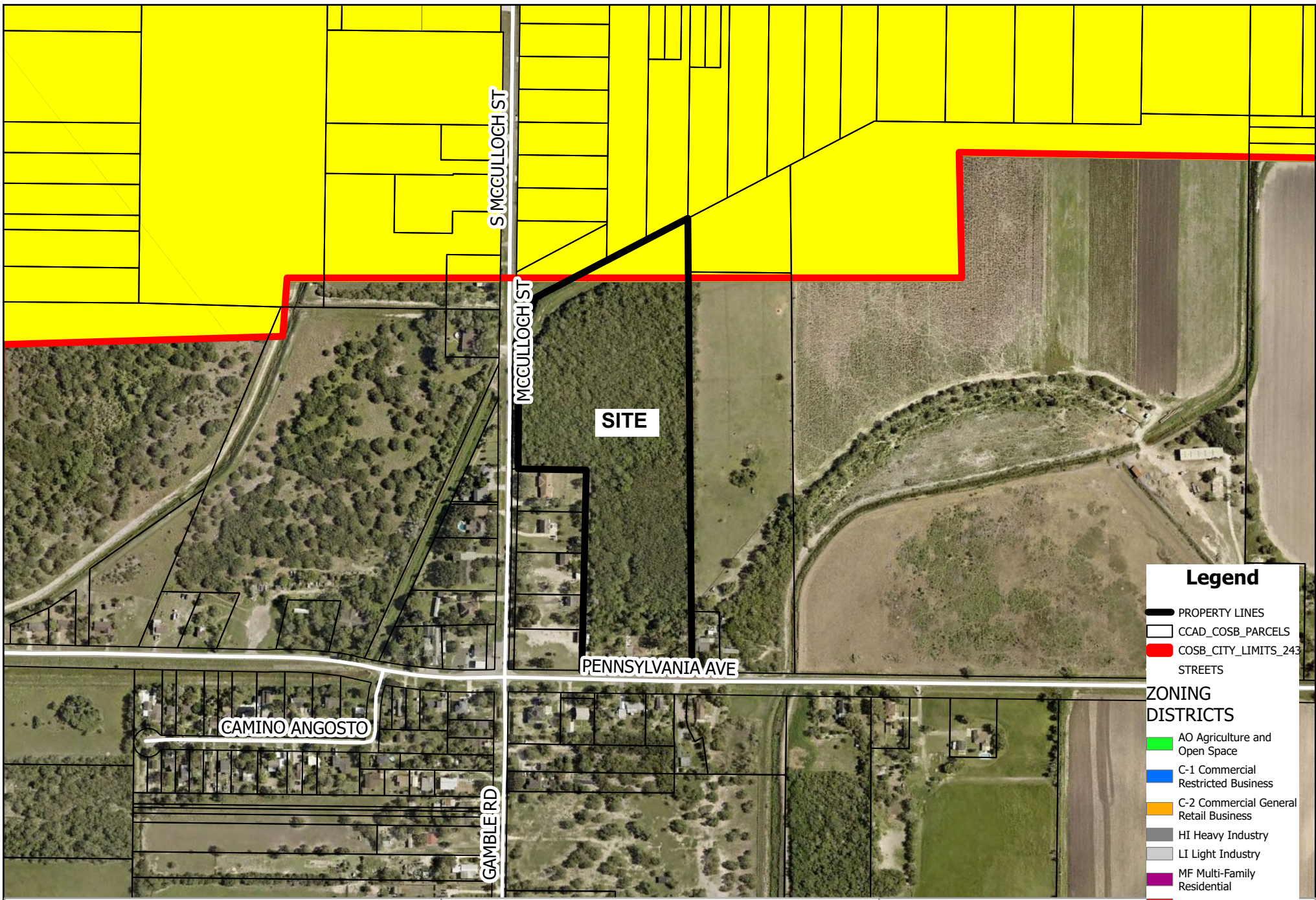
I hereby certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect, the permit or approval may be revoked.

Applicant's Signature \_\_\_\_\_

Date \_\_\_\_\_

Property Owner(s) Signature \_\_\_\_\_

Date \_\_\_\_\_



### Legend

- PROPERTY LINES
- CCAD\_COSB\_PARCELS
- COSB\_CITY\_LIMITS\_243
- STREETS

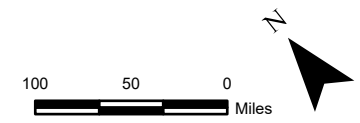
### ZONING DISTRICTS

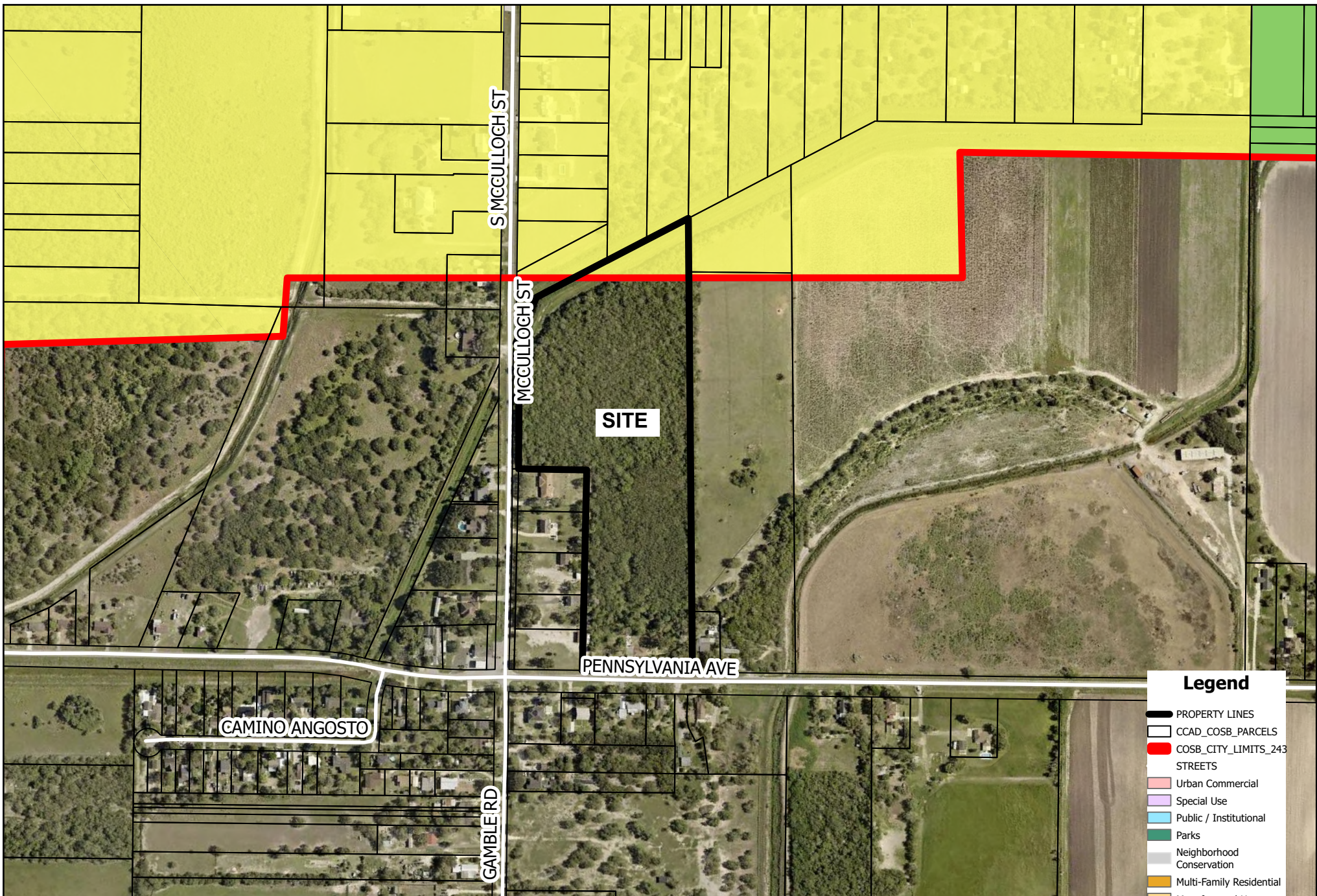
- AO Agriculture and Open Space
- C-1 Commercial Restricted Business
- C-2 Commercial General Retail Business
- HI Heavy Industry
- LI Light Industry
- MF Multi-Family Residential
- MH Mobile Home
- PDD Planned Development District
- SF-1 Single Family One
- SF-2 Duplex, Residential



GIS Map Disclaimer:  
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to verify the usability of the information. City of San Benito and software developers assume no legal responsibility for the information on these maps.

## Zoning Map Palmares Estates Subdivision Rezone from AO to SF-1





**Legend**

- PROPERTY LINES
- CCAD\_COSB\_PARCELS
- COSB\_CITY\_LIMITS\_243
- STREETS**
- Urban Commercial
- Special Use
- Public / Institutional
- Parks
- Neighborhood Conservation
- Multi-Family Residential
- Manufactured Home
- Industrial
- General Residential
- General Commercial
- Agriculture / Open Space



GIS Map Disclaimer:  
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to verify the usability of the information. City of San Benito and software developers assume no legal responsibility for the information on these maps.

**Future Land Use Map  
Palmares Estates Subdivision  
Rezone from AO to SF-1**



**RIOS SURVEYING, LLC**

**TEXAS FIRM #10117600  
221 SOUTH WILLIAMS ROAD  
SAN BENITO, TEXAS 78586**

**METES AND BOUNDS DESCRIPTION  
17.23 ACRES  
CAMERON COUNTY, TEXAS**

Being a tract containing 17.23 acres of land situated out of Block Number Thirty-three (33) of the San Benito Land and Water Company Subdivision, as recorded in the Cameron County Map Records, Cameron County, Texas, and further being the same property (called 17.201 acres) as recorded in Volume 23856, Page 26 of the Cameron County Official Records, Cameron County, County, Texas; Said 17.23 acre tract being more particularly described as follows:

COMMENCING for reference at a point being the Southwest corner of said Block 33, the Southwest corner of the Perezville Subdivision, as recorded in Cabinet 1, Slot 1756-B of the Cameron County Map Records, Cameron County, Texas, and being the intersection of the centerline of Pennsylvania Avenue and the centerline of McCullough Street;

THENCE, South 59 degrees 17 minutes 00 seconds East, along the South line of said Block 33 and the centerline of said Pennsylvania Avenue, a distance of 300.00 feet to the POINT OF BEGINNING and being the Southeast corner of said Perezville Subdivision, for the Southwest corner of the herein described tract;

THENCE, departing the South line of said Block 33 and the centerline of said Pennsylvania Avenue, North 30 degrees 43 minutes 00 seconds East, along the East line of said Perezville Subdivision, at a distance of 30.00 feet passing a ½ inch iron rod found for reference on the North Right-of-way line of said Pennsylvania Avenue, and continuing in all a total distance of 756.00 feet to a ½ inch iron rod set for the Northeast corner of said Perezville Subdivision and for an interior corner of the herein described tract;

THENCE, North 59 degrees 17 minutes 00 seconds West, along the North line of said Perezville Subdivision, at a distance of 270.00 feet passing a Concrete Monument found for reference on the East Right-of-way line of the aforementioned McCullough Street, and continuing in all a total distance of 300.00 feet to a point for an interior corner of the herein described tract, the Northwest corner of said Perezville Subdivision and being in the centerline of said McCullough Street;

THENCE, North 30 degrees 43 minutes 00 seconds East, along the West line of said Block 33 and the centerline of said McCullough Street, a distance of 378.53 feet to a point for the Northwest corner of the herein described tract and being in the centerline of a 100 feet wide Canal Right-of-way, as recorded in Volume 51, Page 436 of the Cameron County Deed Records, Cameron County, Texas;

THENCE, departing the West line of said Block 33 and the centerline of said McCullough Street, North 53 degrees 56 minutes 00 seconds East, along the centerline of said 100 feet wide Canal Right-of-way, at a distance of 76.10 feet passing a ½ inch iron rod set for reference on the East Right-of-way line of said McCullough Street, and continuing in all a total distance of 260.07 feet to an angle point;

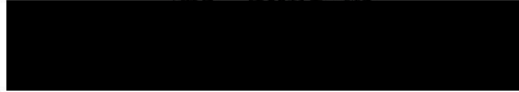
THENCE, continuing along the centerline of said 100 feet wide Canal Right-of-way, South 87 degrees 27 minutes 08 seconds East, a distance of 632.38 feet to a point for the Northeast corner of the herein described tract and being the Northwest corner of a certain 15.00 acre tract of record in Volume 62, Page 114 of the Cameron County Official Records, Cameron County, Texas;

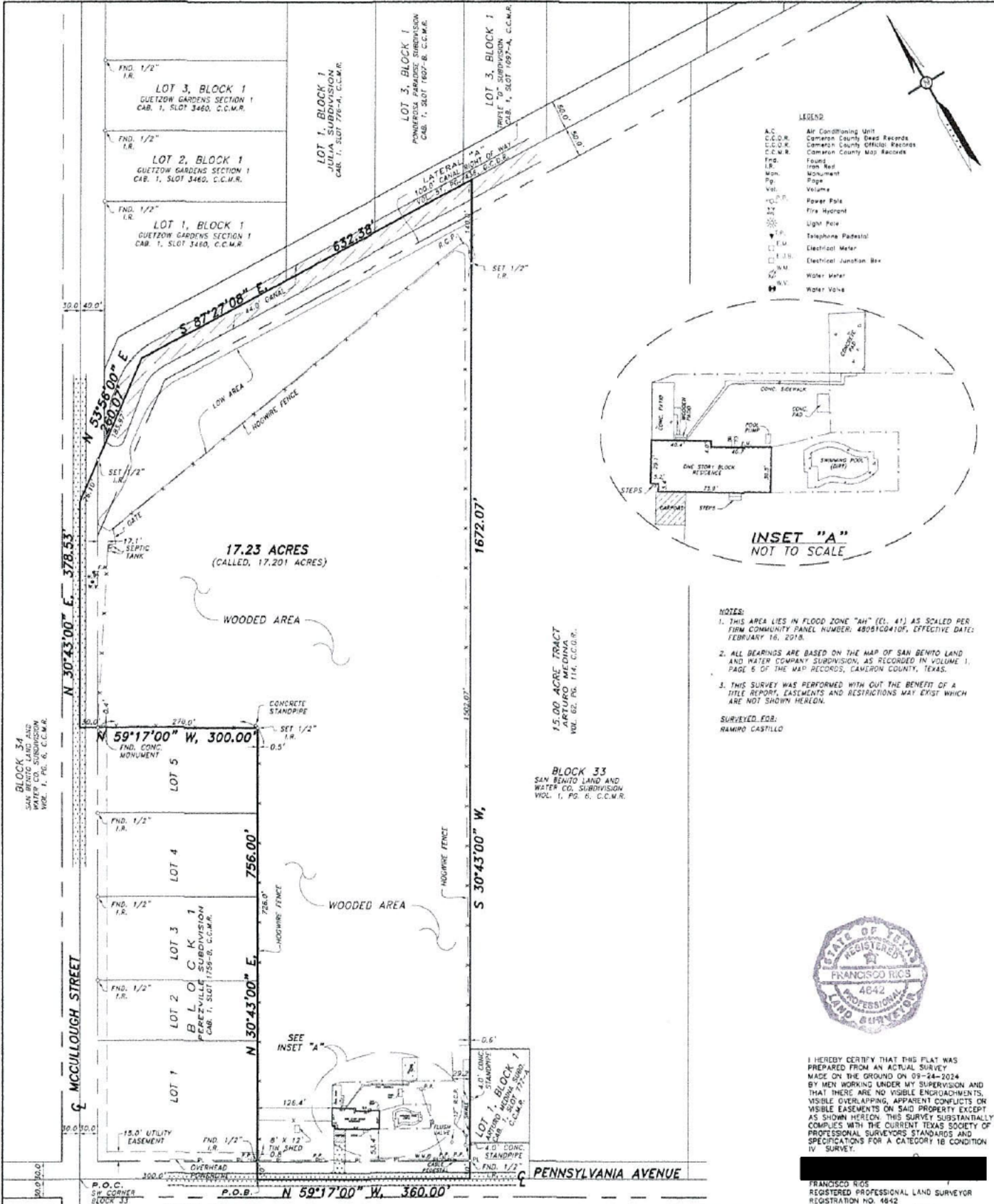
THENCE, departing the centerline of said 100 feet wide Canal Right-of-way, South 30 degrees 43 minutes 00 seconds West, at a distance of 140.00 feet passing a ½ inch iron rod set for reference, at a distance of 1642.07 feet passing a ½ inch iron rod found for reference on the North Right-of-way line of the aforementioned Pennsylvania Avenue, and continuing in all a total distance of 1672.07 feet to a point for the Southeast corner of the herein described tract and being in the centerline of said Pennsylvania Avenue, and being in the South line of the aforementioned Block 33;

**RECEIVED**  
JAN 03

THENCE, North 59 degrees 17 minutes 00 seconds West, along the South line of said Block 33 and the centerline of said Pennsylvania Avenue, a distance of 360.00 feet to the POINT OF BEGINNING and containing 17.23 acres of land

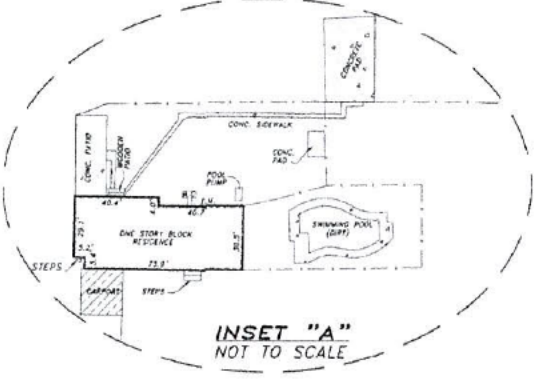
Date: September 27, 2024  
Job No.: 2024-0687  
Compiled by: F.R.





**LEGEND**

A.C.	Air Conditioning Unit
C.C.O.R.	Cameron County Deed Records
C.C.O.R.	Cameron County Official Records
C.C.M.R.	Cameron County Map Records
Fnd.	Found
I.R.	Iron Rod
Mon.	Monument
Pg.	Page
Vol.	Volume
⊙	Power Pole
⊙	Fire Hydrant
⊙	Light Pole
⊙	Telephone Pedestal
⊙	Electrical Meter
⊙	Electrical Junction Box
⊙	Water Meter
⊙	Water Valve



- NOTES:**
1. THIS AREA LIES IN FLOOD ZONE "AH" (EL. 41) AS SCALED PER FIRM COMMUNITY PANEL NUMBER: 48051C0410F, EFFECTIVE DATE: FEBRUARY 16, 2018.
  2. ALL BEARINGS ARE BASED ON THE MAP OF SAN BENITO LAND AND WATER COMPANY SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 6 OF THE MAP RECORDS, CAMERON COUNTY, TEXAS.
  3. THIS SURVEY WAS PERFORMED WITH OUT THE BENEFIT OF A TITLE REPORT, EASEMENTS AND RESTRICTIONS MAY EXIST WHICH ARE NOT SHOWN HEREON.

**SURVEYED FOR:**  
RAMIRO CASTILLO



I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND ON 09-24-2024 BY MEY WORKING UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPPING, APPARENT CONFLICTS OR VISIBLE EASEMENTS ON SAID PROPERTY EXCEPT AS SHOWN HEREON. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B CONDITION IV SURVEY.

FRANCISCO RIOS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO. 4842

**RIOS SURVEYING L.L.C.**  
FIRM NUMBER: 10117600  
221 S. OSCAR WILLIAMS ROAD  
SAN BENITO, TEXAS 78586  
PHONE: (956) 361-9179 • FAX: (956) 361-9254  
EMAIL: RIOS\_SURVEYING@SBCCGLOBAL.NET

Date: 09-24-2024 Job No.: 2024\_0687  
Scale: 1"=100' DRAWN BY: E D U A R D D

**MAP OF SURVEY**  
BEING A 17.23 ACRES (CALLED, 17.201 ACRES) OF LAND OUT OF BLOCK THIRTY THREE (33), OF THE SAN BENITO LAND AND WATER COMPANY SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 6 OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS; AND FURTHER BEING THAT SAME PROPERTY RECORDED IN VOLUME 23856, PAGE 26 OF THE OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS.

**ORDINANCE NUMBER 2252-AN-012026**

**AN ORDINANCE AMENDING ZONING ORDINANCE NUMBER 2252 AND AMENDING THE ZONING MAP OF THE CITY OF SAN BENITO TO CHANGE THE ZONING OF A PROPERTY BEARING A LEGAL DESCRIPTION OF: BEING A TRACT CONTAINING 17.23 ACRES OF LAND SITUATED OUT OF BLOCK NUMBER THIRTY-THREE (33) OF THE SAN BENITO LAND AND WATER COMPANY SUBDIVISION, AS RECORDED IN THE CAMERON COUNTY MAP RECORDS, CAMERON COUNTY, TEXAS, AND FURTHER BEING IN THE SAME PROPERTY (CALLED 17.201 ACRES) AS RECORDED IN VOLUME 23856, PAGE 26 OF THE CAMERON COUNTY OFFICIAL RECORDS, CAMERON COUNTY, TEXAS FROM AO “AGRICULTURE AND OPEN SPACE” TO SF-1 “SINGLE FAMILY ONE”.**

**WHEREAS**, the rezone is consistent with the city’s land use plan as set-forth in the land use map that is a part of the city’s zoning ordinance, and consistent with the city’s intentions of allowing and encouraging residential development that generates property taxes and water and sewer revenues; and

**WHEREAS**, the rezone is adopted by this ordinance after a hearing at which the public was given the opportunity to give testimony and present written evidence, and the City Planning and Zoning Commission has reviewed the rezone request; and all other legal requirements have been met.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN BENITO, TEXAS:**

**SECTION I. ADOPTION**

The zoning district classification of the property bearing a legal description of: : Being a tract containing 17.23 acres of land situated out of Block Number Thirty-three (33) of the San Benito Land and Water Company Subdivision, as recorded in the Cameron County Map Records, Cameron County, Texas, and further being in the same property (called 17.201 acres) as recorded in Volume 23856, Page 26 of the Cameron County Official Records, Cameron County, Texas from AO “Agriculture and Open Space” to SF-1 “Single Family One”.

**SECTION II. EFFECTIVE DATE**

This ordinance shall be effective upon its passage.

**FIRST READING** before the City Commission of the City of San Benito, Texas, at a Regular City Commission Meeting on the 16<sup>th</sup> day of December, 2025.

**PASSED, APPROVED, AND ADOPTED** on the Second and Final Reading at a Regular City Commission Meeting of the City of San Benito, Texas, on this, 6<sup>th</sup> day of January, 2026.

**CITY OF SAN BENITO, TEXAS**

\_\_\_\_\_  
Honorable Ricardo Guerra  
Mayor

**ATTEST:**

\_\_\_\_\_  
Ruth A. McGinnis  
City Secretary



## EXECUTIVE SUMMARY

### REQUEST:

Consideration and possible action to approve the Second and Final Reading of Ordinance Number 2252-AO-012026, a request to approve the rezone of a property located at FM 510 bearing a Legal Description: Being 9.00 acres of land out of Block Six (6), of the San Benito Land and Water Company Subdivision, as recorded in Volume 1, Page 6 of the Map Records, Cameron County, Texas from LI “Light Industry” to C-2 “Commercial General Retail Business”. Applicant: James Michael Fox.

### RECOMMENDATION:

The Planning and Zoning Commission recommends approval.

### RATIONALE:

The applicant is requesting to rezone the property from LI “Light Industry” to C-2 “Commercial General Retail Business” for residential/commercial use.

### BUDGET IMPACT:

N/A

### RESOURCE PERSONNEL:

Monica Rodriguez, Planner I

### EXHIBITS:

Location Map  
Application  
Zoning Map  
Future Land Use Map  
Survey  
Ordinance 2252-AO-012026

PREPARED BY: Monica L Rodriguez  
Planning Manager

12/27/2025  
Date

*Fred R. Sandoval*

Fred Sandoval  
City Manager





CESAR GONZALES PKWY

SITE

FM 510

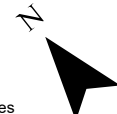
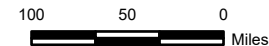
E BUS 77 BUSINESS 77



GIS Map Disclaimer:  
 This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to verify the usability of the information. City of San Benito and software developers assume no legal responsibility for the information on these maps.

Drawn by: KC

**Location Map  
 FM 510  
 Rezone from LI to C-2**



**Legend**

- █ PROPERTY LINES
- █ COSB\_CITY\_LIMITS\_243
- █ STREETS



# SAN BENITO

THE SOUL OF SOUTH TEXAS

400 N. Travis Street  
San Benito, TX 78586

PLANNING DEPARTMENT

(956) 361-3800 (ph.)  
(956) 361-3810 (fax)

## APPLICATION FOR REZONING

### APPLICANT INFORMATION (Please PRINT or TYPE)

Name JAMES MICHAEL FOX

Address [REDACTED]

City SAN BENITO State TX Zip 78586

Phone No. [REDACTED] Fax No. -

E-mail [REDACTED]

### PROPERTY INFORMATION (Please PRINT or TYPE)

Owner of Property JAMES MICHAEL FOX

Address of Property 25945 FM 510

City SAN BENITO State TX Zip 78586

Legal Description of Property: Lot \_\_\_\_\_ Block BLK 6 SAN BENITO LAND + WATER CO SUBD SE 3.364 ACRES

Subdivision SAN BENITO LAND + WATER CO SUBD SE 3.3640 ACRES

Existing Zoning LIGHT INDUSTRY Proposed Zoning C-2 COMMERCIAL GENERAL

Existing Land Use AGRICULTURAL LIVESTOCK PRODUCTION Proposed Land Use RESIDENTIAL / COMMERCIAL

### REQUIREMENTS

- ~\$350.00 (non-refundable)
- ~Survey and Metes & Bounds / Recorded
- ~Plat Tax Certificates (City, School)
- ~Warranty Deed

Please provide a basic description of the proposed project: THIS PROPERTY WAS REZONED TO LIGHT INDUSTRY AT SOME TIME WITHOUT NOTIFICATION TO US. THIS PROPERTY HAS BEEN IN OUR FAMILY FOR OVER 50 YRS AND HAS CONTINUOUSLY BEEN USED FOR AGRICULTURAL PURPOSES. IT IS CURRENTLY BEING USED FOR LIVESTOCK PRODUCTION. THE ZONING HINDERS THE FUTURE USE OR SALE OF THIS PROPERTY.

I hereby certify that I have read and examined this application and know the same to be true and correct.

If any of the information provided on this application is incorrect, the permit or approval may be revoked.

Applicant's Signature [REDACTED]

Property Owner(s) Signature [REDACTED]

Date 10/24/2025

Date 10/24/2025



PLANNING DEPARTMENT

(956) 361-3800 (ph.)  
(956) 361-3810 (fax)

**APPLICATION FOR REZONING**

**APPLICANT INFORMATION** (Please PRINT or TYPE)

Name JAMES MICHAEL & CATHERINE WADE FOX

Address [REDACTED]

City SAN BENITO State TX Zip 78586

Phone No. [REDACTED] Fax No. -

E-mail [REDACTED]

**PROPERTY INFORMATION** (Please PRINT or TYPE)

Owner of Property JAMES MICHAEL & CATHERINE WADE FOX

Address of Property FM 510

City SAN BENITO State TX Zip 78586

Legal Description of Property: Lot \_\_\_\_\_, Block BLK 6 SAN BENITO LAND & WATER CO  
SUBD 4.6360 OUT OF 5.10360 ACRES

Subdivision \_\_\_\_\_

Existing Zoning LIGHT INDUSTRY Proposed Zoning C-2 COMMERCIAL GENERAL

Existing Land Use AGRICULTURAL FARMING Proposed Land Use RESIDENTIAL / COMMERCIAL

**REQUIREMENTS**

- ~\$350.00 (non-refundable)
- ~Survey and Metes & Bounds / Recorded
- ~Plat Tax Certificates (City, School)
- ~Warranty Deed

Please provide a basic description of the proposed project: THIS PROPERTY WAS REZONED TO LIGHT INDUSTRY AT SOME TIME WITHOUT NOTIFICATION TO US. THIS PROPERTY WHICH IS ADJACENT TO THE OTHER 2 HAS BEEN IN CONTINUOUS AGRICULTURE USE. IT IS CURRENTLY USED FOR HAY PRODUCTION AND IS LEASED OUT. THE ZONING WILL HINDER FUTURE USE OR SALE OF THIS PROPERTY.

I hereby certify that I have read and examined this application and know the same to be true and correct.  
If any of the information provided on this application is incorrect, the permit or approval may be revoked.

Applicant's Signature [REDACTED]

Date 10/24/2025

Property Owner(s) Signature [REDACTED]

Date 10/24/2025



# SAN BENITO

THE SOUL OF SOUTH TEXAS

400 N. Travis Street  
San Benito, TX 78586

PLANNING DEPARTMENT

(956) 361-3800 (ph.)  
(956) 361-3810 (fax)

## APPLICATION FOR REZONING

### APPLICANT INFORMATION (Please PRINT or TYPE)

Name JAMES MICHAEL FOX

Address [REDACTED]

City SAN BENITO State TX Zip 78586

Phone No. [REDACTED] Fax No. -

E-mail [REDACTED]

### PROPERTY INFORMATION (Please PRINT or TYPE)

Owner of Property JAMES MICHAEL FOX

Address of Property 25945 FM 510

City SAN BENITO State TX Zip 78586

Legal Description of Property: Lot \_\_\_\_\_ Block BLK 6

Subdivision SAN BENITO LAND & WATER CO. SUBDIVISION SE 1.00 AC

Existing Zoning LIGHT INDUSTRY Proposed Zoning C-2 COMMERCIAL GENERAL

Existing Land Use RESIDENT - HOMESTEAD Proposed Land Use RESIDENT

### REQUIREMENTS

- ~\$350.00 (non-refundable)
- ~Survey and Metes & Bounds / Recorded
- ~Plat Tax Certificates (City, School)
- ~Warranty Deed

Please provide a basic description of the proposed project: THIS PROPERTY WAS REZONED TO LIGHT INDUSTRY AT SOMETIME WITHOUT NOTIFICATION TO US. THE PROPERTY HAS BEEN OUR HOME FOR OVER 50 YEARS. WITH THE CURRENT ZONING, WE ARE NOW UNABLE TO SELL OR LEAVE TO OUR CHILDREN AS A HOME TO LIVE IN!

