**NOTICE OF THE REGULAR MEETING OF**
**THE CITY OF SAN BENITO CITY COMMISSION**
**AUGUST 5, 2025**
**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)

## PROCLAMATION(S)

- Reading of Proclamation honoring Ms. Paula Camacho on the occasion of her 100th Birthday.

- Reading of Proclamation recognizing the 10th Anniversary of the University of Texas Rio Grande Valley.

## 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, the time limit may be shortened to accommodate a lengthy agenda or it 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 the City of San Benito Comprehensive Plan.
- Presentation of the City of San Benito Third Quarter Financial Report for the period ended June 30, 2025.
- Presentation of the City of San Benito Key Performance Indicators (KPIs) for the Third Quarter of Fiscal Year 2024-2025.
- Presentation of 2025 ResacaFest Report.
- Presentation of the City Manager's Report.

**PUBLIC HEARING(S)**

1. Second Public Hearing on the City of San Benito Comprehensive Plan.
2. First Public Hearing on the City of San Benito proposed ad valorem property tax rate for the Fiscal Year 2025-2026.
3. Public Hearing on the City of San Benito Proposed Budget for the Fiscal Year 2025-2026.
4. Public Hearing on a request to rezone a property located at 753 Winchell St. bearing a Legal Description of: All of Lots Twelve (12), Thirteen (13), and the South 25 Feet (S25') of Lot Fourteen (14), San Benito Fourth Addition, according to the Map or Plat thereof recorded in Volume 2, Page 22, Official Map Records of Cameron County, Texas from SF-1 "Single Family One" to C-2 "Commercial General Retail Business". Applicant: Luis C. Gandara.
5. Public Hearing on a request for a Conditional Use Permit to operate a Towing Business at a property located at 31085 FM 509 zoned AO "Agriculture and Open Space" bearing a Legal Description of: Being 5.67 acres of land out of Block 157, San Benito Land and Water Company Subdivision, Cameron County, Texas, recorded in Volume 1, Page 6, Map Records of Cameron County, Texas. Applicant: Gabriela Y. Muraira.

**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 a request for a Conditional Use Permit to operate a Towing Business at a property located at 31085 FM 509 zoned AO "Agriculture and Open Space" bearing a Legal Description of: Being 5.67 acres of land out of Block 157, San Benito Land and Water Company Subdivision, Cameron County, Texas, recorded in Volume 1, Page 6, Map Records of Cameron County, Texas. Applicant: Gabriela Y. Muraira.

**2.** Consideration and possible action to approve the Final Plat and Money in Escrow for the proposed drainage improvements that will be done at the time of construction for Jabonero Trail Subdivision, located on North Sam Houston, bearing a legal description of: Being 3.035 acres of land consisting of 2.256 acres out of Lot One (1), Block Eighty-Five (85), of the San Benito Land and Water Company Subdivision, as recorded in Volume 1, Page 25 of the Map Records of Cameron County, Texas, all of Lot One (1), containing a 0.738 acre, a certain 0.004 acre tract out of Lot Four (4), and a certain 0.037 acre tract out of lots Five (5) and Six (6), of the Leach Subdivision, as recorded in Volume 12, Page 34 of the Map Records of Cameron County, Texas. Applicant: Noe Galvan and Emma Teresa Galvan.

**3.** Consideration and possible action to approve the dedication of a ten-foot by thirty-foot utility easement to the City of San Benito, located at 697 South Wind Lane, in the northeast corner of Lot 26 within the South Wind Mobile Home Estates.

**4.** Consideration and possible action to approve the minutes of the July 8, 2025 City of San Benito Special City Commission Meeting.

**5.** Consideration and possible action to approve the Second and Final Reading of Ordinance Number 2252-AI-08-2025, an ordinance amending Ordinance Number 2252 to revise and update the City's land use chart to reflect updated zoning classifications.

**6.** Consideration and possible action to approve Resolution Number 2025-0805-001 suspending the August 19, 2025 effective date of Texas Gas Service Company's requested increase to permit the City time to study the request and to establish reasonable rates; approving cooperation with other cities in the Texas Gas Service Company's Service to negotiate with the company and direct any necessary litigation and appeals.

**7.** Consideration and possible action to authorize the Mayor to execute a Professional Services Agreement between the City of San Benito and Scheibe Consulting, LLC for engineering services, including on-call support for development review, city engineering duties, project design, and construction phase services.

8. Consideration and possible action to approve Ameritek Building Services to demolish and haul partial building along with the double-layered concrete slab located at 101 Doherty Street for the amount of $38,900.00.

**ITEMS FOR INDIVIDUAL CONSIDERATION(S)**

1. Consideration and possible action to approve the appointment or reappointment of a Mayor Pro Tempore.

2. First Reading of Ordinance Number 2418-A, an ordinance amending Ordinance Number 2418 to revise and update appointments to the Animal Shelter Advisory Committee.

3. First Reading of Ordinance Number 2613-A-09-2025, an ordinance amending Ordinance Number 2613-10-2022(Z) in the subdivision regulations, exemptions to platting requirements to add section (C) Common Ownership Exception to allow structures to be built across internal lot lines on commonly owned lots under a single deed.

4. First Reading of Ordinance Number 2252-AJ-09-2025, a request to rezone a property located at 753 Winchell Street bearing a Legal Description of: All of Lots Twelve (12), Thirteen (13), and the South 25 Feet (S25') of Lot Fourteen (14), San Benito Fourth Addition, according to the Map or Plat thereof recorded in Volume 2, Page 22, Official Map Records of Cameron County, Texas. Applicant: Luis C. Gandara.

**ADJOURNMENT**

**Note: The City of San Benito does not discriminate on the basis of disability in the admission of, access to, treatment of, or employment in its programs, activities, or public meetings. Any individual with a disability in need of an accommodation is encouraged to contact the City Secretary at (956) 361-3800, Extension 103, by Monday, no later than 5:00 P.M., to make proper arrangements.**

**Dated: July 30, 2025**

**CITY OF SAN BENITO**

*Ricardo Guerra*

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

**STATE OF TEXAS §**
**COUNTY OF CAMERON §**

**I, the undersigned authority, do hereby certify that the above Notice of the Regular Meeting of the City of San Benito City Commission is a true and correct copy of said Notice posted on the front outdoor bulletin board cabinet for agendas at the San Benito Municipal Building, 401 North Sam Houston Boulevard, in San Benito, Texas, a place convenient and readily accessible to the general public at all times which has been continuously posted for a period of seventy-two (72) hours prior to the date and time said meeting was convened. This agenda may be downloaded by accessing: http://cityofsanbenito.com/AgendaCenter.**

**ATTEST:**

*Ruth McGinnis*

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

August 5, 2025

# EXECUTIVE SUMMARY

REQUEST:
Presentation of the City of San Benito Comprehensive Plan.

RECOMMENDATION:
The Comprehensive Plan outlines the City's long-term vision, goals, and strategies for growth, land use, infrastructure, economic development, and quality of life.

RATIONALE:
The Comprehensive Plan serves as a strategic framework to guide the future growth and development of the City of San Benito. Public hearings are a critical part of the planning process, ensuring transparency and encouraging community participation. The second public hearing provides an additional opportunity for residents, business owners, and other stakeholders to review and comment on the draft plan. Input gathered will help refine the plan to reflect the community's values, priorities, and long-term vision, supporting responsible and sustainable development for years to come.

BUDGET IMPACT:

RESOURCE PERSONNEL:
Diana Garza, Assistant City Manager

EXHIBITS: San Benito August 5 Presentation
San Benito_Comp Plan_Goals and Objectives.pdf - Draft-City of San Benito Comprehensive Plan

PREPARED BY: Diana Garza
Assistant City Manager

07/30/2025
Date

*Fred R. Sandoval*
Fred Sandoval
City Manager

# San Benito Comprehensive Plan: Public Meeting #2 Goals and Objectives

August 5, 2025

SAN BENITO

THE SOUL OF SOUTH TEXAS

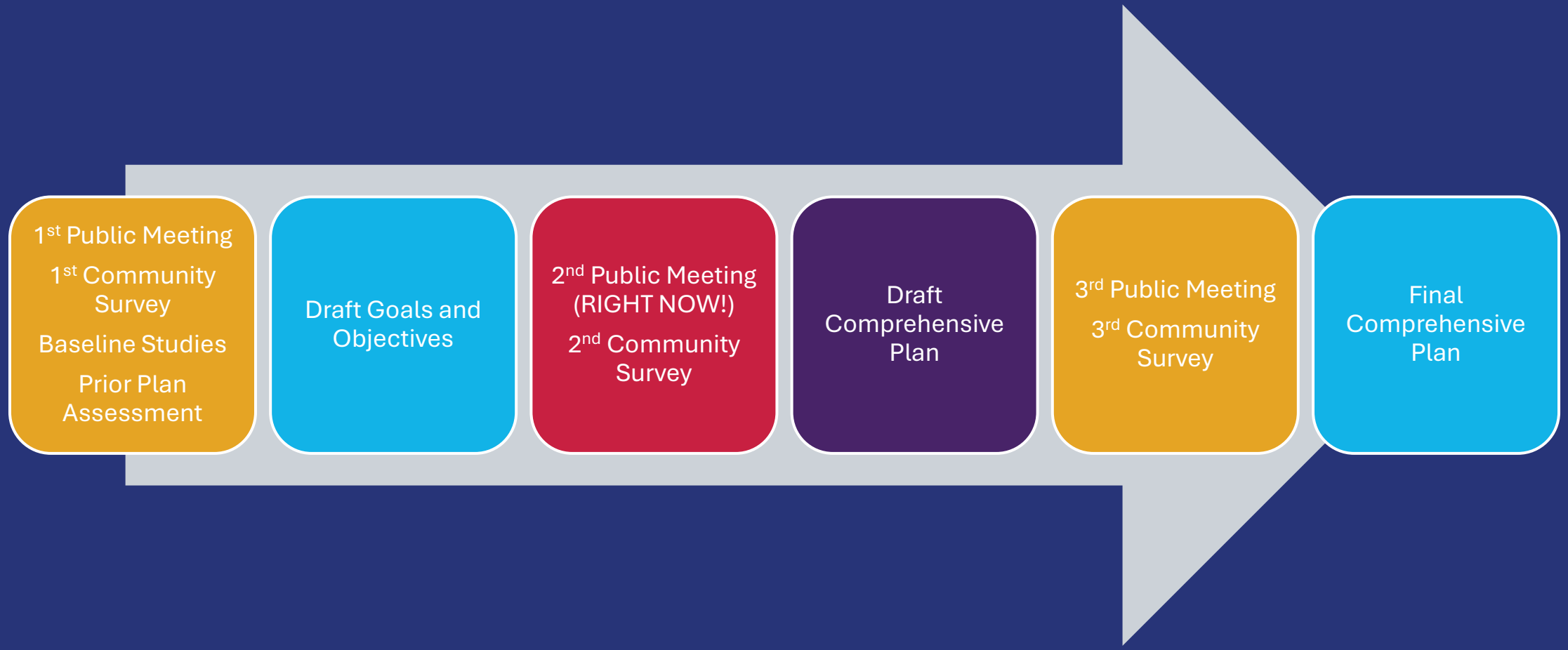
# City of San Benito – Comprehensive Plan

The City of San Benito received grant funding from the Texas General Land Office to update their Comprehensive Plan through the Resilient Communities Program (RCP).

The core purpose of the grant is to allow cities to develop, adopt, and implement modern and resilient building codes and flood damage prevention ordinances to ensure that structures built within the community can withstand future hazards.

As cities do this, the "comprehensive" nature of this plan affords cities the opportunity to develop overarching, forward-thinking innovations to improve all aspects of the city.

# City of San Benito – Comprehensive Plan



# City of San Benito – Comprehensive Plan

| Milestone | Estimated Schedule |
|---|---|
| *Phase I (Fall 2024 through Spring 2025)* | |
| 1st Public Meeting | November 2024 |
| Assessment of Current Plans | April 2025 |
| Baseline Studies | May 2025 |
| Draft Goals/Objectives/Actions | April and May 2025 |
| *Phase II (Spring 2025 through Summer 2025)* | |
| 2nd Public Meeting | July 2025 |
| Draft Comprehensive Plan | August 2025 |
| Draft Land Use Plans and Updated Maps (will be within Final Comprehensive Plan) | August 2025 |
| *Phase III (Fall through Winter 2025/6)* | |
| Draft Zoning Ordinance | September 2025 |
| 3rd Public Meeting | October 2025 |
| Delivery of Final Comprehensive Plan and Zoning Ordinance | November or December 2025 |
| Council adopts Comprehensive Plan and Zoning Ordinances | January 2026 |

# City of San Benito – Comprehensive Plan

## Accomplishments

- Stakeholder meetings (Fall 2024)
- Public meetings (Fall 2024)
- Baseline Studies complete
- Past plan analysis complete
- Creation of City of Alamo Goals and Objectives *
- Public survey for feedback on Goals and Objectives

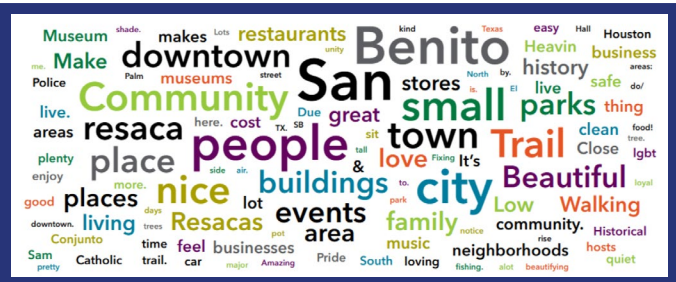
**More to come in this presentation*

## Upcoming Activities

- Implementation of feedback from public surveys
- Initial draft of Comprehensive Plan
- Zoning and Land Use Ordinance analysis, review, and update recommendations
- 2nd Round of Public Meetings

# City of San Benito – Comprehensive Plan

Public Survey Response to: What makes San Benito a nice place to live?




A cultural display seen during the November Public Meeting series.

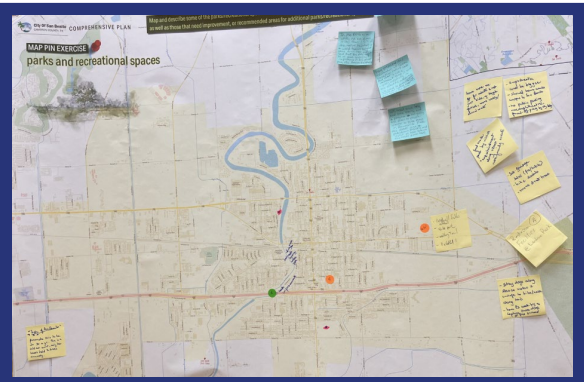





The flyer encouraging members of the community to attend the public meeting on Wednesday November 13, 2024.



At the public meeting, community members identified locations throughout the City to prioritize, to keep beautiful, or to address.



# Comprehensive Plan Framework

## VISION

*Your ideal future for San Benito*

## GOALS

Broad outcomes to achieve that contribute to the Vision

## OBJECTIVES

Specific, measurable strategies that bring the Goal to life

## ACTIONS

Vehicles for implementation

# City of San Benito – Comprehensive Plan

## The City of San Benito is a community that is...



Ready for a thriving downtown that reflects the vibrant culture of the Rio Grande Valley.



Proactively looking to the future to ensure it is safe, thriving, and resilient.



Invested in community and seeking more opportunities for families to plant roots in the City.

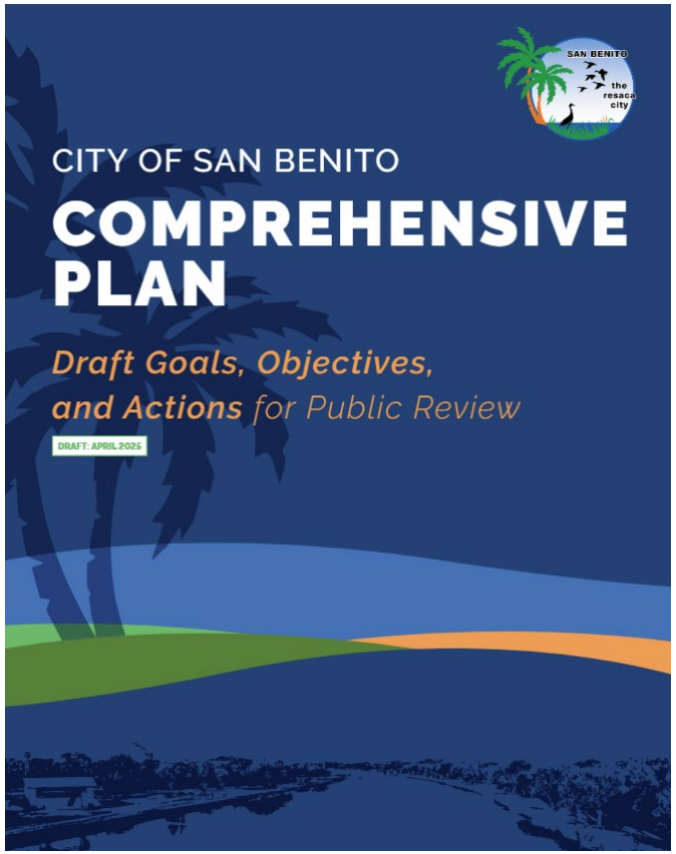


Overflowing with opportunity to highlight unique cultural elements that appeal to locals and tourists alike.

# City of San Benito – Comprehensive Plan

The Goals and Objectives document serves as the foundation for the Comprehensive Plan which will expand upon what has been shown today, to create a clear path forward for the City of San Benito for the next ten+ years.

The Goals and Objectives are the result of public meetings, stakeholder meetings, baseline studies, and past and/or existing plans that influence the future of San Benito.



# City of San Benito – Comprehensive Plan

## Goals

1. Establish Downtown San Benito as a vibrant, cohesive, and pedestrian friendly destination
2. Future-proof San Benito against a range of hazards
3. Make San Benito the most livable city in the Rio Grande Valley
4. Transform San Benito into a cultural destination in Texas and beyond

# City of San Benito – Comprehensive Plan

Goal 1: Establish Downtown San Benito as a vibrant, cohesive, and pedestrian-friendly destination

Objective 1.1: Revitalize Downtown commercial corridors

Objective 1.2: Make downtown accessible and safe for pedestrians

# City of San Benito – Comprehensive Plan

Concept Image: Revitalized Downtown Commercial Corridor



Concept Image: Rehabilitate Stonewall Jackson Building



# City of San Benito – Comprehensive Plan

Goal 2: Future-proof San Benito against a range of hazards

Objective 2.1: Mitigate flood risk

Objective 2.2: Improve roadway safety, especially for pedestrians and cyclists

Objective 2.3: Secure the sustainability of the freshwater supply

Concept Image: Streetscapes with Impervious Surfaces



# City of San Benito – Comprehensive Plan

Goal 3: Make San Benito the most livable city in the Rio Grande Valley

Objective 3.1: Increase housing options across all income levels

Objective 3.2: Enhance public facilities

Objective 3.3: Leverage regional job growth to enhance the local economy

Concept Image: Enhance public facilities, like Resaca Trails / Park



# City of San Benito – Comprehensive Plan

Goal 4: Transform San Benito into a cultural destination in Texas and beyond

Objective 4.1: Position San Benito to be a leading live music destination

Objective 4.2: Grow the cultural economy for the next generation

Objective 4.3: Invest in placemaking to create amenities for locals and visitors

Concept Image: New Amphitheater for Festivals and Events



# City of San Benito – Comprehensive Plan

## Reflection:

Please use this time to share any thoughts, concerns, questions, new ideas, or other general feedback.

Scan the QR code to rank priority projects and provide additional feedback!

CITY OF SAN BENITO

# COMPREHENSIVE PLAN

## *Draft Goals, Objectives, and Actions for Public Review*

DRAFT: APRIL 2025

# GOAL 1:
## *Establish Downtown San Benito as a vibrant, cohesive, and pedestrian-friendly destination*

### OBJECTIVE 1.1:
## Revitalize Downtown commercial corridors

**ACTION 1.1.1:**

- Implement a focused commercial corridor revitalization program, including streetscape and facade improvements.

**COMMUNITY VOICES**

*"The lack of foot traffic… eventually leads businesses to go to a different city or to close down completely"*

Downtown Streetscape



**COMMUNITY VOICES**

*"Incentives to building owners to fix or sell rundown buildings should be in place"*

**SURVEY SAYS...**

***72%*** *of survey respondents identified* ***"unsightly or abandoned buildings"*** *as a challenge that needs to be addressed, making it the most frequently cited issue. The second most common concern was* ***"infrastructure issues,"*** *listed by* ***63%*** *of respondents.*

### ACTION 1.1.2:

- Join the Texas Main Street Program to access resources and technical assistance.

### ACTION 1.1.3:

- Launch a facade improvement program targeting historic and blighted buildings.

### ACTION 1.1.4:

- Advance the renovation of Stonewall Jackson building.

### ACTION 1.1.5:

- Develop branding and signage for Downtown Arts District.




Stonewall Jackson building rehabilitation

**COMMUNITY VOICES**

*"Turn Stonewall Jackson into a boutique hotel with temporary art exhibits"*

**COMMUNITY VOICES**

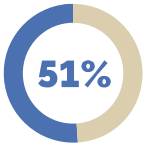
*"San Benito needs to be rebranded as a cultural, heritage and family oriented place live with many family oriented activities. The downtown district needs help!...I envision complimentary colored facades, renovated buildings and outdoor sitting cafes."*




SOURCE: homes.com

San Benito street mural

**SURVEY SAYS...**




*of survey respondents stated that they do not feel safe walking or biking in San Benito*

## OBJECTIVE 1.2:
# Make Downtown accessible and safe for pedestrians

### ACTION 1.2.1:

- Upon completion of a comprehensive safety action plan (funded by Safe Streets and Roads for All planning funds), apply for Safe Streets and Roads for All implementation funds to improve pedestrian infrastructure, including sidewalks and crosswalks.

# GOAL 2:
## *Future-proof San Benito against a range of hazards*

### OBJECTIVE 2.1:
## Mitigate flood risk

**ACTION 2.1.1:**
- Implement drainage improvements in flood-prone neighborhoods.

**ACTION 2.1.2:**
- Construct pilot projects demonstrating the reduction of impervious surfaces.

**ACTION 2.1.3:**
- Adopt higher base-flood elevation standards for new construction, possibly including land use regulations promoting permeable surfaces.

Reducing impervious surfaces



## OBJECTIVE 2.2:

# Improve roadway safety, especially for pedestrians and cyclists

### ACTION 2.2.1:

- Expand and improve pedestrian and bicycle infrastructure with funding from SS4A planning grants.

### ACTION 2.2.2:

- Enhance street lighting to increase visibility and safety.

### ACTION 2.2.3:

- Focus traffic calming investments on high-risk intersections and accident-prone areas.

**COMMUNITY VOICES**

*"We need more hike and bike trails, and a program for giving free bikes to people, similar to Bike Barn in Brownsville. Make the streets more pedestrian friendly and invest in bike lanes on the roads down here."*

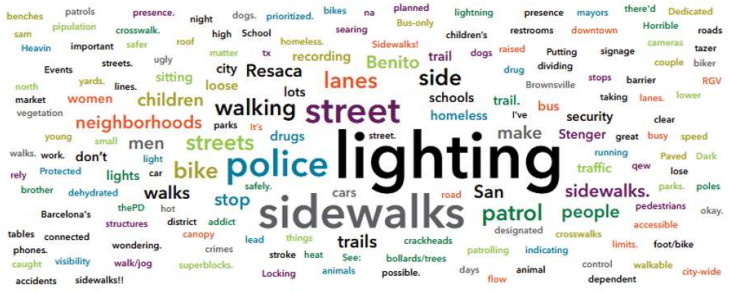
SOURCE: homes.com



Highway in San Benito

**SURVEY SAYS...**

*When asked, **"What would make you feel safer walking/biking in San Benito?"** the most common response from respondents was **"lighting."***




**COMMUNITY VOICES**

*"There should be sidewalks added and bike trails to the streets off the Main Street"*

**COMMUNITY VOICES**

*"Right of way for pedestrians at the traffic lights, specifically the one at Sam Houston and Stenger, as well as sidewalks on 77 after passing the HEB, heading to Harlingen passing Oscar Williams and Paseo Real."*

SOURCE: homes.com



San Benito Resaca

## OBJECTIVE 2.3:

# Secure the sustainability of the freshwater supply

### ACTION 2.3.1:

- Prioritize proactive repairs and maintenance to reduce water leaks and losses.

### ACTION 2.3.2:

- Incentivize water conservation measures, such as:
  - *Rainwater harvesting for home irrigation*
  - *Grants for yard xeriscaping*

### ACTION 2.3.3:

- Identify and secure funding to implement groundwater supply improvement project(s).

# GOAL 3:
## *Make San Benito the most livable city in the Rio Grande Valley*

### OBJECTIVE 3.1:
## Increase housing options across all income levels

**ACTION 3.1.1:**
- Focus affordable housing investments in areas of opportunity, in partnership with local and state housing development agencies.

**ACTION 3.1.2:**
- Update zoning regulations to enable and support the development high-quality multi-family housing

**ACTION 3.1.3:**
- Increase code enforcement to reduce property vacancies and improve neighborhood conditions.

**COMMUNITY VOICES**

*"More dense public & social housing... It would be a worthwhile investment for our community given the large amount of people on our Section 8 waitlist and families that are doubled up with relatives."*

**SURVEY SAYS...**

*When asked to **"Pick five words to describe San Benito in five years,"** the most commonly chosen word was **"clean,"** selected by **41%** of survey respondents.*

*SOURCE: National Association of Realtors*

Multi-family apartment building



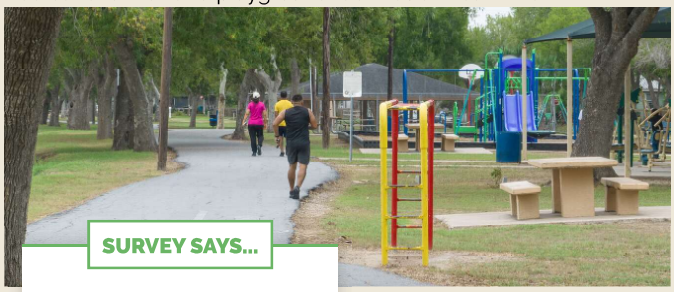
## OBJECTIVE 3.2:
# Enhance public facilities

### ACTION 3.2.1:
- Improve existing green spaces and establish new parks (in partnership with school board, utilizing school district land holdings).

### ACTION 3.2.2:
- Invest in the renewal and programming of the library, community center, and other public facilities.

### ACTION 3.2.3:
- Pursue funding to expand broadband access and improve digital connectivity citywide.

Recreational trail and playground facilities at Heavin Park



SOURCE: homes.com

**SURVEY SAYS...**

**71%** *of survey respondents listed* ***"parks and recreation"*** *as a type of the development the city should encourage.*

**COMMUNITY VOICES**

*"Free variety of classes for residents like teaching how to paint, cook or garden. Community gardens, centers for people to get together and get to know each other or so that people who live alone or seniors can feel like they belong."*

**COMMUNITY VOICES**

*"San Benito could focus more on making their parks like Kennedy park more accommodating by adding more benches for people to rest and Shade spots like the parks in Mcallen"*

**COMMUNITY VOICES**

*"I think a community swimming pool would be great like we had before."*

## OBJECTIVE 3.3:
# Leverage regional job growth to enhance the local economy

### ACTION 3.3.1:
- Encourage walkable, mixed-use subdivision developments to support employees in regional growth industries.

### ACTION 3.3.2:
- Launch workforce development initiatives focused on regional growth industries, in partnership with private sector employers.

### ACTION 3.3.3:
- Support local businesses and entrepreneurs in launching or expanding ventures aligned with growing industries (e.g., restaurants, retail, guesthouses, engineering services).

### ACTION 3.3.4:
- Explore strategies to increase revenue from Los Indios International Bridge.

**SURVEY SAYS...**

**74%** *of respondents identified* ***retail*** *as a type of development the city should encourage, making it the most common response.* ***Sit-down restaurants*** *were the third most common, with* **68%** *of respondents supporting their development.*

**COMMUNITY VOICES**

*"It is very difficult to get a clear pathway to starting a business through the various departments in the city"*

Blanquitas Taqueria



SOURCE: homes.com

# GOAL 4:
# *Transform San Benito into a cultural destination in Texas and beyond*

**COMMUNITY VOICES**

*"Bring conjunto music back to San Benito!"*

**COMMUNITY VOICES**

*"Bring more activities for families to do together and have those activities better announced and accessible to everyone."*

## OBJECTIVE 4.1:
## Position San Benito to be a leading live music destination

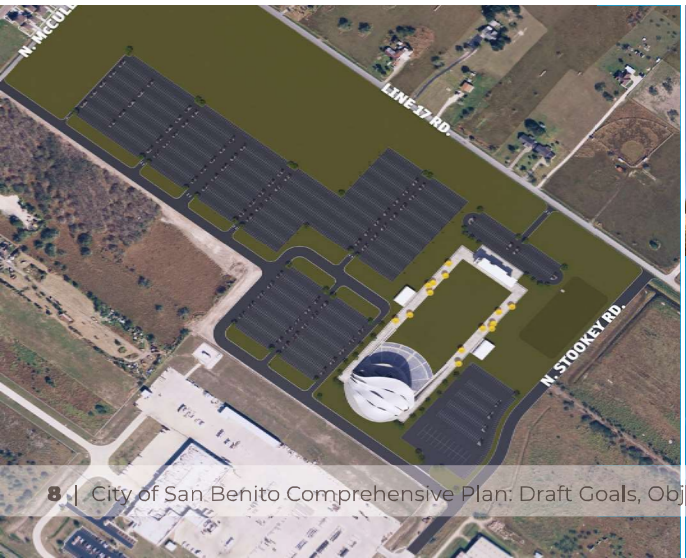
**ACTION 4.1.1:**
- Launch the Amphitheatre as a public-private venture.

**ACTION 4.1.2:**
- Partner with School District to build a new performing arts center (explore leveraging naming rights for the amphitheater to secure private donations).

**ACTION 4.1.3:**
- Support the development of hotels and hospitality infrastructure to accommodate visitors.

**ACTION 4.1.4:**
- Market San Benito's Resaca festival and other cultural attractions to national audiences.

Renderings of proposed Amphitheatre






## OBJECTIVE 4.2:
# Grow the cultural economy for the next generation

### ACTION 4.2.1:
- Support the establishment of a recording studio for local artists.

### ACTION 4.2.2:
- Collaborate with educational institutions to create audio tech training programs.

### ACTION 4.2.3:
- Launch a micro-grants ($2,000–$5,000) program targeted to non-profits and cultural organizations for youth-focused programming.

SOURCE: homes.com




San Benito water tower

**COMMUNITY VOICES**

*"[Should have] food trucks parked by resaca, entertainment along resaca, and more family friendly events"*

**COMMUNITY VOICES**

*"More free, public spaces to congregate. Eventually, have so many that you have a walkable network of free, inexpensive things to do in the city with local businesses nearby to serve these potential patrons."*

## OBJECTIVE 4.3:
# Invest in placemaking to create amenities for locals and visitors

Resaca park




**COMMUNITY VOICES**

*"Need more family oriented outings indoors/outdoors"*

SOURCE: homes.com



Birdwatching

### ACTION 4.3.1:
- Renovate linear parks along Resacas to be more inviting and active spaces (including improved playgrounds and family-oriented facilities).

### ACTION 4.3.2:
- Activate parks and open spaces with programming such as outdoor concerts, food trucks, and temporary art installations (e.g., fiberglass accordions painted by local and visiting artists).

### ACTION 4.3.3:
- Improve communication and accessibility of community events by creating a clear, user-friendly, and widely promoted community calendar.

### ACTION 4.3.4:
- Develop marketing and amenities that highlight San Benito's potential for ecotourism, such as birdwatching and kayak tours.

### ACTION 4.3.5:
- Apply to join the Texas Commission on the Arts Cultural Districts Program.




Resaca trail

August 5, 2025

# EXECUTIVE SUMMARY

REQUEST:
Presentation of the City of San Benito Third Quarter Financial Report for the period ended June 30, 2025.

RECOMMENDATION:
Presentation Only,

RATIONALE:
A presentation of the City of San Benito's financial performance for the third quarter of Fiscal Year 2024-2025 covering the period ending June 30, 2025. The report will provide an overview of revenues, expenditures, budget to actual comparisons, and fund balances. This presentation is intended to inform the City Commission and the public of the City's financial position and operational trends.

BUDGET IMPACT:
N/A

RESOURCE PERSONNEL:
Stephanie Sarrionandia, Finance Director

EXHIBITS: QUARTERLY FINANCIAL REPORTS 3RD QUARTER
3RD QUARTER FINANCIALS COSB

PREPARED BY: Stephanie Sarrionandia
Finance Director

07/30/2025
Date

*Fred R. Sandoval*
Fred Sandoval
City Manager

# QUARTERLY FINANCIAL REPORTS

3RD QUARTER APRIL-JUNE 2025

SAN BENITO

THE SOUL OF SOUTH TEXAS



# GENERAL FUND BALANCE SHEET

| | June 30, 2025 | June 30, 2024 |
|---|---|---|
| **ASSETS** | | |
| Cash and cash equivalents | $ 4,321,635 | $ 4,799,787 |
| ***Investments*** | | |
| Veritex | 5,121,631 | 4,889,579 |
| Texas Regional Bank MM | - | - |
| Prosperity Bank MN | - | - |
| Texpool | - | - |
| East West Bank CD | 5,657,299 | 5,395,494 |
| Veritex CD | - | - |
| Texpool-Escrow | 305,710 | 291,789 |
| Southside | - | - |
| ***Receivables (less allowance for uncollectible accts)*** | | |
| Property Taxes | 973,219 | 983,823 |
| Sales Tax | 916,811 | 813,027 |
| Other | 1,091,267 | 1,260,874 |
| Prepaid expenses | 8,737 | 22,165 |
| Due from other funds | 1,191,941 | 555,126 |
| Due from component unit EDC | 43,661 | 16,300 |
| **Total assets** | $ 19,631,911 | $ 19,027,964 |

| | | | | |
|---|---|---|---|---|
| **LIABILITIES** | | | | |
| Accounts payable | $ | 714,556 | $ | 651,328 |
| Accrued and other liabilities | | 160,292 | | 141,784 |
| Due to other funds | | 89,347 | | 42,800 |
| Due to component unit EDC | | - | | - |
| Deferred revenues | | 1,443,410 | | 1,551,100 |
| **Total liabilities** | $ | 2,407,605 | $ | 2,387,011 |
| | | | | |
| **FUND BALANCE** | | | | |
| Nonspendable | $ | 8,737 | $ | 22,165 |
| Restricted | | | | |
| State court payment (one year's payment) | | - | | - |
| Committed | | | | |
| For street improvement | | 600,000 | | - |
| City Projects (Equipment, Grant Payment & CCRMA) | | 2,008,108 | | - |
| Days in reserve, 120 | | 4,300,000 | | 4,200,000 |
| Encumbered budget balance | | 364,268 | | 1,263,709 |
| Unassigned Funds | | 9,743,194 | | 2,400,000 |
| Assigned | | 200,000 | | 8,755,079 |
| | | | | |
| **Total fund balance** | $ | 17,224,306 | $ | 16,640,953 |
| | | | | |
| **TOTAL LIABILITIES and FUND BALANCE** | $ | 19,631,911 | $ | 19,027,964 |

# GENERAL FUND REVENUES

| | Quarterly 2024 | Quarterly Actual | YTD Actual |
|---|---|---|---|
| **Revenues** | | | |
| Property taxes | $ 333,727 | $ 1,853,351 | $ 7,411,273 |
| Non-property taxes | 1,744,820 | 3,610,585 | 5,027,827 |
| Fees revenue | 115,857 | 291,749 | 410,928 |
| Fines and forfeitures | 83,407 | 199,175 | 265,955 |
| Licenses and permits | 99,143 | 161,491 | 225,053 |
| Interest revenue | 222,607 | 381,964 | 597,300 |
| Miscellaneous revenues | 7,701 | 460,252 | 507,567 |
| Other Financing Sources | (39,823) | 51,897 | 58,692 |
| **Total Revenues** | **$ 2,567,439** | **$ 7,010,463** | **$ 14,504,595** |

# EXPENSES

| | Quarterly 2024 | Quarterly Actual | YTD Actual |
|---|---|---|---|
| **Expenditures** | | | |
| City commission | $ 8,288 | $ 2,687 | $ 16,892 |
| City management | 546,188 | 317,005 | 1,262,296 |
| Public Relations | 26,511 | 25,940 | 76,197 |
| Personnel/civil services | 38,843 | 53,962 | 160,232 |
| Finance | 153,240 | 138,364 | 387,491 |
| Information technology | 138,452 | 77,658 | 259,552 |
| Planning & development | 95,730 | 72,371 | 252,554 |
| Municipal court | 54,656 | 59,004 | 183,830 |
| Police department | 995,625 | 1,088,039 | 3,453,662 |
| Fire department | 606,815 | 701,193 | 2,162,918 |
| Code enforcement | 67,444 | 110,397 | 349,455 |
| Stormwater | 35,891 | 15,153 | 48,611 |
| General maintenance | 94,772 | 149,789 | 525,780 |
| Streets maintenance | 549,307 | 652,436 | 1,573,350 |
| Grounds maintenance | 129,296 | 232,428 | 737,192 |
| Parks and Recreation | 97,289 | 173,230 | 588,260 |
| Public library | 90,589 | 113,934 | 308,124 |
| Cultural Arts | 19,398 | 28,406 | 90,219 |
| Capital outlay | (105,000) | 91,208 | 563,619 |
| Debt service | | | |
| Principal | - | - | 162,761 |
| Interest and fees | - | - | 1,694 |
| Bond issuance costs | - | - | - |
| Non-capitalized items | - | - | - |
| **Total Expenditures** | **$ 3,643,336** | **$ 4,103,203** | **$ 13,164,689** |
| **Revenues Over(Under) Expenditures** | **$ (1,075,897)** | **$ 2,907,260** | **$ 1,339,906** |

City of San Benito

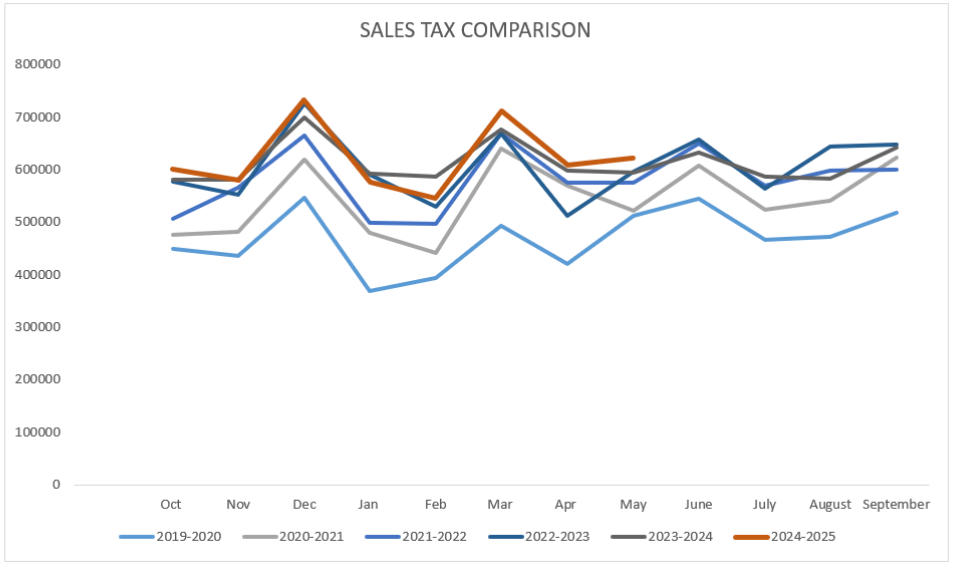
SALES TAX COMPARATIVE ANALYSIS

| | Year 2023-2024 | | | | | Year 2024-2025 | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | State Comptroller | EDC(25%) | Mth % Inc/Dec | CITY (75%) | Mth % Inc/Dec | State Comptroller | EDC(25%) | Mth % Inc/Dec | CITY (75%) | Mth % Inc/Dec |
| Oct 2024 | 580,410.48 | 145,102.62 | - | 435,307.86 | - | 601,498.40 | 150,374.60 | - | 451,123.80 | - |
| Nov 2024 | 580,902.92 | 145,225.73 | **0.08%** | 435,677.19 | **0.08%** | 579,576.37 | 144,894.09 | **-3.64%** | 434,682.28 | **-3.64%** |
| Dec 2024 | 698,668.11 | 174,667.03 | **20.27%** | 524,001.08 | **20.27%** | 732,476.40 | 183,119.10 | **26.38%** | 549,357.30 | **26.38%** |
| Jan 2025 | 593,112.07 | 148,278.02 | **-15.11%** | 444,834.05 | **-15.11%** | 576,023.31 | 144,005.83 | **-21.36%** | 432,017.48 | **-21.36%** |
| Feb 2025 | 587,008.17 | 146,752.04 | **-1.03%** | 440,256.13 | **-1.03%** | 545,266.76 | 136,316.69 | **-5.34%** | 408,950.07 | **-5.34%** |
| Mar 2025 | 676,451.81 | 169,112.95 | **15.24%** | 507,338.86 | **15.24%** | 711,248.33 | 177,812.08 | **30.44%** | 533,436.25 | **30.44%** |
| Apr 2025 | 598,594.44 | 149,648.61 | **-11.51%** | 448,945.83 | **-11.51%** | 607,780.40 | 151,945.10 | **-14.55%** | 455,835.30 | **-14.55%** |
| May 2025 | 594,036.00 | 148,509.00 | **-0.76%** | 445,527.00 | **-0.76%** | 622,414.09 | 155,603.52 | **2.41%** | 466,810.57 | **2.41%** |
| Jun 2025 | 633,250.89 | 158,312.72 | **6.60%** | 474,938.17 | **6.60%** | 600,000.00 | 150,000.00 | **-3.60%** | 450,000.00 | **-3.60%** |
| Jul 2025 | 587,230.86 | 146,807.72 | **-7.27%** | 440,423.14 | **-7.27%** | | - | **-100.00%** | - | **-100.00%** |
| Aug 2025 | 582,561.52 | 145,640.38 | **-0.80%** | 436,921.14 | **-0.80%** | | - | **-100.00%** | - | **-100.00%** |
| Sep 2025 | 641,519.56 | 160,379.89 | **10.12%** | 481,139.67 | **10.12%** | | - | **-100.00%** | - | **-100.00%** |
| EOY Adj | - | - | | - | | | | | | |
| **Total** | 7,353,746.83 | 1,838,436.71 | **1.44%** | 5,515,310.12 | **1.44%** | 5,576,284.06 | 1,088,467.49 | **1.99%** | 3,265,402.48 | **1.99%** |

| **Last Year Sales Tax Comparison** | | | | COSB BUDGET | 5,450,439.00 |
|---|---|---|---|---|---|
| | 2023-2024 | 2024-2025 | Yr % Inc/Dec | | |
| | | | | % OF BUDGET | 76.73% |
| Oct | 580,410.48 | 601,498.40 | **3.63%** | | |
| Nov | 580,902.92 | 579,576.37 | **-0.23%** | | |
| Dec | 698,668.11 | 732,476.40 | **4.84%** | | |
| Jan | 593,112.07 | 576,023.31 | **-2.88%** | | |
| Feb | 587,008.17 | 545,266.76 | **-7.11%** | | |
| Mar | 676,451.81 | 711,248.33 | **5.14%** | | |
| Apr | 598,594.44 | 607,780.40 | **1.53%** | | |
| May | 594,036.00 | 622,414.09 | **4.78%** | | |
| June | 633,250.89 | 600,000.00 | **-5.25%** | | |
| July | 587,230.86 | - | **-100.00%** | | |
| August | 582,561.52 | - | **-100.00%** | | |
| September | 641,519.56 | - | **-100.00%** | | |
| EOY Adj | | - | | | |
| | 7,353,746.83 | 5,576,284.06 | **0.90%** | | |

Note: Revenue generated 2 months prior receipt. Ex: Generated in Oct will be received Dec

# SALES TAX




# Allocation Historical Summary

Results

**City of San Benito**
**Authority Code: 2031021**

Select a year

| **2025** | |
|---|---|
| January | 579,576.37 |
| February | 732,476.40 |
| March | 576,023.31 |
| April | 545,266.76 |
| May | 711,248.33 |
| June | 607,780.40 |
| July | 622,414.09 |
| August | . |
| September | . |
| October | . |
| November | . |
| December | . |
| | |
| **TOTAL** | 4,374,785.66 |




THANK YOU.




# CITY OF SAN BENITO

# QUARTERLY FINANCIALS

## APRIL-JUNE 2025

# City of San Benito
# General Fund
# Balance Sheet
# As of June 30, 2025

| | June 30, 2025 | June 30, 2024 |
|---|---|---|
| **ASSETS** | | |
| Cash and cash equivalents | $ 4,321,635 | $ 4,799,787 |
| ***Investments*** | | |
| Veritex | 5,121,631 | 4,889,579 |
| Texas Regional Bank MM | - | - |
| Prosperity Bank MN | - | - |
| Texpool | - | - |
| East West Bank CD | 5,657,299 | 5,395,494 |
| Veritex CD | - | - |
| Texpool-Escrow | 305,710 | 291,789 |
| Southside | - | - |
| ***Receivables (less allowance for uncollectible accts)*** | | |
| Property Taxes | 973,219 | 983,823 |
| Sales Tax | 916,811 | 813,027 |
| Other | 1,091,267 | 1,260,874 |
| Prepaid expenses | 8,737 | 22,165 |
| Due from other funds | 1,191,941 | 555,126 |
| Due from component unit EDC | 43,661 | 16,300 |
| **Total assets** | $ 19,631,911 | $ 19,027,964 |
| **LIABILITIES** | | |
| Accounts payable | $ 714,556 | $ 651,328 |
| Accrued and other liabilities | 160,292 | 141,784 |
| Due to other funds | 89,347 | 42,800 |
| Due to component unit EDC | - | - |
| Deferred revenues | 1,443,410 | 1,551,100 |
| **Total liabilities** | $ 2,407,605 | $ 2,387,011 |
| **FUND BALANCE** | | |
| Nonspendable | $ 8,737 | $ 22,165 |
| Restricted | | |
| State court payment (one year's payment) | - | - |
| Committed | | |
| For street improvement | 600,000 | - |
| City Projects (Equipment, Grant Payment & CCRMA) | 2,008,108 | 0 |
| Days in reserve, 120 | 4,300,000 | 4,200,000 |
| Encumbered budget balance | 364,268 | 1,263,709 |
| Unassigned Funds | 9,743,194 | 2,400,000 |
| Assigned | 200,000 | 8,755,079 |
| **Total fund balance** | $ 17,224,306 | $ 16,640,953 |
| **TOTAL LIABILITIES and FUND BALANCE** | $ 19,631,911 | $ 19,027,964 |

**City of San Benito**
**General Fund**
**Statement of Revenues, Expenditures and Changes in Fund Balance**
**As of June 30, 2025**

| | Quarterly 2024 | Quarterly Actual | YTD Actual | Budget | YTD Encumbered | Unencumbered Balance | % Used 75.00% |
|---|---|---|---|---|---|---|---|
| **Revenues** | | | | | | | |
| Property taxes | $ 333,727 | $ 1,853,351 | $ 7,411,273 | $ 7,536,943 | - | $ 125,670 | 98.33% |
| Non-property taxes | 1,744,820 | 3,610,585 | 5,027,827 | 6,929,523 | - | 1,901,696 | 72.56% |
| Fees revenue | 115,857 | 291,749 | 410,928 | 406,052 | - | (4,876) | 101.20% |
| Fines and forfeitures | 83,407 | 199,175 | 265,955 | 322,633 | - | 56,678 | 82.43% |
| Licenses and permits | 99,143 | 161,491 | 225,053 | 450,326 | - | 225,273 | 49.98% |
| Interest revenue | 222,607 | 381,964 | 597,300 | 349,247 | - | (248,053) | 171.03% |
| Miscellaneous revenues | 7,701 | 460,252 | 507,567 | 241,310 | - | (266,257) | 210.34% |
| Other Financing Sources | (39,823) | 51,897 | 58,692 | 122,278 | - | 63,586 | 48.00% |
| **Total Revenues** | **$ 2,567,439** | **$ 7,010,463** | **$ 14,504,595** | **$ 16,358,312** | **-** | **$ 1,853,717** | **88.67%** |

| | Quarterly 2024 | Quarterly Actual | YTD Actual | Budget | YTD Encumbered | Unencumbered Balance | % Used 75.00% |
|---|---|---|---|---|---|---|---|
| **Expenditures** | | | | | | | |
| City commission | $ 8,288 | $ 2,687 | $ 16,892 | $ 88,940 | $ - | $ 72,048 | 18.99% |
| City management | 546,188 | 317,005 | 1,262,296 | 1,594,821 | 1,061 | 331,463 | 79.22% |
| Public Relations | 26,511 | 25,940 | 76,197 | 122,784 | 2,664 | 43,922 | 64.23% |
| Personnel/civil services | 38,843 | 53,962 | 160,232 | 246,056 | 2,611 | 83,213 | 66.18% |
| Finance | 153,240 | 138,364 | 387,491 | 710,643 | 1,953 | 321,199 | 54.80% |
| Information technology | 138,452 | 77,658 | 259,552 | 438,185 | 90,091 | 88,542 | 79.79% |
| Planning & development | 95,730 | 72,371 | 252,554 | 323,980 | 923 | 70,503 | 78.24% |
| Municipal court | 54,656 | 59,004 | 183,830 | 261,051 | 170 | 77,051 | 70.48% |
| Police department | 995,625 | 1,088,039 | 3,453,662 | 5,406,707 | 94,556 | 1,858,490 | 65.63% |
| Fire department | 606,815 | 701,193 | 2,162,918 | 2,932,107 | 19,661 | 749,528 | 74.44% |
| Code enforcement | 67,444 | 110,397 | 349,455 | 522,500 | 754 | 172,291 | 67.03% |
| Stormwater | 35,891 | 15,153 | 48,611 | 74,742 | 400 | 25,731 | 65.57% |
| General maintenance | 94,772 | 149,789 | 525,780 | 778,520 | 34,557 | 218,183 | 71.97% |
| Streets maintenance | 549,307 | 652,436 | 1,573,350 | 2,092,252 | 228,085 | 290,816 | 86.10% |
| Grounds maintenance | 129,296 | 232,428 | 737,192 | 910,767 | 12,502 | 161,073 | 82.31% |
| Parks and Recreation | 97,289 | 173,230 | 588,260 | 714,687 | 34,158 | 92,270 | 87.09% |
| Public library | 90,589 | 113,934 | 308,124 | 490,843 | 5,130 | 177,590 | 63.82% |
| Cultural Arts | 19,398 | 28,406 | 90,219 | 149,861 | 3,029 | 56,613 | 62.22% |
| Capital outlay | (105,000) | 91,208 | 563,619 | - | - | (563,619) | 0.00% |
| Debt service | | | | | | | 0.00% |
| Principal | - | - | 162,761 | 352,761 | | 190,000 | 46.14% |
| Interest and fees | - | - | 1,694 | 6,538 | | 4,844 | 25.91% |
| Bond issuance costs | - | - | - | - | | - | 0.00% |
| Non-capitalized items | - | - | - | - | - | - | 0.00% |
| **Total Expenditures** | **$ 3,643,336** | **$ 4,103,203** | **$ 13,164,689** | **$ 18,218,745** | **$ 532,304** | **$ 4,521,752** | **75.18%** |
| **Revenues Over(Under) Expenditures** | **$ (1,075,897)** | **$ 2,907,260** | **$ 1,339,906** | **$ (1,860,433)** | **$ (532,304)** | **$ (2,668,035)** | |
| **Details-Other financing sources (uses)** | | | | | | | |
| Refunded bonds issued | | - | - | - | - | - | 0.00% |
| Finance contract issued | | - | - | - | - | - | 0.00% |
| Payment to refunded bond escrow agent | | - | - | - | - | - | 0.00% |
| Sale of fixed assets / auction | | - | - | - | - | - | 0.00% |
| Insurance proceeds | | - | - | - | - | - | 0.00% |
| Public safety grant reimbursements | | - | - | - | - | - * | 0.00% |
| Total other financing sources (uses) | | - | - | - | - | - | 0.00% |
| **Net change in fund balance** | $ (1,075,897) | $ 2,907,260 | $ 1,339,906 | $ (1,860,433) | $ (532,304) | $ (2,668,035) | |
| Beginning Fund Balance | | | $ 16,006,664 | | | | |
| Fund balance, end of year | | | $ 17,346,570 | | | Note:* = not part of budget. | |




# UTILITY FUNDS

# QUARTERLY FINANCIALS

# APRIL-JUNE 2025

**City of San Benito**
**Water Production Fund**
**Statement of Net Position**
**As of June 30, 2025**

| | June 30, 2025 | June 30, 2024 |
|---|---|---|
| **CURRENT ASSETS** | | |
| Cash and cash equivalents | $ 2,935,470 | $ 2,286,966 |
| Investments (Texpool) | - | - |
| Receivables (less allowance for uncollectible accts) | 22,737 | 42,034 |
| Due from other funds | 991,349 | 933,740 |
| Total current assets | 3,949,556 | 3,262,740 |
| **RESTRICTED ASSETS** | | |
| Investments, at cost | | |
| Greenbank | - | - |
| Southside | 1,128,637 | 1,092,351 |
| Reserves (R&R,O&M,Debt Serv, CIP) | 59,808 | 57,084 |
| Total restricted assets | 1,188,445 | 1,149,435 |
| **NON CURRENT ASSETS-NET** | | |
| Deferred development costs | - | - |
| Bond issue costs (net) | 329,195 | 367,058 |
| Land, plant and equipment (net) | 20,170,152 | 20,361,483 |
| Total capital assets | 20,499,347 | 20,728,541 |
| **Total assets** | $ 25,637,347 | $ 25,140,716 |
| **CURRENT LIABILITIES** | | |
| Accounts payable | $ 203,287 | $ 92,465 |
| Meter deposits | 1,099,420 | 1,070,359 |
| Due to other funds | 944,176 | 187,503 |
| Accrued liabilities | 252,413 | 250,526 |
| Total current liabilities | 2,499,296 | 1,600,853 |
| **CURRENT LIABILITIES PAYABLE FROM RESTRICTED ASSETS** | | |
| Accrued interest payable(net of unamortized discounts) | 17,801 | 57,808 |
| Deferred Revenue | - | - |
| Total current liabilities payable from restricted assets | 17,801 | 57,808 |
| **NONCURRENT LIABILITIES** | | |
| Net Pension Liability | 112,306 | 113,779 |
| Revenue bonds payable (net of unamortized discounts) | 2,237,635 | 3,017,747 |
| Total non current liabilities payable | 2,349,941 | 3,131,526 |
| **Total liabilities** | $ 4,867,038 | $ 4,790,186 |
| **NET POSITION** | | |
| Net investment in capital assets | 17,932,516 | 17,343,736 |
| Restricted (reserved) | 1,272,353 | 1,272,353 |
| Reserve retained earnings | 298,091 | 298,091 |
| Unrestricted (unreserved) | 1,267,349 | 1,436,350 |
| | 20,770,309 | 20,350,530 |
| **Total liabilities and net position** | $ 25,637,347 | $ 25,140,716 |

# City of San Benito
## Water Production Fund
## Revenues, Expenses and Changes in Net Position
## As of June 30, 2025

| | Quarterly Actual | YTD Actual | Current Budget | Unencumbered Balance | % Used 75.00% |
|---|---|---|---|---|---|
| **Beginning Net Position** | - | 20,935,199 | 20,935,199 | - | |
| **Total Revenues** | 1,095,237 | 3,276,387 | 5,075,625 | 1,799,238 | 64.55% |
| Personnel expenditures | 215,056 | 720,995 | 1,130,883 | 409,888 | 63.76% |
| Personnel benefits | 65,873 | 222,535 | 375,927 | 153,392 | 59.20% |
| Materials/supplies expenditures | 133,906 | 485,446 | 764,750 | 279,304 | 63.48% |
| Contracted services | 221,822 | 488,440 | 681,855 | 193,415 | 71.63% |
| Other expenses | 128,519 | 322,108 | 584,700 | 262,592 | 55.09% |
| **Total Expenses** | 765,175 | 2,239,525 | 3,538,115 | 1,298,590 | 63.30% |
| Operating income / (loss) | 330,062 | 1,036,862 | 1,537,510 | 500,648 | |
| Debt service expense | - | 794,718 | 875,852 | 81,134 | |
| Capital Outlay | - | 155,028 | - | (155,028) | 90.74% |
| **Subtotals** | 330,062 | 87,116 | 661,658 | 574,542 | |
| Transfers in (out) | - | - | - | - | - |
| Depreciation | 166,488 | 499,465 | - | (499,465) | 0.00% |
| **Subtotal Incease (Decrease) Net Position** | **163,573** | **(412,349)** | **661,658** | **1,074,007** | |
| **Ending Net Position** | | 20,522,850 | 21,596,857 | | |
| **Debt Service Requirements (P&I):** | | | | | |
| NADB 2005 405WSSR | - | 4,571 | 4,571 | (0) | |
| GO Series 2013 (Series 2004 & 2005 Refunding) | - | 28,241 | 28,259 | 18 | |
| CO Series 2019 | - | 20,602 | 23,920 | 3,318 | |
| CO Series 2020 Rev | - | 111,341 | 152,460 | 41,119 | |
| CO Series 2020 (Series 2011 & 2015 Refunding) | - | 629,455 | 661,641 | 32,186 | |
| Agent Fees | - | 508 | 5,000 | 4,493 | |
| **Total Debt Service** | - | 794,718 | 875,851 | 81,133 | |
| **Breakdown of Ending Net Position:** | | | | | |
| 110 Day Reserves | | 1,085,299 | 1,066,281 | | |
| R & R Reserve Fund | | 85,714 | 80,000 | | |
| O & M Reserve Fund | | 317,327 | 291,000 | | |
| Debt Service Reserve Fund | | 415,895 | 385,500 | | |
| Reserve-Capital Improvements | | 340,000 | 203,000 | | |
| Reserve-Retained Earnings | | 298,091 | 298,091 | | |
| Reserve-Bond Payments | | 875,851 | 875,851 | | |
| Working Capital | | 1,520,925 | 1,700,000 | | |
| Unreserved (LTAssets less LTLiab) | | 15,583,748 | 16,697,134 | | |
| **Ending Net Position** | | $ 20,522,850 | $ 21,596,857 | | |

**City of San Benito**
**Wastewater Treatment Fund**
**Statement of Net Position**
**As of June 30, 2025**

| | June 30, 2025 | June 30, 2024 |
|---|---|---|
| **CURRENT ASSETS** | | |
| Cash and cash equivalents | $ 841,045 | $ 515,093 |
| Investments Texpool | - | - |
| Receivables (less allowance for uncollectible accts) | 56,247 | 57,357 |
| Receivables - other | - | - |
| Due from other funds | 8,391 | 8,391 |
| Total current assets | 905,682 | 580,841 |
| **RESTRICTED ASSETS** | | |
| Investments, at cost | | |
| Southside | 47,849 | 33,489 |
| Reverves(R&R, O&M etc) | 112,840 | 107,701 |
| Total restricted assets | 160,689 | 141,190 |
| **FIXED ASSETS-NET** | | |
| Deferred development costs | - | - |
| Bond issue costs, net | 1,186,667 | 1,320,924 |
| Land, plant and equipment (net) | 18,549,834 | 18,892,679 |
| Total capital assets | 19,736,502 | 20,213,602 |
| **Total assets** | $ 20,802,873 | $ 20,935,633 |
| **CURRENT LIABILITIES** | | |
| Accounts payable | $ 21,447 | $ 38,263 |
| Due to other funds | 1,197,610 | 1,262,317 |
| Accrued liabilities | 730,653 | 809,165 |
| Total current liabilities | 1,949,710 | 2,109,745 |
| **CURRENT LIABILITIES PAYABLE FROM RESTRICTED ASSETS** | | |
| Accrued interest payable(net of unamortized discounts) | 50,585 | 236,200 |
| Deferred Revenue | - | - |
| Total current liabilities payable from restricted assets | 50,585 | 236,200 |
| **NON-CURRENT LIABILITIES** | | |
| Revenue bonds payable (net of unamortized discounts) | 7,839,130 | 9,161,643 |
| **Total liabilities** | 9,839,425 | 11,507,588 |
| **NET POSITION** | | |
| Net investment in capital assets | 10,710,705 | 9,731,035 |
| Restricted (reserved) | 1,366,360 | 1,366,360 |
| Reserved-retained earnings | 485,216 | 485,216 |
| Unrestricted (unreserved) | (1,598,834) | (2,154,567) |
| | 10,963,448 | 9,428,045 |
| **Total liabilities and net position** | $ 20,802,873 | $ 20,935,633 |

