



**NOTICE OF A SPECIAL MEETING OF
THE SAN BENITO PLANNING AND ZONING COMMISSION
THURSDAY, JANUARY 8, 2026, at 5:30 P.M.**

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

Notice is Hereby Given of a possible Special Meeting of the San Benito Planning and Zoning may be held on Thursday, January 8, 2026, at the San Benito Municipal Building, 401 North Sam Houston Boulevard., San Benito, Texas, 78586 at 5:30 PM. In the event a quorum of the San Benito City Commission is present, this will be a Regular Meeting of the City Commission at which time the Commission may discuss issues below.

1. Welcome.
2. Pledge of Allegiance to the U. S. Flag and to the Texas Flag.
3. Public Comments- (*Speaker/Remarks limited to three minutes. Not more than three speakers on one topic.*)
4. Consideration and possible action to approve the Minutes of the December 11, 2025 Special Meeting of the Planning and Zoning Commission.
5. Public Hearing on a request to rezone a property located at the intersection of Cesar Gonzalez Parkway and FM 510 bearing a Legal Description: Being 6.591 acres of land of the North 20.00 acres out of the Southeast one-quarter of Block 6 San Benito Land and Water Company Subdivision, according to Map recorded in Volume 1, Page 6, Map Records, Concepcion De Carricitos Grant, Cameron County, Texas from LI "Light Industry" to C-2 "Commercial General Retail Business". Applicants: Julian and Alma Delgado.
 - a) Open Public Hearing
 - b) Close Public Hearing
6. Consideration and possible action to approve a request to rezone a property located at the intersection of Cesar Gonzalez Parkway and FM 510 bearing a Legal Description: Being 6.591 acres of land of the North 20.00 acres out of the Southeast one-quarter of Block 6 San Benito Land and Water Company Subdivision, according to Map recorded in Volume 1, Page 6, Map Records, Concepcion De Carricitos Grant, Cameron County, Texas from LI "Light Industry" to C-2 "Commercial General Retail Business". Applicants: Julian and Alma Delgado.

7. Public Hearing on a request to rezone a property located at 251 Cesar Gonzalez Parkway bearing a Legal Description: Being 5.007 acres of land out of Block 6, San Benito Land and Water Company Subdivision, recorded in Volume 1, Page 6, Map Records of Cameron County, Texas from LI "Light Industry" to C-2 "Commercial General Retail Business". Applicant: Rodolfo Lopez.

- a) Open Public Hearing
- b) Close Public Hearing

8. Consideration and possible action to approve a request to rezone a property located at 251 Cesar Gonzalez Parkway bearing a Legal Description: Being 5.007 acres of land out of Block 6, San Benito Land and Water Company Subdivision, recorded in Volume 1, Page 6, Map Records of Cameron County, Texas from LI "Light Industry" to C-2 "Commercial General Retail Business". Applicant: Rodolfo Lopez.

9. Public Hearing on a request to rezone a property located at 734 Whitney Street bearing a Legal Description: Lots Number One (1) and Two (2), in Block Number One (1) in Whitney Subdivision Number Two (2), Cameron County, Texas according to the Map or Plat thereof recorded in Volume 12, Page 19, Map Records of Cameron County, Texas from SF-1 "Single Family One" to C-2 "Commercial General Retail Business". Applicant: Reymundo Martinez.

- a) Open Public Hearing
- b) Close Public Hearing

10. Consideration and possible action to approve a request to rezone a property located at 734 Whitney Street bearing a Legal Description: Lots Number One (1) and Two (2), in Block Number One (1) in Whitney Subdivision Number Two (2), Cameron County, Texas according to the Map or Plat thereof recorded in Volume 12, Page 19, Map Records of Cameron County, Texas from SF-1 "Single Family One" to C-2 "Commercial General Retail Business". Applicant: Reymundo Martinez.

11. Adjournment.

Dated: January 2, 2026
CITY OF SAN BENITO
PLANNING AND ZONING COMMISSION



Monica L. Rodriguez
Planning Manager

STATE OF TEXAS
COUNTY OF CAMERON
CITY OF SAN BENITO

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I, the undersigned authority, do hereby certify that the above NOTICE OF A SPECIAL PLANNING AND ZONING COMMISSION MEETING of the Governing Body of the above named City is a true and correct copy of said NOTICE, which has been posted on the front OUTDOOR BULLETIN BOARD CABINET FOR AGENDAS at the San Benito Municipal Building, located at 401 North Sam Houston Boulevard in San Benito, Texas, a place convenient and readily accessible to the General Public, and which has been continuously posted for a period of three working days prior to the date and time said meeting was convened. I further certify this agenda was posted on the City's website and can be downloaded by accessing: <http://www.cityofsanbenito.com/AgendaCenter>.



ATTEST:



Ruth McGinnis
City Secretary

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