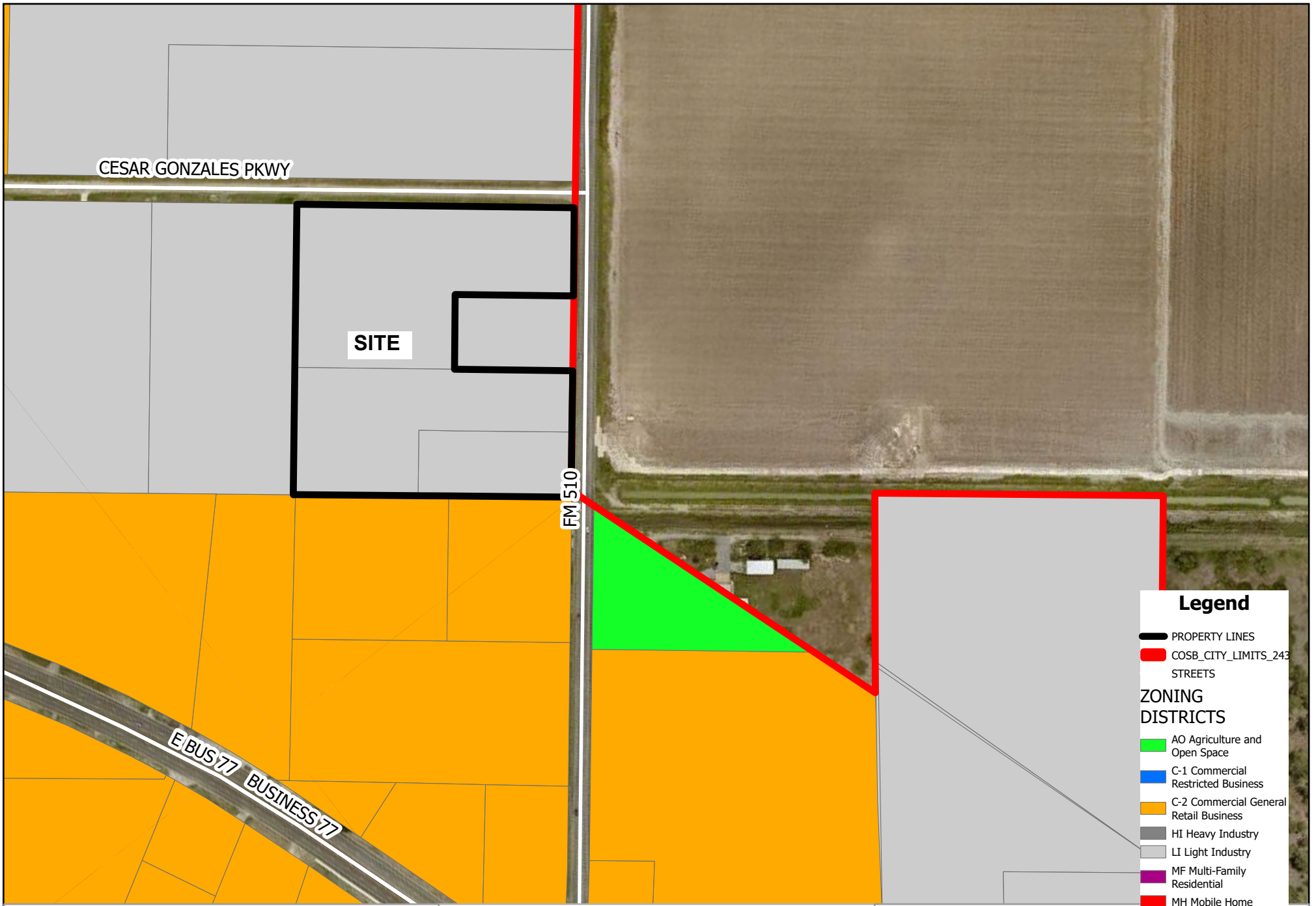
I hereby certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect, the permit or approval may be revoked.

Applicant's Signature [REDACTED]













Date 10/24/2025

Property Owner(s) Signature [REDACTED]

Date 10/24/2025



**Legend**

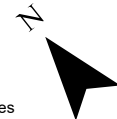
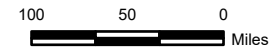
-  PROPERTY LINES
-  COSB\_CITY\_LIMITS\_243
- STREETS
- ZONING DISTRICTS**
-  AO Agriculture and Open Space
-  C-1 Commercial Restricted Business
-  C-2 Commercial General Retail Business
-  HI Heavy Industry
-  LI Light Industry
-  MF Multi-Family Residential
-  MH Mobile Home
-  PDD Planned Development District
-  SF-1 Single Family One
-  SF-2 Duplex, Residential



GIS Map Disclaimer:  
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to verify the usability of the information. City of San Benito and software developers assume no legal responsibility for the information on these maps.






Drawn by: KC

**Zoning Map  
FM 510  
Rezone from LI to C-2**

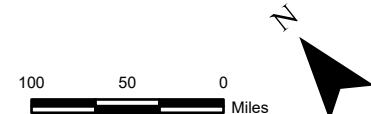




**Legend**

-  PROPERTY LINES
-  COSB\_CITY\_LIMITS\_243
- STREETS
-  Urban Commercial
-  Special Use
-  Public / Institutional
-  Parks
-  Neighborhood Conservation
-  Multi-Family Residential
-  Manufactured Home
-  Industrial
-  General Residential
-  General Commercial
-  Agriculture / Open Space

**Future Land Use Map  
FM 510  
Rezone from LI to C-2**





**ORDINANCE NUMBER 2252-AO-012026**

**AN ORDINANCE AMENDING ZONING ORDINANCE NUMBER 2252 AND AMENDING THE ZONING MAP OF THE CITY OF SAN BENITO TO CHANGE THE ZONING OF A PROPERTY BEARING A LEGAL DESCRIPTION OF: BEING 9.00 ACRES OF LAND OUT OF BLOCK SIX (6), OF THE SAN BENITO LAND AND WATER COMPANY SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 6 OF THE MAP RECORDS, CAMERON COUNTY, TEXAS FROM LI “LIGHT INDUSTRY” TO C-2 “COMMERCIAL GENERAL RETAIL BUSINESS”.**

**WHEREAS**, the rezone is consistent with the city’s land use plan as set-forth in the land use map that is a part of the city’s zoning ordinance, and consistent with the city’s intentions of allowing and encouraging residential development that generates property taxes and water and sewer revenues; and

**WHEREAS**, the rezone is adopted by this ordinance after a hearing at which the public was given the opportunity to give testimony and present written evidence, and the City Planning and Zoning Commission has reviewed the rezone request; and all other legal requirements have been met.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN BENITO, TEXAS:**

**SECTION I. ADOPTION**

The zoning district classification of the property bearing a legal description of: : Being 9.00 acres of land out of Block Six (6), of the San Benito Land and Water Company Subdivision, as recorded in Volume 1, Page 6 of the Map Records, Cameron County, Texas from LI “Light Industry” to C-2 “Commercial General Retail Business”.

**SECTION II. EFFECTIVE DATE**

This ordinance shall be effective upon its passage.

**FIRST READING** before the City Commission of the City of San Benito, Texas, at a Regular City Commission Meeting on the 16<sup>th</sup> day of December, 2025.

**PASSED, APPROVED, AND ADOPTED** on the Second and Final Reading at a Regular City Commission Meeting of the City of San Benito, Texas, on this, 6<sup>th</sup> day of January, 2026.

**CITY OF SAN BENITO, TEXAS**

\_\_\_\_\_  
Honorable Ricardo Guerra  
Mayor

**ATTEST:**

\_\_\_\_\_  
Ruth A. McGinnis  
City Secretary



## EXECUTIVE SUMMARY

**REQUEST:**

Consideration and possible action to approve the Second and Final Reading of Ordinance Number 2252-AP-012026, a request to rezone a property located at 449 Ratliff Street bearing a Legal Description: Being Lot 4, Block 1, Collins-Patty Subdivision, an Addition to the City of San Benito, Cameron County, Texas, according to Volume 7, Page 58, Map Records, Cameron County, Texas from SF-1 “Single Family One” to C-2 “Commercial General Retail Business”. Applicant: Zoila Reyes Rodenzo.

**RECOMMENDATION:**

First Reading. No Action.

**RATIONALE:**

The applicant is requesting to rezone the property from SF-1 “Single Family One” to C-2 “Commercial General Retail Business” for commercial use. The site currently contains a commercial building operating as a grocery store. To continue operating as a grocery store, the new owner will need to rezone the property to commercial.

**BUDGET IMPACT:**

N/A

**RESOURCE PERSONNEL:**

Monica Rodriguez, Planner I

**EXHIBITS:**

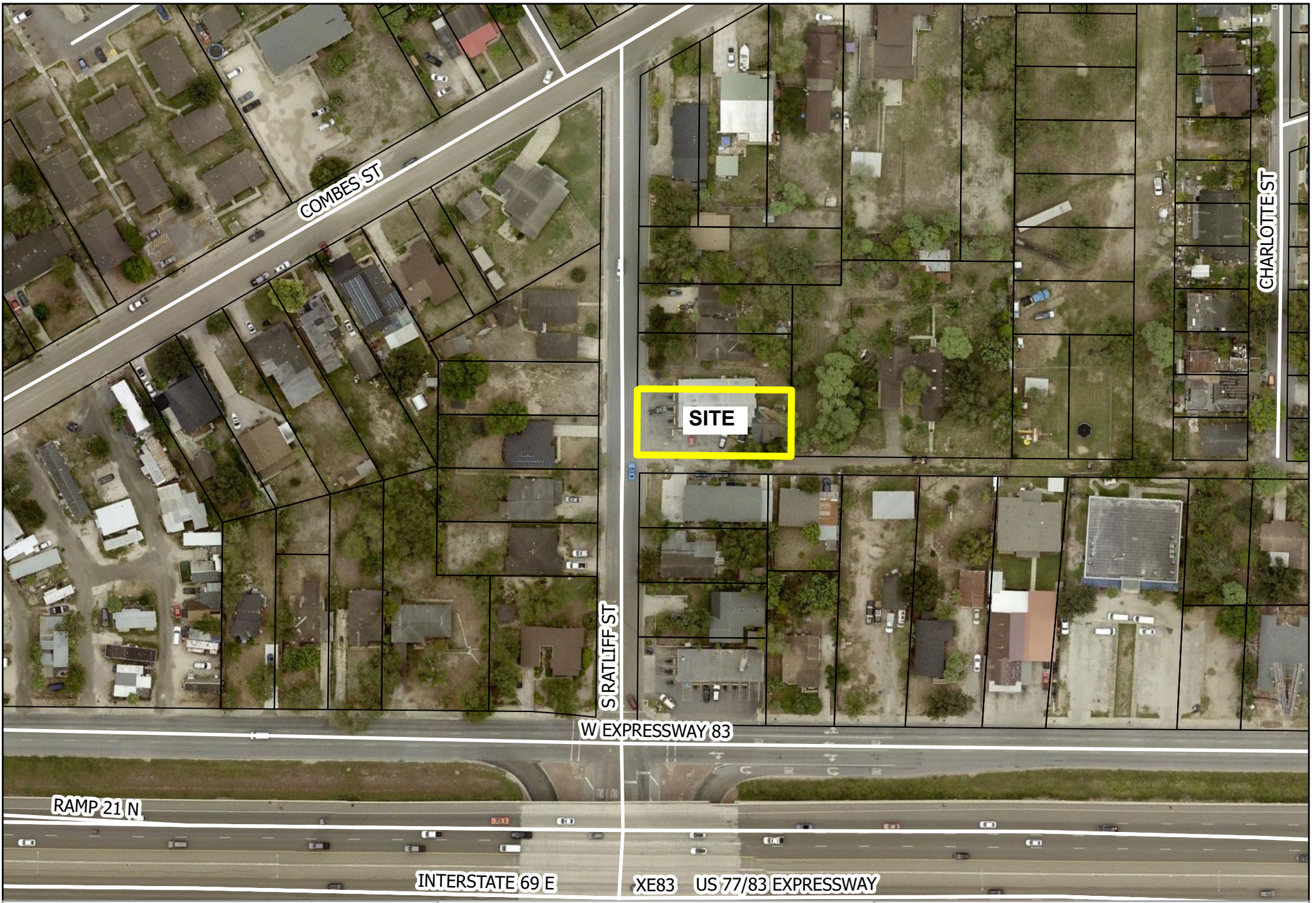
- Location Map
- Application
- Zoning Map
- Future Land Use
- Survey
- Ordinance 2252-AP-012026

**PREPARED BY:** Monica L Rodriguez  
Planning Manager

12/23/2025  
Date

*Fred R. Sandoval*

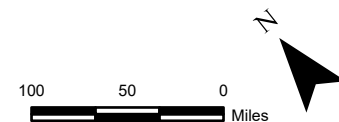
Fred Sandoval  
City Manager



GIS Map Disclaimer:  
 This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to verify the usability of the information. City of San Benito and software developers assume no legal responsibility for the information on these maps.

Drawn by: KC

**Location Map**  
**449 Ratliff St**  
**Rezone from SF-1 to C-2**



**Legend**

- PROPERTY LINES
- CCAD\_COSB\_PARCELS
- STREETS



# SAN BENITO

THE SOUL OF SOUTH TEXAS

400 N. Travis Street  
San Benito, TX 78586

PLANNING DEPARTMENT

(956) 361-3800 (ph.)  
(956) 361-3810 (fax)

## APPLICATION FOR REZONING

### APPLICANT INFORMATION (Please PRINT or TYPE)

Name ZOILA REYES RODEZAO

Address [REDACTED]

City SAN BENITO State TX Zip 78586

Phone No. [REDACTED] Fax No. \_\_\_\_\_

E-mail [REDACTED]

### PROPERTY INFORMATION (Please PRINT or TYPE)

Owner of Property ZOILA REYES RODEZAO

Address of Property 449 RAULIFF ST

City SAN BENITO State TX Zip 78586

Legal Description of Property: Lot 4, Block 1

Subdivision COLLINS - PATTY SUBDIVISION

Existing Zoning \_\_\_\_\_ Proposed Zoning \_\_\_\_\_

Existing Land Use \_\_\_\_\_ Proposed Land Use \_\_\_\_\_

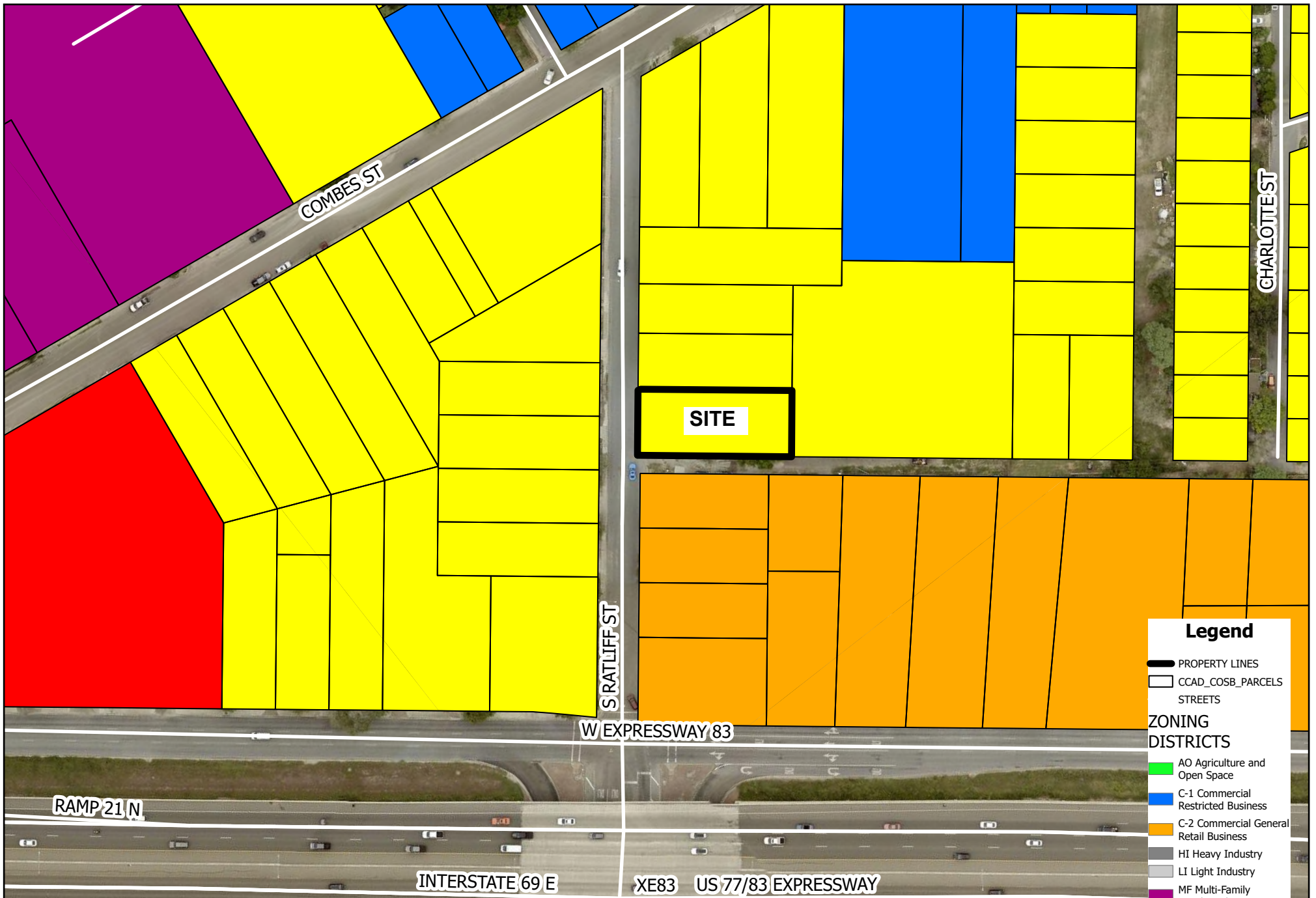
### REQUIREMENTS

- ~\$350.00 (non-refundable)
- ~Survey and Metes & Bounds / Recorded Plat
- ~Tax Certificates (City, School)
- ~Warranty Deed

Please provide a basic description of the proposed project: GROCEMERIES STORE AND RESTAURANT

I hereby certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect, the permit or approval may be revoked.

Applicant's Signature [REDACTED] Date [REDACTED]  
 Property Owner(s) Signature [REDACTED] Date [REDACTED]



**Legend**

- PROPERTY LINES
- CCAD\_COSB\_PARCELS
- STREETS

**ZONING DISTRICTS**

- AO Agriculture and Open Space
- C-1 Commercial Restricted Business
- C-2 Commercial General Retail Business
- HI Heavy Industry
- LI Light Industry
- MF Multi-Family Residential
- MH Mobile Home
- PDD Planned Development District
- SF-1 Single Family One
- SF-2 Duplex, Residential

**SAN BENITO**  
THE SOUL OF SOUTH TEXAS

GIS Map Disclaimer:  
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to verify the usability of the information. City of San Benito and software developers assume no legal responsibility for the information on these maps.

Drawn by: KC

**Zoning Map**  
**449 Ratliff St**  
**Rezone from SF-1 to C-2**

100 50 0 Miles



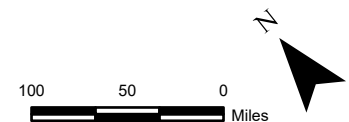
- Legend**
- PROPERTY LINES
  - CCAD\_COSB\_PARCELS
  - STREETS
  - Urban Commercial
  - Special Use
  - Public / Institutional
  - Parks
  - Neighborhood Conservation
  - Multi-Family Residential
  - Manufactured Home
  - Industrial
  - General Residential
  - General Commercial
  - Agriculture / Open Space



GIS Map Disclaimer:  
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to verify the usability of the information. City of San Benito and software developers assume no legal responsibility for the information on these maps.

Drawn by: KC

**Future Land Use Map  
449 Ratliff St  
Rezone from SF-1 to C-2**



SUBJECT TO RESTRICTIONS:

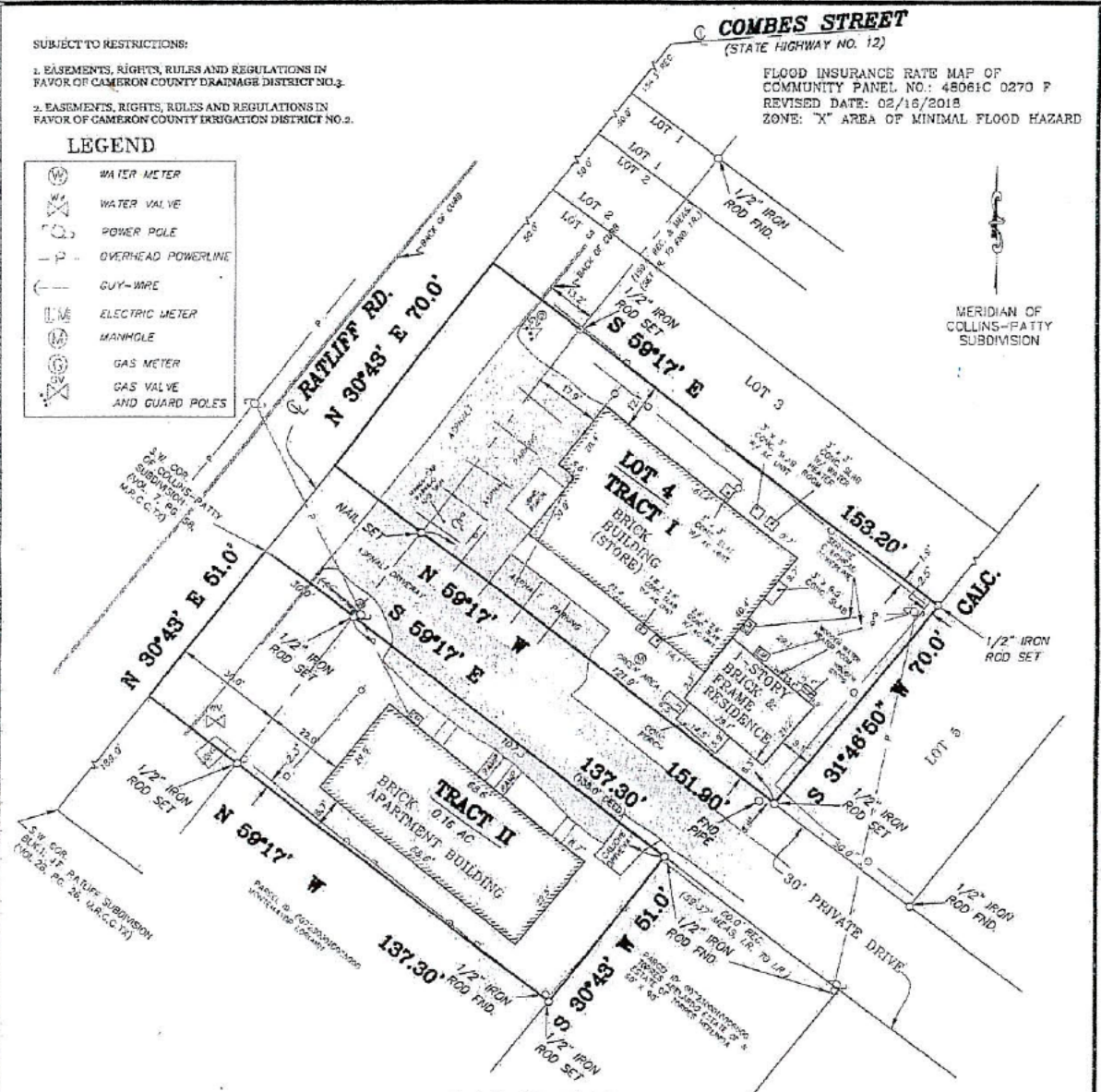
- 1. EASEMENTS, RIGHTS, RULES AND REGULATIONS IN FAVOR OF CAMERON COUNTY DRAINAGE DISTRICT NO. 2.
- 2. EASEMENTS, RIGHTS, RULES AND REGULATIONS IN FAVOR OF CAMERON COUNTY DRAINAGE DISTRICT NO. 2.

**COMBES STREET**  
(STATE HIGHWAY NO. 12)

FLOOD INSURANCE RATE MAP OF  
COMMUNITY PANEL NO.: 48061C 0270 F  
REVISED DATE: 02/16/2018  
ZONE: "X" AREA OF MINIMAL FLOOD HAZARD

**LEGEND**

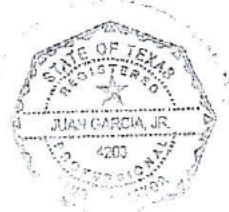
	WATER METER
	WATER VALVE
	POWER POLE
	OVERHEAD POWERLINE
	GUY-WIRE
	ELECTRIC METER
	MANHOLE
	GAS METER
	GAS VALVE AND GUARD POLES



PLAT OF SURVEY

**TRACT I:**  
ALL OF LOT FOUR (4), BLOCK ONE (1),  
COLLINS-PATTY SUBDIVISION, CAMERON COUNTY,  
TEXAS, ACCORDING TO MAP OR PLAT THEREOF  
RECORDED IN VOLUME 7, PAGE 58, MAP RECORDS,  
CAMERON COUNTY, TEXAS.

**TRACT II:**  
A TRACT OF LAND 51 FEET BY 137.3 FEET OUT OF  
THE SOUTHWEST PART OF BLOCK ONE (1), J.F.  
RATLIFF SUBDIVISION, CAMERON COUNTY, TEXAS,  
ACCORDING TO MAP OF SAID SUBDIVISION RECORDED  
IN VOLUME 5, PAGE 26, MAP RECORDS CAMERON  
COUNTY, TEXAS.



"I, JUAN GARCIA JR., REGISTERED  
PROFESSIONAL LAND SURVEYOR  
#4203, DO CERTIFY THAT THIS PLAT  
WAS MADE FROM AN ACTUAL SURVEY  
MADE ON THE GROUND ON  
02/00/2020 BY ME OR UNDER MY  
DIRECTION; THIS SURVEY  
SUBSTANTIALLY CONFORMS TO THE  
CURRENT TEXAS SOCIETY OF  
PROFESSIONAL SURVEYORS STANDARDS  
AND SPECIFICATIONS FOR A  
CATEGORY 1A, CONDITION 2 SURVEY"

SURVEYED FOR: **BOUGAMBILLIAS  
CONSTRUCTION, LLC.**  
SCALE: 1" = 30'

THIS SURVEY IS DONE FOR THE EXCLUSIVE  
USE OF THE OWNER AND IS NOT VALID AFTER  
6 MONTHS WITHOUT AN ORIGINAL SEAL AND  
SIGNATURE

JUAN GARCIA JR. R.P.L.S. #4203



**J N H**  
SURVEYING CO., LLC.  
(956) 423-1702  
FIRM# 10011400

**ORDINANCE NUMBER 2252-AP-012026**

**AN ORDINANCE AMENDING ZONING ORDINANCE NUMBER 2252 AND AMENDING THE ZONING MAP OF THE CITY OF SAN BENITO TO CHANGE THE ZONING OF A PROPERTY BEARING A LEGAL DESCRIPTION OF: BEING LOT 4, BLOCK 1, COLLINS-PATTY SUBDIVISION, AN ADDITION TO THE CITY OF SAN BENITO, CAMERON COUNTY, TEXAS, ACCORDING TO VOLUME 7, PAGE 58, MAP RECORDS, CAMERON COUNTY, TEXAS FROM SF-1 “SINGLE FAMILY ONE” TO C-2 “COMMERCIAL GENERAL RETAIL BUSINESS”.**

**WHEREAS**, the rezone is consistent with the city’s land use plan as set-forth in the land use map that is a part of the city’s zoning ordinance, and consistent with the city’s intentions of allowing and encouraging residential development that generates property taxes and water and sewer revenues; and

**WHEREAS**, the rezone is adopted by this ordinance after a hearing at which the public was given the opportunity to give testimony and present written evidence, and the City Planning and Zoning Commission has reviewed the rezone request; and all other legal requirements have been met.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN BENITO, TEXAS:**

**SECTION I. ADOPTION**

The zoning district classification of the property bearing a legal description of: : Being Lot 4, Block 1, Collins-Patty Subdivision, an Addition to the City of San Benito, Cameron County, Texas, according to Volume 7, Page 58, Map Records, Cameron County, Texas from SF-1 “Single Family One” to C-2 “Commercial General Retail Business”.

**SECTION II. EFFECTIVE DATE**

This ordinance shall be effective upon its passage.

**FIRST READING** before the City Commission of the City of San Benito, Texas, at a Regular City Commission Meeting on the 16<sup>th</sup> day of December, 2025.

**PASSED, APPROVED, AND ADOPTED** on the Second and Final Reading at a Regular City Commission Meeting of the City of San Benito, Texas, on this, 6<sup>th</sup> day of January, 2026.

**CITY OF SAN BENITO, TEXAS**

\_\_\_\_\_  
Honorable Ricardo Guerra  
Mayor

**ATTEST:**

\_\_\_\_\_  
Ruth A. McGinnis  
City Secretary



## EXECUTIVE SUMMARY

### REQUEST:

Consideration and possible action to approve the Second and Final Reading of Ordinance Number 2252-AQ-012026, to approve a Voluntary De-annexation request of approximately 1.420 gross acres (1.25 net acres) located at 29376 Resaca Drive, further described in the metes and bounds survey recorded for Lot 2, JO C. Elstner's Horse Shoe Subdivision as recorded in Volume 8, Page 71, Map Records, Cameron County, Texas. Applicant: John L. Claudio (applicant memorandum dated October 23, 2025 on record).

### RECOMMENDATION:

First Reading. No Action.

### RATIONALE:

A portion of the property lies within San Benito's corporate limits, and a portion lies in the City's ETJ, as depicted in the City-prepared location and 200-foot radius map. No city utilities in this area.