# City of San Benito
## Wastewater Fund
## Revenues, Expenses and Changes in Net Position
## As of June 30, 2025

| | Quarterly Actual | YTD Actual | Current Budget | Unencumbered Balance | % Used 75.00% |
|---|---|---|---|---|---|
| **Beginning Net Position** | - | 10,822,207 | 10,822,207 | | |
| **Total Revenues** | 1,020,978 | 3,022,761 | 4,067,577 | 1,044,816 | 74.31% |
| Personnel expenses | 156,983 | 535,478 | 934,624 | 399,146 | 57.29% |
| Benefits | 43,497 | 145,347 | 272,777 | 127,430 | 53.28% |
| Materials/supplies expenses | 23,303 | 52,500 | 82,800 | 30,300 | 63.41% |
| Contracted services | 110,192 | 351,833 | 565,255 | 213,422 | 62.24% |
| Other expenses | 188,755 | 491,766 | 551,300 | 59,534 | 89.20% |
| **Total Expenses** | 522,731 | 1,576,924 | 2,406,756 | 829,832 | 65.52% |
| Operating income / (loss) | 498,248 | 1,445,837 | 1,660,821 | 214,984 | |
| Debt service expenses | - | 1,107,937 | 1,188,963 | 81,026 | 93.19% |
| Capital Outlay / Wetlands Grant | 48,300 | 83,001.13 | - | (83,001.13) | 0.00% |
| **Subtotals** | 449,948 | 254,898 | 471,858 | 216,960 | |
| Transfers in (out) | - | - | - | - | 0.00% |
| Depreciation | 128,599 | 385,797 | - | (385,797) | 0.00% |
| **Total Increase (Decrease) Net Position** | **321,349** | **(130,899)** | **471,858.00** | **602,757** | |
| **Ending Net Position** | | 10,691,308 | 11,294,065 | | |
| **Debt Service Requirements (P&I):** | | | | | |
| NADB 2005 405WSSR | - | 290,794 | 290,794 | 0 | |
| GO Series 2013 (Series 2004 & 2005 Refunding) | - | 55,148 | 55,148 | 0 | |
| CO Series 2019 | - | 20,602 | 23,920 | 3,318 | |
| CO Series 2020 Rev | - | 111,341 | 152,460 | 41,119 | |
| GO Series 2020 (Series 2011 & 2015 Refunding) | - | 629,455 | 661,641 | 32,186 | |
| Agent Fees | 186 | 598 | 5,000 | 4,402 | |
| **Total Debt Service** | 186 | 1,107,937 | 1,188,962 | 81,025 | |
| **Breakdown of Ending Net Position:** | | | | | |
| 120 Day Reserves | | 1,182,154 | 1,182,154 | | |
| R & R Reserve Fund | | 42,326 | 175,000 | | |
| O & M Reserve Fund | | 48,889 | 157,000 | | |
| Debt Service Reserve Fund | | 60,382 | 546,000 | | |
| Reserve-Capital Improvements | | - | 26,000 | | |
| Reserve-Retained Earnings | | 485,216 | 485,216 | | |
| Reserve-Bond Payments | | 1,107,937 | 1,188,962 | | |
| Working Capital | | 52,759 | 2,600,000 | | |
| Unreserved (LTAssets less LTLiab) | | 7,711,645 | 4,933,732 | | |
| **Ending Net Position** | | 10,691,308 | 11,294,065 | | |

# City of San Benito
# Solid Waste Collection Fund
# Statement of Net Position
# As of June 30, 2025

| | June 30, 2025 | June 30, 2024 |
|---|---|---|
| **CURRENT ASSETS** | | |
| Cash and cash equivalents | 1,271,669 | 1,116,909 |
| Investments | 2,264,295 | 2,160,582 |
| Receivables (less allowance for uncollectible accounts | 31,621 | 37,827 |
| Due from other funds | 200,000 | 200,000 |
| Total current assets | 3,767,585 | 3,515,318 |
| **FIXED ASSETS-NET** | | |
| Land, plant and equipment (net) | (0) | (0) |
| Total assets | 3,767,585 | 3,515,318 |
| **CURRENT LIABILITIES** | | |
| Accounts payable | 481,789 | 307,846 |
| Due to other funds | 4,162 | 7,200 |
| Accrued liabilities | 21,514 | 21,383 |
| **Total current liabilities** | 507,464 | 336,429 |
| **NET POSITION** | | |
| Net investment in capital assets | - | - |
| Restricted (reserved) | - | - |
| Unrestricted (unreserved) | 3,260,121 | 3,178,889 |
| | 3,260,121 | 3,178,889 |
| **Total liabilities and net position** | 3,767,585 | 3,515,318 |

# City of San Benito
## Solid Waste Collection
## Revenues, Expenses and Changes in Net Position
## As of June 30, 2025

| | Current Budget | Quarterly Actual | YTD Actual | Unencumbered Balance | % Used 75.00% |
|---|---|---|---|---|---|
| **Beginning Net Position** | 3,244,641 | | 3,244,641 | | |
| **Total Revenues** | 4,220,647 | $ 1,025,406 | 3,070,250 | 1,150,397 | 72.74% |
| Personnel Services | 68,024 | 11,132 | 31,680 | 36,344 | 46.57% |
| Benefits | 19,142 | 3,250 | 9,015 | 10,127 | 47.10% |
| Materials/Supplies | 17,700 | 4,246 | 13,039 | 4,514 | 73.67% |
| Contracted Services | 3,951,465 | 991,290 | 2,971,014 | 980,451 | 75.19% |
| Other Expenses | 95,200 | 9 | 2,270 | 92,930 | 2.38% |
| **Total Expenses** | 4,151,531 | 1,009,927 | 3,027,019 | 1,124,365 | 72.91% |
| Operating income / (loss) | 69,116 | **15,480** | **43,231** | 26,032 | |
| Transfer out | - | - | - | - | |
| **Subtotal Inc(Dec) Net Position** | 69,116 | $ 15,480 | 43,231 | | |
| **Ending Net Position** | $ 3,313,757 | | $ 3,287,872 | | |




# DEBT SERVICE FUND

# QUARTERLY FINANCIALS

# APRIL-JUNE 2025

**City of San Benito**
**Debt Service Fund**
**Balance Sheet**
**As of June 30, 2025**

| | June 30, 2025 | June 30, 2024 |
|---|---|---|
| **CURRENT ASSETS** | | |
| Cash and cash equivalents | $ 1,619,466 | $ 1,280,440 |
| Investments | | - |
| Receivables(less allowance for uncollectible accts) | 89,220 | 109,809 |
| Due from other funds | | - |
| **Total current assets** | $ 1,708,686 | $ 1,390,249 |
| **CURRENT LIABILITIES** | | |
| Accounts payable | $ - | $ - |
| Deferred Tax Revenue | 69,923 | 100,607 |
| Due to other funds | - | - |
| **Total current liabilities** | 69,923 | 100,607 |
| **FUND BALANCE** | | |
| Fund balance, beginning | 1,299,916 | 782,782 |
| Net change in fund balance | 338,847 | 506,861 |
| Fund balance, ending | 1,638,764 | 1,289,642 |
| **Total liabilities and fund balance** | $ 1,708,686 | $ 1,390,249 |

## Debt Service Fund
## Revenues, Expenditures and Changes in Fund Balance
## As of June 30, 2025

| | Current Budget | Quarterly Actual | YTD Actual | Unencumbered Balance | % Used 75.00% |
|---|---|---|---|---|---|
| Beginning Fund Balance | | | $ 1,690,425 | | |
| **Total Revenues** | $ 766,647 | $ 44,266 | 592,990 | $ 173,657 | 77.35% |
| Other Financing Uses: | | | | | |
| Debt Service | 435,352 | - | 254,142 | 181,210 | |
| **Total Expenses** | 435,352 | - | 254,142 | 181,210 | 58.38% |
| Net change in fund balance | $ 331,295 | $ 44,266 | $ 338,847 | $ (7,552) | 102.28% |
| Estimated Ending Fund Balance | | | $ 2,029,272 | | |




# EDC

# QUARTERLY FINANCIALS

# APRIL-JUNE 2025

**City of San Benito**
**Economic Development Corporation**
**Balance Sheet**
**As of June 30, 2025**

| **ASSETS** | **June 30, 2025** | **June 30, 2024** |
|---|---|---|
| Cash and cash equivalents: | | |
| EDC Cash in Bank | $ 5,728,110 | $ 5,913,711 |
| Sales Tax Receivable | 305,604 | 271,009 |
| Accounts Receivable - Employees | 1,586 | 333 |
| Accounts Receivable - Emergency Loan | - | 6,945 |
| Accounts Receivable | - | 1,253 |
| Due From Other Funds | - | - |
| **TOTAL ASSETS** | $ 6,035,300 | $ 6,193,250 |
| **LIABILITIES** | | |
| Accounts Payable | $ 52,405 | $ 16,227 |
| Accrued and other liabilities | - | - |
| Deferred Revenue | 72,400 | - |
| Due to other funds | 43,114 | 11,240 |
| **TOTAL LIABILITIES** | 167,919 | 27,467 |
| **FUND BALANCE** | | |
| Restricted for: | | |
| USDA Local Match | - | - |
| Assigned for: | | |
| Comp Plan Land Use Study | - | - |
| Tax Increment Reinv Zone | - | - |
| Woodmont | - | - |
| JOYT | - | - |
| 3-Month Operating Expenses | 390,125 | 126,192 |
| Unassigned Fund Balance | 6,064,985 | 5,207,560 |
| Current Period Surplus/(Deficit) | (587,729) | 832,032 |
| **TOTAL FUND BALANCE** | 5,867,381 | 6,165,783 |
| **TOTAL LIABILITIES and FUND BALANCE** | $ 6,035,300 | $ 6,193,250 |

**City of San Benito**
**Economic Development Corporation**
**Revenue & Expenditure Summary**
**As of June 30, 2025**

| | Current Budget | Quarterly Actual | YTD Actual | YTD Encumbered | Unencumbered Balance | % Used 75.00% |
|---|---|---|---|---|---|---|
| BEGINNING FUND BALANCE | $ 6,455,110 | | $ 6,455,110 | | | |
| **REVENUE SUMMARY** | | | | | | |
| Non-property taxes | 1,794,000 | 457,499 | 1,394,071 | - | 399,929 | 77.71% |
| Interest | 75,000 | 58,606 | 201,077 | - | (126,077) | 268.10% |
| Miscellaneous income | - | - | 50 | - | (50) | 0.00% |
| **Total Revenues** | 1,869,000 | 516,105 | 1,595,198 | - | 273,802 | 85.35% |
| **EXPENDITURE SUMMARY** | | | | | | |
| Administration | 2,456,258 | 956,089 | 2,182,646 | - | 273,612 | 88.86% |
| EDC board | 34,000 | 281 | 281 | - | 33,719 | 0.83% |
| **Total Expenditures** | 2,490,258 | 956,370 | 2,182,927 | - | 307,331 | 87.66% |
| **Revenues Over (Under) Expenditures** | $ (621,258) | $ (440,265) | $ (587,729) | $0 | ($33,529) | |
| ENDING FUND BALANCE | $ 5,833,852 | | $ 5,867,381 | | | |




# COMMUNITY DEVELOPMENT

# QUARTERLY FINANCIALS

# APRIL-JUNE 2025

**City of San Benito**
**Community Development Block Grant**
**Balance Sheet**
**As of June 30, 2025**

| | June 30, 2025 | June 30, 2024 |
|---|---|---|
| **CURRENT ASSETS** | | |
| Cash and cash equivalents | $ 404,245 | $ 268 |
| Receivables(less allowance for uncollectible accts) | (282,835) | 329,687 |
| Reserve for CDBG use | 3,876 | 3,876 |
| Due from General Fund | | - |
| Due from Payroll | (32) | (32) |
| **Total current assets** | 125,255 | 333,800 |
| **CURRENT LIABILITIES** | | |
| Accounts payable | $ 74,526 | $ 45,025 |
| Due to other funds | 56,227 | 288,143 |
| **Total current liabilities** | 130,753 | 333,167 |
| **FUND BALANCE** | | |
| Fund balance, beginning | 633 | 633 |
| Net change in fund balance | (6,131) | - |
| Fund balance, ending | (5,498) | 633 |
| **Total liabilities and fund balance** | $ 125,255 | $ 333,800 |




# SPECIAL INVESTIGATION

# QUARTERLY FINANCIALS

# APRIL-JUNE 2025

**City of San Benito**
**Special Investigation**
**Balance Sheet**
**As of June 30, 2025**

| | June 30, 2025 | June 30, 2024 |
|---|---|---|
| **CURRENT ASSETS** | | |
| Cash and cash equivalents | $ 598,879 | $ 299,698 |
| Investments | | - |
| Receivables(less allowance for uncollectible accts) | | - |
| Due from General Fund | | - |
| **Total current assets** | $ 598,879 | $ 299,698 |
| **CURRENT LIABILITIES** | | |
| Accounts payable | $ 9,915 | $ 1,448 |
| Due to other funds | 890 | - |
| Accrued liabilities | - | - |
| **Total current liabilities** | 10,805 | 1,448 |
| **FUND BALANCE** | | |
| Fund balance, beginning | 272,994 | 258,351 |
| Net change in fund balance | 315,080 | 39,899 |
| Fund balance, ending | 588,074 | 298,251 |
| **Total liabilities and fund balance** | $ 598,879 | $ 299,698 |

**City of San Benito**
**Special Investigation**
**Revenues, Expenditures and Changes in Fund Balance**
**As of June 30, 2025**

| | Current Budget | Quarterly Actual | YTD Actual | YTD Encumbered | Unencumbered Balance | %Used 75.00% |
|---|---|---|---|---|---|---|
| | | | $ 272,994 | | | |
| **Revenues** | | | | | | |
| Interest revenue | $ - | $ 3,833 | 10,306 | $ - | $ (10,306) | 0.00% |
| Forfeitures/seizures | - | $ 406,452 | 421,646 | - | (421,646) | 0.00% |
| Other financing sources | - | - | - | - | - | 0.00% |
| **Total Revenues** | - | 410,285 | 431,951 | - | (431,951) | 0.00% |
| **Expenditures** | | | | | | |
| Police | - | 10,712 | 116,871 | 1,486 | (118,357) | 0.00% |
| **Total Expenditures** | - | 10,712 | 116,871 | 1,486 | (118,357) | 0.00% |
| Net change in fund balance | $ - | $ 399,573 | $ 315,080 | $ (1,486) | $ (313,594) | |
| **Ending Fund Balance** | | | $ 588,074 | | | |




# HOTEL/MOTEL

# QUARTERLY FINANCIALS

# APRIL-JUNE 2025

**City of San Benito**
**Hotel/Motel**
**Balance Sheet**
**As of June 30, 2025**

| | June 30, 2025 | June 30, 2024 |
|---|---|---|
| **CURRENT ASSETS** | | |
| Cash and cash equivalents | $ 728,094 | $ 769,134 |
| Account Receivables | 276 | 276 |
| Due from other funds | 3,195 | 3,195 |
| **Total current assets** | $ 731,565 | $ 772,605 |
| **CURRENT LIABILITIES** | | |
| Accounts payable | $ 352 | $ 1,049 |
| Due to General Fund | 393 | 11 |
| Due to other funds | 29,000 | 5,592 |
| **Total current liabilities** | 29,745 | 6,651 |
| **FUND BALANCE** | | |
| Fund balance, beginning | 786,223 | 726,657 |
| Net change in fund balance | (84,403) | 39,297 |
| Fund balance, ending | 701,820 | 765,954 |
| **Total liabilities and fund balance** | $ 731,565 | $ 772,605 |

**City of San Benito**
**Hotel/Motel**
**Revenues, Expenditures and Changes in Fund Balance**
**As of June 30, 2025**

| | Current Budget | Quarterly Actual | YTD Actual | YTD Encumbered | Unencumbered Balance | %Used 75.00% |
|---|---|---|---|---|---|---|
| **Beginning Fund Balance** | | | $ 775,621 | | | |
| **Revenues** | | | | | | |
| Non-property taxes | $ 106,013 | $ 11,023 | 27,543 | $ - | $ 78,470 | 25.98% |
| Interest revenue | 14,000 | 7,523 | 25,716 | - | (11,716) | 183.69% |
| **Total Revenues** | 120,013 | 18,546 | 53,259 | - | 66,754 | 44.38% |
| **Expenditures** | | | | | | |
| Cultural Arts | - | - | - | 2 | (2) | - |
| Visitor Center | 96,343 | 75,985 | 137,662 | - | (41,319) | 142.89% |
| **Total Expenditures** | 96,343 | 75,985 | 137,662 | 2 | (41,321) | 142.89% |
| Net change in fund balance | $ 23,670 | $ (57,439) | $ (84,403) | $ (2) | $ 108,075 | |
| **Ending Fund Balance** | | | $ 691,219 | | | |

# City of San Benito

## SALES TAX COMPARATIVE ANALYSIS

| | Year 2023-2024 | | | | | Year 2024-2025 | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | State Comptroller | EDC(25%) | Mth % Inc/Dec | CITY (75%) | Mth % Inc/Dec | State Comptroller | EDC(25%) | Mth % Inc/Dec | CITY (75%) | Mth % Inc/Dec |
| Oct 2024 | 580,410.48 | 145,102.62 | - | 435,307.86 | - | 601,498.40 | 150,374.60 | - | 451,123.80 | - |
| Nov 2024 | 580,902.92 | 145,225.73 | **0.08%** | 435,677.19 | **0.08%** | 579,576.37 | 144,894.09 | **-3.64%** | 434,682.28 | **-3.64%** |
| Dec 2024 | 698,668.11 | 174,667.03 | **20.27%** | 524,001.08 | **20.27%** | 732,476.40 | 183,119.10 | **26.38%** | 549,357.30 | **26.38%** |
| Jan 2025 | 593,112.07 | 148,278.02 | **-15.11%** | 444,834.05 | **-15.11%** | 576,023.31 | 144,005.83 | **-21.36%** | 432,017.48 | **-21.36%** |
| Feb 2025 | 587,008.17 | 146,752.04 | **-1.03%** | 440,256.13 | **-1.03%** | 545,266.76 | 136,316.69 | **-5.34%** | 408,950.07 | **-5.34%** |
| Mar 2025 | 676,451.81 | 169,112.95 | **15.24%** | 507,338.86 | **15.24%** | 711,248.33 | 177,812.08 | **30.44%** | 533,436.25 | **30.44%** |
| Apr 2025 | 598,594.44 | 149,648.61 | **-11.51%** | 448,945.83 | **-11.51%** | 607,780.40 | 151,945.10 | **-14.55%** | 455,835.30 | **-14.55%** |
| May 2025 | 594,036.00 | 148,509.00 | **-0.76%** | 445,527.00 | **-0.76%** | 622,414.09 | 155,603.52 | **2.41%** | 466,810.57 | **2.41%** |
| Jun 2025 | 633,250.89 | 158,312.72 | **6.60%** | 474,938.17 | **6.60%** | 600,000.00 | 150,000.00 | **-3.60%** | 450,000.00 | **-3.60%** |
| Jul 2025 | 587,230.86 | 146,807.72 | **-7.27%** | 440,423.14 | **-7.27%** | | - | **-100.00%** | - | **-100.00%** |
| Aug 2025 | 582,561.52 | 145,640.38 | **-0.80%** | 436,921.14 | **-0.80%** | | - | **-100.00%** | - | **-100.00%** |
| Sep 2025 | 641,519.56 | 160,379.89 | **10.12%** | 481,139.67 | **10.12%** | | - | **-100.00%** | - | **-100.00%** |
| EOY Adj | - | - | | - | | | | | | |
| **Total** | 7,353,746.83 | 1,838,436.71 | **1.44%** | 5,515,310.12 | **1.44%** | 5,576,284.06 | 1,088,467.49 | **1.99%** | 3,265,402.48 | **1.99%** |

**Last Year Sales Tax Comparison**

| | 2023-2024 | 2024-2025 | Yr % Inc/Dec |
|---|---|---|---|
| Oct | 580,410.48 | 601,498.40 | **3.63%** |
| Nov | 580,902.92 | 579,576.37 | **-0.23%** |
| Dec | 698,668.11 | 732,476.40 | **4.84%** |
| Jan | 593,112.07 | 576,023.31 | **-2.88%** |
| Feb | 587,008.17 | 545,266.76 | **-7.11%** |
| Mar | 676,451.81 | 711,248.33 | **5.14%** |
| Apr | 598,594.44 | 607,780.40 | **1.53%** |
| May | 594,036.00 | 622,414.09 | **4.78%** |
| June | 633,250.89 | 600,000.00 | **-5.25%** |
| July | 587,230.86 | - | **-100.00%** |
| August | 582,561.52 | - | **-100.00%** |
| September | 641,519.56 | - | **-100.00%** |
| EOY Adj | | - | |
| | 7,353,746.83 | 5,576,284.06 | **0.90%** |

| | |
|---|---|
| COSB BUDGET | 5,450,439.00 |
| % OF BUDGET | 76.73% |

Note: Revenue generated 2 months prior receipt. Ex: Generated in Oct will be received Dec

# Allocation Historical Summary

Results

**City of San Benito**
**Authority Code: 2031021**

Select a year

| **2025** | |
|---|---|
| January | 579,576.37 |
| February | 732,476.40 |
| March | 576,023.31 |
| April | 545,266.76 |
| May | 711,248.33 |
| June | 607,780.40 |
| July | 622,414.09 |
| August | . |
| September | . |
| October | . |
| November | . |
| December | . |
| | |
| **TOTAL** | 4,374,785.66 |

**CITY OF SAN BENITO**

**REVENUE AND EXPENDITURES ANALYSIS REPORT**

| MONTH | FY 2024-2025 | FY 2023-2024 | FY 2022-2023 | FY 2021-2022 | FY 2020-2021 |
|---|---|---|---|---|---|
| **Revenues** | | | | | |
| October | 3,646,124 | 3,608,464 | 2,775,194 | 2,566,870 | 2,309,552 |
| November | 2,465,010 | 1,609,248 | 2,302,918 | 2,520,563 | 2,274,736 |
| December | 1,382,998 | 1,749,684 | 1,126,492 | 1,081,106 | 981,013 |
| January | 1,772,923 | 1,157,752 | 1,222,526 | 1,137,194 | 1,135,680 |
| February | 1,226,186 | 1,184,393 | 1,038,440 | 1,058,173 | 1,083,696 |
| March | 1,061,689 | 1,101,506 | 1,220,850 | 1,060,531 | 950,396 |
| April | 965,113 | 898,094 | 821,458 | 964,411 | 901,709 |
| May | 775,506 | 740,527 | 953,858 | 767,741 | 1,045,789 |
| June | 1,209,047 | 928,819 | 925,784 | 881,995 | 742,224 |
| July | | 887,052 | 939,110 | 887,129 | 548,906 |
| August | | 1,971,023 | 1,080,211 | 924,682 | 666,256 |
| September | | 902,857 | 1,189,184 | 3,596,144 | 721,158 |
| **Total Revenues** | 14,504,595 | 16,739,416 | 15,596,024 | 17,446,539 | 13,361,115 |
| **Expenditures** | | | | | |
| October | 1,256,266 | 1,116,056 | 1,088,315 | 885,070 | 926,222 |
| November | 1,270,398 | 1,064,863 | 1,052,302 | 1,091,740 | 994,855 |
| December | 1,198,153 | 1,341,942 | 1,148,788 | 1,003,222 | 860,778 |
| January | 2,383,248 | 1,390,907 | 1,386,299 | 1,126,939 | 1,034,183 |
| February | 1,457,181 | 1,257,940 | 1,113,411 | 992,507 | 800,830 |
| March | 1,331,785 | 1,664,338 | 1,506,803 | 868,301 | 1,007,690 |
| April | 1,591,299 | 1,161,996 | 951,129 | 1,344,720 | 1,198,183 |
| May | 1,325,860 | 1,325,807 | 1,361,709 | 1,213,076 | 942,066 |
| June | 1,350,499 | 1,155,539 | 996,162 | 1,169,640 | 931,696 |
| July | | 1,342,132 | 1,303,128 | 1,143,394 | 917,814 |
| August | | 1,905,949 | 1,197,537 | 1,011,571 | 935,802 |
| September | | 1,328,590 | 1,574,963 | 3,818,420 | 1,713,757 |
| **Total Expenditures** | 13,164,689 | 16,056,060 | 14,680,547 | 15,668,598 | 12,263,876 |
| **Revenues Over(Under) Expenditu** | $ 1,339,906 | $ 683,357 | $ 915,477 | $ 1,777,941 | $ 1,097,239 |

# CITY OF SAN BENITO

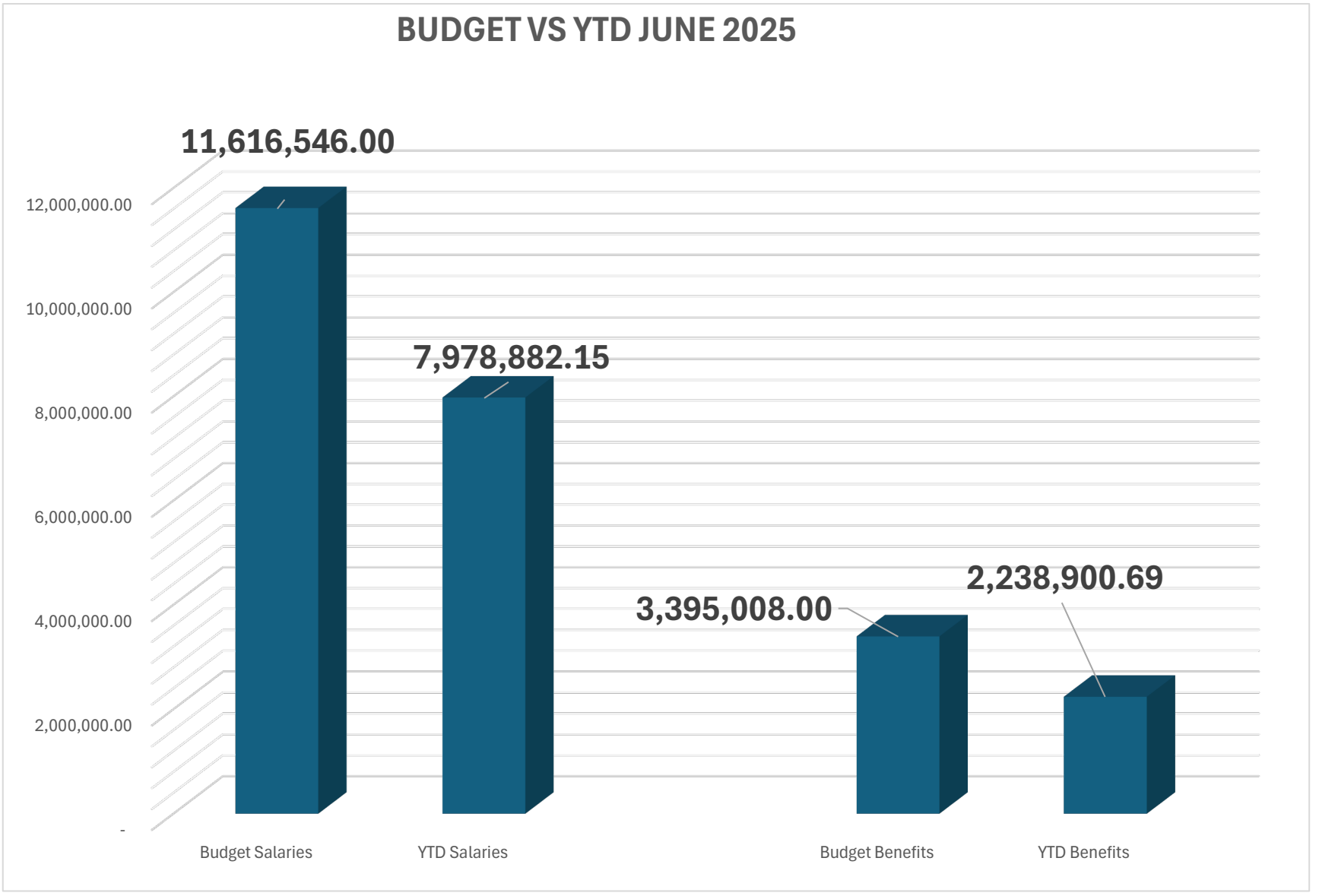
## Salaries & Benefits vs Budget

## 6/30/2025

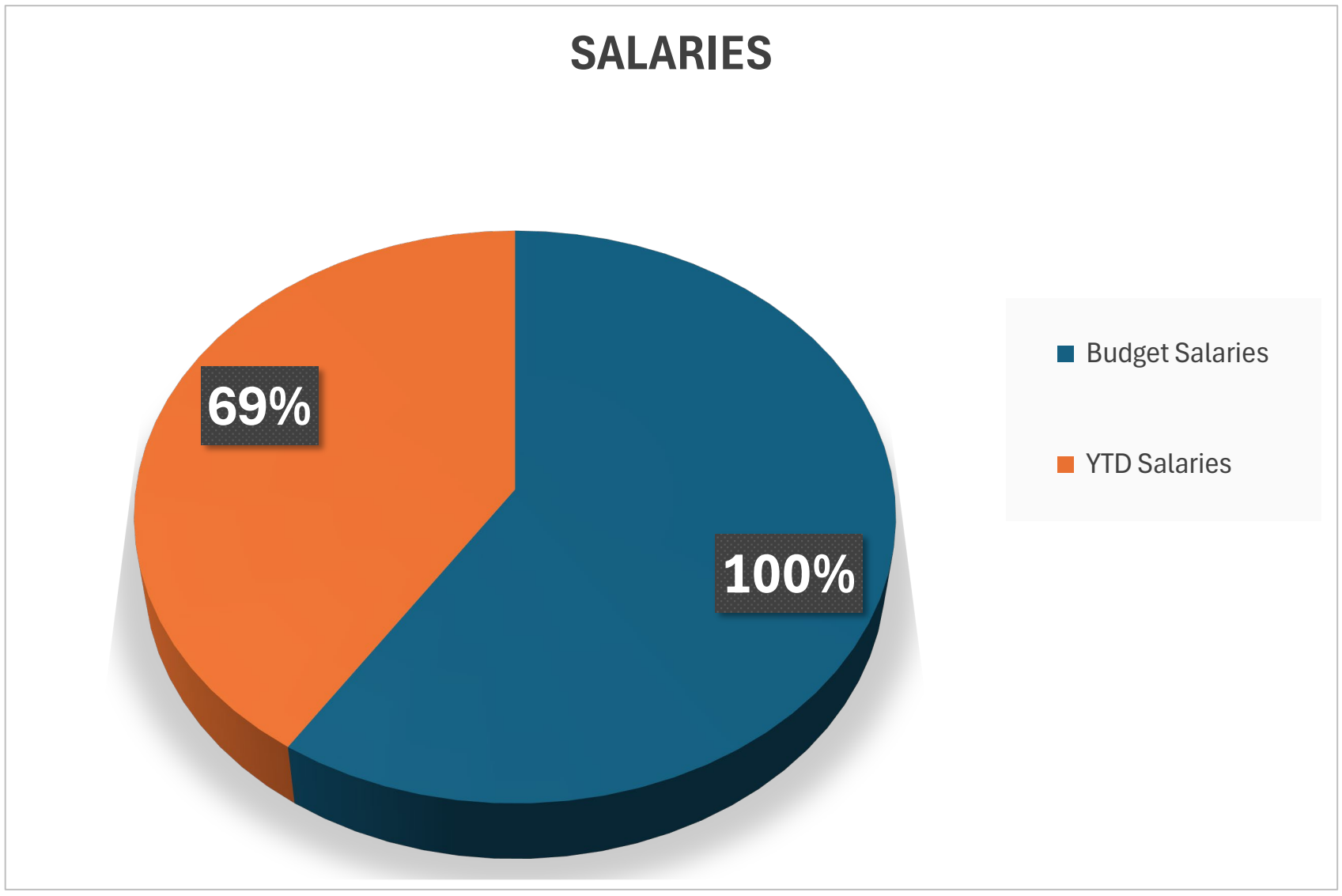
| | | SALARIES | | BENEFITS | |
|---|---|---|---|---|---|
| **Fund** | **Department** | **Budget Salaries** | **YTD Salaries** | **Budget Benefits** | **YTD Benefits** |
| 01 | CITY MANAGEMENT | 509,404.00 | 413,345 | 101,738.00 | 74,397 |
| 01 | PUBLIC RELATIONS | 57,062.00 | 35,688 | 13,012.00 | 8,299 |
| 01 | HUMAN RESOURSES | 133,038.00 | 84,614 | 34,158.00 | 21,308 |
| 01 | FINANCE | 437,332.00 | 277,729 | 109,125.00 | 64,724 |
| 01 | PLANNING & DEVELOPMENT | 200,429.00 | 133,781 | 48,491.00 | 32,033 |
| 01 | MUNICIPAL COURT | 124,414.00 | 98,382 | 32,287.00 | 25,775 |
| 01 | POLICE | 3,634,591.00 | 2,434,634 | 947,116.00 | 621,778 |
| 01 | FIRE | 2,002,523.00 | 1,532,142 | 671,374.00 | 486,196 |
| 01 | CODE ENFORCEMENT | 319,875.00 | 252,732 | 99,175.00 | 67,506 |
| 01 | STORMWATER DIVISION | 29,128.00 | 17,940 | 9,684.00 | 6,056 |
| 01 | GENERAL MAINTENANCE | 297,676.00 | 209,346 | 104,469.00 | 74,237 |
| 01 | STREETS MAINTENANCE | 614,324.00 | 412,656 | 221,928.00 | 145,306 |
| 01 | PUBLIC GROUNDS | 432,107.00 | 362,357 | 148,311.00 | 124,526 |
| 01 | PARKS AND RECREATION | 180,427.00 | 112,010 | 42,300.00 | 26,670 |
| 01 | PUBLIC LIBRARY | 289,481.00 | 173,887 | 77,662.00 | 47,555 |
| 01 | CULTURAL ARTS | 72,300.00 | 51,553 | 20,411.00 | 12,287 |
| 02 | CDBG | 43,700.00 | 5,000 | 9,834.00 | 1,170 |
| 04 | ADMINISTRATION | 292,389.00 | 117,825 | 80,251.00 | 29,494 |
| 04 | WATER PLANT #1 | 209,808.00 | 121,726 | 75,879.00 | 39,381 |
| 04 | WATER PLANT DISTRIBUTION83866.8 | 288,602.00 | 223,263 | 99,679.00 | 63,444 |
| 04 | METER READERS OPERATION | 103,644.00 | 74,566 | 40,514.00 | 28,556 |
| 04 | WATER PLANT # 2 | 236,440.00 | 183,615 | 79,604.00 | 61,660 |
| 05 | WASTEWATER ADMINISTRATION | 104,520.00 | 43,664 | 36,117.00 | 12,732 |
| 05 | WASTEWATER OPERATIONS | 376,175.00 | 244,577 | 105,792.00 | 63,624 |
| 05 | WASTERWATER SEWER | 453,929.00 | 247,237 | 130,868.00 | 68,991 |
| 06 | SOLID WASTE COLLECTION | 68,024.00 | 31,680 | 19,142.00 | 9,015 |
| 21 | HOTEL/MOTEL | 64,330.00 | 50,011 | 25,713.00 | 13,756 |
| 80 | UTHSCH | 40,874.00 | 32,922 | 10,374.00 | 8,426 |

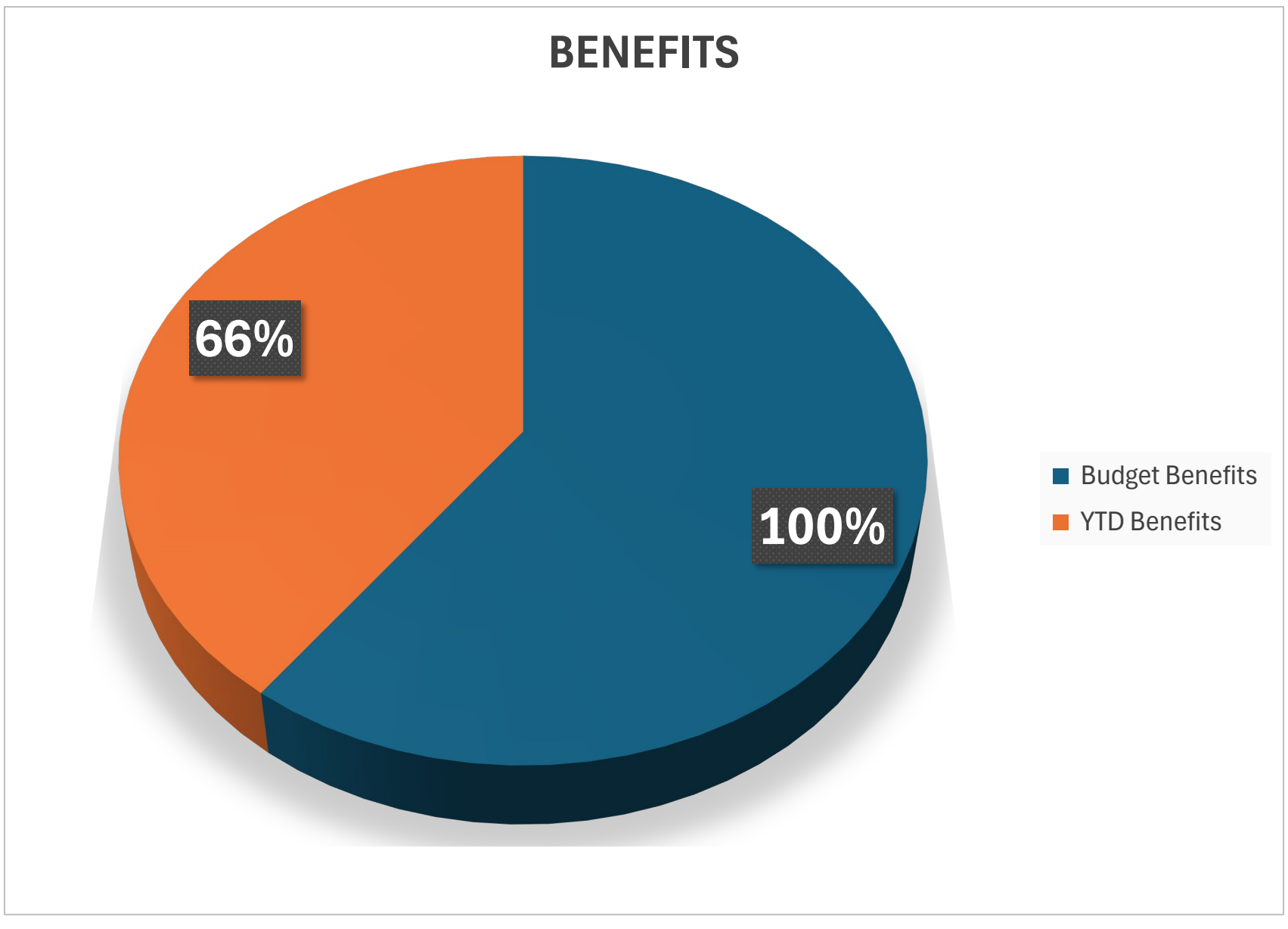
| | | Budget Salaries | YTD Salaries | Budget Benefits | YTD Benefits |
|---|---|---|---|---|---|
| | Totals | 11,616,546.00 | 7,978,882.15 | 3,395,008.00 | 2,238,900.69 |

| | Budget Salaries | YTD Salaries | | Budget Benefits | YTD Benefits |
|---|---|---|---|---|---|
| **SALARIES** | 100% | 69% | **BENEFITS** | 100% | 66% |


BUDGET VS YTD JUNE 2025
11,616,546.00
7,978,882.15
3,395,008.00
2,238,900.69
12,000,000.00
10,000,000.00
8,000,000.00
6,000,000.00
4,000,000.00
2,000,000.00
-
Budget Salaries
YTD Salaries
Budget Benefits
YTD Benefits

**Jun-25** **75.00%**


SALARIES
69%
100%
Budget Salaries
YTD Salaries


BENEFITS
66%
100%
Budget Benefits
YTD Benefits

August 5, 2025

# EXECUTIVE SUMMARY

REQUEST:
Presentation of the City of San Benito Key Performance Indicators (KPIs) for the Third Quarter of Fiscal Year 2024-2025.

RECOMMENDATION:
Mayor Pro Tem Galvan requested this item.

RATIONALE:
Providing Key Performance Indicators (KPIs) to the Commission ensures transparency and accountability by offering measurable evidence of progress and impact. This enables informed decision-making, effective resource allocation, and alignment with the Commission's strategic goals.

BUDGET IMPACT:
N/A

RESOURCE PERSONNEL:
Fred Sandoval, City Manager

EXHIBITS:
KPI Q3 Presentation
Code KPI Q3
Municipal Court KPI Q3
Building & Planning KPI Q3
Planning KPI Q3
PW KPI Q3
Stormwater KPI Q3
Library KPI Q3
HR KPI Q3
FD KPI Q3
PR KPI Report Q3
Water Treatment Plant KPI Q3
Parks & Recreation KPI Q3
Parks & Rec Pictures
Cultural Arts KPI Q3
PD KPI Q3

PREPARED BY: Fred Sandoval
City Manager

07/30/2025
Date

*Fred R. Sandoval*
Fred Sandoval
City Manager

# City of San Benito

**Q3 KPI Report**

Fiscal Year 2024-2025

Presented: August 5, 2025

Prepared By: City of San Benito Administration

# Code Compliance & Health Department

- Q3 Performance (April – June 2025)

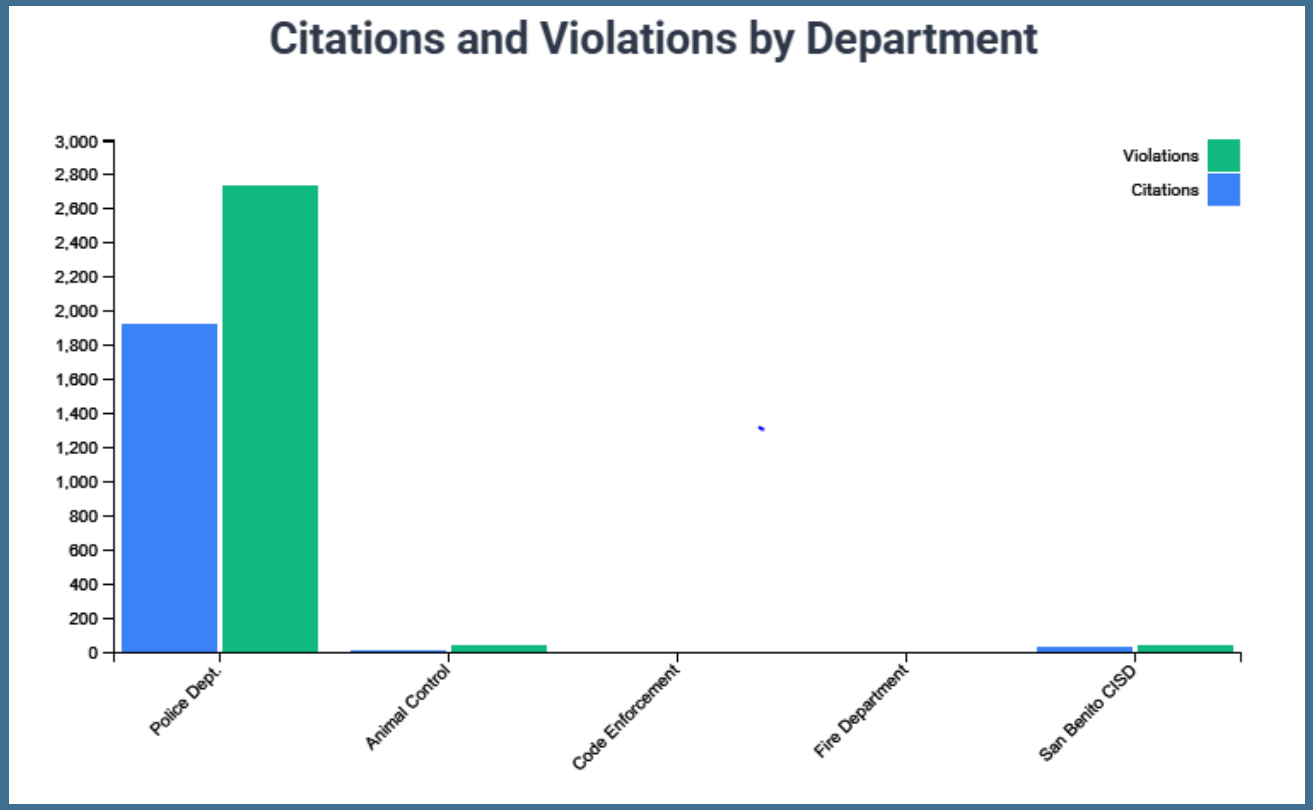
- Thank You Letters: 2
- No Permits/Stop Work Orders: 2
- Food Establishment Inspections: 36
- New Food Trucks/Mobile Vendors: 2
- Events/Market Days Food Inspections: 0
- Business/Health License Renewal Notices: 210



# Municipal Court Department

- Q3 Performance (April – June 2025)

- **Arraignments:**
  - Judge David Garza: 128 - Misdemeanor (A,B,C) and Felony
  - Judge Noe Alaniz: 145 - Misdemeanor (A,B,C) and Felony
- **Warrants Requested/Issued:** 66 Misdemeanor and Felony warrants
- **Traffic Court:**
  - Individuals Appeared: 414
  - Total Cases Heard: 761
- **Collections:** $206,438.40 (Includes all fees, State, and collections)



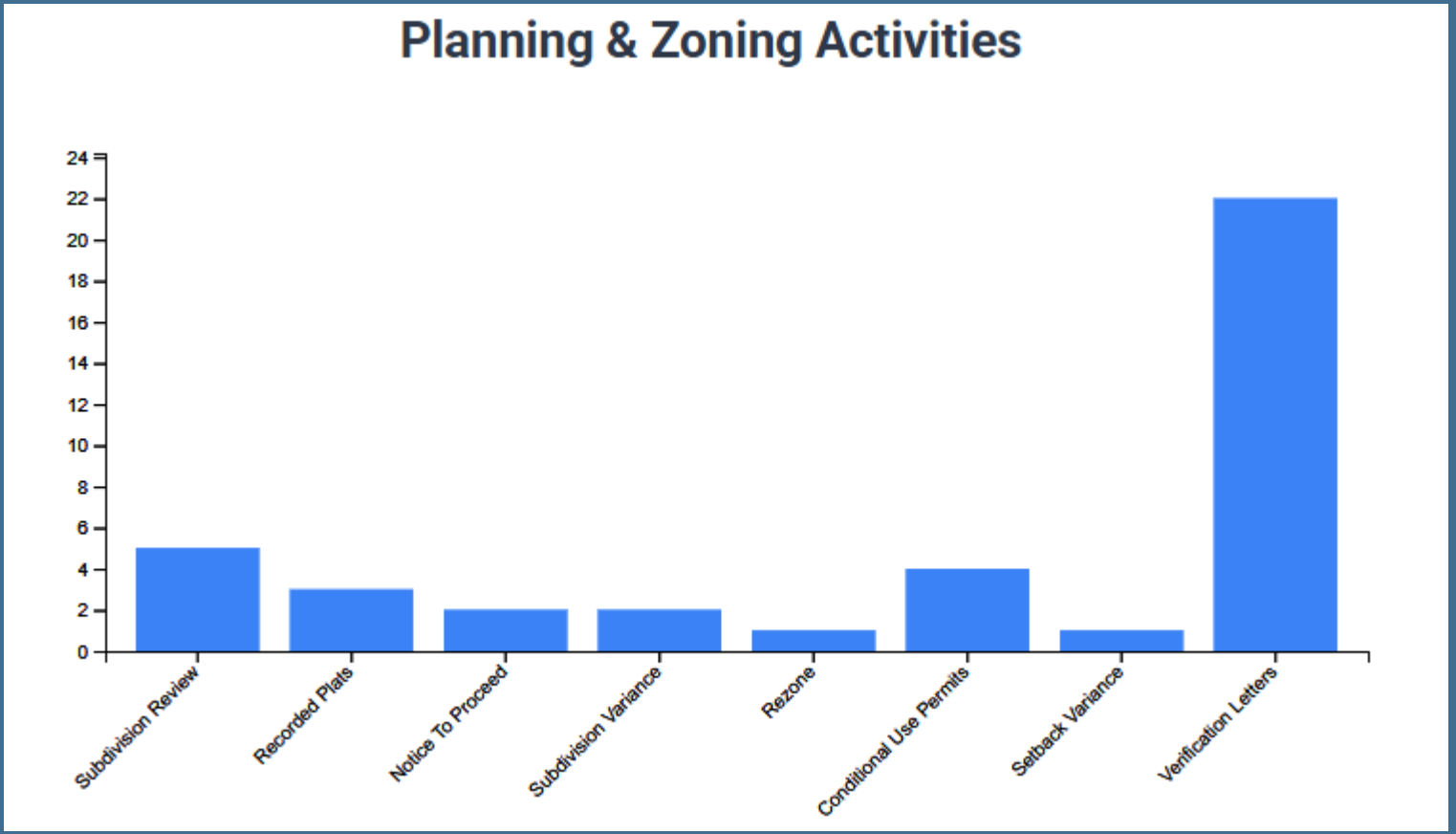
# Building Inspections Department

| PROJECT DESCRIPTION | PERMITS ISSUED | TOTAL VALUATION | FEES |
|---|---|---|---|
| RESIDENTIAL - NEW | 17 | $3,071,726.90 | $17,090.75 |
| RESIDENTIAL-RENOVATIONS | 23 | $5,779,004.78 | $17,704.75 |
| RESIDENTIAL-SOLAR PANELS | 5 | $136,059.10 | $1,264.00 |
| COMMERCIAL DEVELOPMENT - NEW | 2 | $5,517,496.00 | $13,502.75 |
| COMMERCIAL - RENOVATION | 2 | $5,515,496.00 | $13,502.75 |
| NEW BUSINESS / RENEWALS | 86 | N/A | $17,225.00 |
| ELECTRICAL | 148 | N/A | $12,435.00 |
| MECHANICAL | 38 | $5,000.00 | $4,624.00 |
| PLUMBING | 51 | N/A | $11,885.00 |
| RE-ROOF | 48 | $138,899.22 | $1,935.00 |
| SHED/CARPORT/DECK | 8 | $40,303.25 | $1,209.25 |
| DEMOLITION | 6 | N/A | $410.00 |
| FENCE | 17 | $49,180.53 | $1,670.00 |
| HOUSE MOVING | 2 | N/A | $600.00 |
| SWIMMING POOL | 0 | - | - |
| SIGN | 7 | $53,434.00 | $1,112.25 |
| VENDOR | 122 | N/A | $3,515.00 |
| **TOTAL** | **582** | **$20,306,599.78** | **$119,685.50** |

- Plan Reviews Processed: 134
- Inspections Conducted: 457
- Office/Field Consultations: 8

# Planning Department

- **Total Projects (Planning & Zoning):** 11
- **Total Balance (Planning & Zoning):** $350.00



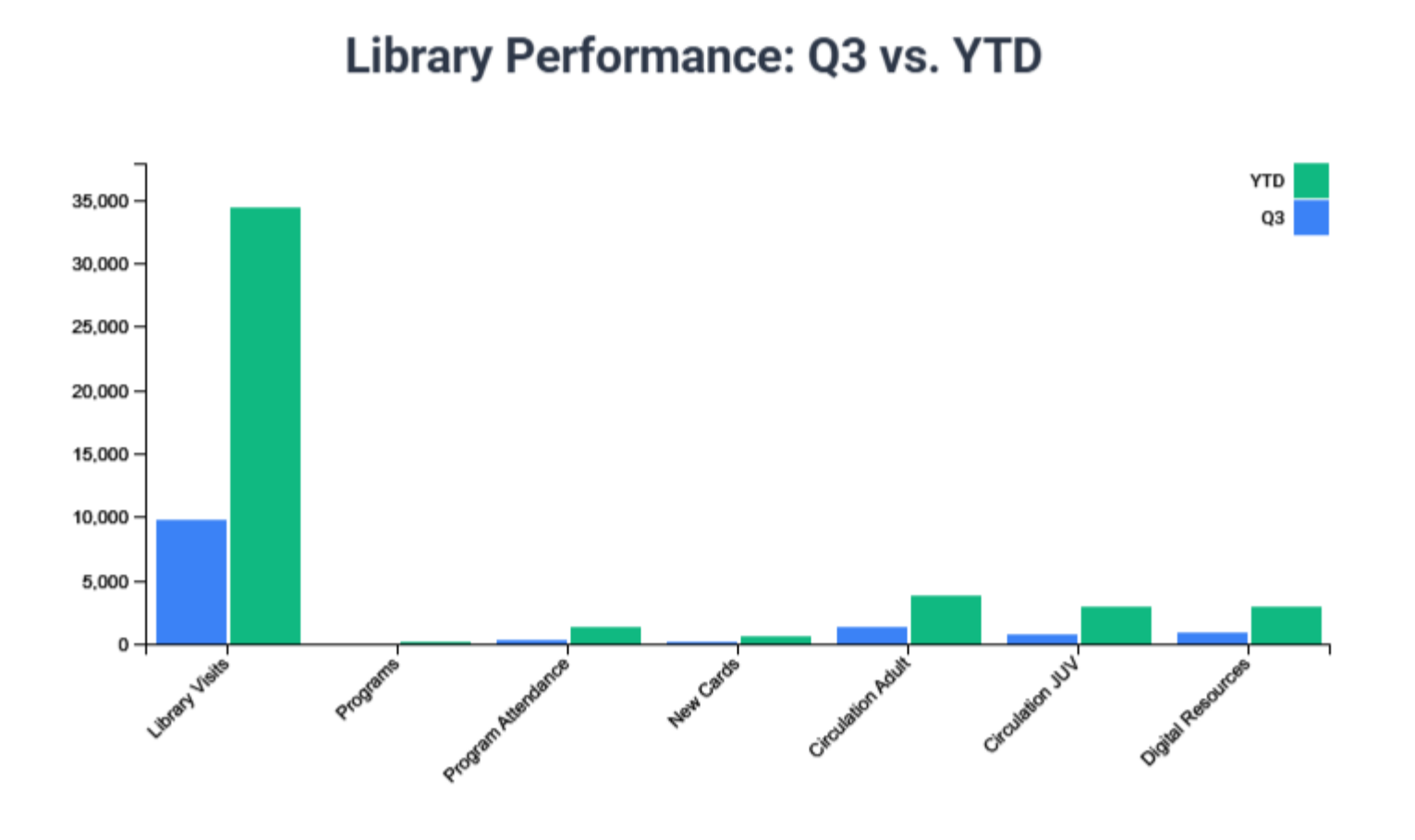
# Public Works Department

- **April:**
  - Milling layout Froeno Street.
  - Kennedy Park concrete pour parking spaces.
  - Concrete pour curb and gutter Fresno Street.
  - Concrete pour curb and gutter Freddy Fender Lane.
  - Hauled 300 tons of scrap tires to recycling center.
  - Trim branches covering stop signs.
  - Brush and debris pickup in general.
  - Pothole repairs in general and by work orders.
  - Reinstalled missing stop signs and by work orders.
- **May:**
  - Hot mix layout Fresno Street.
  - Concrete pour curb and gutter Fresno Street.
  - Sandbagged 5,100 bags.
  - Kennedy Park asphalt layout for parking spaces.
  - Hot mix layout Freddy Fender Lane.
  - Hot mix layout Resaca Drive.
  - Pothole repairs in general.
- **June:**
  - Removal of curb and gutter 6th and 7th Street.
  - Hot mix layout Railroad Avenue.
  - Hot mix layout Ceasar Gonzalez Parkway.
  - Curb and gutter cleaning in general.
  - Brush and debris pickup in general.
  - Pothole repairs in general and by work orders.
  - Hauled 300 tons scrap tires to recycle.

# Stormwater Department

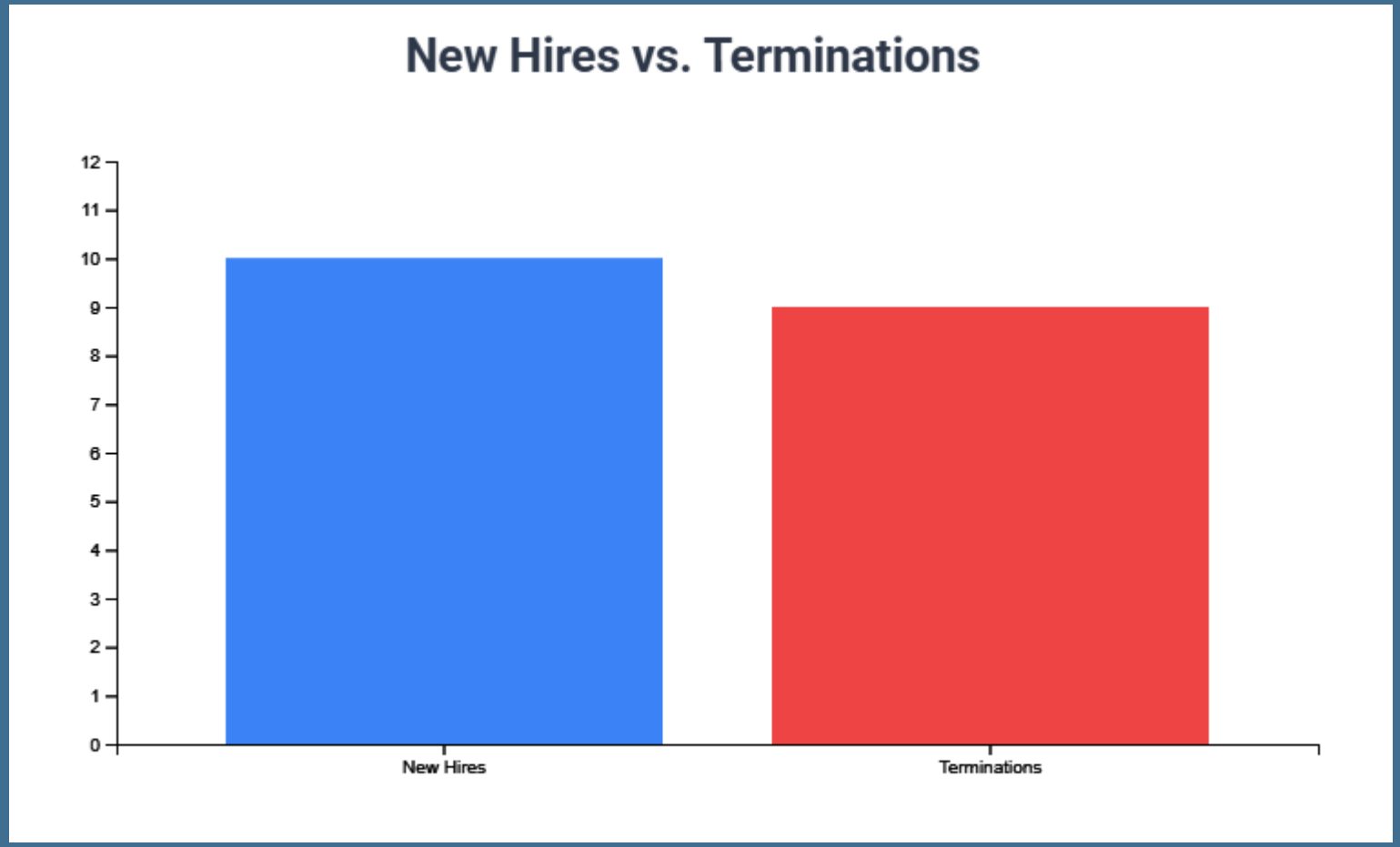
- **April 2025:** Work done on the WWTP parking lots and sidewalks.
- **May 2025:** Tightened down all digester diffusers, ensured no leaks.
- **June 2025:** Installed a new 1000-gallon standby diesel tank for the plant generator (will help during power outages due to storms, freezes, etc.).

