



**NOTICE OF A REGULAR MEETING OF
THE SAN BENITO PLANNING AND ZONING COMMISSION
THURSDAY, FEBRUARY 26, 2026, at 5:45 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 Regular Meeting of the San Benito Planning and Zoning may be held on Thursday, February 26, 2026, at the San Benito Municipal Building, 401 North Sam Houston Boulevard., San Benito, Texas, 78586 at 5:45 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 January 8, 2026 Special Meeting of the Planning and Zoning Commission.
5. Public Hearing on a request to rezone a property located at 762 East Otho Street bearing a Legal Description: Lot Twelve (12) Block Four (4) Third Addition to the City of San Benito, Cameron County, Texas according to the Map or said addition recorded in Volume 2, Page 5 of the Map Records of Cameron County, Texas from SF-1 "Single Family One" to C-2 "Commercial General Retail Business". Applicant: Alma Delia Cantu.
 - a) Open Public Hearing
 - b) Close Public Hearing
6. Consideration and possible action to approve a request to rezone a property located at 762 East Otho Street bearing a Legal Description: Lot Twelve (12) Block Four (4) Third Addition to the City of San Benito, Cameron County, Texas according to the Map or said addition recorded in Volume 2, Page 5 of the Map Records of Cameron County, Texas from SF-1 "Single Family One" to C-2 "Commercial General Retail Business". Applicant: Alma Delia Cantu.

7. Public Hearing on a request to rezone a property located at 1010 and 1020 Ratliff Street bearing a Legal Description: Being Lot One (1) Two (2) and Three (3) Block One Emma Porter Estates San Benito, Cameron County, Texas according to the Plat thereof recorded in Cabinet 1, Page 848-A, Map Records of Cameron County, Texas from HI "Heavy Industry" to C-2 "Commercial General Retail Business". Applicant: Charles Ratliff.

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

8. Consideration and possible action to approve a request to rezone a property located at 1010 and 1020 Ratliff Street bearing a Legal Description: Being Lot One (1) Two (2) and Three (3) Block One Emma Porter Estates San Benito, Cameron County, Texas according to the Plat thereof recorded in Cabinet 1, Page 848-A, Map Records of Cameron County, Texas from HI "Heavy Industry" to C-2 "Commercial General Retail Business". Applicant: Charles Ratliff.

9. Public Hearing on a request to rezone a property located at 1123 East Eighth Street bearing a Legal Description: Being 10.0-acre tract of land out of Block 27, San Benito Land and Water Company Subdivision, Cameron County, Texas as per map thereof recorded in Volume 1, Page 6, Map Records, Cameron County, Texas, and further being out of certain 20.00 acre tract recorded in Volume 14147, Page 159, Official records, Cameron County, Texas from AO "Agriculture and Open Space" to C-2 "Commercial General Retail Business". Applicants: Francisco and Miriam Galindo.

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

10. Consideration and possible action to approve a request to rezone a property located at 1123 East Eighth Street bearing a Legal Description: Being 10.0-acre tract of land out of Block 27, San Benito Land and Water Company Subdivision, Cameron County, Texas as per map thereof recorded in Volume 1, Page 6, Map Records, Cameron County, Texas, and further being out of certain 20.00 acre tract recorded in Volume 14147, Page 159, Official records, Cameron County, Texas from AO "Agriculture and Open Space" to C-2 "Commercial General Retail Business". Applicants: Francisco and Miriam Galindo.

11. Public Hearing on a request to rezone a property located 351 Cesar Gonzalez Parkway bearing a Legal Description: Being 5.01 acres of land out of the Southwest 10.0 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". Applicant: Ovidio De La Fuente III.

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

12. Consideration and possible action to approve a request to rezone a property located 351 Cesar Gonzalez Parkway bearing a Legal Description: Being 5.01 acres of land out of the Southwest 10.0 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". Applicant: Ovidio De La Fuente III.

13. Public Hearing on a request to rezone a property located at 780 South Fannin Street bearing a Legal Description: Being the South 35 feet of Lot Six (6), all of Lots Seven (7) and eight (8) and the North One-Half (1/2) of Lot Nine (9), Wilkinson Subdivision, an addition to the City of San Benito, Texas, according to the map or plat thereof recorded in Volume 6, Page 55, Map Records of Cameron County, Texas from SF-1 "Single Family One" to C-2 "Commercial General Retail Business". Applicant: Antonio Vasquez.

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

14. Consideration and possible action to approve a request to rezone a property located at 780 South Fannin Street bearing a Legal Description: Being the South 35 feet of Lot Six (6), all of Lots Seven (7) and eight (8) and the North One-Half (1/2) of Lot Nine (9), Wilkinson Subdivision, an addition to the City of San Benito, Texas, according to the map or plat thereof recorded in Volume 6, Page 55, Map Records of Cameron County, Texas from SF-1 "Single Family One" to C-2 "Commercial General Retail Business". Applicant: Antonio Vasquez.