### BUDGET IMPACT:

N/A

### RESOURCE PERSONNEL:

Monica Rodriguez, Planner I

### EXHIBITS:

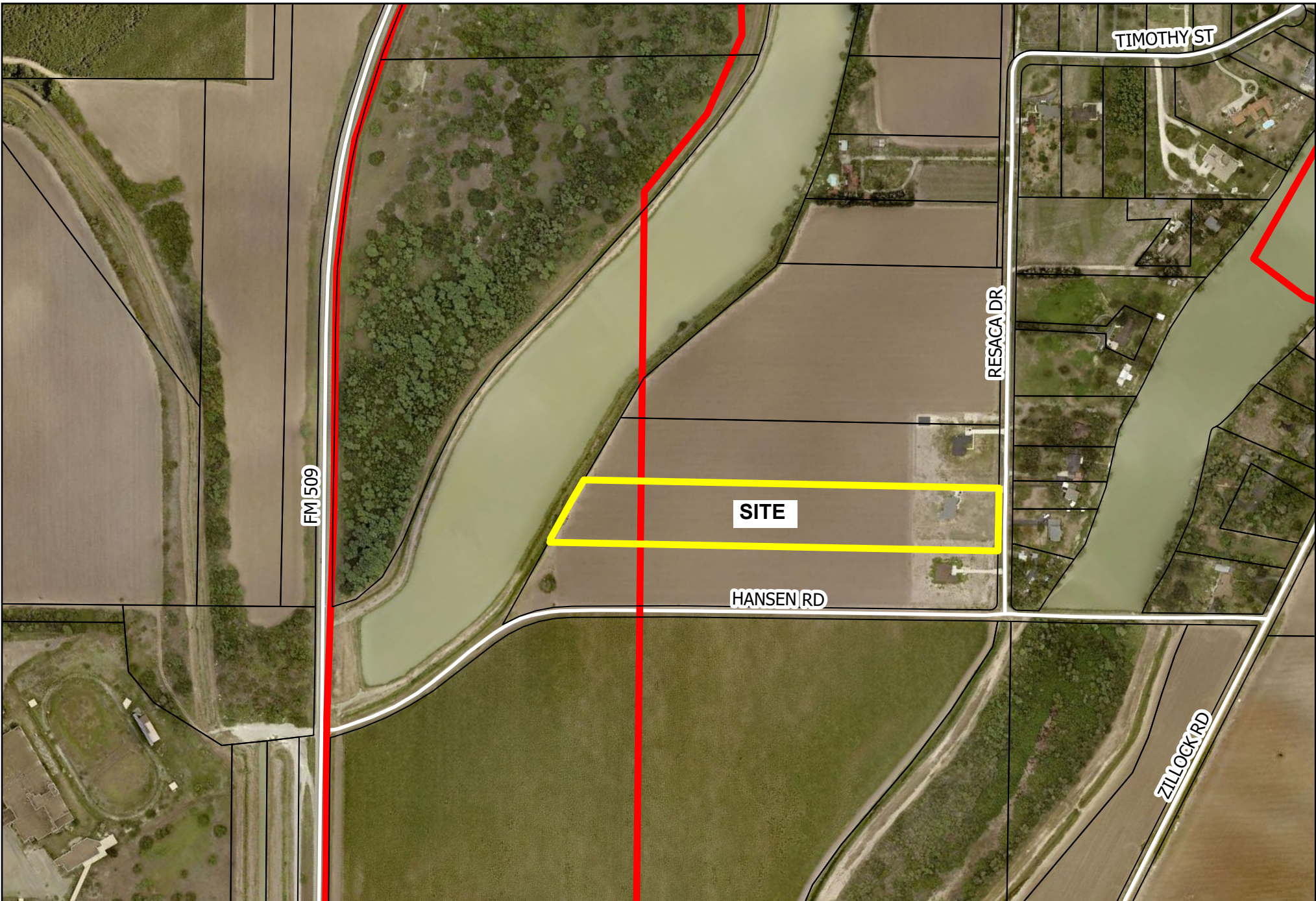
Location Map  
Request to De-Annex  
Survey & Metes and Bounds  
Ordinance 2252-AQ-012026

PREPARED BY: Monica L Rodriguez  
Planning Manager

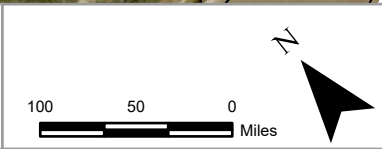
12/27/2025  
Date

*Fred R. Sandoval*

Fred Sandoval  
City Manager



**Location Map**  
**29376 Resaca Dr.**  
**Voluntary De-Annexation**



**Legend**

- PROPERTY LINES
- CCAD\_COSB\_PARCELS
- COSB\_CITY\_LIMITS\_243 STREETS

**Memorandum**

November 24, 2025

**For Record**

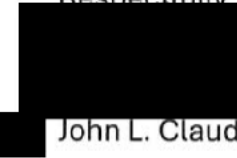
October 23, 2025

(Initially submitted)

**To:** City of San Benito Planning and Development  
**From:** John L. Claudio, 29376 Resaca Drive San Benito, TX. 78586  
**Subject:** De-annexation of Property ID: 423430

Requesting the de-annexation of 29376 Resaca Drive, San Benito, TX. from the Extra Territorial Jurisdiction and City Limits of San Benito, TX.

Respectfully,

  
John L. Claudio

**METES AND BOUNDS DESCRIPTION OF A 1.420 GROSS ACRES (1.25 NET ACRES)  
HOMESTEAD SURVEY OUT OF LOT TWO (2), JO C. ELSTNER'S HORSE SHOE  
SUBDIVISION AS RECORDED IN VOLUME 8, PAGE 71 MAP RECORDS OF CAMERON  
COUNTY, TEXAS**

Being a 1.420 acre tract out of lot two (2), Jo C. Elstner's Horse Shoe Subdivision as recorded in Volume 8 page 71, Map Records, Cameron County, Texas and more particularly described by metes and bounds as follows:

Commencing at a point bearing 40.00 feet S 59-17-00 E from a found 1/2" iron rod located at the North Right of Way of a 55 feet Road, said point also being the Northeast corner of Lot 2 and being the POINT OF BEGINNING;

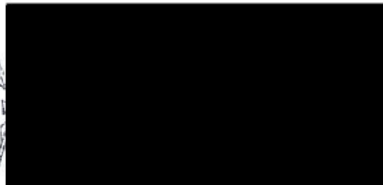
Thence S 30-43-00 W along the east boundary of lot two (2), 185.00 feet to a point for the southeast corner of said tract;

Thence N 59-17-00 W at 40.00 feet pass a set 1/2" iron rod for the Right of Way of a 55 feet Road, and continuing for a total distance of 334.32 feet to a set 1/2" iron rod for the southwest corner of said tract;

Thence N 30-43-00 E, 185.00 feet to a set 1/2" iron rod for the northwest corner of said tract and said rod being on the boundary line of Lot two (2);

Thence S 59-17-00 E along the common boundary of lots two (2) and three (3), at 294.32 feet pass a found 1/2" iron rod for the Right of Way of a 55 feet Road and continuing for a total distance of 334.32 feet to the POINT OF BEGINNING and containing 1.420 gross acres, 1.25 net acres of land, more or less.

- NOTE: 1). A survey drawing accompanies these Metes and Bounds.  
2). Basis of Bearings as shown on the Jo C. Elstner's Horse Shoe Subdivision Plat.



5/29/19

RECEIVED  
BY *UH* OCT 24 2025

RESACA DE LOS FRESNOS  
 N 57°56'00" E  
 253.00'



FND. 1/2" IRON ROD

FND. 1/2" IRON ROD

LOT 2  
 FARMLAND

GROSS 7.954 ACRES  
 (346,466.25 SF)  
 NET 7.747 ACRES  
 (337,466.25 SF)

N 59°17'00" W 1597.90'

S 59°17'00" E 1482.20'

1557.90'

N 30°43'00" E  
 185.00'

SET 1/2" IRON ROD

SET 1/2" IRON ROD

LOT 1

LUIS M. GARZA  
 O.R.C.C.T.  
 VOLUME 23804, PG. 84

HOMESTEAD SURVEY  
 1.420 GROSS ACRES  
 1.250 NET ACRES

LOT 3

PAUL L. & DRENDA WILEY  
 O.R.C.C.T.  
 VOLUME 3983, PG. 214

N 59°17'00" W 334.32'

S 59°17'00" E 334.32'

294.32'

294.32'

PER VOL. 1330, PG. 434  
 DEED RECORDS  
 CAMERON COUNTY, TEXAS

55.0' R.O.W.

40' ROAD R.O.W.

FND. 1/2" IRON ROD

FND. 1/2" IRON ROD

SET 1/2" IRON ROD

LINE "U"

263.20' TO SUBD.  
 CORNER  
 (SW LOT 1 CORNER)

S 30°43'00" W  
 185.00'

15.0' RE-DEDICATION 30' ROAD ESMT.  
 PER VOL. 604, PG. 415 DEED RECORDS  
 CAMERON COUNTY, TEXAS

P.O.B., NE LOT 2 CORNER

RECEIVED  
 BY: *UH* DATE: OCT 24 2025



**ORDINANCE NO. 2252-AQ-012026**

**AN ORDINANCE OF THE CITY OF SAN BENITO, TEXAS, DE-ANNEXING APPROXIMATELY 1.420 GROSS ACRES (1.25 NET ACRES) OF LAND LOCATED AT 29376 RESACA DRIVE, BEING LOT 2 OF THE J.O. C. ELSTNER'S HORSE SHOE SUBDIVISION, CAMERON COUNTY, TEXAS; PROVIDING FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City of San Benito ("City") received a written request from **John L. Claudio**, owner of the property located at **29376 Resaca Drive**, requesting voluntary de-annexation of the tract identified as **Property ID 423430**, and more particularly described in the metes and bounds attached to the request; and

WHEREAS, the subject property includes land partially located within the corporate boundaries of the City, as reflected in the City's location map and 200-foot radius map; and

WHEREAS, the City does not provide water or sewer service to the subject tract, and de-annexation will not impair the City's ability to provide municipal services; and

WHEREAS, the City Commission conducted a public hearing on December 16, 2025 pursuant to Section 43.0672, Texas Local Government Code; and

WHEREAS, after considering all information presented, the City Commission finds that the request satisfies the statutory requirements for voluntary de-annexation.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN BENITO, TEXAS:

**SECTION 1.** The tract commonly known as **29376 Resaca Drive**, described in the metes and bounds survey attached as **Exhibit A**, is hereby DE-ANNEXED from the corporate limits and extraterritorial of the City of San Benito, Texas.

**SECTION 2.** The City Secretary is directed to file this ordinance, together with a map and legal description of the area de-annexed, with the Cameron County Clerk in accordance with state law.

**SECTION 3. SEVERABILITY.** If any portion of this ordinance is held invalid, such invalidity shall not affect the remaining provisions.

**SECTION 4. EFFECTIVE DATE.** This ordinance shall take effect immediately upon passage.

**FIRST READING** before the City Commission of the City of San Benito, Texas, at a Regular City Commission Meeting on the 16<sup>th</sup> day of December, 2025.

**PASSED, APPROVED, AND ADOPTED** on the Second and Final Reading at a Regular City Commission Meeting of the City of San Benito, Texas, on this, 6<sup>th</sup> day of January, 2026.

**CITY OF SAN BENITO, TEXAS**

---

Honorable Ricardo Guerra  
Mayor

**ATTEST:**

---

Ruth A. McGinnis  
City Secretary



## EXECUTIVE SUMMARY

**REQUEST:**

Consideration and possible action to approve the Second and Final Reading of Ordinance Number 2252-AR-012026, a request to rezone a property located at 25961 FM 510, bearing a Legal Description of: Being 1.00 acre of land out of Block Six (6), of the San Benito Land and Water Company Subdivision, as recorded in Volume 1, Page 6 of the Map Records, Cameron County, Texas from LI “Light Industry” to C-2 “Commercial General Retail Business”. Applicant: Raymond M. Garcia & Alicia C. Garcia.

**RECOMMENDATION:**

The Planning and Zoning Commission recommends approval.

**RATIONALE:**

The applicant is requesting to rezone the property from LI “Light Industry” to C-2 “Commercial General Retail Business” for residential/commercial use.

**BUDGET IMPACT:**

N/A

**RESOURCE PERSONNEL:**

Monica Rodriguez, Planner I

**EXHIBITS:**

- Location Map
- Application
- Zoning Map
- Future Land Use Map
- Survey
- Ordinance 2252-AR-012026

PREPARED BY: Monica L. Rodriguez  
Planning Manager

12/27/2025  
Date

*Fred R. Sandoval*

Fred Sandoval  
City Manager



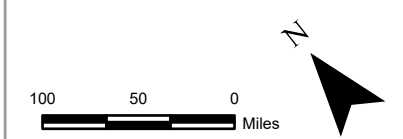


**SAN BENITO**  
THE SOUL OF SOUTH TEXAS

GIS Map Disclaimer:  
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to verify the usability of the information. City of San Benito and software developers assume no legal responsibility for the information on these maps.

Drawn by: KC

**Location Map**  
**25961 FM 510**  
**Rezone from LI to C-2**



**Legend**

- PROPERTY LINES
- CCAD\_COSB\_PARCELS
- COSB\_CITY\_LIMITS\_243
- STREETS



# SAN BENITO

THE SOUL OF SOUTH TEXAS

400 N. Travis Street  
San Benito, TX 78586

PLANNING DEPARTMENT

(956) 361-3800 (ph.)  
(956) 361-3810 (fax)

## APPLICATION FOR REZONING

Permit # 073852

### APPLICANT INFORMATION (Please PRINT or TYPE)

Name Raymond M. Garcia & Alicia C. Garcia

Address [REDACTED]

City [REDACTED] State [REDACTED] Zip [REDACTED]

Phone No. [REDACTED] Fax No. N/A

E-mail [REDACTED]

### PROPERTY INFORMATION (Please PRINT or TYPE)

Owner of Property Raymond M. Garcia & Alicia C. Garcia

Address of Property 25961 Fm 510

City San Benito State Texas Zip 78586

Legal Description of Property: Lot \_\_\_\_\_ Block 6

Subdivision San Benito Land & Water Co Subd

Existing Zoning LI Proposed Zoning C-2

Existing Land Use Single Family Dwelling Proposed Land Use Single Family Dwelling

### REQUIREMENTS

- ~\$350.00 (non-refundable)
- ~Survey and Metes & Bounds / Recorded Plat
- ~Tax Certificates (City, School)
- ~Warranty Deed

- Please provide a basic description of the proposed project: We would like to change our property zoning from LI and change to C-2

I hereby certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect, the permit or approval may be revoked.

Applicant's Signature [REDACTED]  
Property Owner(s) Signature [REDACTED]

Date 11-19-25

Date 11-19-25

**RECEIVED**  
BY: LH DATE: NOV 21 2025



**Legend**

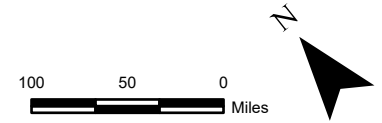
- PROPERTY LINES
- CCAD\_COSB\_PARCELS
- COSB\_CITY\_LIMITS\_243
- STREETS
- ZONING DISTRICTS**
- AO Agriculture and Open Space
- C-1 Commercial Restricted Business
- C-2 Commercial General Retail Business
- HI Heavy Industry
- LI Light Industry
- MF Multi-Family Residential
- MH Mobile Home
- PDD Planned Development District
- SF-1 Single Family One
- SF-2 Duplex, Residential

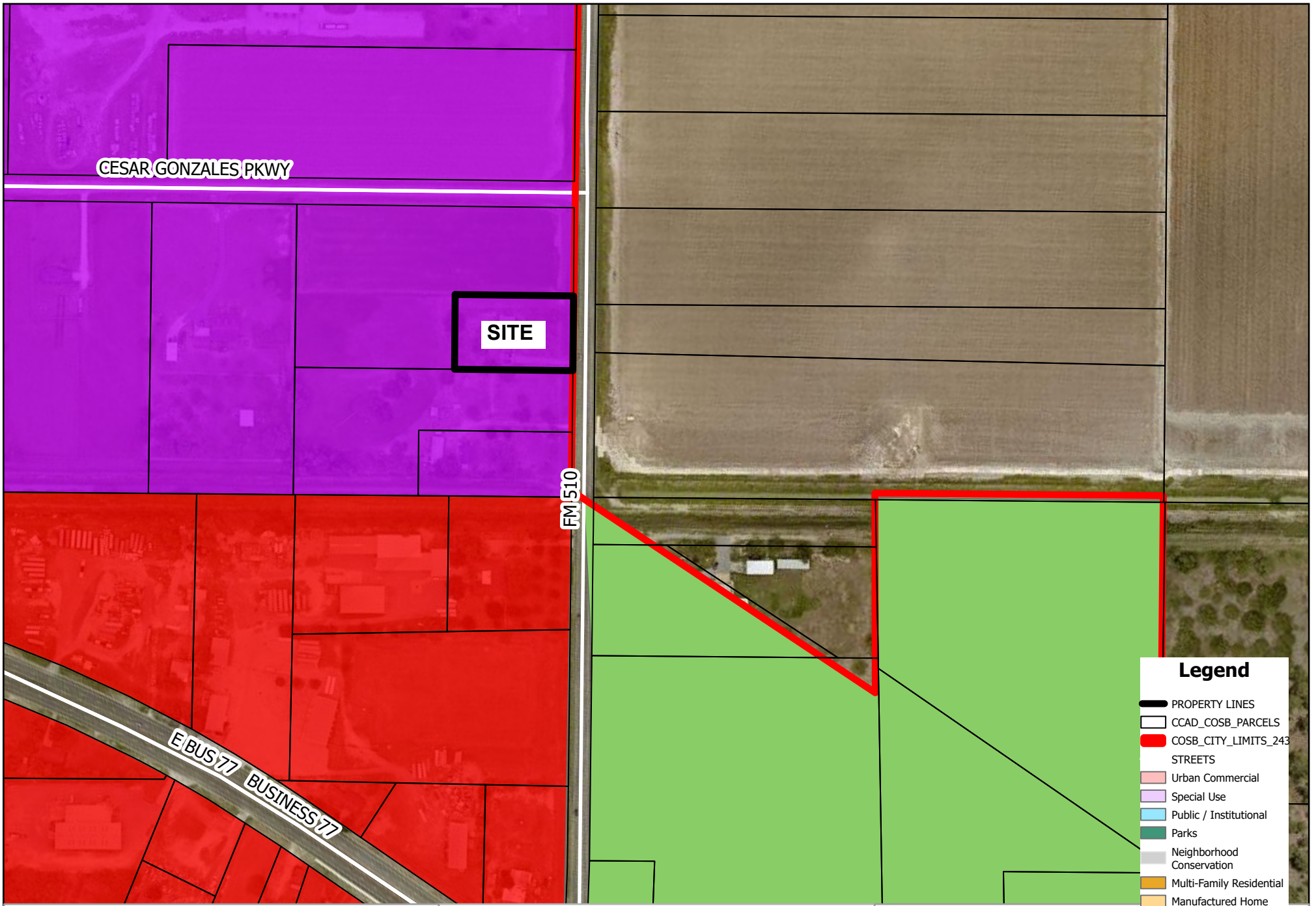


GIS Map Disclaimer:  
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to verify the usability of the information. City of San Benito and software developers assume no legal responsibility for the information on these maps.

Drawn by: KC

**Zoning Map  
25961 FM 510  
Rezone from LI to C-2**





**Legend**

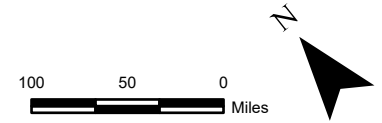
-  PROPERTY LINES
-  CCAD\_COSB\_PARCELS
-  COSB\_CITY\_LIMITS\_243
- STREETS
-  Urban Commercial
-  Special Use
-  Public / Institutional
-  Parks
-  Neighborhood Conservation
-  Multi-Family Residential
-  Manufactured Home
-  Industrial
-  General Residential
-  General Commercial
-  Agriculture / Open Space

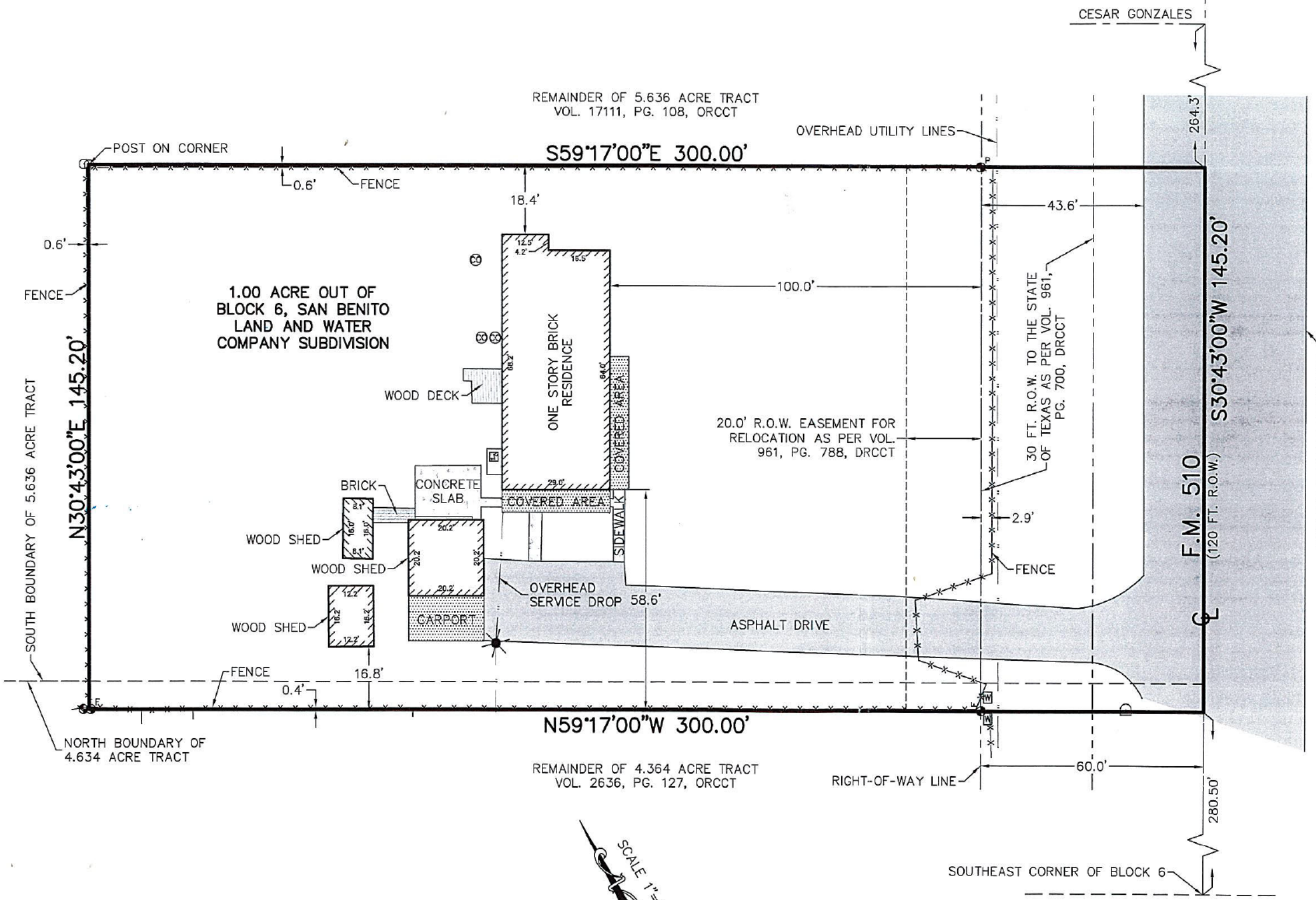


GIS Map Disclaimer:  
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to verify the usability of the information. City of San Benito and software developers assume no legal responsibility for the information on these maps.

Drawn by: KC

**Future Land Use Map  
25961 FM 510  
Rezone from LI to C-2**





**NOTES**

1. BASIS OF BEARINGS AS PER SAN BENITO LAND AND WATER COMPANY SUBDIVISION RECORDED IN VOLUME 1, PAGE 6, MAP RECORDS OF CAMERON COUNTY, TEXAS.
2. ADDRESS: 25961 FM 510  
SAN BENITO, TEXAS 78586
3. COMMITMENT FOR TITLE INSURANCE WITH FILE NO. 1955390, ISSUED FEBRUARY 28, 2023 WAS USED TO PREPARE THIS SURVEY.

**SURVEYOR CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREIN WAS MONUMENTED ON THE GROUND ON **03/08/2023**, THAT THE ONLY VISIBLE IMPROVEMENTS ARE AS SHOWN; THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPPIINGS, APPARENT CONFLICTS, OR VISIBLE EASEMENTS EXCEPT AS SHOWN HEREIN, THIS SURVEY CONFORMS TO THE MINIMUM STANDARDS OF PRACTICE PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

CODY MICHAEL MOORE, R.P.L.S.  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6370



DATE: 3/16/23

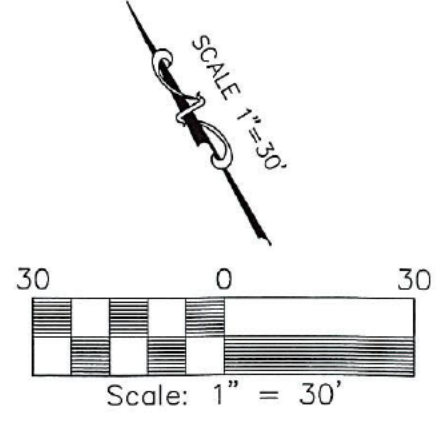
**BOUNDARY SURVEY OF:**

1.00 ACRE OF LAND OUT OF BLOCK NUMBER SIX (6), OF THE SAN BENITO LAND AND WATER COMPANY SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 6, OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS, AND FURTHER BEING THAT SAME PROPERTY RECORDED IN VOLUME 629, PAGE 9, OF THE DEED RECORDS, CAMERON COUNTY, TEXAS.

FOR: RAYMOND M. GARCIA AND ALICIA C. GARCIA  
DATE: 10 MARCH 2023  
JOB NO: 116051

**FLOOD ZONE**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE "X", AS PER THE NATIONAL FLOOD INSURANCE PROGRAM OF COMMUNITY NO. 480113, PANEL NO. 0290, SUFFIX "F", EFFECTIVE FEBRUARY 16, 2018.



**LEGEND**

⊙	IRON ROD FOUND	⊠	MAILBOX
⊕	PIPE FOUND	⊗	CLEANOUT
⊞	WATER METER	⊕	WATER VALVE
⊡	POWER POLE	⊞	A/C UNIT
⊙	POST	★	LIGHT POST

Moore Land Surveying, LLC

14216 Palis Drive, La Feria, TX 78559  
(956)245-0988 TBPLS Firm No. 10194186

RECEIVED NOV 2 2023

**ORDINANCE NUMBER 2252-AR-012026**

**AN ORDINANCE AMENDING ZONING ORDINANCE NUMBER 2252 AND AMENDING THE ZONING MAP OF THE CITY OF SAN BENITO TO CHANGE THE ZONING OF A PROPERTY BEARING A LEGAL DESCRIPTION OF: BEING 1.00 ACRE OF LAND OUT OF BLOCK SIX (6), OF THE SAN BENITO LAND AND WATER COMPANY SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 6 OF THE MAP RECORDS, CAMERON COUNTY, TEXAS FROM LI “LIGHT INDUSTRY” TO C-2 “COMMERCIAL GENERAL RETAIL BUSINESS”.**

**WHEREAS**, the rezone is consistent with the city’s land use plan as set-forth in the land use map that is a part of the city’s zoning ordinance, and consistent with the city’s intentions of allowing and encouraging residential development that generates property taxes and water and sewer revenues; and

**WHEREAS**, the rezone is adopted by this ordinance after a hearing at which the public was given the opportunity to give testimony and present written evidence, and the City Planning and Zoning Commission has reviewed the rezone request; and all other legal requirements have been met.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN BENITO, TEXAS:**

**SECTION I. ADOPTION**

The zoning district classification of the property bearing a legal description of: : Being 1.00 acre of land out of Block Six (6), of the San Benito Land and Water Company Subdivision, as recorded in Volume 1, Page 6 of the Map Records, Cameron County, Texas from LI “Light Industry” to C-2 “Commercial General Retail Business”.

**SECTION II. EFFECTIVE DATE**

This ordinance shall be effective upon its passage.

**FIRST READING** before the City Commission of the City of San Benito, Texas, at a Regular City Commission Meeting on the 16<sup>th</sup> day of December, 2025.

**PASSED, APPROVED, AND ADOPTED** on the Second and Final Reading at a Regular City Commission Meeting of the City of San Benito, Texas, on this, 6<sup>th</sup> day of January, 2026.

**CITY OF SAN BENITO, TEXAS**

\_\_\_\_\_  
Honorable Ricardo Guerra  
Mayor

**ATTEST:**

\_\_\_\_\_  
Ruth A. McGinnis  
City Secretary



## EXECUTIVE SUMMARY

### REQUEST:

Consideration and possible action to approve the Second and Final Reading of Ordinance Number 2252-AS-012026, an ordinance amending Ordinance Number 2252 and sections of the Code of Ordinances that pertain to Administration and Enforcement, and codified in the Code of Ordinances in Chapter 14A, to amend Section 3.02, Building Permit Process.

### RECOMMENDATION:

Staff recommends approval.

### RATIONALE:

This amendment updates the City of San Benito's building permit procedures to align with Texas Local Government Code § 214.904, which establishes a 45-day review period and specific requirements for municipal action on permit applications. The current ordinance contains outdated processing deadlines that conflict with state law.

The revised language provides clear timelines for initial review, follow-up actions, and written notices, as well as the consequences for not meeting statutory deadlines. Updating the ordinance ensures legal compliance, improves transparency, and provides a consistent permitting process for applicants.

By adopting this amendment, the City brings its permitting procedures up to date and strengthens accountability in the administration of building permits.

### BUDGET IMPACT:

N/A

### RESOURCE PERSONNEL:

Monica Rodriguez, Planner I

### EXHIBITS:

Ordinance 2252-AS-012026  
Local Government Code Section 214.904

PREPARED BY: Monica L. Rodriguez  
Planning Manager

12/27/2025  
Date

*Fred R. Sandoval*

Fred Sandoval  
City Manager

**ORDINANCE NUMBER 2252-AS-012026**

**AMENDING ORDINANCE NUMBER 2252 AND SECTIONS OF THE CODE OF ORDINANCES THAT PERTAIN TO ADMINISTRATION AND ENFORCEMENT, AND CODIFIED IN THE CODE OF ORDINANCES IN CHAPTER 14A, TO AMEND SECTION 3.02, BUILDING PERMIT PROCESS, REPEALING ANY OTHER ORDINANCES IN CONFLICT THEREWITH, AS PROVIDED BY THE CITY OF SAN BENITO AND PROVIDING FOR AN EFFECTIVE DATE.**

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN BENITO, TEXAS:**

**This ordinance is for the purpose of amending sections of the Code of Ordinances that pertain to Building Permit Process.**

**SECTION I**

**Amending Ordinance Number 2252 as codified in the City's Code of Ordinances in Chapter 14, to amend Section 3.02, Building Permit Process (B);**

**Repealing the following verbiage located under (B) Building Permit Process:**

- B. The Building Inspector shall be empowered to act within the provisions of this Ordinance upon all applications for building permits, and the same shall be approved or denied not later than the fifth business day for residential and not later than the 10<sup>th</sup> day for commercial succeeding the day of filing. In the event of refusal to issue a permit upon application, the applicant may file an appeal to the Zoning Board of Adjustments and Appeals (see Section 15).
- C. If construction has not begun within six (6) months of permit issuance, the permit may be revoked by the Director of Planning and written notice to all persons affected.

**And replacing with the following:**

**Section 1. Applicability**

This ordinance applies only to a permit required by the City of San Benito to erect, construct, or improve a building or other structure within the city limits or its extraterritorial jurisdiction (ETJ).

**Section 2. Initial Permit Decision Timeline**

- A. Not later than the 45th day following the date a complete application for a permit is officially submitted, the City's permitting authority must take one of the following actions:
  - 1. Grant or deny the permit;

2. Provide written notice to the applicant, clearly stating the reasons why the City has been unable to grant or deny the permit application within the 45-day period; or
3. Execute a written agreement with the applicant establishing a mutually agreed-upon extended deadline for granting or denying the permit.