# Library Department



# Human Resources Department

- **Events:**
  - 1st Mother's Day Event
  - 1st Father's Day Event
- **Employee Engagement:** 2
  - Ongoing trainings for City Staff



# San Benito Fire Department

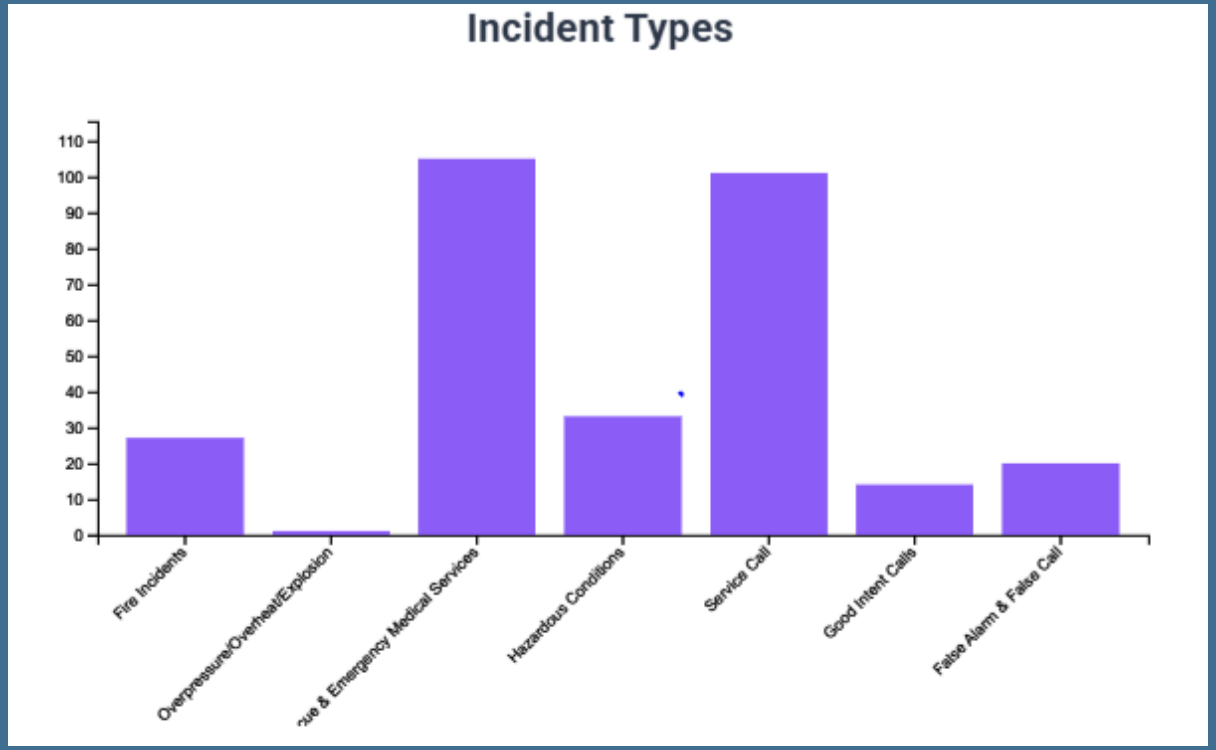
## Training Hours (April - June 2025)

- Fire Apparatus Driver/Op: 40 hours
- Daily Training: 20 hours
- Fire Academy Trainee: 240 hours
- Total Training Hours: 600 hours
- Total Personnel Trained: 240

**Average Response Time:** 5 mins 37 secs

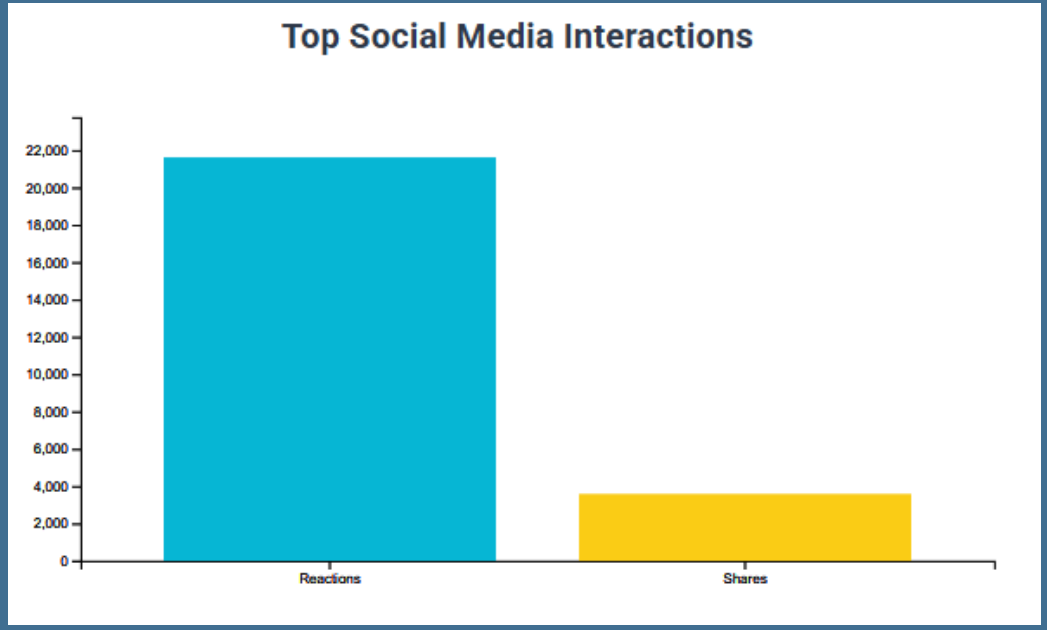
## Fire Marshal Activities (April - June 2025)

- Fire Inspections: 106
- Burn Permits: 1
- Certificate of Occupancy: 1
- Fire Alarm Test: 3
- Above Ground Hydrostatic Test: 2
- Kitchen Suppression System: 1
- Fire Permits: 18
- Commercial Plan Review: 25
- Kitchen Hood Trip Test: 0
- Residential Plan Review: 15
- Fire Prevention Revenue: $10,423.00

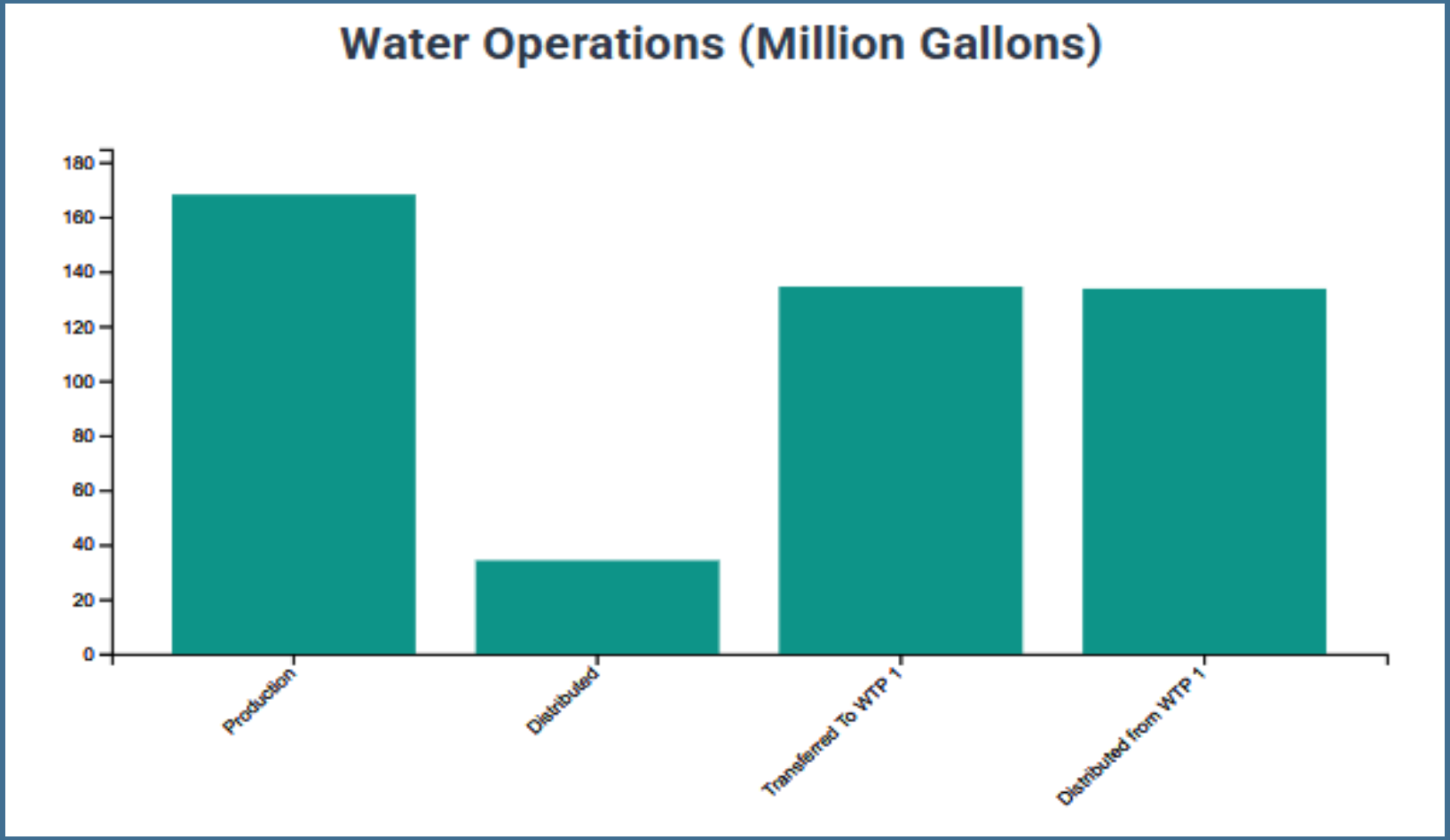


# Public Relations Department

- **Social Media Interactions (April - June 2025)**
- **Top Content Based on Interactions (Examples):**
  - "Short Video of Taps" (Memorial Day ceremony)
  - "Summer Series Video" (148,873 Video Views)
  - "Chick-fil-A Post" (2,244 Interactions)
  - "SBFD Saves Animals Video" (67,199 Video Views)
  - "Freddy Fender Pergola" (840 Interactions)
- **Media Mentions:**
  - 1 newspaper mention in the Valley Morning Star
  - 3 stories in the San Benito News



# Water Treatment Plant



# Parks and Recreation Department

## Events and Programs Conducted

- Initiated registration for MLS GO Soccer Summer (April 2025)
- Hosted Memorial Day Ceremony (May 2025)
- Organized City of San Benito Movie Nights (June 2025)
- Conducted City of San Benito Youth Soccer Camp (June 2025)
- Facilitated Summer Fun Days (June 2025)

## Capital Projects and Improvements

- Completed construction of rooftop shed for city trucks (June 2025)
- Completed construction of rooftop for ice machine at city shop (June 2025)
- Poured concrete slab for AL's Generator (May 2025)
- Established Fitness Court Studio/Outdoor Gym (April 2025)

# Cultural Arts Department

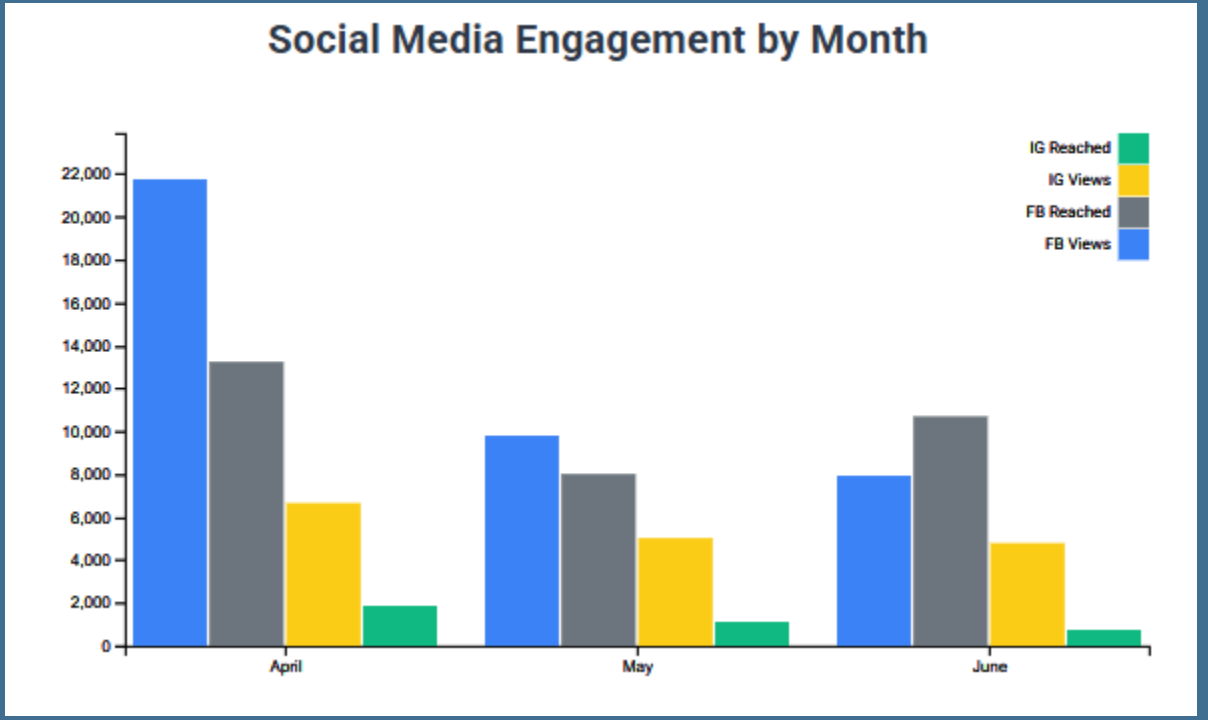
## Programming Metrics

- **Exhibitions with openings/closings in Q3:** 3
  - Vestigios de lo Sagrado (closed May 31st)
  - Mujer Eres: Raices (closed June 7th)
  - Markers of Memory (opened June 12th)
- **In-person attendees (via sign-in sheets):** 229
- **Estimated total attendees (including unregistered):** 494
- **Unique event categories tallied:** 10 (e.g., Hidalgo ISD Field Trip,

LUPE Flood Damages Presentation, El Duelo de Acordeón y Bajo Competition, State of the City Address)

- **Estimated total attendees for unique events:** 415

## Social Media Engagement (April - June 2025)



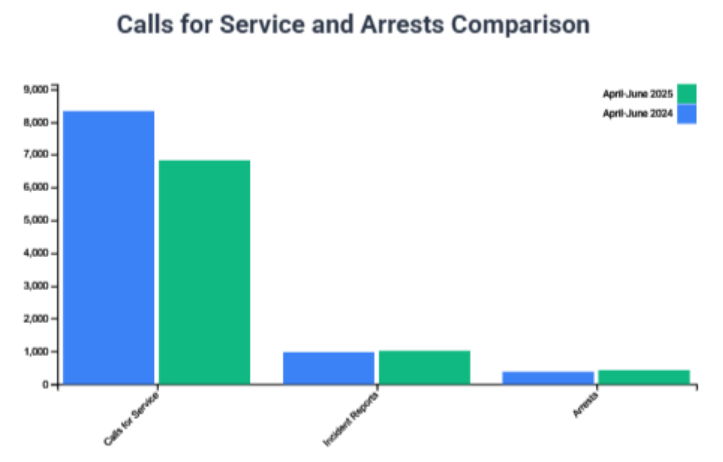

## Media Mentions

- 1 newspaper mention in the Valley Morning Star
- 3 stories in the San Benito News

## Notable Accomplishments

- Successful completion of the National Fitness Campaign Court mural project (ribbon-cutting April 17, 2025).
- Hosted the 3rd Annual Duelo de Acordeón y Bajo Quinto Competition.
- Official dedication of a pergola at the Freddy Fender memorial.

# San Benito Police Department




| OFFENSE | APRIL-JUNE 2024 | APRIL-JUNE 2025 | % CHANGE |
|---|---|---|---|
| Murder | 0 | 0 | 0% |
| Rape | 5 | 1 | -80%↓ |
| Robbery | 5 | 2 | -60%↓ |
| Aggravated Assaults | 19 | 5 | -73%↓ |
| Simple Assaults | 52 | 74 | +42%↑ |
| Burglary | 18 | 22 | +22%↑ |
| Theft-Larceny | 152 | 144 | -5%↓ |
| Motor Vehicle Theft | 22 | 10 | -54%↓ |

| CATEGORY | APRIL-JUNE 2024 | APRIL-JUNE 2025 | % CHANGE |
|---|---|---|---|
| Calls for Service | 8,317 | 6,826 | -17%↓ |
| Incident Reports | 964 | 1,007 | +4%↑ |
| Arrests | 353 | 424 | +20%↑ |
| Traffic Collisions | 179 | 136 | -24%↓ |
| Citations | 877 | 714 | -18%↓ |
| Warnings | 1,856 | 1,217 | -34%↓ |

# Thank you

Thank You for Your Time and Attention.

Questions?

www.cityofsanbenito.com

## April 2025 to June 2025
## Code Compliance & Health Department

| | |
|---|---|
| Weedy Lot Notices | 238 |
| Dilapidated Structure Notices | 39 |
| Structures Demolished | 10 |
| Junked Vehicle Notices | 51 |
| Junked Vehicles Tagged | 46 |
| Junk & Debris / Brush | 44 |
| Bandit Signs Removed | 38 |
| Thank You Letters | 2 |
| Illegal Dumping Sites | 4 |
| No Permits/Stop Work Orders | 2 |
| Properties mowed by City contractor | 73 |
| Citations to Court | 1 |
| Food Establishment Inspections | 36 |
| New Food Trucks/Mobile Vendors | 2 |
| Events/Market Days Food Inspections | 0 |
| Business/Health License Renewal Notices | 210 |
| Neighborhood Clean-Up | 0 |
| Zoning Violations | 20 |
| | |

# Municipal Court Departmental Report: April – June 2025

Date: **July 24, 2025**

Department: **San Benito Municipal Court**

Prepared by: **Christina Sanchez, Court Administrator**

**Citations:** **1,969** citations with **2,810** violations were filed in the court.

| | Citations | Violations |
|---|---|---|
| San Benito Police Department | 1926 | 2732 |
| Animal Control | 10 | 36 |
| Code Enforcement | 3 | 3 |
| Fire Department | 0 | 0 |
| San Benito CISD | 30 | 39 |

**Arraignments:**

| | |
|---|---|
| Judge David Garza | 128 – Misdemeanor (A,B,C) and Felony |
| Judge Noe Alaniz | 145 – Misdemeanor (A,B,C) and Felony |

**66** Misdemeanor and Felony warrants were requested and issued from the Police Department.

**Traffic Court:** **414** individuals appeared in court for traffic and/or trials, and a total of **761** cases were heard.

**Collections:** The Municipal Court collected a total of **$206,438.40.** (Includes all fees, State and collections)

## Building Inspections Department Quarterly Report April 1st – June 30th 2025

| PROJECT DESCRIPTION | PERMITS ISSUED | TOTAL VALUATION | FEES |
|---|---|---|---|
| RESIDENTIAL - NEW | 17 | $3,071,726.90 | $17,090.75 |
| RESIDENTIAL- RENOVATIONS | 23 | $ 5,779,004.78 | $17,704.75 |
| RESIDENTIAL -SOLAR PANELS | 5 | $136,059.10 | $1,264.00 |
| COMMERCIAL DEVELOPMENT - NEW | 2 | $5,517,496.00 | $13,502.75 |
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| ELECTRICAL | 148 | - | $12,435.00 |
| MECHANICAL | 38 | $5,000.00 | $4,624.00 |
| PLUMBING | 51 | - | $11,885.00 |
| RE-ROOF | 48 | $138,899.22 | $1,935.00 |
| SHED/CARPORT/DECK | 8 | $40,303.25 | $1,209.25 |
| DEMOLITION | 6 | - | $410.00 |
| FENCE | 17 | $49,180.53 | $1,670.00 |
| HOUSE MOVING | 2 | - | $600.00 |
| SWIMMING POOL | 0 | $- | $- |
| SIGN | 7 | $53,434.00 | $1,112.25 |
| VENDOR | 122 | - | $3,515.00 |
| **TOTAL** | **582** | **$20,306,599.78** | **$119,685.50** |
| GARAGE SALES | 185 | - | $0.00 |
| | | | |
| | TOTALS | | |
| PLAN REVIEWS PROCESSED | 134 | | |
| INSPECTIONS CONDUCTED | 457 | | |
| OFFICE/FIELD CONSULTATIONS | 8 | | |

## April to June 2025

| | |
|---|---|
| Subdivision Review | 5 |
| Recorded Plats | 3 |
| Notice To Proceed | 2 |
| Subdivision Variance | 2 |
| Rezone | 1 |
| Conditional Use Permits | 4 |
| Setback Variance | 1 |
| Verification Letters | 22 |
| Total | 40 |

7/10/2025 9:01 AM F E E C O D E R E P O R T

PROJECTS: 0 THRU ZZZZZZZZZZ
SEGMENT CODES: Include: PZ
FEE CODES: All
APPLIED DATES: 0/00/0000 THRU 99/99/9999 EXPIRE DATES: 0/00/0000 THRU 9
ISSUED DATES: 4/01/2025 THRU 6/30/2025 COMPLETED DATES: 0/00/0000 THRU 9
STATUS INCLUDED: All

| PROJECT | ISSUED TO | STATUS | SEGMENT | FEE CODE | CHARGE | UNITS | PAYMENTS |
|---|---|---|---|---|---|---|---|
| 070592 | CORTEZ, MARCO | Open | PZ | CONDITIONA | 250.00 | 1.0000 | 250.00CR |
| 070607 | MOORE LAND SURVEYING, LLC | Open | PZ | SUBDIV.VAR | 250.00 | 1.0000 | 250.00CR |
| 070665 | AGH ENGINEERING | Open | PZ | SUBDIV.VAR | 250.00 | 1.0000 | 250.00CR |
| 070704 | MURPHY OIL USA | Open | PZ | CONDITIONA | 250.00 | 1.0000 | 250.00CR |
| 070834 | KEAR, LY | Open | PZ | CONDITIONA | 250.00 | 0.0000 | 250.00CR |
| 070855 | HERNANDEZ, ADRIANA | Open | PZ | VARIANCE/Z | 250.00 | 1.0000 | 250.00CR |
| 070991 | CIVIL AND SURVEYING ASSOC | Open | PZ | SUBD.PRE.P | 250.00 | 1.0000 | 250.00CR |
| | | | | SUB.FINAL | 250.00 | 1.0000 | 250.00CR |
| 071168 | GUERRA, SERGIO | Open | PZ | CONDITIONA | 250.00 | 1.0000 | 250.00CR |
| 071334 | MASA-BEGA DEVELOPMENT LLC | Open | PZ | SUB.FINAL | 250.00 | 1.0000 | 250.00CR |
| 071475 | GANDARA, LUIS CORREA | Open | PZ | REZONING | 350.00 | 1.0000 | 0.00 |
| 071693 | IZAGUIRRE ENGINEERING GRO | Open | PZ | SUBD.PRE.P | 250.00 | 1.0000 | 250.00CR |
| | | | | SUB.FINAL | 250.00 | 1.0000 | 250.00CR |

TOTAL PROJECTS: 11

PROJECTS: 0 THRU ZZZZZZZZZZ
APPLIED DATES: 0/00/0000 THRU 99/99/9999 EXPIRE DATES: 0/00/0000 THRU 9
ISSUED DATES: 4/01/2025 THRU 6/30/2025 COMPLETED DATES: 0/00/0000 THRU 9
STATUS INCLUDED: All

** SEGMENT CODE TOTALS **

| SEGMENT CODE | DESCRIPTION | COUNT | CHARGES | INPUT |
|---|---|---|---|---|
| PZ | PLANNING & ZONING | 11 | 3,350.00 | .00 |
| | *****TOTALS***** | 11 | 3,350.00 | .00 |

PROJECTS: 0 THRU ZZZZZZZZZZ
APPLIED DATES: 0/00/0000 THRU 99/99/9999 EXPIRE DATES: 0/00/0000 THRU 9
ISSUED DATES: 4/01/2025 THRU 6/30/2025 COMPLETED DATES: 0/00/0000 THRU 9
STATUS INCLUDED: All

** FEE CODE TOTALS **

| FEE CODE | DESCRIPTION | COUNT | CHARGES | INPUT |
|---|---|---|---|---|
| CONDITIONA | CONDITIONAL USE PERMIT | 4 | 1,000.00 | 3.00 |
| REZONING | REZONING APPICATION | 1 | 350.00 | 1.00 |
| SUB.FINAL | SUBDIVISION FINAL PLAT | 3 | 750.00 | 3.00 |
| SUBD.PRE.P | SUBDIVISION PRELIMINARY P | 2 | 500.00 | 2.00 |
| SUBDIV.VAR | SUBDIVISION VARIANCE | 2 | 500.00 | 2.00 |
| VARIANCE/Z | VARIANCE/ZONING BOARD OF | 1 | 250.00 | 1.00 |
| | *****TOTALS***** | 13 | 3,350.00 | .00 |

PROJECTS: 0 THRU ZZZZZZZZZZ
APPLIED DATES: 0/00/0000 THRU 99/99/9999
ISSUED DATES: 4/01/2025 THRU 6/30/2025
STATUS INCLUDED: All

EXPIRE DATES: 0/00/0000 THRU 9
COMPLETED DATES: 0/00/0000 THRU 9

** GL ACCOUNT LISTING **

| FEE CODE | DESCRIPTION | CASH ACCOUNT | REVENUE ACCOUNT | DISTRIBUTION |
|---|---|---|---|---|
| CONDITIONA | CONDITIONAL USE PERMIT | 96 -1-0150 | 01 -4-1806 | 100% |
| REZONING | REZONING APPICATION | 96 -1-0150 | 01 -4-1806 | 100% |
| SUB.FINAL | SUBDIVISION FINAL PLAT | 96 -1-0150 | 01 -4-1806 | 100% |
| SUBD.PRE.P | SUBDIVISION PRELIMINARY PLAT | 96 -1-0150 | 01 -4-1806 | 100% |
| SUBDIV.VAR | SUBDIVISION VARIANCE | 96 -1-0150 | 01 -4-1806 | 100% |
| VARIANCE/Z | VARIANCE/ZONING BOARD OF ADJ. | 96 -1-0150 | 01 -4-1806 | 100% |

SELECTION CRITERIA

---

REPORT SELECTION

PROJECT RANGE FROM: 0 THROUGH ZZZZZZZZZZ
PROJECT STATUS:All
SEGMENTS: Include: PZ
FEE CODE: All

APPLIED RANGE FROM: 00/00/0000 THROUGH 99/99/9999
ISSUED RANGE FROM: 04/01/2025 THROUGH 06/30/2025
USE SEGMENT DATE FOR ISSUED: NO
EXPIRE RANGE FROM: 00/00/0000 THROUGH 99/99/9999
USE SEGMENT DATE FOR EXPIRED: NO
COMPLETION RANGE FROM: 00/00/0000 THROUGH 99/99/9999

PRINT OPTIONS
PRINT SEQUENCE: Project
EXCLUDE ZERO CHARGES: YES
PRINT GL ACCT LISTING: NO
INPUT RANGE : 0.0000 THRU 999,999,999.9999
CHARGE RANGE: 0.00 THRU 9,999,999.99

---

**END OF REPORT**

PROJECTS: THRU ZZZZZZZZZZ REPORT SEQUENCE: Project
PROJECT TYPE: Include: PZ CONTRACTOR CLASS: All - All Contractor Classes
CONTRACTORS: All
APPLIED DATES: 0/00/0000 THRU 99/99/9999 EXPIRE DATES: 0/00/0000 THRU 99/99/9999
STATUS INCLUDED: All ISSUED DATES: 4/01/2025 THRU 6/30/2025

---

PROJECT: 070592 - AUTO SALES CUP TYPE: PZ PLANNING & ZONING
PROPERTY: 1035 S SAM HOUSTON
APPLIED DATE: 4/01/2025 ISSUED DATE: 4/01/2025 EXPIRATION DATE: 10/02/2025 COMPLETION DATE: 0/00/0000
CONTRACTOR: ISSUED TO: CORTEZ, MARCO
SAN BENITO, TX 78586

SQUARE FEET: 0
DWELLING TYPE: PRIVATE UNITS: 1
STATUS: OPEN BALANCE: 0.00

SEGMENT: PZ - PLANNING & ZONING
CONTRACTOR: CLASS:
ISSUED DATE: 4/01/2025 EXPIRATION DATE: 10/02/2025
STATUS: Not Started VALUATION: 0.00 BALANCE: 0.00

| PHASE | STATUS |
|---|---|
| ZONING | SETBACK-ZONING INSPECTION No Incidents |

PROJECT: 070607 - VETERAN'S CROSSING LOT VARIANCE TYPE: PZ PLANNING & ZONING
PROPERTY: N OSCAR WILLIAMS
APPLIED DATE: 4/02/2025 ISSUED DATE: 4/02/2025 EXPIRATION DATE: 10/03/2025 COMPLETION DATE: 0/00/0000
CONTRACTOR: ISSUED TO: MOORE LAND SURVEYING, LLC
14216 PALIS DR
LA FERIA, TX 78559-4706, R001

SQUARE FEET: 0
DWELLING TYPE: PRIVATE UNITS: 1
STATUS: OPEN BALANCE: 0.00

SEGMENT: PZ - PLANNING & ZONING
CONTRACTOR: CLASS:
ISSUED DATE: 4/02/2025 EXPIRATION DATE: 10/03/2025
STATUS: Not Started VALUATION: 0.00 BALANCE: 0.00

| PHASE | STATUS |
|---|---|
| ZONING | SETBACK-ZONING INSPECTION No Incidents |

PROJECT: 070665 - LOS CIELOS SUBD. VARIANCE TYPE: PZ PLANNING & ZONING
PROPERTY: WILLIAMS RD
APPLIED DATE: 4/07/2025 ISSUED DATE: 4/07/2025 EXPIRATION DATE: 10/08/2025 COMPLETION DATE: 0/00/0000
CONTRACTOR: ISSUED TO: AGH ENGINEERING
STE A
6305 PAREDES LINE RD
BROWNSVILLE, TX
78526-9555, R045

SQUARE FEET: 0
DWELLING TYPE: PRIVATE UNITS: 1
STATUS: OPEN BALANCE: 0.00

PROJECTS: THRU ZZZZZZZZZZ REPORT SEQUENCE: Project
PROJECT TYPE: Include: PZ CONTRACTOR CLASS: All - All Contractor Classes
CONTRACTORS: All
APPLIED DATES: 0/00/0000 THRU 99/99/9999 EXPIRE DATES: 0/00/0000 THRU 99/99/9999
STATUS INCLUDED: All ISSUED DATES: 4/01/2025 THRU 6/30/2025

SEGMENT: PZ - PLANNING & ZONING
CONTRACTOR: CLASS:
ISSUED DATE: 4/07/2025 EXPIRATION DATE: 10/08/2025
STATUS: Not Started VALUATION: 0.00 BALANCE: 0.00

| PHASE | STATUS |
|---|---|
| ZONING SETBACK-ZONING INSPECTION | No Incidents |

PROJECT: 070704 - CUP FOR ALCOHOL SALES TYPE: PZ PLANNING & ZONING
PROPERTY: 150 BONNER ST
APPLIED DATE: 4/10/2025 ISSUED DATE: 4/10/2025 EXPIRATION DATE: 10/11/2025 COMPLETION DATE: 0/00/0000
CONTRACTOR: ISSUED TO: MURPHY OIL USA
PO BOX 182655
SITE #06855
COLUMBUS, OH 43218-2655, B056
SQUARE FEET: 0
DWELLING TYPE: PRIVATE UNITS: 1
STATUS: OPEN BALANCE: 0.00

SEGMENT: PZ - PLANNING & ZONING
CONTRACTOR: CLASS:
ISSUED DATE: 4/10/2025 EXPIRATION DATE: 10/11/2025
STATUS: Not Started VALUATION: 0.00 BALANCE: 0.00

| PHASE | STATUS |
|---|---|
| ZONING SETBACK-ZONING INSPECTION | No Incidents |

PROJECT: 070834 - CUP STORAGE OVER 200 SQ FT TYPE: PZ PLANNING & ZONING
PROPERTY: 237 W SAN JOSE RANCH RD
APPLIED DATE: 4/22/2025 ISSUED DATE: 4/22/2025 EXPIRATION DATE: 10/23/2025 COMPLETION DATE: 0/00/0000
CONTRACTOR: ISSUED TO: KEAR, LY
237 W SAN JOSE RANCH ROAD
SAN BENITO, TX 78586
SQUARE FEET: 0
DWELLING TYPE: PRIVATE UNITS: 1
STATUS: OPEN BALANCE: 0.00

SEGMENT: PZ - PLANNING & ZONING
CONTRACTOR: CLASS:
ISSUED DATE: 4/22/2025 EXPIRATION DATE: 10/23/2025
STATUS: Not Started VALUATION: 0.00 BALANCE: 0.00

| PHASE | STATUS |
|---|---|
| ZONING SETBACK-ZONING INSPECTION | No Incidents |

PROJECTS: THRU ZZZZZZZZZZ REPORT SEQUENCE: Project
PROJECT TYPE: Include: PZ CONTRACTOR CLASS: All - All Contractor Classes
CONTRACTORS: All
APPLIED DATES: 0/00/0000 THRU 99/99/9999 EXPIRE DATES: 0/00/0000 THRU 99/99/9999
STATUS INCLUDED: All ISSUED DATES: 4/01/2025 THRU 6/30/2025

PROJECT: 070855 - SETBACK VARIANCE FOR CARPORT TYPE: PZ PLANNING & ZONING
PROPERTY: 485 S SAM HOUSTON
APPLIED DATE: 4/23/2025 ISSUED DATE: 4/23/2025 EXPIRATION DATE: 10/24/2025 COMPLETION DATE: 0/00/0000
CONTRACTOR: ISSUED TO: HERNANDEZ, ADRIANA
30644 ROTE ST
LOS FRESNOS, TX 78566

SQUARE FEET: 0
DWELLING TYPE: PRIVATE UNITS: 1
STATUS: OPEN BALANCE: 0.00

SEGMENT: PZ - PLANNING & ZONING
CONTRACTOR: CLASS:
ISSUED DATE: 4/23/2025 EXPIRATION DATE: 10/24/2025
STATUS: Not Started VALUATION: 0.00 BALANCE: 0.00

| PHASE | | STATUS |
|---|---|---|
| ZONING | SETBACK-ZONING INSPECTION | No Incidents |

PROJECT: 070991 - FUN N SUN SUBDIVISION PRE & FINAL TYPE: PZ PLANNING & ZONING
PROPERTY: 1400 ZILLOCK
APPLIED DATE: 5/02/2025 ISSUED DATE: 5/02/2025 EXPIRATION DATE: 11/01/2025 COMPLETION DATE: 0/00/0000
CONTRACTOR: ISSUED TO: CIVIL AND SURVEYING ASSOCIATES
PO BOX 532954
HARLINGEN, TX
78553-2954, B029

SQUARE FEET: 0
DWELLING TYPE: PRIVATE UNITS: 1
STATUS: OPEN BALANCE: 0.00

SEGMENT: PZ - PLANNING & ZONING
CONTRACTOR: CLASS:
ISSUED DATE: 5/02/2025 EXPIRATION DATE: 11/01/2025
STATUS: Not Started VALUATION: 0.00 BALANCE: 0.00

| PHASE | | STATUS |
|---|---|---|
| ZONING | SETBACK-ZONING INSPECTION | No Incidents |

PROJECT: 071168 - CUP-ALCOHOL TYPE: PZ PLANNING & ZONING
PROPERTY: 1939 W BUSINESS 77
APPLIED DATE: 5/16/2025 ISSUED DATE: 5/16/2025 EXPIRATION DATE: 11/15/2025 COMPLETION DATE: 0/00/0000
CONTRACTOR: ISSUED TO: GUERRA, SERGIO
1116 W HARRISON AVE
HARLINGEN, TX
78550-6021, C059

SQUARE FEET: 0
DWELLING TYPE: PRIVATE UNITS: 1
STATUS: OPEN BALANCE: 0.00

PROJECTS: THRU ZZZZZZZZZZ REPORT SEQUENCE: Project
PROJECT TYPE: Include: PZ CONTRACTOR CLASS: All - All Contractor Classes
CONTRACTORS: All
APPLIED DATES: 0/00/0000 THRU 99/99/9999 EXPIRE DATES: 0/00/0000 THRU 99/99/9999
STATUS INCLUDED: All ISSUED DATES: 4/01/2025 THRU 6/30/2025

SEGMENT: PZ - PLANNING & ZONING
CONTRACTOR: CLASS:
ISSUED DATE: 5/16/2025 EXPIRATION DATE: 11/15/2025
STATUS: Not Started VALUATION: 0.00 BALANCE: 0.00

| PHASE | STATUS |
|---|---|
| ZONING | SETBACK-ZONING INSPECTION No Incidents |

PROJECT: 071334 - SAN SEBASTIAN FINAL PHASE II TYPE: PZ PLANNING & ZONING
PROPERTY: W BUSINESS 77
APPLIED DATE: 6/02/2025 ISSUED DATE: 6/02/2025 EXPIRATION DATE: 12/03/2025 COMPLETION DATE: 0/00/0000
CONTRACTOR: ISSUED TO: MASA-BEGA DEVELOPMENT LLC
30351 E BUSINESS 77
SAN BENITO, TX
78586-9326, R016
SQUARE FEET: 0
DWELLING TYPE: PRIVATE UNITS: 1
STATUS: OPEN BALANCE: 0.00

SEGMENT: PZ - PLANNING & ZONING
CONTRACTOR: CLASS:
ISSUED DATE: 6/02/2025 EXPIRATION DATE: 12/03/2025
STATUS: Not Started VALUATION: 0.00 BALANCE: 0.00

| PHASE | STATUS |
|---|---|
| ZONING | SETBACK-ZONING INSPECTION No Incidents |

PROJECT: 071475 - REZONE FOR SF1 TO C2 TYPE: PZ PLANNING & ZONING
PROPERTY: 753 WINCHELL
APPLIED DATE: 6/11/2025 ISSUED DATE: 6/11/2025 EXPIRATION DATE: 12/12/2025 COMPLETION DATE: 0/00/0000
CONTRACTOR: ISSUED TO: GANDARA, LUIS CORREA
P.O.BOX 532945
HARLINGEN, TX 78553
SQUARE FEET: 0
DWELLING TYPE: PRIVATE UNITS: 1
STATUS: OPEN BALANCE: 350.00

SEGMENT: PZ - PLANNING & ZONING
CONTRACTOR: CLASS:
ISSUED DATE: 6/11/2025 EXPIRATION DATE: 12/12/2025
STATUS: Not Started VALUATION: 0.00 BALANCE: 350.00

| PHASE | STATUS |
|---|---|
| ZONING | SETBACK-ZONING INSPECTION No Incidents |

PROJECTS: THRU ZZZZZZZZZZ
REPORT SEQUENCE: Project
PROJECT TYPE: Include: PZ
CONTRACTOR CLASS: All - All Contractor Classes
CONTRACTORS: All
APPLIED DATES: 0/00/0000 THRU 99/99/9999
EXPIRE DATES: 0/00/0000 THRU 99/99/9999
STATUS INCLUDED: All
ISSUED DATES: 4/01/2025 THRU 6/30/2025

PROJECT: 071693 - ELITE ESTATES SUBDIVISION TYPE: PZ PLANNING & ZONING
PROPERTY: N WILLIAMS RD & RUSS
APPLIED DATE: 6/26/2025 ISSUED DATE: 6/26/2025 EXPIRATION DATE: 12/27/2025 COMPLETION DATE: 0/00/0000
CONTRACTOR: ISSUED TO: IZAGUIRRE ENGINEERING GROUP
2020 E GRIFFIN PKWY
MISSION, TX 78572-3223, C063

SQUARE FEET: 0
DWELLING TYPE: PRIVATE UNITS: 1
STATUS: OPEN BALANCE: 0.00

SEGMENT: PZ - PLANNING & ZONING
CONTRACTOR: CLASS:
ISSUED DATE: 6/26/2025 EXPIRATION DATE: 12/27/2025
STATUS: Not Started VALUATION: 0.00 BALANCE: 0.00

| PHASE | | STATUS |
|---|---|---|
| ZONING | SETBACK-ZONING INSPECTION | No Incidents |

TOTAL PRINTED: 11 PROJECTS TOTAL VALUATION: $0.00 TOTAL BALANCE: $350.00

PROJECTS: THRU ZZZZZZZZZZ
PROJECT TYPE: Include: PZ
CONTRACTORS: All
APPLIED DATES: 0/00/0000 THRU 99/99/9999
STATUS INCLUDED: All

REPORT SEQUENCE: Project
CONTRACTOR CLASS: All - All Contractor Classes
EXPIRE DATES: 0/00/0000 THRU 99/99/9999
ISSUED DATES: 4/01/2025 THRU 6/30/2025

*** SEGMENT RECAP ***

| PROJECT SEGMENT | # OF SEGMENTS | BALANCE |
|---|---|---|
| PZ - PLANNING & ZONING | 11 | 350.00 |
| *** TOTALS *** | 11 | 350.00 |

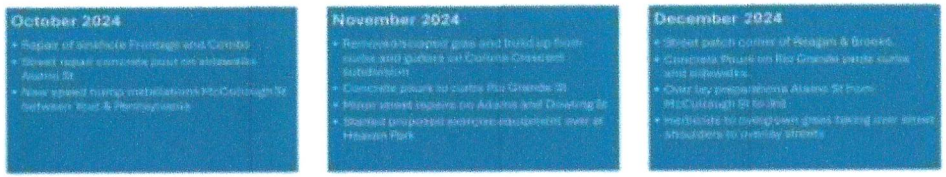
PROJECTS: THRU ZZZZZZZZZZ
PROJECT TYPE: Include: PZ
CONTRACTORS: All
APPLIED DATES: 0/00/0000 THRU 99/99/9999
STATUS INCLUDED: All

REPORT SEQUENCE: Project
CONTRACTOR CLASS: All - All Contractor Classes
EXPIRE DATES: 0/00/0000 THRU 99/99/9999
ISSUED DATES: 4/01/2025 THRU 6/30/2025

*** PROJECT TYPE RECAP ***

| PROJECT TYPE | # OF PROJECTS | BALANCE |
|---|---|---|
| PZ - PLANNING & ZONING | 11 | 350.00 |
| *** TOTALS *** | 11 | 350.00 |

PUBLIC WORKS STREETS 1ST QUARTER FY 2024-2025
OCTOBER- DECEMBER 2024




For PW, you may also leave streets, water and parks in one Excel document

PUBLIC WORKS STREETS 2ND QUARTER FY 2024-2025
JANUARY - MARCH 2025

| January | February | March |
|---|---|---|
| Milling layout Rail Road Avenue. | Concrtet pour Ebano St,Alamo St. | Hot mix layout Ebano Street. |
| Completed hot mix layout Rio Grande Street. | curb and gutter and sidewalks. | Concrete pour Alamo Street. |
| Concrete pour curb and gutter Alamo Street. | Started parking slots on Kennedy | Hot mix layout Miguel Drive. |
| Trimmed branches covering stop signs. | Park. | Re-installing missing stop |
| Pothole repairs in general and by work orders. | Hot mix layout Alamo Street. | signs. |
| Concrete pour curb and gutter Rio Grande Street. | Started asphalt zip Miguel Drive. | Pothole repair in general and |
| | | by work orders. |

Hauled 300 tons scrap tires to recycle.

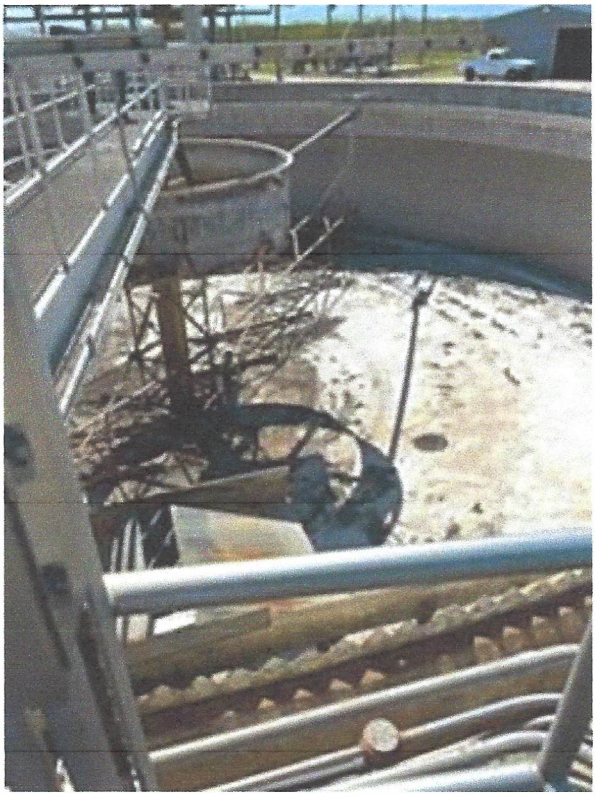
PUBLIC WORKS SREETS 3RD QUARTER FY 2024-2025
APRIL-JUNE 2025

| APRIL | May | June |
|---|---|---|
| Milling layout Frseno Street. | Hot mix layout Fresno Street. | Removel of curb and gutter 6th and 7th Street. |
| Kennedy Park concrete pour parking spaces. | Concrete pour curb and gutter | Hot mix layout Railroad Avenue. |
| Concrete pour curb and gutter Fresno Street. | Fresno Street. | Hot mix layout Ceasar Gonzalez Parkway. |
| Concrete pour curb and gutter Freddy Fender Lane. | Sandbagged 5,100 bags. | Curb and gutter cleaning in general. |
| Hauled 300 tons of scrap tires to recycling center. | Kennedy Park asphalt layout for | Brush and debris pickup in general. |
| Trim braches covering stop signs. | parking spaces. | Pothole repairs in general and by work orders. |
| Brush and debris pickup in general. | Hot mix layout Freddy Fender Lane. | |
| Pothole repairs in general and by work orders. | Hot mix layout Resaca Drive. | |
| Reinsatalled missing stop signs and by work orders. | Pothole repairs in general. | |



December 2024

**We installed five new Flygt submersible pumps into our main lift station. Added all new stainless steel guide rails and brackets.**



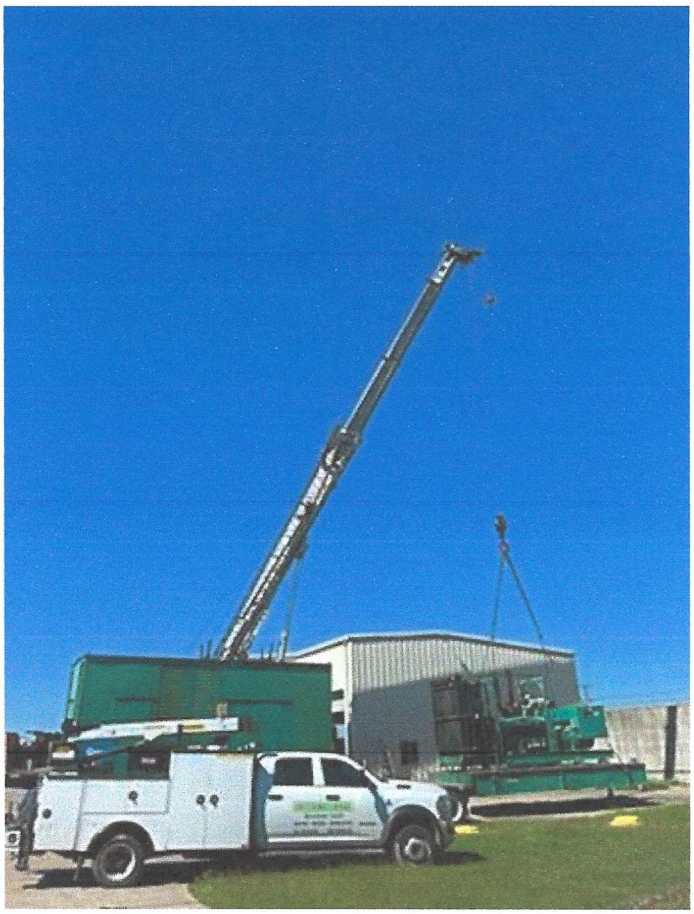
January 2025

**Clarifier 1 had preventative maintenance done. Squeegees and skimmer got retightened and adjusted.**



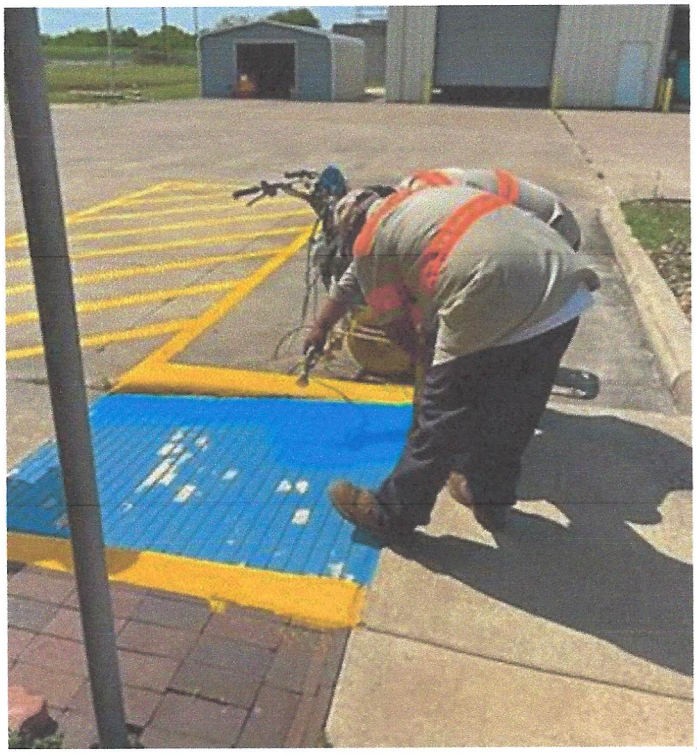
February 2025

**We installed a new wall flow gauge and had the flow transducer calibrated.**



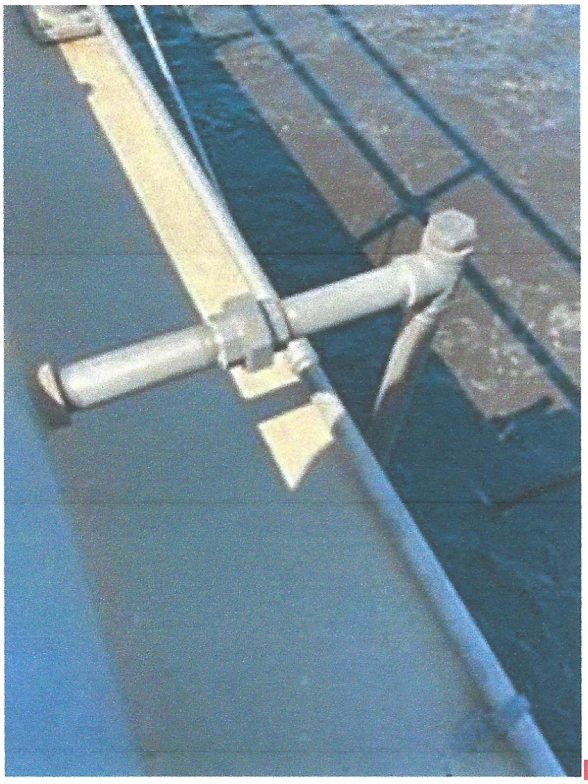
March 2025

**Our old 1500kw generator removed from the WWTP.**



April 2025

**Work done on the WWTP parking lots and sidewalks.**



May 2025

**Tightened down all digester diffusers. Made sure none had leaks.**

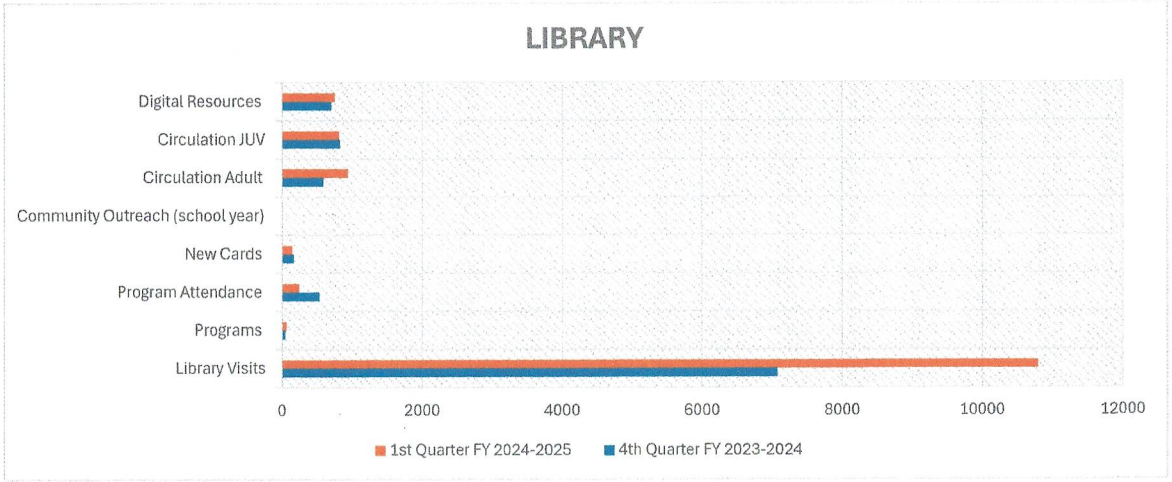



June 2025

**Installed a new 1000-gallon standby diesel tank for our plant generator. Will help during power outages due to storms, freezes or etc.**

**LIBRARY DEPARTMET**

| | 4th Quarter FY 2023-2024 | 1st Quarter FY 2024-2025 | 2nd Quarter FY 2024-2025 | 3rd Quarter FY 2024-2025 | YTD |
|---|---|---|---|---|---|
| Library Visits | 7,077 | 10,800 | 6,766 | 9,764 | 34,407 |
| Programs | 48 | 60 | 30 | 34 | 172 |
| Program Attendance | 535 | 244 | 200 | 290 | 1,269 |
| New Cards | 171 | 144 | 146 | 188 | 649 |
| Community Outreach (school year) | 4 | 3 | 5 | 0 | 12 |
| Circulation Adult | 589 | 936 | 1,014 | 1,242 | 3,781 |
| Circulation JUV | 821 | 808 | 564 | 730 | 2,923 |
| Digital Resources | 696 | 752 | 571 | 849 | 2,868 |



3RD QUARTER APR 2025- JUNE 2025
KPI for Human Resources

Onboarding April 2025 through June 2025

Terminations April 2025 through June 2025

1st Mothers Day Event
1st Fathers Day Event

Ongoing trainings for City Staff

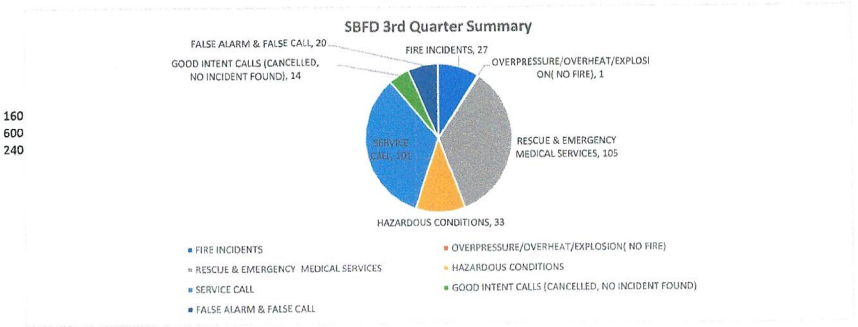
| | 4TH QTR 2023-2024 JULY-SEPT 2024 |
|---|---|
| New Hires | 10 |
| Terminations | 9 |
| Events | 1 |
| Employee Engagement | 2 |

| 1ST QTR FY 2024-2025<br>OCT-DEC 2024 | 2nd QTR FY 2024-2025<br>JAN 2025 - MARCH 2025 | 3rd QTR FY 2024-2025<br>APR 2025 - JUNE 2025 |
|---|---|---|
| 24 | 12 | 12 |
| 11 | 19 | 8 |
| 3 | 1 | 1 |
| 7 | 1 | 1 |

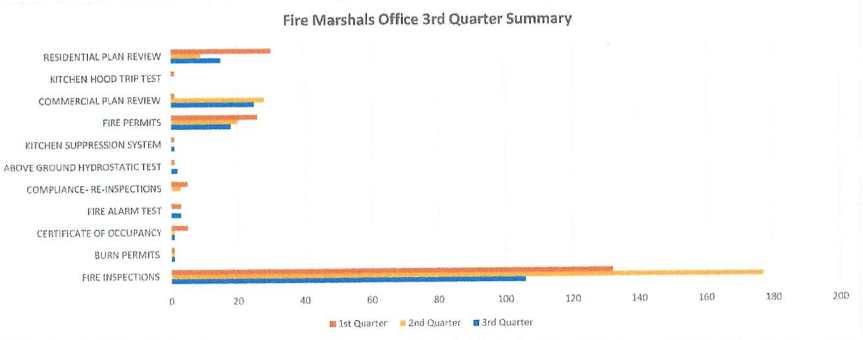
## SAN BENITO FIRE DEPT 3RD QUARTER KEY PERFORMANCE INDICATORS

| | 3rd QTR FY 2024-2025 APRIL-JUNE 2025 | No. of Personnel | TOTAL |
|---|---|---|---|
| **TRAINING HOURS CLASS** | HOURS | | |
| FIRE APPARATUS DRIVER/OP | 40 | 4 | 160 |
| DAILY TRAINING | 20 | 30 | 600 |
| FIRE ACADEMY TRAINEE | 240 | 1 | 240 |
| AVERAGE RESPONSE TIME | **5 mins 37 secs** | | |

| **TYPES OF INCIDENTS** | 3rd QTR FY 2024-2025 APRIL-JUNE 2025 |
|---|---|
| FIRE INCIDENTS | 27 |
| OVERPRESSURE/OVERHEAT/EXPLOSION( NO FIRE) | 1 |
| RESCUE & EMERGENCY MEDICAL SERVICES | 105 |
| HAZARDOUS CONDITIONS | 33 |
| SERVICE CALL | 101 |
| GOOD INTENT CALLS (CANCELLED, NO INCIDENT FOUND) | 14 |
| FALSE ALARM & FALSE CALL | 20 |
| | 301 |




| **FIRE MARSHAL** | | 1ST QTR FY 2024-2025 OCT-DECEMBER 2024 | !nd QTR FY 2024-202 JAN-MARCH 2025 | 3RD QTR FY 2024-2025 APRIL- JUNE 2025 |
|---|---|---|---|---|
| FIRE INSPECTIONS | | 132 | 177 | 106 |
| BURN PERMITS | | 1 | 1 | 1 |
| CERTIFICATE OF OCCUPANCY | | 5 | 1 | 1 |
| FIRE ALARM TEST | | 3 | 0 | 3 |
| COMPLIANCE- RE-INSPECTIONS | | 5 | 3 | |
| ABOVE GROUND HYDROSTATIC TEST | | 1 | 0 | 2 |
| KITCHEN SUPPRESSION SYSTEM | | 1 | 0 | 1 |
| FIRE PERMITS | | 26 | 20 | 18 |
| COMMERCIAL PLAN REVIEW | | 1 | 28 | 25 |
| KITCHEN HOOD TRIP TEST | | 1 | 0 | 0 |
| RESIDENTIAL PLAN REVIEW | | 30 | 9 | 15 |
| FIRE PREVENTION REVENUE | | $20,880.75 | $34,380.50 | $10,423.00 |



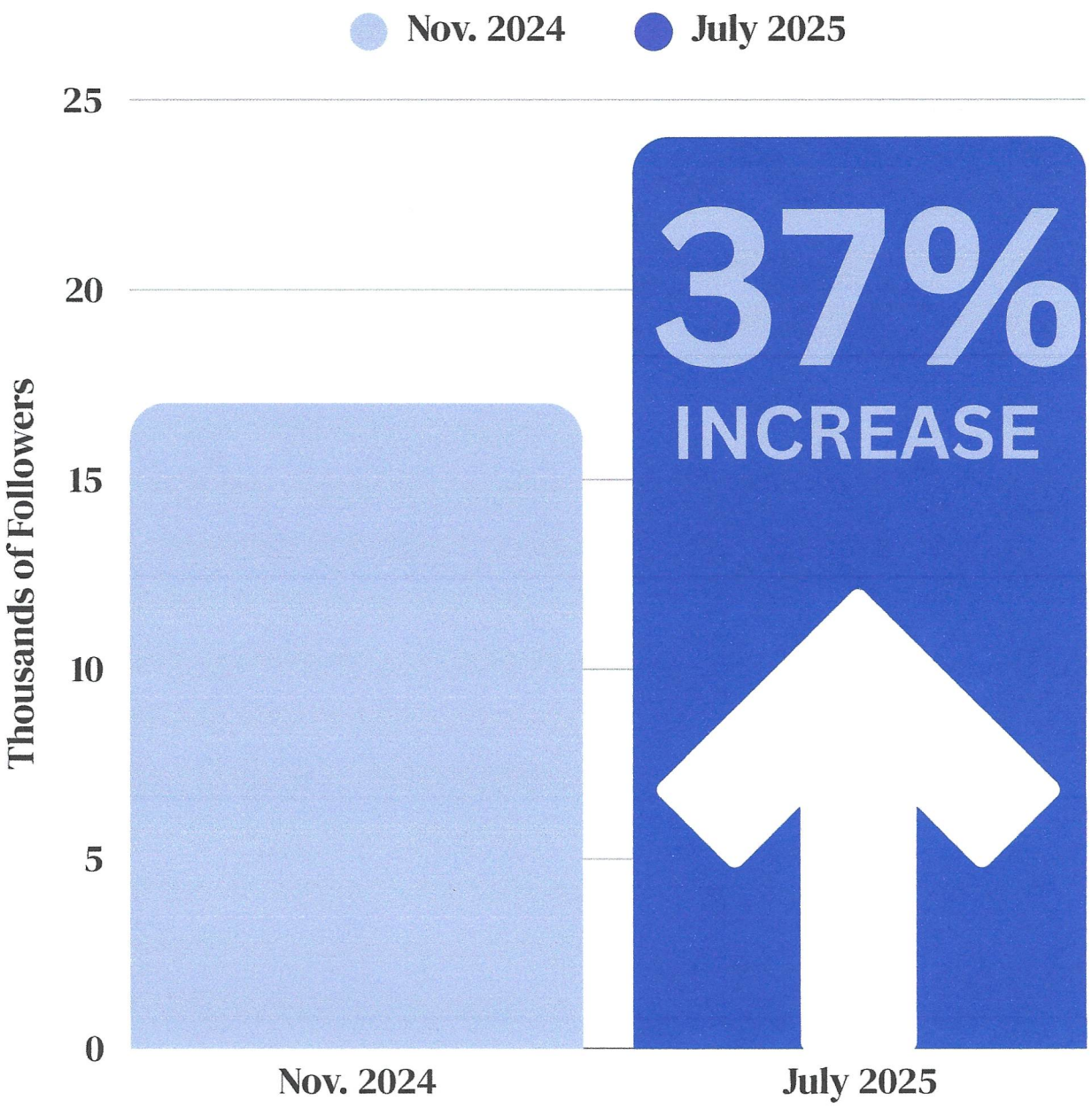
# City of San Benito

Public Relations Department
Quarterly Report
April -June 2025

## Social Media Growth

Since November 2024, when management of the City of San Benito's social media channels was taken over, the follower base has grown from 17,665 to 23,950. This represents an increase of approximately 35.6%, reflecting a strong upward trend in community engagement and visibility in a short time period.