15. Public Hearing on a request to rezone a property located at 942 East Stenger Street bearing a Legal Description: Tract I: A 1.44 acre of land being a portion of Block Two (2) of the Clara Subdivision in Block Seventeen (17) of the San Benito Land and Water Company Subdivision, as recorded in Volume 4, Page 72 of the Map Records of Cameron County, Texas and Tract II: Being a 0.31 acre tract of land, being part of Block (2), of the Clara Subdivision in Block Seventeen (17) of the San Benito Land and Water Company Subdivision, as recorded in Volume 4, Page 72 of the Map Records of Cameron County, Texas from C-1 "Commercial Restricted Business" to MH "Mobile Home". Applicants: Carlos and Alicia Ruiz.

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

16. Consideration and possible action to approve a request to rezone a property located at 942 East Stenger Street bearing a Legal Description: Tract I: A 1.44 acre of land being a portion of Block Two (2) of the Clara Subdivision in Block Seventeen (17) of the San Benito Land and Water Company Subdivision, as recorded in Volume 4, Page 72 of the Map Records of Cameron County, Texas and Tract II: Being a 0.31 acre tract of land, being part of Block (2), of the Clara Subdivision in Block Seventeen (17) of the San Benito Land and Water Company Subdivision, as recorded in Volume 4, Page 72 of the Map Records of Cameron County, Texas from C-1 "Commercial Restricted Business" to MH "Mobile Home". Applicants: Carlos and Alicia Ruiz.

17. Public Hearing on a request for a Conditional Use Permit to place a Storage Building greater than 200 square feet at a property located at 1400 Zillock Road zoned MH "Mobile Home" bearing a Legal Description of: Being Lot Q19 out of 51.41 acres of land, more or less, out of Block One Hundred Eighteen (118), San Benito Land and Water Company Subdivision, Concepcion de Carricitos Grant in Cameron County, Texas as per map plat thereof recorded in Volume 1, Page 6, Map Records, Cameron County, Texas. Applicant: David Justice.

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

18. Consideration and possible action to approve a request for a Conditional Use Permit to place a Storage Building greater than 200 square feet at a property located at 1400 Zillock Road zoned MH "Mobile Home" bearing a Legal Description of: Being Lot Q19 out of 51.41 acres of land, more or less, out of Block One Hundred Eighteen (118), San Benito Land and Water Company Subdivision, Concepcion de Carricitos Grant in Cameron County, Texas as per map plat thereof recorded in Volume 1, Page 6, Map Records, Cameron County, Texas. Applicant: David Justice.

19. Public Hearing on a request for a Conditional Use Permit to allow an Event Center (Dance Reception) with alcohol at a property located at 119 South Sam Houston Boulevard zoned C-1 "Commercial Restricted Business", bearing a Legal Description of Being Lot Three (3), Block Thirty-Two (32), Original Townsite of San Benito, Cameron County, Texas according to Map recorded in Volume 2, Page 5, Official Records, Cameron County, Texas. Applicant: Yvonne Quintanilla.

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

20. Consideration and possible action to approve a request for a Conditional Use Permit to allow an Event Center (Dance Reception) with alcohol at a property located at 119 South Sam Houston Boulevard zoned C-1 "Commercial Restricted Business", bearing a Legal Description of Being Lot Three (3), Block Thirty-Two (32), Original Townsite of San Benito, Cameron County, Texas according to Map recorded in Volume 2, Page 5, Official Records, Cameron County, Texas. Applicant: Yvonne Quintanilla.

21. Public Hearing on an ordinance of the City of San Benito, Texas, amending Ordinance Number 2252, the Zoning Ordinance of the city; providing amendments to the zoning regulations; providing enforcement; repealing all ordinances in conflict; and providing an effective date.

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

22. Consideration and possible action to approve an ordinance of the City of San Benito, Texas, amending Ordinance Number 2252, the Zoning Ordinance of the city; providing amendments to the zoning regulations; providing enforcement; repealing all ordinances in conflict; and providing an effective date.

23. Public Hearing on an ordinance of the City of San Benito, amending Ordinance Number 2546, and any other amending ordinances codified in the Code of Ordinances pertaining to "Flood Damage Prevention"; repealing all ordinances in conflict; and providing for an effective date.

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

24. Consideration and possible action to approve an ordinance of the City of San Benito, amending Ordinance Number 2546, and any other amending ordinances codified in the Code of Ordinances pertaining to "Flood Damage Prevention"; repealing all ordinances in conflict; and providing for an effective date.

25. Adjournment.

Dated: February 20, 2026
CITY OF SAN BENITO
PLANNING AND ZONING COMMISSION



Monica L. Rodriguez
Planning Manager

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

I, the undersigned authority, do hereby certify that the above NOTICE OF A REGULAR PLANNING AND ZONING COMMISSION MEETING of the Governing Body of the above named City is a true and correct copy of said NOTICE, which has been posted on the front OUTDOOR BULLETIN BOARD CABINET FOR AGENDAS at the San Benito Municipal Building, located at 401 North Sam Houston Boulevard in San Benito, Texas, a place convenient and readily accessible to the General Public, and which has been continuously posted for a period of three business 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