### **Section 3. Final Decision After Initial Notice**

- A. For any permit application where written notice was provided under Section 2.A.2 (stating reasons for delay), the City must subsequently grant or deny the permit application not later than the 30th day after the date the applicant receives that initial notice.

### **Section 4. Consequences of Failure to Act**

- A. If the City's permitting authority fails to grant or deny a complete permit application within the time required by Section 3.A, or by the extended deadline established in a written agreement under Section 2.A.3, the City shall be subject to the following limitations:
  1. The City may not collect any further permit fees associated with that specific application; and
  2. The City shall refund to the applicant any and all permit fees associated with the application that have already been collected.

### **Section 5. Permit Expiration**

- A. Every permit issued under this ordinance shall become invalid unless the work authorized by such permit is commenced within six (6) months after the date of issuance, or if the work authorized by such permit is suspended or abandoned for a period of six (6) months after the work is commenced.
- B. Permitted work shall be completed within one (1) year from the date of permit issuance, unless an extension is approved by the Building Official in accordance with this section.
- C. The Building Official is authorized to grant one (1) extension of time for a permit for a period not to exceed six (6) months, provided the permittee submits a written request and pays a renewal fee equal to fifty percent (50%) of the original permit fee.
- D. A permit that has expired is null and void. No work may be performed after expiration unless a new permit application is filed and a new permit is issued.

**SECTION II. EFFECTIVE DATE**

This ordinance shall be effective upon its passage.

**FIRST READING** before the City Commission of the City of San Benito, Texas, at a Regular City Commission Meeting on the 16<sup>th</sup> day of December, 2025.

**PASSED, APPROVED, AND ADOPTED** on the Second and Final Reading at a Regular City Commission Meeting of the City of San Benito, Texas, on this, 6<sup>th</sup> day of January, 2026.

**CITY OF SAN BENITO, TEXAS**

---

Honorable Ricardo Guerra  
Mayor

**ATTEST:**

---

Ruth A. McGinnis  
City Secretary

Sec. 214.904. TIME FOR ISSUANCE OF MUNICIPAL BUILDING PERMIT. (a) This section applies only to a permit required by a municipality to erect or improve a building or other structure in the municipality or its extraterritorial jurisdiction.

(b) Not later than the 45th day after the date an application for a permit is submitted, the municipality must:

- (1) grant or deny the permit;
- (2) provide written notice to the applicant stating the reasons why the municipality has been unable to grant or deny the permit application; or
- (3) reach a written agreement with the applicant providing for a deadline for granting or denying the permit.

(c) For a permit application for which notice is provided under Subsection (b)(2), the municipality must grant or deny the permit not later than the 30th day after the date the notice is received.

(d) If a municipality fails to grant or deny a permit application in the time required by Subsection (c) or by an agreement under Subsection (b)(3), the municipality:

- (1) may not collect any permit fees associated with the application; and
- (2) shall refund to the applicant any permit fees associated with the application that have been collected.

Added by Acts 2005, 79th Leg., Ch. 917 (H.B. 265), Sec. 1, eff. September 1, 2005.



## EXECUTIVE SUMMARY

### REQUEST:

Consideration and possible action to approve the Second and Final Reading of Ordinance Number 2252-W-A-010626, a request to approve an amendment to the PDD “Planned Development District”, adopted on December 5, 2024, for the property located on Business 77 and Williams Road, known as San Sebastian Subdivision, bearing a Legal Description of: A 47.350 acre tract of land, more or less, out of Lots 2, 7, 8, 9, 10, 15 and 16, Block 129, San Benito Land and Water Company Subdivision, as per Map or Plat thereof recorded in Volume 1, Page 6, Map Records, Cameron County, Texas. Applicant: Fabian Contreras.

### RECOMMENDATION:

The Planning and Zoning Commission recommends approval.

### RATIONALE:

San Sebastian Subdivision, previously zoned to PDD “Planned Development District” is being amended to include additional lots in Phase 3 by changing the dimensions of certain lots. The updated tables also identify the lots do not meet the required square footage, lot depth and lot width as part of the PDD.

### BUDGET IMPACT:

N/A

### RESOURCE PERSONNEL:

Monica Rodriguez, Planner I

### EXHIBITS:

Location Map  
Zoning Map  
Future Land Use Map  
Ordinance 2252-W-A-010626

PREPARED BY: Monica L Rodriguez  
Planning Manager

12/27/2025  
Date




*Fred R. Sandoval*  
Fred Sandoval


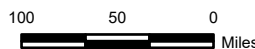
City Manager

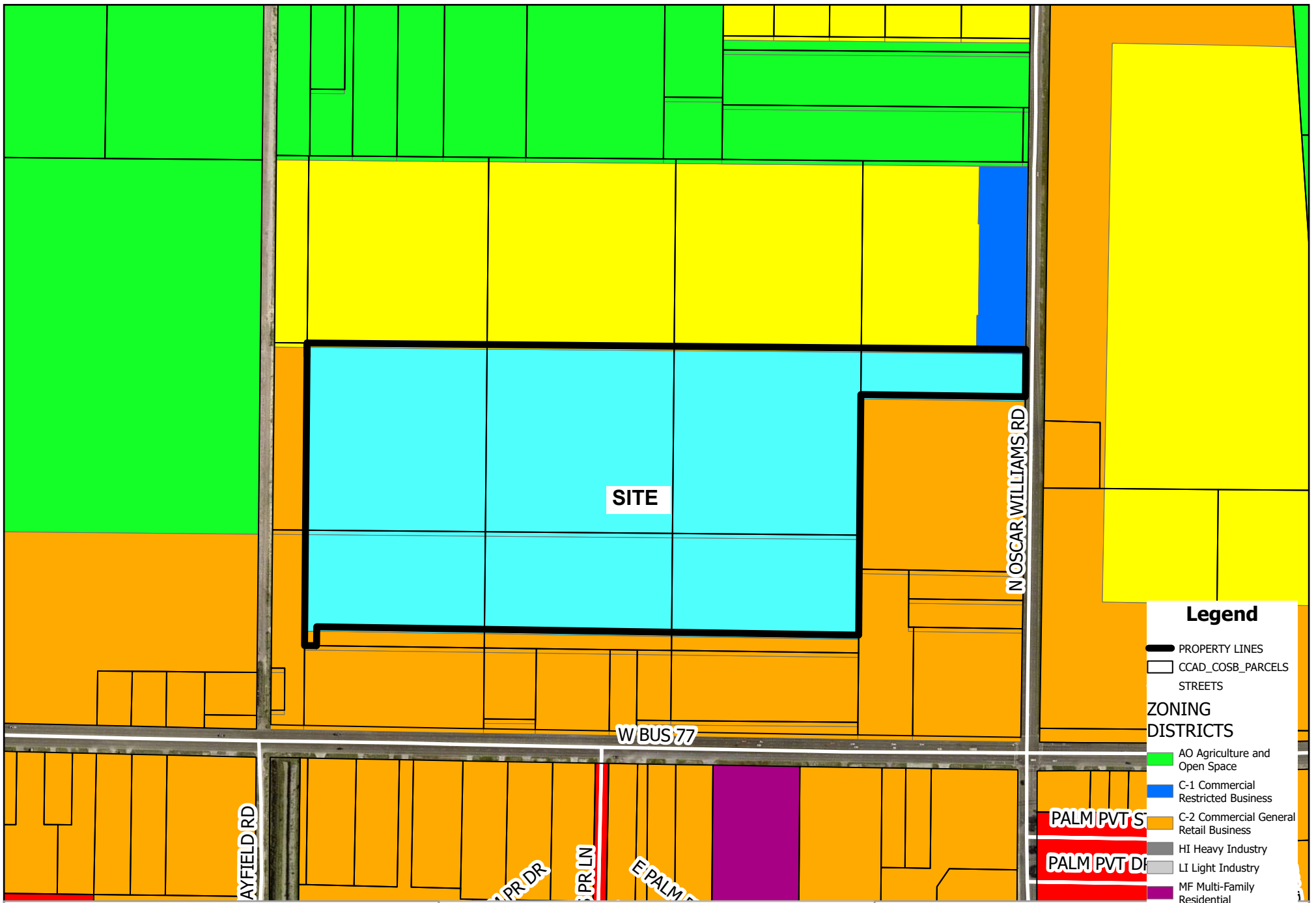


**Location Map**  
**San Sebastian Subdivision**  
**Amend PDD "Planned Development District"**

**Legend**

-  PROPERTY LINES
-  CCAD\_COSB\_PARCELS
-  STREETS



**Legend**

- PROPERTY LINES
- CCAD\_COSB\_PARCELS
- STREETS

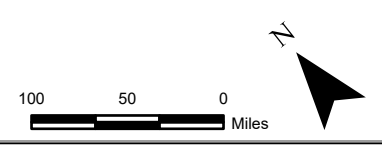
**ZONING DISTRICTS**

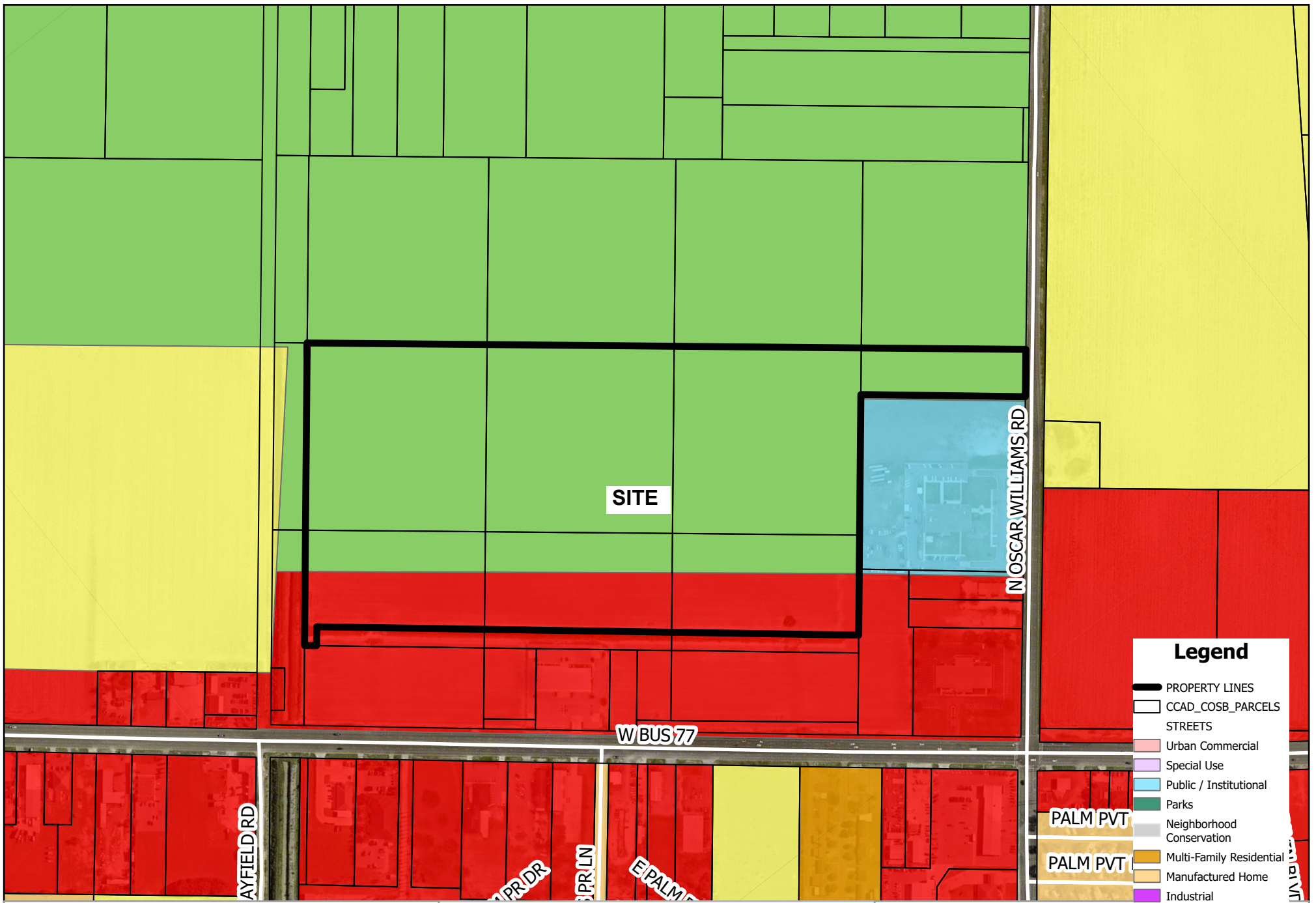
- AO Agriculture and Open Space
- C-1 Commercial Restricted Business
- C-2 Commercial General Retail Business
- HI Heavy Industry
- LI Light Industry
- MF Multi-Family Residential
- MH Mobile Home
- PDD Planned Development District
- SF-1 Single Family One
- SF-2 Duplex, Residential

**SAN BENITO**  
THE SOUL OF SOUTH TEXAS

GIS Map Disclaimer:  
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to verify the usability of the information. City of San Benito and software developers assume no legal responsibility for the information on these maps.

**Zoning Map  
San Sebastian Subdivision  
Amend PDD "Planned Development District"**





**Legend**

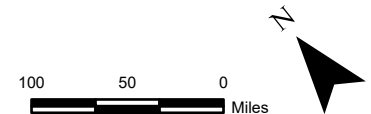
- PROPERTY LINES
- CCAD\_COSB\_PARCELS
- STREETS
- Urban Commercial
- Special Use
- Public / Institutional
- Parks
- Neighborhood Conservation
- Multi-Family Residential
- Manufactured Home
- Industrial
- General Residential
- General Commercial
- Agriculture / Open Space



GIS Map Disclaimer:  
 This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to verify the usability of the information. City of San Benito and software developers assume no legal responsibility for the information on these maps.

Drawn by: KC

**Future Land Use Map  
 San Sebastian Subdivision  
 Amend PDD "Planned Development District"**



**ORDINANCE NO. 2252-W-A-010626**

**AN ORDINANCE AMENDING ORDINANCE NUMBER 2252-W-09-2024, ON THE LAND LEGALLY DESCRIBED AS A 47.350 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOTS 2, 7, 8, 9, 10, 15 AND 16, BLOCK 129, SAN BENITO LAND 7 WATER COMPANY SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 6, MAP RECORDS, CAMERON COUNTY, TEXAS, FROM ITS PRESENT CLASSIFICATION OF COMMERCIAL GENERAL RETAIL BUSINESS (C-2) TO PLANNED DEVELOPMENT DISTRICT (PDD) PROVIDING FOR AMENDMENTS, PROVIDING PDD PLANNED DEVELOPMENT DISTRICT APPLICABLE TO THE PROPERTY ATTACHED AND INCORPORATED AS EXHIBIT "A".**

**WHEREAS**, the Planning and Zoning Commission of the City of San Benito pursuant to San Benito's Zoning Ordinance procedure has recommended a change in the zoning classification for certain described real property in the City of San Benito and it is deemed to be in the best interest of the City of San Benito in accordance with said recommendation of the Planning and Zoning Commission of the City, being the recommendation as hereinafter set forth; and public notice of such proposed rezoning having been fully made and complied with as required by said Ordinances and applicable laws of the State of Texas; and the City Commission of the City of San Benito having held public hearings with reference thereto, being duly and thoroughly heard; and after consideration of the evidence presented, said City Commission is of the opinion that it is in the best interest of the City of San Benito that said Code of Ordinances be amended as indicated, now therefore,

**BE IT ORDAINED BY THE CITY OF SAN BENITO**

That the Code of Ordinances of the City of San Benito Chapter 14 be and the same is herewith amended by the following described property being changes for permissive zone use at indicated:

Request to rezone from C-2 "Commercial General Retail Business" to PDD "Planned Development District" to allow 33 ft wide paved streets with 50 ft Right-of-Way, Detention & Park areas will be maintained by the POA or HOA, it will not be dedicated to the City of San Benito, Building Setbacks will be as follows: Front 20 feet, Cul-De-Sac Front- 18 feet or easement, whichever is greater, Side 5 feet or easement, whichever is greater, Rear 10 feet or easement, whichever is greater, Side Corner Street 10 feet or easement, whichever is greater, lots less than 6,250 square feet as described in Table A, lots less than 125 feet in depth as described in Table B and lots less than 50 feet in width as described in Table C for a proposed 185 lot single-family development on a property bearing a legal description of 47.35 acre tract of land, more or less, out of Lots 2, 7, 8, 9, 10, 15 and 16, Block 129, San Benito Land & Water Company Subdivision, as per map or

plat thereof recorded in Volume 1, Page 6, Map Records, Cameron County Texas as shown on Exhibit "A"

A copy of the Zoning Map constituting a part and parcel of the code of Ordinances, as filed with the Building Inspections Inspector and for the joint use and information of the Planning and Zoning Commission shall, upon final enactment hereof, be and the same is herewith amended and revised to reflect that the above described property is zoned for land use purposes as above indicated by the boundaries thereof being outlined in pronounced heavy line marking and such heavy line marking boundary enclosure being indicated within by the appropriate initials for that portion herewith zoned for particular land uses; with the Planning and Development Director being herewith instructed and authorized to document such Zoning Map changes revisions.

Effective Date. This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and City Charter in such cases provided.

FIRST READING before the City Commission of the City of San Benito, Texas, at a Regular City Commission Meeting on the **16<sup>th</sup>** day of **December, 2025**.

PASSED, APPROVED AND ADOPTED on the Second and Final reading at a Regular City Commission Meeting of the City of San Benito, Texas on this, **6<sup>th</sup>** day of **January, 2026**.

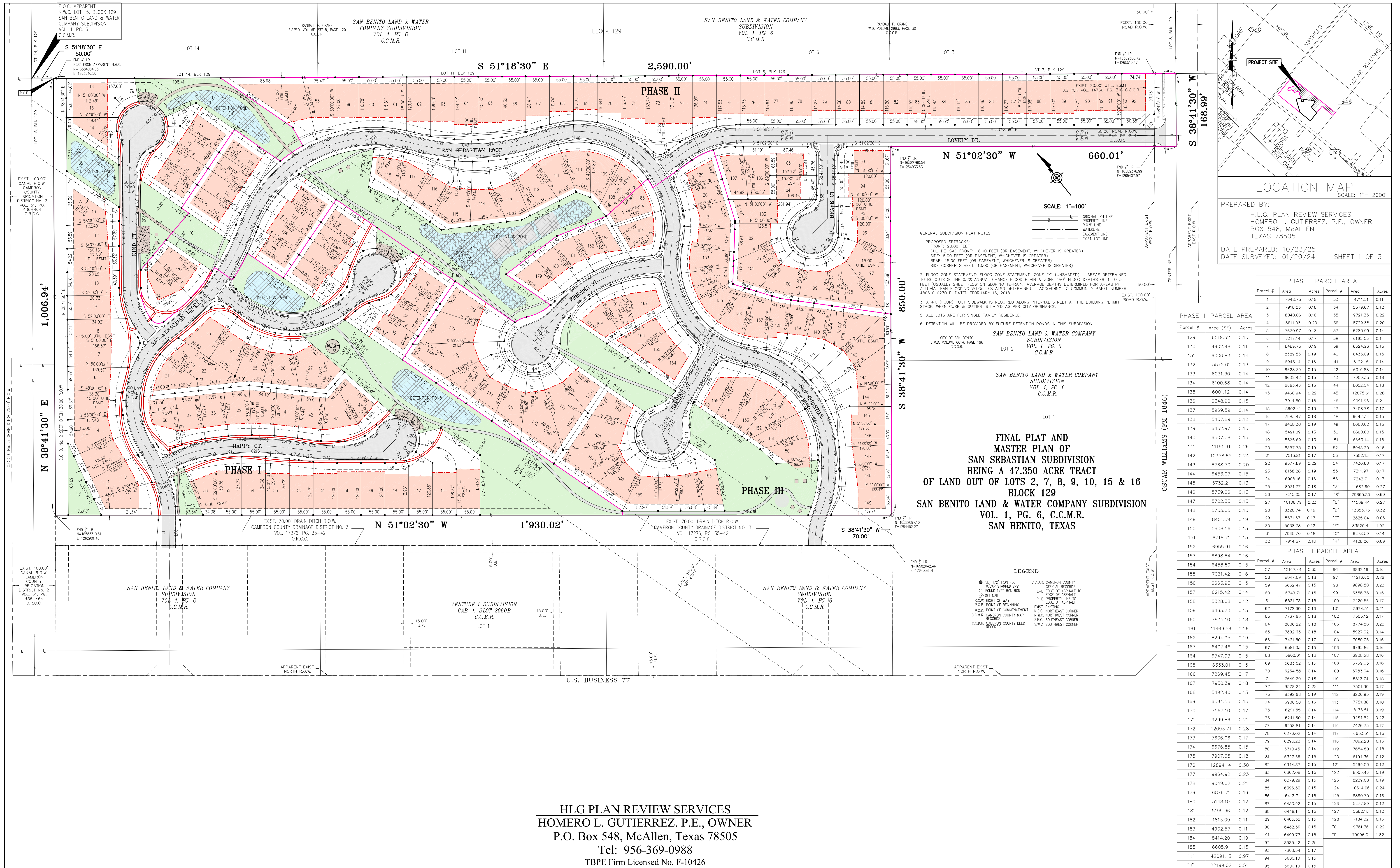
**CITY OF SAN BENITO, TEXAS**

\_\_\_\_\_  
Honorable Ricardo Guerra  
Mayor

ATTEST:

\_\_\_\_\_  
Ruth A. McGinnis  
City Secretary

EXHIBIT "A"



**LOCATION MAP**  
 SCALE: 1" = 2000'

PREPARED BY:  
 H.L.G. PLAN REVIEW SERVICES  
 HOMERO L. GUTIERREZ, P.E., OWNER  
 BOX 548, McALLEN  
 TEXAS 78505

DATE PREPARED: 10/23/25  
 DATE SURVEYED: 01/20/24

SHEET 1 OF 3

PHASE I PARCEL AREA				
Parcel #	Area	Acres	Parcel #	Area
1	7946.75	0.18	33	4711.51
2	7946.75	0.18	34	5379.67
3	8040.08	0.18	35	9721.33
4	8611.03	0.20	36	8729.38
5	7630.97	0.18	37	6280.09
6	7317.14	0.17	38	6192.55
7	8489.75	0.19	39	6324.26
8	8389.53	0.19	40	6436.09
9	6943.14	0.16	41	6122.15
10	5572.01	0.13	42	6019.88
11	6632.42	0.15	43	7909.35
12	6683.46	0.15	44	8052.54
13	9460.94	0.22	45	12075.61
14	7914.50	0.18	46	9091.95
15	5602.41	0.13	47	7408.78
16	7983.47	0.18	48	6642.34
17	8458.30	0.19	49	6600.05
18	5491.09	0.13	50	6600.05
19	5525.69	0.13	51	6653.14
20	8357.75	0.19	52	6945.20
21	7513.81	0.17	53	7302.13
22	9377.89	0.22	54	7430.60
23	8158.28	0.19	55	7311.97
24	6908.16	0.16	56	7242.71
25	8031.77	0.18	57	11682.60
26	7615.05	0.17	58	29865.85
27	10106.79	0.23	59	11569.44
28	8320.74	0.19	60	13855.76
29	5531.67	0.13	61	2825.04
30	5038.78	0.12	62	8350.41
31	7960.70	0.18	63	6278.59
32	7914.57	0.18	64	4128.06
33	6955.91	0.16		
34	6898.84	0.16		
35	6458.59	0.15		
36	7031.42	0.16		
37	6663.93	0.15		
38	6215.42	0.14		
39	5328.08	0.12		
40	6465.73	0.15		
41	7172.60	0.16		
42	7767.63	0.18		
43	8006.22	0.18		
44	7892.65	0.18		
45	7421.50	0.17		
46	6581.03	0.15		
47	5800.01	0.13		
48	5683.52	0.13		
49	6264.88	0.14		
50	7269.45	0.17		
51	9578.24	0.22		
52	8392.68	0.19		
53	6900.50	0.16		
54	6291.55	0.14		
55	6241.60	0.14		
56	6258.81	0.14		
57	6276.02	0.14		
58	6293.23	0.14		
59	6310.45	0.14		
60	6327.66	0.15		
61	6344.87	0.15		
62	6362.08	0.15		
63	6379.29	0.15		
64	6396.50	0.15		
65	6413.71	0.15		
66	6430.92	0.15		
67	6448.14	0.15		
68	6465.35	0.15		
69	6482.56	0.15		
70	6499.77	0.15		
71	6516.98	0.15		
72	6534.19	0.15		
73	6551.40	0.15		
74	6568.61	0.15		
75	6585.82	0.15		
76	6603.03	0.15		
77	6620.24	0.15		
78	6637.45	0.15		
79	6654.66	0.15		
80	6671.87	0.15		
81	6689.08	0.15		
82	6706.29	0.15		
83	6723.50	0.15		
84	6740.71	0.15		
85	6757.92	0.15		
86	6775.13	0.15		
87	6792.34	0.15		
88	6809.55	0.15		
89	6826.76	0.15		
90	6843.97	0.15		
91	6861.18	0.15		
92	6878.39	0.15		
93	6895.60	0.15		
94	6912.81	0.15		
95	6930.02	0.15		

PHASE II PARCEL AREA				
Parcel #	Area	Acres	Parcel #	Area
57	15167.44	0.35	96	6862.16
58	8047.09	0.18	97	11216.60
59	6662.47	0.15	98	9898.80
60	6349.71	0.15	99	6358.38
61	6511.73	0.15	100	7220.56
62	7172.60	0.16	101	8974.51
63	7767.63	0.18	102	7305.12
64	8006.22	0.18	103	8774.88
65	7892.65	0.18	104	5927.92
66	7421.50	0.17	105	7080.05
67	6581.03	0.15	106	6792.86
68	5800.01	0.13	107	6938.28
69	5683.52	0.13	108	6769.63
70	6264.88	0.14	109	6783.04
71	7269.45	0.17	110	6512.74
72	9578.24	0.22	111	7301.30
73	8392.68	0.19	112	8206.93
74	6900.50	0.16	113	7751.88
75	6291.55	0.14	114	8136.51
76	6241.60	0.14	115	9484.82
77	6258.81	0.14	116	7426.73
78	6276.02	0.14	117	6653.15
79	6293.23	0.14	118	7062.28
80	6310.45	0.14	119	7654.80
81	6327.66	0.15	120	5184.36
82	6344.87	0.15	121	5269.50
83	6362.08	0.15	122	8305.46
84	6379.29	0.15	123	8239.08
85	6396.50	0.15	124	10614.06
86	6413.71	0.15	125	6860.70
87	6430.92	0.15	126	5277.89
88	6448.14	0.15	127	5382.18
89	6465.35	0.15	128	7184.02
90	6482.56	0.15	129	9781.36
91	6499.77	0.15	130	7909.01
92	6516.98	0.15	131	8255.42
93	6534.19	0.15	132	7308.54
94	6551.40	0.15	133	6600.10
95	6568.61	0.15	134	6600.10

HLG PLAN REVIEW SERVICES  
 HOMERO L. GUTIERREZ, P.E., OWNER  
 P.O. Box 548, McAllen, Texas 78505  
 Tel: 956-369-0988  
 TBPE Firm Licensed No. F-10426

## San Sebastian Subdivision - Table A

### Lots Less than the Required 6,250 S.F.

#### Phase I

Item (Lot)	AC	S.F.
15	0.129	5,602.41
18	0.126	5,491.09
19	0.127	5,525.69
33	0.108	4,711.51
34	0.124	5,379.67
38	0.142	6,192.55
41	0.141	6,122.15
42	0.138	6,019.88

#### Phase II

Item (Lot)	AC	S.F.
68	0.133	5,800.01
69	0.130	5,683.52
76	0.143	6,241.60
104	0.136	5,927.92
120	0.119	5,194.36
121	0.121	5,269.50
126	0.121	5,277.89
127	0.124	5,382.18

<b>Phase III</b>		
<b>Item (Lot)</b>	<b>AC</b>	<b>S.F.</b>
130	4,902.480	0.11
131	6,006.830	0.14
132	5,572.010	0.13
133	16,031.300	0.37
134	6,100.680	0.14
135	6,001.120	0.14
137	5,969.590	0.14
138	5,437.890	0.12
145	5,732.210	0.13
146	5,739.660	0.13
147	5,702.330	0.13
148	5,735.050	0.13
150	5,608.560	0.13
157	6,215.420	0.14
158	5,328.080	0.12
168	5,492.400	0.13
180	5,148.100	0.12
181	5,199.360	0.12
182	4,813.090	0.11
183	4,902.570	0.11

**San Sebastian Subdivision - Table B**

Lots Less than the Required 125' Depth				Lots Less than the Required 125' Depth			
Phase I				89	117.40	117.71	6,465.35
Item (Lot)	Side Feet (')	Opp Feet (')	Lot Area (SF)	90	117.71	118.02	6,482.56
10	120.73	120.05	6,628.39	91	118.02	118.33	6,499.77
11	120.05	120.13	6,632.42	92	118.33	93.76	8,585.42
12	120.13	120.40	6,683.46	93	120.00	120.00	7,308.54
13	120.40	146.05	9,460.94	94	120.00	120.00	6,600.10
14	146.05	119.44	7,914.50	95	120.00	120.00	6,600.10
15	119.44	112.49	5,602.41	96	120.00	120.00	6,862.16
18	108.46	119.34	5,491.09	98	99.17	160.76	9,898.80
19	119.34	131.59	5,525.69	99	99.17	99.76	6,358.38
20	114.93	131.59	8,357.75	100	99.76	126.39	7,220.56
21	101.58	126.82	7,513.81	102	133.50	123.51	7,305.12
23	115.41	121.26	8,158.28	103	123.51	201.94	8,774.88
24	115.41	122.57	6,908.16	104	106.46	107.72	5,927.92
25	113.45	133.47	8,320.74	105	107.72	87.46	7,080.05
29	133.47	111.86	5,531.67	106	121.59	122.01	6,792.86
30	111.86	118.14	5,038.78	107	122.01	119.32	6,938.28
31	118.14	114.42	7,960.70	109	132.55	124.80	6,783.04
32	118.32	109.77	7,914.57	110	124.80	117.57	6,512.74
33	109.77	105.59	4,711.51	111	117.57	131.50	7,301.30
34	105.59	137.07	5,379.67	117	129.94	110.37	6,653.51
36	137.47	119.21	8,729.27	118	110.37	88.58	7,062.28
37	119.21	111.25	6,280.09	119	104.21	118.42	7,184.02
38	111.25	110.51	6,192.55	120	118.42	119.62	5,382.18
39	110.51	113.99	6,324.26	121	119.62	113.76	5,277.89
40	113.99	108.85	6,436.09	122	113.76	100.36	6,860.70
41	108.85	108.44	6,122.15	123	133.98	119.94	8,305.46
42	108.44	109.50	6,019.88	124	119.94	115.27	5,269.50
43	109.50	139.09	7,909.35	125	115.27	116.59	5,194.36
48	113.96	120.00	6,642.34	126	116.59	128.54	7,654.80
49	120.00	120.00	6,600.00	Phase III			
50	120.00	120.00	6,600.00	Item (Lot)	Side Feet (')	Opp Feet (')	Lot Area (SF)
51	120.00	122.79	6,653.14	129	96.83	105.63	6,628.39
52	122.79	130.09	6,945.20	130	105.63	108.34	4,902.48
Phase II				131	108.34	117.01	6,006.83
Item (Lot)	Side Feet (')	Opp Feet (')	Lot Area (SF)	132	117.01	119.65	5,572.01
59	127.06	116.78	6,662.47	133	119.65	120.93	6,031.30
60	116.78	115.61	6,349.71	134	120.93	109.24	6,100.68
61	115.61	123.44	6,531.73	135	109.24	119.99	6,001.12
62	123.44	136.90	7,172.60	136	119.99	125.33	6,348.90
67	128.41	110.74	6,581.03	146	129.05	120.80	5,739.66