This growth demonstrates the effectiveness of the current content strategy and outreach efforts in connecting with residents and stakeholders across digital platforms.




Custom: Apr 1 - Jun 30

**23,950 Total followers**

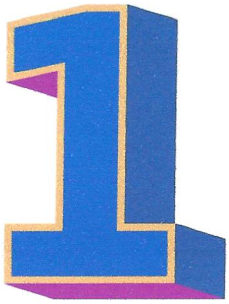
+10.0% from previous 91 days

# Social Media Interactions

**21,606**
Reactions

**3,568**
Shares

# Top Content Based on Interactions



## SHORT VIDEO OF TAPS

**City of San Benito - Governme...**
Published by Cristina Garcia · May 26 ·

A moment of silence.

Today, Taps was played during our Memorial Day ceremony as a solemn and powerful tribute to those who gave this lives in service to our country.

May we never forget their sacrifice.

# 2 SUMMER SERIES VIDEO

## *VIDEO VIEWS: 148,873*

**City of San Benito - Governme...**
Published by Cristina Garcia · June 16 ·

🎤🎶 HAVE YOU HEARD?! 🎶🎤

The biggest names in music and comedy are coming to San Benito for our Summer Concert Series — and it's gonna be 🔥🔥🔥

🎸 Gary Allan
🤠 Midland
🎤 Clay Walker
🌵 Aaron Watson

# 3 CHICK-FIL-A POST

## *INTERACTIONS: 2,244*

**City of San Benito - Governme...**
Published by Cristina Garcia · April 16 ·

There's a new CHICK on the block! Chick-fil-A is coming to the beautiful city of San Benito! 🎉... **See more**



# 4 SBFD SAVES ANIMALS

## *VIDEO VIEWS: 67,199*



# 5 FREDDY FENDER PEROGOLA

## *INTERACTIONS: 840*

**City of San Benito - Governme...** •••

Published by Cristina Garcia · June 4 ·

Happy Heavenly Birthday to our Freddy Fender. 💜... **See more**





## 6 RESACAFEST POST
PROMOTING THE EVENT

## 7 SANDBAG DISTRIBUTION
GRAPHIC

## 8 MOSQUITOS POST
"Our focus is locked in on the real enemy tonight: MOSQUITOES."

## 9 SOUL OF SOUTH TEXAS

**City of San Benito - Governme...**
Published by Cristina Garcia · June 26 at 4:22 PM ·

We are San Benito — the SOUL of South Texas. 💙

Take a look at what defines our city in this new video, launched at this year's State of the City!

## 10 NEW OUTDOOR GYM
PHOTOS

# Water Treatment Plant

**First Quarter January - March 2025**

Water Production : 167.328 (Million Gallons)
Water Distributed : 22.418 (Million Gallons)

Water Transferred to WTP 1 : 143.37 (Million Gallons)
Water Distributed from WTP1: 140.002 (Million Gallons)

**Second Quarter April - June 2025**

Water Production : 167.998 (Million Gallons)
Water Distributed : 34.076 (Million Gallons)

Water Transferred To WTP 1 : 134.337 (Million Gallons)
Water Distributed from WTP 1 : 133.675 (Million Gallons)

**Third Quarter July - September 2025**

**Fourth Quarter October - December 2025**

# PARKS AND RECREATION DEPARTMENT

1ST QUARTER OCTOBER 2024- DECEMBER 2024
N/A Nothing was provided

2nd QTR FY 2024-2025 JAN -MARCH 2025
(List of events, leagues, programs etc) Including dates and place
Annual Hog Waddle event. (Feb 2025) (PNR)
Pony Baseball Softball leage (March 2025) (PNR)
Build of the Freddy Fender Memorial pergola at City Cemetery (Feb 2025) (PG)
Painting of Heaven Park Buildings and Amphitheater (March) (GM)
Purhase of John Deer tiller for fields (Jan 2025) (PG)
Baseball fields renovations such as paintig, upgrades to the RR (Feb 2025) (GM &PG)
Repairs to Back flow at Stookey and Falligant Park (March2025) (PG)
Installed new lights at Municilpal Builing (March 2025) (GM)

3rd QTR FY 2024-2025 APRIL-JUNE 2025
(List of events, leagues, programs etc) Including dates and place
Opened registration for MLS GO Soccer Summer (April 2025) (PNR)
Memorial Day Ceremony (May 2025) (PNR)
City of San Benito Movie Nights (June 2025) (PNR)
City of San Benito Youth Soccer Camp (June 2025) (PNR)
Summer Fun Days (June 2025) (PNR)
Summer Fun Days (July 2025) (PNR)
Annual Resaca Fest event (July 2025) (PNR)
City of San Benito Movie Nights (July 2025) (PNR)
Build of roof top shed for city trucks (June 2025) (PG)
Build of roof top for ice machine at city shop (June 2025) (PG)
Build in slab of cement for AL's Generator (May 2025) (PG)

Fitness Court Studio/Outdoor Gym (April 2025) (UT)

**Director's Report**
**Cultural Arts Department**

**Prepared by: Aleida Garcia**
**07/24/2025**

## AGENDA & EXPECTATIONS:

1. **Past Activities** (Key accomplishments, project completions, challenges faced)

**a.) Exhibitions & Public Programs**

**95% Complete-** *Markers of Memory: Tracing the Soul of South Texas* at the San Benito Cultural Heritage Museum. It is an exhibit tied to San Benito's walking trail of historical markers, aligning visual identity with the city's new branding. July 17 – Aug. 29

- 95% Layout and print out intro panel in Spanish and 5 more panels
- 100% Complete branding for exhibition
- 100% mounting artifacts /recent donations to augment the show

**Challenge:** We got a bit delayed due to the laptop procurement process. Back on track and just need to have the last 3 posters printed.

**74% Complete**: *Glimpses of Nature* Featuring 12x12 paintings by artists from South Texas and Northern Mexico, originally exhibited in Corpus Christi, now on view in San Benito at the cultural center.

- 100% Artwork installed
- 95% Branding done now to post info to social media
- 100% Labels
- 0% Printing

**Challenge:** We got a bit delayed due to the laptop procurement process. Back on track.

**b.) Community Engagement**

**Accomplished:** Hosted a mixer with the SB Chamber of Commerce.

- Connected with new community members and increased our email list.
- Fortified connection with SB Chamber

**Challenge:** Bar service has been a staple of the San Benito Cultural Heritage. We have outgrown a table and are looking to purchase a bar counter to streamline our guest experience.

**c.) Internal Staff Events:**

**Accomplished:** Hosted Staff appreciation Luncheon at the Cultural Center.

- Provided a new art-filled environment for our staff.
- Introducing the space to staff members unaware of the center

**Challenge:** think about parking ahead of time, reserve parking for commissioners.

---

## 2. Current Initiatives

(Active projects, departmental concerns, interdepartmental collaboration needs)

**a.) Exhibitions & Programming**

**0% Complete:** Eric Salazar Concepts of Chage Exhibition: Featuring paintings and installations by local artist.

- 75% Studio visits 3 out of 4
- 5% Exhibition Essay
- 0% Still lacking Branding and press release
- 0% Labels
- 0% Printing

**b.) Upcoming Events**

- Attending the grand opening for the Mitte Arts and Culture Center 7/28 at 10:30
- Code Enforcement association of Texas summit at the museum
- Plants of Deep South Texas Presentation – in collaboration with the Native Plant Project
- SEPTEMBER we are taking San Benito artists' work to participate in a group exhibition at the LoneStar Arts District in San Antonio. This opportunity will allow our artists work to be viewed by new audiences, engage with peers in one of Texas's most established arts cities, and represent the vibrant cultural expression unique to our borderlands this September.

**c.) Facilities & Infrastructure**

- Developing a history exhibition space within the Community Building
- Permanent Collection Vault – Enhancing preservation efforts for institutional assets
- Building out staff office spaces within the Community Building
- Collections Vault – Improving digital storage, acquiring hardware and cameras
- Met with 3 builders and waiting for estimates.

**d.) Strategic Programs**

- Completing the draft for the Facility use agreement with the Conjunto Museum
- Heavin Park Mural Project Working with Cecilia Sierra
- Oral History Project – Capturing voices and memories of community elders and cultural contributors
- Internship Program – In partnership with recent graduates and UTRGV students, supporting professional development and capacity building (2 interns)
- Gastronomy Exhibit & Oral History – Exploring regional foodways and their cultural significance

**e.) Certifications & Designations**

- Actively working toward State of Texas designations:
  - *Music Friendly Community 95% done*
  - *Film Friendly Community 15%*
  - *Cultural District 10%*

**f.) Collaboration & Partnership Building**

- Deepening ties with other cultural organizations, fostering shared programming, audience development, and regional impact.

---

**3. Future Planning**

(Upcoming events, budget considerations, policy or staffing updates)

- Extended Operating Hours: Proposal to open on Thursday evenings and Saturdays, contingent on hiring at least one more staff member.
- Establishing a Cultural Foundation: Exploring the creation of a support foundation to assist with fundraising, advocacy, and strategic growth.
- Cultural District Designation: Continued work toward securing official designation, to support economic development through the arts.
- Fundraising & Sponsorship: Developing sponsorship packets and fundraising strategies for events, exhibitions, and cultural programming.
- Cultural exchange between the LoneStar Arts District in San Antonio and the San Benito Cultural Center; a two-part artistic exchange between our communities.

## Cultural Arts Department KPIs

1. CAD Fiscal Year 2024 – 2025 3rd Quarter (Q3)

    a. Programming Metrics

        i. 3 exhibitions had their opening/closing during Q3 of 2024 – 2025. The Cultural Arts Department serves the entire RGV, Texas, and nationally with our annual visitors. We also had visitors from Northern Mexico and other parts of Latin America and Europe.

            1. Exhibit List:
                a. *Vestigios de lo Sagrado* closed on May 31st
                *b. Mujer Eres: Raices* closed on June 7th
                *c. Markers of Memory* opened June 12th
            2. For Q3 2024 – 2025, 229 signatures for in-person attendees to both the San Benito Cultural Heritage Museum and the San Benito Cultural center were accounted for via dated sign-in sheets.
            3. An estimated count integrating both registered attendees and those who did not sign in increases this total number to 494.

        ii. 10 unique event categories were tallied according to titled and dated sign-in sheets. An estimated total of 415 attendees were accounted for through a combination of registered attendees and headcounts.

            1. Tuesday, April 1: Hidalgo ISD Field Trip (*18 registered visitors with an estimated 2 unregistered for a total of 20 visitors*)
            2. Thursday, April 10: LUPE Flood Damages Presentation (*42 registered visitors with an estimated 10 unregistered for a total of 52 visitors*)
            3. Thursday, April 17: Poetry Reading w/ Erika Garza *(7 registered visitors)*
            4. Saturday, April 26: Unfolded: Poetry Project (*9 registered visitors*)
            5. Saturday, May 3: El Duelo de Acordeón y Bajo Competition (*60 registered visitors with an estimated 30 unregistered for a total of 90 visitors*)
            6. Wednesday, May 21: Fred Booth Elementary School Tour (*31 registered visitors*)
            7. Saturday, June 4: Freddy Fender Pergola Dedication (*Event not held at museum, but related to Cultural Arts Department*)
            8. Thursday, June 12: State of the City Address (*estimated 180 visitors*)
            9. Saturday, June 21: 956 For All Event (*14 registered visitors with an estimated 2 unregistered for a total of 16 visitors*)

10. Saturday, June 28: Stories Beyond Borders Platica Event (*10 registered visitors*)

iii. 1 additional unique event without specified tallies was held at the San Benito Cultural Heritage Museum.
1. The SBCHM welcomed Chris Kiley and Bailey Pownall — Executive Director and Deputy Director respectively — of Texans for the Arts for a discussion on continued opportunities and collaboration for the SBCAD and a tour of our local cultural sites of import.

b. Social Media Engagement

i. The aggregated data below gives an overview of the CoSB Cultural Arts Department's efficacy in creating and sustaining a social media following within the local community and the greater South Texas region. To best demonstrate this, each month has been given four KPIs when applicable: Page Views; People Reached; Page Visits; and Followers/Interactions.

1. April 2025
    a. Facebook
        i. Audience:
            1. Page Views: 21,728
            2. People Reached: 13,250
            3. Page Visits: 472
        ii. Followers/Interactions:
            1. 21 New (2,278 total)
    b. Instagram
        i. Audience:
            1. Page Views: 6,658
            2. People Reached: 1,862
            3. Page Visits: 233
        ii. Followers/Interactions:
            1. 26 New (1,340 total)

2. May 2025
    a. Facebook
        i. Audience:
            1. Page Views: 9,787
            2. People Reached: 8,002
            3. Page Visits: 479

ii. Followers/Interactions:
1. 14 New (2,286 total)

b. Instagram
i. Audience:
1. Page Views: 5,010
2. People Reached: 1,138
3. Page Visits: 158
ii. Followers/Interactions:
1. 30 New (1,369 total)

3. June 2025
a. Facebook
i. Audience:
1. Page Views: 7,891
2. People Reached: 10,658
3. Page Visits: 494
ii. Followers/Interactions:
1. 62 New (2,347 total)
b. Instagram
i. Audience:
1. Page Views: 4,746
2. People Reached: 773
3. Page Visits: 278
ii. Followers/Interactions:
1. 39 New (1,369 total)

ii. Previous data has indicated a rise in interest from the community during the Fall/Winter seasons — a trend we attribute to certain demographics which return to the RGV for the holidays. Q3 social media KPIs this Spring/Summer season would indicate social media growth/engagement on par with, if not exceeding in certain metrics, the Fall/Winter season of Q1. This could either indicate a rise in social media engagement starting Q3 lasting through Q1 of a given fiscal year, with a dip in Q2 — alternatively, this could suggest that programming this fiscal year has succeeded in maintaining that momentum year-round.

c. Media Q3
i. 1 newspaper mention in Q3 in the Valley Morning Star.
ii. 3 stories in the San Benito News.

d. Permanent Collection

i. Donation on June 23rd of historical San Benito postcards and a magazine.
ii. Populated museum database with object loan information.
iii. Commitment of two UTRGV interns, from History and Anthropology Departments.

e. Notable Accomplishments
   i. The successful organization and completion of the National Fitness Campaign Court mural project which had its official ribbon-cutting ceremony on April 17, 2025.
   ii. Hosted the 3rd Annual Duelo de Acordeón y Bajo Quinto Competition, organized by local non-profit La Cultura Vive en Brownsville.
   iii. Official dedication of a pergola on-site at the Freddy Fender memorial as part of beautification efforts and a continued collaboration with the Fender Estate.

f. Cultural Affairs
   i. Public Art
      1. Completed NFC Court mural and drafted a proposal for future mural projects in San Benito.
   ii. Cultural Non-Profits
      1. Collaborated and deepened connections with La Cultura Vive en Brownsville.
      2. Collaborated and deepened connections with Texans for the Arts, as well as continued to serve as a member.
      3. Collaborated and deepened connections with RUIDO 956, including being invited to and attending their most recent cohort graduation.

g. Tourism
   i. Completion of updated Historical Marker information used in the *Markers of Memory* history exhibit to soon be adapted into a new Historical Marker Walking Trail pamphlet.

2. Recommendations/Areas in Need of Support
   a. Drafting of job posting for Administrative Assistant position to further support the Cultural Arts Department's ongoing mission of preserving and highlighting the rich culture of our community.
   b. Acquiring a camera, audio equipment, and storage workstation for the museum permanent collection and oral history project further expand our commitment to San Benito history.

# SAN BENITO POLICE DEPARTMENT

## 2024/2025 FY Second Quarter Report
## April - June
## 2024-2025 Comparison

| Offense | April – June 2024 | April – June 2025 | % Change |
|---|---|---|---|
| Murder | 0 | 0 | 0% |
| Rape | 5 | 1 | -80%↓ |
| Robbery | 5 | 2 | -60%↓ |
| Aggravated Assaults | 19 | 5 | -73%↓ |
| Simple Assaults | 52 | 74 | +42%↑ |
| Burglary | 18 | 22 | +22%↑ |
| Theft-Larceny | 152 | 144 | -5%↓ |
| Motor Vehicle Theft | 22 | 10 | -54%↓ |

| Category | April – June 2024 | April – June 2025 | % Change |
|---|---|---|---|
| Calls for Service | 8,317 | 6,826 | -17%↓ |
| Incident Reports | 964 | 1007 | +4%↑ |
| Arrests | 353 | 424 | +20%↑ |
| Traffic Collisions | 179 | 136 | -24%↓ |
| Citations | 877 | 714 | -18%↓ |
| Warnings | 1,856 | 1,217 | -34%↓ |

COMMUNITY – DUTY – INTEGRITY – HONOR

August 5, 2025

# EXECUTIVE SUMMARY

REQUEST:
Presentation of 2025 ResacaFest Report.

RECOMMENDATION:
Agenda Item requested by Mayor Pro Tem Pedro Galvan and Commissioner Deborah A. Morales.

RATIONALE:

BUDGET IMPACT:

RESOURCE PERSONNEL:
Fred Sandoval, City Manager

EXHIBITS: PRESENTATION FOR RESACAFEST

PREPARED BY: Fred Sandoval
City Manager

07/30/2025
Date

*Fred R. Sandoval*
Fred Sandoval
City Manager

SAN BENITO

THE SOUL OF SOUTH TEXAS

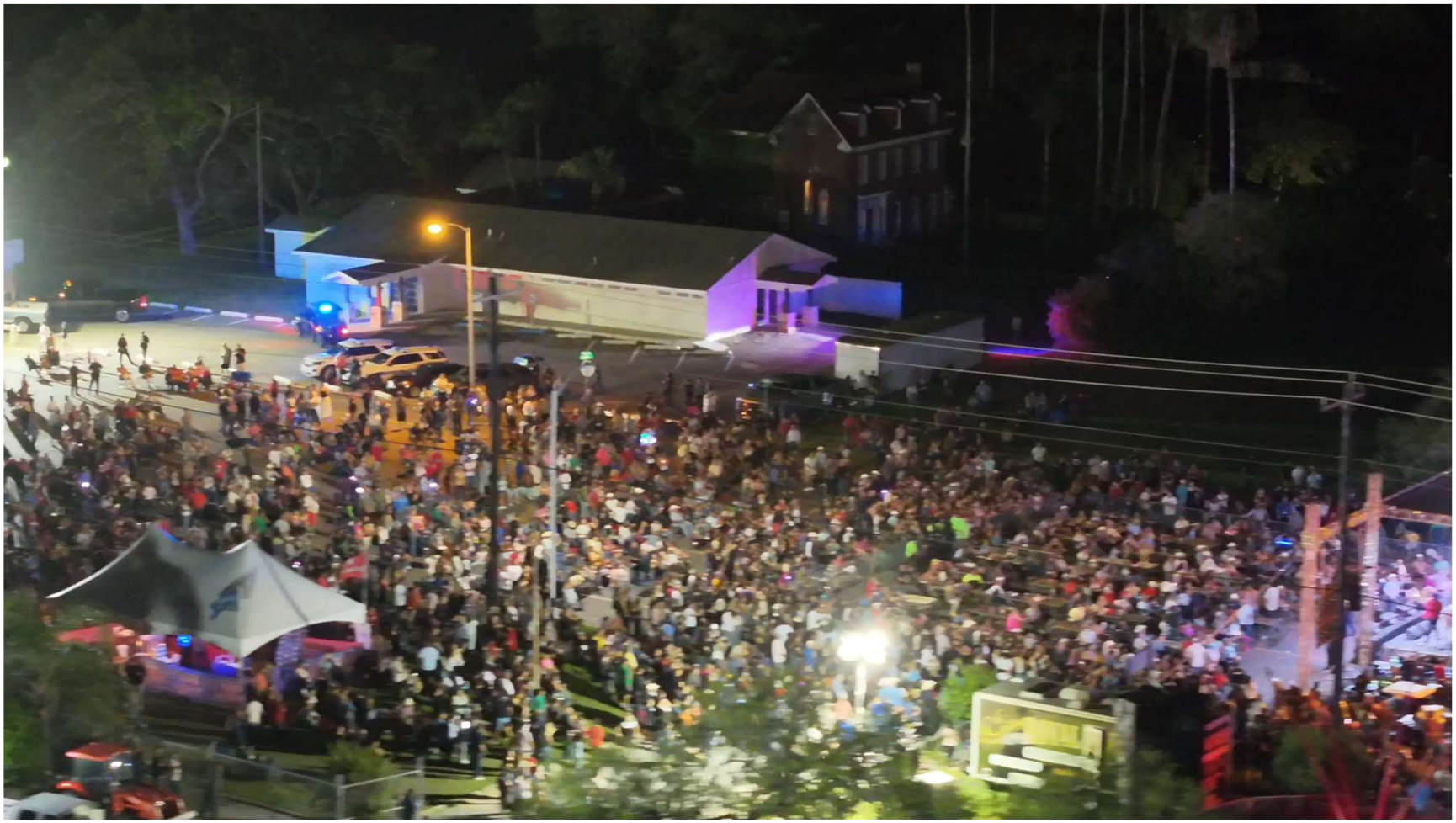
# Resaca Fest Report

# Resaca Fest





# RESACA FEST 2025



# Financial Information

- Total expenses allocated: $102,595.74

**RESACA FEST**

Including security, insurance, advertisement, performances, stage, supplies, amenities, etc.

Total Revenues Collected: $11,380, including beer sales of 2105 qty and vendor fees.

**COOKOFF**

- Total expenses: $9,813.30
- Revenues Collected: $1,150.00





# Positive community impact

ATTENDANCE 7,000 approx.

**City of San Benito - Government**
July 8 at 7:22 PM ·

🎉 Still feeling the ResacaFest magic? We are too!
If you joined us this year, we'd love your feedback. 💬❤️
Take our short survey and help us make next year even better!
From the energy of the crowd to the glow of the fireworks, ResacaFest 2025 was unforgettable. 📸✨
🔗Take the survey: https://forms.gle/K49N6c2ZzoQLNLWc8



**Blanca Ibarra**
I love it ❤️
2w

**Laura de la Garza**
Great job!! 👏👏👏👏👏👏👏👏👏
3w

**Minerva Lopez**
The city did awesome work putting this together 🎉
3w

**Estela Mendez**
The City of San Benito really outdid themselves, awesome work! 🎉
3w

**Beda Hernandez**
City Of San Benito . It's all good. Till next year 🎉🫶
2w

**J & R Snack Bar**
Amazing Event 👏
Thank you we Enjoyed being a part of it😍
3w 3

**Nora Gonzalez**
We had an awesome time thank you 🙏😊🙏



3w

**Norma Boland**
Thank you Jesus for a gorgeous day in our beloved hometown!
3w 2

**Victoria Padilla**
It was such a great event!
3w 4

**Belinda Falcon Vasquez**
That was super cool!
3w

**Anna Llanes**
It was a fabulous event. Thank you, to all the EDC and City employees for a great time.
😊👍
3w 7



Any questions?

August 5, 2025

# EXECUTIVE SUMMARY

REQUEST:
Presentation of the City Manager's Report.

RECOMMENDATION:
The City Manager will provide an update on recent administrative activities, ongoing projects, departmental operations, and other matters of interest affecting the City of San Benito.

RATIONALE:
The City Manager's Report serves to keep the City Commission and the public informed on key developments, operational updates, and strategic initiatives affecting municipal services and the community at large. This regular presentation promotes transparency, supports informed decision-making, and provides an opportunity to highlight accomplishments, address challenges, and communicate progress on city priorities.

BUDGET IMPACT:

RESOURCE PERSONNEL:
Fred Sandoval, City Manager

EXHIBITS: None

PREPARED BY: Fred Sandoval
City Manager

07/30/2025
Date

Fred R. Sandoval
Fred Sandoval
City Manager

August 5, 2025

# EXECUTIVE SUMMARY

REQUEST:
Second Public Hearing on the City of San Benito Comprehensive Plan.

RECOMMENDATION:
The City Commission will conduct the second public hearing to receive comments and input from residents and stakeholders regarding the draft Comprehensive Plan. The plan outlines the City's long-term vision, goals, and strategies for growth, land use, infrastructure, economic development, and quality of life.

RATIONALE:
The Comprehensive Plan serves as a strategic framework to guide the future growth and development of the City of San Benito. Public hearings are a critical part of the planning process, ensuring transparency and encouraging community participation. The second public hearing provides an additional opportunity for residents, business owners, and other stakeholders to review and comment on the draft plan. Input gathered will help refine the plan to reflect the community's values, priorities, and long-term vision, supporting responsible and sustainable development for years to come.

BUDGET IMPACT:

RESOURCE PERSONNEL:
Diana Garza, Assistant City Manager

EXHIBITS: City of San Benito Comprehensive Plan-presentation
Draft-City of San Benito Comprehensive Plan

PREPARED BY: Diana Garza
Assistant City Manager

07/30/2025
Date

*Fred R. Sandoval*
Fred Sandoval
City Manager

# San Benito Comprehensive Plan: Public Meeting #2 Goals and Objectives

July 1, 2025

SAN BENITO

THE SOUL OF SOUTH TEXAS

# City of San Benito – Comprehensive Plan

The City of San Benito received grant funding from the Texas General Land Office to update their Comprehensive Plan through the Resilient Communities Program (RCP).

The core purpose of the grant is to allow cities to develop, adopt, and implement modern and resilient building codes and flood damage prevention ordinances to ensure that structures built within the community can withstand future hazards.

As cities do this, the "comprehensive" nature of this plan affords cities the opportunity to develop overarching, forward-thinking innovations to improve all aspects of the city.

# City of San Benito – Comprehensive Plan



# City of San Benito – Comprehensive Plan

| Milestone | Estimated Schedule |
|---|---|
| *Phase I (Fall 2024 through Spring 2025)* | |
| 1st Public Meeting | November 2024 |
| Assessment of Current Plans | April 2025 |
| Baseline Studies | May 2025 |
| Draft Goals/Objectives/Actions | April and May 2025 |
| *Phase II (Spring 2025 through Summer 2025)* | |
| 2nd Public Meeting | July 2025 |
| Draft Comprehensive Plan | August 2025 |
| Draft Land Use Plans and Updated Maps (will be within Final Comprehensive Plan) | August 2025 |
| *Phase III (Fall through Winter 2025/6)* | |
| Draft Zoning Ordinance | September 2025 |
| 3rd Public Meeting | October 2025 |
| Delivery of Final Comprehensive Plan and Zoning Ordinance | November or December 2025 |
| Council adopts Comprehensive Plan and Zoning Ordinances | January 2026 |

# City of San Benito – Comprehensive Plan

## Accomplishments

- Stakeholder meetings (Fall 2024)
- Public meetings (Fall 2024)
- Baseline Studies complete
- Past plan analysis complete
- Creation of City of Alamo Goals and Objectives *
- Public survey for feedback on Goals and Objectives

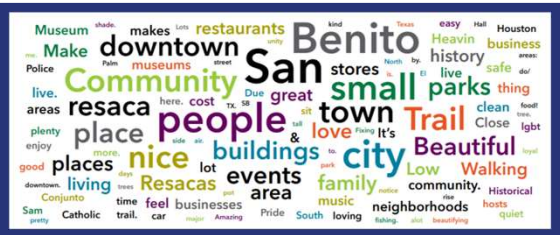
**More to come in this presentation*

## Upcoming Activities

- Implementation of feedback from public surveys
- Initial draft of Comprehensive Plan
- Zoning and Land Use Ordinance analysis, review, and update recommendations
- 2nd Round of Public Meetings

# City of San Benito – Comprehensive Plan

Public Survey Response to: What makes San Benito a nice place to live?




A cultural display seen during the November Public Meeting series.

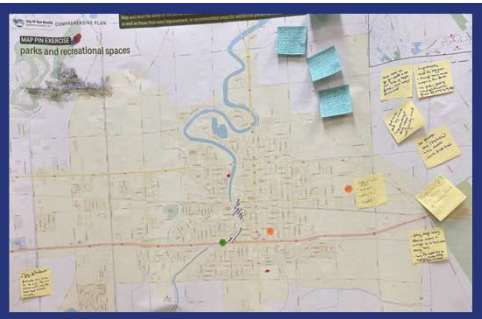





The flyer encouraging members of the community to attend the public meeting on Wednesday November 13, 2024.



At the public meeting, community members identified locations throughout the City to prioritize, to keep beautiful, or to address.



# Comprehensive Plan Framework

**VISION**

*Your ideal future for San Benito*

**GOALS**

Broad outcomes to achieve that contribute to the Vision

**OBJECTIVES**

Specific, measurable strategies that bring the Goal to life

**ACTIONS**

Vehicles for implementation

# City of San Benito – Comprehensive Plan

## The City of San Benito is a community that is...



Ready for a thriving downtown that reflects the vibrant culture of the Rio Grande Valley.



Proactively looking to the future to ensure it is safe, thriving, and resilient.



Invested in community and seeking more opportunities for families to plant roots in the City.

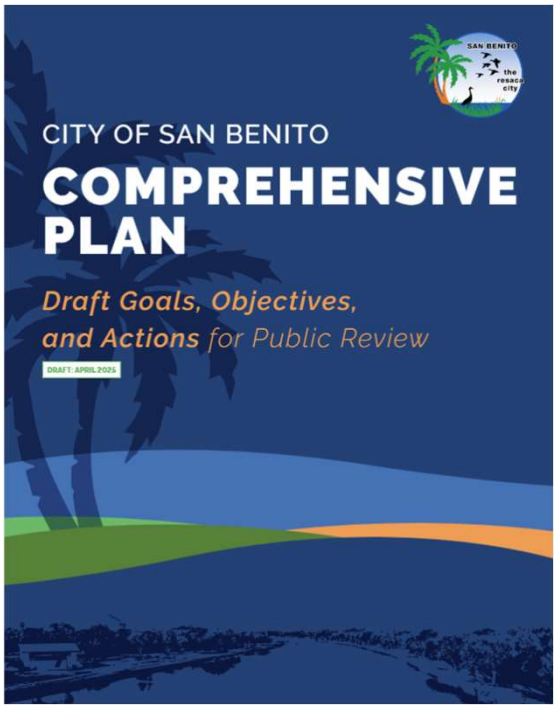


Overflowing with opportunity to highlight unique cultural elements that appeal to locals and tourists alike.

# City of San Benito – Comprehensive Plan

The Goals and Objectives document serves as the foundation for the Comprehensive Plan which will expand upon what has been shown today, to create a clear path forward for the City of San Benito for the next ten+ years.

The Goals and Objectives are the result of public meetings, stakeholder meetings, baseline studies, and past and/or existing plans that influence the future of San Benito.



# City of San Benito – Comprehensive Plan

## Goals

1. Establish Downtown San Benito as a vibrant, cohesive, and pedestrian friendly destination
2. Future-proof San Benito against a range of hazards
3. Make San Benito the most livable city in the Rio Grande Valley
4. Transform San Benito into a cultural destination in Texas and beyond

# City of San Benito – Comprehensive Plan

Goal 1: Establish Downtown San Benito as a vibrant, cohesive, and pedestrian-friendly destination

Objective 1.1: Revitalize Downtown commercial corridors

Objective 1.2: Make downtown accessible and safe for pedestrians

# City of San Benito – Comprehensive Plan

Concept Image: Revitalized Downtown Commercial Corridor



Concept Image: Rehabilitate Stonewall Jackson Building



# City of San Benito – Comprehensive Plan

Goal 2: Future-proof San Benito against a range of hazards

Objective 2.1: Mitigate flood risk

Objective 2.2: Improve roadway safety, especially for pedestrians and cyclists

Objective 2.3: Secure the sustainability of the freshwater supply

Concept Image: Streetscapes with Impervious Surfaces



# City of San Benito – Comprehensive Plan

Goal 3: Make San Benito the most livable city in the Rio Grande Valley

Objective 3.1: Increase housing options across all income levels

Objective 3.2: Enhance public facilities

Objective 3.3: Leverage regional job growth to enhance the local economy

Concept Image: Enhance public facilities, like Resaca Trails / Park



# City of San Benito – Comprehensive Plan

Goal 4: Transform San Benito into a cultural destination in Texas and beyond

Objective 4.1: Position San Benito to be a leading live music destination

Objective 4.2: Grow the cultural economy for the next generation

Objective 4.3: Invest in placemaking to create amenities for locals and visitors

Concept Image: New Amphitheater for Festivals and Events



# City of San Benito – Comprehensive Plan

## Reflection:

Please use this time to share any thoughts, concerns, questions, new ideas, or other general feedback.

Scan the QR code to rank priority projects and provide additional feedback!

CITY OF SAN BENITO

# COMPREHENSIVE PLAN

## *Draft Goals, Objectives, and Actions for Public Review*

DRAFT: APRIL 2025

# GOAL 1:
## *Establish Downtown San Benito as a vibrant, cohesive, and pedestrian-friendly destination*

### OBJECTIVE 1.1:
## Revitalize Downtown commercial corridors

**ACTION 1.1.1:**

- Implement a focused commercial corridor revitalization program, including streetscape and facade improvements.

**COMMUNITY VOICES**

*"The lack of foot traffic… eventually leads businesses to go to a different city or to close down completely"*

Downtown Streetscape



**COMMUNITY VOICES**

*"Incentives to building owners to fix or sell rundown buildings should be in place"*

**SURVEY SAYS...**

***72%*** *of survey respondents identified* ***"unsightly or abandoned buildings"*** *as a challenge that needs to be addressed, making it the most frequently cited issue. The second most common concern was* ***"infrastructure issues,"*** *listed by* ***63%*** *of respondents.*

### ACTION 1.1.2:

- Join the Texas Main Street Program to access resources and technical assistance.

### ACTION 1.1.3:

- Launch a facade improvement program targeting historic and blighted buildings.

### ACTION 1.1.4:

- Advance the renovation of Stonewall Jackson building.

### ACTION 1.1.5:

- Develop branding and signage for Downtown Arts District.




Stonewall Jackson building rehabilitation

**COMMUNITY VOICES**

*"Turn Stonewall Jackson into a boutique hotel with temporary art exhibits"*

**COMMUNITY VOICES**

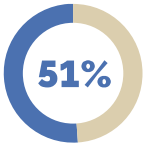
*"San Benito needs to be rebranded as a cultural, heritage and family oriented place live with many family oriented activities. The downtown district needs help!...I envision complimentary colored facades, renovated buildings and outdoor sitting cafes."*




SOURCE: homes.com

San Benito street mural

**SURVEY SAYS...**




*of survey respondents stated that they do not feel safe walking or biking in San Benito*

## OBJECTIVE 1.2:
## Make Downtown accessible and safe for pedestrians

### ACTION 1.2.1:

- Upon completion of a comprehensive safety action plan (funded by Safe Streets and Roads for All planning funds), apply for Safe Streets and Roads for All implementation funds to improve pedestrian infrastructure, including sidewalks and crosswalks.

# GOAL 2:
## *Future-proof San Benito against a range of hazards*

### OBJECTIVE 2.1:
## Mitigate flood risk

**ACTION 2.1.1:**
- Implement drainage improvements in flood-prone neighborhoods.

**ACTION 2.1.2:**
- Construct pilot projects demonstrating the reduction of impervious surfaces.

**ACTION 2.1.3:**
- Adopt higher base-flood elevation standards for new construction, possibly including land use regulations promoting permeable surfaces.

Reducing impervious surfaces



## OBJECTIVE 2.2:

# Improve roadway safety, especially for pedestrians and cyclists

### ACTION 2.2.1:

- Expand and improve pedestrian and bicycle infrastructure with funding from SS4A planning grants.

### ACTION 2.2.2:

- Enhance street lighting to increase visibility and safety.

### ACTION 2.2.3:

- Focus traffic calming investments on high-risk intersections and accident-prone areas.

**COMMUNITY VOICES**

*"We need more hike and bike trails, and a program for giving free bikes to people, similar to Bike Barn in Brownsville. Make the streets more pedestrian friendly and invest in bike lanes on the roads down here."*

SOURCE: homes.com



Highway in San Benito

**SURVEY SAYS...**

*When asked, **"What would make you feel safer walking/biking in San Benito?"** the most common response from respondents was **"lighting."***




**COMMUNITY VOICES**

*"There should be sidewalks added and bike trails to the streets off the Main Street"*

**COMMUNITY VOICES**

*"Right of way for pedestrians at the traffic lights, specifically the one at Sam Houston and Stenger, as well as sidewalks on 77 after passing the HEB, heading to Harlingen passing Oscar Williams and Paseo Real."*

SOURCE: homes.com



San Benito Resaca

## OBJECTIVE 2.3:

# Secure the sustainability of the freshwater supply

### ACTION 2.3.1:

- Prioritize proactive repairs and maintenance to reduce water leaks and losses.

### ACTION 2.3.2:

- Incentivize water conservation measures, such as:
  - *Rainwater harvesting for home irrigation*
  - *Grants for yard xeriscaping*

### ACTION 2.3.3:

- Identify and secure funding to implement groundwater supply improvement project(s).

# GOAL 3:
# *Make San Benito the most livable city in the Rio Grande Valley*

## OBJECTIVE 3.1:
## Increase housing options across all income levels

**ACTION 3.1.1:**
- Focus affordable housing investments in areas of opportunity, in partnership with local and state housing development agencies.

**ACTION 3.1.2:**
- Update zoning regulations to enable and support the development high-quality multi-family housing

**ACTION 3.1.3:**
- Increase code enforcement to reduce property vacancies and improve neighborhood conditions.

**COMMUNITY VOICES**

*"More dense public & social housing... It would be a worthwhile investment for our community given the large amount of people on our Section 8 waitlist and families that are doubled up with relatives."*

**SURVEY SAYS...**

*When asked to **"Pick five words to describe San Benito in five years,"** the most commonly chosen word was **"clean,"** selected by **41%** of survey respondents.*

*SOURCE: National Association of Realtors*

Multi-family apartment building



## OBJECTIVE 3.2:

# Enhance public facilities

### ACTION 3.2.1:

- Improve existing green spaces and establish new parks (in partnership with school board, utilizing school district land holdings).

### ACTION 3.2.2:

- Invest in the renewal and programming of the library, community center, and other public facilities.

### ACTION 3.2.3:

- Pursue funding to expand broadband access and improve digital connectivity citywide.

Recreational trail and playground facilities at Heavin Park



SOURCE: homes.com

**SURVEY SAYS...**

***71%*** *of survey respondents listed* ***"parks and recreation"*** *as a type of the development the city should encourage.*

**COMMUNITY VOICES**

*"San Benito could focus more on making their parks like Kennedy park more accommodating by adding more benches for people to rest and Shade spots like the parks in Mcallen"*

**COMMUNITY VOICES**

*"Free variety of classes for residents like teaching how to paint, cook or garden. Community gardens, centers for people to get together and get to know each other or so that people who live alone or seniors can feel like they belong."*

**COMMUNITY VOICES**

*"I think a community swimming pool would be great like we had before."*

## OBJECTIVE 3.3:

# Leverage regional job growth to enhance the local economy

### ACTION 3.3.1:

- Encourage walkable, mixed-use subdivision developments to support employees in regional growth industries.

### ACTION 3.3.2:

- Launch workforce development initiatives focused on regional growth industries, in partnership with private sector employers.

### ACTION 3.3.3:

- Support local businesses and entrepreneurs in launching or expanding ventures aligned with growing industries (e.g., restaurants, retail, guesthouses, engineering services).

### ACTION 3.3.4:

- Explore strategies to increase revenue from Los Indios International Bridge.

**SURVEY SAYS...**

***74%*** *of respondents identified* ***retail*** *as a type of development the city should encourage, making it the most common response.* ***Sit-down restaurants*** *were the third most common, with* ***68%*** *of respondents supporting their development.*

**COMMUNITY VOICES**

*"It is very difficult to get a clear pathway to starting a business through the various departments in the city"*

SOURCE: homes.com




Blanquitas Taqueria

# GOAL 4:
# *Transform San Benito into a cultural destination in Texas and beyond*

## OBJECTIVE 4.1:
## Position San Benito to be a leading live music destination

**COMMUNITY VOICES**

*"Bring conjunto music back to San Benito!"*

**COMMUNITY VOICES**

*"Bring more activities for families to do together and have those activities better announced and accessible to everyone."*

**ACTION 4.1.1:**
- Launch the Amphitheatre as a public-private venture.

**ACTION 4.1.2:**
- Partner with School District to build a new performing arts center (explore leveraging naming rights for the amphitheater to secure private donations).

**ACTION 4.1.3:**
- Support the development of hotels and hospitality infrastructure to accommodate visitors.

**ACTION 4.1.4:**
- Market San Benito's Resaca festival and other cultural attractions to national audiences.

Renderings of proposed Amphitheatre






## OBJECTIVE 4.2:
# Grow the cultural economy for the next generation

### ACTION 4.2.1:
- Support the establishment of a recording studio for local artists.

### ACTION 4.2.2:
- Collaborate with educational institutions to create audio tech training programs.

### ACTION 4.2.3:
- Launch a micro-grants ($2,000–$5,000) program targeted to non-profits and cultural organizations for youth-focused programming.

SOURCE: homes.com




San Benito water tower

**COMMUNITY VOICES**

*"[Should have] food trucks parked by resaca, entertainment along resaca, and more family friendly events"*

**COMMUNITY VOICES**

*"More free, public spaces to congregate. Eventually, have so many that you have a walkable network of free, inexpensive things to do in the city with local businesses nearby to serve these potential patrons."*

## OBJECTIVE 4.3:
# Invest in placemaking to create amenities for locals and visitors

Resaca park




**COMMUNITY VOICES**

*"Need more family oriented outings indoors/outdoors"*

### ACTION 4.3.1:
- Renovate linear parks along Resacas to be more inviting and active spaces (including improved playgrounds and family-oriented facilities).

### ACTION 4.3.2:
- Activate parks and open spaces with programming such as outdoor concerts, food trucks, and temporary art installations (e.g., fiberglass accordions painted by local and visiting artists).

### ACTION 4.3.3:
- Improve communication and accessibility of community events by creating a clear, user-friendly, and widely promoted community calendar.

### ACTION 4.3.4:
- Develop marketing and amenities that highlight San Benito's potential for ecotourism, such as birdwatching and kayak tours.

### ACTION 4.3.5:
- Apply to join the Texas Commission on the Arts Cultural Districts Program.

SOURCE: homes.com



Birdwatching




Resaca trail

August 5, 2025

# EXECUTIVE SUMMARY

REQUEST:
First Public Hearing on the City of San Benito proposed ad valorem property tax rate for the Fiscal Year 2025-2026.

RECOMMENDATION:
N/A

RATIONALE:
Providing the citizens of San Benito with the option to voice their opinion at this Public Hearing regarding the proposed Ad Valorem Property Tax Rate.

BUDGET IMPACT:
REVENUE

RESOURCE PERSONNEL:
Stephanie Sarrionandia, Finance Director

EXHIBITS: Notice of Proposed Tax Rate 2025-2026 8-1-25

PREPARED BY: Stephanie Sarrionandia
Finance Director

07/30/2025
Date

Fred R. Sandoval
Fred Sandoval
City Manager

# NOTICE OF PUBLIC HEARING
# CITY OF SAN BENITO, TEXAS
# THE FISCAL YEAR 2025-2026

The City of San Benito City Commission will hold a Public Hearing on the Proposed TAX RATE for Fiscal Year 2025-2026 on Tuesday, August 5, 2025, & August 19, 2025, at 5:30 p.m. at the San Benito Municipal Building, Cesar Gonzalez Meeting Hall, 401 North Sam Houston, San Benito, Texas.

A tax rate of $0.708125 per $100 valuation has been proposed for adoption by the governing body of the CITY OF SAN BENITO. This rate exceeds the lower of the no-new revenue or voter-approval tax rate, and state law requires that two public hearings be held by the governing body before adopting the proposed tax rate.

The governing body of the CITY OF SAN BENITO proposes to use revenue attributable to the tax rate increase for the purpose of increasing Maintenance & Operations.

| | |
|---|---|
| **MAINTENANCE & OPERATIONS RATE** | **$0.668923 per $100** |
| **INTEREST & SINKING RATE** | **$0.039202 per $100** |
| **PROPOSED TAX RATE** | **$0.708125 per $100** |
| **PRECEDING YEAR'S TAX RATE** | **$0.708125 per $100** |
| **NO-NEW REVENUE TAX RATE** | **$0.648357 per $100** |
| **VOTER-APPROVAL TAX RATE** | **$0.708125 per $100** |

A tax rate of $0.708125 per $100 valuation has been proposed for adoption by the governing body of the CITY OF SAN BENITO. This rate exceeds the lower of the no-new revenue or voter-approval tax rate, and state law requires that two public hearings be held by the governing body before adopting the proposed tax rate.

The voter-approval tax rate is the highest tax rate that the CITY OF SAN BENITO may adopt before voters are entitled to petition for an election to limit the rate that may be approved to the voter-approval tax rate.

YOUR TAXES OWED UNDER ANY OF THE ABOVE RATES CAN BE CALCULATED AS FOLLOWS:
Property tax amount = (rate) x (taxable value of your property) / 100

For assistance or detailed information about tax calculations, please contact:

**Stephanie Sarrionandia**
**City of San Benito Finance Director**
**485 N. Sam Houston Blvd., San Benito, TX 78586**
**Tel 956-361-3804 Ext. 222**
**ssarrionandia@cityofsanbenito.com**
**www.cityofsanbenito.com**

August 5, 2025

# EXECUTIVE SUMMARY

REQUEST:
Public Hearing on the City of San Benito Proposed Budget for the Fiscal Year 2025-2026.

RECOMMENDATION:
N/A

RATIONALE:
To allow San Benito citizens to provide input about the budget.

BUDGET IMPACT:
BUDGET

RESOURCE PERSONNEL:
Stephanie Sarrionandia, Finance Director

EXHIBITS: Notice of Public Hearing Budget FY 2025-2026 8-1-25

PREPARED BY: Stephanie Sarrionandia
Finance Director

07/30/2025
Date

*Fred R. Sandoval*
Fred Sandoval
City Manager

# NOTICE OF A PUBLIC HEARING
# CITY OF SAN BENITO, TEXAS
# THE FISCAL YEAR 2025-2026 BUDGET

The City of San Benito City Commission will hold a Public Hearing on the Proposed Budget for Fiscal Year 2025-2026 on Tuesday, August 5, 2025, at 5:30 p.m. at the San Benito Municipal Building, Cesar Gonzalez Meeting Hall, 401 North Sam Houston, San Benito, Texas.

If the City Commission approves the proposed budget at the Second Reading, the proposed budget will take effect automatically on October 1, 2025.

A copy of the proposed budget is available for public inspection at the Office of the Finance Director, 485 North Sam Houston, San Benito, Texas.

August 5, 2025

# EXECUTIVE SUMMARY

REQUEST:
Public Hearing on a request to rezone a property located at 753 Winchell St. bearing a Legal Description of: All of Lots Twelve (12), Thirteen (13), and the South 25 Feet (S25') of Lot Fourteen (14), San Benito Fourth Addition, according to the Map or Plat thereof recorded in Volume 2, Page 22, Official Map Records of Cameron County, Texas from SF-1 "Single Family One" to C-2 "Commercial General Retail Business". Applicant: Luis C. Gandara.

RECOMMENDATION:
Public Hearing, No Action

RATIONALE:
A Public Hearing Notice was published in the San Benito News on July 11, 2025. Public Hearing Notices were mailed to the property owners within a 200' radius of the subject property.

BUDGET IMPACT:
N/A

RESOURCE PERSONNEL:
Monica Rodriguez, Planner I

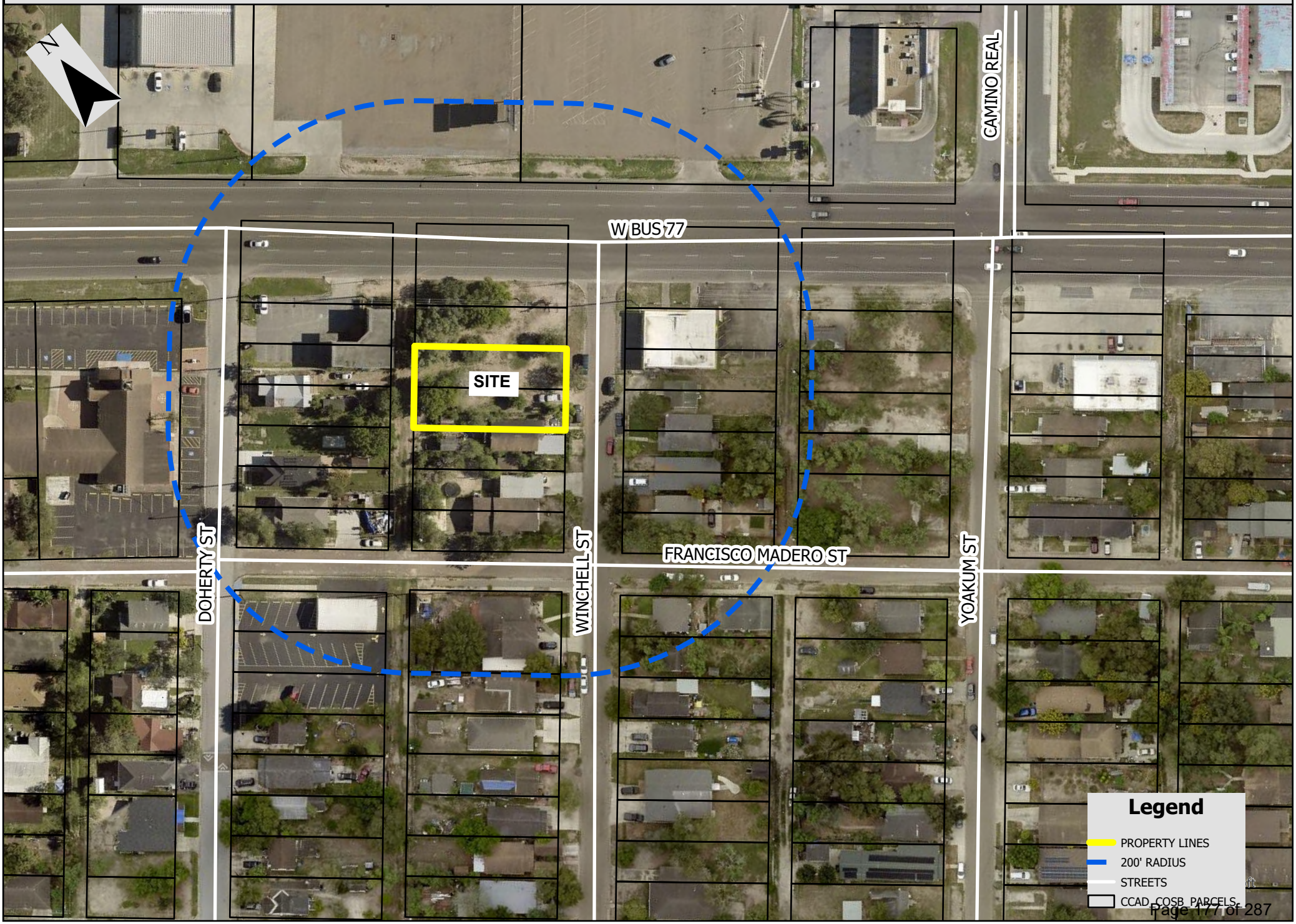
EXHIBITS: 200' Radius Map
Public Hearing Notice

PREPARED BY: Monica L. Rodriguez

_____ 07/30/2025
Planner I Date

*Fred R. Sandoval*
Fred Sandoval
City Manager

200' Radius Map - Planning & Zoning Meeting
753 Winchell St. - Lot 12-13 Block 5 San Benito Fourth Addition
Applicant: Luis Correa Gandara



PUBLIC NOTICES PUBLIC NOTICES PUBLIC NOTICES

# CITY OF SAN BENITO
# NOTICE OF PUBLIC HEARING

The City of San Benito Planning & Zoning Commission will conduct a Regular Meeting to consider the following items in a Public Hearing on Thursday, July 24, 2025 at 5:45 p.m. In addition, the San Benito City Commission will consider the same item, in a Public Hearing on Tuesday, August 5, 2025, at 5:30 p.m. in the City San Benito Municipal Building (Cesar Gonzalez Meeting Hall) located at 401 N. Sam Houston Boulevard to receive comments on the following requests:

**Rezone:**
**Public Hearing: To solicit input regarding a request to rezone at a property located at 753 Winchell St., bearing a Legal Description of: All of Lots Twelve (12), Thirteen (13), and the South 25 Feet (S25') of Lot Fourteen (14), San Benito Fourth Addition, according to the Map or Plat thereof recorded in Volume 2, Page 22, Official Map Records of Cameron County, Texas. Applicant: Luis C. Gandara.**

**Conditional Use Permit:**
**Public Hearing: To solicit input regarding a request for a Conditional Use Permit to operate a Towing Business at a property located at 31085 FM 509 zoned AO "Agriculture and Open Space" bearing a Legal Description of: Being 5.67 acres of land out of Block 157, San Benito Land and Water Company Subdivision, Cameron County, Texas, recorded in Volume 1, Page 6, Map Records of Cameron County, Texas. Applicant: Gabriela Y. Muraira.**

The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information, please call the Planning Department at (956) 361-3800 Ext. 412.

El publico esta invitado a atender y expresar su apoyo o oposicion para la solicitud. Si desea información en español, por favor de llamar al Departamento de Planificación de la ciudad de San Benito a (956) 361-3800 Ext. 412.

August 5, 2025

# EXECUTIVE SUMMARY

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Public Hearing on a request for a Conditional Use Permit to operate a Towing Business at a property located at 31085 FM 509 zoned AO "Agriculture and Open Space" bearing a Legal Description of: Being 5.67 acres of land out of Block 157, San Benito Land and Water Company Subdivision, Cameron County, Texas, recorded in Volume 1, Page 6, Map Records of Cameron County, Texas. Applicant: Gabriela Y. Muraira.

RECOMMENDATION:
Public Hearing, No Action

RATIONALE:
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BUDGET IMPACT:
N/A

RESOURCE PERSONNEL:
Monica Rodriguez, Planner I

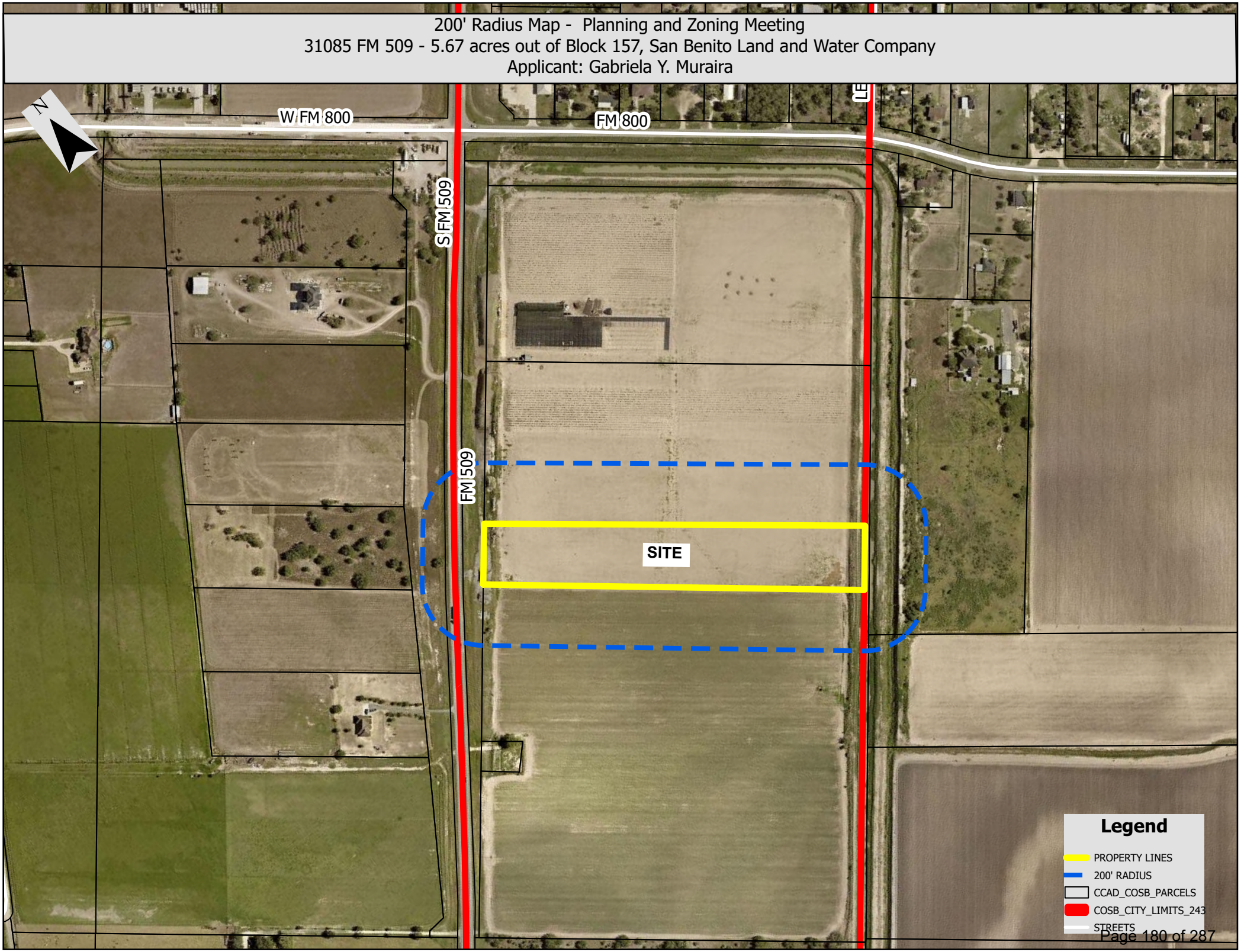
EXHIBITS: 200' Radius Map
Public Hearing Notice

PREPARED BY: Monica L. Rodriguez
Planner I

07/30/2025
Date

Fred R. Sandoval
Fred Sandoval
City Manager

200' Radius Map - Planning and Zoning Meeting
31085 FM 509 - 5.67 acres out of Block 157, San Benito Land and Water Company
Applicant: Gabriela Y. Muraira



PUBLIC NOTICES PUBLIC NOTICES PUBLIC NOTICES

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The City of San Benito Planning & Zoning Commission will conduct a Regular Meeting to consider the following items in a Public Hearing on Thursday, July 24, 2025 at 5:45 p.m. In addition, the San Benito City Commission will consider the same item, in a Public Hearing on Tuesday, August 5, 2025, at 5:30 p.m. in the City San Benito Municipal Building (Cesar Gonzalez Meeting Hall) located at 401 N. Sam Houston Boulevard to receive comments on the following requests:

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August 5, 2025

# EXECUTIVE SUMMARY

REQUEST:
Consideration and possible action to approve a request for a Conditional Use Permit to operate a Towing Business at a property located at 31085 FM 509 zoned AO "Agriculture and Open Space" bearing a Legal Description of: Being 5.67 acres of land out of Block 157, San Benito Land and Water Company Subdivision, Cameron County, Texas, recorded in Volume 1, Page 6, Map Records of Cameron County, Texas. Applicant: Gabriela Y. Muraira.

RECOMMENDATION:
The Planning & Zoning Board recommends approval.

RATIONALE:
The applicant is proposing to establish a towing service on a property zoned AO "Agriculture and Open Space." Based on the City's land use chart, this type of business requires a Conditional Use Permit.

BUDGET IMPACT:
N/A

RESOURCE PERSONNEL:
Monica Rodriguez, Planner I

EXHIBITS:
Location Map
Application
Zoning Map
Land Use Chart
Site Plan
Survey

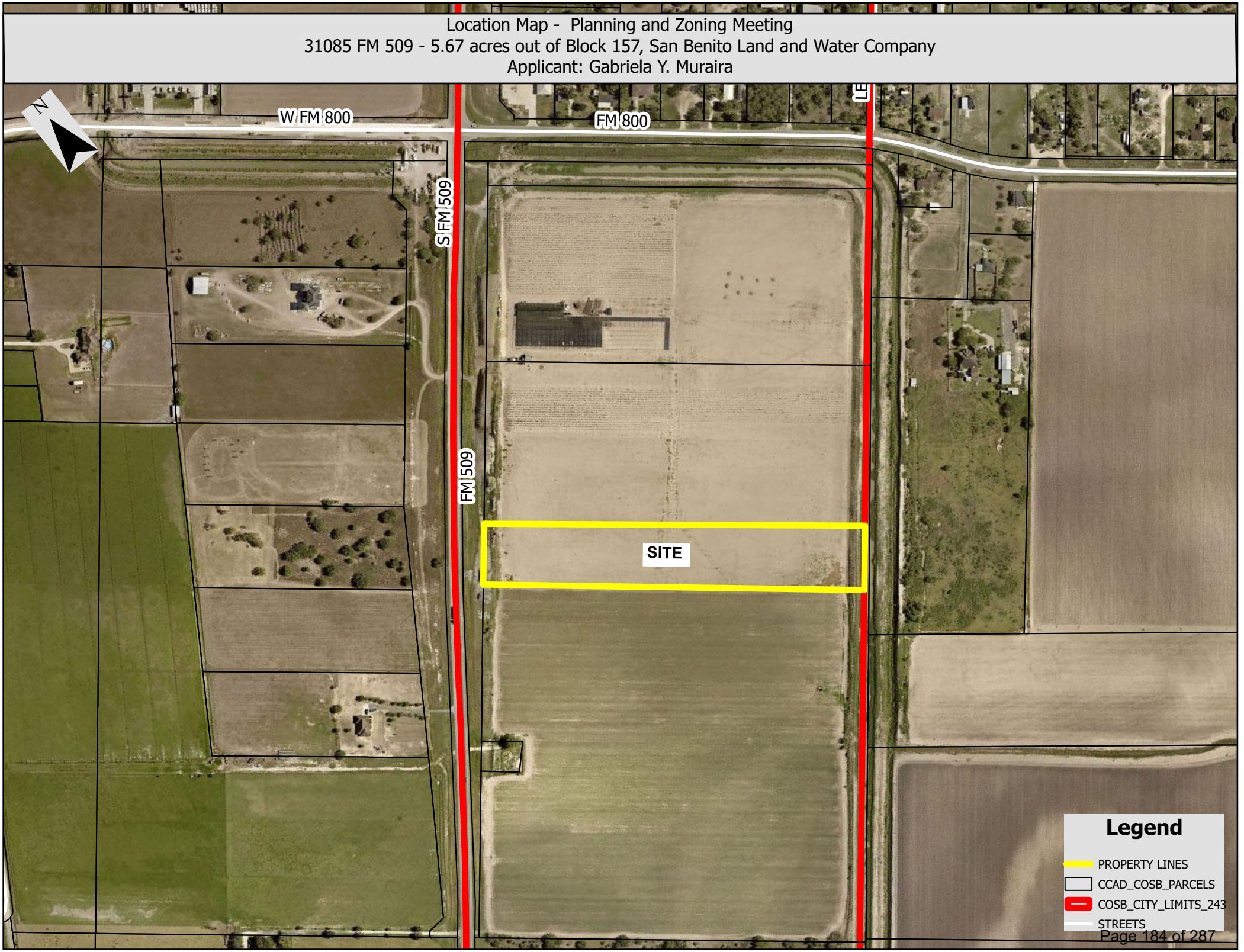
PREPARED BY: Monica L. Rodriguez

_____ 07/30/2025
Planner I Date

*Fred R. Sandoval*
Fred Sandoval

City Manager

Location Map - Planning and Zoning Meeting
31085 FM 509 - 5.67 acres out of Block 157, San Benito Land and Water Company
Applicant: Gabriela Y. Muraira



CITY OF SAN BENITO
PLANNING DEPARTMENT

# CONDITIONAL USE PERMIT APPLICATION

400 N. Travis Street
San Benito, TX 78586

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

## APPLICANT INFORMATION (Please PRINT or TYPE)

Name Gabriela Y. Muraira

Address [redacted]

City [redacted] State TX Zip [redacted]

Phone No. [redacted] Fax No. _____

E-mail [redacted]

## PROPERTY INFORMATION (Please PRINT or TYPE)

Owner of Property Murai Properties LLC

Address of Property 31085 FM 509

City San Benito State TX Zip 78526

Legal Description of Property: Lot 5.62 Acres, Block 157

Subdivision San Benito Land & Water CO SD

Existing Zoning AO Agriculture Open Space Existing Land Use Vacant

## 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: Proposed Towing Company

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 7-3-2021

Print Name Antonio Muraira

Property Owner(s) Signature [redacted] Date _____

Revised 5/10

**Zoning Map - Planning and Zoning Meeting**
**31085 FM 509 - 5.67 acres out of Block 157, San Benito Land and Water Company**
**Applicant: Gabriela Y. Muraira**



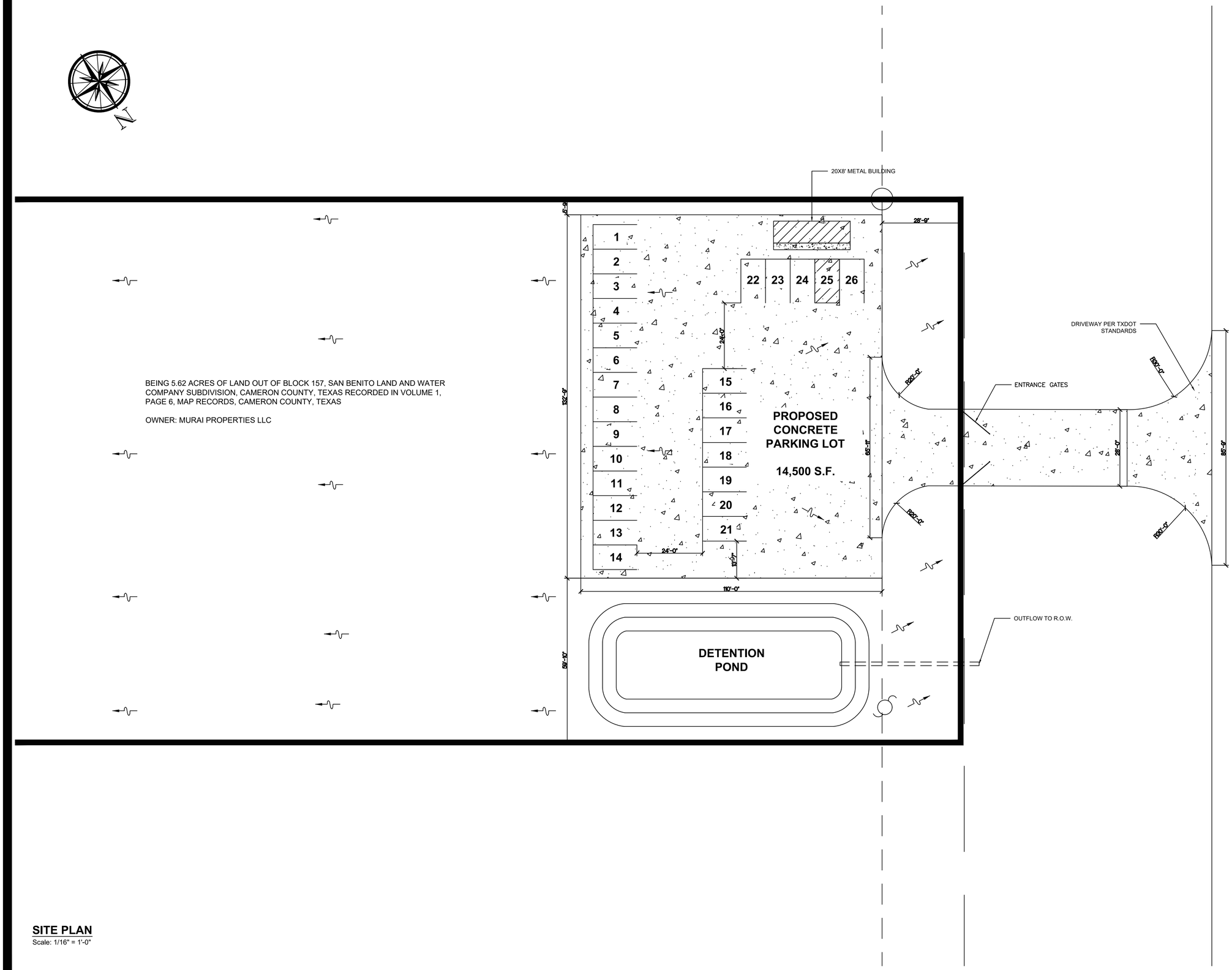
**COMMERCIAL USES**

| | |
|---|---|
| X | Permitted by Right |
| C | Conditional Use Permit Required |
| | Not Allowed |

| Zoning Classifications | A-O | SF-1 | SF-2 | MF | MH | OP | NS | C-1 | C-2 | LI | HI | PDD | C/P |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Administrative or Professional Offices | | | | | | X | X | X | X | | | C | C |
| Ambulance/Emergency Services | | | | | | | | X | X | | | | C |
| Animal Cemetery | C | | | | | | | | | | | | |
| Antique Shop | | | | | | C | | X | X | X | | C | C |
| Appliance Repair Indoor | | | | | | | | X | X | | X | C | C |
| Appliance Repair Outdoor | | | | | | | | C | C | X | | C | C |
| Appliance sales | | | | | | | | X | X | | | C | C |
| Art Gallery | | | | | | C | X | X | X | | | C | C |
| Assisted Living Facility | | C | C | X | | C | X | X | X | C | | | |
| Auction Indoor | | | | | | | | X | X | X | | C | C |
| Auction Outdoor | | | | | | | | X | X | X | X | C | C |
| Automobile Dent Repair (Paintless) | | | | | | | | C | X | X | X | C | C |
| Automobile Paint & Rebuilt | | | | | | | | | X | X | X | C | C |
| Automobile Parts (New) | | | | | | | | C | X | X | X | C | C |
| Automobile Parts (Used) | | | | | | | | | | X | X | C | C |
| Automobile Sales and Repair | | | | | | | | C | X | X | X | C | C |
| Bakery | | | | | | | C | X | X | X | | C | C |
| Bank | | | | | | X | | X | X | X | | C | C |
| Bar/Lounge/Nightclub | | | | | | | | | X | | | | |

| Zoning Classifications | A-O | SF-1 | SF-2 | MF | MH | OP | NS | C-1 | C-2 | LI | HI | PDD | C/P |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Tower | X | | | | C | C | C | | C | C | C | | |
| Towing/Wrecker Service | C | | | | | | | | C | C | X | C | C |
| Toy Store | | | | | | | | X | X | | | C | C |
| Truck Stop | C | | | | | | | X | X | X | X | C | C |
| Upholstery Shop | | | | | | | | X | X | X | X | C | C |
| Water Sales (Retail) | | | | | | | | X | X | X | | C | C |

(Ordinance 2252 adopted 7/1/14; Ordinance 5525-5, secs. 1, 4, adopted 7/1/14)




BEING 5.62 ACRES OF LAND OUT OF BLOCK 157, SAN BENITO LAND AND WATER COMPANY SUBDIVISION, CAMERON COUNTY, TEXAS RECORDED IN VOLUME 1, PAGE 6, MAP RECORDS, CAMERON COUNTY, TEXAS

OWNER: MURAI PROPERTIES LLC

**FM 509**
**ROW VARIES**

**SITE PLAN**
Scale: 1/16" = 1'-0"


RIVERA CONSULTING
DRIVERA.EE@GMAIL.COM
956-589-5280
222 N EXPRESSWAY 77
BROWNSVILLE, TEXAS SUITE 114


# PARKING LOT

FM 509 TRACT 7
SAN BENITO, TX 78586

PROJECT NO.: 25-004

06.17.2025

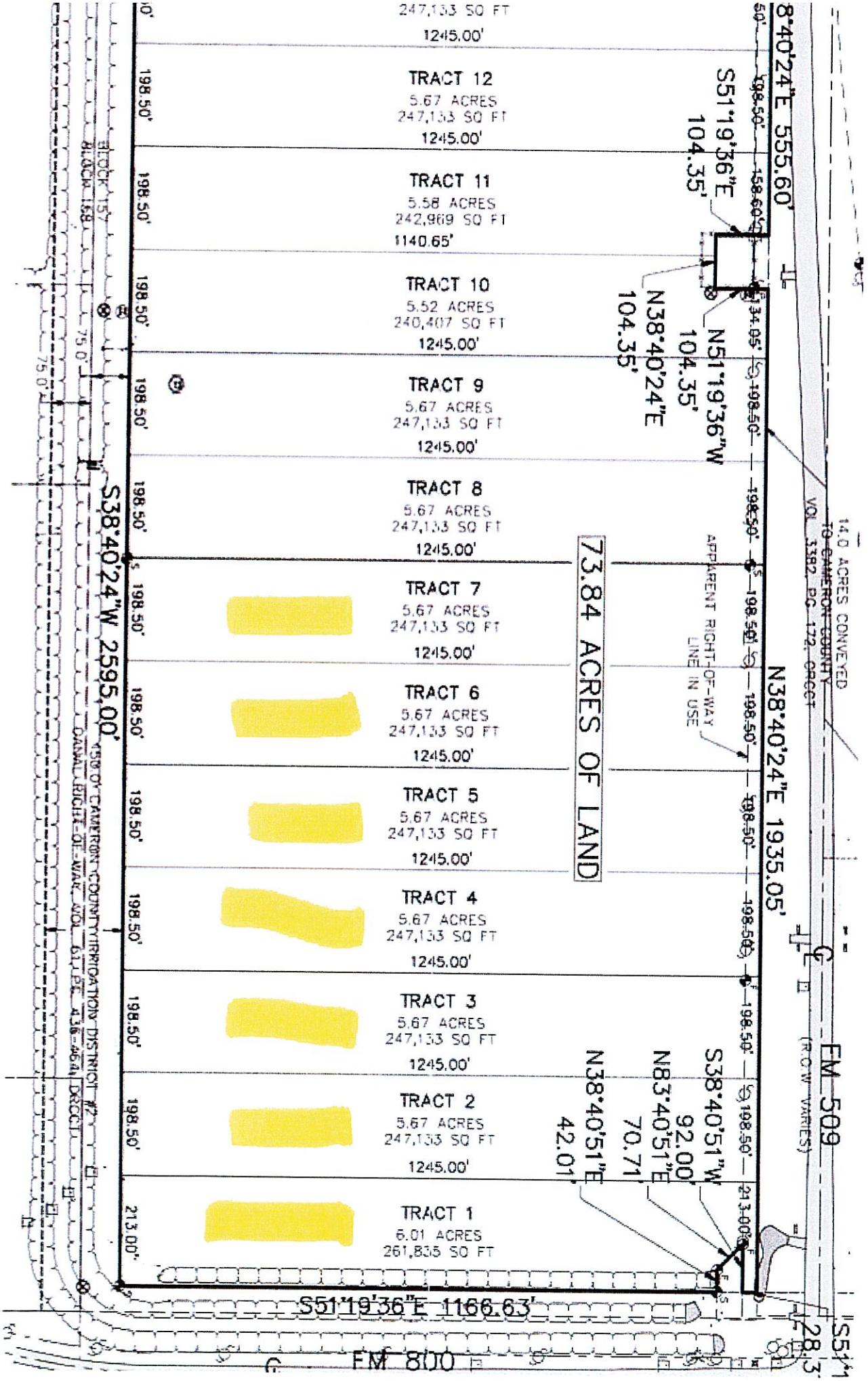
REVISIONS: 06/18/2025
REVISIONS: 07/02/2025

REVIEW SET:
PERMITTING SET:

NOTES:
1. DO NOT SCALE DRAWINGS

SITE PLAN

**G1.0**


247,133 SQ FT
1245.00'
TRACT 12
5.67 ACRES
247,133 SQ FT
1245.00'
TRACT 11
5.58 ACRES
242,969 SQ FT
1140.65'
TRACT 10
5.52 ACRES
240,407 SQ FT
1245.00'
TRACT 9
5.67 ACRES
247,133 SQ FT
1245.00'
TRACT 8
5.67 ACRES
247,133 SQ FT
1245.00'
TRACT 7
5.67 ACRES
247,133 SQ FT
1245.00'
TRACT 6
5.67 ACRES
247,133 SQ FT
1245.00'
TRACT 5
5.67 ACRES
247,133 SQ FT
1245.00'
TRACT 4
5.67 ACRES
247,133 SQ FT
1245.00'
TRACT 3
5.67 ACRES
247,133 SQ FT
1245.00'
TRACT 2
5.67 ACRES
247,133 SQ FT
1245.00'
TRACT 1
6.01 ACRES
261,835 SQ FT
73.84 ACRES OF LAND
S38°40'24"W 2595.00'
N38°40'24"E 1935.05'
S51°19'36"E 104.35'
N51°19'36"W 104.35'
N38°40'24"E 104.35'
S38°40'51"W 92.00'
N83°40'51"E 70.71'
N38°40'51"E 42.01'
S51°19'36"E 1166.63'
198.50'
213.00'
34.05'
158.60'
75.0'
APPARENT RIGHT-OF-WAY LINE IN USE
14.0 ACRES CONVEYED TO CAMERON COUNTY VOL. 3382, PG. 172, CRCCT
FM 509
(R.O.W. VARIES)
FM 800
150.0' CAMERON COUNTY IRRIGATION DISTRICT #2 CANAL RIGHT-OF-WAY VOL. 631, PG. 436-464, DRCCT
BLOCK 15
BLOCK 168

# Moore Land Surveying, LLC

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

April 11, 2024

**METES AND BOUNDS**
**TRACT 7 - 5.67 ACRES OF LAND**

**BEING 5.67 ACRES OF LAND** out of Block 157, San Benito Land and Water Company Subdivision, Cameron County, Texas, recorded in Volume 1, Page 6, Map Records of Cameron County, Texas; said 5.67 Acres of land being more particularly described by metes and bounds as follows:

**COMMENCING** at the Northeast corner of Block 157, being on the intersection of Line 10 and Line "U";

**THENCE** along the North boundary of Block 157, being Line 10, **NORTH 51 DEG. 19 MIN. 36 SEC. WEST** a distance of **75.00 FEET** to a point;

**THENCE** leaving the North boundary of Block 157, **SOUTH 38 DEG. 40 MIN. 24 SEC. WEST** a distance of **1,255.50 FEET** to an iron rod with plastic cap stamped "MOORE 6370" set on the West boundary of a 150 ft. canal right of way, for the Northeast corner and **POINT OF BEGINNING** of the tract herein described;

1) **THENCE** along the West boundary of said 150 ft. canal right of way, **SOUTH 38 DEG. 40 MIN. 24 SEC. WEST** a distance of **198.50 FEET** to an iron rod with plastic cap stamped "MOORE 6370" set, for the Southeast corner of the tract herein described;

2) **THENCE** leaving the West boundary of said 150 ft. canal right of way, **NORTH 51 DEG. 19 MIN. 36 SEC. WEST**, at a distance of 1,216.82 feet pass an iron rod with plastic cap stamped "MOORE 6370" set on the apparent East right of way of FM 509 (having a varying amount of right of way), a total distance of **1,245.00 FEET** to a point, for the Southwest corner of the tract herein described;

3) **THENCE NORTH 38 DEG. 40 MIN. 24 SEC. EAST** a distance of **198.50 FEET** to a point, for the Northwest corner of the tract herein described;

4) **THENCE SOUTH 51 DEG. 19 MIN. 36 SEC. EAST**, at a distance of 28.21 feet pass an iron rod with plastic cap stamped "MOORE 6370" set on the apparent East right of way of FM 509, a total distance of **1,245.00 FEET** to the **POINT OF BEGINNING**; Containing 5.67 Acres of land within these metes and bounds.

Basis of bearings as per the Texas State Plane Coordinate System, South Zone, NAD 83. A plat of survey accompanies this metes and bounds description.

[redacted]
Cody Michael Moore, R.P.L.S.
Registered Professional Land Surveyor No. 6370

4/11/2024
Date



August 5, 2025

# EXECUTIVE SUMMARY

REQUEST:
Consideration and possible action to approve the Final Plat and Money in Escrow for the proposed drainage improvements that will be done at the time of construction for Jabonero Trail Subdivision, located on North Sam Houston, bearing a legal description of: Being 3.035 acres of land consisting of 2.256 acres out of Lot One (1), Block Eighty-Five (85), of the San Benito Land and Water Company Subdivision, as recorded in Volume 1, Page 25 of the Map Records of Cameron County, Texas, all of Lot One (1), containing a 0.738 acre, a certain 0.004 acre tract out of Lot Four (4), and a certain 0.037 acre tract out of lots Five (5) and Six (6), of the Leach Subdivision, as recorded in Volume 12, Page 34 of the Map Records of Cameron County, Texas. Applicant: Noe Galvan and Emma Teresa Galvan.

RECOMMENDATION:
The Planning & Zoning Board recommends approval.

RATIONALE:
This is a 2-lot residential subdivision located within the City of San Benito City limits. Sewer and water infrastructure are in place for both lots. The final plat complies with all applicable city ordinances and state statutes.

BUDGET IMPACT:
N/A

RESOURCE PERSONNEL:
Monica Rodriguez, Planner I

EXHIBITS:
Location Map
Final Plat Page 1
Final Plat Page 2
Final Engineering Report
Money in Escrow (Drainage Improvements)

PREPARED BY: Monica L. Rodriguez
Planner I

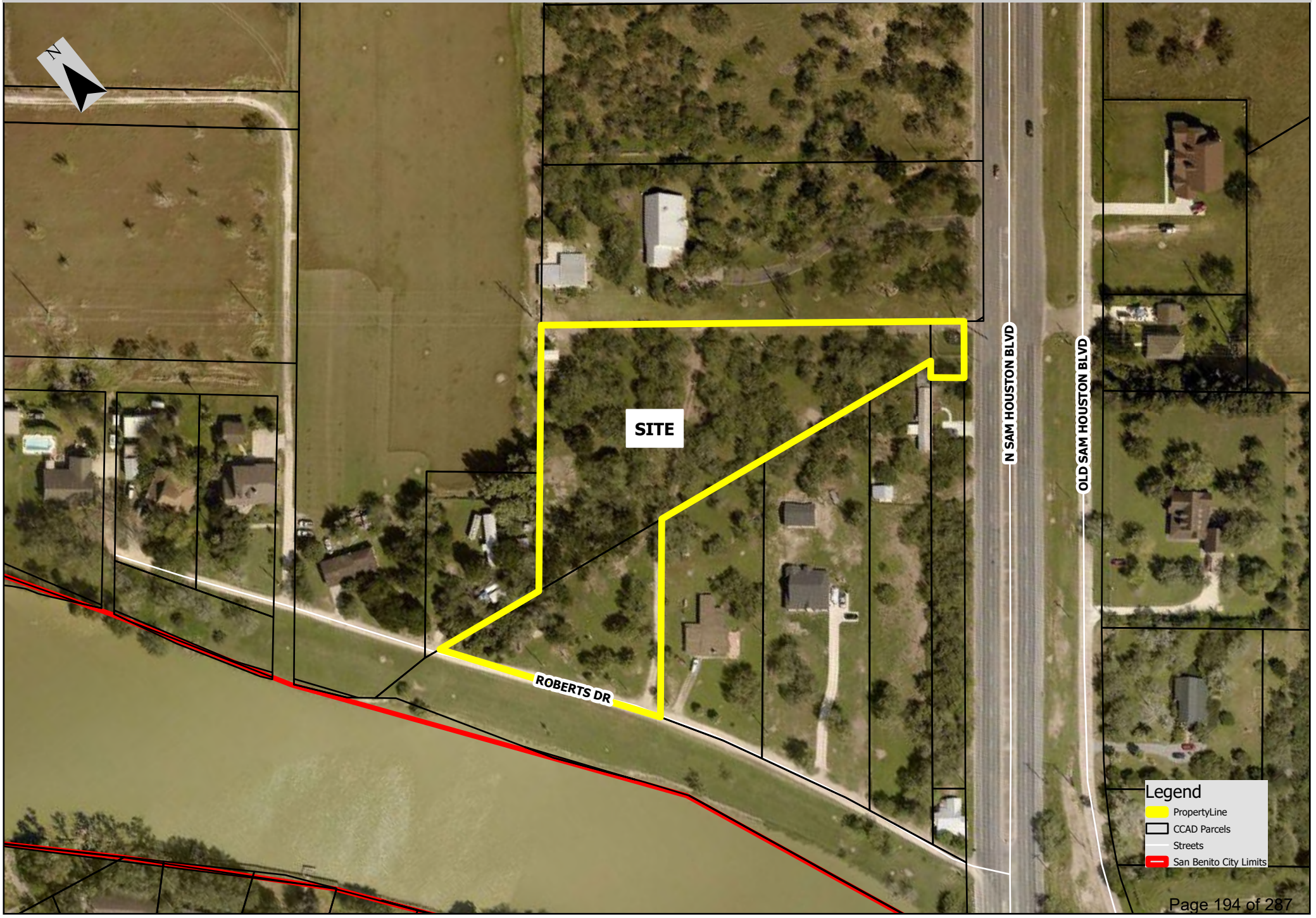
07/30/2025
Date

*Fred R. Sandoval*

Fred Sandoval
City Manager

Location Map

Being 3.035 acres of land consisting of 2.256 acres out of Lot 1, Block 85 of the San Benito Land and Water Company Subdivision &
all of Lot 1 containing a 0.738 acre, a certain 0.004 acre tract out of Lot 4, and a certain 0.037 acre tract out of lots 5 and 6 of the Leach Subdivision
Jabonero Trail Subdivision Applicant: Noe & Emma Teresa Glavan



## OWNER'S ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF CAMERON

We, NOE GALVAN AND EMMA TERESA GALVAN, referred to as owner's of the tract of land described in the above and foregoing map of JABONERO TRAIL, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said map or plat and hereby dedicate to the use of public forever, all streets and easements as shown hereon for the purposes and considerations thereon expressed and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to land so dedicated. Witness my hand in the City of _____, County of _____, this ____th day of _____, 20__.

_____
NOE GALVAN EMMA TERESA GALVAN

STATE OF TEXAS

COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared, Noe Galvan and Emma Teresa Galvan, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed. Given under my hand and seal of office this ____ day of _____, 20__.

_____
Notary Public, in and for the State of Texas

My Commission
Expires:_____

Printed Name:_____

## DEVELOPER/OWNER CERTIFICATION

STATE OF TEXAS
COUNTY OF CAMERON

THE UNDERSIGNED DEVELOPER, AN OWNER OF A TRACT OF LAND IN THE COUNTY WHICH HAS BEEN DIVIDED INTO RESIDENTIAL LOTS OF FIVE (5) ACRES OF LESS EACH, HEREBY CERTIFIES AS FOLLOWS:

WATER SHALL BE FULLY OPERABLE BY DECEMBER 31, 2025
SEWER SHALL BE FULLY OPERABLE BY DECEMBER 31, 2025

EXECUTED THIS _____DAY OF _____, 20__.

_____
NOE GALVAN EMMA TERESA GALVAN

STATE OF TEXAS

COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared, Noe Galvan and Emma Teresa Galvan, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed. Given under my hand and seal of office this ____ day of _____, 20__.

_____
Notary Public, in and for the State of Texas

My Commission
Expires:_____

Printed Name:_____

## ENGINEER CERTIFICATION

STATE OF TEXAS
COUNTY OF CAMERON

THE UNDERSIGNED ENGINEER WHO IS DULY REGISTERED TO PRACTICE IN THE STATE OF TEXAS, HEREBY CERTIFIES AS FOLLOWS:

THE WATER AND SEWER FACILITIES ARE HEREINABOVE DESCRIBED BY THE DEVELOPER ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER V.T.C.A., WATER CODE 16.343 AND COMPLY IN ALL RESPECTS WITH STATE, COUNTY AND MUNICIPAL LAW.

EXECUTED THIS _____ DAY OF _____, 20__.

_____
P.J. GARCIA, JR.

STATE OF TEXAS

COUNTY OF CAMERON

Before me, the undersigned authority, on this day personally appeared, P.J. GARCIA, JR, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed. Given under my hand and seal of office this ____ day of _____, 20__.

_____
Notary Public, in and for the State of Texas

My Commission
Expires:_____

Printed Name:_____

## IRRIGATION DISTRICT APPROVAL

STATE OF TEXAS
COUNTY OF CAMERON

Cameron County Irrigation District Number Two, has considered and approved this plat subject to notice that irrigation water will be provided only to district designated outlets, and any additions or changes must meet with approval from district and be at owner's expense, and that no structure (including without limitation, fences and buildings) shall be constructed or erected on any Irrigation Right-Of-Way or Irrigation Easement of the district. No consideration is given to any other matters; Any failure to record this plat in the office of the County Clerk of Cameron County within one year after this date shall cause this approval to be null and void.

Dated this _____ day of _____, 20__

General Manager:_____

## DRAINAGE DISTRICT ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF CAMERON

Cameron County Drainage District Number Three (3), hereby approves this subdivision on the condition that the District does not warrant the adequacy of its drainage system in case of heavy rainfall, and that it will not be called upon by present or future owners of any lot or lots in this subdivision, to correct any drainage or flooding problems on any of the lots in said subdivision Approval is given only as it relates to and may affect the facilities of the district; no consideration is given to any other matters. Any failures to record this plat in the office of the County Clerk of Cameron County, within one year after this date, shall cause this approval to become void.

Dated this day _____day of _____, 20__.

APPROVED BY:_____
PRESIDENT

## CITY'S APPROVAL

STATE OF TEXAS
COUNTY OF CAMERON

WE THE UNDERSIGNED OF THE CITY OF SAN BENITO, HERBY CERTIFY THAT THIS SUBDIVISION PLAT OF "JABONERO TRAIL", CONFORMS TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF SAN BENITO, TEXAS

_____
PLANNING AND ZONING CHAIRMAN DATE

_____
MAYOR DATE

_____
CITY ENGINEER OR DIRECTOR OF PUBLIC WORKS DATE

_____
CITY SECRETARY DATE

## TAX ASSESSOR & COLLECTOR

STATE OF TEXAS
COUNTY OF CAMERON

The undersigned hereby certifies that all ad valorem taxes owed to all of the taxing units represented by the undersigned are currently paid in full for the year 20___, for the area inside the boundaries of "JABONERO TRAIL".

Witness my hand on the _____ day of _____ 20__.

_____
Edelmiro "Eddie" Garcia By: Deputy
Assessor and Collector of Taxes,
Cameron County, Texas.

## SURVEYOR'S SIGNATURE

STATE OF TEXAS
COUNTY OF CAMERON

I, Francisco Rios, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct, was prepared from an actual survey of the property made under my supervision on the ground, that all boundary corners, angle points, points of curvature and other points of reference have been marked with suitable monuments of the size and type noted, and that the plat boundary corners have been tied to the nearest original survey corner as shown.

_____
FRANCISCO RIOS
Registered Professional land Surveyor
Texas Registration No. 4642

## METES AND BOUNDS:

BEING 3.035 ACRES OF LAND CONSISTING OF 2.256 ACRES OUT OF LOT ONE (1), BLOCK EIGHTY-FIVE (85), OF THE SAN BENITO LAND AND WATER COMPANY SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 25 OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS, ALL OF LOT ONE (1), CONTAINING A 0.738 ACRE, A CERTAIN 0.004 ACRE TRACT OUT OF LOT FOUR (4), AND A CERTAIN 0.037 ACRE TRACT OUT OF LOTS FIVE (5) AND SIX (6), OF THE LEACH SUBDIVISION, AS RECORDED IN VOLUME 12, PAGE 34 OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS.

BEGINNING AT A FOUND 1/2 INCH IRON ROD, BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 85, OF THE SAN BENITO LAND AND WATER COMPANY SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 25, MAP RECORDS OF CAMERON COUNTY, TEXAS AND LYING ON THE SOUTH LINE OF KUATES SUBDIVISION, AS RECORDED IN CABINET 1, SLOT 2185-B, MAP RECORDS OF CAMERON COUNTY, TEXAS, AND SAID POINT BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE SOUTH LINE OF SAID KUATES SUBDIVISION AND NORTH LINE OF SAID LOT 1, BLOCK 85, SOUTH 59 DEGREES 17 MINUTES 00 SECONDS EAST, A DISTANCE OF 490.00 FEET, TO A FOUND 1/2 INCH IRON ROD, BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING THE SOUTH LINE OF SAID KUATES SUBDIVISION AND SOUTH LINE OF SAID LOT 1, BLOCK 85, SOUTH 30 DEGREES 43 MINUTES 00 SECONDS WEST, A DISTANCE OF 50.00 FEET, TO A FOUND 1/2 INCH IRON ROD, BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 59 DEGREES 17 MINUTES 00 SECONDS EAST, A DISTANCE OF 40.00 FEET, TO A FOUND 1/2 INCH IRON ROD, LYING ON THE WEST RIGHT-OF-WAY LINE OF SAN HOUSTON BOULEVARD (130.00 RIGHT-OF-WAY), AND BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE RIGHT-OF-WAY OF SAID SAM HOUSTON BOULEVARD, SOUTH 30 DEGREES 43 MINUTES 00 SECONDS WEST, A DISTANCE OF 40.00 FEET, TO A FOUND 1/2 INCH IRON ROD, BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING THE RIGHT-OF-WAY LINE OF SAID SAM HOUSTON, NORTH 59 DEGREES 17 MINUTES 00 SECONDS WEST, A DISTANCE OF 40.00 FEET, TO A FOUND 1/2 INCH IRON ROD, LYING ON THE EAST LINE OF LOT 4 OF LEACH SUBDIVISION AS RECORDED IN VOLUME 12, PAGE 34, MAP RECORDS OF CAMERON COUNTY, TEXAS AND BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE EAST LINE OF SAID LOT 4, NORTH 30 DEGREES 43 MINUTES 00 SECONDS EAST, A DISTANCE OF 20.66 FEET, TO A FOUND 1/2 INCH IRON ROD, BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 59 DEGREES 17 MINUTES 00 SECONDS WEST, A DISTANCE OF 25.13 FEET, TO A FOUND 1/2 INCH IRON ROD, LYING ON THE COMMON LINE OF THE AFOREMENTIONED SAN BENITO LAND AND WATER COMPANY SUBDIVISION AND LEACH SUBDIVISION, AND SAID POINT BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

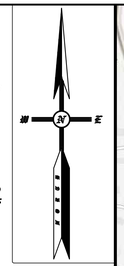
THENCE, ALONG THE COMMON LINE OF SAID SAN BENITO LAND AND WATER AND LEACH SUBDIVISION, SOUTH 89 DEGREES 53 MINUTES 00 SECONDS WEST, PASSING A FOUND 1/2 INCH IRON ROD FOR REFERENCE AT A DISTANCE OF 63.83 FEET, AND AT 191.98 FEET, AND AT 215.73 FEET, CONTINUING IN ALL A TOTAL DISTANCE OF 354.92 FEET, TO A FOUND 1/2 INCH IRON ROD BEING THE NORTHWEST CORNER OF LOT 2 OF SAID LEACH SUBDIVISION AND BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE WEST LINE OF SAID LOT 2, SOUTH 30 DEGREES 50 MINUTES 11 SECONDS WEST (DEED: SOUTH 30 DEGREES 43 MINUTES 00 SECONDS WEST), A DISTANCE OF 244.82 FEET TO A FOUND 1/2 INCH IRON ROD, LYING ON THE NORTH MEANDER LINE OF RESACA DE LOS FRESNOS AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE NORTH MEANDER LINE OF RESACA DE LOS FRESNOS, NORTH 40 DEGREES 47 MINUTES 00 SECONDS WEST, A DISTANCE OF 276.80 TO A FOUND 1/2 INCH IRON ROD, LYING ON THE COMMON LINE OF SAID SAN BENITO LAND AND WATER COMPANY SUBDIVISION AND LEACH SUBDIVISION, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING THE NORTH MEANDER LINE OF RESACA DE LOS FRESNOS, NORTH 89 DEGREES 53 MINUTES 00 SECONDS EAST, A DISTANCE OF 119.83 FEET, TO A FOUND 1/2 INCH IRON ROD, BEING THE SOUTHWEST CORNER OF THE AFOREMENTIONED LOT 1, BLOCK 85, AND BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE WEST LINE OF SAID LOT 1, BLOCK 85, NORTH 30 DEGREES 43 MINUTES 00 SECONDS EAST, A DISTANCE OF 346.82 FEET (DEED: 348.00 FEET), TO THE POINT OF BEGINNING AND CONTAINING 3.035 ACRES OF LAND.







VICINITY MAP SCALE 1"=2000'

BENCHMARK INFORMATION:
DESCRIBED BY NATIONAL GEODETIC SURVEY 1981
3.7 KM (2.3 MI) SE FROM HARLINGEN.
1.9 KM (1.2 MI) SOUTHEAST ALONG COMMERCE STREET FROM THE CITY HALL AND TYLER AVENUE IN HARLINGEN, THENCE 1.8 KM (1.15 MI) SOUTHEAST ALONG BUSINESS U.S. HIGHWAY 77 SOUTH AT A SIGN (THE PATIO SPECIALITY SHOP) SOUTHWEST OF THE HIGHWAY, SET AT THE NORTHEAST END OF THE BRICKWORK AROUND THE 2 POLE STRUCTURE SIGN, 19.5 METERS (64.0 FT) SOUTHWEST OF THE CENTER OF THE HIGHWAY, 23.4 METERS (77.0 FT) NORTHWEST OF THE SOUTHEAST ENTRANCE TO THE SPECIALITY SHOP, 21.5 METERS (70.0 FT) SOUTHEAST OF THE NORTHWEST ENTRANCE TO THE SHOP, 3.5 METERS (11.5 FT) WEST NORTHWEST OF A TELEPHONE POLE, AND 6.7 METERS (22.0 FT) SOUTHWEST OF THE SOUTHWEST CURB OF THE HIGHWAY. NOTE, ROD WAS ANCHORED AT THIS DEPTH.
THE MARK IS 0.46 METERS NE FROM A WITNESS POST.
THE MARK IS 0.5 M ABOVE HIGHWAY.

ELEVATION: 38.89
STAMPING (PID): AB1183

DEVELOPER'S INFORMATION:
NOE GALVAN AND EMMA TERESA GALVAN
142 MAE DRIVE, SAN BENITO, TX. 78586
956-607-3228

NOTES:
1. THIS SUBDIVISION LIES WITHIN THE CITY LIMITS OF SAN BENITO.
2. PROPERTY IS ZONED SF-1 (SINGLE FAMILY ONE).
3. BUILDING YARD SETBACKS:
   FRONT- 25.0'-LOT 1, LOT 2 SHALL HAVE A FRONT SETBACK OF 100'
   SIDE-5.0' OR UTILITY EASEMENT, WHICHEVER IS GREATER
   REAR-15.0' OR UTILITY EASEMENT, WHICHEVER IS GREATER
4. THIS SUBDIVISION LIES WITHIN FLOOD ZONE "X", ACCORDING TO FIRM COMMUNITY PANEL NUMBER 48061C0290F, REVISED ON FEBRUARY 16, 2018.
5. THE WATER PURVEYOR IS THE CITY OF SAN BENITO.
6. THE SANITARY SEWER PURVEYOR IS THE CITY OF SAN BENITO.
7. ALL BEARINGS ARE BASED ON THE MAP OF LEACH SUBDIVISION, AS RECORDED IN VOLUME 12, PAGE 34, MAP RECORDS OF CAMERON COUNTY, TEXAS.
8. CONSTRUCTION AND INSTALLATION OF WATER LINES ARE THE RESPONSIBILITY OF THE DEVELOPER/OWNER AT THEIR COST.
9. CONSTRUCTION AND INSTALLATION OF SANITARY SEWER LINES ARE THE RESPONSIBILITY OF THE DEVELOPER/OWNER AT THEIR COST.
10. ISSUANCE OF BUILDING OR CONSTRUCTION PERMITS IS SUBJECT TO APPROVAL OF A DRAINAGE REPORT BY THE CAMERON COUNTY DRAINAGE DISTRICT NO. 3, AS MAY BE APPLICABLE PURSUANT TO TEXAS WATER CODE 49.211, AND ANY APPLICABLE POLICIES AND REGULATIONS ADOPTED BY THE DISTRICT'S BOARD OF DIRECTORS.
11. ISSUANCE OF BUILDING OR CONSTRUCTION PERMITS IS SUBJECT TO APPROVAL BY THE CAMERON COUNTY IRRIGATION DISTRICT NO. 2 AS MAY BE APPLICABLE IN ACCORDANCE WITH STATE LAW AND THE POLICIES AND REGULATIONS ADOPTED BY THE DISTRICT'S BOARD OF DIRECTORS.
12. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE NATURAL GROUND OR AT AN ELEVATION DETERMINED BY THE CITY OF SAN BENITO.
13. NO MORE THAN ONE (1) SINGLE FAMILY DWELLING SHALL BE LOCATED ON EACH LOT.
14. ISSUANCE OF BUILDING OR CONSTRUCTION PERMITS IS SUBJECT TO APPROVAL OF A DRAINAGE REPORT BY THE CAMERON COUNTY DRAINAGE DISTRICT NO. 3, AS MAY BE APPLICABLE PURSUANT TO TEXAS WATER CODE 49.211, AND ANY APPLICABLE POLICIES AND REGULATIONS ADOPTED BY THE DISTRICT'S BOARD OF DIRECTORS.
15. ISSUANCE OF BUILDING OR CONSTRUCTION PERMITS IS SUBJECT TO APPROVAL BY THE CAMERON COUNTY IRRIGATION DISTRICT NO. 2 AS MAY BE APPLICABLE IN ACCORDANCE WITH STATE LAW AND THE POLICIES AND REGULATIONS ADOPTED BY THE DISTRICT'S BOARD OF DIRECTORS.
16. ALL CONSTRUCTION AND RELATED ACTIVITIES REQUIRES APPROVAL BY THE CITY IN ACCORDANCE WITH THE CITY'S CODE OF ORDINANCES.
17. ON-SITE DETENTION PONDS SHALL BE PRIVATE AND THE PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND OPERATION. IF MULTIPLE LOTS OR TRACTS ARE UTILIZING A COMMON ON-SITE DETENTION POND, THE PROPER MAINTENANCE AND OPERATION WILL BE THE PROPERTY OWNERS THROUGH A LEGALLY FORMED ENTITY LIKE A PROPERTY OWNERS' ASSOCIATION, OR EQUIVALENT, AND SUBJECT TO THE APPROVAL BY THE CITY COMMISSION DURING THE FINAL PLAT PROCESS.
18. FIRE HYDRANTS WILL BE REQUIRED AS PER CITY OF SAN BENITO CODE OF ORDINANCES. (IF NEEDED)
19. PUBLIC SIDEWALKS ARE REQUIRED IN ACCORDANCE WITH THE CITY'S CODE OF ORDINANCES. (IF NEEDED)
20. A DETENTION POND WILL BE REQUIRED FOR LOTS 1 AND 2. ALL LOTS SHALL BE EQUALLY MAINTAINED BY THE PROPERTY OWNERS FOR STORM WATER RUNOFF. THE REQUIRED STORAGE FOR THIS SUBDIVISION IS 3,833.28 CU. FT. THE DRAINAGE BASINS FOR THIS SUBDIVISION SHALL HAVE A CAPACITY OF 4,415 CU. FT. DRAINAGE BASIN 1 SHALL HOLD 1,284.0 CU. FT, BASIN 2 SHALL HOLD 1,223.0 CU. FT AND BASIN 3 SHALL HOLD 2,242.0 CU. FT, ON EACH INDIVIDUAL LOT PRIVATE DETENTION EASEMENT AS SHOWN ON PLAT.
21. LOT 1 WILL FRONT A PRIVATE ROAD NAMED ROBERTS DRIVE.

2-RESIDENTIAL LOTS
FINAL PLAT OF
# JABONERO TRAIL SUBDIVISION
BEING 3.035 ACRES OF LAND CONSISTING OF 2.256 ACRES OUT OF LOT ONE (1), BLOCK EIGHTY-FIVE (85), OF THE SAN BENITO LAND AND WATER COMPANY SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 25 OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS, ALL OF LOT ONE (1), CONTAINING A 0.738 ACRE, A CERTAIN 0.004 ACRE TRACT OUT OF LOT FOUR (4), AND A CERTAIN 0.037 ACRE TRACT OUT OF LOTS FIVE (5) AND SIX (6), OF THE LEACH SUBDIVISION, AS RECORDED IN VOLUME 12, PAGE 34 OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS.

## RECORDING INFORMATION

STATE OF TEXAS
COUNTY OF CAMERON

I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE ____ DAY OF _____, 20__ AT _____ O'CLOCK ___ M IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. _____

BY: _____
DEPUTY

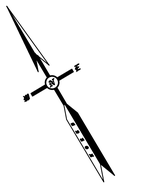
COPYRIGHT 2025 - FIRM NO. 10117600

RIOS SURVEYING, L.L.C.
221 S. WILLIAMS ROAD
SAN BENITO, TEXAS 78586
PHONE (956) 361-9179 / 1863
RIOS_SURVEYING@SBCGLOBAL.NET



Date: 4-10-2025 Job No.: 2024-0709
Scale: 1"=50' DRAWN BY: MICHAEL

SHEET 1 OF 2




SCALE 1"=50' (FEET)

LEGEND

| | | | |
|---|---|---|---|
| ASPH. | ASPHALT | FND. | FOUND |
| A/C | AIR CONDITION | G.M. | GAS METER |
| BLDG. | BUILDING | I.R. | IRON ROD |
| BLK. | BLOCK | L.P. | LIGHT POST |
| ℄ | CENTERLINE | MON. | MONUMENT |
| CONC. | CONCRETE | P.P. | POWER POLE |
| E.M. | ELECTRIC METER | R.O.W. | RIGHT-OF-WAY |
| EASMT. | EASEMENT | T.P. | TELEPHONE PEDESTAL |
| E.J.B. | ELECTRIC JUNCTION BOX | TEMP. | TEMPORARY |
| F.H. | FIRE HYDRANT | W.M. | WATER METER |
| S-M.H. | STORM-MANHOLE | TGS | TX. GAS SERVICE |
| S.S.-M.H. | SANITARY-SEWER MANHOLE | LAY-D | LAY-DOWN CURB |
| —x— | FENCE | W.V. | WATER VALVE |
| | | T.O.C. | TOP OF CURB |
| ○ S | SET 1/2" IRON ROD | ○ XS | "X" MARK SET |
| ○ F | FND 1/2" IRON ROD | FDC | FIRE DEPARTMENT CONNECTIONS |
| TBM | TEMPORARY BENCHMARK | —TGS— | TEXAS GAS LINE |
| —S— | SEWERLINE | NSW | NAIL-SET WITH WASHER |
| —W— | WATERLINE | GUTT | GUTTER |
| O.R.C.C | OFFICIAL RECORDS CAMERON COUNTY | C.O.P | CLEAN OUT PIPE |
| C.C.D.R. | CAMERON COUNTY DEED RECORDS | (X) | PROPOSED ELEVATION |

## METES AND BOUNDS:

BEING 3.035 ACRES OF LAND CONSISTING OF 2.256 ACRES OUT OF LOT ONE (1), BLOCK EIGHTY-FIVE (85), OF THE SAN BENITO LAND AND WATER COMPANY SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 25 OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS, ALL OF LOT ONE (1), CONTAINING A 0.738 ACRE, A CERTAIN 0.004 ACRE TRACT OUT OF LOT FOUR (4), AND A CERTAIN 0.037 ACRE TRACT OUT OF LOTS FIVE (5) AND SIX (6), OF THE LEACH SUBDIVISION, AS RECORDED IN VOLUME 12, PAGE 34 OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS.

BEGINNING AT A FOUND 1/2 INCH IRON ROD, BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 85, OF THE SAN BENITO LAND AND WATER COMPANY SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 25, MAP RECORDS OF CAMERON COUNTY, TEXAS AND LYING ON THE SOUTH LINE OF KUATES SUBDIVISION, AS RECORDED IN CABINET 1, SLOT 2189-B, MAP RECORDS OF CAMERON COUNTY, TEXAS, AND SAID POINT BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE SOUTH LINE OF SAID KUATES SUBDIVISION AND NORTH LINE OF SAID LOT 1, BLOCK 85, SOUTH 59 DEGREES 17 MINUTES 00 SECONDS EAST, A DISTANCE OF 490.00 FEET, TO A FOUND 1/2 INCH IRON ROD, BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING THE SOUTH LINE OF SAID KUATES SUBDIVISION AND SOUTH LINE OF SAID LOT 1, BLOCK 85, SOUTH 30 DEGREES 43 MINUTES 00 SECONDS WEST, A DISTANCE OF 50.00 FEET, TO A FOUND 1/2 INCH IRON ROD, BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 59 DEGREES 17 MINUTES 00 SECONDS EAST, A DISTANCE OF 40.00 FEET, TO A FOUND 1/2 INCH IRON ROD, LYING ON THE WEST RIGHT-OF-WAY LINE OF SAM HOUSTON BOULEVARD (130.00 RIGHT-OF-WAY), AND BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE RIGHT-OF-WAY OF SAID SAM HOUSTON BOULEVARD, SOUTH 30 DEGREES 43 MINUTES 00 SECONDS WEST, A DISTANCE OF 40.00 FEET, TO A FOUND 1/2 INCH IRON ROD, BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING THE RIGHT-OF-WAY LINE OF SAID SAM HOUSTON, NORTH 59 DEGREES 17 MINUTES 00 SECONDS WEST, A DISTANCE OF 40.00 FEET, TO A FOUND 1/2 INCH IRON ROD, LYING ON THE EAST LINE OF LOT 4 OF LEACH SUBDIVISION AS RECORDED IN VOLUME 12, PAGE 34, MAP RECORDS OF CAMERON COUNTY, TEXAS AND BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE EAST LINE OF SAID LOT 4, NORTH 30 DEGREES 43 MINUTES 00 SECONDS EAST, A DISTANCE OF 20.66 FEET, TO A FOUND 1/2 INCH IRON ROD, BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 59 DEGREES 17 MINUTES 00 SECONDS WEST, A DISTANCE OF 25.13 FEET, TO A FOUND 1/2 INCH IRON ROD, LYING ON THE COMMON LINE OF THE AFOREMENTIONED SAN BENITO LAND AND WATER COMPANY SUBDIVISION AND LEACH SUBDIVISION, AND SAID POINT BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

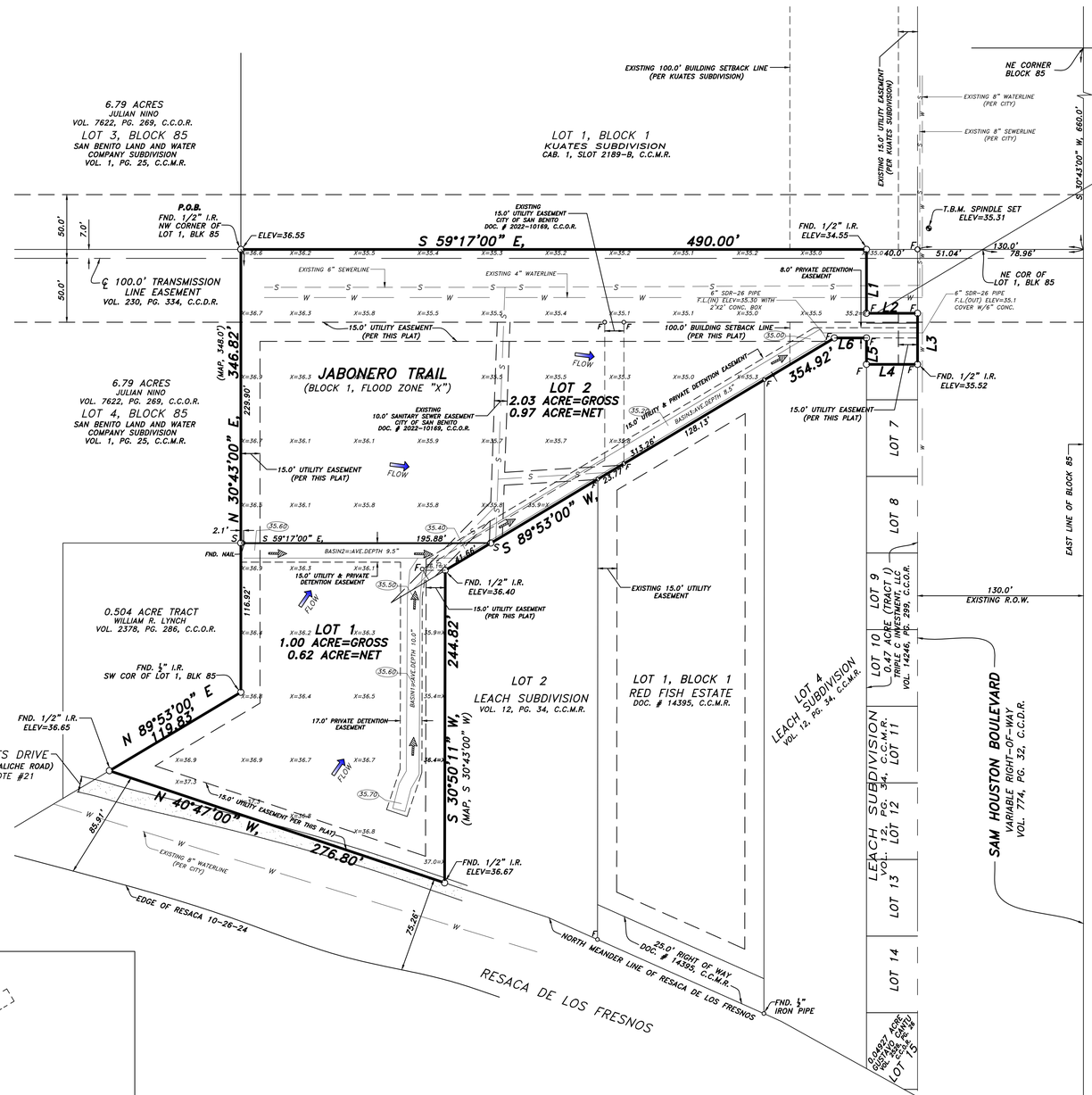
THENCE, ALONG THE COMMON LINE OF SAID SAN BENITO LAND AND WATER AND LEACH SUBDIVISION, SOUTH 89 DEGREES 53 MINUTES 00 SECONDS WEST, PASSING A FOUND 1/2 INCH IRON ROD FOR REFERENCE AT A DISTANCE OF 63.83 FEET, AND AT 191.96 FEET, AND AT 215.73 FEET, CONTINUING IN ALL A TOTAL DISTANCE OF 354.92 FEET, TO A FOUND 1/2 INCH IRON ROD BEING THE NORTHWEST CORNER OF LOT 2 OF SAID LEACH SUBDIVISION AND BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE WEST LINE OF SAID LOT 2, SOUTH 30 DEGREES 50 MINUTES 11 SECONDS WEST (DEED: SOUTH 30 DEGREES 43 MINUTES 00 SECONDS WEST), A DISTANCE OF 244.82 FEET TO A FOUND 1/2 INCH ROD, LYING ON THE NORTH MEANDER LINE OF RESACA DE LOS FRESNOS AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE NORTH MEANDER LINE OF RESACA DE LOS FRESNOS, NORTH 40 DEGREES 47 MINUTES 00 SECONDS WEST, A DISTANCE OF 276.80 TO A FOUND 1/2 INCH IRON ROD, LYING ON THE COMMON LINE OF SAID SAN BENITO LAND AND WATER COMPANY SUBDIVISION AND LEACH SUBDIVISION, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

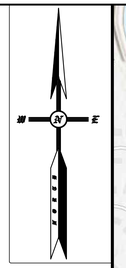
THENCE, DEPARTING THE NORTH MEANDER LINE OF RESACA DE LOS FRESNOS, NORTH 89 DEGREES 53 MINUTES 00 SECONDS EAST, A DISTANCE OF 119.83 FEET, TO A FOUND 1/2 INCH IRON ROD, BEING THE SOUTHWEST CORNER OF THE AFOREMENTIONED LOT 1, BLOCK 85, AND BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE WEST LINE OF SAID LOT 1, BLOCK 85, NORTH 30 DEGREES 43 MINUTES 00 SECONDS EAST, A DISTANCE OF 346.82 FEET (DEED: 348.00 FEET), TO THE POINT OF BEGINNING AND CONTAINING 3.035 ACRES OF LAND.