68	110.74	102.32	5,800.01	147	120.80	120.25	5,702.33
69	102.32	106.44	5,683.52	148	120.25	122.47	5,735.05
70	106.44	123.75	6,264.88	149	122.47	139.74	8,401.59
71	123.75	157.74	7,649.20	150	96.39	131.58	5,608.56
75	117.53	113.33	6,291.55	157	120.66	99.10	6,215.42
76	113.33	113.64	6,241.60	158	99.10	113.58	5,328.08
77	113.64	113.95	6,258.81	159	113.58	135.66	6,465.73
78	113.95	114.27	6,276.02	162	168.24	113.57	8,294.95
79	114.27	114.58	6,293.23	163	113.57	106.71	6,407.46
80	114.58	114.89	6,310.45	164	99.74	124.63	6,747.93
81	114.89	115.20	6,327.66	165	124.63	141.68	6,333.01
82	115.20	115.52	6,344.87	167	57.13	106.37	7,950.39
83	115.52	115.83	6,362.08	168	106.37	109.91	5,492.40
84	115.83	116.14	6,379.29	169	109.91	105.45	6,594.55
87	116.14	116.46	6,396.50	179	125.00	112.90	6,876.71
86	116.46	116.77	6,413.71	180	112.90	111.51	5,148.10
87	116.77	117.08	6,430.92	181	111.51	108.14	5,199.36
88	117.08	117.40	6,448.14	182	108.14	106.84	4,813.09
				183	106.84	112.21	4,902.57
				184	69.21	118.25	8,414.20
				185	118.25	128.96	6,605.91

**San Sebastian Subdivision - Table C**

Lots Less than the Required 50' Width			Lots Less than the Required 50' Width		
Phase I			Item (Lot)	Feet (')	Lot Area (SF)
Item (Lot)	Feet (')	Lot Area (SF)			
			120	45.02	5,382.18
4	43.69	8,611.03	121	45.38	5,277.89
15	26.05	5,602.41	124	45.24	5,269.50
16	35.08	7,983.47	125	45.02	5,194.36
17	23.21	8,458.30	126	63.53	7,654.80
18	31.07	5,491.09	128	35.40	6,344.48
19	46.64	5,525.69	<b>Phase III</b>		
26	45.90	6,908.16	Item (Lot)	Feet (')	Lot Area (SF)
27	49.57	8,031.77	129	44.06	6,519.52
28	32.56	7,615.05	130	43.40	4,902.48
29	25.32	10,106.79	131	34.98	6,006.83
32	45.44	5,038.78	132	42.71	5,572.01
33	29.85	7,960.70	138	30.03	5,437.89
34	37.65	7,914.57	139	36.27	6,452.97
35	45.19	4,711.51	140	31.75	6,507.08
38	48.35	8,729.27	141	26.84	111.91.91
47	24.06	12,075.61	142	33.30	10,358.65
48	20.44	9,091.95	143	26.03	8,768.70
49	29.83	7,408.78	144	31.75	6,453.07
<b>Phase II</b>			145	29.61	5,732.21
Item (Lot)	Feet (')	Lot Area (SF)	147	48.51	5,702.33
57	35.14	15,167.44	148	42.32	5,735.05
58	45.32	8,047.09	154	46.12	6,458.59
96	37.77	6,862.16	156	25.11	6,663.93
97	30.05	11,216.60	157	28.87	6,215.42
98	28.01	9,898.80	158	34.55	5,328.08
99	41.15	6,358.38	159	27.08	6,465.73
100	34.55	7,220.56	160	23.25	7,835.10
101	31.80	8,974.51	161	23.25	11,469.56
102	34.59	7,305.12	162	33.36	8,294.95
112	47.07	8,206.93	163	43.49	6,407.46
113	40.70	7,751.88	164	40.57	6,747.93
114	37.11	8,136.51	165	37.44	6,333.01
115	41.18	9,484.82	166	40.73	7,269.45

116	38.01	7,426.73	170	37.84	7,567.10
			171	27.66	9,299.86
			172	26.65	12,093.71
			173	30.14	7,606.06
			174	22.71	6,676.85
			175	22.71	7,907.65
			176	23.27	12,894.14
			177	20.33	9,964.92
			178	30.76	9,049.02
			179	41.45	6,876.71
			180	43.15	5,148.10
			181	42.03	5,199.39
			182	45.38	4,813.09
			183	46.72	4,902.57



## EXECUTIVE SUMMARY

### REQUEST:

Consideration and possible action to approve a request for a Conditional Use Permit to allow the sale of alcohol at a Convenience Store on a property located at 449 Ratliff Street zoned SF-1 “Single Family One”, bearing a Legal Description of Being Lot 4, Block 1, Collins-Patty Subdivision, an Addition to the City of San Benito, Cameron County, Texas, according to Volume 7, Page 58, Map Records, Cameron County, Texas. Applicant: Zoila Reyes Rodenzo.

### RECOMMENDATION:

The Planning and Zoning Commission recommends approval of this item, contingent on approval of the rezone.

### RATIONALE:

The applicant is requesting approval of a Conditional Use Permit to operate a Convenience Store with alcohol. As indicated in the Land Use Chart, this type of use requires a Conditional Use Permit; therefore, it is necessary to obtain one to comply with city ordinance requirements.

### BUDGET IMPACT:

N/A

### RESOURCE PERSONNEL:

Monica Rodriguez, Planner I

### EXHIBITS:

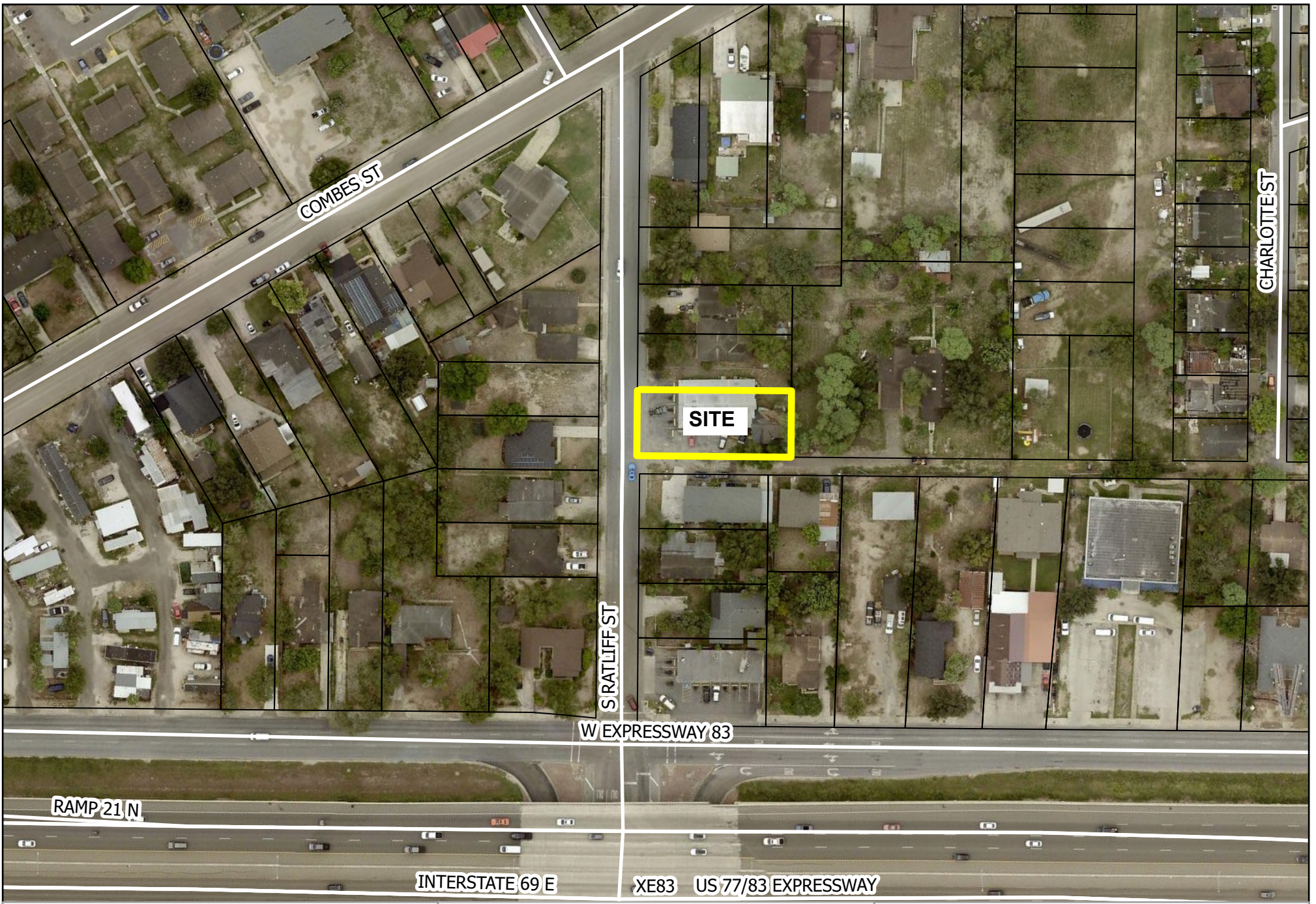
Location Map  
Application  
Zoning Map  
Ordinance 2111-A

PREPARED BY: Monica L Rodriguez  
Planning Manager

12/27/2025  
Date

*Fred R. Sandoval*

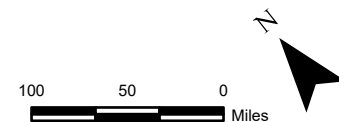
Fred Sandoval  
City Manager



GIS Map Disclaimer:  
 This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to verify the usability of the information. City of San Benito and software developers assume no legal responsibility for the information on these maps.

Drawn by: KC

**Location Map**  
**449 Ratliff St**  
**Conditional Use Permit (Alcohol)**



**Legend**

- PROPERTY LINES
- CCAD\_COSB\_PARCELS
- STREETS



# SAN BENITO

THE SOUL OF SOUTH TEXAS

400 N. Travis Street  
San Benito, TX 78586

PLANNING DEPARTMENT

## CONDITIONAL USE PERMIT APPLICATION

(956) 361-3800 (ph.)  
(956) 361-3810 (fax)

### APPLICANT INFORMATION (Please PRINT or TYPE)

Name POPOSAS PROYECTOS #3

Address [REDACTED]

City SAN BENITO State TX Zip 78586

Phone No. [REDACTED] Fax No. \_\_\_\_\_

E-mail [REDACTED]

### PROPERTY INFORMATION (Please PRINT or TYPE)

Owner of Property ZOLA REYES RODEZNO

Address of Property 449 RATLIFF ST

City SAN BENITO TX State TX Zip 78586

Legal Description of Property: Lot 4 Block 1

Subdivision COLLINS - PATTY SUBDIVISION

Existing Zoning \_\_\_\_\_ Existing Land Use \_\_\_\_\_

### REQUIREMENTS

- ~\$250.00 (non-refundable)
- ~Site Plan (show scale, north arrow, property lines, location of streets, alleys, means of access, dimensions of existing/proposed structures, and parking plan)
- ~Tax Certificates (City, School)
- ~Warranty Deed

Please provide a basic description of the proposed project: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

I hereby certify that I have read and examined this application and know the same to be true and correct.  
If any of the information provided on this application is incorrect, the permit or approval may be revoked.

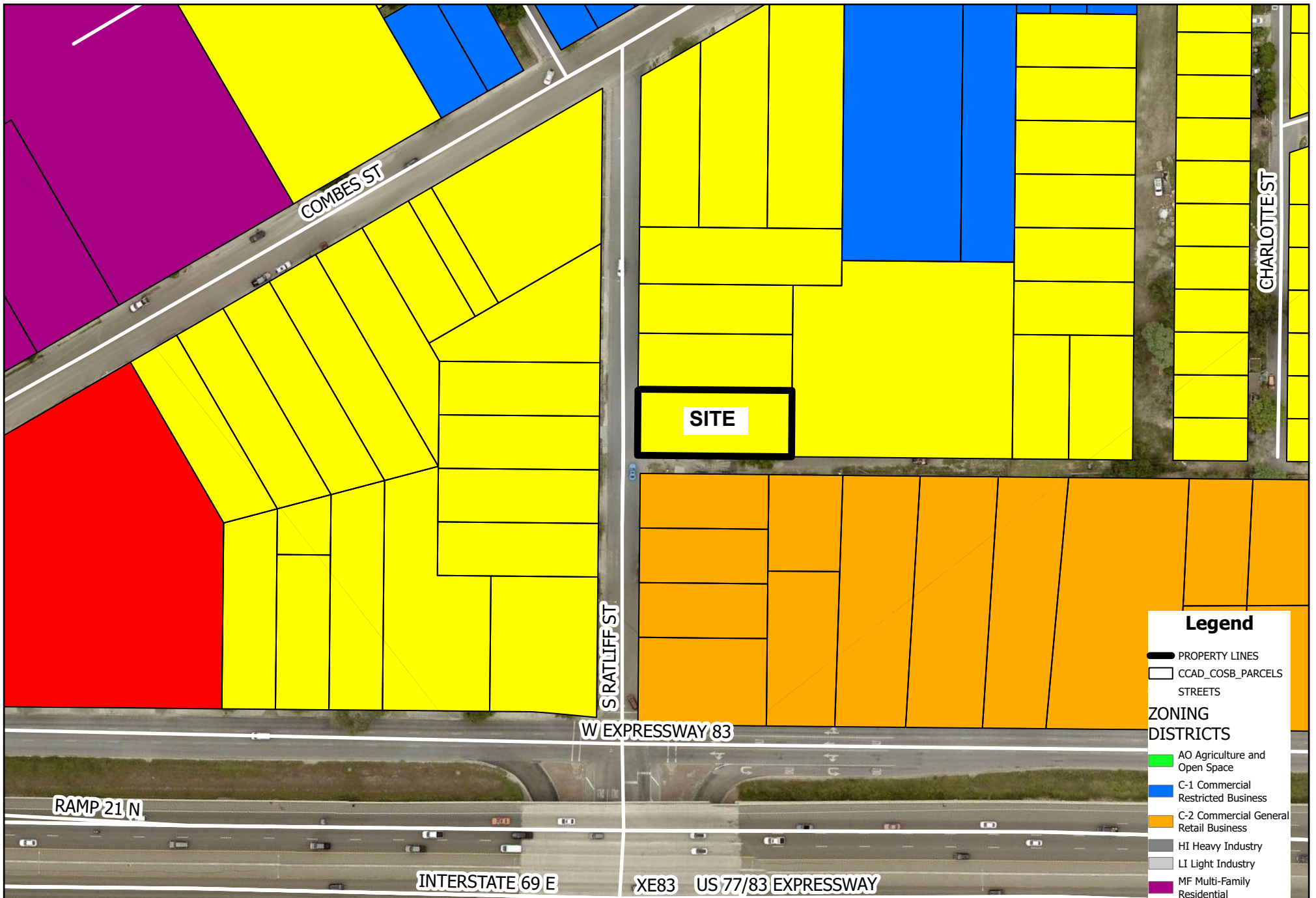
Applicant's Signature [REDACTED]

Date [REDACTED]

Print Name [REDACTED]

Property Owner(s) Signature [REDACTED]

Date [REDACTED]



**Legend**

- PROPERTY LINES
- CCAD\_COSB\_PARCELS
- STREETS
- ZONING DISTRICTS**
- AO Agriculture and Open Space
- C-1 Commercial Restricted Business
- C-2 Commercial General Retail Business
- HI Heavy Industry
- LI Light Industry
- MF Multi-Family Residential
- MH Mobile Home
- PDD Planned Development District
- SF-1 Single Family One
- SF-2 Duplex, Residential

**SAN BENITO**  
THE SOUL OF SOUTH TEXAS

GIS Map Disclaimer:  
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to verify the usability of the information. City of San Benito and software developers assume no legal responsibility for the information on these maps.

Drawn by: KC

**Zoning Map**  
**449 Ratliff St**  
**Conditional Use Permit (Alcohol)**

100 50 0 Miles

**ORDINANCE NUMBER 2111-A**

**AN ORDINANCE AMENDING ORDINANCE NO. 2111 REGULATING THE HOURS WHEN ALCOHOLIC BEVERAGES MAY BE SOLD WITHIN THE CITY OF SAN BENITO, TEXAS, AND DESIGNATING PLACES WHERE IT MAY BE SOLD AND PROHIBITING THE ISSUANCE OF A LICENSE OR PERMIT TO HANDLE OR SELL ALCOHOLIC BEVERAGES WITHIN 300 FEET OF ANY CHURCH, PUBLIC SCHOOL, OR PUBLIC HOSPITAL AND REPEALING ANY OTHER ORDINANCES IN CONFLICT THEREWITH, AS PROVIDED BY THE CITY OF SAN BENITO AND PROVIDING FOR AN EFFIN SAN BENITO, TEXAS.**

**WHEREAS**, V.T.C.A., Alcoholic Beverages Code §109.33 provides that the governing bodies of any city or town within the corporate limits, said city or town may prohibit the sale of alcoholic beverages by any dealer where the place of business is within 300 feet of any church, public school, or public hospital, and;

**WHEREAS**, V.T.C.A., Alcoholic Beverage Code § 1.01 et seq. provides among other things that all incorporated cities and towns are authorized to regulate the sale of beer within the corporate limits of such cities and towns by ordinance and may thereby prescribe the opening and closing hours for such sale; and such cities and towns may also designate certain zones or sections of said cities and towns where such regulations for opening and closing hours for the sale of beer shall be observed or where such sales may be prohibited. And further, that all incorporated cities and towns are authorized in adopting charter amendments or ordinances to distinguish between retailers selling beer for consumption on the premises where sold and those retailers, manufactures, or distributors selling not for consumption on the premises were sold, and to provide for separate and distinct regulations.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN BENITO, TEXAS;**

That hereafter it shall be unlawful to sell or offer for sale any alcoholic beverage for on premises consumption by any dealer where the place of business of any such dealer is within 300 feet of any church, public school, or public hospital, within the corporate limits of the City of San Benito, Texas, and no license or permit shall ever be issued to any dealer or person engaged in handling liquors as described in V.T.C.A. If your premises is within 1,000 feet from a public or private school, written notice of the application must be given to the school officials, and a copy of the notice must be provided with the state application as required by Section 109.33(c). Alcoholic Beverages Code or public hospital, said measurements to be along the property line of the street fronts and from door to front door and in the place of business where alcoholic beverages are sold and the public schools shall be from the nearest property line of the public school of business, along street lines and in direct line across intersections. For any permit or license covering a premise where minors are prohibited from entering the premises under Section § 109.53, the measurement of the distance between the premises and a public school shall be along the property lines of the street fronts and from front door to front door, and in a direct line across intersections.

That the hours of sale within the corporate limits of the City of San Benito, Texas, of beer or other alcoholic beverages shall be as prescribed in V.T.C.A. Alcoholic Beverages Code §105.01, §105.03, §105.04 and § 105.05 further on weekdays alcoholic beverages, including beer, can be sold within the corporate limits of the City of San Benito on weekdays only between the hours of 7:00 A.M. and 12:00 Midnight, Saturday from 7:00 A.M. to 1:00 A.M., and on Sunday from ~~12:00 noon~~ 10:00 A.M. to 12:00 A.M. on Sundays Alcoholic Beverages may be sold between the hours of 10:00 A.M. and 12:00 Noon provided that food service must accompany the sale during those hours.

That there is hereby levied ~~annual~~ license fees to be paid to the City of San Benito of one half of the State License fees on every person, co-partnership, corporation, association or group of persons, manufacturing or brewing for the purpose of sales, or selling or distributing vinous or malt liquors or beer containing one half of one percent or more of alcohol by volume and more than three and two-tenths per centum of alcohol of weight, within the City limits of the City of San Benito, in accordance with the classifications and scale set of in V.T.C.A. Alcoholic Beverages Code.

The terms "beer", "manufacturer", "general distributor", "local distributor", "retail dealer", "person" and all other terms used in this ordinance shall be constructed as defined in the Alcoholic V.T.C.A., Alcoholic Beverages Code, which definitions and constructions are hereby specially made a part of this ordinance.

After this ordinance shall become effective it shall be unlawful for any person to manufacture or brew for the purpose of sale or to sell or distribute any beer without first having applied for and secured a license as herein provided from the City Secretary of the City of San Benito in his official capacity as collector of taxes of said City for the use and benefit of the general fund of said City. The annual license fees to be levied by the city hall always be half the fee charged by the state. A Conditional Use Permit will be required.

All licenses issued under the terms of this ordinance shall terminate ~~at midnight on December 31 of each year~~ the same date as the T.A.B.C. State License, and no license shall be issued for a longer term than ~~one year~~ two years. On or before the ~~first day of January, 1974, and annually thereafter~~ expiration date, each and every person, firm, or corporation, owning a license issued under the terms of this ordinance, may submit a written application filed with the City Tax Collector not more than 30 days prior to the ~~1<sup>st</sup> of January~~ expiration date to renew such license held by him. Such application shall be in writing and signed by the application, and shall contain the information required in regard to the original application for the license.

All license fees shall be paid in advance before the license is issued or renewed. Such license shall cover the same period of time as the date on state license.

No person shall be issued a license under the terms of this ordinance until he shall have first obtained a license paid receipt from the Tax Collector of Cameron County, Texas, in the classification and valid for the period applied for, which he shall display to the City Secretary before such City license shall be issued.

Each application for a license shall be in writing and shall give the name of the person to whom a license is to be issued, the lot and block number, and house number of the premises on which such beer is to be sold, and shall state that a license Cameron County tax receipt has been issued by the County Tax Collector of Cameron County, Texas, to such applicant for the sale of beer in Cameron County, Texas and shall give the date and number of such license and shall state the classification for which the license was obtained from such County Tax Collector.

All persons obtaining a license under this ordinance shall at all times keep such license on display in some conspicuous place in the house where such business is conducted.

Upon complying with the provisions of this ordinance and the payment of the license fee herein provided for the classification of license applied for, the City Secretary shall issue the proper license which shall be by him signed, be under the seal of the City of San Benito, and shall as far as practicable contain the terms provided by law for licenses issued by the County Tax Collector.

No retail dealer shall carry on the same business at more than one place under the same license, but a separate license must be obtained for each place of business. No license may be assigned to another person.

Any person, firm or corporation violating any provision of this ordinance shall upon conviction be fined in accordance of State Law was set forth in V.T.C.A. Alcoholic Beverage Code and each violation of this ordinance shall constitute a separate offense.

If any one or more sections, sub-sections, paragraphs, sentences, words or phrases of this ordinance be invalid, then such invalid portion or portions shall not in any way affect the remainder of this ordinance, and it is hereby declared to be the intent of the City Commission of the City of San Benito, that the valid portions of this ordinance shall constitute an ordinance of the City of San Benito, and that they do ordain and enact such valid portions notwithstanding the invalidity of such invalid portion or portions.

**Section II. Effective Date**

**FIRST READING** of this ordinance before the City Commission of the City of San Benito at its Regular City Commission Meeting on this the 1st day of August, 2023.

**PASSED, APPROVED, AND ADOPTED** on the Second and Final Reading at a Regular Meeting of the City Commission of the City of San Benito, Texas on this 15 day of August, 2023.

**CITY OF SAN BENITO**

  
\_\_\_\_\_  
Honorable Ricardo Guerra  
Mayor

**ATTEST:**

  
\_\_\_\_\_  
Ruth A. McGinnis  
City Secretary





## MINUTES OF THE CITY OF SAN BENITO REGULAR CITY COMMISSION MEETING

On November 18, 2025, the City Commission convened for a Regular City Commission Meeting at the San Benito Municipal Building, Cesar Gonzalez Meeting Hall, 401 North Sam Houston Boulevard, San Benito, Texas.

City Commission Members Present: Ricardo Guerra, Mayor; Tom Goodman, Mayor Pro Tem; Deborah A. Morales, Commissioner, Place 2; Pete A. Galvan, Commissioner Place 3;

City Commission Member Absent: Jose E. Navarro, Commissioner Place 4.

City Administration Personnel Present: Fred Sandoval, City Manager, Diana C. Garza, City Secretary, Ruth McGinnis, Javier Villalobos, City Attorney.

Eric Flores, Attorney, was not present.

### ITEM 1. WELCOME.

Mayor Ricardo Guerra called the meeting to order at 5:32 p.m., confirming a quorum.

### ITEM 2. PLEDGE OF ALLEGIANCE TO THE U.S. FLAG AND TO THE TEXAS FLAG.

All present recited the pledge of allegiance to the U.S. Flag and to the Texas Flag.

### ITEM 3. INVOCATION.

Mayor Pro Tempore Tom Goodman led the invocation.

### ANNOUNCEMENT(S)

Commissioner Deborah Morales requested prayers for the Rios Family and for Mrs. Clarissa Rios who is in hospice care.

Mayor Pro Tem Tom Goodman announced the following: Library was awarded a \$20,000 grant from the Ladd and Katherine Hancher Library Foundation; November 22 Rabies Vaccination Clinic; November 29 First Annual Turkey Trot; December 4 Opening Reception of Castilian Roses in December Art Exhibition; December 5 Christmas on the Resaca: Lighting of the Christmas Tree; December 6 San Benito Annual Christmas Parade: "Rocking Around the Christmas Tree"

### PROCLAMATION

#### 1. READING OF PROCLAMATION HONORING SUNSHINE HAVEN, INCORPORATED ON ITS 25<sup>TH</sup> ANNIVERSARY.

Mayor Ricardo Guerra and the City Commission each read a paragraph from the proclamation and advised the proclamation was previously provided at a Sunshine Haven event.

**PUBLIC COMMENTS (Speakers/Remarks limited to three minutes).**

**Ruth McGinnis, City Secretary**, announced citizens to speak during the Public Comments portion of the meeting.

**Ms. Lynne Pare** expressed her concern regarding Item 1 pertaining to Resolution 2025-1118-001(R) and encouraged the City of San Benito to reconsider applying for grants that may not be beneficial to the City of San Benito. Ms. Pare called for accountability and transparency and asked if there were any public reports for review regarding the action taken in response to the directives mandated by the grant.

**Mr. Mike Travis**, congratulated Augustin Carrera, Library Director, mentioning he is pleased with the Library operations. Thanked Public Works, shoveling up the gutters on Gause Street. Item 5 and Item 6 supports. Fire Department, were checking fire hydrants. Thanked the City Commission. Fitness Court loves it, live stream, and archives, the new trail/sidewalk along Stenger. Is there a way to do something against live music in cars.

**Major Maria Hernandez**, with the Salvation Army shared Red Kettle Campaign and stated Harlingen Mayor challenged Mayor Ricardo Guerra and City Commission.

**Chairperson De Los Santos** invited businesses to also participate and get in contact with the Salvation Army if they are interested in sponsoring the Red Kettle for one day. **Diana Young** reminded the monies go to programs they services.

**PRESENTATIONS**

**PRESENTATION OF THE CITY MANAGER'S REPORT.**

**Fred Sandoval, City Manager**, announced the US Department of Veteran's Affairs Creative Arts Competition at San Benito Cultural Arts Center on November 20, 2025 and on November 29, there will be a group of ATVs having a long route which beginning and ending on the Fairgrounds.

**CONSENT AGENDA ITEM(S)**

**Mayor Pro Tem Tom Goodman** moved to approved Consent Agenda Item 1, Item 2, and Item 3, motion seconded by **Commissioner Deborah Morales**, and carried unanimously.

**ITEM 1. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE MINUTES OF THE AUGUST 28, 2025 STRATEGIC BUDGET WORKSHOP, THE SEPTEMBER 23, 2025 CITY OF SAN BENITO JOINT WORKSHOP, AND THE OCTOBER 21, 2025 CITY OF SAN BENITO REGULAR CITY COMMISSION MEETING.**

**ITEM 2. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE SECOND AND FINAL READING OF ORDINANCE NUMBER 2252-AK-11-2025, A REQUEST TO REZONE A PROPERTY LOCATED AT 24987 PENNSYLVANIA AVENUE BEARING A LEGAL DESCRIPTION: BEING A 10.623 ACRE TRACT OF LAND (GROSS) MORE OR LESS, OUT OF BLOCK THIRTY-ONE (31), OF THE SAN BENITO LAND AND WATER COMPANY SUBDIVISION, BEING A PART OF THE CONCEPCION DE CARRICITOS GRANT, CAMERON COUNTY, TEXAS ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGE 6, MAP RECORDS OF CAMERON COUNTY, TEXAS FROM AO "AGRICULTURE AND OPEN SPACE" TO C-1 "COMMERCIAL RESTRICTED BUSINESS". APPLICANT: FELIPE ESQUIVEL AND DIANA GONZALEZ.**

**ITEM 3. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE SECOND AND FINAL READING OF ORDINANCE NUMBER 2252-AL-11-2025, A REQUEST TO REZONE A PROPERTY LOCATED ON SCHNEIDER ROAD BEARING A LEGAL DESCRIPTION BEING: 10.60 ACRES OF LAND OUT OF LOTS 27, 31, 34 AND 37, ROSE SUBURBAN SUBDIVISION, CAMERON COUNTY, TEXAS RECORDED IN VOLUME 2, PAGE 17, MAP RECORDS OF CAMERON COUNTY, TEXAS FROM AO "AGRICULTURE AND OPEN SPACE" TO SF-1 "SINGLE FAMILY ONE". APPLICANT: EMILIANO ROSEL.**

## ITEM(S) FOR INDIVIDUAL CONSIDERATION

### ITEM 1. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION 2025-1118-001(R) AUTHORIZING THE CHIEF OF POLICE OR HIS DESIGNEE TO APPROVE THE APPLICATION AND ACCEPTANCE OF ANY OPERATION LONESTAR GRANT NUMBER 5195202 THAT THE OFFICE OF THE GOVERNOR, HOMELAND SECURITY GRANTS DIVISION, ISSUES FOR THE PERIOD OF PERFORMANCE BEGINNING SEPTEMBER 1, 2025, AND ENDING AUGUST 31, 2026.

**Mario Perea, Police Chief**, presented this item indicating \$20,000.00 was awarded to the Police Department to target areas with heavy criminal activity. This award covers officer's overtime and added there are no current statistics for the use of this grant yet.