## * LINE DATA *

| LINE | BEARINGS | DISTANCE |
|---|---|---|
| L1 | S 30°43'00" W | 50.00' |
| L2 | S 59°17'00" E | 40.00' |
| L3 | S 30°43'00" W | 40.00' |
| L4 | N 59°17'00" W | 40.00' |
| L5 | N 30°43'00" E | 20.66' |
| L6 | N 59°17'00" W | 25.13' |







## VICINITY MAP SCALE 1"=2000'

**BENCHMARK INFORMATION:**
DESCRIBED BY NATIONAL GEODETIC SURVEY 1981
3.7 KM (2.3 MI) SE FROM HARLINGEN.
1.9 KM (1.2 MI) SOUTHEAST ALONG COMMERCE STREET FROM THE CITY HALL AND TYLER AVENUE IN HARLINGEN, THENCE 1.8 KM (1.15 MI) SOUTHEAST ALONG BUSINESS U.S. HIGHWAY 77 SOUTH AT A SIGN (THE PATIO SPECIALITY SHOP) SOUTHWEST OF THE HIGHWAY, SET AT THE NORTHEAST END OF THE BRICKWORK AROUND THE 2 POLE STRUCTURE SIGN, 19.5 METERS (64.0 FT) SOUTHWEST OF THE CENTER OF THE HIGHWAY, 23.4 METERS (77.0 FT) NORTHWEST OF THE SOUTHEAST ENTRANCE TO THE SPECIALITY SHOP, 21.3 METERS (70.0 FT) SOUTHEAST OF THE NORTHWEST ENTRANCE TO THE SHOP, 3.5 METERS (11.5 FT) WEST NORTHWEST OF A TELEPHONE POLE, AND 6.7 METERS (22.0 FT) SOUTHWEST OF THE SOUTHWEST CURB OF THE HIGHWAY. NOTE, ROD WAS ANCHORED AT THIS DEPTH. THE MARK IS 0.46 METERS NE FROM A WITNESS POST. THE MARK IS 0.3 M ABOVE HIGHWAY.

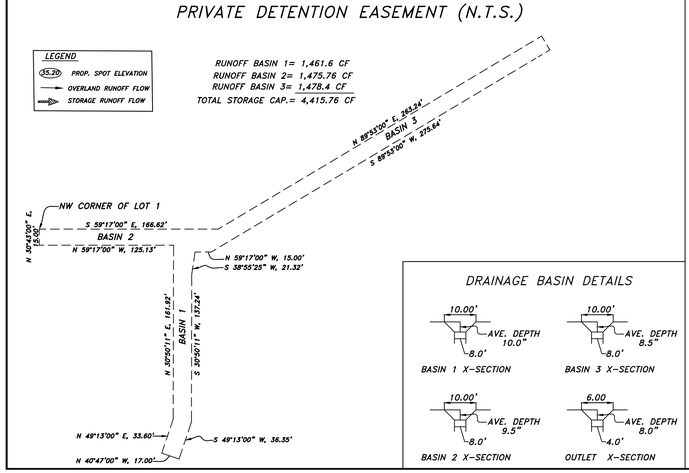
ELEVATION: 38.89
STAMPING (PID): AB1183

**DEVELOPER'S INFORMATION:**
NOE GALVAN AND EMMA TERESA GALVAN
142 MAE DRIVE, SAN BENITO, TX. 78586
956-607-3228

NOTES:

1. THIS SUBDIVISION LIES WITHIN THE CITY LIMITS OF SAN BENITO.
2. PROPERTY IS ZONED SF-1 (SINGLE FAMILY ONE).
3. BUILDING YARD SETBACKS:
   FRONT- 25.0'-LOT 1, LOT 2 SHALL HAVE A FRONT SETBACK OF 100'
   SIDE-5.0' OR UTILITY EASEMENT, WHICHEVER IS GREATER
   REAR-15.0' OR UTILITY EASEMENT, WHICHEVER IS GREATER
4. THIS SUBDIVISION LIES WITHIN FLOOD ZONE "X", ACCORDING TO FIRM COMMUNITY PANEL NUMBER 48061C0290F, REVISED ON FEBRUARY 16, 2018.
5. THE WATER PURVEYOR IS THE CITY OF SAN BENITO.
6. THE SANITARY SEWER PURVEYOR IS THE CITY OF SAN BENITO.
7. ALL BEARINGS ARE BASED ON THE MAP OF LEACH SUBDIVISION, AS RECORDED IN VOLUME 12, PAGE 34, MAP RECORDS OF CAMERON COUNTY, TEXAS.
8. CONSTRUCTION AND INSTALLATION OF WATER LINES ARE THE RESPONSIBILITY OF THE DEVELOPER/OWNER AT THEIR COST.
9. CONSTRUCTION AND INSTALLATION OF SANITARY SEWER LINES ARE THE RESPONSIBILITY OF THE DEVELOPER/OWNER AT THEIR COST.
10. ISSUANCE OF BUILDING OR CONSTRUCTION PERMITS IS SUBJECT TO APPROVAL OF A DRAINAGE REPORT BY THE CAMERON COUNTY DRAINAGE DISTRICT NO. 3, AS MAY BE APPLICABLE PURSUANT TO TEXAS WATER CODE 49.211, AND ANY APPLICABLE POLICIES AND REGULATIONS ADOPTED BY THE DISTRICT'S BOARD OF DIRECTORS.
11. ISSUANCE OF BUILDING OR CONSTRUCTION PERMITS IS SUBJECT TO APPROVAL BY THE CAMERON COUNTY IRRIGATION DISTRICT NO. 2 AS MAY BE APPLICABLE IN ACCORDANCE WITH STATE LAW AND THE POLICIES AND REGULATIONS ADOPTED BY THE DISTRICT'S BOARD OF DIRECTORS.
12. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE NATURAL GROUND OR AT AN ELEVATION DETERMINED BY THE CITY OF SAN BENITO.
13. NO MORE THAN ONE (1) SINGLE FAMILY DWELLING SHALL BE LOCATED ON EACH LOT.
14. ISSUANCE OF BUILDING OR CONSTRUCTION PERMITS IS SUBJECT TO APPROVAL OF A DRAINAGE REPORT BY THE CAMERON COUNTY DRAINAGE DISTRICT NO. 3, AS MAY BE APPLICABLE PURSUANT TO TEXAS WATER CODE 49.211, AND ANY APPLICABLE POLICIES AND REGULATIONS ADOPTED BY THE DISTRICT'S BOARD OF DIRECTORS.
15. ISSUANCE OF BUILDING OR CONSTRUCTION PERMITS IS SUBJECT TO APPROVAL BY THE CAMERON COUNTY IRRIGATION DISTRICT NO. 2 AS MAY BE APPLICABLE IN ACCORDANCE WITH STATE LAW AND THE POLICIES AND REGULATIONS ADOPTED BY THE DISTRICT'S BOARD OF DIRECTORS.
16. ALL CONSTRUCTION AND RELATED ACTIVITIES REQUIRES APPROVAL BY THE CITY IN ACCORDANCE WITH THE CITY'S CODE OF ORDINANCES.
17. ON-SITE DETENTION PONDS SHALL BE PRIVATE AND THE PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND OPERATION. IF MULTIPLE LOTS OR TRACTS ARE UTILIZING A COMMON ON-SITE DETENTION POND, THE PROPER MAINTENANCE AND OPERATION WILL BE THE PROPERTY OWNERS THROUGH A LEGALLY FORMED ENTITY LIKE A PROPERTY OWNERS' ASSOCIATION, OR EQUIVALENT, AND SUBJECT TO THE APPROVAL BY THE CITY COMMISSION DURING THE FINAL PLAT PROCESS.
18. FIRE HYDRANTS WILL BE REQUIRED AS PER CITY OF SAN BENITO CODE OF ORDINANCES. (IF NEEDED)
19. PUBLIC SIDEWALKS ARE REQUIRED IN ACCORDANCE WITH THE CITY'S CODE OF ORDINANCES. (IF NEEDED)
20. A DETENTION POND WILL BE REQUIRED FOR LOTS 1 AND 2. ALL LOTS SHALL BE EQUALLY MAINTAINED BY THE PROPERTY OWNERS FOR STORM WATER RUNOFF. THE REQUIRED STORAGE FOR THIS SUBDIVISION IS 3,833.20 CU. FT. THE DRAINAGE BASINS FOR THIS SUBDIVISION SHALL HAVE A CAPACITY OF 4,415 CU. FT. DRAINAGE BASIN 1 SHALL HOLD 1,284.0 CU. FT., BASIN 2 SHALL HOLD 1,222.0 CU. FT AND BASIN 3 SHALL HOLD 2,242.0 CU. FT, ON EACH INDIVIDUAL LOT PRIVATE DETENTION EASEMENT AS SHOWN ON PLAT.
21. LOT 1 WILL FRONT A PRIVATE ROAD NAMED ROBERTS DRIVE.
22. THE EXISTING 15.0-FOOT UTILITY EASEMENTS AS RECORDED IN DOCUMENT NUMBER: 2022-10169 SHALL BE KEPT CLEAR OF OBSTACLES.

## PRIVATE DETENTION EASEMENT (N.T.S.)




### DRAINAGE BASIN DETAILS




2-RESIDENTIAL LOTS

FINAL PLAT OF

# JABONERO TRAIL SUBDIVISION

BEING 3.035 ACRES OF LAND CONSISTING OF 2.256 ACRES OUT OF LOT ONE (1), BLOCK EIGHTY-FIVE (85), OF THE SAN BENITO LAND AND WATER COMPANY SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 25 OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS, ALL OF LOT ONE (1), CONTAINING A 0.738 ACRE, A CERTAIN 0.004 ACRE TRACT OUT OF LOT FOUR (4), AND A CERTAIN 0.037 ACRE TRACT OUT OF LOTS FIVE (5) AND SIX (6), OF THE LEACH SUBDIVISION, AS RECORDED IN VOLUME 12, PAGE 34 OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS.

**RECORDING INFORMATION**

STATE OF TEXAS
COUNTY OF CAMERON

I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE _____ DAY OF _____, 20__ AT _____ O'CLOCK ___ M IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. _____

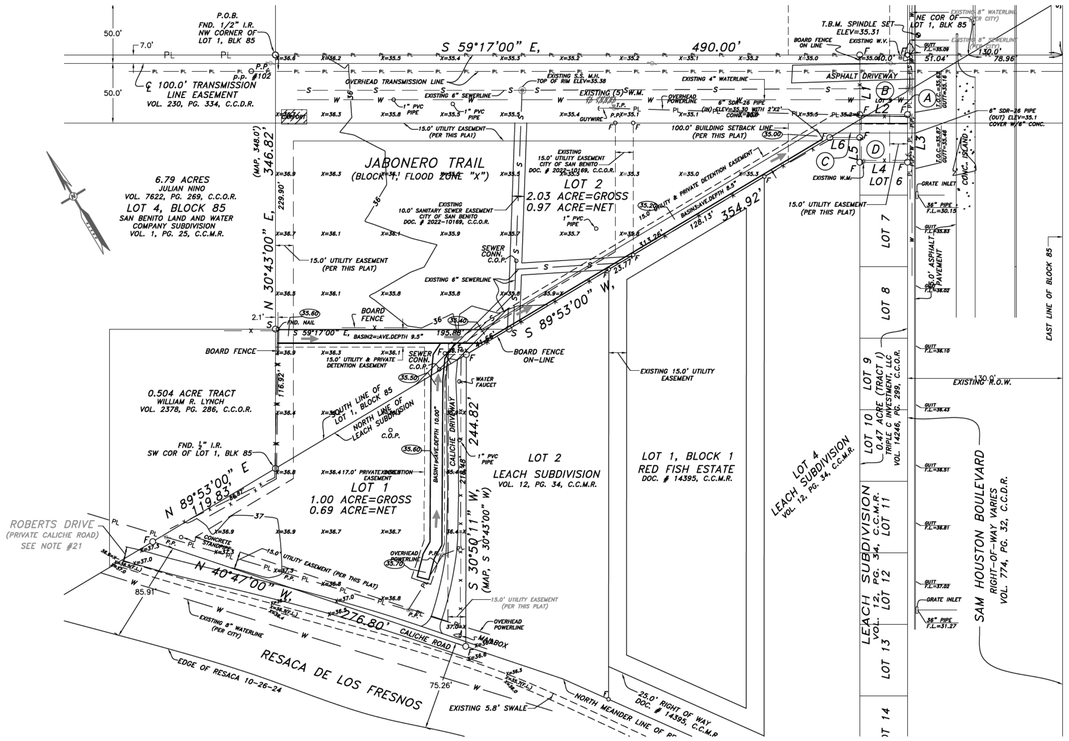
BY: _____
DEPUTY

COPYRIGHT 2025 - FIRM NO. 10117600

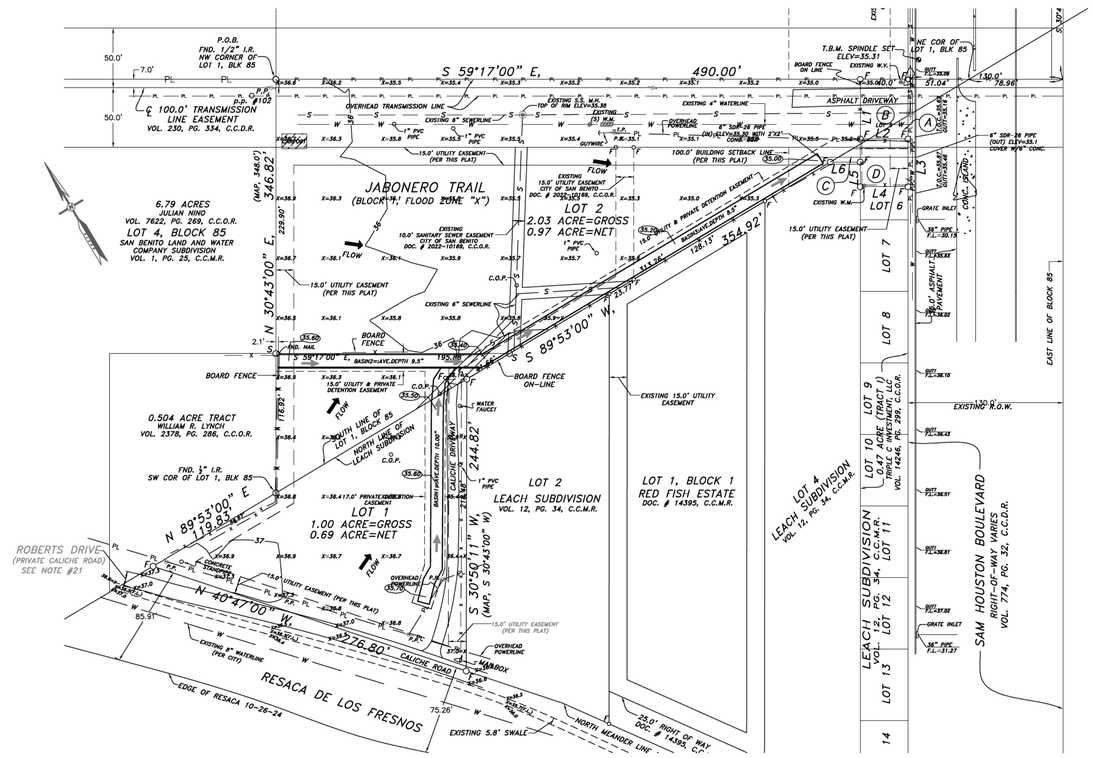
RIOS SURVEYING, L.L.C.
221 S. WILLIAMS ROAD
SAN BENITO, TEXAS 78586
PHONE (956) 361-9179 / 1853
RIOS_SURVEYING@SBCGLOBAL.NET



Date: 4-10-2025 Job No.: 2024-0709
Scale: 1"=50' DRAWN BY: MICHAEL




*MAP OF WATER DISTRIBUTION SYSTEM/SEWER SYSTEM*
*MAPA DE SISTEMA DE DISTRIBUCION DE AGUA/DRENAJE SANITARIO* *SCALE: 1" - 60 '*




*MAP OF TOPOGRAPHY AND DRAINAGE/ MAPA DE TOPOGRAFIA Y DRENAJE PLUBIAL* *SCALE: 1" - 60 '*

FINAL ENGINEER'S REPORT

FINAL ENGINEERING REPORT FOR JABONERO TRAIL SUBDIVISION:
BY P.J. GARCIA, P.E.

WATER SUPPLY: DESCRIPTION, COSTS, AND OPERABILITY DATE
JABONERO TRAIL SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY CITY OF SAN BENITO. CITY OF SAN BENITO HAS A 8 INCH WATER LINE ALONG SAM HOUSTON BLVD. TWO SINGLE WATER SERVICE WITH WATER METERS ARE INSTALLED ON THE TWO LOTS. THE SUBDIVIDER HAS ALREADY PAID TO CITY OF SAN BENITO FOR THE WATER RIGHTS, METER CHARGES, MEMBERSHIP FEES AND CAPITAL IMPROVEMENTS. THE WATER FACILITIES ARE ALREADY IN SERVICE.

SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATE

SEWAGE FOR JABONERO TRAIL SUBDIVISION WILL BE PROVIDED WITH SEWER BY CITY OF SAN BENITO. CITY OF SAN BENITO HAS A 8 INCH SEWER LINE LOCATED AT SAM HOUSTON BLVD. THE TWO LOTS ARE ALREADY EXISTING WITH SINGLE SEWER SERVICES. THE SUBDIVIDER HAS ALREADY PAID TO CITY OF SAN BENITO FOR THE SEWER SERVICE CONNECTION FEES. THE SEWER FACILITIES ARE ALREADY IS SERVICE.

CERTIFICATION:
BY MY SIGNATURE BELOW, I STATE THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

I STATE THAT WATER AND SEWAGE FACILITIES DISCUSSED ABOVE ARE AS FOLLOWS:

WATER FACILITIES- THE WATER RIGHTS, WATER SERVICES, WATER METER, MEMBERSHIP CHARGES AND CAPITAL IMPROVEMENTS HAVE ALREADY BEEN PAID.

SEWAGE FACILITIES- THE SANITARY SEWER SERVICE CONNECTION CHARGES HAVE ALREADY BEEN PAID.

[redacted]
P.J. GARCIA Jr. P.E.
PROJECT ENGINEER

DATE

STATE OF TEXAS
P.J. GARCIA, JR
58318
LICENSED
PROFESSIONAL ENGINEER

INFORME FINAL DEL INGENIERO
INFORME FINAL DE INGENIERIA PARA JABONERO TRAIL SUBDIVISION
POR P.J. GARCIA, P.E.

SUMINISTRO DE AGUA: DESCRIPCIÓN, COSTOS Y FECHA DE OPERATIVIDAD
EL FRACCIONAMIENTO DEL SENDERO JABONERO CONTARÁ CON AGUA POTABLE POR PARTE DE LA CIUDAD DE SAN BENITO. LA CIUDAD DE SAN BENITO TIENE UNA LÍNEA DE AGUA DE 8 PULGADAS A LO LARGO DE SAM HOUSTON BLVD. EN LOS DOS LOTES YA INSTALADO DOS SERVICIOS DE AGUA INDIVIDUALES CON MEDIDORES DE AGUA. EL SUBDIVISOR YA PAGADO A LA CIUDAD DE SAN BENITO POR LOS DERECHOS DE AGUA, LOS CARGOS DE LOS MEDIDORES, LAS CUOTAS DE MEMBRESÍA Y LAS MEJORAS DE CAPITAL. LAS INSTALACIONES DE AGUA YA ESTAN EN SERVICIO.

INSTALACIONES DE ALCANTARILLADO: DESCRIPCIÓN, COSTOS Y FECHA DE OPERATIVIDAD

LAS AGUAS RESIDUALES PARA LA SUBDIVISIÓN DE JABONERO TRAIL SERÁN PROVISTAS CON ALCANTARILLADO POR LA CIUDAD DE SAN BENITO. LA CIUDAD DE SAN BENITO TIENE UNA LÍNEA DE ALCANTARILLADO DE 8 PULGADAS UBICADA EN SAM HOUSTON BLVD. LOS DOS LOTES YA EXISTEN CON SERVICIOS DE ALCANTARILLADO ÚNICO. EL SUBDIVISOR YA PAGADO A LA CIUDAD DE SAN BENITO POR LAS TARIFAS DE CONEXIÓN DEL SERVICIO DE ALCANTARILLADO. LAS INSTALACIONES DE ALCANTARILLADO YA ESTAN EN SERVICIO.

CERTIFICACIÓN:
CON MI FIRMA A CONTINUACIÓN, DECLARO QUE LAS INSTALACIONES DE SERVICIOS DE AGUA Y ALCANTARILLADO DESCRITAS ANTERIORMENTE CUMPLEN CON LAS REGLAS MODELO ADOPTADAS BAJO LA SECCIÓN 16.343 DEL CÓDIGO DE AGUAS.

DECLARO QUE LAS INSTALACIONES DE AGUA Y ALCANTARILLADO MENCIONADAS ANTERIORMENTE SON LAS SIGUIENTES:

INSTALACIONES DE AGUA: LOS DERECHOS DE AGUA, LOS SERVICIOS DE AGUA, EL MEDIDOR DE AGUA, LOS CARGOS DE MEMBRESÍA Y LAS MEJORAS DE CAPITAL YA SE HAN PAGADO.

INSTALACIONES DE ALCANTARILLADO- LOS CARGOS DE CONEXIÓN DEL SERVICIO DE ALCANTARILLADO SANITARIO YA HAN SIDO PAGADOS.

[redacted]
P.J. GARCIA Jr. P.E.
PROJECT ENGINEER

DATE

STATE OF TEXAS
P.J. GARCIA, JR
58318
LICENSED
PROFESSIONAL ENGINEER

ENGINEER'S DRAINAGE REPORT FOR JABONERO TRAIL SUBDIVISION

JABONERO TRAIL SUBDIVISION IS A 3.035 ACRE TRACT BEING DEVELOPED. THE TWO LOTS ARE GENERALLY SLOPING AT A FLAT GRADE WITH A GRADUAL SLOPE TO THE EAST. THE DRAINAGE RUNOFF WILL CONTINUE TO FLOW TO THE EAST WHERE IT WILL DRAIN TO THREE DETENTION BASINS ON THE TWO LOTS. THE RUNOFF FROM THE DETENTION BASINS WILL THEN OUTFALL TO SAM HOUSTON BLVD. GUTTER VIA A 6 INCH STORM PIPE AND OUTFALL TO AN EXISTING CATCH BASIN.

THE TOPOGRAPHY MAP SHOWN ILLUSTRATES THE FLOW PATTERNS FOR THE RUNOFF.

[redacted]
P.J. GARCIA Jr. P.E.
PROJECT ENGINEER

DATE

STATE OF TEXAS
P.J. GARCIA, JR
58318
LICENSED
PROFESSIONAL ENGINEER

*RECORDING INFORMATION*
**********

STATE OF TEXAS
COUNTY OF CAMERON

I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE ____ DAY OF _____ 20__ AT ____ O'CLOCK ____M IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. _____.

BY:_____
DEPUTY

# *FINAL ENGINEERING REPORT FOR JABONERO TRAIL SUBDIVISION*

*BEING 3.035 ACRES OF LAND CONSISTING OF 2.256 ACRES OUT OF LOT ONE (1), BLOCK EIGHTY-FIVE (85), OF THE SAN BENITO LAND AND WATER COMPANY SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 25 OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS, ALL OF LOT ONE (1), CONTAINING A 0.738 ACRE, A CERTAIN 0.004 ACRE TRACT OUT OF LOT FOUR (4), AND A CERTAIN 0.037 ACRE TRACT OUT OF LOTS FIVE (5) AND SIX (6), OF THE LEACH SUBDIVISION, AS RECORDED IN VOLUME 12, PAGE 34 OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS.*

Plagar Engineering, LLC.
CIVIL ENGINEERING CONSULTANT
FIRM REGISTRATION NO. F-7893
1155 Military Hwy.
Brownsville, Texas 78520
Phone: (956) 550-9995
Fax: (956) 550-9939

# CITY OF SAN BENITO

RECEIPT 033374

Municipal Bldg. Annex
485 N. Sam Houston
(956) 361-3800

Police Dept.
601 N. Oscar Williams Rd.
(956) 361-3880

SAN BENITO, TEXAS 78586

DATE: 6/26/25

Customer Name: Jaboneros Trail Subdivision

Description: Detention Improvements

**Amount Received:** $2,200.00 Received By: Valeria Cabrera

____ CASH ✓ CHECK ____ OTHER #1127601689

RICARDO GUERRA
Mayor

PEDRO A. GALVAN, PHARM. D.
Mayor Pro Tempore

THOMAS W. GOODMAN II
Commissioner, Place 1

DEBORAH A. MORALES
Commissioner, Place 2

JOSE E. NAVARRO
Commissioner, Place 4




FRED R. SANDOVAL
City Manager

Attn:

Finance Department
485 N. Sam Houston Blvd.
San Benito, Texas 78586

Re: Cashier's Check for Jabonero Trail Subdivision for Detention Basin

Enclosed please find a cashier's for the proposed Detention Improvements for Jabobnero Trail Subdivision (Check No. 1127001689, Texas Regional Bank, Dated: 06/11/25 in the amount of $2,200.00).

Should you have any questions, you may contact me at 956-361-3804 ext. 404.

Sincerely,

Enrique Hernandez
Interm Assistant Director of Planning and Development Department

Received by:

Print Name Stephanie Soria

Signature [redacted]

Date: 6/26/25

16XE6756

# TEXAS REGIONAL BANK

The people you know.™

P.O. BOX 5555, McALLEN, TX 78502 956-682-2265

1127001689

[redacted]

NOE GALVAN

REMITTER

DATE 06/11/2025

**PAY** TO THE ORDER OF CITY OF SAN BENITO [redacted] $ $2,200.00

**Two Thousand Two Hundred and 00/100**********

**

ISSUER

## CASHIER'S CHECK

NOTICE TO CUSTOMER: THE PURCHASE OF AN INDEMNITY BOND, AND A 90 DAY WAITING PERIOD WILL BE REQUIRED BEFORE ANY CASHIER'S CHECK ON THIS BANK WILL BE REPLACED OR REFUNDED IN THE EVENT IT IS LOST, MISPLACED OR STOLEN.

TWO SIGNATURES REQUIRED $10,000.00 AND OVER

[redacted]

AUTHORIZED SIGNATURE

[redacted]

Details on Back.

Security Features Included

Outlook

## Re: JABONERO TRAIL DENTENTION QUOTE

**From** Enrique Hernandez <ehernandez@cityofsanbenito.com>
**Date** Mon 6/9/2025 5:32 PM
**To** Frank Rios <rios_surveying@sbcglobal.net>
**Cc** Monica Rodriguez <mrodriguez@cityofsanbenito.com>; Krista A Cruz <kacruz@cityofsanbenito.com>; galvann1962@gmail.com <galvann1962@gmail.com>; Edward Enriquez <eenriquez@cityofsanbenito.com>

1 attachment (391 KB)
DRAINAGE QUOTE FOR DETENTION.jpg;

Mr. Rios,

The attached quote for the above mentioned development has been approved.

To move forward, we'll need a cashier's check for the full quoted amount, plus an additional 10% to cover the drainage improvements.

As soon as we receive this, we'll place the subdivision on the agenda for the next City Commission meeting for their consideration and approval.

Feel free to reach out if you have any questions.

best regards,

***Enrique Hernandez***
Interim Assistant Director of Planning & Development
City of San Benito
400 N. Travis Street
San Benito, Texas 78586
Tel: (956) 361-3804 ext. 404

---

**From:** Frank Rios <rios_surveying@sbcglobal.net>
**Sent:** Thursday, June 5, 2025 9:21 AM
**To:** Enrique Hernandez <ehernandez@cityofsanbenito.com>
**Cc:** Monica Rodriguez <mrodriguez@cityofsanbenito.com>; Krista A Cruz <kacruz@cityofsanbenito.com>; galvann1962@gmail.com <galvann1962@gmail.com>
**Subject:** JABONERO TRAIL DENTENTION QUOTE

Good Morning Mr. Hernandez,




RHYNER CONSTRUCTION SERVICES INC.
P.O. BOX 309
RIO HONDO, TEXAS 78583
(956) 748-3100 Office
(956) 748-3103 Fax
DBE/HUB

# PROPOSAL

June 04, 2025

Noe Galvan
[redacted]

Developers Information:

Noe Galvan & Emma Teresa Galvan
142 Mae Drive
San Benito, TX 78586

RE: Detention Basin

Attn: Noe Galvan

Detention Basin – Approx. 500' x 15' x 8"

Lump Sum complete in place: $2,000.00

If I can be of further assistance in this matter, please feel free to contact me.

Respectfully submitted.
[redacted]
Buck Rhyner

August 5, 2025

# EXECUTIVE SUMMARY

REQUEST:
Consideration and possible action to approve the dedication of a ten-foot by thirty-foot utility easement to the City of San Benito, located at 697 South Wind Lane, in the northeast corner of Lot 26 within the South Wind Mobile Home Estates.

RECOMMENDATION:
Staff recommends approval.

RATIONALE:
The proposed ten-foot by thirty-foot easement dedication serves to enhance the City of San Benito's ability to provide essential public services and maintain utility infrastructure in the area. Granting this easement enables improved access to utility lines, supporting both current and future development. The location on the northeast corner of Lot 26 is strategically positioned to benefit the surrounding properties by ensuring uninterrupted service and facilitating any required maintenance or upgrades.

BUDGET IMPACT:
N/A

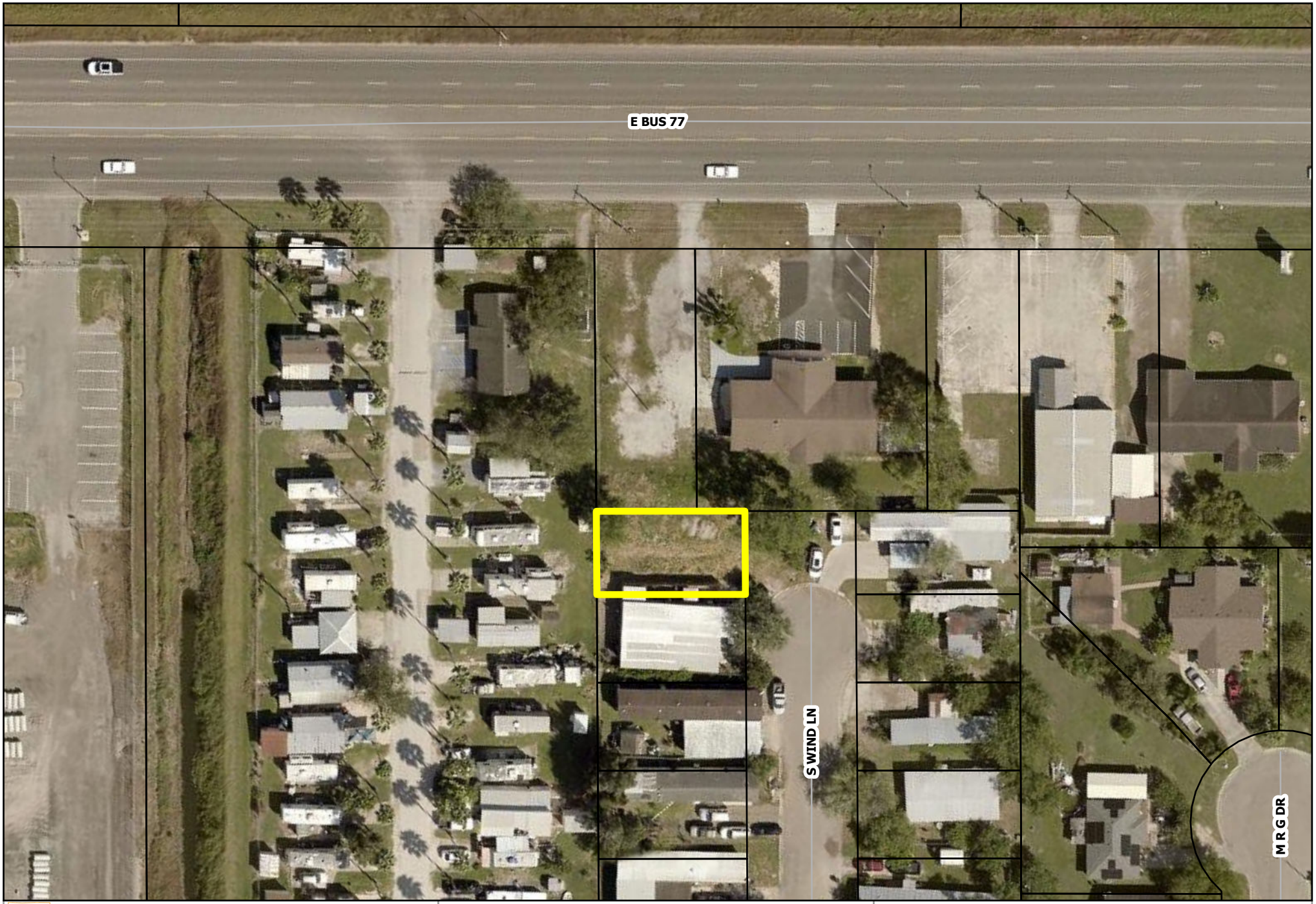
RESOURCE PERSONNEL:
Monica Rodriguez, Planner I

EXHIBITS:
Location Map
Easement and Right of Way
Metes and Bounds
Survey

PREPARED BY: Monica L. Rodriguez
Planner I

07/30/2025
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: EE
Date: 7/24/2025

**Location Map**
**697 South Wind Ln - Lot 26, South Wind Mobile Home Estates**

N
100 50 0
Miles

Property Line
CCAD Parcels
Streets

## EASEMENT AND RIGHT OF WAY

LUIS GARCIA, ("Grantor"), for and in consideration of One & 00/100 Dollars ($1.00), and other good and valuable consideration to Grantor in hand paid by the City of San Benito, whose address is 485 N Sam Houston Blvd, San Benito, TX 78586 ("Grantee") the receipt and sufficiency of which is hereby acknowledged and confessed, has GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, and CONVEY unto Grantee, its successors and assigns, a perpetual easement and right of way for any and all utilities for all necessary or desirable appurtenances (including, but not limited to, transformers, meters, etc.) over, under, across, and upon a portion of the following described land located in CAMERON County, Texas, to wit:

Lot Number Twenty-Six (26), South Wind Mobile Home Estates, Cameron County, Texas according to the map or plat recorded in Cabinet 1, Slot 514-B, Map Records of Cameron County, Texas

The easement area covered by this Underground Service Easement and Right of Way consists of a strip of land, ten feet (10') by thirty feet (30'), as shown on the attached exhibit;

Together with the right of ingress and egress over, under, across and upon the Easement Area and Grantor's adjacent land for the purposes of construction, operating, reconstructing on poles or burying and replacing underground cables and conduits (including necessary ditching and backfilling), enlarging, inspecting, patrolling, repairing, maintaining, upgrading and removing said utilities; and the right to remove from the Easement Area al structures, obstructions, trees and parts thereof, using generally accepted vegetation management practices, (whether from the Easement Area or that could grow in the Easement Area) which may, in the reasonable judgment of Grantee, endanger or interfere with the safe and efficient operation and/or maintenance of said utilities or appurtenances or ingress and egress to, from or along the Easement Area.

Grantor reserved the right or use the Easement Area subject to said Easement and Right of Way in any way that will not interfere with Grantee's exercise of the rights hereby granted. However, Granter shall not construct or permit to be constructed any house or other above ground structure on or within the Easement Area containing Grantee's improvements without the express written consent of Grantee.

TO HAVE AND TO HOLD the above-described easement and rights unto the Grantee, its successors and assigns forever, Granter binds itself, assigns, and legal representatives to warrant and forever defend all and singular the above-described easement and rights unto the said Grantee, its successors, and assigns, against every person whomsoever lawfully claiming the same or any part thereof.

EXECUTED this 20 day of June, 20 25.

By: [redacted]

LUIS GARCIA

### ACKNOWLEDGMENT

**STATE OF TEXAS**

**COUNTY OF CAMERON**

This Instrument was acknowledged before me on this 20th day of June, 20 25, by LUIS GARCIA.

[redacted]

NOTARY PUBLIC, State of Texas [redacted]

JEANNETH HERNANDEZ NOTARY PUBLIC STATE OF TEXAS ID 13484794 EXP. 04-11-2028

Executed and effective on this the _____ day of _____, 20_____ in San Benito, County of Cameron, State of Texas.

CITY OF SAN BENITO, TEXAS

_____

Ricardo Guerra

Mayor

ATTEST:

_____

Ruth A. McGinnis

City Secretary

*RIOS SURVEYING L.L.C.*
*FIRM NO. 10117600*
*221 S. WILLIAMS ROAD*
*SAN BENITO, TEXAS 78586*
*(956) 361-9179, FAX (956) 361-9254*

# *METES AND BOUNDS DESCRIPTION*
# *300 SQUARE FOOT*
# *PROPOSED 10.00 FOOT UTILITY EASEMENT*
# *CAMERON COUNTY, TEXAS.*

Being a 300 square foot tract of land out of Lot Twenty Six (26), of the South Wind Mobile Home Estates, as recorded in Cabinet 1, Slot 514-B of the Map Records of Cameron County, Texas; Said 300 square foot tract being more particularly described as follows:

BEGINNING at a ½ inch iron rod set on the intersection of the South line of Hector's Subdivision, as recorded in Cabinet 1, Slot 1852-A of the Map Records of Cameron County, Texas, and the West Right of Way line of South Wind Lane (60.0 feet of Right of Way), being the Northeast corner of said Lot 26 and of the herein described tract;

THENCE, along the West Right of Way line of said South Wind Lane and the East line of said Lot 26, South 30 degrees 43 minutes 00 seconds West, a distance of 10.00 feet to a point for the Southeast corner of the herein described tract;

THENCE, departing the West Right of Way line of said South Wind Lane and the East line of said Lot 26, North 59 degrees 17 minutes 00 seconds West, a distance of 30.00 feet to a point for the Southwest corner of the herein described tract;

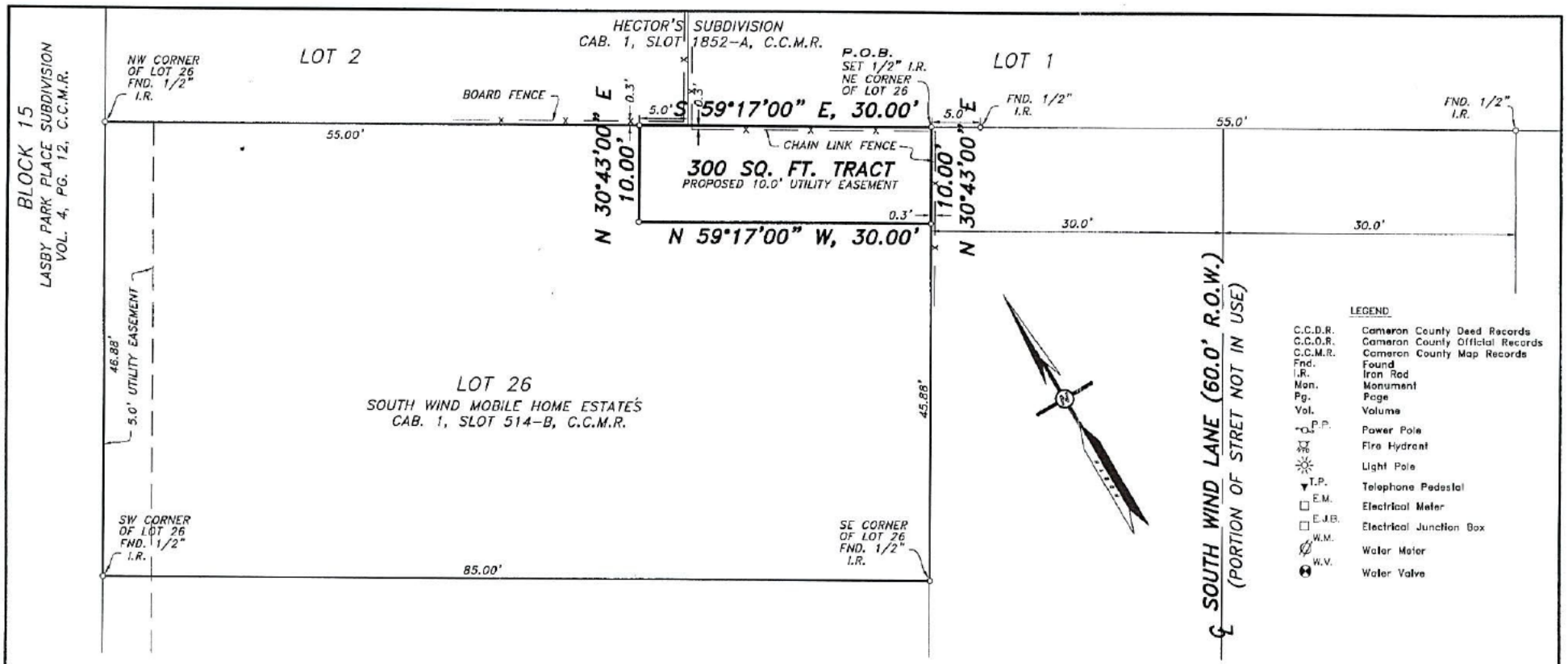
THENCE, North 30 degrees 43 minutes 00 seconds East, a distance of 10.00 feet to a point on the North line of the aforementioned Lot 26 and the South line of the aforementioned Hector's Subdivision, for the Northwest corner of the herein described tract;

THENCE, along the North line of said Lot 26 and the South line of said Hector's Subdivision, South 59 degrees 17 minutes 00 seconds East, at a distance of 5.00 feet passing a ½ inch iron rod found for the Southwest corner of Lot 1 and the Southeast corner of Lot 2 of said Hunter's Subdivision, and continuing in all a total distance of 30.00 feet to the POINT OF BEGINNING and containing 300 square foot of land.

Compiled by: E.M.
Date: June 07, 2025
Job No.: 2025_0510




[redacted]




# MAP OF SURVEY

**PROPOSED 10.00 FOOT UTILITY EASEMENT**

**BEING A 300 SQUARE FOOT TRACT OF LAND OUT OF LOT TWENTY SIX (26), OF THE SOUTH WIND MOBILE HOME ESTATES, AS RECORDED IN CABINET 1, SLOT 514-B OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS.**

SURVEYED FOR:
CITY OF SAN BENITO

NOTES:
1. THIS AREA LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS SCALED PER FIRM COMMUNITY PANEL NUMBER: 48061C0290F, EFFECTIVE DATE: FEBRUARY 16, 2018.
2. ALL BEARINGS ARE BASED ON THE MAP OF SOUTH WIND MOBILE HOME ESTATES, AS RECORDED IN CABINET 1, SLOT 514-B OF THE MAP RECORDS OF 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.

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND ON 06-07-2025 BY MEN 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 1A CONDITION II SURVEY.

[redacted]

FRANCISCO RIOS
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 4642

RIOS SURVEYING L.L.C.
FIRM NUMBER: 10117600
EMAIL: RIOS_SURVEYING@SBCGLOBAL.NET

221 SOUTH OSCAR WILLIAMS ROAD
SAN BENITO, TEXAS 78586
(956)361-9179, FAX (956)361-9254

| DATE: 06-07-2025 | JOB No.: 2025 0510 |
|---|---|
| SCALE: 1"=10' | DRAWN BY: EDUARDO |

August 5, 2025

# EXECUTIVE SUMMARY

REQUEST:
Consideration and possible action to approve the minutes of the July 8, 2025 City of San Benito Special City Commission Meeting.

RECOMMENDATION:
City Administration recommends approval.

RATIONALE:
Upon approval of the minutes, they will be archived in permanent docket.

BUDGET IMPACT:
None

RESOURCE PERSONNEL:
Ruth McGinnis, City Secretary

EXHIBITS: DRAFT MINUTES July 8 2025 Special City Commission Meeting

PREPARED BY: Ruth McGinnis
City Secretary

07/30/2025
Date

Fred R. Sandoval
Fred Sandoval
City Manager

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

On July 8, 2025, the City Commission convened for a Special Meeting at the Cesar Gonzalez Meeting Hall, 401 North Sam Houston Boulevard, San Benito, Texas.

City Commission Members Present: Ricardo Guerra, Mayor; Pedro A. Galvan, Mayor Pro Tem; Tom Goodman, Commissioner, Place 1; Deborah A. Morales, Commissioner, Place 2; Jose E. Navarro, Commissioner Place 4, and Eric Flores, Attorney

City Administration Personnel Present: Fred Sandoval, City Manager, Diana C. Garza, Assistant City Manager, Ruth McGinnis, City Secretary; Yolanda Galarza, Assistant City Secretary, and Samantha R. Guzman, Administrative Assistant

Absent: Javier Villalobos, City Attorney

## ITEM 1. WELCOME.

Mayor Ricardo Guerra called the meeting to order at 5:30 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.

Commissioner Tom Goodman, led the invocation.

## ANNOUNCEMENT(S)

Eloy Avila, Parks and Recreation Director, introduced Patty Alexander, provided a brief presentation introducing a proposed grant opportunity in anticipation of the upcoming public hearing. The City is preparing to apply for a $750,000 grant from the Texas Parks and Wildlife Department Non-Urban Outdoor Recreation Local Park Grant Program. The proposed grant would support the development of a nature park to complement and enhance the City's existing park system.

Ms. Alexander explained that the City currently lacks a designated nature park and emphasized the community benefit of expanding park offers to include nature-based recreation and environmental education. The project site includes approximately 200 acres of City-owned land, with development efforts focused on the southern portion of a 40-acre parcel.

The proposed improvements under this grant include nature trails, pedestrian bridges, a restroom facility, an outdoor education pavilion, a permeable-surface parking area, solar-powered and wildlife-friendly lighting, benches, trash receptacles, and bike racks. The plan also includes habitat enhancements designed to promote biodiversity and support local ecosystems. The grant requires a 1:1 match, and the City intends to meet the $750,000 match requirement through a combination of funding, labor, equipment, and in-kind contributions.

Ms. Alexander shared that the project has already received positive feedback from the community and encouraged further public input during the hearing. She expressed excitement for the project and its future role in providing environmental and recreational benefits to residents.

Brief discussion ensued amongst the City Commission and City staff.

Presentation only.

## PROCLAMATION(S)

**READING OF PROCLAMATION IN HONOR OF CITY OF SAN BENITO RESIDENT MISS ANALISA MICHELLE GUERRA, RECOGNIZING HER FORTITUDE AND COMMUNITY SERVICE.**

The Mayor and Commissioners each recited a portion of the proclamation in honor of City of San Benito resident Miss Analisa Michelle Guerra, recognizing her fortitude and contributions to community service.

Commissioner Deborah Morales recited the proclamation from the Texas Senate honoring the City of San Benito's inaugural ResacaFest BBQ Cook-off.

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

Ruth McGinnis, City Secretary announced the following citizen that signed up for Public Comment:

Eddie Loa, addressed the Commission, stating he has spoken during public comment for over two years with little response. He expressed frustration that his concerns and documentation have not been acknowledged. Mr. Loa referenced a situation involving alleged favoritism related to building over a city easement and contrasted it with his own documented easement, which he believes the City continues to ignore. He urged the Commission to review the matter seriously.

## PRESENTATION(S)

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

Fred Sandoval, City Manager, expressed sincere condolences on behalf of City staff to Ruth McGinnis and her family on the recent passing of her father. Mr. Sandoval provided the Commission with updates on current and upcoming city events, departmental highlights, and community initiatives:

- Thanked the Commission and staff for their continued support and recognized the success of the recent ResacaFest, noting the event was relocated last minute and received positive feedback from the public and visiting guests. Special recognition was given to staff for their teamwork, particularly Diana Garza, Assistant City Manager, for leading the Cook-Off portion of the event.
- Mr. Sandoval reported that the City's recent auction of surplus items resulted in approximately $142,000 in proceeds, with a net return of nearly $130,000 after fees. He commended the efforts of staff, especially the Police Department, for organizing the auction.
- He also provided an update on code enforcement efforts, led by Edward Enriquez, Director of Administrative Services, reporting eight demolitions completed this year, with one more scheduled and two additional properties in process, totaling eleven by the end of summer. These efforts support neighborhood revitalization and community pride.

Lastly, Mr. Sandoval announced the launch of the Summer Concert Series featuring Clay Walker and Los Palominos. He shared that staff are actively distributing tickets to local businesses to promote both the events and community engagement. He emphasized that this initiative supports economic development and aims to establish San Benito as a destination for live entertainment in South Texas.

## PUBLIC HEARING(S)

1. **SECOND PUBLIC HEARING ON THE CITY OF SAN BENITO COMPREHENSIVE PLAN.**

The Public Hearing agenda item was not discussed by the City Commission during this meeting, and no action was taken.

Fred Sandoval, City Manager, read the Public Hearing 2 and 3 for the record.

At this time, Mayor Ricardo Guerra opened Public Hearing at 6:01 p.m.

2. SECOND PUBLIC HEARING ON THE COMMUNITY DEVELOPMENT GRANT (CDBG) 51ST YEAR PROPOSED ONE-YEAR ANNUAL ACTION PLAN.

3. PUBLIC HEARING REGARDING THE GRANT APPLICATION TO BE SUBMITTED BY THE CITY OF SAN BENITO TO THE TEXAS PARKS AND WILDLIFE DEPARTMENT NON-URBAN OUTDOOR RECREATION LOCAL PARK GRANT PROGRAM FOR THE DEVELOPMENT OF THE SAN BENITO WETLANDS AS A PARK, AND ANY POTENTIAL IMPACTS ON FLOODPLAINS OR WETLANDS.

No comments received for Public Hearing Agenda Item 2 and 3.

Mayor Ricardo Guerra closed the Public Hearing at 6:02 p.m.

CONSENT AGENDA ITEM(S)

Commissioner Joe Navarro seconded by Commissioner Tom Goodman and carried unanimously, Consent Agenda Items 1 through 6 were approved.

ITEM 1. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE MINUTES OF THE JUNE 3, 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 2630-06-2025, AN ORDINANCE PROVIDING FOR THE REGULATION OF MOTOR VEHICLE SPEED ON FM 2520 (IH 69 EAST TO STOAKES ROAD) PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR PUBLICATION; PROVIDING FOR SEVERABILITY AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF.

ITEM 3. CONSIDERATION AND POSSIBLE ACTION TO ACCEPT A RESOLUTION FROM THE TEXAS SENATE HONORING THE CITY OF SAN BENITO'S INAUGURAL RESACAFEST BBQ COOK-OFF, AND TO HAVE THE RESOLUTION OFFICIALLY RECORDED AS A SIGN OF RECOGNITION AND APPRECIATION FROM THE STATE.

ITEM 4. CONSIDERATION AND POSSIBLE ACTION TO ADOPT RESOLUTION NUMBER 2025-0701-001, RESTRICTING THE DRILLING AND MINING WITHIN THE BOUNDARIES OF THE SAN BENITO WETLANDS PARK DEVELOPMENT.

ITEM 5. CONSIDERATION AND POSSIBLE ACTION TO ADOPT RESOLUTION NUMBER 2025-0701-002, TO AUTHORIZE THE APPLICATION BY THE CITY OF SAN BENITO TO THE TEXAS PARKS AND WILDLIFE DEPARTMENT NON-URBAN OUTDOOR RECREATION LOCAL PARK GRANT PROGRAM FOR THE DEVELOPMENT OF THE SAN BENITO WETLANDS AS A PARK AND TO DESIGNATE AN OFFICIAL TO REPRESENT SAN BENITO IN THIS REGARD, EXECUTE APPLICANT'S CERTIFICATION & PROGRAM ASSURANCES, AND SUBMIT A LETTER OF COMMITMENT.

ITEM 6. CONSIDERATION AND POSSIBLE ACTION TO APPROVE PAYMENT NUMBER FOUR IN THE AMOUNT OF $70,002.33 FOR REHABILITATION WORK ON THE ALAMO LIFT STATION NUMBER 6 IMPROVEMENTS PROJECT, AND TO APPROVE PAYMENT NUMBER FIVE IN THE AMOUNT OF $188,243.02, AS THE FINAL PAYMENT FOR PROJECT COMPLETION TO CORNETT CONSTRUCTION COMPANY.

ITEM(S) FOR INDIVIDUAL CONSIDERATION

ITEM 1. FIRST READING OF ORDINANCE NUMBER 2631-07-2025 TO APPROVE TO ABANDON, VACATE, AND CONVERT OF THE 15-FOOT-WIDE ALLEY INTO A 15-FOOT UTILITY EASEMENT, AND TO AUTHORIZE THE CONVEYANCE OF THE PROPERTY TO SAINT BENEDICT CATHOLIC CHURCH AND THE DIOCESE OF BROWNSVILLE FOR SAINT THERESA CATHOLIC CHURCH,

LOCATED AT 1300 COMBES STREET, BEARING A LEGAL DESCRIPTION OF; TRACT I: BEING A 0.139 ACRE TRACT CONSISTING OF ALL OF A 15.00 FEET ALLEY ADJACENT TO LOT FOUR (4) THROUGH LOT NINE (9), AND ADJACENT TO LOT NINETY (90) THROUGH LOT ONE-HUNDRED (100), OF THE ESPERANZA SUBDIVISION, AS RECORDED IN VOLUME 7, PAGE 64 OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS. TRACT II: BEING A 0.033 ACRE TRACT CONSISTING OF ALL OF A 15.00 FEET ALLEY ADJACENT OF LOTS ONE (1), TWO (2), THREE (3) AND ONE-HUNDRED-AND-ONE (101) OF THE ESPERANZA SUBDIVISION, AS RECORDED IN VOLUME 7, PAGE 6 OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS. APPLICANT: SAINT THERESA CATHOLIC CHURCH, SAINT BENEDICT CATHOLIC CHURCH AND THE DIOCESE OF BROWNSVILLE.

Mayor Pro Tem Pedro Galvan inquired about the proposed 15-foot utility easement, noting that it involves converting an alley for utility purposes. He asked for clarification on whether this location was the same area where recent water line repairs took place, and it was confirmed that the easement involves a sewer line.

In response to Mayor Pro Tem Galvans inquiry, Mr. Sandoval, City Manager, noted that the alley in question contains existing utilities, including a sewer line and at least one telephone pole. However, it is currently obstructed and not in use as an alley, as Saint Teresa's has built a shade structure at one end. He noted the proposal is to formally convey the alley back to Saint Teresa's for congruency with its current use, while retaining access for utility maintenance and potential future utility expansion.

Brief discussion ensued amongst the City Commission and City staff regarding the 15-Foot-Wide alley into a 15-Foot utility easement.

First reading only of Ordinance Number 2631-07-2025.

No action taken.

ITEM 2. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE AMENDED INTERLOCAL AGREEMENT BETWEEN THE SAN BENITO ECONOMIC DEVELOPMENT CORPORATION, INC., AND THE CITY OF SAN BENITO.

Fred Sandoval, City Manager, explained that the amended Interlocal Agreement with the EDC had been presented and approved by the EDC Board; however, one clause regarding payment for city-provided services such as accounting and payroll was approved at a lower amount than is currently charged. Mr. Sandoval shared that subsequent conversations with the EDC Board suggest they are reconsidering that lower amount. He inquired whether the agreement could be approved subject to the current rate being maintained or if it must be returned to the EDC Board for further approval.

Attorney Eric Flores clarified that if the Commission approves the Interlocal Agreement with a modified amount—hypothetically $20,000—that version would then be sent back to the EDC Board for reconsideration, as it would differ from what the EDC originally approved. He noted that the Council may approve the agreement with the amount they deem appropriate on behalf of the City.

Brief discussion ensued amongst the City Commission and City staff regarding the scope and value of city services currently being provided to the Economic Development Corporation (EDC), including accounting and payroll.

Commissioner Deborah Morales moved to approve the Amended Interlocal Agreement between the San Benito Economic Development Corporation, Inc., and the City of San Benito, and keep it at $54,000.00. The motion was seconded by Commissioner Tom Goodman and carried unanimously.

ITEM 3. CONSIDERATION AND POSSIBLE ACTION TO APPROVE CORPORATE RESOLUTION NUMBER 2025-07-003, BETWEEN THE CITY OF SAN BENITO AND THE SAN BENITO ECONOMIC DEVELOPMENT CORPORATION, INC., AUTHORIZING THE ENTERTAINMENT AND RELATED COSTS ASSOCIATED WITH THE SAN BENITO SUMMER CONCERTS SERIES.

Fred Sandoval, City Manager, clarified that the agreement was previously presented to the EDC Board. He noted that Roy Garcia, Carpe Nox Industries, LLC. and Mario Palomo, Assistant Executive Director,

were present to answer any questions. The agreement allows the City to utilize Hotel Occupancy Tax (HOT) funds, as approved by the Hotel Motel Board, for promotional expenses. He also noted that the agreement is necessary for staff to proceed with approvals related to marketing and events.

Commissioner Tom Goodman expressed appreciation for staff's efforts and emphasized the importance of conducting follow-up discussions on the ResacaFest to evaluate successes and areas for improvement. He acknowledged the work ahead in developing the summer concert series and the associated venue and encouraged continued open communication about the progress and realities of these initiatives.

Commissioner Tom Goodman moved to approve corporate Resolution Number 2025-07-003, between the City of San Benito and the San Benito Economic Development Corporation, Inc., authorizing the entertainment and related costs associated with the San Benito Summer Concert Series. The motion was seconded by Commissioner Joe Navarro and carried unanimously.

**ITEM 4. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE MARKETING PROPOSAL FOR THE SAN BENITO SUMMER CONCERTS AND EVENTS SERIES.**

Commissioner Tom Goodman, serving on both the Hotel Occupancy Tax Advisory Committee and a similar Convention and Visitors Bureau Board on South Padre Island, shared insight into the management and purpose of Hotel Occupancy Tax (HOT) funds. He emphasized the importance of using these funds to attract tourism and increase hotel stays; commonly referred to as "heads in beds." He noted that HOT revenues in South Padre Island exceed $12 million annually and stressed the responsibility and oversight required in managing such funds. Commissioner Goodman pointed out that San Benito's hotel tax rate is 15%, compared to 17% on the Island, and advocated for developing a structured marketing strategy for the city's Summer Concert Series and future concert venue. He expressed a willingness to contribute his experience toward organizing and effectively promoting the city's tourism efforts.

Brief discussion ensued amongst the City Commission and City staff regarding the marketing proposal.

Commissioner Deborah Morales moved to approve the marketing proposal for the San Benito Summer Concerts and Events Series. The motion was seconded by Commissioner Tom Goodman and carried unanimously.

**ITEM 5. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RATIFICATION OF CARPE NOX INDUSTRIES, LLC., TO SERVE AS THE VENDOR FOR ALCOHOLIC BEVERAGES AT THE SAN BENITO SUMMER CONCERTS SERIES EVENT.**

Fred Sandoval, City Manager noted that the proposed agenda item was for the ratification allowing Carpe Nox Industries, LLC to serve as the vendor for alcoholic beverages at the San Benito Summer Concert Series Event. He further noted that this vendor had been approved by the San Benito Economic Development Corporation (EDC) Board.

Commissioner Tom Goodman moved that ratification of Carpe Nox Industries, LLC., to serve as the vendor for alcoholic beverages at the San Benito Summer Concerts Series Event. The motion was seconded by Mayor Ricardo Guerra and carried unanimously.

**ITEM 6. CONSIDERATION AND POSSIBLE ACTION TO RATIFY AN EMERGENCY PURCHASE TO REPLACE THE HEADWORKS UNIT AT THE WASTEWATER TREATMENT PLANT FROM VULVAN INDUSTRIES, INC., IN THE AMOUNT OF $21,273.79.**

Fred Sandoval, City Manager noted that the proposed agenda item was for the ratification of the purchase of a gear box, screw brush auger, and gear reducer, which are necessary to complete critical repairs to the Headworks Unit at the Wastewater Treatment Plant.

Commissioner Tom Goodman moved that ratification of an emergency purchase to replace the Headworks Unit at the Wastewater Treatment Plant from Vulvan Industries, Inc., in the amount of

$21,273.79, be approved. The motion was seconded by Commissioner Joe Navarro and carried unanimously.

**BOARD APPOINTMENT(S)**

**ITEM 1. CONSIDERATION AND POSSIBLE ACTION TO REMOVE, APPOINT, OR REAPPOINT MEMBERS TO THE TRAFFIC AND SAFETY ADVISORY BOARD FOR THE PLACE AND TERM STARTING AND EXPIRING AS SHOWN:** .

**(a) PLACE 3 – TERM JULY 1, 2025, TO JUNE 30, 2028**

Mayor Pro Tem Pedro Galvan moved to appoint Mike Travis to the Traffic and Safety Advisory Board-Place 3. The motion was seconded by Commissioner Tom Goodman and carried unanimously.

**ITEM 2. CONSIDERATION AND POSSIBLE ACTION TO APPOINT A MEMBER TO THE COMMUNITY DEVELOPMENT CITIZENS ADVISORY COMMITTEE FOR THE PLACE AND TERM AS SHOWN BELOW, TO FULFILL AN EXPIRED TERM:**

**(a) PLACE 2 – TERM SEPTEMBER 5, 2023, TO JULY 31, 2026**

Commissioner Deborah Morales moved to appoint Jessica Sue Camacho to the Community Development Citizens Advisory Committee-Place 2. The motion was seconded by Commissioner Tom Goodman and carried unanimously.

**ADJOURNMENT.**

There being no further business to come before the Commission, upon duly made motion Mayor Ricardo Guerra announced ADJOURNMENT AT 6:35 P.M. .

**CITY OF SAN BENITO**

_____

**HONORABLE RICARDO GUERRA**
**MAYOR**

**ATTEST:**

_____

**RUTH MCGINNIS**
**CITY SECRETARY**

DRAFT

August 5, 2025

# EXECUTIVE SUMMARY

REQUEST:
Consideration and possible action to approve the Second and Final Reading of Ordinance Number 2252-AI-08-2025, an ordinance amending Ordinance Number 2252 to revise and update the City's land use chart to reflect updated zoning classifications.

RECOMMENDATION:
Staff recommends approval.

RATIONALE:
The Land Use Chart is being updated to add the requirement of a Conditional Use Permit for businesses that sell or serve alcoholic beverages, operate as sexually oriented businesses, or function as smoke shops. Additionally, we are incorporating billboards/signs and concrete batch plants as listed uses on the chart. Since the first reading, we have added the use of Play Area-Indoor and updated the Commercial Amusement Indoor use to include C-1 as a permitted use and Commercial Amusement Outdoor to require a Conditional Use Permit.

BUDGET IMPACT:
N/A

RESOURCE PERSONNEL:
Monica Rodriguez, Planner I

EXHIBITS: Ordinance 2252-AI-08-2025

PREPARED BY: Monica L. Rodriguez
Planner I

07/30/2025
Date

Fred R. Sandoval
Fred Sandoval
City Manager

**ORDINANCE NUMBER 2252-AI-08-2025**

**AN ORDINANCE AMENDING ZONING ORDINANCE NUMBER 2252 TO REVISE AND UPDATE THE CITY'S LAND USE CHART TO REFLECT UPDATED ZONING CLASSIFICATIONS.**

**WHEREAS**, the City of San Benito has adopted Zoning Ordinance No. 2252 to regulate land uses within its corporate limits; and

**WHEREAS**, the City Commission of the City of San Benito has determined that it is necessary to revise and update the Land Use Chart to reflect current planning practices, clarify permitted and conditional uses within zoning districts, and ensure consistency with the City's Comprehensive Plan;

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

**SECTION 1. AMENDMENT TO LAND USE CHART**

The City of San Benito Zoning Ordinance No. 2252 is hereby amended by replacing the existing Land Use Chart with the revised Land Use Chart attached hereto as **Exhibit "A"**, which shall be incorporated into and become part of this ordinance.

**SECTION 2. CODIFICATION**

The City Secretary is hereby authorized to codify and include this ordinance and Exhibit "A" into the City's Code of Ordinances as an amendment to the zoning regulations.

**SECTION 3. CONFLICTS**

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict only.

**SECTION 4. SEVERABILITY**

If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance, which shall remain in full force and effect.

**FIRST READING** before the City Commission of the City of San Benito, Texas, at a Regular City Commission Meeting on the **15th** day of **July, 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, **5th** day of **August, 2025**.

**CITY OF SAN BENITO, TEXAS**

_____
Honorable Ricardo Guerra
Mayor

**ATTEST:**

_____
Ruth A. McGinnis
City Secretary

**EXHIBIT "A" LAND USE CHART**

SECTION 5 LAND USE CHART

The chart below will allow you to determine what uses are allowed in the various zoning designations. Once you locate the use, follow the line across to the right to determine which zoning designation the use is allowed by right (designated by "X"), which is allowed by conditional use (designated by "C"), or if it is not allowed in a zone (no mark).

**AGRICULTURE USES**

| | |
|---|---|
| X | Permitted by Right |
| C | Conditional Use Permit Required |
| | Not Allowed |

| Zoning Classifications | A-O | SF-1 | SF-2 | MF | MH | OP | NS | C-1 | C-2 | LI | HI | PDD | C/P |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Farm | X | | | | | | | | | | | C | C |
| Nursery Wholesale | X | | | | | | | | | X | X | C | C |
| Ranch | X | | | | | | | | | | | C | C |

**RESIDENTIAL USES**

| | |
|---|---|
| X | Permitted by Right |
| C | Conditional Use Permit Required |
| | Not Allowed |

| Zoning Classifications | A-O | SF-1 | SF-2 | MF | MH | OP | NS | C-1 | C-2 | LI | HI | PDD | C/P |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Single-Family Dwelling | X | X | X | X | X | X | X | X | X | | | X | C |
| Double Family Dwelling/ Duplex | | | X | X | | | X | X | X | | | X | C |
| Multi-Family Dwelling | | | | X | | | X | X | X | | | X | C |
| Mobile Home | | | | | X | | | | | | | C | C |
| Recreational Vehicle Campground | | | | | X | | | | | | | C | C |
| Recreational Vehicle | | * | * | * | X | * | * | * | * | * | * | C | C |
| Garden Home/Patio Homes | | C | C | X | X | X | X | X | | | | X | C |
| Townhouses | | C | C | X | | | X | X | | | | X | C |
| Condominium | | C | C | X | | | X | X | | | | X | C |

* For Storage Purposes Only

**COMMERCIAL USES**

| | |
|---|---|
| X | Permitted by Right |
| C | Conditional Use Permit Required |
| | Not Allowed |

| Zoning Classifications | A-O | SF-1 | SF-2 | MF | MH | OP | NS | C-1 | C-2 | LI | HI | PDD | C/P |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Adult Business | | | | | | | | C | C | | | | |
| Administrative or Professional Offices | | | | | | X | X | X | X | | | C | C |
| Alcohol Sales or Distribution | | | | | | | | C | C | | | | |
| Ambulance/Emergency Services | | | | | | | | X | X | | | | C |
| Animal Cemetery | C | | | | | | | | | | | | |
| Antique Shop | | | | | | C | | X | X | X | | C | C |
| Appliance Repair Indoor | | | | | | | | X | X | | X | C | C |
| Appliance Repair Outdoor | | | | | | | | C | C | X | | C | C |
| Appliance Sales | | | | | | | | X | X | | | C | C |
| Art Gallery | | | | | | C | X | X | X | | | C | C |
| Assisted Living Facility | | C | C | X | | C | X | X | X | C | | | |
| Auction Indoor | | | | | | | | X | X | X | | C | C |
| Auction Outdoor | | | | | | | | X | X | X | X | C | C |
| Automobile Dent Repair (Paintless) | | | | | | | | C | X | X | X | C | C |
| Automobile Paint & Rebuilt | | | | | | | | | X | X | X | C | C |
| Automobile Parts (New) | | | | | | | | C | X | X | X | C | C |
| Automobile Parts (Used) | | | | | | | | | | X | X | C | C |
| Automobile Sales and Repair | | | | | | | | C | X | X | X | C | C |
| Bakery | | | | | | | C | X | X | X | | C | C |
| Bank | | | | | | X | | X | X | X | | C | C |
| Bar/Lounge/Nightclub | | | | | | | | | C | | | | |
| Bar and Grill | | | | | | | | C | C | | | | |
| Barber/Beauty Shop | | C | C | C | C | C | X | X | X | | | C | C |
| Bed & Breakfast/Boarding | | C | C | X | | C | | X | X | | X | C | C |
| Bilboards/Signs | C | | | | | | | X | X | X | X | | |
| Book Store | | | | | | C | | X | X | | | C | C |
| Bottler | | | | | | | | X | X | X | X | C | C |
| Bowling Alley | | | | | | | | X | X | X | X | C | C |
| Broadcast Facility | X | | | | | | | X | X | | | | |

| Zoning Classifications | A-O | SF-1 | SF-2 | MF | MH | OP | NS | C-1 | C-2 | LI | HI | PDD | C/P |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Building Material Sales | C | | | | | | | X | X | X | X | C | C |
| Bus Terminal | | | | | | | | X | X | X | | C | C |
| Cabinet or Furniture Shop | | | | | | | | X | X | X | X | C | C |
| Cafeteria | | | | | | C | C | C | X | | | C | C |
| Call Center | | | | | | | | | X | X | | X | C |
| Camera Store | | | | | | | | X | X | | | C | C |
| Candy Store | | | | | | C | X | X | X | | | C | C |
| Car Wash | | | | | | | | X | X | X | | C | C |
| Carpentry Shop | | | | | | | | X | X | X | X | C | C |
| Cemetery/Mausoleum | C | | | | | | | C | C | | | C | C |
| Church | C | C | C | C | C | C | C | X | X | | | C | C |
| Cleaning, Dyeing Plant - Commercial | | | | | | | | | X | X | X | C | C |
| Clothing Store | | | | | | C | | X | X | | | C | C |
| College, University | | C | | C | X | | X | X | X | | | X | |
| Commercial Amusement - Indoor | | | | | | | | X | X | X | X | C | C |
| Commercial Amusement - Outdoor | | | | | | | | C | C | C | X | C | C |
| Community Center | | C | C | C | C | | X | X | X | X | | X | C |
| Concert Hall | | | | | | | | C | C | C | | C | C |
| Contractor, Air Condition | | | | | | | | | X | X | X | X | C |
| Contractor, Electric | | | | | | | | | X | X | X | X | C |
| Contractor, Plumbing | | | | | | | | | C | X | X | X | C |
| Convenience Store | | | | | | | C | X | X | X | | C | C |
| Convenience Store w/Drive-Thru | | | | | | | C | X | X | C | | C | C |
| Convent | | C | | X | X | | X | X | X | X | | X | |
| Country Club/Golf Course | | X | X | X | X | | X | X | X | X | X | X | C |
| Customized Training Center | | | | | | C | X | X | X | | | | |
| Dance Reception/ Recreation Hall (without alcoholic beverages) | | | | | X | | | X | X | X | X | X | C |
| Dance Reception/ Recreation Hall (with alcoholic beverages) | | | | | C | | | C | C | C | C | C | C |
| Day Care Center/Nursery (Adult or Child) | | | | | | | X | X | X | C | | X | C |
| Delivery Service | | | | | | | | X | X | X | | C | C |

| Zoning Classifications | A-O | SF-1 | SF-2 | MF | MH | OP | NS | C-1 | C-2 | LI | HI | PDD | C/P |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Department Store | | | | | | | | X | X | | | C | C |
| Drag Strip or Commercial | | | | | | | | | | C | X | C | C |
| Drive-In Theater | | | | | | | | | C | X | X | C | C |
| Dry Cleaner | | | | | | | | X | X | X | | C | C |
| Fair Grounds/Exhibits | X | | | | | | | X | X | X | | X | C |
| Farm Equipment Sales | | | | | | | | | X | X | X | C | C |
| Feed Store | | | | | | | | X | X | X | X | C | C |
| Field Offices, Temporary | | X | X | X | X | X | X | X | X | X | X | X | C |
| Fire Station | C | | | C | C | | | X | X | X | | C | C |
| Flower Shop | | | | | | C | C | X | X | | | C | C |
| Fraternity/Sorority/Civic Lodge | | | | C | | C | X | X | X | | | X | C |
| Furniture Sales (New) | | | | | | | | X | X | X | | C | C |
| Furniture/Appliance Storage, Repair and/or Sale (Used Outside) | | | | | | | | | | X | X | | |
| Gasoline Station | | | | | | | C | X | X | X | | C | C |
| Greenhouse or Nursery Retail | | | | | | | | | X | X | X | C | C |
| Grocery Store | | | | | | | | X | X | C | | C | C |
| Hardware Store | | | | | | | | X | X | X | | C | C |
| Health Club | | | | | | | | X | X | | | C | C |
| Heavy Machinery, Sales & Storage | | | | | | | | | X | X | X | C | C |
| Homeless shelter | | | | | | | | C | C | C | | C | C |
| Hospital | | | | C | | | X | X | X | C | | X | C |
| Hotel/Motel | | | | | | C | | X | X | X | | X | C |
| Indoor Theater | | | | | | | | X | X | X | | C | C |
| Janitorial Service | | | | | | | | X | X | X | | C | C |
| Jewelry Repair/Sales | | | | | | C | | X | X | | | C | C |
| Laundromat | | | | | | C | X | X | X | X | X | X | C |
| Liquor Store | | | | | | | | C | C | C | | C | C |
| Massage Parlor | | | | | | | | C | C | | | C | C |
| Meat Market | | | | | | | | X | X | X | | C | C |
| Medical Office/Clinic | | | | | | X | C | X | X | | | C | C |
| Mini-Storage Units | | | | | | | | | X | X | X | X | C |
| Mobile Home Sales and Repair | | | | | X | | | C | C | X | | C | C |

| Zoning Classifications | A-O | SF-1 | SF-2 | MF | MH | OP | NS | C-1 | C-2 | LI | HI | PDD | C/P |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Mortuary | | | | | | | | X | X | X | | C | C |
| Music Store | | | | | | | | X | X | | | C | C |
| Neighborhood Club | | C | C | C | C | C | C | C | X | X | X | X | C |
| Newspaper Printing | | | | | | | | | X | X | X | X | C |
| Newstand | | | | | | | X | X | X | | | C | C |
| Nursing Home/ Convalescent | | | | | | | | X | X | C | | | C |
| Outdoor Theater | X | | | | | | | | X | | | | |
| Palm Reader/Tarot Cards | | | | | | | | C | X | | | C | C |
| Park | X | X | X | X | X | X | X | X | X | X | X | X | C |
| Parking Lot, Automobile | C | C | C | C | | X | X | X | X | X | | X | C |
| Parking Lot, Truck | | | | | | | | | X | X | X | C | C |
| Pawn Shop | | | | | | | | X | X | X | | | C |
| Pet Shop/Vet Clinic/ Kennel | | | | | | | | X | X | X | | C | C |
| Pharmacy | | | | | | | | X | X | | | C | C |
| Photography Studio | | | | | | X | | X | X | | | C | C |
| Plant Nursery (Retail) | | | | | | | | C | X | X | | C | C |
| Plant Nursery (Wholesale) | | | | | | | | C | C | X | | C | C |
| Play Area-Indoor | | | | | | | | X | X | | | X | C |
| Playground | | X | X | X | X | | X | | | | | | C |
| Portable Building <= 200 sq. ft. | | X | X | X | X | C | C | C | C | C | C | C | C |
| Portable Building >= 200 sq. ft. | | C | C | C | C | C | C | C | C | C | C | C | C |
| Portable Building Sales | | | | | | | | | X | X | X | C | C |
| Post Office | | | | | | | | X | X | X | | C | C |
| Publisher Office | | | | | | X | | X | X | X | | C | C |
| Radio/TV Sound Recording | | | | | | | | X | X | | | C | C |
| Registered Massage Therapist | | | | | | X | | X | X | | | | C |
| Rental - Commercial | | | | | | | | | X | X | | C | C |
| Rental - Industrial | | | | | | | | | X | X | | C | C |
| Restaurant/with alcohol | | | | | | | | C | C | | | | C |
| Restaurant/without alcohol | | | | | | | | X | X | X | | X | C |
| Salvage and Wrecking Yard | C | | | | | | | | | C | C | | |
| Satellite Sales | | | | | | | | X | X | X | | C | C |
| School - Trade or Commercial | | | | | | | | C | X | X | | C | C |
| School - Private | X | | | | | | | C | X | X | | C | C |

| School - Public | X | C | C | C | C | | | C | C | C | C | C | C |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Zoning Classifications** | **A-O** | **SF-1** | **SF-2** | **MF** | **MH** | **OP** | **NS** | **C-1** | **C-2** | **LI** | **HI** | **PDD** | **C/P** |
| Screen Print/Embroidery Shop | | | | | | X | | X | X | X | | X | C |
| Seamstress | | | | | | X | | X | X | | | | |
| Sewage, Pump Station | X | | | | | | | X | X | X | X | X | |
| Sexually Oriented Business | | | | | | | | C | C | | | | |
| Shooting Range (Indoor) | C | | | | | | | | C | X | X | C | C |
| Sign Painting Shop | | | | | | | | X | X | X | X | | |
| Smoke Shop | | | | | | | | C | C | | | | |
| Specialty Gift Shop | | | | | | C | | X | X | | | | C |
| Stadium | | | | | | | | C | X | X | | C | C |
| Stationery Store | | | | | | X | | X | X | | | | |
| Statuary (Manufacturing) | C | | | | | | | | | X | X | C | C |
| Statuary Sales | | | | | | | | X | X | X | | C | C |
| Storage Building <= 200 sq. ft. | | X | X | X | X | X | X | X | X | X | X | X | C |
| Storage Building >= 200 sq. ft. | | C | C | C | C | C | C | C | C | C | C | C | C |
| Studio - Music/Art | | | | | | C | | X | X | | | | C |
| Swimming Pool | | X | X | X | X | X | X | X | X | X | X | X | C |
| Tanning Salon | | | | | | | | C | X | | | C | C |
| Tattoo Parlor | | | | | | | | C | X | | | C | C |
| Taxi Company | | | | | | | | X | X | X | | C | C |
| Tennis/Swim Club | | C | C | C | X | X | X | X | X | C | | X | C |
| Tire Shop | | | | | | | | X | X | X | | X | C |
| Tortilla Factory | | | | | | | X | X | X | X | X | C | C |
| Tower | X | | | | C | C | C | | C | C | C | | |
| Towing/Wrecker Service | C | | | | | | | | C | C | X | C | C |
| Toy Store | | | | | | | | X | X | | | C | C |
| Truck Stop | C | | | | | | | X | X | X | X | C | C |
| Upholstery Shop | | | | | | | | X | X | X | X | C | C |
| Water Sales (Retail) | | | | | | | | X | X | X | | C | C |

**MANUFACTURING/INDUSTRIAL**

| | |
|---|---|
| X | Permitted by Right |
| C | Conditional Use Permit Required |
| | Not Allowed |

| Zoning Classifications | A-O | SF-1 | SF-2 | MF | MH | OP | NS | C-1 | C-2 | LI | HI | PDD | C/P |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Above-Ground Hazardous | | | | | | | | | C | X | X | C | C |
| Airport | C | | | | | | | | | | X | C | C |
| Aquaculture | C | | | | | | | | | | X | C | C |
| Bulk Storage in the Open of | | | | | | | | | | | C | | |
| Concrete Batch Plant | | | | | | | | | | X | X | | |
| Cotton Gin | C | | | | | | | | | X | X | C | C |
| Distillery | C | | | | | | | | | | X | C | C |
| Freight Terminal (Trucking) | C | | | | | | | | | X | X | C | C |
| Grain Elevator | C | | | | | | | | | X | X | C | C |
| Light Industry Manufacturing | | | | | | | | | C | X | X | C | C |
| Pipe Sales/Storage | C | | | | | | | | X | X | X | C | C |
| Power Plant (Electric) | C | | | | | | | X | X | X | X | | |
| Pre-Fab Building Manufacturing | C | | | | | | | | | X | X | C | C |
| Radio, TV or Microwave | C | | | | | | | C | C | X | X | | |
| Railroad Yard | C | | | | | | | | | | X | C | C |
| Railroad Tracks/ROW | C | C | C | C | C | C | C | C | | X | X | | |
| Recycling Center (Ferrous) | | | | | | | | | | C | X | | |
| Recycling Center (Non- Ferrous) | C | | | | | | | | C | X | X | C | C |
| Refinery | C | | | | | | | | | X | X | C | C |
| Slaughterhouse/Locker Plant | C | | | | | | | | | | X | C | C |
| Stockyard | X | | | | | | | | | | | | |
| Telephone Line Exch Bldg | C | | | | | | X | X | X | X | X | | |
| Water Sales (Bottling) | | | | | | | | X | X | X | X | C | C |

August 5, 2025

# EXECUTIVE SUMMARY

REQUEST:

Consideration and possible action to approve Resolution Number 2025-0805-001 suspending the August 19, 2025 effective date of Texas Gas Service Company's requested increase to permit the City time to study the request and to establish reasonable rates; approving cooperation with other cities in the Texas Gas Service Company's Service to negotiate with the company and direct any necessary litigation and appeals.

RECOMMENDATION:

City Administration recommends approval.

RATIONALE:

On June 30, 2025, Texas Gas Service Company ("TGS" or "Company") a Division of ONE Gas, Inc. ("ONE Gas"), pursuant to Subchapter C of Chapter 104 of the Gas Utility Regulatory Act, filed its Statement of Intent to change gas rates at the Railroad Commission of Texas ("RRC") and in all municipalities exercising original jurisdiction within the incorporated areas of the Central-Gulf, West North, and Rio Grande Valley Service Areas, effective August 19, 2025.

TGS is seeking to increase its revenues by $41.1 million, which is an increase of 7.07% including gas costs, or 9.83% excluding gas costs. TGS is also seeking to consolidate all service areas into a single statewide jurisdiction served by TGS. The Company's proposed rates for all of its customers are based on the systemwide cost of providing service to customers throughout the entirety of Texas. TGS is also requesting: (1) approval of new depreciation rates for direct and division distribution and general plan within its service areas; (2) a finding that the expenses for COVID-19 that are contained in regulatory assets authorized by the Commission are reasonable, necessary, and accurate; (3) a prudence determination for capital investment made in Texas through December 31, 2024; (4) approval of the form of notice for the proposed Rate Schedule Pipeline Integrity Testing ("PIT"); and (5) approval to recover the reasonable rate case expenses associated with this filing through a surcharge on rates.

Since TGS is requesting consolidation of all its service areas, the Company will need to withdraw its existing tariffs to reflect the new TGS rates and/or related changes necessary to reflect consolidation. The Company's new proposed tariff includes: (1) a new Customer Assistance rate design and related scheduled; (2) revisions to the Rules of Service and T-Terms to include new definitions; (3) revisions to the Cost of Gas clause for consistency with all Company areas of service; and (4) combining the Commercial, Industrial, Public Authority and Compressed Natural Gas rate on the Transportation Schedule into one Transportation rate and adding a new Electric Generation rate design and rate schedule.

The resolution suspends the August 19, 2025 effective date of the Company's rate increase for the maximum period permitted by law to allow the City, working in conjunction with other similarly

situated cities with original jurisdiction served by TGS, to evaluate the filing, to determine whether the filing complies with the law, and if lawful, to determine what further strategy, including settlement, to pursue.

The law provides that the Company's rate request cannot become effective until at least 35 days following the filing of the application. The law permits the City to suspend the rate change for 90 days after the date the rate change would otherwise be effective. If the City fails to take some action regarding the filing before the effective date, TGS's rate request is deemed approved.

BUDGET IMPACT:

RESOURCE PERSONNEL:
Fred Sandoval, City Manager

EXHIBITS: Resolution 2025-0805-001 2025 TGS Suspension

PREPARED BY: Fred Sandoval
City Manager

07/30/2025
Date

*Fred R. Sandoval*
Fred Sandoval
City Manager

**STATE OF TEXAS §**

**COUNTY OF CAMERON §** **RESOLUTION NUMBER 2025-0805-001(R)**

**CITY OF SAN BENITO §**

**A RESOLUTION OF THE CITY OF SAN BENITO, TEXAS SUSPENDING THE AUGUST 19, 2025 EFFECTIVE DATE OF TEXAS GAS SERVICE COMPANY'S REQUESTED INCREASE TO PERMIT THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; APPROVING COOPERATION WITH OTHER CITIES IN THE TEXAS GAS SERVICE COMPANY'S SERVICE AREA; HIRING LEGAL AND CONSULTING SERVICES TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; AUTHORIZING INTERVENTION IN TEXAS GAS SERVICE'S STATEMENT OF INTENT TO CHANGE GAS UTILITY RATES AT THE RAILROAD COMMISSION; REQUIRING REIMBURSEMENT OF CITIES' RATE CASE EXPENSES; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL**

**WHEREAS**, on or about June 30, 2025, Texas Gas Service Company, a Division of ONE Gas, Inc. ("TGS" or "Company"), pursuant to Gas Utility Regulatory Act § 104.102, filed with the City of San Benito ("City") a Statement of Intent to change gas rates in all municipalities exercising original jurisdiction within the incorporated areas of the Central-Gulf, West North, and Rio Grande Valley Service Areas effective August 19, 2025; and

**WHEREAS**, the City is a gas customer of TGS and a regulatory authority with exclusive original jurisdiction over the rates and charges of TGS within the City; and

**WHEREAS**, it is reasonable for the City of San Benito to cooperate with other similarly situated cities in conducting a review of the Company's application and to hire and direct legal counsel and consultants and to prepare a common response and to negotiate with the Company and direct any necessary litigation; and

**WHEREAS**, the Gas Utility Regulatory Act § 104.107 grants local regulatory authorities the right to suspend the effective date of proposed rate changes for ninety (90) days; and

**WHEREAS**, TGS has filed an application with the Railroad Commission, that could become the docket into which appeals of city action on the TGS filing are consolidated; and

**WHEREAS**, the Gas Utility Regulatory Act § 103.022 provides that costs incurred by cities in ratemaking activities are to be reimbursed by the regulated utility.

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

**SECTION 1.** That the August 19, 2025, effective date of the rate request submitted by TGS on or about June 30, 2025, be suspended for the maximum period allowed by law to permit adequate time to review the proposed changes and to establish reasonable rates.

**SECTION 2.** That the City is authorized to cooperate with other cities in the TGS service area to hire and direct legal counsel and consultants, negotiate with the Company, make recommendations to the City regarding reasonable rates and to direct any necessary administrative proceedings or court litigation associated with an appeal of a rate ordinance and the rate case filed with the City or Railroad Commission.

**SECTION 3.** That, subject to the right to terminate employment at any time, the City of _____ hereby authorizes the hiring of the law firm of Lloyd Gosselink Rochelle & Townsend, P.C. and consultants to represent the City in all matters associated with the TGS application to increase rates and appeals thereof.

**SECTION 4.** That intervention at the Railroad Commission in the docket that the application is filed under is authorized.

**SECTION 5.** That the City's reasonable rate case expenses shall be reimbursed by the Company.

**SECTION 6.** That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

**SECTION 7.** A copy of this Resolution shall be sent to TGS representatives Judy Hitchye, Texas Gas Service Company, Barton Skyway IV, 1301 S. Mopac, Suite 400, Austin, Texas 78746 (Judy.Hitchye@onegas.com), and to Thomas Brocato at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701 (tbrocato@lglawfirm.com).

**PASSED AND APPROVED** this 5th day of August, 2025.

**CITY OF SAN BENITO, TEXAS**

_____
Honorable Ricardo Guerra
Mayor

**ATTEST**:

_____
Ruth A. McGinnis
City Secretary

August 5, 2025

# EXECUTIVE SUMMARY

REQUEST:
Consideration and possible action to authorize the Mayor to execute a Professional Services Agreement between the City of San Benito and Scheibe Consulting, LLC for engineering services, including on-call support for development review, city engineering duties, project design, and construction phase services.

RECOMMENDATION:
Staff recommends approval.

RATIONALE:
The City of San Benito is committed to ensuring the efficient review and management of development projects, infrastructure planning, and construction oversight. To support these efforts, it is essential to have access to professional engineering services that can provide expert guidance and technical support.

Scheibe Consulting, LLC has demonstrated the qualifications and experience necessary to assist the City with a wide range of engineering needs. Entering into a Professional Services Agreement will allow the City to utilize their expertise on an as-needed basis, ensuring timely and effective responses to development reviews, design projects, and construction activities.

This agreement will enhance the City's ability to manage growth, maintain infrastructure standards, and streamline project delivery, ultimately supporting the City's long-term planning and development goals.

BUDGET IMPACT:
Detailed in the Professional Services Agreement as Attachment A.

RESOURCE PERSONNEL:
Monica Rodriguez, Planner I

EXHIBITS: Professional Service Agreement

PREPARED BY: Monica L. Rodrigue
Planner I

07/30/2025
Date

Fred R. Sandoval

Fred Sandoval
City Manager

07/11/2025
1000-25-0078

Enrique Hernandez
Interim Assistant Director of Planning and Development
City of San Benito
956-361-3804 ext. 404

Subject: **Proposal for Engineering Services to assist with development review services, San Benito, TX**

Scheibe Consulting, LLC was asked to provide a proposal for development review services related to site civil and public improvements.

**Attachment A** is a fee proposal for engineering services, and **Attachment B** is a contract that will need to be signed to begin work.

I appreciate the opportunity to be of service. Please let me know if you have any questions.

Sincerely,
Scheibe Consulting, LLC

[redacted]
Eric Scheibe, PE, CFM
President

**ATTACHMENT A**
**Engineering Services to assist with development review services,**
**San Benito, TX**
## Scope of Work

**Project Understanding**

The City of San Benito contacted Scheibe to assist with development review services and general on-call City Engineering services, to assist the City on future efforts. The City has specifically requested the following services from Scheibe:

1. Development Review Support – Including review of subdivisions, site development, and public improvements in City ROW.

2. Periodic City Council Attendance – This includes attendance at City Council Meetings and serving as the City Engineer at these meetings.

3. General On-Call Retainer Services – This includes on-call services to assist with various city engineering tasks related to general City staff questions, review of budgets, assistance with annual budget for engineering and capital improvements, bond assistance, and public meetings assistance.

Scheibe can provide these services for the following flat rates:

1. Development Review Support - $1,500.00 per development

2. Periodic City Council Attendance - $550.00 per council meeting

3. General On-Call Retainer Services - $1,800 per month (with a cap of +/- 8 hours per month)

In addition to these services, Scheibe can provide general on-call services at the following rates:

1. Principal Engineer - $280/hr
2. Senior Engineer II - $250/hr
3. Senior Engineer I - $220/hr
4. Engineer VI - $220/hr
5. Engineer V - $200/hr
6. Engineer IV - $175/hr
7. Engineer III - $165/hr
8. Engineer II - $155/hr
9. Engineer I - $145/hr
10. EIT III - $130/hr
11. EIT II - $125/hr
12. EIT I - $115/hr
13. CADD Technician III - $105/hr
14. CADD Technician II - $95/hr
15. CADD Technician I - $80/hr
16. Project Manager III - $185/hr

17. Project Manager II - $175/hr
18. Project Manager I - $155/hr
19. Project Inspector II - $110/hr
20. Project Inspector I - $95/hr
21. Expert Witness Principal Engineer - $400/hr
22. Expert Witness Senior Engineer - $300/hr
23. Administrative III - $95/hr
24. Administrative II - $85/hr
25. Administrative I - $65/hr
26. Clerical - $45/hr
27. Senior RPLS - $200/hr
28. RPLS II - $185/hr
29. Survey 1-man crew - $130/hr
30. Survey 2-man crew - $175/hr
31. Licensed Drone Pilot - $185/hr
32. Registered Drone - $175/hr
33. Drone Data Processing - $150/hr
34. Mileage – Current FEMA Rate

Testing services, permit fees, aerial photography, photographs, printing, and filing fees are not reflected in any above charges but will be billed separately at the cost of the services or materials plus 10%.

# ATTACHMENT B

# SHORT FORM OF AGREEMENT BETWEEN OWNER AND ENGINEER FOR PROFESSIONAL SERVICES

THIS IS AN AGREEMENT effective as of July 11, 2025 ("Effective Date") between

City of San Benito, TX (Owner")

and

Scheibe Consulting, LLC ("Engineer").

Owner's Project, of which Engineer's services under this Agreement are a part, is generally identified as follows:

Engineering Services, including on-call services related to development review, city engineer activities, design, and construction phase services. ("Project").

Engineer's Services under this Agreement are generally identified as follows:

Engineering Services, including on-call services related to development review, city engineer activities, design, and construction phase services. Services will also include those noted in Attachment A, but may also include additional services not noted in Attachment A, but issued under a separate Work Authorization.

Owner and Engineer further agree as follows:

1.01 *Basic Agreement and Period of Service*

A. Engineer shall provide, or cause to be provided, the services set forth in this Agreement. If authorized by Owner, or if required because of changes in the Project, Engineer shall furnish services in addition to those set forth above. Owner shall pay Engineer for its services as set forth in Paragraphs 7.01 and 7.02.

B. Engineer shall complete its services within a reasonable time, as stipulated in each Task Order.

C. If the Project includes construction-related professional services, then Engineer's time for completion of services is conditioned on the time for Owner and its contractors to complete construction not exceeding 12 months. If the actual time to complete construction exceeds the number of months indicated, then Engineer's period of service and its total compensation shall be appropriately adjusted.


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2.01 *Payment Procedures*

A. *Invoices*: Engineer shall prepare invoices in accordance with its standard invoicing practices and submit the invoices to Owner on a monthly basis. Invoices are due and payable within 30 days of receipt. If Owner fails to make any payment due Engineer for services and expenses within 30 days after receipt of Engineer's invoice, then the amounts due Engineer will be increased at the rate of 1.0% per month (or the maximum rate of interest permitted by law, if less) from said thirtieth day. In addition, Engineer may, after giving seven days written notice to Owner, suspend services under this Agreement until Engineer has been paid in full all amounts due for services, expenses, and other related charges. Owner waives any and all claims against Engineer for any such suspension. Payments will be credited first to interest and then to principal.

3.01 *Termination*

A. The obligation to continue performance under this Agreement may be terminated:

1. For cause,

a. By either party upon 30 days written notice in the event of substantial failure by the other party to perform in accordance with the Agreement's terms through no fault of the terminating party. Failure to pay Engineer for its services is a substantial failure to perform and a basis for termination.

b. By Engineer:

1) upon seven days written notice if Owner demands that Engineer furnish or perform services contrary to Engineer's responsibilities as a licensed professional; or

2) upon seven days written notice if the Engineer's services for the Project are delayed for more than 90 days for reasons beyond Engineer's control.

Engineer shall have no liability to Owner on account of a termination by Engineer under Paragraph 3.01.A.1.b.

c. Notwithstanding the foregoing, this Agreement will not terminate as a result of a substantial failure under Paragraph 3.01.A.1.a if the party receiving such notice begins, within seven days of receipt of such notice, to correct its substantial failure to perform and proceeds diligently to cure such failure within no more than 30 days of receipt of notice; provided, however, that if and to the extent such substantial failure cannot be reasonably cured within such 30 day period, and if such party has diligently attempted to cure the same and thereafter continues diligently to cure the same, then the cure period provided for herein shall extend up to, but in no case more than, 60 days after the date of receipt of the notice.

2. For convenience, by Owner effective upon Engineer's receipt of written notice from Owner.

B. The terminating party under Paragraph 3.01.A may set the effective date of termination at a time up to 30 days later than otherwise provided to allow Engineer to complete tasks whose value would otherwise be lost, to prepare notes as to the status of completed and uncompleted tasks, and to assemble Project materials in orderly files.


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C. In the event of any termination under Paragraph 3.01, Engineer will be entitled to invoice Owner and to receive full payment for all services performed or furnished in accordance with this Agreement and all reimbursable expenses incurred through the effective date of termination.

4.01 *Successors, Assigns, and Beneficiaries*

A. Owner and Engineer are hereby bound and the successors, executors, administrators, and legal representatives of Owner and Engineer (and to the extent permitted by Paragraph 4.01.B the assigns of Owner and Engineer) are hereby bound to the other party to this Agreement and to the successors, executors, administrators, and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements, and obligations of this Agreement.

B. Neither Owner nor Engineer may assign, sublet, or transfer any rights under or interest (including, but without limitation, moneys that are due or may become due) in this Agreement without the written consent of the other, except to the extent that any assignment, subletting, or transfer is mandated or restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement.

C. Unless expressly provided otherwise, nothing in this Agreement shall be construed to create, impose, or give rise to any duty owed by Owner or Engineer to any contractor, subcontractor, supplier, other individual or entity, or to any surety for or employee of any of them. All duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of Owner and Engineer and not for the benefit of any other party.

5.01 *General Considerations*

A. The standard of care for all professional engineering and related services performed or furnished by Engineer under this Agreement will be the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. Engineer makes no warranties, express or implied, under this Agreement or otherwise, in connection with Engineer's services. Subject to the foregoing standard of care, Engineer and its consultants may use or rely upon design elements and information ordinarily or customarily furnished by others, including, but not limited to, specialty contractors, manufacturers, suppliers, and the publishers of technical standards.

B. Engineer shall not at any time supervise, direct, control, or have authority over any contractor's work, nor shall Engineer have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor, or the safety precautions and programs incident thereto, for security or safety at the Project site, nor for any failure of a contractor to comply with laws and regulations applicable to such contractor's furnishing and performing of its work.

C. This Agreement is to be governed by the law of the state or jurisdiction in which the Project is located.

D. Engineer neither guarantees the performance of any contractor nor assumes responsibility for any contractor's failure to furnish and perform its work in accordance with the contract between Owner and such contractor. Engineer is not responsible for variations between actual construction bids or costs and Engineer's opinions or estimates regarding construction costs.


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E. Engineer shall not be responsible for the acts or omissions of any contractor, subcontractor, or supplier, or of any of their agents or employees or of any other persons (except Engineer's own employees) at the Project site or otherwise furnishing or performing any construction work; or for any decision made regarding the construction contract requirements, or any application, interpretation, or clarification of the construction contract other than those made by Engineer.

F. The general conditions for any construction contract documents prepared hereunder are to be the "Standard General Conditions of the Construction Contract" as prepared by the Engineers Joint Contract Documents Committee (EJCDC C-700, 2007 Edition) unless the parties agree otherwise.

G. All documents prepared or furnished by Engineer are instruments of service, and Engineer retains an ownership and property interest (including the copyright and the right of reuse) in such documents, whether or not the Project is completed. Owner shall have a limited license to use the documents on the Project, extensions of the Project, and for related uses of the Owner, subject to receipt by Engineer of full payment for all services relating to preparation of the documents and subject to the following limitations: (1) Owner acknowledges that such documents are not intended or represented to be suitable for use on the Project unless completed by Engineer, or for use or reuse by Owner or others on extensions of the Project, on any other project, or for any other use or purpose, without written verification or adaptation by Engineer; (2) any such use or reuse, or any modification of the documents, without written verification, completion, or adaptation by Engineer, as appropriate for the specific purpose intended, will be at Owner's sole risk and without liability or legal exposure to Engineer or to its officers, directors, members, partners, agents, employees, and consultants; (3) Owner shall indemnify and hold harmless Engineer and its officers, directors, members, partners, agents, employees, and consultants from all claims, damages, losses, and expenses, including attorneys' fees, arising out of or resulting from any use, reuse, or modification of the documents without written verification, completion, or adaptation by Engineer; and (4) such limited license to Owner shall not create any rights in third parties.

H. To the fullest extent permitted by law, Owner and Engineer (1) waive against each other, and the other's employees, officers, directors, agents, insurers, partners, and consultants, any and all claims for or entitlement to special, incidental, indirect, or consequential damages arising out of, resulting from, or in any way related to the Project, and (2) agree that Engineer's total liability to Owner under this Agreement shall be limited to $5,000 or the total amount of compensation received by Engineer, whichever is greater.

I. The parties acknowledge that Engineer's scope of services does not include any services related to a Hazardous Environmental Condition (the presence of asbestos, PCBs, petroleum, hazardous substances or waste as defined by the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. §§9601 et seq., or radioactive materials). If Engineer or any other party encounters a Hazardous Environmental Condition, Engineer may, at its option and without liability for consequential or any other damages, suspend performance of services on the portion of the Project affected thereby until Owner: (1) retains appropriate specialist consultants or contractors to identify and, as appropriate, abate, remediate, or remove the Hazardous Environmental Condition; and (2) warrants that the Site is in full compliance with applicable Laws and Regulations.

J. Owner and Engineer agree to negotiate each dispute between them in good faith during the 30 days after notice of dispute. If negotiations are unsuccessful in resolving the dispute, then the dispute shall be mediated. If mediation is unsuccessful, then the parties may exercise their rights at law.


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6.01 *Total Agreement*

A. This Agreement (including any expressly incorporated attachments), constitutes the entire agreement between Owner and Engineer and supersedes all prior written or oral understandings. This Agreement may only be amended, supplemented, modified, or canceled by a duly executed written instrument.

7.01 *Basis of Payment*

A. Using the procedures set forth in Paragraph 2.01, Owner shall pay Engineer as noted in the cover letter and

1. **As per the fee schedule and/or hourly rate schedule noted in Attachment A fee schedule, or**

2. **Through a specific future Work Authorization Agreement.**

B. The portion of the compensation amount billed monthly for Engineer's services will be based upon Engineer's time and material expenses incurred during the billing period.

7.02 *Additional Services:* For additional services of Engineer's employees engaged directly on the Project, Owner shall pay Engineer an amount equal to the cumulative hours charged to the Project by each class of Engineer's employees times standard hourly rates for each applicable billing class; plus reimbursable expenses and Engineer's consultants' charges, if any. Rates will be provided upon request.


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IN WITNESS WHEREOF, the parties hereto have executed this Agreement, the Effective Date of which is indicated on page 1.

| OWNER: | ENGINEER: |
|---|---|
| By: _____ | By: Eric Scheibe, PE, CFM |
| Signature: _____ | Signature: [redacted] |
| Title: _____ | Title: President |
| Date Signed: _____ | Date Signed: 07/11/2025 |
| | Engineer Firm's Certificate Number: 13880 |
| | State of: Texas |
| Address for giving notices: | Address for giving notices: |
| _____ | Scheibe Consulting, LLC |
| _____ | PO Box 161357 |
| _____ | Austin, TX 78716 |
| _____ | |


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August 5, 2025

# EXECUTIVE SUMMARY

REQUEST:
Consideration and possible action to approve Ameritek Building Services to demolish and haul partial building along with the double-layered concrete slab located at 101 Doherty Street for the amount of $38,900.00.

RECOMMENDATION:
Staff recommends approval.

RATIONALE:
This demolition is the critical first step in preparing the site for the Public Works/Utilities Headquarters Expansion Project. Removing the existing structure and slab will enable the scheduled development to move forward without delay.

BUDGET IMPACT:
Water Distribution - Professional Services: 04-5-0932-0403

RESOURCE PERSONNEL:
Edward Enriquez, Director of Administrative Services

EXHIBITS: Ameritek Building Services

PREPARED BY: Edward Enriquez
Director of Administrative Services

07/30/2025
Date

*Fred R. Sandoval*
Fred Sandoval
City Manager

**Change Order Request** **To: Owner** **City of San Benito**

**Project:** **Utility Department** **CHANGE ORDER NUMBER:** **1**

**San Benito, TX** **SUBMISSION DATE:** 5/20/2025

**CONTRACTOR:** **Ameritek Building Services, LLC** **ATTN:** Emanuel Rodriguez

*Change Order Description: (NOT INCLUDED IN ORIGINAL SOW)*

| | | |
|---|---|---|
| | Out of Scope: | |
| | Demo Cost | $ 38,900.00 |
| | Partial Building, Double layered concrete, sawcutting. | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | **Total Change Order Amount** | $ 38,900.00 |

**Recommended for Approval:** _____

**Approved By:** _____

*(owner, developer authorized personal)*

# TOTAL COMMITMENT CONSTRUCTION CO., LLC

11435 N. BRYAN RD
MISSION, TX 78573

OFFICE: (956) 519-7111 TOTALCOMMITMENTLLC@YAHOO.COM FAX: (956)265-1178

## Demolition 101 Doherty, San Benito TX

### PROPOSAL

| ITEM # | ITEM DESCRIPTION | EST. QTYS | UNIT | UNIT/PRICE | TOTAL | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | Demolish of concrete on Site with Haul of Debri (140' x 115 )' | 1 | LS | $ 80,000.00 | $ 80,000.00 | | | | $ - | |
| | | | | $ - | $ - | | | | $ - | |
| | | | | $ - | $ - | | | | $ - | |
| | | | | $ - | $ - | | | | $ - | |
| | | | | $ - | $ - | | | | $ - | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | TOTAL | | | | $ 80,000.00 | | $ - | | $ - | |

| PROJECT NOTES |
|---|
| |

TOTAL PROPOSAL $ 80,000.00

ARMANDO GUTIERREZ
Total Commitment Construction Co., LLC

6/26/2025
Date

| CLIENT INFORMATION |
|---|
| |
| Accepted By: (Name) (Date) |

# ESTIMATE

**A3 CONTRACTORS & SERVICES LLC**
PO Box 293
Rio Hondo, TX 78583

A3Contractors@yahoo.com
+1 (956) 357-6278



## City of San Benito:Demolition of Building

**Bill to**
City of San Benito

**Ship to**
City of San Benito

**Estimate details**
Estimate no.: 1658
Estimate date: 06/09/2025

| # | Product or service | Description | Qty | Rate | Amount |
|---|---|---|---|---|---|
| 1. | **Equipment Rental** | Equipment | 1 | $34,500.00 | $34,500.00 |
| 2. | **Labor** | Demolition of existing concrete depth at 6" below ground level of parking lot and docking area | 1 | $47,200.00 | $47,200.00 |
| 3. | **Disposal** | Hauling & Disposal of Concrete | 1 | $18,000.00 | $18,000.00 |

**Total** **$99,700.00**

**Accepted date**

**Accepted by**

August 5, 2025

# EXECUTIVE SUMMARY

REQUEST:
Consideration and possible action to approve the appointment or reappointment of a Mayor Pro Tempore.

RECOMMENDATION:
Mayor Ricardo Guerra requested this agenda item. The Mayor Pro Tempore serves in the absence of the Mayor and assumes mayoral duties as necessary.

RATIONALE:
The appointment or reappointment of a mayor pro tempore is a procedural requirement that ensures continuity of leadership and governance in the mayor's absence. The Mayor pro tempore is authorized to perform the duties of the Mayor when the Mayor is unavailable. This action supports effective municipal operations and maintains the orderly conduct of official city business.

BUDGET IMPACT:
None.

RESOURCE PERSONNEL:
Fred Sandoval, City Manager

EXHIBITS: None

PREPARED BY: Fred Sandoval
City Manager

07/30/2025
Date

Fred R. Sandoval
Fred Sandoval
City Manager

August 5, 2025

# EXECUTIVE SUMMARY

REQUEST:
First Reading of Ordinance Number 2418-A, an ordinance amending Ordinance Number 2418 to revise and update appointments to the Animal Shelter Advisory Committee.

RECOMMENDATION:
The City Staff recommends approval.

RATIONALE:
This amendment will add another member to the number of required members. As the ordinance states right now, it requires a licensed veterinarian, county or municipal official, one person whose duties include the daily operation of an animal shelter, and one representative from an animal welfare organization. The change to the ordinance will be to add another member from an animal shelter organization. However, this new member can not be a member of the same animal welfare organization. The addition of the new member will bring the total members to five which allow the Mayor and each Commissioner to make their own nomination.

BUDGET IMPACT:
None.

RESOURCE PERSONNEL:
Mario Perea, Police Chief

EXHIBITS: Ordinance 2418
Standard Operating Procedures Animal Shelter Advisory Committee
Copy of Animal Shelter Advisory Committee

PREPARED BY: Mario Perea
Chief of Police

07/30/2025
Date

Fred R. Sandoval
Fred Sandoval
City Manager

# ORDINANCE NO. 2418

AN ORDINANCE OF THE CITY OF SAN BENITO, TEXAS ESTABLISHING POLICIES AND PROCEDURES FOR THE ENFORCEMENT OF STATE AND LOCAL GOVERNMENT CODES AND REGULATIONS; PROVIDING FOR PUBLICATION AND ORDAINING OTHER MATTERS RELATED TO THE FOREGOING.

WHEREAS, the City of San Benito is a municipality and has the duty and responsibility to provide for the safety, welfare and health of the public; and

WHEREAS, the City of San Benito has the duty to enforce state and local government codes and regulations in a consistent and an effective manner, and

WHEREAS, the City of San Benito through the years has accumulated numerous individual ordinances providing for the enforcement of similar codes and regulations leading to an inconsistent and ineffective enforcement process; and

WHEREAS, the City of San Benito needs to improve its enforcement process;

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF SAN BENITO HEREBY ADOPTS THE FOLLOWING POLICIES AND PROCEDURES PROVIDING FOR THE CONSISTANT AND EFFECTIVE ENFORCEMENT PROCESS.

The policies and procedures established by this ordinance will be known as the Animal Control Ordinance and is presented in the following Articles.

ARTICLE I: Animal Control

- 1.01: Definitions for Article I
- 1.02: Livestock or Fowl within City Limits
- 1.03: Keeping of Bees within City Limits Prohibited
- 1.04: Prohibiting Vicious/Poisonous Animals
- 1.05: Prohibiting Wild Animals
- 1.06: Commerce In Live Animals
- 1.07: Humane Treatment of Animals
- 1.08: Prohibited Animals to Run-at-Large, Leash Law
- 1.09: Number Limitation of Cats & Dogs
- 1.10: Keeping of Nuisance and/or Noisy Animals
- 1.11: Causing or Permitting Dog to Bite Prohibited

1.12: Authority to Impound
1.13: Procedure for Impound
1.14: Interference with Enforcement Prohibited
1.15: Keeping Rabid Animal Prohibited
1.16: Vaccination for Rabies
1.17: Designation of Local Rabies Control Authority
1.18: Confinement of Animals during Rabies Epidemic.
1.19: Keeping of Kennels Prohibited
1.20: Kennel Facilities at City Animal Shelter
1.21: Licensing Provisions
1.22: Animal Control Officer Training
1.23: Animal Shelter Advisory Committee

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

This ordinance shall become effective after publication on May 5, 2009.

The City Secretary of the City of San Benito, Texas is hereby authorized and directed to cause a true and correct copy of the caption of this ordinance to be published in a newspaper having general circulation in the City of San Benito, Cameron County, Texas.

First Reading May 5, 2009 Second Reading May 19, 2009

CITY OF SAN BENITO

_____
JOE H. HERNANDEZ, MAYOR

ATTEST:

_____
LUPITA PASSEMENT, CITY SECRETARY

## ARTICLE I: ANIMAL CONTROL

### SECTION 1.01 Definitions Applied to Article I Animal Control

For the purpose of this Article, The following definitions shall apply unless the contexts clearly indicate or require a different meaning.

ANIMAL - An animal is any and all types of live, mammal, domesticated or wild, Vertebrate creature, male and female, singular and plural, capable of transmitting rabies.

ANIMAL CONTROL OFFICER - Any official of the city deputized as such with authority to carry out and perform the various acts provided to be performed by animal control officers under this subsection

ANIMAL SHELTER - A place operated by the city for detention of dogs and other animals as prescribed by law.

APIARY - a place in which a colony or colonies of bees are kept, as a stand or shed for beehives or a bee house containing a number of beehives.

ARACHNID - shall mean any an animal with four pairs of legs and a body with two segments, being an eight legged animal/insect of the *ARANEAE* Order under the *INSECTA* class.

ASSISTANCE ANIMAL--An animal that is specially trained or equipped to help a person with a disability and that:

(A) is used by a person with a disability who has satisfactorily completed a specific course of training in the use of the animal; and

(B) has been trained by an organization generally recognized by agencies involved in the rehabilitation of persons with disabilities as reputable and competent to provide animals with training of this type.

BITE - The breaking of the skin by any animals, arachnids or insects teeth, mouth, claws or beak.

CAT - A domesticated member of the Felidae (feline) family, other than a lion, tiger, bobcat, jaguar, panther, leopard or cougar, ocelots or margays or cat hybrid.

CONFINEMENT -The restriction of an animal to an area, in isolation from other animals and people, except for contact necessary for its care. Also is meant that each dog within the limits of the City of San Benito shall be confined by leash on property, pen, adequate fence or otherwise in such and sufficient manner as to confine said dog within property line limits of the residential property occupied by the owner, caretaker or person having the custody and control of such dog (provided further that such dogs may be confined elsewhere other than the property line limits of the residential quarters/property of the owner or caretaker of said dog, provided that such other area of confinement shall not be on any public property or within any public place of business, such confinement being so as to prevent the accessibility by such dog or dogs to citizens of the City of San Benito without the voluntary entrance by such citizens upon said area of confinement).

CURRENTLY VACCINATED - Vaccinated and satisfying all the following criteria.

(A) The animal must have been vaccinated against rabies with a vaccine licensed by the United States Department of Agriculture (USDA) for that animal species at or after the minimum age requirement and using the recommended route of administration for the vaccine.

(B) At least 30 days have elapsed since the initial vaccination.

(C) The time elapsed since the most recent vaccination has not exceeded the recommended interval for booster vaccination as established by the manufacturer.

CUSTODIAN - A person or agency which feeds, shelters, harbors, owns, has possession or control of, or has the responsibility to control an animal.

DEPARTMENT - The Department of State Health Services.

DOMESTIC ANIMAL - Any animal normally adapted to live in intimate association with humans or for the advantage of humans.

DOG - All domestic members of the canine family, excluding hybrids.

DOG LICENSE. The printed, written permission issued by the city authorizing the holder to keep dog or cat within the corporate limits of the city for the period of time inscribed.

DOG LICENSE TAG. A metal tag of a design prescribed by the city bearing the corresponding number of the dog or cat license.

DOG LICENSE FEE. A charge imposed, as specified in 90.52, for the granting of a dog or cat license and issuing the dog or cat license tag.

DOMESTIC FERRET - Any four legged animal of the classification *Mustela putorius furo.*

EPIZOOTIC - the occurrence in a given geographic area or population of cases of a disease clearly in excess of the expected frequency.

FOWL. Includes chickens, turkeys, ducks, geese, guineas, peacocks, pheasants, and any other member of the gallinaceous bird species or family, including but being not limited to other domesticated or wild fowls.

HEALTH SERVICE REGION - A contiguous group of Texas counties, so designated by the Executive Commissioner of the Health and Human Services Commission.

HIGH-RISK ANIMAL - Those animals which have a high probability of transmitting rabies; they include skunks, bats, foxes, coyotes, and raccoons.

HOUSING FACILITY - Any room, building, or area used to contain a primary enclosure or enclosures.

HUMANELY KILLED - To cause the death of an animal by a method which:
(A) rapidly produces unconsciousness and death without pain or distress; or
(B) utilizes anesthesia produced by an agent which causes painless loss of consciousness, and death following such loss of consciousness.

HYBRID - Any offspring of two animals of different species.

IMPOUNDMENT - The collecting and confining of an animal by the animal control department pursuant to Texas law or local ordinance in the animal shelter.

IMPOUNDMENT FACILITY - An enclosure or a structure in which an animal is collected or confined by the animal control department pursuant to Texas law or local ordinance.

INSECT - shall mean any arthropod of the *INSECTA* Class that has well-defined segments, including a head, thorax, abdomen, two antennae, three pairs of legs, and usually two sets of wings.

KEEPER - Any person owning, claiming, keeping, having in possession, harboring, or permitting to be harbored or kept, having the care of, permitting any animal to remain on or about his premises.

KENNEL - Any building, lot, yard, shed or other place on or in which three (3) or more dogs or cats more than eight weeks old are kept; or any building, lot, yard, shed or other place on or in which one or more dogs or cats are boarder for pay.

LEASH - A rope, cord, strap, chain, or strand not shorter than 10 feet in length attached to such dog in such a manner as to enable a person to control and restrain the movements of such dog, such control and restraint including, but not being limited to, preventing such dog from contacting another person or trespassing upon private property or restricted public property.

LICENSED VETERINARIAN. Any veterinarian licensed by any state of the United States, and in addition, if practicing in this state, licensed by the Texas State Board of Veterinarian Examiners.

LIVESTOCK. Includes cattle, horses, mules jackasses, donkeys of every type and nature, swine, sheep, goats, and any other animals, commonly know in this area as domesticated livestock.

LOCAL RABIES CONTROL AUTHORITY - The officer designated by the municipal or county governing body under the Texas Health and Safety Code, §826.017.

LOW RISK ANIMALS - Those animals which have a low probability of transmitting rabies; they include all animals of the orders Didelphimorphia, Insectivora, Rodentia, Lagomorpha, and Xenarthra.

NUISANCE BY AN ANIMAL. The damaging, soiling, defiling, urinating or defecating upon, or repeatedly trespassing upon property other than it's owner's. Excessive, continuous, or unreasonable, unwarranted whining, howling, barking or annoying noise making so as to disturb the peace and repose of persons living or working nearby. Molesting, threatening, attacking or interfering with persons on private or public property, chasing motor vehicles or bicycles, attacking other domestic animals, or disturbing or turning over garbage or trash containers, or causing unsanitary conditions or odors on or about the premises of its owner by urination or defecation.

OBSERVATION PERIOD - The time following a potential rabies exposure during which the health status of the animal responsible for the potential exposure must be monitored. The observation period for dogs, cats, and domestic ferrets (only) is 10 days (240 hours); the observation period for other animals, not including those defined as high risk or low risk, is 30 days. All observation periods are calculated from the time of the potential exposure.

POLICE SERVICE ANIMAL - An animal as defined in the Texas Penal Code, §38.151.

POTENTIAL EXPOSURE - An incident in which an animal has bitten a human or in which there is probable cause to believe that an animal has otherwise exposed a human to rabies; also referred to as a potential rabies exposure.

PREMISES OF THE KEEPER. Those private property premises under the occupancy and control of a keeper by ownership, lease, or other rental agreement.

PRIMARY ENCLOSURE - Any structure used to immediately restrict an animal or animals to a limited amount of space, such as a room, pen, run, cage, compartment, or hutch.

QUARANTINE - is a strict confinement of an animal specified in an order by the City Commission, Manager or their designees:

(A) on the private premises of the animal's owner or at an approved facility; and

(B) under restraint by closed cage or paddock or in any other manner approved by board rule.

QUARANTINE FACILITY - A structure where animals are held for rabies observation.

QUARANTINE PERIOD - That portion of the observation period during which an animal that has potentially exposed a human to rabies is under physical confinement for observation as provided for in this title (relating to Quarantine Method and Testing under Texas Law).

RABIES - an acute viral disease of man and animal affecting the central nervous system and usually transmitted by animal bite.

RUN-AT-LARGE - To be free of restraint beyond the boundaries of the premises of the owner, custodian or keeper of the animal and not under the physical restraint of the owner, custodian or keeper.

SANITIZE - To make physically clean and to destroy disease-producing agents.

STRAY - is a roaming animal with no physical restraint beyond the premises of an animal's owner or keeper.

SERIOUS INJURY - Injury that causes serious permanent disfigurement or protracted loss or impairment of the function of any bodily member or organ.

UNOWNED ANIMAL - Any animal for which a custodian has not been identified.

VACCINATED - Properly administered by or under the direct supervision of a veterinarian with a rabies vaccine licensed for use in that species by the USDA.