**Mayor Ricardo Guerra** asked whether this grant money is for on or off duty officers.

**Chief Perea** in response stated this is for on duty officers and the money will be used to cover their overtime.

**Mayor Ricardo Guerra** asked whether this limits the protection of the city.

**Chief Perea** stated that the Department will identify areas that need extra surveillance and clarified that this money is not used to go to job sites.

**Mayor Pro Tem Tom Goodman** asked if this was a continuation of grants previously awarded to the police department.

**Chief Perea** confirmed and indicated that it was previously called Border Security.

**Mayor Pro Tem Tom Goodman** asked whether there was indication on how well the funds worked in the past.

**Chief Pera** stated that they must provide financial status reports so that the city can be reimbursed for overtime.

**Commissioner Pete A. Galvan** moved to approve Item 1, to approve Resolution 2025-1118-001(R) authorizing the Chief Of Police or his designee to approve the application and acceptance of any operation Lonestar Grant Number 5195202 that the Office Of The Governor, Homeland Security Grants Division, issues for the period of performance beginning September 1, 2025, and ending August 31, 2026, motion seconded by **Mayor Pro Tem Tom Goodman**, and carried unanimously.

### ITEM 2. DISCUSSION AND POSSIBLE ACTION ON MATTERS PERTAINING TO THE CAMERON APPRAISAL DISTRICT:

#### A) ALLOCATING THE AUTHORIZED 30 VOTES TO ONE NOMINEE ON THE OFFICIAL BALLOT

#### B) APPROVE RESOLUTION NUMBER 2025-1118-002(R)

**Mayor Pro Tem Tom Goodman** asked how many times this item will be presented on the agenda.

**Ruth McGinnis, City Secretary**, clarified this was the official ballot and must be submitted.

**Commissioner Pete A. Galvan** moved to approve Item 2, allocating the authorized 30 votes to one nominee on the official ballot and approve Resolution Number 2025-1118-002(R), motion seconded by **Mayor Pro Tem Tom Goodman**, and carried unanimously.

### ITEM 3. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NUMBER 2025-1118-003(R) APPROVING PROPOSED PROJECTS OF THE SAN BENITO ECONOMIC DEVELOPMENT CORPORATION, INC.

**Fred Sandoval, City Manager**, presented this item stating it was taken to the EDC Board and indicated staff would recommend approval.

**Commissioner Pete A. Galvan** asked whether the percentages discussed at the EDC Board Meeting would be provided before this is approved.

**City Manager Fred Sandoval** indicated they would be getting those numbers to the Commission for review.

[Mayor Pro Tem Tom Goodman](#) moved to approve Item 3, to approve Resolution Number 2025-1118-003(R) approving proposed projects of the San Benito Economic Development Corporation, inc. once the percentages have been reviewed by the commission, motion seconded by [Commissioner Pete A. Galvan](#), and carried unanimously.

**ITEM 4. DISCUSSION AND POSSIBLE ACTION TO CANCEL OR RESCHEDULE THE FIRST REGULAR CITY COMMISSION MEETING OF DECEMBER, CURRENTLY SCHEDULED FOR TUESDAY, DECEMBER 2, 2025, WHILE LEAVING THE SECOND REGULAR CITY COMMISSION MEETING OF DECEMBER 16, 2025, AS SCHEDULED.**

[Fred Sandoval, City Manager](#), presented this item stating that due to the City Secretary being out on city business, they will not be able to hold the meeting on December 2, 2025. Recommends cancelling it and having the December 16, 2025 meeting as scheduled.

[Commissioner Pete A. Galvan](#) reminded this would be after the Christmas Parade and might be a busy time for City Staff.

[Mayor Ricardo Guerra](#) agreed.

[Mayor Pro Tem Tom Goodman](#) moved to approve Item 4, to cancel the first Regular City Commission Meeting of December, currently scheduled for Tuesday, December 2, 2025, leaving the second Regular City Commission Meeting of December 16, 2025, as scheduled, motion seconded by [Commissioner Pedro Galvan](#), and carried unanimously.

**ITEM 5. CONSIDERATION AND POSSIBLE ACTION TO APPROVE PAYMENT TO J-SERVICES ALL IN ONE, LLC, FOR REPAIRS TO THE SEWER JETTER COMBO TRUCK IN THE AMOUNT OF \$15,277.50.**

[Edward Enriquez, Public Works Director](#), presented this item explaining the old Vactor truck is needing repairs on the bottom structure to fully function for storm drains.

[Commissioner Pete A. Galvan](#) moved to approve Item 5, to approve payment to J-Services All In One, LLC, for repairs to the sewer Jetter combo truck in the amount of \$15,277.50, motion seconded by [Mayor Pro Tem Tom Goodman](#), and carried unanimously.

**ITEM 6. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE PURCHASE OF TWENTY SETS OF WILDLAND FIREFIGHTING GEAR FROM METRO FIRE APPARATUS SPECIALISTS, INC., IN THE TOTAL AMOUNT OF \$15,930.00.**

[Efrain Bautista, Fire Chief](#), presented this item and indicated that the department is replacing old gear that cannot be repaired in preparation for fire season.

[Commissioner Pete Galvan](#) asked whether this is the second set of gear the fire department had requested earlier in the year.

[Chief Bautista](#) answered this is set of wildland gear used for wildfires, vehicle extrications to avoid wear and tear on their existing equipment.

[Commissioner Deborah Morales](#) moved to approve Item 6, to approve the purchase of twenty sets of wildland firefighting gear from Metro Fire Apparatus Specialists, Inc., in the total amount of \$15,930.00, motion seconded by [Mayor Pro Tem Tom Goodman](#) and carried unanimously.

At this time, Mr. Sandoval announced that after discussing with legal, they will not be going into Executive Session.

**EXECUTIVE SESSION:**

1. **CLOSED SESSION PURSUANT TO TEXAS GOVERNMENT CODE §551.071 (CONSULTATION WITH ATTORNEY) REGARDING FUN-N-SUN RV RESORT, PREVIOUSLY TABLED ITEM.**

**POSSIBLE ACTION ON ANY ITEM(S) AS DISCUSSED IN EXECUTIVE SESSION**

1. **CONSIDERATION AND POSSIBLE ACTION, IF ANY, RELATED TO FUN-N-SUN RV RESORT, PREVIOUSLY TABLED ITEM .**

City Attorney Javier Villalobos requested motion to un-table this item.

Mayor Pro Tem Tom Goodman moved to un-table Item 1, Fun-N-Sun RV Resort, previously tabled item, motion seconded by Commissioner Deborah Morales, and carried unanimously.

City Attorney Javier Villalobos explained that Fun-N-Sun RV Resort and Mr. Loa have reached an agreement regarding access, and indicated the City is not a party or should be a party, however an agreement or settlement agreement being presented to the City of San Benito for the amount of \$20,000.00. City Attorney Villalobos further explained that the City of San Benito is not required to sign the agreement as Fun-N-Sun has agreed to provide Mr. Loa access regardless of whether City signs the agreement.

Mayor Ricardo Guerra asked if the City must sign the agreement.

City Attorney Villalobos advised there has never been access or dedication, and if there was it was supposed to be for the City of Harlingen but Harlingen never accepted responsibility. He added that San Benito never accepted responsibility either and therefore there is no interest in the property.

Mayor Pro Tem Tom Goodman asked why Fun-N-Sun is offering money.

City Attorney Villalobos indicated the money is to recognize that the City does not have any interest in the property.

Mayor Pro Tem Tom Goodman asked if they sign, then the City will have no claim to the property.

City Attorney Villalobos clarified that the City has never had a claim to this property.

Mayor Pro Tem Tom Gooman asked if a motion needed to be made.

City Attorney Villalobos advised that if the City wanted to proceed with signing the agreement they could motion to approve the agreement with Fun-N-Sun.

Commissioner Pete A. Galvan expressed his concern over the signing of any agreement and acceptance of any monies as he would prefer to leave the City options should any issues arise in the future.

Mayor Pro Tem Tom Goodman asked if the dollar amount is to confirm they own the property.

City Attorney Villalobos clarified the agreement for access is between Mr. Loa and Fun-N-Sun and the \$20,000 is to recognize the City has no interest in the property.

Commissioner Pete A. Galvan expressed his concern again and would prefer not to see action on this item.

Matthew Jones, Attorney with Jones & Gallagher representing Fun-N-Sun, explained the City has no rights to the alleys, they want to prevent this dispute arising in the future. Attorney Jones added, as part of the agreement, Fun-N-Sun is willing to offer access to the seven land owners in the area, if the City agrees that they don't have an easement or a right over the alley way.

Commissioner Pete A. Galvan asked whether there are utilities in the easement.

Attorney Jones indicated there is a sewer line that runs privately and connects to a public line as well.

Commissioner Pete A. Galvan asked where the utility line was located.

Attorney Jones was unsure.

Commissioner Pete A. Galvan asked if the attorneys walked the property to locate the existing lines.

Fred Sandoval, City Manager, explained that the sewer lines are not necessarily on an easement but there are sewer services. He added that each of those owners are tied into a private sewer line owned by Fun-N-Sun which then connects out to a public line on Turner Road.

Commissioner Pete A. Galvan asked for this item to be table as they were pressed for time.

Commissioner Deborah Morales requested to hear from Mr. Loa

Eddie Loa stated that he has been given access from new manager, but he has to contact them each time he tried to leave the premises.

Commissioner Pete A. Galvan once again asked to table this item until the next meeting to have an opportunity to review the maps.

Mayor Pro Tem Tom Goodman asked Commissioner Galvan why he wants to table the item

Commissioner Pete A. Galvan stated that this will allow enough time for the attorneys and City Commission to review all data.

Commissioner Pete A. Galvan moved to table Item 1, until the next meeting, motion seconded by Commissioner Deborah Morales, and carried as follows:

Ayes: Commissioner Deborah Morales, and Commissioner Pete A. Galvan

Nays: Mayor Ricardo Guerra and Mayor Pro Tem Tom Goodman

Mayor Pro Tem Tom Goodman then moved to approve Item 1, to approve agreement with Fun-N-Sun based on the results that are presented to us in terms of the utility easements, motion seconded by Mayor Ricardo Guerra, and carried as follows:

Ayes: Mayor Ricardo Guerra and Mayor Pro Tem Tom Goodman

Nays: Commissioner Deborah Morales, and Commissioner Pete A. Galvan

Commissioner Deborah Morales asked for clarification regarding Mr. Loa's access.

City Attorney Villalobos clarified that the decision made by the City Commission will not affect Mr. Loa as he has come to an agreement with them privately.

Commissioner Pete A. Galvan wanted to clarify that he is asking to table the discussion until the next meeting only, and not that he is refusing to consider this item in the future.

## ADJOURNMENT.

There being no further business to come before the Commission, upon duly made motion Mayor Ricardo Guerra announced ADJOURNMENT AT 6:15 P.M.

CITY OF SAN BENITO

HONORABLE RICARDO GUERRA  
MAYOR

ATTEST:

\_\_\_\_\_  
RUTH MCGINNIS  
CITY SECRETARY



## EXECUTIVE SUMMARY

### REQUEST:

Consideration and possible action to ratify a Sixty-Day Extension Agreement of Emergency Medical Service Contract with South Texas Emergency Care Foundation, Inc., for the continued provision of emergency and non-emergency medical services in the City of San Benito.

### RECOMMENDATION:

City staff recommends approval.

### RATIONALE:

The sixty (60)-day extension will allow uninterrupted nonemergency and emergency medical services during contract negotiations. The existing contract with South Texas Emergency Care Foundation, currently set to expire on December 31, 2025, by approving a sixty-day extension through March 2, 2026, for the continued provision of nonemergency and emergency medical services to the City of San Benito.

### BUDGET IMPACT:

No budget impact

### RESOURCE PERSONNEL:

Efrain Bautista, Fire Chief  
Diana Garza, Assistant City Manager

### EXHIBITS:

COSB Executed STEC 60Day Extension  
Partial execution\_\_ San Benito contract extension  
EMS\_60\_Day\_Extension-jmp edit  
San Benito-EMS Contract-01.01.2021-12.31-2025-Fully Executed-  
12.17.2020

PREPARED BY: Efrain H. Bautista  
Fire Chief

12/29/2025  
Date

*Fred R. Sandoval*  
Fred Sandoval

City Manager

**60-DAY EXTENSION OF EMS SERVICE CONTRACT BETWEEN  
CITY OF SAN BENITO, TEXAS  
AND  
SOUTH TEXAS EMERGENCY CARE FOUNDATION, INC.**

This 60-Day Extension Agreement (“Extension”) is entered into by and between the **CITY OF SAN BENITO, TEXAS** (“City”), and the **SOUTH TEXAS EMERGENCY CARE FOUNDATION, INC.**, a Texas non-profit corporation (“STECF”), collectively referred to as the “Parties”).

**WHEREAS**, the City and STECF previously entered into an Ambulance and EMS Service Contract dated December 15, 2020, under which STECF provides emergency and non-emergency ambulance and medical services (“EMS Service”) within the City (hereinafter “EMS Service Contract”); and

**WHEREAS**, the Contract expires on December 31, 2025 (“Termination Date”), and has no provisions for continued EMS Service beyond the Termination Date;

**WHEREAS**, ambulance and EMS service is exempt from competitive procurement by the City pursuant to Tex. Loc. Gov't Code Ann. § 252.022(a)(2);

**WHEREAS**, the City and STECF are actively engaged in negotiating a new contract for EMS Service; and

**WHEREAS**, uninterrupted EMS Service is essential for the public health, welfare, and safety of the residents and visitors of the City of San Benito; and

**WHEREAS**, the Parties mutually agree that no lapse in EMS Service can occur and that the existing EMS Service Contract should be temporarily extended to allow City staff sufficient time to negotiate a new contract with STECF; and

**WHEREAS**, Section 13 of the current EMS Service Contract authorizes modification of the agreement through written consent of both Parties;

**NOW, THEREFORE**, the Parties agree as follows:

**1. Extension of Term**

The term of the existing EMS Service Contract is hereby extended for a period of sixty (60) days, commencing on January 1, 2026, and continuing through 11:59 p.m. on March 1, 2026, unless terminated or further extended by written agreement of both Parties. This Extension is intended solely to maintain continuity of EMS Services while the Parties work to finalize a new contract.

**2. Continuation of Obligations**

During the extension period, STECF shall continue providing all Ambulance and EMS Services in accordance with the existing EMS Service Contract, including required staffing, licensing, response times, reporting obligations, operational standards, training obligations, and equipment requirements. All performance obligations under the existing Contract remain fully enforceable

**3. Rates, Billing, and Financial Terms**

All existing financial terms—including rates, billing procedures, collection responsibilities, and reimbursement requirements—shall remain unchanged throughout the extension period. Exhibit "A" of the current EMS Service Contract remains in full force and effect.

**4. Cooperation During Procurement**

STECF agrees to cooperate with the City during contract negotiation, including providing any historical service data customarily supplied for contract evaluation. Such cooperation shall not modify or diminish STECF's obligations under the existing Contract.

**5. No Waiver**

This Extension does not waive any right or remedy available to either Party under the existing Contract.

**6. Full Force and Effect**

Except as expressly modified herein, all terms, conditions, rights, and obligations of the EMS Service Contract remain unchanged and in full force and effect. This Extension shall be attached to and incorporated into the existing EMS Service Contract.

**SIGNATURES:**

**CITY OF SAN BENITO, TEXAS**

By: *Ricardo Guerra*

Name: Ricardo Guerra

Title: Mayor

Date: December 29, 2020

Date: \_\_\_\_\_

**ATTEST:**

*Ruth A. McGinnis*  
Ruth A. McGinnis  
City Secretary



**SOUTH TEXAS EMERGENCY CARE FOUNDATION, INC.**


By: *Jo Rae Wagner*

Name: JO RAE WAGNER

Title: PRESIDENT

Date: 12-22-25

ATTEST:

  
\_\_\_\_\_  
MICKEY BOWLAND  
Secretary

**60-DAY EXTENSION OF EMS SERVICE CONTRACT BETWEEN  
CITY OF SAN BENITO, TEXAS  
AND  
SOUTH TEXAS EMERGENCY CARE FOUNDATION, INC.**

This 60-Day Extension Agreement (“Extension”) is entered into by and between the **CITY OF SAN BENITO, TEXAS** (“City”), and the **SOUTH TEXAS EMERGENCY CARE FOUNDATION, INC.**, a Texas non-profit corporation (“STECF”), collectively referred to as the “Parties”).

**WHEREAS**, the City and STECF previously entered into an Ambulance and EMS Service Contract dated December 15, 2020, under which STECF provides emergency and non-emergency ambulance and medical services (“EMS Service”) within the City (hereinafter “EMS Service Contract”); and

**WHEREAS**, the Contract expires on December 31, 2025 (“Termination Date”), and has no provisions for continued EMS Service beyond the Termination Date;

**WHEREAS**, ambulance and EMS service is exempt from competitive procurement by the City pursuant to Tex. Loc. Gov't Code Ann. § 252.022(a)(2);

**WHEREAS**, the City and STECF are actively engaged in negotiating a new contract for EMS Service; and

**WHEREAS**, uninterrupted EMS Service is essential for the public health, welfare, and safety of the residents and visitors of the City of San Benito; and

**WHEREAS**, the Parties mutually agree that no lapse in EMS Service can occur and that the existing EMS Service Contract should be temporarily extended to allow City staff sufficient time to negotiate a new contract with STECF; and

**WHEREAS**, Section 13 of the current EMS Service Contract authorizes modification of the agreement through written consent of both Parties;

**NOW, THEREFORE**, the Parties agree as follows:

**1. Extension of Term**

The term of the existing EMS Service Contract is hereby extended for a period of sixty (60) days, commencing on January 1, 2026, and continuing through 11:59 p.m. on March 1, 2026, unless terminated or further extended by written agreement of both Parties. This Extension is intended solely to maintain continuity of EMS Services while the Parties work to finalize a new contract.

**2. Continuation of Obligations**

During the extension period, STECF shall continue providing all Ambulance and EMS Services in accordance with the existing EMS Service Contract, including required staffing, licensing, response times, reporting obligations, operational standards, training obligations, and equipment requirements. All performance obligations under the existing Contract remain fully enforceable

**3. Rates, Billing, and Financial Terms**

All existing financial terms—including rates, billing procedures, collection responsibilities, and reimbursement requirements—shall remain unchanged throughout the extension period. Exhibit “A” of the current EMS Service Contract remains in full force and effect.

**4. Cooperation During Procurement**

STECF agrees to cooperate with the City during contract negotiation, including providing any historical service data customarily supplied for contract evaluation. Such cooperation shall not modify or diminish STECF’s obligations under the existing Contract.

**5. No Waiver**

\This Extension does not waive any right or remedy available to either Party under the existing Contract.

**6. Full Force and Effect**

Except as expressly modified herein, all terms, conditions, rights, and obligations of the EMS Service Contract remain unchanged and in full force and effect. This Extension shall be attached to and incorporated into the existing EMS Service Contract.

**SIGNATURES:**


**CITY OF SAN BENITO, TEXAS**

By: \_\_\_\_\_  
Name:  
Title:  
Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
City Secretary

**SOUTH TEXAS EMERGENCY CARE FOUNDATION, INC.**

By:   
Name: JO RAE WAGNER  
Title: PRESIDENT  
Date: 12-22-25

ATTEST:

A handwritten signature in blue ink, appearing to read 'Mickey Bowland', is written over a horizontal line.

MICKEY BOWLAND  
Secretary

---

**60-DAY EXTENSION OF EMS SERVICE CONTRACT BETWEEN  
CITY OF SAN BENITO, TEXAS  
AND  
SOUTH TEXAS EMERGENCY CARE FOUNDATION, INC.**

This 60-Day Extension Agreement (“Extension”) is entered into by and between the **CITY OF SAN BENITO, TEXAS** (“City”), and the **SOUTH TEXAS EMERGENCY CARE FOUNDATION, INC.**, a Texas non-profit corporation (“STECF”), collectively referred to as the “Parties”).

**WHEREAS**, the City and STECF previously entered into an Ambulance and EMS Service Contract dated December 15, 2020, under which STECF provides emergency and non-emergency ambulance and medical services (“EMS Service”) within the City (hereinafter “EMS Service Contract”); and

**WHEREAS**, the Contract expires on December 31, 2025 (“Termination Date”), and has no provisions for continued EMS Service beyond the Termination Date;

**WHEREAS**, ambulance and EMS service is exempt from competitive procurement by the City pursuant to Tex. Loc. Gov’t Code Ann. § 252.022(a)(2);

**WHEREAS**, the City and STECF are actively engaged in negotiating a new contract for EMS Service; and

**WHEREAS**, uninterrupted EMS Service is essential for the public health, welfare, and safety of the residents and visitors of the City of San Benito; and

**WHEREAS**, the Parties mutually agree that no lapse in EMS Service can occur and that the existing EMS Service Contract should be temporarily extended to allow City staff sufficient time to negotiate a new contract with STECF; and

**WHEREAS**, Section 13 of the current EMS Service Contract authorizes modification of the agreement through written consent of both Parties;

**NOW, THEREFORE**, the Parties agree as follows:

**1. Extension of Term**

The term of the existing EMS Service Contract is hereby extended for a period of sixty (60) days, commencing on January 1, 2026, and continuing through 11:59 p.m. on March 1, 2026, unless terminated or further extended by written agreement of both Parties. This Extension is intended solely to maintain continuity of EMS Services while the Parties work to finalize a new contract.

**2. Continuation of Obligations**

During the extension period, STECF shall continue providing all Ambulance and EMS Services in accordance with the existing EMS Service Contract, including required staffing, licensing, response times, reporting obligations, operational standards, training obligations, and equipment requirements. All performance obligations under the existing Contract remain fully enforceable

**3. Rates, Billing, and Financial Terms**

All existing financial terms—including rates, billing procedures, collection responsibilities, and reimbursement requirements—shall remain unchanged throughout the extension period. Exhibit “A” of the current EMS Service Contract remains in full force and effect.

**4. Cooperation During Procurement**

STECF agrees to cooperate with the City during contract negotiation, including providing any historical service data customarily supplied for contract evaluation. Such cooperation shall not modify or diminish STECF’s obligations under the existing Contract.

**5. No Waiver**

\This Extension does not waive any right or remedy available to either Party under the existing Contract.

**6. Full Force and Effect**

Except as expressly modified herein, all terms, conditions, rights, and obligations of the EMS Service Contract remain unchanged and in full force and effect. This Extension shall be attached to and incorporated into the existing EMS Service Contract.

**SIGNATURES:**

**CITY OF SAN BENITO, TEXAS**

By: \_\_\_\_\_

Name:

Title:

Date: \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_

City Secretary

**SOUTH TEXAS EMERGENCY CARE FOUNDATION, INC.**

By: \_\_\_\_\_

Name:

Title:

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_

Secretary

**CITY OF SAN BENITO, TEXAS  
AND  
SOUTH TEXAS EMERGENCY CARE FOUNDATION, INC.**

**AMBULANCE SERVICE CONTRACT**

Witness this grant of an ambulance contract by the City of San Benito, Texas (the "CITY"), a municipal corporation located in Cameron County, Texas, to South Texas Emergency Care Foundation, Inc. ("STECF"), a Texas non-profit corporation, and further witness this contract for emergency and non-emergency ambulance services and emergency medical services in the City of San Benito by and between the CITY and STECF; this contract to include the performance by STECF of all emergency and non-emergency ambulance services, emergency services, and transport services (as defined or otherwise described in Ordinance No. 2297-A, San Benito Code of Ordinances, as passed and approved on April 2, 2013 and in effect on the Effective Date of this contract and as may subsequently be amended from time to time, said Ordinance No. 2297-A and any amendments thereto being referred to herein as the "EMS Ordinance") and emergency medical services, emergency medical care, and emergency pre-hospital care (as defined or otherwise described in Chapter 773, *Texas Health and Safety Code*, as in effect on the effective date of this contract, and as may subsequently be amended from time to time). All such emergency and non-emergency ambulance and medical services are collectively defined to be and referred to herein as "Ambulance and EMS Services".

**WHEREAS**, the continuance of emergency and non-emergency ambulance services and emergency medical services to the citizens of San Benito is of utmost importance to the health, safety and welfare of the citizens of San Benito, thus the CITY has adopted the EMS Ordinance regulating such services in the City of San Benito; and

**WHEREAS**, this contract for Ambulance and EMS Services is to be entered into on behalf of and for the benefit of the public and in response to the need and necessity for Ambulance and EMS Services; and further the provision of such Ambulance and EMS Services is intended to be a valid exercise of the police power; and

**WHEREAS**, STECF has agreed to furnish such Ambulance and EMS Services as, in the judgment of the CITY, are necessary and reasonable for the continuing health, safety, and welfare of the citizens of San Benito, subject to the CITY entering into a contract with STECF for the furnishing of such Ambulance and EMS Services;

**NOW, THEREFORE**, by virtue of the vital necessity of maintaining Ambulance and EMS Services for the citizens of San Benito, CITY herewith grants to STECF this express contract to operate ambulances and to provide Ambulance and EMS Services in the CITY as the same are described in the EMS Ordinance, STECF having qualified for such contract as provided for in said EMS Ordinance, such permits and this contract for Ambulance and EMS Services being for a period beginning at 12:01 a.m. on January 1, 2021 and continuing through 11:59 p.m. on December 31, 2025, unless sooner terminated pursuant to the terms of this contract in which case the contract shall immediately terminate.

To provide for the furnishing of Ambulance and EMS Services to the citizens of San Benito, the CITY and STECF agree to the terms stated herein:

1. STECF shall maintain at least one (1) location in the City of San Benito, to be determined by the City upon execution of this Agreement and agreed to by all parties,

at which Ambulance and EMS Services operations will be located and from which such Ambulance and EMS Services will be operated.

2. STECF shall obtain and maintain throughout the term of this contract not less than one (1) ambulance at a location in the City of San Benito to be available for Ambulance and EMS Services at all times, 24 hours a day, for each day unless said ambulance is on an emergency call. In addition to said ambulance, STECF shall make such other ambulances available at its locations in the City of Harlingen as may, in STECF's judgment, be necessary to provide Ambulance and EMS Services in the City of San Benito pursuant to this contract. The ambulances shall meet the requirements of all applicable federal laws, rules and regulations, the laws of the State of Texas, and the EMS Ordinance. STECF shall maintain an adequate number of duly qualified and licensed personnel (as may be required by law) to fully and efficiently operate such ambulances to provide Ambulance and EMS Services to the citizens of San Benito during the term hereof. In fulfilling the needs of the citizens of San Benito for Ambulance and EMS Services, STECF may make use of ambulances (and personnel to operate same), as may be purchased, borrowed, rented, leased, or otherwise lawfully arranged for, from services to be determined by STECF for such period of time or times as may be necessary under public disaster or other exigent circumstances during the term hereof, such ambulances and personnel being in addition to those hereinabove provided for and required; provided further, that such ambulances and personnel shall meet the same qualifications and requirements as stated above for ambulances and personnel. CITY

may inspect the equipment and facilities maintained by STECF for services hereunder; provided such inspections shall be at reasonable times.

3. STECF shall be obligated to and hereby promises and agrees to render and perform for the benefit of CITY, all Ambulance and EMS Services for the general public in the City of San Benito, including but not limited to all emergency ambulance calls initiated by the San Benito Police and Fire Departments. At all times during the term of this Agreement, STECF shall (i) comply with all applicable federal and state laws, rules, and regulations including but not limited to Chapter 773, *Texas Health and Safety Code*, and Title 25, *Texas Administrative Code*, (ii) obtain and maintain in good standing and in full force and effect all required licenses and certificates for STECF and its EMS personnel and vehicles, and (iii) perform all Ambulance and EMS Services in accordance with applicable federal and state laws, rules, and regulations and accepted and appropriate standards of care for ambulance transport and emergency medical services.

4. Emergency medical service personnel shall deliver emergency patients to hospitals in Cameron County as requested by such patient or their agents. In the absence of such request, the ambulances and personnel shall deliver such patients to the nearest appropriate hospital emergency department capable of handling the emergency or as otherwise directed by an emergency physician in radio contact with the emergency medical service vehicle.

5. STECF shall be solely responsible for billing and collecting its charges for Ambulance and EMS Services to be furnished by it hereunder, and all such collections

shall be the sole property of STECF. Subject to any subsequent revisions which may be filed by STECF with the governing body of the CITY during the term of this contract, the Base Rate charges for services to be provided by STECF throughout the term of this contract shall be those charges listed on the Schedule of Base Charges attached hereto as Exhibit "A". The charges in such schedule apply to emergency and non-emergency transports and services and are based exclusively on the level of care provided to the patient by STECF. The charges are subject to such reductions or limitations as may be required by applicable federal or state laws, rules, and regulations including but not limited to maximum allowable reimbursements for individuals eligible for Medicare and Medicaid benefits. In the event STECF shall, with the approval of its Budget Committee and Board of Directors or Management Committee, determine that adjustments to the Schedule of Base Charges are necessary or appropriate, STECF shall (i) provide CITY with written notice of any such adjustment, together with an explanation of the need for and basis of such adjustment, such notice to be delivered to CITY not less than forty-five (45) days in advance of the intended effective date of such adjustment, (ii) consult in good faith with CITY regarding any such adjustment and the effective date thereof, and (iii) following reasonable and good faith consultation between CITY and STECF and consideration of CITY's interests and input, file a revised Schedule of Base Charges with the governing body of the CITY which shall incorporate any revisions resulting from such consultation and shall include the effective date of the revised Schedule of Base Charges.

6. The CITY acknowledges the public nature and necessity of furnishing public

ambulance and emergency medical services to the citizens of and general public within the CITY and further recognizes and acknowledges that the emergency nature of such services makes full or substantial collection of charges by STECF for such services risky and speculative to the extent that the economic feasibility of such public ambulance and emergency medical services is imperiled. The CITY represents that its duly elected governing body has made a finding that public ambulance and emergency medical services are necessary for the health, welfare, and safety of the citizens of the CITY. Therefore, in consideration for the furnishing of adequate public ambulance and emergency medical services to the citizens of the CITY under this contract and the willingness of STECF to forego any payment from the CITY, the CITY, as an exercise of its police power, has agreed to the provisions and terms contained in this contract including but not limited to the exclusivity provision in the following paragraph.

The CITY, acting by and through its duly elected governing body, acknowledges that ensuring that Ambulance and EMS Services, including both emergency and non-emergency ambulance and medical services, are available to the citizens of the City of San Benito is crucial to the health, welfare, and safety of the public and those citizens and that entering into this contract with STECF to secure the availability of such Ambulance and EMS Services is a valid exercise of the police power of the CITY to preserve and protect the health, welfare, and safety of the public and those citizens. Accordingly, during the term of and by this contract, and pursuant to the police powers of the CITY, STECF is awarded exclusive rights and responsibilities for provision of all

Ambulance and EMS Services, including but not limited to all emergency and non-emergency ambulance services and emergency medical services, and further including special events coverage, originating within the City of San Benito, regardless of the manner in which the request for service is conveyed.

Because the granting of exclusive rights and responsibilities by this contract is a valid exercise of CITY's police power to preserve and protect the health, safety and welfare of the public and its citizens for a limited period of time, it is not and shall not be considered or construed to be a grant of an exclusive franchise or monopoly which might otherwise be prohibited by Article I, Section 26 of the Constitution of the State of Texas.

7. STECF agrees to include its vehicles used in providing Ambulance and EMS Services hereunder in any liability insurance policy carried by STECF under the terms of the EMS Ordinance. The comprehensive and collision insurance coverage as hereinabove required shall have a deductible clause of not greater than One Thousand Dollars (\$1,000.00), with STECF being liable for the payment of said One Thousand Dollars (\$1,000.00) along with other indemnities required by this contract. CITY shall be named as additional insured on all such insurance contracts.

STECF shall obtain and maintain (i) liability insurance, naming CITY as additional insured, to cover any automobile accident with a combined single limit of at least One Million Dollars (\$1,000,000) for each person or each accident for bodily injury including death or for property damage, (ii) a professional liability policy with minimum limits of One Million Dollars (\$1,000,000) per incident and Two Million Dollars (\$2,000,000) in the

aggregate, and (iii) a comprehensive general liability policy with minimum limits of One Million Dollars (\$1,000,000) for each occurrence and Two Million Dollars (\$2,000,000) in the aggregate. The automobile liability policy obtained and maintained by STECF shall provide coverage for STECF and CITY for any claims made against STECF or CITY for losses or damages inflicted or caused by the negligent use of STECF's vehicles used in providing Ambulance and EMS Services hereunder.

All of said insurance policies shall contain a waiver of subrogation against the CITY and shall provide for no less than thirty (30) days written notice to CITY prior to cancellation. STECF shall furnish CITY with certificates of insurance as evidence of all such insurance coverage, and, upon written request by CITY, true and correct copies of insurance policies evidencing such liability insurance shall be filed by STECF with the City Secretary of the City, with receipts for prepaid premiums attached thereto.

8. CITY reserves the right to own, maintain, and operate emergency ambulance equipment which shall be limited in use to supplemental ambulance and emergency service in the CITY resulting from unusual conditions which cannot be served by STECF.

9. STECF shall make adequate public notice of its emergency medical facilities and Ambulance and EMS Services, and how to contact STECF regarding such facilities and services. In this connection, CITY shall endeavor to generally publicize in the San Benito area, through the available press media, the name and availability of such Ambulance and EMS Services by STECF.

10. STECF and the Police Department and Fire Department of CITY shall communicate and negotiate from time to time, to enable such police and fire departments to properly and timely refer all emergency medical needs and calls to STECF; as such calls may be received by such police and fire department from time to time.

11. This contract shall not be assignable in whole or in part by either party without written consent of the other party.

12. Upon request of CITY, STECF shall furnish CITY reports of its Ambulance and EMS Services, with such reports to be not more often than once a month, and which reports may consist of the total number of responses to calls within the CITY for the reporting period and the date, nature (call type and dispatch priority), STECF vehicle(s), and response time for each ambulance and emergency medical service call received and responded to by STECF within the CITY. STECF shall not in any event be required to provide to CITY or include in any such report any private, privileged or confidential information regarding any patient or person to or for whom Ambulance and EMS Services have been provided including but not limited to name, address, any other information from which the patient or person may be identified or located, medical condition or treatment information, or other information determined by STECF to be protected from disclosure by any applicable federal or state law or regulation.

13. Default by either party herein on any item herein shall result in the right of cancellation by the aggrieved party or of seeking specific performance as such party shall determine; provided that, prior to cancellation of the contract by an aggrieved party, such

party shall first submit written notice of such breach and intent to cancel, and if such is not corrected (if correctable) within ten (10) days from the postmarked date of such written notice, the aggrieved party may consummate such contract cancellation on such tenth (10th) day. In any event, this Agreement may always be modified by mutual agreement of the parties hereto by written document signed by both parties.

14. STECF agrees to acquire and maintain in effect any permits or licenses required by and to comply with all applicable State licensing statutes and permit requirements which are necessary to operate as an Ambulance and EMS Services provider as set forth hereinabove. By entering into this contract, the City and STECF agree that STECF has satisfied any requirement under the EMS Ordinance for a license or permit from the CITY, and the CITY waives any and all permitting fees otherwise required by the EMS Ordinance.

15. Any unenforceable provision of this contract shall be discussed by the parties hereto to seek resolution; regardless, the remainder of this contract shall continue in full force and effect.

16. CITY and STECF agree that the San Benito City Commission shall name a representative of CITY to serve on the Board of Directors of STECF in accordance with STECF's bylaws and during the contract term.

17. The CITY shall make a good faith effort and shall undertake such reasonable actions as are necessary to enforce those provisions of the EMS Ordinance prohibiting unauthorized EMS providers from operating within the City.

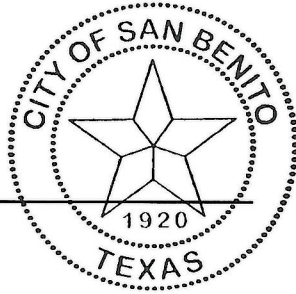
EXECUTED in duplicate this 15<sup>th</sup> day of December, 2020 and effective as of 12:01 a.m. on January 1, 2021.

CITY OF SAN BENITO, TEXAS

BY:   
BENJAMIN "BEN" GOMEZ  
MAYOR

ATTEST:

  
RUTH MCGINNIS  
CITY SECRETARY



SOUTH TEXAS EMERGENCY CARE  
FOUNDATION, INC.

BY:   
JO RAE WAGNER  
PRESIDENT

ATTEST:

  
~~BRENDAN HALE~~ *Frank Gonzalez*  
ASSISTANT SECRETARY



EXHIBIT "A"  
SCHEDULE OF BASE RATE CHARGES\*

<u>Type of Service</u>	<u>Base Rate</u>
Basic Life Support	\$795.00
Advanced Life Support I	\$910.00
Advanced Life Support II	\$1,070.00
Critical Care Support	\$1,220.00



## EXECUTIVE SUMMARY

### REQUEST:

Discussion and possible action to authorize the City of San Benito to assume full operational responsibility for the Historic Robertson Street Market Days Event and to place the program under the Cultural Arts and Tourism Department.

### RECOMMENDATION:

City staff recommends that the City Commission approve the transition of the Historic Robertson Street Market Days Event to full City management under the Cultural Arts Department. The Cultural Arts Department, through its Tourism Division, in partnership with the Planning and other departments, has the staffing capacity, operational experience, and departmental coordination necessary to successfully oversee all aspects of Market Days, including vendor management, event logistics, cultural programming, and public engagement.

### RATIONALE:

Iris Garcia, pioneer of San Benito's Market Days Event, has expressed a desire for the City to assume full responsibility for the event and to carry forward the vision, growth, and community value that Market Days has cultivated. This transition allows the City to continue building upon the strong foundation already established. By bringing Market Days under the Cultural Arts and Tourism Department, the City can ensure the event receives the long-term support, structure, and resources needed to honor its heritage and expand its impact for residents, vendors, and visitors alike.

### BUDGET IMPACT:

Budgetary impact is to be determined based on operational needs, staffing, and event programming.

### RESOURCE PERSONNEL:

Aleida Garcia, Museum Director  
Diana Garza, Assistant City Manager

EXHIBITS:           None

PREPARED BY:   Diana Garza  
                          Assistant City Manager

12/27/2025  
Date

*Fred R. Sandoval*

Fred Sandoval  
City Manager



## EXECUTIVE SUMMARY

### REQUEST:

Consideration and possible action to approve payment to KLM Engineering, Inc. for professional engineering services related to specification development, bidding assistance, and submittal reviews for the Freddy Fender 1.0 MG Elevated Composite Water Tower in the amount of \$14,300.00.

### RECOMMENDATION:

City Staff recommends approval.

### RATIONALE:

The City of San Benito engaged KLM Engineering, Inc. to provide professional engineering services necessary for the planned cleaning, repair, and painting of the Freddy Fender 1.0 MG Elevated Composite Water Tower. These services included preparation of technical specifications, assistance during the bidding process, and review of contractor submittals to ensure compliance with project requirements and industry standards. Approval of this payment will compensate KLM Engineering, Inc. for services rendered and supports the proper maintenance and long-term reliability of the City's water infrastructure.

### BUDGET IMPACT:

\$14,300 - Account #49-5-0101-0403- Professional Services

### RESOURCE PERSONNEL:

Enrique Hernandez, Interim Planning & Development Assistant Director

### EXHIBITS:

KLM Engineering, 5259 San Benito, TX 10MG 11255 12-22-2025

### PREPARED BY:

Enrique Hernandez

Assistant Director of Administrative Services

12/27/2025

Date

*Fred R. Sandoval*

Fred Sandoval  
City Manager



**KLM Engineering, Inc.**  
 1976 Wooddale Drive, Suite 4  
 Woodbury, MN 55125  
 651-773-5111

City of San Benito, TX  
 401 N Sam Houston Boulevard  
 San Benito, TX 78586

Invoice number 11255  
 Date 12/22/2025

Project **San Benito, TX 1.0MG Elevated Composite (US 77)**

Attn: Fred Sandoval fsandoval@cityofsanbenito.com

KLM Identification #: R-20250324.P  
 KLM Project #: 5259

Description	Contract Amount	Total Billed	Prior Billed	Current Billed
SPECIFICATION & BIDDING ASSISTANCE	14,300.00	14,300.00	0.00	14,300.00
SUBMITTAL REVIEWS	1,800.00	0.00	0.00	0.00
<b>Total</b>	<b>16,100.00</b>	<b>14,300.00</b>	<b>0.00</b>	<b>14,300.00</b>

Invoice total **14,300.00**



## EXECUTIVE SUMMARY

### REQUEST:

Consideration and possible action to approve payment to KLM Engineering, Inc. for professional engineering services related to specification development, bidding assistance, and submittal reviews for the Oscar Williams Road 0.85 MG Elevated Oblatoid Water Tower in the amount of \$14,300.00.

### RECOMMENDATION:

City staff recommends approval.

### RATIONALE:

The City of San Benito engaged KLM Engineering, Inc. to provide professional engineering services necessary for the planned cleaning, repair, and painting of the Oscar Williams Road 0.85 MG Elevated Oblatoid Water Tower. These services included preparation of technical specifications, assistance during the bidding process, and review of contractor submittals to ensure compliance with project requirements and industry standards. Approval of this payment will compensate KLM Engineering, Inc. for services rendered and support the proper maintenance and long-term reliability of the City's water infrastructure.

### BUDGET IMPACT:

\$14,300 - Account #49-5-0101-0403- Professional Services

### RESOURCE PERSONNEL:

Enrique Hernandez, Interim Planning & Development Assistant Director

### EXHIBITS:

KLM Engineering, 5260 San Benito, TX 085M\_112551\_12-22-2025

### PREPARED BY:

Enrique Hernandez

Assistant Director of Administrative Services

12/27/2025

Date

*Fred R. Sandoval*

Fred Sandoval  
City Manager



**KLM Engineering, Inc.**  
 1976 Wooddale Drive, Suite 4  
 Woodbury, MN 55125  
 651-773-5111

City of San Benito, TX  
 401 N Sam Houston Boulevard  
 San Benito, TX 78586

Invoice number 11255.1  
 Date 12/22/2025

Project **San Benito, TX 0.85MG Elevated  
 Oblatoid (Oscar William Rd)**

Attn: Fred Sandoval fsandoval@cityofsanbenito.com

KLM Identification #: R-20250324.P  
 KLM Project #: 5260

Description	Contract Amount	Total Billed	Prior Billed	Current Billed
SPECIFICATION & BIDDING ASSISTANCE	14,300.00	14,300.00	0.00	14,300.00
SUBMITTAL REVIEWS	1,800.00	0.00	0.00	0.00
<b>Total</b>	<b>16,100.00</b>	<b>14,300.00</b>	<b>0.00</b>	<b>14,300.00</b>

Invoice total **14,300.00**



## EXECUTIVE SUMMARY

REQUEST:

Consideration and possible action to approve the purchase of patrol uniforms for the San Benito Police Department from GT Distributors Incorporated for the total amount of \$12,817.98.

RECOMMENDATION:

City Staff recommends approval.

RATIONALE:

Every year the department purchases new patrol uniforms for the officers. GT Distributors LLC already has our PD patches in stock and ships them sewn on. Each officer will receive two new sets of uniforms. GT Distributors is a BuyBoard vendor.

BUDGET IMPACT:

\$12,817.98 from Account #5-0210-0306

RESOURCE PERSONNEL:

Mario Perea, Police Chief

EXHIBITS:

San Benito PD Quote 2025 Uniforms

PREPARED BY: Mario G. Perea  
Chief of Police

12/23/2025  
Date

*Fred R. Sandoval*  
Fred Sandoval  
City Manager



GT Distributors - Austin  
 1124 New Meister Ln., Ste 100  
 Pflugerville TX 78660  
 (512) 451-8298 Ext. 0000

Quote	QTEU035075
Date	11/17/2025
Page:	1

**Bill To:**

**Ship To:**

San Benito Police Department (TX)  
 601 N. Oscar Williams Blvd.  
 San Benito TX 78586

San Benito Police Department (TX)  
 601 N. Oscar Williams Blvd.  
 San Benito TX 78586

Purchase Order No.	Customer ID	Salesperson ID	Shipping Method	Payment Terms	Req Ship Date	Master No.
UNIFORMS	003695	AD	FEDEX-GROUNDN	NET 15	0/0/0000	3,139,332
Quantity	Item Number	Description	UOM	Unit Price	Ext. Price	
1	BLR-8362-04-L-R	Blauer FlexRS ArmorSkin Base SS Dk Nvy LR  FOR: Alvarez, Manuel GTEMB: PD On Collar GT: Dept Ea Sleeve	EA	\$62.99	\$62.99	
1	BLR-8361-04-L-33	Blauer FlexRS ArmorSkin Base LS Dk Nvy L/33  FOR: Alvarez, Manuel GTEMB: PD On Collar GT: Dept Ea Sleeve, 4 Hashmarks LT Sleeve	EA	\$69.99	\$69.99	
2	GT-EMBROIDERY	GT Custom Embroidery - Specify  1/2 1411 All Caps To Read: P.D.	EA	\$12.00	\$24.00	
2	BLR-8666-04-36	Blauer FlexRS Covert Tact Pant Dk Nvy 36  FOR: Alvarez, Manuel GT: Hem to 36x30inseam	EA	\$86.99	\$173.98	
0.00				£0.00000	\$0.00	
2	BLR-8362-04-L-R	Blauer FlexRS ArmorSkin Base SS Dk Nvy LR  FOR: Andrade, Carlos GTEMB: LT On Collar GT: Dept Ea Sleeve	EA	\$62.99	\$125.98	
2	GT-EMBROIDERY	GT Custom Embroidery - Specify  1" 1411 LT Bars	EA	\$12.00	\$24.00	
2	BLR-8666-04-35	Blauer FlexRS Covert Tact Pant Dk Nvy 35  FOR: Andrade, Carlos GT: Hem to 35x34inseam	EA	\$86.99	\$173.98	



GT Distributors - Austin  
 1124 New Meister Ln., Ste 100  
 Pflugerville TX 78660  
 (512) 451-8298 Ext. 0000

Quote	QTEU035075
Date	11/17/2025
Page:	2

**Bill To:**

**Ship To:**

San Benito Police Department (TX)  
 601 N. Oscar Williams Blvd.  
 San Benito TX 78586

San Benito Police Department (TX)  
 601 N. Oscar Williams Blvd.  
 San Benito TX 78586

Purchase Order No.	Customer ID	Salesperson ID	Shipping Method	Payment Terms	Req Ship Date	Master No.
UNIFORMS	003695	AD	FEDEX-GROUNDN	NET 15	0/0/0000	3,139,332
Quantity	Item Number	Description	UOM	Unit Price	Ext. Price	
2	BLR-8361W-04-L	Blauer W FlexRS ArmorSkin Base LS Dk Nvy L  FOR: Andrade, Guadalupe GTEMB: LT On Collar GT: Dept Ea Sleeve, 5 Hashmarks LT Sleeve	EA	\$69.99	\$139.98	
2	GT-EMBROIDERY	GT Custom Embroidery - Specify	EA	\$12.00	\$24.00	
2	BLR-8666W-04-10	1" LT Bars 1411 On collar Blauer W FlexRS Covert Tact Pant Dk Nvy 10  FOR: Andrade, Guadalupe GT: Hem to 10x29inseam	EA	\$86.99	\$173.98	
2	BLR-8362-04-XS-R	Blauer FlexRS ArmorSkin Base SS Dk Nvy XSF  FOR: Benavidez, Jose GTEMB: Sgt On Collar GT: Dept Ea Sleeve	EA	\$62.99	\$125.98	
2	GT-EMBROIDERY	GT Custom Embroidery - Specify	EA	\$12.00	\$24.00	
2	BLR-8666-04-30	1" SGT Chevrons 1411 on collar Blauer FlexRS Covert Tact Pant Dk Nvy 30  FOR: Benavidez, Jose GT: Hem to 30x30inseam	EA	\$86.99	\$173.98	
2	BLR-8361-04-L-35	Blauer FlexRS ArmorSkin Base LS Dk Nvy L/35  FOR: Cisneros, Manuel GTEMB: PD On Collar GT: Dept Ea Sleeve, 6 Hasnmarks LT Sleeve	EA	\$69.99	\$139.98	
2	GT-EMBROIDERY	GT Custom Embroidery - Specify  1/2 1411 ALL Caps To Read:	EA	\$12.00	\$24.00	



GT Distributors - Austin  
 1124 New Meister Ln., Ste 100  
 Pflugerville TX 78660  
 (512) 451-8298 Ext. 0000

Quote	QTEU035075
Date	11/17/2025
Page:	3

**Bill To:**

**Ship To:**

San Benito Police Department (TX)  
 601 N. Oscar Williams Blvd.  
 San Benito TX 78586

San Benito Police Department (TX)  
 601 N. Oscar Williams Blvd.  
 San Benito TX 78586

Purchase Order No.	Customer ID	Salesperson ID	Shipping Method	Payment Terms	Req Ship Date	Master No.
UNIFORMS	003695	AD	FEDEX-GROUNDN	NET 15	0/0/0000	3,139,332
Quantity	Item Number	Description	UOM	Unit Price	Ext. Price	
2	BLR-8666-04-36	P.D. Blauer FlexRS Covert Tact Pant Dk Nvy 36	EA	\$86.99	\$173.98	
1	BLR-8362-04-M-R	FOR: Cisneros, Manuel GT: Hem to 36x30inseam Blauer FlexRS ArmorSkin Base SS Dk Nvy MR	EA	\$62.99	\$62.99	
1	BLR-8361-04-M-31	FOR: Cortez, Michael GTEMB: CAPT. On Collar GT: Dept Ea Sleeve Blauer FlexRS ArmorSkin Base LS Dk Nvy M/3	EA	\$69.99	\$69.99	
2	GT-EMBROIDERY	FOR: Cortez, Michael GTEMB: CAPT. On Collar GT: Dept Ea Sleeve, 4 Hashmarks LT Sleeve GT Custom Embroidery - Specify	EA	\$12.00	\$24.00	
2	BLR-8666W-04-8	1" 1411 Capt. Bar on collar Blauer W FlexRS Covert Tact Pant Dk Nvy 8	EA	\$86.99	\$173.98	
2	BLR-8362-04-L-R	FOR: Cortez, Michael GT: Hem to 8x30inseam Blauer FlexRS ArmorSkin Base SS Dk Nvy LR	EA	\$62.99	\$125.98	
2	GT-EMBROIDERY	FOR: Cortez, Juan GTEMB: PD On Collar GT: Dept Ea Sleeve GT Custom Embroidery - Specify	EA	\$12.00	\$24.00	
2	BLR-8666-04-38	1/2 1411 All Caps To Read: P.D. Blauer FlexRS Covert Tact Pant Dk Nvy 38	EA	\$86.99	\$173.98	



GT Distributors - Austin  
 1124 New Meister Ln., Ste 100  
 Pflugerville TX 78660  
 (512) 451-8298 Ext. 0000

Quote	QTEU035075
Date	11/17/2025
Page:	4

**Bill To:**

**Ship To:**

San Benito Police Department (TX)  
 601 N. Oscar Williams Blvd.  
 San Benito TX 78586

San Benito Police Department (TX)  
 601 N. Oscar Williams Blvd.  
 San Benito TX 78586

Purchase Order No.	Customer ID	Salesperson ID	Shipping Method	Payment Terms	Req Ship Date	Master No.
UNIFORMS	003695	AD	FEDEX-GROUNDN	NET 15	0/0/0000	3,139,332
Quantity	Item Number	Description	UOM	Unit Price	Ext. Price	
2	BLR-8361-04-M-33	FOR: Cortez, Juan GT: Hem to 38x30inseam Blauer FlexRS ArmorSkin Base LS Dk Nvy M/3:	EA	\$69.99	\$139.98	
2	GT-EMBROIDERY	FOR: Dela Garza, Sergio GTEMB: SGT On Collar GT: Dept Ea Sleeve GT Custom Embroidery - Specify	EA	\$12.00	\$24.00	
2	BLR-8666-04-32	1" Sgt Chevrons 1411 on Collar Blauer FlexRS Covert Tact Pant Dk Nvy 32	EA	\$86.99	\$173.98	
2	BLR-8361-04-M-35	FOR: Dela Garza, Sergio GT: Hem to 32x30inseam Blauer FlexRS ArmorSkin Base LS Dk Nvy M/3:	EA	\$69.99	\$139.98	
2	GT-EMBROIDERY	FOR: Garcia, Bernie GTEMB: SGT On Collar GT: Dept Ea Sleeve, 1 Hashmark on LT Sleeve GT Custom Embroidery - Specify	EA	\$12.00	\$24.00	
2	BLR-8666-04-35	1' Sgt Chevrons 1411 on collar Blauer FlexRS Covert Tact Pant Dk Nvy 35	EA	\$86.99	\$173.98	
2	BLR-8362-04-XL-R	FOR: Garcia, Bernie GT: Hem to 35x30inseam Blauer FlexRS ArmorSkin Base SS Dk Nvy XLF	EA	\$62.99	\$125.98	
2	GT-EMBROIDERY	FOR: Garza, Chistian GTEMB: PD On Collar GT: Dept Ea Sleeve GT Custom Embroidery - Specify  1/2 1411 All Caps on collar	EA	\$12.00	\$24.00	



GT Distributors - Austin  
 1124 New Meister Ln., Ste 100  
 Pflugerville TX 78660  
 (512) 451-8298 Ext. 0000

Quote	QTEU035075
Date	11/17/2025
Page:	5

**Bill To:**

**Ship To:**

San Benito Police Department (TX)  
 601 N. Oscar Williams Blvd.  
 San Benito TX 78586

San Benito Police Department (TX)  
 601 N. Oscar Williams Blvd.  
 San Benito TX 78586

Purchase Order No.	Customer ID	Salesperson ID	Shipping Method	Payment Terms	Req Ship Date	Master No.
UNIFORMS	003695	AD	FEDEX-GROUNDN	NET 15	0/0/0000	3,139,332
Quantity	Item Number	Description	UOM	Unit Price	Ext. Price	
		To Read: P.D.				
2	BLR-8666-04-34	Blauer FlexRS Covert Tact Pant Dk Nvy 34	EA	\$86.99	\$173.98	
		FOR: Garza, Chistian GT: Hem to 34x32inseam				
2	BLR-8361-04-M-33	Blauer FlexRS ArmorSkin Base LS Dk Nvy M/3:	EA	\$69.99	\$139.98	
		FOR: Gonzalez, Abraham GTEMB: PD On Collar GT: Dept Ea Sleeve				
2	GT-EMBROIDERY	GT Custom Embroidery - Specify	EA	\$12.00	\$24.00	
		1/2 1411 All Caps On collar				
		To Read: P.D.				
2	BLR-8666-71-32	Blauer FlexRS Covert Tact Pant DPS Tan 32	EA	\$86.99	\$173.98	
		FOR: Gonzalez, Abraham GT: Hem to 32x30inseam				
1	BLR-8361-04-L-33	Blauer FlexRS ArmorSkin Base LS Dk Nvy L/3:	EA	\$69.99	\$69.99	
		FOR: Gonzalez, Gabriel GTEMB: PD On Collar GT: Dept Ea Sleeve, 1 Hashmark LT Sleeve				
1	BLR-8362-04-L-R	Blauer FlexRS ArmorSkin Base SS Dk Nvy LR	EA	\$62.99	\$62.99	
		FOR: Gonzalez, Gabriel GTEMB: PD On Collar GT: Dept Ea Sleeve				
2	GT-EMBROIDERY	GT Custom Embroidery - Specify	EA	\$12.00	\$24.00	
		1/2 1411 All Caps on Collar				
		To Read:				



GT Distributors - Austin  
 1124 New Meister Ln., Ste 100  
 Pflugerville TX 78660  
 (512) 451-8298 Ext. 0000

Quote	QTEU035075
Date	11/17/2025
Page:	6

**Bill To:**

**Ship To:**

San Benito Police Department (TX)  
 601 N. Oscar Williams Blvd.  
 San Benito TX 78586

San Benito Police Department (TX)  
 601 N. Oscar Williams Blvd.  
 San Benito TX 78586

Purchase Order No.	Customer ID	Salesperson ID	Shipping Method	Payment Terms	Req Ship Date	Master No.
UNIFORMS	003695	AD	FEDEX-GROUNDN	NET 15	0/0/0000	3,139,332

Quantity	Item Number	Description	UOM	Unit Price	Ext. Price
2	BLR-8666-04-30	P.D. Blauer FlexRS Covert Tact Pant Dk Nvy 30	EA	\$86.99	\$173.98
1	BLR-8361-04-M-33	FOR: Gonzalez, Gabriel GT: Hem to 30x32inseam Blauer FlexRS ArmorSkin Base LS Dk Nvy M/3:	EA	\$69.99	\$69.99
1	BLR-8362-04-M-R	FOR: Guzman, Martin GTEMB: PD On Collar GT: Dept Ea Sleeve, 4 Hashmarks LT Sleeve Blauer FlexRS ArmorSkin Base SS Dk Nvy MR	EA	\$62.99	\$62.99
2	GT-EMBROIDERY	FOR: Guzman, Martin GTEMB: PD On Collar GT: Dept Ea Sleeve GT Custom Embroidery - Specify	EA	\$12.00	\$24.00
2	BLR-8666-04-33	1/2 1411 All Caps On collar To Read: P.D. Blauer FlexRS Covert Tact Pant Dk Nvy 33	EA	\$86.99	\$173.98
2	BLR-8362-04-2XL-T	FOR: Guzman, Martin GT: Hem to 33x30inseam Blauer FlexRS ArmorSkin Base SS Dk Nvy 2XL	EA	\$62.99	\$125.98
2	GT-EMBROIDERY	FOR: Kemmerling, Justin GTEMB: LT On Collar GT: Dept Ea Sleeve GT Custom Embroidery - Specify	EA	\$12.00	\$24.00
2	BLR-8666-04-42	1" LT Bars 1411 on collar Blauer FlexRS Covert Tact Pant Dk Nvy 42	EA	\$86.99	\$173.98



GT Distributors - Austin  
 1124 New Meister Ln., Ste 100  
 Pflugerville TX 78660  
 (512) 451-8298 Ext. 0000

Quote	QTEU035075
Date	11/17/2025
Page:	7

**Bill To:**

**Ship To:**

San Benito Police Department (TX)  
 601 N. Oscar Williams Blvd.  
 San Benito TX 78586

San Benito Police Department (TX)  
 601 N. Oscar Williams Blvd.  
 San Benito TX 78586

Purchase Order No.	Customer ID	Salesperson ID	Shipping Method	Payment Terms	Req Ship Date	Master No.
UNIFORMS	003695	AD	FEDEX-GROUNDN	NET 15	0/0/0000	3,139,332

Quantity	Item Number	Description	UOM	Unit Price	Ext. Price
2	BLR-8361-04-M-33	FOR: Kemmerling, Justin GT: Hem to 42x32inseam Blauer FlexRS ArmorSkin Base LS Dk Nvy M/3:	EA	\$69.99	\$139.98
2	GT-EMBROIDERY	FOR: Leal, Oscar GTEMB: PD On Collar GT: Dept Ea Sleeve, 4 Hashmarks LT Sleeve GT Custom Embroidery - Specify	EA	\$12.00	\$24.00
2	BLR-8666-04-32	1/2 1411 All Caps on collar To Read: P.D. Blauer FlexRS Covert Tact Pant Dk Nvy 32	EA	\$86.99	\$173.98
1	BLR-8361-04-XL-37	FOR: Leal, Oscar GT: Hem to 32x31inseam Blauer FlexRS ArmorSkin Base LS Dk Nvy XL/3:	EA	\$69.99	\$69.99
1	BLR-8362-04-XL-R	FOR: Lopez, Roman GTEMB: PD On Collar GT: Dept Ea Sleeve, 2 Hashmarks LT Sleeve Blauer FlexRS ArmorSkin Base SS Dk Nvy XLF	EA	\$62.99	\$62.99
2	GT-EMBROIDERY	FOR: Lopez, Roman GTEMB: PD On Collar GT: Dept Ea Sleeve GT Custom Embroidery - Specify	EA	\$12.00	\$24.00
2	BLR-8666-04-38	1/2 1411 All Caps On collar To Read: P.D. Blauer FlexRS Covert Tact Pant Dk Nvy 38	EA	\$86.99	\$173.98



GT Distributors - Austin  
 1124 New Meister Ln., Ste 100  
 Pflugerville TX 78660  
 (512) 451-8298 Ext. 0000

Quote	QTEU035075
Date	11/17/2025
Page:	8

**Bill To:**

**Ship To:**

San Benito Police Department (TX)  
 601 N. Oscar Williams Blvd.  
 San Benito TX 78586

San Benito Police Department (TX)  
 601 N. Oscar Williams Blvd.  
 San Benito TX 78586

Purchase Order No.	Customer ID	Salesperson ID	Shipping Method	Payment Terms	Req Ship Date	Master No.
UNIFORMS	003695	AD	FEDEX-GROUNDN	NET 15	0/0/0000	3,139,332
Quantity	Item Number	Description	UOM	Unit Price	Ext. Price	
2	BLR-8362-04-L-R	FOR: Lopez, Roman GT: Hem to 38x32inseam Blauer FlexRS ArmorSkin Base SS Dk Nvy LR	EA	\$62.99	\$125.98	
2	GT-EMBROIDERY	FOR: Lopez, Hector GTEMB: PD On Collar GT: Dept Ea Sleeve GT Custom Embroidery - Specify	EA	\$12.00	\$24.00	
2	BLR-8666-04-36	1/2 1411 All Caps On Collar To Read: P.D. Blauer FlexRS Covert Tact Pant Dk Nvy 36	EA	\$86.99	\$173.98	
2	BLR-8362-04-XL-R	FOR: Lopez, Hector GT: Hem to 36x34inseam Blauer FlexRS ArmorSkin Base SS Dk Nvy XLF	EA	\$62.99	\$125.98	
2	GT-EMBROIDERY	FOR: Lopez, Hector JR. GTEMB: PD On Collar GT: Dept Ea Sleeve GT Custom Embroidery - Specify	EA	\$12.00	\$24.00	
2	BLR-8666-04-36	1/2 1411 All Caps On collar To Read: P.D. Blauer FlexRS Covert Tact Pant Dk Nvy 36	EA	\$86.99	\$173.98	
1	BLR-8361-04-M-35	FOR: Lopez, Hector JR. GT: Hem to 36x30inseam Blauer FlexRS ArmorSkin Base LS Dk Nvy M/3:	EA	\$69.99	\$69.99	
		FOR: Lara, Oscar GTEMB: PD On Collar GT: Dept Ea Sleeve, 1 Hashmarks LT				