VACCINATION - The protective inoculation against rabies by inoculation with antirabies vaccine recognized and approved by the United States Department of Agriculture, Bureau of Animal Industry, given in an amount sufficient to provide immunity from rabies.

VACCINATION CERTIFICATE - A certificate issued by a licensed veterinarian for presentation to the Health Department of the city as a condition precedent to granting of a dog license.

VETERINARIAN - A person licensed to practice veterinary medicine in the United States.

## SECTION 1.01 Definitions Applied to Article I Animal Control (continued)

VICIOUS ANIMAL - shall mean and include:

a) Any animal, poisonous insects, arachnids or reptiles with a propensity, tendency or disposition to attack unprovoked, to cause injury, to charge humans or animals, or to otherwise endanger the safety of human beings or domestic animals; or

b) Any animal, poisonous insects, arachnids or reptiles which attacks a human being or domestic animal without provocation; or

c) Any animal, poisonous insects, arachnids or reptiles owned or harbored primarily or in part for the purpose of gamesmanship or any animal trained for gamesmanship.

d) No animal, poisonous insects, arachnids or reptiles shall be deemed vicious if it stings, bites, attacks or menaces a trespasser or stray animal on the private property of its owner or harms or menaces anyone who has tormented or abused it.

WILD ANIMAL. Shall mean all lions, tigers, ocelots, bobcats, panthers, cougars, leopards, cheetahs, jaguars, lynxes, servals, caracals, hyenas, wolves, coyotes, jackals, bears, baboons, chimpanzees, orangutans, gorillas, skunks, raccoon, armadillos, or hybrids of these species, and any other animal typically found in a zoo, with the exception of domestic dogs, domestic cats, livestock and poultry.

ZOONOSIS CONTROL BRANCH -The branch within the department to which the responsibility for administering these rules is assigned.

## SECTION 1.02. Livestock or Fowl Within City Limits Prohibited

The City of San Benito and the City Commission of the City of San Benito is concerned with the health, safety and welfare of the general public, and finds that it is detrimental to the health, safety and welfare of the general public of the city to not permit within the jurisdiction of the City of San Benito livestock or fowl within the city limits.

A. It shall be unlawful for any owner, tenant, lessee, or person in possession of any lot or parcel of land within the City of San Benito, Texas to keep sheep, or swine, or to maintain any corral, enclosures, barn or any shelter of any kind whatsoever wherein sheep, or swine are placed for any length of time regardless of the duration.

SECTION 1.02. Livestock or Fowl Within City Limits Prohibited (continued)

B. It shall be unlawful for any owner, tenant, lessee, or person in possession of any lot or parcel of land within the City of San Benito, Texas, to keep any cattle of any class whatsoever, horses, goats, asses, mules, rabbits, chickens or domestic fowls of every class whatsoever, or to maintain thereon any structure room, coop, hutch, compartment, barn or stable or any other kind of enclosure, pen, corral or any other shelter of any nature whatsoever wherein such animals or fowls are kept, except and unless the same shall be kept and maintained in compliance with the provisions of this ordinance.

C. No cattle, horses, asses, goats, and mules or fowl of any class whatsoever, or no structure, room, corral, coop, hutch, compartment, stable, pen, enclosure or shelter of any nature shall be kept or maintained within three hundred (300) feet of any private residence, residence structure, school (public or private), hospital, hotel, motel, boarding house, duplex, apartment house, public eating place, café or restaurant of any type, or place of business or other entity manufacturing, distributing, or selling at retail or wholesale food products of any type whether being occupied continuously and/or indefinitely, or occasionally, or only at intervals by human beings. Except for the family residential unit occupied by the person owning, locating, possessing, or keeping such fowl.

1) Any and every structure, room, box, corral, coop, hutch, compartment, stable, pen, enclosure, shelter, shed of any nature whatsoever wherein cattle of every class whatsoever, including horses, goats, asses and mules or fowl of any class are kept shall be scraped and cleaned at least once every twenty-four (24) hours and all accumulation of decaying substance or other offensive material shall be removed and either buried or otherwise disposed of in such manner as not to create a breeding place or harborage for insects and/or vermin and such premises shall be maintained at all times in such condition that no offensive odors are omitted there from to the annoyance of anyone living upon adjoining premises.

2) No rabbits, rodents of any class, totaling more than two (2) shall be kept within three hundred (300) feet of any private residence, except the owner of the premises whereon the same are kept, nor within two (2) City blocks of any school, hospital, public eating place, or public lodging place.

3) Any structure, room, coop, enclosure, box, hutch or compartment wherein such rabbits, rodents of any class, and fowl of any class are kept shall have the floor of the same scrapped and cleaned at least once every twenty-four (24) hours and every yard, runway and enclosure where such chickens, rabbits, and fowl of any class are kept or allowed to run shall be cleaned and all droppings removed there from at least once every twenty-four (24) hours, and all scrapping and accumulated wastes shall be buried or otherwise disposed of in such manner as not to constitute a breeding place or harborage for insects or vermin.

4) Any premises where rabbits, chickens, or other domestic fowl of every class whatsoever are kept shall be maintained in such manner that no odors shall be omitted there from to the annoyance of any occupant of adjoining premises.

5) Every structure, house, room compartment, box or coop wherein chickens or fowl of every class whatsoever are kept shall be white-washed at least once every three (3) months and shall also be sprayed with crude oil or some other disinfectant on the roosting places at least once every three (3) month.

6) Each and every premises whereon are kept any cattle of any class whatsoever, including horses, asses, mules, goats, rabbits, chickens and/or fowl of every class whatsoever shall be sprayed with an insecticide, approved by the City Code Enforcement, Health and/or Animal Control Officer of the City of San Benito, Texas once (1x) every month to prevent the premises from becoming a breeding place for flies, mosquitoes, insects of any class or kind, and any vermin.

7) No cattle of any class whatsoever horses, asses, mules, goats, rabbits, chickens, or fowls of every class whatsoever, shall be allowed to run at large or be staked upon the public streets, alleys, highways canals right-of-ways or any private property not owned or under the control of the person owning such animal or fowl and in no event except in compliance with the distances as set out in subsections (b) hereof.

(D) Nothing in this ordinance shall be held to prohibit the keeping of any of the animals enumerated for the purpose of slaughtering the same in any event present existing packing house, butcher shop, storage plant or other business now existing and legally conducted under present sanitary regulations by the City of San Benito,The State of Texas Health & Safety Code and the United States Department of Agriculture .

SECTION 1.02. Livestock or Fowl Within City Limits Prohibited (continued)

(E) Nothing in this ordinance shall prohibit the exhibition or housing of any of the enumerated animals or fowls at public stocks shows, public stock auctions, fairs, circuses, carnival or school grounds operating and maintaining the same under approved sanitary regulations as shall be set up by the City Code Enforcement, Health Officer and/or Animal Control Officer of the City of San Benito,The State of Texas Health & Safety Code and the United States Department of Agriculture. During the time of such fair, stock shows, circus, carnival, (excluding school grounds housing for educational purpose), that such period of display or exhibition shall not exceed a period of fifteen (15) days for any one determined and established livestock or poultry show of the same public stocks shows, public stock auctions, fairs, circuses, carnival.

(F) Nothing in this ordinance shall be held to prohibit the keeping of any of the animals enumerated for the purpose riding stables or bridal paths (this exception applying only to horses and ponies) where and when such riding stables and bridal paths are located and maintained in accordance with the Zoning Code and other applicable provisions of this code and ordinances of the city.

(G) Nothing in this ordinance shall be held to prohibit the keeping of any of the animals enumerated for the purpose lands located in areas zoned "A-O" under the Zoning Code and being actually used for farming and/or agricultural purposes.

SECTION 1.03. Keeping of Bees Within City Limits Prohibited

The City of San Benito and the City Commission of the City of San Benito is concerned with the health, safety and welfare of the general public, and finds that it is detrimental to the health, safety and welfare of the general public of the City to not permit the keeping of bees within the city limits. The keeping of bees within the City limits may cause substantial health problems and be detrimental to the health, safety and welfare of the general public.

(A) The keeping of bees or nest of stinging insects, yellow jackets, hornets and/or wasps or the operating of an apiary within the city limits is hereby declared a nuisance and is hereby prohibited and made unlawful.

(B) Any person who causes, suffers, or permits the keeping of bees or the operating of an apiary within the city limits shall be deemed guilty of an offense under this ordinance.

(C)This section shall not be construed to prohibit the keeping of bees enclosed in cases, bottles, boxes, or other similar enclosures for shipping, exhibitions, or demonstration purposes only.

(D)Any property which is zoned Agricultural/Open Space is exempt from this subsection.

## SECTION 1.04. Prohibiting Vicious & Poisonous Animals

The City of San Benito and the City Commission of the City of San Benito is concerned with the health, safety and welfare of the general public, and finds that it is detrimental to the health, safety and welfare of the general public of the City to not permit vicious animals, including dogs and cats and/or poisonous insects, arachnids and reptiles through the City and finds that the keeping of vicious animals or poisonous insects, arachnids or reptiles within the City limits may cause substantial health problems and be detrimental to the health, safety and welfare of the general public.

(A) This ordinance shall apply to all vicious animals, dogs or cats, poisonous insects, arachnids, reptiles and any other animals being kept within the City limits, thus it shall be unlawful to keep, harbor, have or possess any vicious animals within the corporate limits of the City of San Benito.

(B) Any vicious animal located within the corporate limits of the City of San Benito is hereby deemed a public nuisance and is a violation of this Ordinance.

(C) The City Animal Control Department shall impound any animal which meets the definition of "vicious animal" as defined in this ordinance and based on the following:

(1) Upon the complaint of one or more citizens that an animal is vicious, and the animal control officer has investigated said animal and made a determination of viciousness of the animal.

(2) If an animal has bitten, mauled or attacked a human or other animal without provocation, the animal is deemed vicious without the necessity of complaints.

(3) If the animal has been shown to be aggressive in nature.

## SECTION 1.05. Prohibited Wild Animals

The City of San Benito and the City Commission of the City of San Benito is concerned with the health, safety and welfare of the general public, and finds that it is detrimental to the health, safety and welfare of the general public of the City to not permit wild animals within the jurisdiction of the city.

(A) It shall be unlawful to harbor, have, keep, hold, maintain or posses any wild animal or poisonous reptiles within the city limits except in an approved operating zoo, circus, carnival. This exception also applies to a school or college (for educational purposes applied to the same).

SECTION 1.05. Prohibited Wild Animals (continued)

(B) Possession of a wild animal by an accepted and/or approved organization, group, business or educational establishment as defined in subsection (b) of Section 1.05 of this Ordinance may be subject to regulations prescribed by the City of San Benito Commission, City Manager, Animal Control Officer, Code Enforcement and Health Inspector, for indemnification of the city, proof of insurance and the conditions deemed necessary to preserve the safety and welfare of the City of San Benito and the public as well as the care of the animals.

SECTION 1.06. Commerce in Live Animals

The City of San Benito and the City Commission of the City of San Benito is concerned with the health, safety and welfare of the general public, and finds that it is detrimental to the health, safety and welfare of the general public of the City to not permit commerce in live animals.

(A) This ordinance applies to all persons, groups, or organizations.

(B) A person(s), group or organization commits an offense if they; sell, trade, barters, leases, rents, give a ways or displays for personal or commercial purpose a live animal, insect, arachnid and/or a reptile on a roadside, public right-of-way, commercial parking lot, an outdoor event or garage sale, swap meet, flea market, parking lot or any other similar event. This includes seasonal pets, such as baby chickens or baby ducks given to children at Easter time or other holidays.

(C) This section of the Ordinance does not apply to an established business, feed store or pet store that have completed and complied with all regulations and licenses implied by the City of San Benito, State of Texas Health Department and the United States Department of Agriculture and have an established business permit within the city of San Benito. This sub-section C of Section 1.06 only applies if all sales, trades, barters, leases, rents, give a ways or displays are done within the confines of the structure.

(D) No person shall offer any live animals as a prize or reward in connection with any raffle, protest, demonstration, promotion as incentive to participate in any game, promotion or otherwise.

SECTION 1.07. Humane Treatment of Animals

The City Commission of the City of San Benito has determined that it is essential that all animals within the City limits be treated humanely by their respective owners, keepers or managers.

SECTION 1.07. Humane Treatment of Animals (continued)

(A) No owner shall fail to provide his or her animal with good, wholesome food and water, proper shelter, protection from weather, veterinarian care when needed to prevent suffering, and humane care and treatment. Any owner of animal(s) shall maintain a clean and healthful shelter and living area for any animal being kept, which area shall be free to walk or lie down without coming in contact with such waste or debris. All such shelters or living areas must be cleaned and maintained regularly so as to promote proper health for the animals being kept in accordance with The State of Texas Laws.

(B) If any animal is restrained by a chain, leash or similar restraint, it shall be designed and placed to prevent choking or strangulation. Such chain or restraint shall not be less than ten (10) feet in length, and either on a swivel designed to prevent the animal from choking itself, or else on a chain run.

(C) No owner shall abandon any animal, abandonment consisting of leaving such animal for a period in excess of twenty-four (24) hours without providing for someone to feed, water and check the animal's condition. No owner shall leave an animal by a roadside or other area, or leave such animal on either public or private property without the property owner's consent. An animal so left shall be deemed abandoned. In the event that an animal is found to be abandoned, such animal may be taken by an Animal Control Officer, or police officer and impounded in the animal shelter. Such animal, if taken from private property, shall be kept for not less than five days. In the event that the animal is so abandoned, the owner of the animal, if and whom he or she has been charged with the animal's care, shall be in violation of this ordinance.

(D) No person shall mutilate any animal whether dead or alive. This includes cropping a dog's ears or tail, except by a veterinarian.

(E) No person shall place any poisonous substance which may be harmful to any domesticated animal, as described herein, in any location or proximity to where it may be readily found and eaten by such animal.

(F) No person shall neglect, beat, cruelly ill-treat, or torment any animal or cause or permit any dogfight, cockfight, or other combat between animals. For the purposes of this paragraph, neglect, cruel, ill-treatment, and torment of an animal shall be defined as a failure by a person to adhere to the requirements and provisions of said ordinance. In the event there is a reasonable cause to suspect that the animal is being beaten, cruelly ill-treated, neglected or tormented or involved in a dogfight, cockfight, or other combat, custody of such animal may be taken by an Animal Control Officer or Police Officer, and impounded in the Animal Shelter. Said animals shall be held as evidence, and confined in such facility in a humane manner. Upon finding by a court that the animal has been neglected, beaten, cruelly ill-treated or tormented or involved in a dogfight, cockfight or other combat between animals, it shall become the property of the City of San Benito.

SECTION 1.07. Humane Treatment of Animals (continued)

(G)No person shall own, possess, keep, or train any bird or animal, with the intent that such bird or animal shall be engaged in an exhibition of fighting. No person shall be present at any dogfight, cockfight, or combat between animals. Any person who is found present at a dogfight, cockfight, or combat between animals, and who is in possession of, and/or is the owner of an animal of the same species as that involved in the animal fight, shall be charged in accordance with current Texas laws governing such violation. Said animal shall be confiscated if found on the premises or in the immediate area of the dogfight, cockfight or combat between animals.

(H) Any animal observed by police or Animal Control Officer to be in immediate danger may be removed from such situation by the quickest and most reasonable means available.

(I) No person shall raise or kill any animal, reptile or insect for food, skin, fur, liquids, exo skeletal remains.

(K) No personal shall engage or cause or allow any other person to engage in a sexual act with any animal.

SECTION 1.08 Unattended Animals Prohibited To Run-at-Large, Leash Law.

(A) No animal shall run at large within the City limits, keeping the same on a leash at all times, in reasonable control and in a non-aggressive stature.

(B) Animals shall not be left unattended on chains or leash if the same animal is not on the premises of the owner. Such animal may be allowed beyond the property of such owner when leashed to such owner or other person authorized by such owner, and owner or keeper has full control of said animal.

(C) Nothing herein contained shall be construed to prohibit the owner or keeper of any animal from escorting such animal, properly leashed, to other premises than those of such owner or keeper for purposes of exercise, visitation, companionship, participation in shows and exhibitions, or treatment and care by a duly licensed veterinarian or kennel for hire to the public; or from transporting such animal in an automobile or other vehicle; or from transporting or exhibiting such animal without leash on private premises or public shows and exhibition premises, under conditions where such unleashed dogs are otherwise is restrained from leaving such premises; nothing herein contained to be construed as constituting the authorization of the invasions of private rights of any person.

SECTION 1.09 Number Limitation of Cats & Dogs

(A) It shall be unlawful for any person or persons residing in a single household, to keep more than three (3) dogs or cats total or any combination thereof that will total three (3) within the City limits, unless such is a litter of pups or kittens. In such case, the litter must be disposed of within three (3) months of birth.

SECTION 1.09 Number Limitation of Cats & Dogs (continued)

(B) It shall be unlawful for any person or persons residing in an apartment or multi-family dwelling to keep more than one (1) cat or dog thereof within the city limits.

(C) In the event any person desires to own more than one or three dogs and/or cats respectfully per living condition, such person shall secure the prior written permission of the senior animal control officer.

(D)This paragraph does not apply to pet shops or kennels which have been duly licensed by the City pursuant to ordinance and have an establish location as per city business permit and is in compliance with all local and state laws governing such business, nor does this limitation apply to areas zoned Agricultural/Open Space.

SECTION 1.10 Keeping of Nuisance and/or Noisy Animals

(A) The keeping of any animal within the city in such manner, or under such conditions, as to cause a hazard or danger to the public health, or which produce noxious odors or disturbing noises, or discomfort or annoyance, to persons of ordinary sensibilities in the immediate vicinity thereof, is hereby declared to be a nuisance and is hereby prohibited.

(B) No owner shall fail to exercise proper care and control of his animal or animals to prevent them from becoming a public nuisance with such public nuisance being defined as any animal which barks, whines, or howls in an excessive, continuous, or untimely fashion to such an extent as to interfere with or prevent a citizen or citizens of the city from obtaining the reasonable and necessary sleep, rest, and relaxation normally and reasonably required to maintain a person's health.

SECTION 1.11 Causing or Permitting Dog/Cat to Bite Prohibited

A person commits an offense if he is the owner or keeper of a dog or cat and if he/she knowingly, intentionally, recklessly, or with criminal negligence causes or permits said dog or cat to bite a person or other animal.

SECTION 1.12 Authority to Impound

The city shall have authority to impound the following:
(A) Any dog/cat running-at-large within the city.
(B) Any animal reported under this Article in violation hereof.
(C) Any animal being a nuisance under this Article.

## SECTION 1.13 Procedure for Impoundment

(A) Whenever an animal bites or stings a person, or any other animal, the keeper of such animal or any person shall immediately report the incident to the Code Enforcement Department or Police Department of the city.

(B) Whenever any person, including the keeper of any animal, has good reason to believe that any animal, by observation, is a rabid animal, such person or keeper shall immediately report such condition to the Code Enforcement Department or Police Department.

(C) Upon receiving any report as provided for in divisions (A) and (B) of this section, or upon learning of the existence of any conditions or the occurrence of any incidents as provided for in divisions (A) and (B) of this section, and upon investigating the report or allegation and finding it to be true, any Animal Control Officer, Code Enforcement Officer or Police Officer shall be authorized to and shall forthwith proceed with the impounding of such animal so reported upon or learned of.

(D) For the purpose of discharging the duties of impounding an animal as provided for in this Article, any Animal Control Officer, Code Enforcement Officer or Police Officer of the city is empowered to enter upon any premises upon which such dog or cat is reported or believed to be kept or harbored and is further authorized to ask for the exhibition of such animal (and if a dog or cat, the exhibition of a license for such dog or cat); and to then and there take custody of such animal for impounding.

(E) Any animal running at large shall be impounded if the same is not on a leash. Any such animal found in violation of this section is subject to impoundment by the City. An animal may be impounded if found running at large as required by this section. A citation may be issued to the pet owner requiring a fine to be paid to the City of San Benito. This does not absolve or in any manner keeps the city from charging an impoundment fee separately, as determined by the Fee Schedule.

(F) In the event of such impounding, the City of San Benito shall retain said animal(s) in pound as follows: All such dog(s) and/or cat(s) bearing identification by registration tag shall be retained in pound for a period of five (5) days. All such other impounded dog(s) and/or cat(s) not bearing identification by registration tag shall be retained in pound for a period of three (3) days. All such animals of cattle of any class whatsoever, horses, goats, asses, mules, rabbits, chickens or domestic or exotic fowls of every class whatsoever shall be held at a reasonable location, to be best suited for the care, welfare and humane treatment as determined by the Animal Control Officer. The number of days shall be determined by the Animal Control Officer to be no less than three (3) days.

SECTION 1.13 Procedure for Impoundment (continued)

(G) In the event the City of San Benito is able to determine the identity of the owner or caretaker of any such impounded animal, by virtue of registration tag borne by such dog(s)/cat(s), said owner or caretaker shall be notified by the City of San Benito of the impounding and shall be advised that said animal may be redeemed at any time during said five (5) day period of impoundment by the payment of a pound fee of ten ($10.00) Dollar per day for each day or portion thereof that said animal may have been retained in pound by the City of San Benito, plus a fee of thirty ($30.00) Dollars in payment of the expenses incurred by the City of San Benito in picking up and impounding said animal in the first instance. Any owner or caretaker voluntarily appearing at the pound of the City of San Benito to claim an animal impounded under the conditions provided for herein shall be allowed to redeem said animal upon the payment of all fees accrued as provided for. Said fee is herewith ordained and adopted as a fair and reasonable fee in payment to the City of San Benito for the expenses incurred in connection therewith. Said fees shall be paid to the City of San Benito, the same to be credited to the General Fund of the City of San Benito. In the event of the inability of the City of San Benito to identify and notify the owner of any such impounded animal, and in the further event of the failure of the owner or caretaker of such impounded animal to call for and redeem same from the City of San Benito pound within the afore mentioned three (3) day or five (5) day impounding period respectively, said animal may be destroyed by the City of San Benito upon the expiration of said three (3) day or five (5) day impounding periods, respectively. The determination of animal ownership and notification thereof by the City of San Benito, as hereto fore provided, is directory only and shall not be a condition precedent to the destruction of said animals in the event of the failure of the owner or owners to call for and redeem same as hereinabove provided for.

(H) If the owner of an impounded animal desires that said animal be impounded at the private hospital of a licensed veterinarian which has facilities suitable for such impoundment, the owner may request removal of the impounded animal to said hospital with said veterinarian supervising said removal and impounding at his hospital facility for the time limits as set forth herein above, all at the animal owner's expense.

(I) Any animal which can not be caught after diligent effort has been made to catch same may be tranquilized by any means deemed advisable by the City of San Benito Animal Control Officer. Any means being a sound and humane manner.

SECTION 1.14 Interference with Public Duties.

No person shall interfere with, hinder, or molest any Animal Control Officer, the Code Enforcement Department or the Police Department in the performance of any duty of such agent with regard to enforcement of this Ordinance, or attempt to immediately release any animal in the custody of any Animal Control Officer, the Code Enforcement Department or the Police Department, except as herein provided for. In accordance with Texas Penal Code 38.15 Interfering With Public Duties

SECTION 1.15 Keeping Rabid Animal Prohibited.

It shall be unlawful for any owner, manager or keeper to keep, maintain, or harbor a rabid animal within the city of San Benito. If suspected, such animal should be reported immediately to the Code Enforcement Department.

SECTION 1.16 Vaccination for Rabies .

It shall be unlawful for any owner, manager or keeper to own or keep any dog or cat in the city unless the dog or cat is immunized against rabies by the injection of anti-rabies vaccine in an amount sufficient to produce immunity. This will be done in accordance with this ordinance as follows:

(A) Dogs and cats must be immunized against rabies at three (3) months of age and every twelve (12) months thereafter.

(B) Dogs and cats over the age of six months shall be vaccinated with live virus type vaccine. .

(C) The rabies vaccination provided for in division (A) of this section shall be performed by a licensed veterinarian.

(D) Every owner, manager or keeper, owning or keeping any dog or cat in the city shall, upon effecting the rabies vaccination of such dog or cat, as above provided for, acquire a written vaccination certificate in evidence, thereof from the licensed veterinarian administering the same, such certificate to be signed by the veterinarian and stating thereon the sex, breed, and color of such dog or cat, date of immunization, and the name and address of the keeper of such dog or cat.

A person commits an offense if the person fails or refuses to have each dog or cat owned by the person vaccinated against rabies and the animal is required to be vaccinated under Texas Health and Safety Code Section 826.021 or ordinances or rules adopted under said Texas Health and Safety Code by the city of San Benito municipality within whose jurisdiction the act occurs.

## SECTION 1.17 Designation of Local Rabies Control Authority.

In accordance with the Texas Health and Safety Code title10. Health and Safety of Animals chapter 826. Rabies, the city of San Benito shall designate an officer to act as the local rabies control authority for the purposes of this chapter. The officer designated as the local rabies control authority may be the county health officer, municipal health officer, animal control officer, peace officer, or any entity that the governing body considers appropriate. Among other duties, the local rabies control authority shall enforce:

(A) this chapter and the board rules that comprise the minimum standards for rabies control;

(B) the ordinances or rules of the municipality or county that the local rabies control authority serves; and

(C) the rules adopted by the board under the area rabies quarantine provisions of Section 826.045 of the Texas Health and Safety Code.

## SECTION 1.18 Confinement of Animals During Rabies Epidemic.

The City of San Benito and the City Commission of the City of San Benito is concerned with the health, safety and welfare of the general public, and finds that it is detrimental to the health, safety and welfare of the general public of the City to not permit within the jurisdiction of the City of San Benito animals that have become afflicted with Rabies to run at large. The City of San Benito, Texas has experienced occasions when numerous animals have become afflicted with Rabies, and other occasions when citizens of the City of San Benito have been victims of attacks by such animals afflicted with Rabies.

The danger to each citizen of the City of San Benito, resulting from Rabies afflicted animals running at large within the City of San Benito is of such a perilous and serious nature as to justify, warrant and demand that some action and/or measure be taken by the City Commission of the City of San Benito for the safety, health and general welfare of the citizens and the City of San Benito.

Under conditions wherein animals are allowed to run at large within the limits of the City of San Benito, it would be most difficult, if not impossible, to curb and/or eliminate a Rabies Epidemic at such time as one or more animals within the City of San Benito could be determined to be afflicted with Rabies.

The purpose of this section of the ordinance is to protect public health by establishing uniform rules for the control and eradication of rabies in the State of Texas, in accordance with Chapter 826 of the Texas Health and Safety Code.

SECTION 1.18 Confinement of Animals During Rabies Epidemic. (continued)

(A) The governing body of The City of San Benito may adopt ordinances or rules to require that:

(a) each dog or cat be restrained by its owner;
(b) each stray dog or cat be declared a public nuisance;
(c) each unrestrained dog or cat be detained or impounded by the local Animal Control Officer;
(d) each stray dog or cat be impounded for a period set by ordinance or rule; and
(e) a humane disposition be made of each unclaimed stray dog or cat on the expiration of the required impoundment period;

(B) Henceforth at any time the City Commission, Manager, Animal Control Officer, Health Inspector and/or the Code Enforcement Officer of the City of San Benito determine the existence of a Rabies Epidemic or the eminent possibility of a Rabies Epidemic among animals of the City of San Benito, said Commission or City Manager may declare a RABIES EMERGENCY. In determining such emergency, the City Commission, Manager shall make careful inquiry through the City Veterinarian, Police Department, Animal Control, Code Enforcement, Health Inspector, State of Texas Health Department and all other sources of information reasonably available, of the existence and nature of Rabies cases and conditions known to exist within the City of San Benito. At the time of the declaration of the existence of such Rabies Epidemic, the City Commission and/or Manager under the signature of the Mayor of the City of San Benito, shall issue its RABIES EPIDEMIC PROCLAMATION, providing and requiring therein that all animals within the City of San Benito, Texas shall be required to be confined, under the terms and conditions as provided for in this ordinance, for a period by Texas State Law Health & Safety Code Chapter 826. RABIES; until the 181st day after the date on which the last case of Rabies is diagnosed in any animal that caused the City Commission, Manager, Director of Public Safety (Chief of Police), Animal Control Officer and/or the Code Enforcement Officer to declare a quarantine, unless the board or its designee, by declaration, removes the quarantine before that date.

(C) Any and all such Rabies Epidemic Proclamation shall be published twice (2) consecutively into a newspaper published in the City of San Benito, which said proclamation shall contain the beginning and ending date of the confinement period provided for by said proclamation.

(D) Any and all animals found running at large during any Rabies Epidemic Emergency Period, as heretofore provided for shall be impounded in the City of San Benito animal pound. In the event of such impounding, the City of San Benito shall retain said animals in pound as follows:

SECTION 1.18 Confinement of Animals During Rabies Epidemic. (continued)

All such dogs bearing identification by registration tag (as provided for by other ordinances of the City of San Benito) shall be retained in pound for a period of five (5) days. All such other impounded animals not bearing identification by registration tag shall be retained in pound for a period of three (3) days.

(E) In the event the City of San Benito is able to determine the identity of the owner or caretaker of any such impounded dog, by virtue of registration tag borne by such animals, said owner or caretaker shall be notified by the City of San Benito of the impounding and shall be advised that said animal may be redeemed at any time during said five (5) day period of impoundment by the payment of a pound fee of fifteen ($10.00) Dollar per day for each day or portion thereof that said animal may have been retained in pound by the City of San Benito, plus a fee of thirty ($30.00) Dollars in payment of the expenses incurred by the City of San Benito in picking up and impounding said animal in the first instance. Any owner or caretaker voluntarily appearing at the pound of the City of San Benito to claim a dog impounded under the conditions provided for herein shall be allowed to redeem said animal upon the payment of all fees accrued as provided for in this ordinance. Said fee is herewith ordained and adopted as a fair and reasonable fee in payment to the City of San Benito for the expenses incurred in connection therewith. Said fees shall be paid to the City of San Benito, the same to be credited to the General Fund of the City of San Benito. In the event of the inability of the City of San Benito to identify and notify the owner of any such impounded animal, and in the further event of the failure of the owner or caretaker of such impounded animal to call for and redeem same from the City of San Benito pound within the afore mentioned three (3) day or five (5) day impounding period respectively, said animal may be destroyed by the City of San Benito upon the expiration of said three (3) day or five (5) day impounding periods, respectively. The determination of animal ownership and notification thereof by the City of San Benito, as hereto fore provided, is directory only and shall not be a condition precedent to the destruction of said animals in the event of the failure of the owner or owners to call for and redeem same as hereinabove provided for.

(F) Any animal which can not be caught after diligent effort has been made to catch same may be killed or destroyed by any means deemed advisable by the City of San Benito Animal Control Officer. Any means being a sound and humane manner.

SECTION 1.18 Confinement of Animals During Rabies Epidemic. (continued)

This Section is not intended to and shall not be in conflict with or otherwise affect any prior existing ordinances affecting the control and regulation of animals within the City of San Benito; this ordinance being confined only to Rabies Emergency Conditions. The fact that the existence or eminent danger of Rabies amongst the animals in the City of San Benito has been determined, and the further fact that the health, safety and general welfare of the citizens of the City of San Benito is in jeopardy as a result thereof, creates an emergency and urgent public necessity; therefore, the rule providing that no ordinance shall be enacted at the meeting of the City Commission at which it is first presented and read unless an emergency is declared is herewith invoked, and an emergency being herewith declared so therefore this section is herewith fully and finally enacted and shall take effect and be in force as an emergency measure immediately upon its publication as required by law.

SECTION 1.19 .Keeping of Kennels Prohibited

The keeping of any dog kennel in an area zoned as Single Family ("SF1 or SF2"), Double Family ("DF"), Multi-Family ("MF") and/or Mobile-Home ("MHP") is hereby prohibited and declared to be a nuisance.

SECTION 1.20 . Standards for Kennel Facilities at City Animal Shelter

Under the Texas Health and Safety Code Title 10 Health and Safety of Animals Section 823 Animal Shelters, the City of San Benito shall erect and maintain, under the supervision of the Code Enforcement Department, a suitable building and kennel or kennels for the confinement of all animals found in violation of the Ordinance and/or sections of this Ordinance. Such building and kennel or kennels shall be kept in a sanitary condition and all animals taken up and impounded therein shall be promptly sheltered, watered and fed while confined in such building or kennel or kennels. This shall also include the following:

(A) The animal shelter operated in this city of San Benito shall comply with the standards for:

(1) The housing and sanitation existing on September 1, 1982, and adopted under Chapter 826 of the Texas Health and Safety Code; and

(2) The animal control officer training adopted under Chapter 829.

(B) An animal shelter shall separate animals in its custody at all times by species, sex (if known), and if the animals are not related to one another, by size.

(C) An animal shelter may not confine healthy animals with sick, injured, or diseased animals.

SECTION 1.20 . Standards for Kennel Facilities at City Animal Shelter (continued)

(D) Each person who operates an animal shelter shall employ a veterinarian at least once a year to inspect the shelter to determine whether it complies with the requirements of this Ordinance and Chapter 829 of the Texas Health and Safety Code. The veterinarian shall file copies of the veterinarian's report with the person operating the shelter and with the department on forms prescribed by the department.

(E) To require each person operating an animal shelter to keep records of the date and disposition of animals in its custody, to maintain the records on the business premises of the animal shelter, and to make the records available for inspection at reasonable times.

SECTION 1.21. Licensing Provisions

The requirements for such license are as provided in this Ordinance. Upon the issuing of each dog and/or cat license, a tag bearing the tag number, year, and/or license number shall be issued and placed on the collar of each dog or cat. It shall be unlawful and a violation of this Ordinance to remove such tag from any licensed dog or cat. Failure to register a dog or cat with the City of San Benito shall be a violation of this ordinance. The provisions shall be as follows;

(A) It shall be unlawful for any keeper of any dog or cat to keep such dog or cat within the city without having a valid dog license authorizing the keeping of the same. A dog and cat license shall be issued upon the following requirements:

(1) The owner shall fill out such form or forms listing information about the animal such as sex, weight, color, pet owner's address and other information such as may be required by the City of San Benito.

(2) Presentation of proof of rabies vaccination by a licensed veterinarian within seven (7) days of the application for the license shall be presented.

(3) A nominal fee shall be paid to the City of San Benito for the issuance of the license and tags, such fees being used to defray any expenses in the inspection and issuance of same.

(4)Exceptions. The provisions of this subchapter shall not apply to the following:

(a) Any dog or cat under the age of three (3) months.

(b) Any dog or cat brought into the city by a person who is a nonresident of such city, or who is traveling through the city, or temporarily sojourning in the city, provided that this exception shall not be operative for longer than a period of time commencing not more that three days before any such show exhibition is held and ending not more than three days after such show or exhibition ends.

SECTION 1.21. Licensing Provisions (continued)

(B) Each dog or cat license, unless sooner revoked by the Code Enforcement Department, shall be valid and effective only during a one-year period beginning with the date upon which such license is issued.

(C) Refusal on any keeper of a dog or cat to comply with this Ordinance shall be grounds for revocation of any dog or cat license that may have been issued.
(D) It shall be unlawful for any owner, manager or keeper to use a license tag issued to a registered dog or cat and place upon another dog or cat not registered with the City of San Benito. Subject to licensing under the provisions of this Ordinance, this will be considered a violation of said Ordinance.

SECTION 1.22. Animal Control Officer Training

All individuals employed by the city of San Benito as an animal control officer shall comply under the direction of the Code Enforcement Department with the rules and regulations set forth and required under the Texas Health and Safety Code Title 10 Health and Safety of Animals Chapter 829 Animal Control Officer Training.

SECTION 1.23. Animal Shelter Advisory Committee

The city of San Benito in which an animal shelter is located shall appoint an advisory committee to assist in, and ensure compliance with the requirements of the Texas Health and Safety Code Title 10 Section 823 and this Ordinance. The advisory committee must comply with The Texas Health and Safety Code as follows:

(A) Must be composed of at least one licensed veterinarian, one county or municipal official, one person whose duties include the daily operation of an animal shelter, and one representative from an animal welfare organization.

(B) They shall meet at least three times a year.

All concerns involving appointments, reappointments, term limits, filling of vacancies and replacement of appointments shall be regulated by the City of San Benito Secretary.

**Standard Operating Procedures**

**Animal Shelter Advisory Committee**

**Department: Animal Services/Shelter Operations**

**Effective Date: August 1, 2025**

**Revised Date:**

**Approved: Chief Mario Perea**

1. **Purpose**
   To provide oversight, recommendations, and community input regarding the operation and policies of the animal shelter. The committee ensures compliance with applicable laws, promotes animal welfare, and supports shelter transparency and public engagement.

2. **Authority**
   This committee is established City of San Benito Ordinance Number 2418 and Texas Health and Safety Code 823.005. The committee advised the animal shelter and governing body.

3. **Members**
   - At least one licensed veterinarian
   - One municipal or county official
   - A person whose duties include the daily operation of the animal shelter.
   - A representative from an animal welfare organization.
   - A representative from an animal welfare organization.

   The members who are representatives from animal welfare organizations can not be from the same organization.

   All members are appointed by the City Commission and will serve a length of three years.

4. **Meetings**
   - Meetings will be held at least three times a year.
   - Meetings will be held at City Hall or a location where the public can attend.
   - Meetings will be posted in accordance with the Texas Open Meetings Act.
   - All meetings require a quorum of three members.
   - The minutes of the meeting will be provided to the City Secretary.

5. **Responsibilities**
    - Review shelter policies and procedures.
    - Review and update City Ordinances that pertain to animal control operations.
    - Recommend best practices in shelter operations.
    - Monitor compliance with local and state animal laws.
    - Promote community outreach and education.
    - Address citizen concerns or complaints regarding shelter operations.
    - Assist in planning events or fundraisers for the shelter.
    - Review animal shelter reports (intakes, fosters, euthanasia, etc.)

6. **Amendments to SOP**
   Any amendments to this SOP require a majority vote from the committee and approval from the City Commission.

7. **Code of Conduct**
    - Members must conduct themselves professionally.
    - Conflicts of interest must be disclosed.
    - No member shall act independently on behalf of the committee.

# Animal Shelter Advisory Committee

| Place | Board Member | Effective Date | Expiration Date | Term | Comments |
|---|---|---|---|---|---|
| | | | | | |
| 1 | License Veterinarian | August 15, 2025 | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| 2 | County or Municipal Official | August 15, 2025 | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| 3 | ACO Officer | August 15, 2025 | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| 4 | Animal Welfare Representative | August 15, 2025 | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| 5 | Animal Welfare Representative | August 15, 2025 | | | |
| | | | | | |
| | | | | | |

**Last Updated:**

August 5, 2025

# EXECUTIVE SUMMARY

REQUEST:
First Reading of Ordinance Number 2613-A-09-2025, an ordinance amending Ordinance Number 2613-10-2022(Z) in the subdivision regulations, exemptions to platting requirements to add section (C) Common Ownership Exception to allow structures to be built across internal lot lines on commonly owned lots under a single deed.

RECOMMENDATION:
Staff recommends approval.

RATIONALE:
The purpose of amending the subdivision regulations under the exemptions to platting requirements is to add Section (C), will allow structures to be built across internal lot lines when two or more contiguous lots are under common ownership and held under a single deed. This amendment provides regulatory relief by eliminating the need for a formal replat when no new lots are being created, ensuring development flexibility while maintaining consistency with land use and building codes. It is intended to streamline the permitting process for property owners, reduce administrative burden, and promote efficient land use without compromising public safety or infrastructure planning.

BUDGET IMPACT:
N/A

RESOURCE PERSONNEL:
Monica Rodriguez, Planner I

EXHIBITS: Ordinance 2613-A-09-2025

PREPARED BY: Monica L. Rodriguez
Planner I

07/30/2025
Date

Fred R. Sandoval
Fred Sandoval
City Manager

**ORDINANCE NUMBER 2613-A-09-2025**

**AN ORDINANCE OF THE CITY OF SAN BENITO, TEXAS, AMENDING ORDINANCE NUMBER 2613-10-2022(Z) SUBDIVISION REGULATIONS, EXEMPTIONS TO PLATTING REQUIREMENTS TO ADD SECTION (C) COMMON OWNERSHIP EXCEPTION TO ALLOW STRUCTURES TO BE BUILT ACROSS INTERNAL LOT LINES ON COMMONLY OWNED LOTS UNDER A SINGLE DEED AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS, the City Commission of the City of San Benito recognizes that in certain residential or commercial areas, property owners may own contiguous lots or portions thereof under a single deed; and**

**WHEREAS, requiring replating in such cases may impose unnecessary burdens on homeowners and does not serve a material planning purpose when all lots are under common ownership and no additional development rights are sought; and**

**WHEREAS, Texas Local Government Code § 212.002 and related provisions permit cities to adopt regulations for subdivision and platting requirements while allowing flexibility in implementation when health, safety, and welfare are not compromised;**

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

**Section 1. Purpose**

This ordinance amendment, being a part of ordinance 2252, is intended to provide flexibility in subdivision regulations by allowing the construction of a single structure across internal lot lines and allow for additions, provided that the lots are contiguous, under the same ownership, and recorded on a single deed. This measure is designed to simplify development without requiring a formal replat, as long as public health, safety, and welfare are not compromised.

**Section 2. Structures Allowed Across Lot Lines**

A structure may be built across internal lot lines when all of the following conditions are met:

1. The lots are contiguous and within the same recorded subdivision.
2. Ownership is held by the same person or entity, with identification under a single recorded deed.
3. No new lots, units, or buildable tracts are created.
4. The owner records an Affidavit Unity of Lots in the Official Public Records of Cameron County stating the lots will not be sold, conveyed, or separately developed unless formally replatted in accordance with city regulations.
    a. The lots shall be considered unified for the duration of the structure's existence.
    b. No separate use or sale of the affected lots shall occur unless the structure is removed or modified to comply with applicable regulations.

**Section 3. Setback and Zoning Compliance**

All construction must comply with the applicable building setbacks, zoning regulations, and building codes of the City of San Benito. The internal lot line shall not be used to require additional side yard setbacks.

NOTE: No more than one single-family dwelling will be allowed on the property. The land use must be consistent with the land use chart for that zoning district and must comply with all relevant zoning regulations.

**Section 4. Building Permit Requirements**

Prior to issuance of a building permit under this ordinance:

1. The applicant must submit a site plan showing the location of the structure across the lot line;
2. Proof of common ownership must be submitted (e.g., deed or title);
3. A recorded Affidavit Unity of Lots shall be provided to the Planning Department.

**Section 5. Effective Date**

This ordinance shall take effect upon passage and publication as required by law.

**FIRST READING** before the City Commission of the City of San Benito, Texas, at a Regular City Commission Meeting on the **5th** day of **August, 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, **19th** day of **August, 2025**.

**CITY OF SAN BENITO, TEXAS**

_____
Honorable Ricardo Guerra
Mayor

**ATTEST:**

_____
Ruth A. McGinnis
City Secretary

August 5, 2025

# EXECUTIVE SUMMARY

REQUEST:
First Reading of Ordinance Number 2252-AJ-09-2025, a request to rezone a property located at 753 Winchell Street bearing a Legal Description of: All of Lots Twelve (12), Thirteen (13), and the South 25 Feet (S25') of Lot Fourteen (14), San Benito Fourth Addition, according to the Map or Plat thereof recorded in Volume 2, Page 22, Official Map Records of Cameron County, Texas. Applicant: Luis C. Gandara.

RECOMMENDATION:
First Reading, No Action

RATIONALE:
The applicant is requesting to rezone from SF-1 "Single Family One" to C-2 "Commercial General Retail Business" for commercial use. The northern part of the property is currently zoned C-2 "Commercial General Retail Business".

BUDGET IMPACT:
N/A

RESOURCE PERSONNEL:
Monica Rodriguez, Planner I

EXHIBITS:
Location Map
Application
Zoning Map
Future Land Use Map
Survey
Ordinance 2252-AJ-09-2025

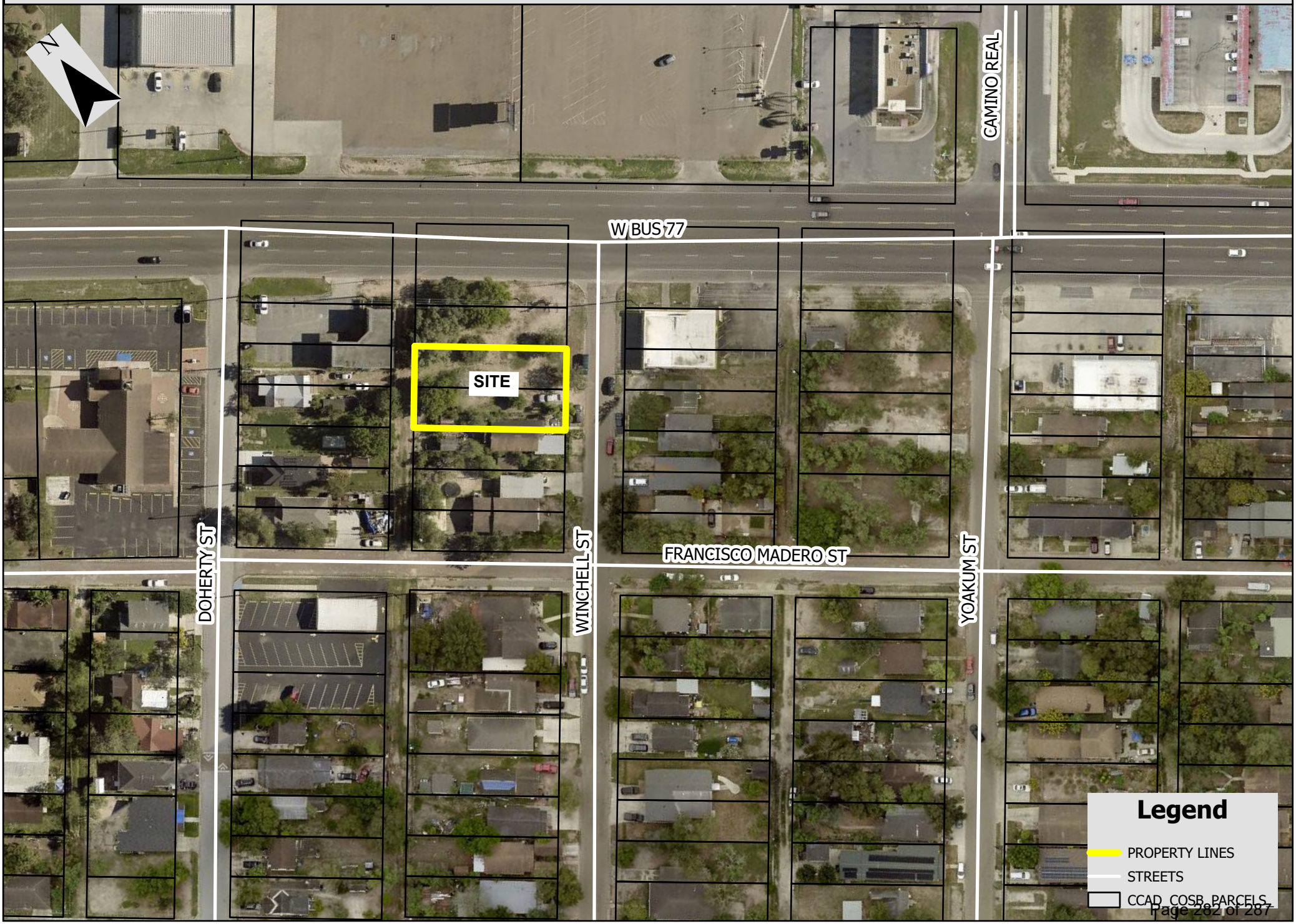
PREPARED BY: Monica Rodriguez
Planner I

07/30/2025
Date

Fred R. Sandoval
Fred Sandoval

City Manager

Location Map - Planning & Zoning Meeting
753 Winchell St. - Lot 12-13 Block 5 San Benito Fourth Addition
Applicant: Luis Correa Gandara



CITY OF SAN BENITO
PLANNING DEPARTMENT

# APPLICATION FOR REZONING

400 N. Travis Street
San Benito, TX 78586

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

#071475

## APPLICANT INFORMATION (Please PRINT or TYPE)

Name Luis C. Gandara

Address [redacted]

City [redacted] State TX. Zip [redacted]

Phone No. [redacted] Fax No. _____

E-mail [redacted]

## PROPERTY INFORMATION (Please PRINT or TYPE)

Owner of Property Luis C. Gandara

Address of Property 753 Winchell St.

City San Benito State Ty Zip _____

Legal Description of Property: Lot 12, 13 + 25' of 14 Block 5

Subdivision _____

Existing Zoning SF-1 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: Sale as commercial 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.

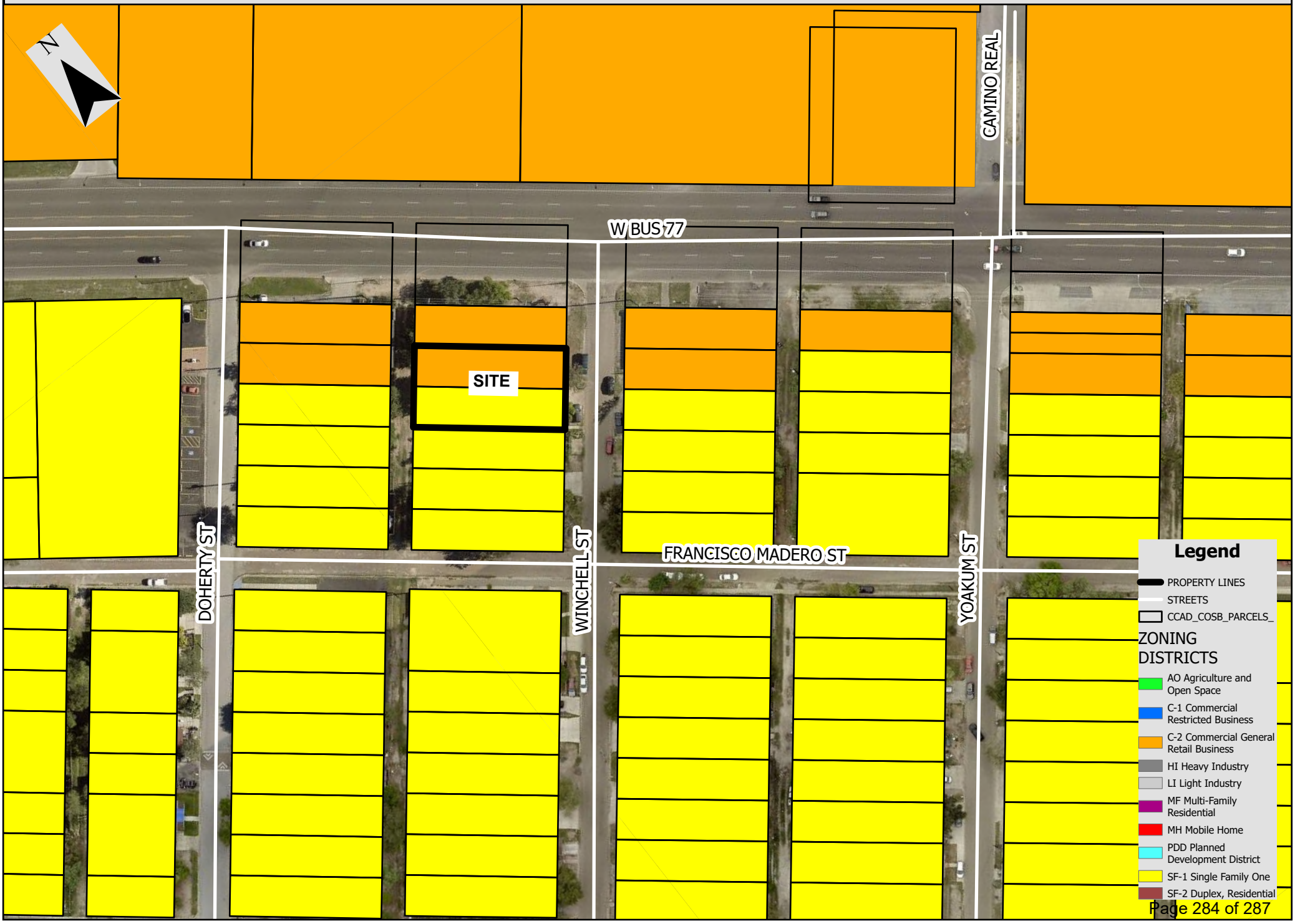
Applicant's Signature _____ Date _____

Property Owner(s) Signature [redacted] Date 6-11-2025

Revised 5/10

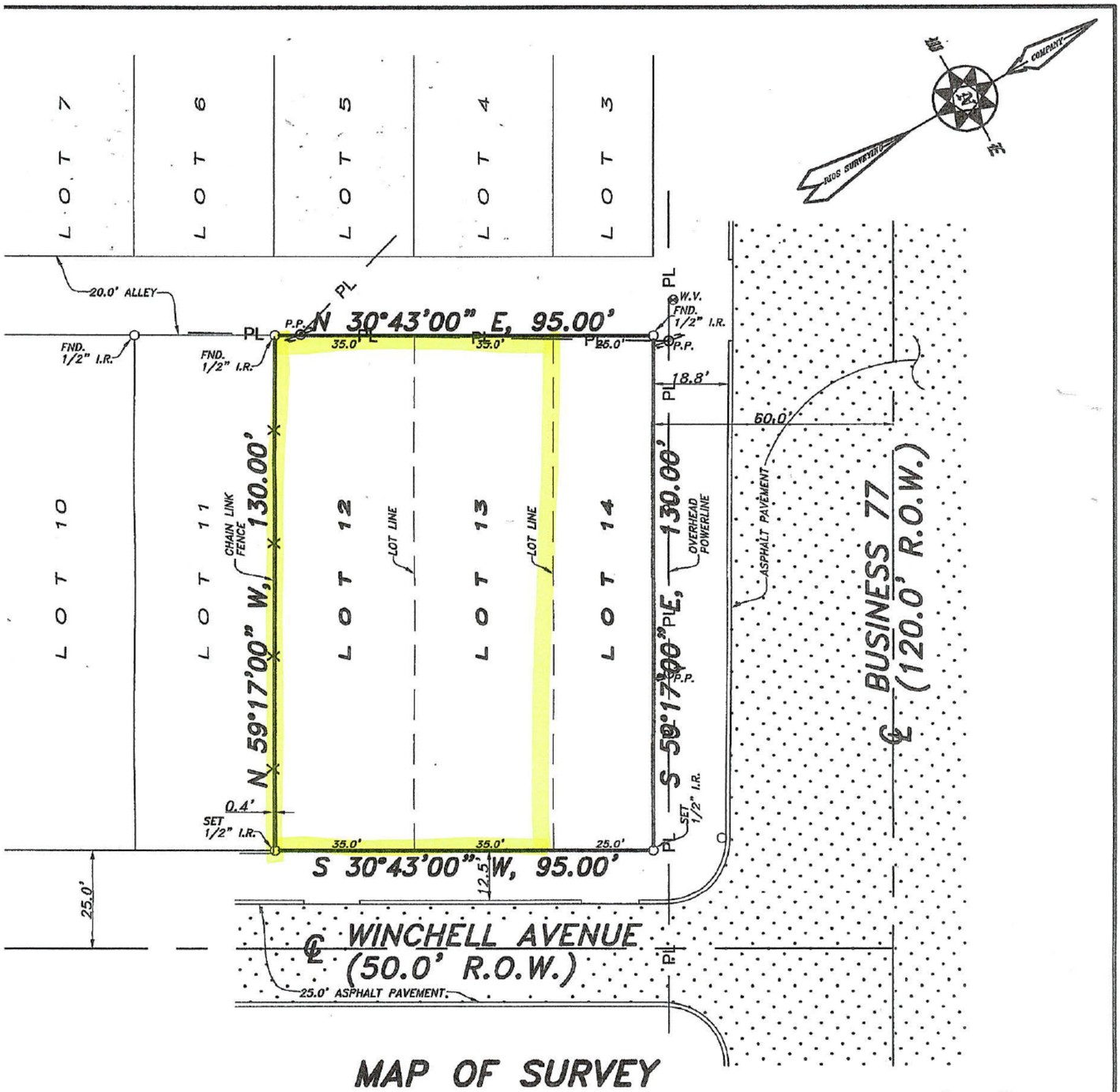
RECEIVED
JUN 11 2025

# Zoning Map - Planning & Zoning Meeting
## 753 Winchell St. - Lot 12-13 Block 5 San Benito Fourth Addition
## Applicant: Luis Correa Gandara



# Future Land Use Map - Planning & Zoning Meeting
## 753 Winchell St. - Lot 12-13 Block 5 San Benito Fourth Addition
## Applicant: Luis Correa Gandara






# MAP OF SURVEY

## ALL OF LOTS TWELVE (12), THIRTEEN (13), AND THE SOUTH 25 FEET (S25') OF LOT FOURTEEN (14), SAN BENITO FOURTH ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 22, OFFICIAL MAP RECORDS OF CAMERON COUNTY, TEXAS.

**LEGEND**

| | | | |
|---|---|---|---|
| ASPH. | ASPHALT | FND. | FOUND |
| A/C | AIR CONDITION | G.M. | GAS METER |
| BLDG. | BUILDING | I.R. | IRON ROD |
| BLK. | BLOCK | L.P. | LIGHT POST |
| ℄ | CENTERLINE | MON. | MONUMENT |
| CONC. | CONCRETE | P.P. | POWER POLE |
| E.M. | ELECTRIC METER | R.O.W. | RIGHT-OF-WAY |
| ESMT. | EASEMENT | T.P. | TELEPHONE PEDESTAL |
| E.J.B. | ELECTRIC JUNCTION BOX | TEMP. | TEMPORARY |
| F.H. | FIRE HYDRANT | W.M. | WATER METER |

'ES:

THIS LOT LIES IN FLOOD ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD), AS SCALED PER FIRM COMMUNITY PANEL NUMBER: 48061C0270F, EFFECTIVE DATE: FEBRUARY 16, 2018.

ALL BEARINGS ARE BASED ON THE MAP OF SAN BENITO FOURTH ADDITION, AS RECORDED IN VOLUME 2, PAGE 22, MAP RECORDS OF CAMERON COUNTY, TEXAS.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND RESTRICTIONS MAY EXIST WHICH ARE NOT SHOWN HEREON.

STATE OF TEXAS
REGISTERED
FRANCISCO RIOS
4642
PROFESSIONAL
LAND SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND ON MAY 6, 2025 BY MEN 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 II SURVEY.

[redacted]

FRANCISCO RIOS
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 4642

'EYED FOR:
GANDARA

PROPERTY ADDRESS:
753 WINCHELL AVENUE
SAN BENITO, TEXAS 78586


# IOS SURVEYING, L.L.C.

COPYRIGHT 2025 - FIRM NUMBER: 10117600

221 S. WILLIAMS ROAD, SAN BENITO, TEXAS 78586
PHONE (956) 361-9179 / 361-1853
FAX (956) 361-9254


| | |
|---|---|
| DATE: 5-14-2025 | 2025-0415 |
| SCALE: 1"=30' | JOHN |

# ORDINANCE NUMBER 2252-AJ-09-2025

**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: ALL OF LOTS TWELVE (12), THIRTEEN (13), AND THE SOUTH 25 FEET (S25') OF LOT FOURTEEN (14), SAN BENITO FOURTH ADDITION, ACCORDING TO THEMAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 22, OFFICIAL MAP RECORDS OF CAMERON COUNTY, TEXAS FROM SF-1 "SINGLE FAMILY ONE" TO C-2 "COMMERCIAL GENERAL RETAIL BUSINESS". APPLICANT: LUIS C. GANDARA**

**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: : All of Lots Twelve (12), Thirteen (13), and the South 25 Feet (S25') of Lot Fourteen (14), San Benito Fourth Addition, according to the Map or Plat thereof recorded in Volume 2, Page 22, Official Map Records of 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 **5th** day of **August, 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, **19th** day of **August, 2025**.

**CITY OF SAN BENITO, TEXAS**

_____
Honorable Ricardo Guerra
Mayor

**ATTEST:**

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Ruth A. McGinnis
City Secretary