GT Distributors - Austin  
 1124 New Meister Ln., Ste 100  
 Pflugerville TX 78660  
 (512) 451-8298 Ext. 0000

Quote	QTEU035075
Date	11/17/2025
Page:	9

**Bill To:**

**Ship To:**

San Benito Police Department (TX)  
 601 N. Oscar Williams Blvd.  
 San Benito TX 78586

San Benito Police Department (TX)  
 601 N. Oscar Williams Blvd.  
 San Benito TX 78586

Purchase Order No.	Customer ID	Salesperson ID	Shipping Method	Payment Terms	Req Ship Date	Master No.
UNIFORMS	003695	AD	FEDEX-GROUNDN	NET 15	0/0/0000	3,139,332
Quantity	Item Number	Description	UOM	Unit Price	Ext. Price	
1	BLR-8362-04-M-R	Sleeve Blauer FlexRS ArmorSkin Base SS Dk Nvy MR	EA	\$62.99	\$62.99	
		FOR: Lara, Oscar GTEMB: PD On Collar GT: Dept Ea Sleeve				
2	GT-EMBROIDERY	GT Custom Embroidery - Specify	EA	\$12.00	\$24.00	
		1/2 1411 All Caps On Collar To Read: P.D.				
2	BLR-8666-04-34	Blauer FlexRS Covert Tact Pant Dk Nvy 34	EA	\$86.99	\$173.98	
		FOR: Lara, Oscar GT: Hem to 34x32inseam				
2	BLR-8362-04-M-R	Blauer FlexRS ArmorSkin Base SS Dk Nvy MR	EA	\$62.99	\$125.98	
		FOR: Luna, Andrew GTEMB: PD On Collar GT: Dept Ea Sleeve				
2	GT-EMBROIDERY	GT Custom Embroidery - Specify	EA	\$12.00	\$24.00	
		1/2 1411 All Caps On Collar To Read: P.D.				
2	BLR-8666-04-32	Blauer FlexRS Covert Tact Pant Dk Nvy 32	EA	\$86.99	\$173.98	
		FOR: Luna, Andrew GT: Hem to 32x30inseam				
1	BLR-8361-04-XL-35	Blauer FlexRS ArmorSkin Base LS Dk Nvy XL/3	EA	\$69.99	\$69.99	
		FOR: Martinez, Eloy GTEMB: LT On Collar GT: Dept Ea Sleeve, 3 Hashmarks LT Sleeve				



GT Distributors - Austin  
 1124 New Meister Ln., Ste 100  
 Pflugerville TX 78660  
 (512) 451-8298 Ext. 0000

Quote	QTEU035075
Date	11/17/2025
Page:	10

**Bill To:**

**Ship To:**

San Benito Police Department (TX)  
 601 N. Oscar Williams Blvd.  
 San Benito TX 78586

San Benito Police Department (TX)  
 601 N. Oscar Williams Blvd.  
 San Benito TX 78586

Purchase Order No.	Customer ID	Salesperson ID	Shipping Method	Payment Terms	Req Ship Date	Master No.
UNIFORMS	003695	AD	FEDEX-GROUNDN	NET 15	0/0/0000	3,139,332
Quantity	Item Number	Description	UOM	Unit Price	Ext. Price	
1	BLR-8362-04-XL-R	Blauer FlexRS ArmorSkin Base SS Dk Nvy XLF  FOR: Martinez, Eloy GTEMB: LT On Collar GT: Dept Ea Sleeve	EA	\$62.99	\$62.99	
2	GT-EMBROIDERY	GT Custom Embroidery - Specify  1" LT Bars 1411 On collar	EA	\$12.00	\$24.00	
2	BLR-8666-04-36	Blauer FlexRS Covert Tact Pant Dk Nvy 36  FOR: Martinez, Eloy GT: Hem to 36x32inseam	EA	\$86.99	\$173.98	
2	BLR-8361W-04-S	Blauer W FlexRS ArmorSkin Base LS Dk Nvy  FOR: Pardo, Kathy GTEMB: PD On Collar GT: Dept Ea Sleeve	EA	\$69.99	\$139.98	
2	GT-EMBROIDERY	GT Custom Embroidery - Specify  1/2 1411 All Caps On Collar To Read: P.D.	EA	\$12.00	\$24.00	
2	BLR-8666W-04-6	Blauer W FlexRS Covert Tact Pant Dk Nvy 6  FOR: Pardo, Kathy GT: Hem to 6x28inseam	EA	\$86.99	\$173.98	
1	BLR-8361-04-XL-37	Blauer FlexRS ArmorSkin Base LS Dk Nvy XL/37  FOR: Razo, Eduardo GTEMB: PD On Collar GT: Dept Ea Sleeve, 1 Hashmarks LT Sleeve	EA	\$69.99	\$69.99	
1	BLR-8362-04-XL-R	Blauer FlexRS ArmorSkin Base SS Dk Nvy XLF  FOR: Razo, Eduardo	EA	\$62.99	\$62.99	



GT Distributors - Austin  
 1124 New Meister Ln., Ste 100  
 Pflugerville TX 78660  
 (512) 451-8298 Ext. 0000

Quote	QTEU035075
Date	11/17/2025
Page:	11

**Bill To:**

**Ship To:**

San Benito Police Department (TX)  
 601 N. Oscar Williams Blvd.  
 San Benito TX 78586

San Benito Police Department (TX)  
 601 N. Oscar Williams Blvd.  
 San Benito TX 78586

Purchase Order No.	Customer ID	Salesperson ID	Shipping Method	Payment Terms	Req Ship Date	Master No.
UNIFORMS	003695	AD	FEDEX-GROUNDN	NET 15	0/0/0000	3,139,332
Quantity	Item Number	Description	UOM	Unit Price	Ext. Price	
2	GT-EMBROIDERY	GTEMB: PD On Collar GT: Dept Ea Sleeve GT Custom Embroidery - Specify	EA	\$0.00	\$0.00	
2	BLR-8666-04-37	1/2 1411 All Caps On collar To Read: P.D. Blauer FlexRS Covert Tact Pant Dk Nvy 37	EA	\$86.99	\$173.98	
1	BLR-8362-04-L-R	FOR: Razo, Eduardo GT: Hem to 37x32inseam Blauer FlexRS ArmorSkin Base SS Dk Nvy LR	EA	\$62.99	\$62.99	
1	BLR-8361-04-L-33	FOR: Rodriguez, David GTEMB: PD On Collar GT: Dept Ea Sleeve Blauer FlexRS ArmorSkin Base LS Dk Nvy L/33	EA	\$69.99	\$69.99	
2	GT-EMBROIDERY	FOR: Rodriguez, David GTEMB: PD On Collar GT: Dept Ea Sleeve, 3 Hashmarks LT Sleeve GT Custom Embroidery - Specify	EA	\$12.00	\$24.00	
2	BLR-8666-04-34	1/2 1411 All Caps On collar To Read: P.D. Blauer FlexRS Covert Tact Pant Dk Nvy 34	EA	\$86.99	\$173.98	
2	BLR-8361-04-M-35	FOR: Rodriguez, David GT: Hem to 34x29inseam Blauer FlexRS ArmorSkin Base LS Dk Nvy M/3:  FOR: Rodriguez, Jonathan GTEMB: PD On Collar	EA	\$69.99	\$139.98	



GT Distributors - Austin  
 1124 New Meister Ln., Ste 100  
 Pflugerville TX 78660  
 (512) 451-8298 Ext. 0000

Quote	QTEU035075
Date	11/17/2025
Page:	12

**Bill To:**

**Ship To:**

San Benito Police Department (TX)  
 601 N. Oscar Williams Blvd.  
 San Benito TX 78586

San Benito Police Department (TX)  
 601 N. Oscar Williams Blvd.  
 San Benito TX 78586

Purchase Order No.	Customer ID	Salesperson ID	Shipping Method	Payment Terms	Req Ship Date	Master No.
UNIFORMS	003695	AD	FEDEX-GROUNDN	NET 15	0/0/0000	3,139,332
Quantity	Item Number	Description	UOM	Unit Price	Ext. Price	
2	GT-EMBROIDERY	GT: Dept Ea Sleeve GT Custom Embroidery - Specify  1/2 1411 All Caps On collar To Read: P.D.	EA	\$12.00	\$24.00	
2	BLR-8666-04-34	Blauer FlexRS Covert Tact Pant Dk Nvy 34  FOR: Rodriguez, Jonathan GT: Hem to 34x33inseam	EA	\$86.99	\$173.98	
2	BLR-8362-04-M-R	Blauer FlexRS ArmorSkin Base SS Dk Nvy MR  FOR: Rojas, Oscar GTEMB: PD On Collar GT: Dept Ea Sleeve	EA	\$62.99	\$125.98	
2	GT-EMBROIDERY	GT Custom Embroidery - Specify  1/2 1411 All Caps On Collar To Read: P.D.	EA	\$12.00	\$24.00	
2	BLR-8666-04-32	Blauer FlexRS Covert Tact Pant Dk Nvy 32  FOR: Rojas, Oscar GT: Hem to 32x30inseam	EA	\$86.99	\$173.98	
2	BLR-8361-04-M-35	Blauer FlexRS ArmorSkin Base LS Dk Nvy M/3:  FOR: Santos, Jose GTEMB: PD On Collar GT: Dept Ea Sleeve, 1 Hashmark LT Sleeve	EA	\$69.99	\$139.98	
2	GT-EMBROIDERY	GT Custom Embroidery - Specify  1/2 1411 All Caps on collar To Read: P.D.	EA	\$12.00	\$24.00	



GT Distributors - Austin  
 1124 New Meister Ln., Ste 100  
 Pflugerville TX 78660  
 (512) 451-8298 Ext. 0000

Quote	QTEU035075
Date	11/17/2025
Page:	13

**Bill To:**

**Ship To:**

San Benito Police Department (TX)  
 601 N. Oscar Williams Blvd.  
 San Benito TX 78586

San Benito Police Department (TX)  
 601 N. Oscar Williams Blvd.  
 San Benito TX 78586

Purchase Order No.	Customer ID	Salesperson ID	Shipping Method	Payment Terms	Req Ship Date	Master No.
UNIFORMS	003695	AD	FEDEX-GROUNDN	NET 15	0/0/0000	3,139,332
Quantity	Item Number	Description	UOM	Unit Price	Ext. Price	
2	BLR-8666-04-32	Blauer FlexRS Covert Tact Pant Dk Nvy 32  FOR: Santos, Jose GT: Hem to 32x32inseam	EA	\$86.99	\$173.98	
2	BLR-8361-04-M-35	Blauer FlexRS ArmorSkin Base LS Dk Nvy M/3:  FOR: Serna, Rodney GTEMB: SGT On Collar GT: Dept Ea Sleeve, 2 Hashmarks LT Sleeve	EA	\$69.99	\$139.98	
2	GT-EMBROIDERY	GT Custom Embroidery - Specify	EA	\$12.00	\$24.00	
2	BLR-8666-04-32	1" 1411 SGT Chevrons on collar Blauer FlexRS Covert Tact Pant Dk Nvy 32  FOR: Serna, Rodney GT: Hem to 32x31inseam	EA	\$86.99	\$173.98	
2	BLR-8361-04-M-33	Blauer FlexRS ArmorSkin Base LS Dk Nvy M/3:  FOR: Solis, Cuahutemoc GTEMB: PD On Collar GT: Dept Ea Sleeve	EA	\$69.99	\$139.98	
2	GT-EMBROIDERY	GT Custom Embroidery - Specify  1/2 1411 All Caps On Collar To Read: P.D.	EA	\$12.00	\$24.00	
2	BLR-8666-04-32	Blauer FlexRS Covert Tact Pant Dk Nvy 32  FOR: Solis, Cuahutemoc GT: Hem to 32x32inseam	EA	\$86.99	\$173.98	
1	BLR-8361-04-M-35	Blauer FlexRS ArmorSkin Base LS Dk Nvy M/3:  FOR: Stansbury, Randell GTEMB: PD On Collar	EA	\$69.99	\$69.99	



GT Distributors - Austin  
 1124 New Meister Ln., Ste 100  
 Pflugerville TX 78660  
 (512) 451-8298 Ext. 0000

Quote	QTEU035075
Date	11/17/2025
Page:	14

**Bill To:**

**Ship To:**

San Benito Police Department (TX)  
 601 N. Oscar Williams Blvd.  
 San Benito TX 78586

San Benito Police Department (TX)  
 601 N. Oscar Williams Blvd.  
 San Benito TX 78586

Purchase Order No.	Customer ID	Salesperson ID	Shipping Method	Payment Terms	Req Ship Date	Master No.
UNIFORMS	003695	AD	FEDEX-GROUND	NET 15	0/0/0000	3,139,332

Quantity	Item Number	Description	UOM	Unit Price	Ext. Price
1	BLR-8362-04-M-R	GT: Dept Ea Sleeve, 1 Hashmark LT Sleeve Blauer FlexRS ArmorSkin Base SS Dk Nvy MR	EA	\$62.99	\$62.99
2	GT-EMBROIDERY	FOR: Stansbury, Randell GTEMB: PD On Collar GT: Dept Ea Sleeve GT Custom Embroidery - Specify	EA	\$12.00	\$24.00
2	BLR-8666-04-34	1/2 1411 All Caps On collar To read: P.D. Blauer FlexRS Covert Tact Pant Dk Nvy 34	EA	\$86.99	\$173.98
2	BLR-8361-04-L-35	FOR: Stansbury, Randell GT: Hem to 34x34inseam Blauer FlexRS ArmorSkin Base LS Dk Nvy L/35	EA	\$69.99	\$139.98
2	GT-EMBROIDERY	FOR: Trevino, Eric GTEMB: Sgt On Collar GT: Dept Ea Sleeve, 2 Hashmarks LT Sleeve GT Custom Embroidery - Specify	EA	\$12.00	\$24.00
2	BLR-8666-04-36	1" SGT chevrons 1411 on Collar Blauer FlexRS Covert Tact Pant Dk Nvy 36	EA	\$86.99	\$173.98
2	BLR-8361-04-XL-35	FOR: Trevino, Eric GT: Hem to 36x32inseam Blauer FlexRS ArmorSkin Base LS Dk Nvy XL/35	EA	\$69.99	\$139.98
		FOR: Valdez, Marcos GTEMB: PD On Collar GT: Dept Ea Sleeve, 1 Hashmarks LT Sleeve			



GT Distributors - Austin  
 1124 New Meister Ln., Ste 100  
 Pflugerville TX 78660  
 (512) 451-8298 Ext. 0000

Quote	QTEU035075
Date	11/17/2025
Page:	15

**Bill To:**

**Ship To:**

San Benito Police Department (TX)  
 601 N. Oscar Williams Blvd.  
 San Benito TX 78586

San Benito Police Department (TX)  
 601 N. Oscar Williams Blvd.  
 San Benito TX 78586

Purchase Order No.	Customer ID	Salesperson ID	Shipping Method	Payment Terms	Req Ship Date	Master No.
UNIFORMS	003695	AD	FEDEX-GROUNDN	NET 15	0/0/0000	3,139,332
Quantity	Item Number	Description	UOM	Unit Price	Ext. Price	
2	GT-EMBROIDERY	GT Custom Embroidery - Specify  1/2 1411 All Caps on collar To Read: P.D.	EA	\$12.00	\$24.00	
2	BLR-8666-04-38	Blauer FlexRS Covert Tact Pant Dk Nvy 38  FOR: Valdez, Marcos GT: Hem to 38x30inseam	EA	\$86.99	\$173.98	
2	BLR-8361-04-M-35	Blauer FlexRS ArmorSkin Base LS Dk Nvy M/3:  FOR: Valdez, Mario GTEMB: PD On Collar GT: Dept Ea Sleeve	EA	\$69.99	\$139.98	
2	GT-EMBROIDERY	GT Custom Embroidery - Specify  1/2 1411 All Caps on collar To Read: P.D.	EA	\$12.00	\$24.00	
2	BLR-8666-04-32	Blauer FlexRS Covert Tact Pant Dk Nvy 32  FOR: Valdez, Mario GT: Hem to 32x34inseam	EA	\$86.99	\$173.98	
1	BLR-8361-04-3XL-35	Blauer FlexRS ArmorSkin Base LS Dk Nvy 3XL  FOR: Vasquez, Isaac GTEMB: LT On Collar GT: Dept Ea Sleeve, 6 Hashmarks LT Sleeve	EA	\$69.99	\$69.99	
1	BLR-8362-04-3XL-R	Blauer FlexRS ArmorSkin Base SS Dk Nvy 3XL  FOR: Vasquez, Isaac GTEMB: LT On Collar GT: Dept Ea Sleeve	EA	\$62.99	\$62.99	



GT Distributors - Austin  
 1124 New Meister Ln., Ste 100  
 Pflugerville TX 78660  
 (512) 451-8298 Ext. 0000

Quote	QTEU035075
Date	11/17/2025
Page:	16

**Bill To:**

**Ship To:**

San Benito Police Department (TX)  
 601 N. Oscar Williams Blvd.  
 San Benito TX 78586

San Benito Police Department (TX)  
 601 N. Oscar Williams Blvd.  
 San Benito TX 78586

Purchase Order No.	Customer ID	Salesperson ID	Shipping Method	Payment Terms	Req Ship Date	Master No.
UNIFORMS	003695	AD	FEDEX-GROUNDN	NET 15	0/0/0000	3,139,332
Quantity	Item Number	Description	UOM	Unit Price	Ext. Price	
2	GT-EMBROIDERY	GT Custom Embroidery - Specify	EA	\$12.00	\$24.00	
2	BLR-8666-04-46	1" SGT Chevrons 1411 On collar Blauer FlexRS Covert Tact Pant Dk Nvy 46	EA	\$86.99	\$173.98	
1	BLR-8361-04-M-33	FOR: Vasquez, Isaac GT: Hem to 46x32inseam Blauer FlexRS ArmorSkin Base LS Dk Nvy M/3:	EA	\$69.99	\$69.99	
1	BLR-8362-04-M-R	FOR: Vega, Jesus GTEMB: PD On Collar GT: Dept Ea Sleeve Blauer FlexRS ArmorSkin Base SS Dk Nvy MR	EA	\$62.99	\$62.99	
2	GT-EMBROIDERY	GT Custom Embroidery - Specify	EA	\$12.00	\$24.00	
2	BLR-8666-04-34	1/2 1411 All Caps On collar To Read: P.D. Blauer FlexRS Covert Tact Pant Dk Nvy 34	EA	\$86.99	\$173.98	
1	BLR-8361-04-M-33	FOR: Vega, Jesus GT: Hem to 34x30inseam Blauer FlexRS ArmorSkin Base LS Dk Nvy M/3:	EA	\$69.99	\$69.99	
1	BLR-8362-04-M-R	FOR: Vela, David GTEMB: PD On Collar GT: Dept Ea Sleeve Blauer FlexRS ArmorSkin Base SS Dk Nvy MR	EA	\$62.99	\$62.99	
		FOR: Vela, David GTEMB: PD On Collar				



GT Distributors - Austin  
 1124 New Meister Ln., Ste 100  
 Pflugerville TX 78660  
 (512) 451-8298 Ext. 0000

Quote	QTEU035075
Date	11/17/2025
Page:	17

**Bill To:**

**Ship To:**

San Benito Police Department (TX)  
 601 N. Oscar Williams Blvd.  
 San Benito TX 78586

San Benito Police Department (TX)  
 601 N. Oscar Williams Blvd.  
 San Benito TX 78586

Purchase Order No.	Customer ID	Salesperson ID	Shipping Method	Payment Terms	Req Ship Date	Master No.
UNIFORMS	003695	AD	FEDEX-GROUNDN	NET 15	0/0/0000	3,139,332
Quantity	Item Number	Description	UOM	Unit Price	Ext. Price	
2	GT-EMBROIDERY	GT: Dept Ea Sleeve GT Custom Embroidery - Specify  1/2 1411 All caps On Collar To Read: P.D.	EA	\$12.00	\$24.00	
2	BLR-8666-04-32	Blauer FlexRS Covert Tact Pant Dk Nvy 32  FOR: Vela, David GT: Hem to 32x30inseam	EA	\$86.99	\$173.98	
1	BLR-8361-04-2XL-35	Blauer FlexRS ArmorSkin Base LS Dk Nvy 2XL  FOR: Villafranca, Ariel GTEMB: PD On Collar GT: Dept Ea Sleeve, 3 Hashmarks LT Sleeve	EA	\$69.99	\$69.99	
1	BLR-8362-04-2XL-R	Blauer FlexRS ArmorSkin Base SS Dk Nvy 2XL  FOR: Villafranca, Ariel GTEMB: PD On Collar GT: Dept Ea Sleeve	EA	\$62.99	\$62.99	
2	GT-EMBROIDERY	GT Custom Embroidery - Specify  1/2 1411 All Caps on collar To Read: P.D.	EA	\$12.00	\$24.00	
2	BLR-8666-04-40	Blauer FlexRS Covert Tact Pant Dk Nvy 40  FOR: Villafranca, Ariel GT: Hem to 40x32inseam	EA	\$86.99	\$173.98	
2	BLR-8362-04-S-R	Blauer FlexRS ArmorSkin Base SS Dk Nvy SR  FOR: Zaragoza, Jesus GTEMB: PD On Collar GT: Dept Ea Sleeve	EA	\$62.99	\$125.98	



GT Distributors - Austin  
 1124 New Meister Ln., Ste 100  
 Pflugerville TX 78660  
 (512) 451-8298 Ext. 0000

Quote	QTEU035075
Date	11/17/2025
Page:	18

**Bill To:**

**Ship To:**

San Benito Police Department (TX)  
 601 N. Oscar Williams Blvd.  
 San Benito TX 78586

San Benito Police Department (TX)  
 601 N. Oscar Williams Blvd.  
 San Benito TX 78586

Purchase Order No.	Customer ID	Salesperson ID	Shipping Method	Payment Terms	Req Ship Date	Master No.
UNIFORMS	003695	AD	FEDEX-GROUNDN	NET 15	0/0/0000	3,139,332
Quantity	Item Number	Description	UOM	Unit Price	Ext. Price	
2	GT-EMBROIDERY	GT Custom Embroidery - Specify  1/2 1411 All Caps on collar To Read: ZARAGOZA	EA	\$12.00	\$24.00	
2	BLR-8666-04-30	Blauer FlexRS Covert Tact Pant Dk Nvy 30  FOR: Zaragoza, Jesus GT: Hem to 30x30inseam	EA	\$86.99	\$173.98	
1	NOTES:	Notes:  Quotation reflects BuyBoard Contract 698-23. Contract period 4/1/23-3/31/26. Email BuyBoard PO's to info@buyboard.com	EA	\$0.00	\$0.00	

**QUOTE IS GOOD FOR 30 DAYS. IN ORDER TO RECEIVE QUOTED PRICE  
 PLEASE PRESENT A COPY OF QUOTE AT POINT OF SALE IN STORES OR  
 REFERENCE QUOTE NUMBER ON PO OR REQUISITION**

Your salesperson is Jasmine B. Thank You.

Subtotal	\$12,580.48
Misc	\$0.00
Tax	\$0.00
Freight	\$237.50
<b>Total</b>	<b>\$12,817.98</b>



## EXECUTIVE SUMMARY

REQUEST:

Consideration and possible action to ratify payment to Zone Industries, LLC, for emergency repairs to the pump check valves at the Herminia Lift Station in the amount of \$21,029.84.

RECOMMENDATION:

Staff recommends approval.

RATIONALE:

Emergency repairs were necessary on the lift station pump check valves, which are critical components for keeping the pumps primed and fully operable. These repairs were not only essential for maintaining reliable system performance but also required to ensure continued compliance with Texas Commission on Environmental Quality (TCEQ) regulations.

BUDGET IMPACT:

Wastewater Collections - Utility System Repairs #05-5-0932-0527

RESOURCE PERSONNEL:

Edward Enriquez, Director of Administrative Services

EXHIBITS:                      ZONE INDUSTRIES, LLC.

PREPARED BY: Edward Enriquez  
Public Works Director

12/27/2025  
Date

*Fred R. Sandoval*

Fred Sandoval  
City Manager

# INVOICE

ZONE INDUSTRIES, LLC  
 Zone Industries - Edinburg  
 P.O. Box 73149  
 Houston, TX 77273  
 UNITED STATES  
 713-783-8530



INVOICE	
60022863	
Invoice Date	Page
09/22/2025 10:23:39	1 of 2
ORDER NUMBER	
10016619	
Quote Number:	

**Bill To:**  
 San Benito, City of  
 City of San Benito  
 Accounts Payable  
 San Benito, TX 77305

**Ship To:**  
 City of San Benito  
 City of San Benito  
 485 N Sam Houston Blvd.  
 San Benito, TX 78586

Ordered By: Jose Lara

Customer ID: 11955

PO Number	Term Description	Net Due Date	Disc Due Date	Discount Amount
.24-02925	Net 30	10/22/2025	10/22/2025	0.00

Order Date	Pick Ticket No	Primary Salesrep Name	Taker
04/03/2025 18:03:31	50027282	Priscilla Dominguez	WILLIE.MATA

Quantities					Item ID	Pricing UOM	Unit Price	Extended Price
Ordered	Shipped	Remaining	UOM Unit Size	Disp.				

**Order Note:** City of San Benito  
 Quoted to: Lara  
 Location: Hermia Lift Station  
 Date: 06/19/24

Replacing suction flanges and check valve.

**Delivery Instructions:** shipping & handling

**Carrier:**

**Tracking #:**

Ordered	Shipped	Remaining	UOM Unit Size	Disp.	Item Description	Pricing UOM	Unit Price	Extended Price
2.00	2.00	0.00	EA	1.0	12356 10010 Suction Flange CI Suction Flange CI	EA 1.0000	1,882.10	3,764.20
2.00	2.00	0.00	EA	1.0	12356G 19370 Gasket Non-ASB Gasket Non-ASB	EA 1.0000	34.55	69.10
2.00	2.00	0.00	EA	1.0	P20 10009 Pipe Plug CI Pipe Plug CI	EA 1.0000	6.30	12.60
4.00	4.00	0.00	EA	1.0	25113-038 Gasket 8" Gasket 8"	EA 1.0000	18.00	72.00

ORIGINAL

# INVOICE

ZONE INDUSTRIES, LLC  
 Zone Industries - Edinburg  
 P.O. Box 73149  
 Houston, TX 77273  
 UNITED STATES  
 713-783-8530



INVOICE	
60022863	
Invoice Date	Page
09/22/2025 10:23:39	2 of 2
ORDER NUMBER	
10016619	
Quote Number:	

Quantities					Item ID	Pricing	Unit	Extended
Ordered	Shipped	Remaining	UOM Unit Size	Disp.	Item Description	UOM Unit Size	Price	Price
2.00	2.00	0.00	EA		25113-040 GASKET 10	EA 1.0000	8.52	17.04
1.00	1.00	0.00	EA		26642-071 RH GA SW CK RH 8X10	EA 1.0000	7,029.95	7,029.95
1.00	1.00	0.00	EA		26642-091 LH GA SW CK RH 8X10 LH	EA 1.0000	7,029.95	7,029.95

Total Lines: 7

<b>SUB-TOTAL:</b>	17,994.84
<b>TOTAL FREIGHT:</b>	500.00
<b>TAX:</b>	0.00
<b>LABOR-MARCELO OLIVAREZ-42406:</b>	2,535.00
<b>SHIPPING &amp; HANDLING:</b>	0.00
<b>AMOUNT DUE:</b>	<b>21,029.84</b>
	<i>U.S. Dollars</i>

ORIGINAL



## EXECUTIVE SUMMARY

REQUEST:

Consultation with legal counsel regarding pending litigation involving Varco Real Estate, L.P., including deliberation concerning legal rights, strategy, and potential settlement, pursuant to Section 551.071 of the Texas Government Code.

- 2025-DCL-03735; Varco Real Estate San Benito, LLC v City of San Benito, Texas.

RECOMMENDATION:

None.

RATIONALE:

None.

BUDGET IMPACT:

RESOURCE PERSONNEL:

Fred Sandoval, City Manager

EXHIBITS:           None

PREPARED BY: Fred Sandoval  
                          City Manager

12/27/2025  
Date

*Fred R. Sandoval*

Fred Sandoval  
City Manager



## EXECUTIVE SUMMARY

REQUEST:

Consultation with legal counsel to deliberate and discuss the adoption of a standardized City Manager Evaluation Instrument pursuant to Texas Government Code §551.074(a)(1)(2), Personnel Matter.

RECOMMENDATION:

Executive Session

RATIONALE:

Executive Session

BUDGET IMPACT:

RESOURCE PERSONNEL:

Fred Sandoval, City Manager

EXHIBITS:           None

PREPARED BY: Fred Sandoval  
                  City Manager

12/29/2025  
Date

---

*Fred R. Sandoval*  
Fred Sandoval  
City Manager



## EXECUTIVE SUMMARY

REQUEST:

Discussion and possible action related to matters discussed in Executive Session concerning pending litigation styled *Varco Real Estate San Benito, LLC v City of San Benito, Texas*, Cause Number 2025-DCL-03735, including consideration and approval of a Mediated Settlement Agreement and authorization for the City Manager and City legal counsel to execute all documents necessary to effectuate the settlement.

RECOMMENDATION:

Action, if any, after the Executive Session.

RATIONALE:

Action, if any, after the Executive Session.

BUDGET IMPACT:

RESOURCE PERSONNEL:

Fred Sandoval, City Manager

EXHIBITS:           None

PREPARED BY: Fred Sandoval  
                          City Manager

12/29/2025  
Date

*Fred R. Sandoval*

Fred Sandoval  
City Manager



## EXECUTIVE SUMMARY

REQUEST:

Discussion and possible action to approve and adopt a standardized City Manager Evaluation Instrument.

RECOMMENDATION:

City Commission take action, if any, after Executive Session.

RATIONALE:

BUDGET IMPACT:

RESOURCE PERSONNEL:

Fred Sandoval, City Manager

EXHIBITS:           None

PREPARED BY: Fred Sandoval  
City Manager

12/29/2025  
Date

*Fred R. Sandoval*

Fred Sandoval  
City Manager