



FILED FOR RECORD
AT 12:00 O'CLOCK P M

OCT 30 2024

SYLVIA GARZA-PEREZ
CAMERON COUNTY CLERK
DOC No. 2024-307
By *[Signature]* Deputy

ADVISORY BOARD FOR DEVELOPMENT
NOTICE OF REGULAR MEETING
THE 6th DAY OF NOVEMBER, 2024 AT 12:15 PM

AGENDA

Pursuant to the Government Code Section 551.041, V.T.C.A., as amended, we hereby give notice that we will hold a meeting of the Advisory Board for Development, for Cameron County, Texas and will be held in the Texas A&M AgriLife Extension Office Meeting Room, at the Cameron County Annex Building, 1390 W. Expressway 83, San Benito, Texas 78586.

The following items shall be considered:

1. Public Comment
2. Items for Discussion and Action:
 - A. Discussion and action for a recommendation to Commissioners' Court for a Subdivision Variance to the minimum lot frontage requirement for the proposed Villarreal Brothers Subdivision, being a 1.42 acre tract of land out of Block 148, Espiritu Santo Irrigated Land Company Subdivision out of Share 1, Espiritu Santo Grant, Cameron County, Texas, According to the Map Recorded in Volume 2, Page 41, Map Records of Cameron County, Texas, and further being the same property described as Lot 4 in the partition deed as recorded in Volume 725, Page 150, deed records of Cameron County, Texas. (PCT 3)
 - B. Discussion and action for a recommendation to Commissioners' Court for a Subdivision Variance to the minimum lot frontage requirement for the proposed Alvarez Hacienda Subdivision, being a 2.40 acres of land out of Survey 28, Cameron County, Texas, being out of the tract of land described in Volume 1710, Page 232, Official Records of Cameron County, Texas. (PCT 4)
 - C. Discussion and action for a request for a Building Setback Variance to process a building with a five (5) foot front setback instead of a twenty-five (25) foot front setback for St. Jude Street and a fourteen (14) foot front setback instead of a twenty-five (25) foot front setback for San Martin Street and a twenty (20) foot setback instead of a twenty five (25) foot front setback for Ohio Street for the property at Property ID# 172117, being Block 86, Laguna Madre Beach Subdivision, Cameron County, Texas, according to the map or plat thereof recorded in Volume 20, Page 11-12, of the Map Records of Cameron County, Texas. (PCT 1)
 - D. Discussion and action for a recommendation to Commissioners' Court for a Subdivision Variance to the minimum lot frontage requirement for the proposed The Three-Body Subdivision, being a proposed 12-Lot re-subdivision containing 0.72 acres (31,250.28 sq.ft.) more or less out of the following two tracts, and being more particularly described below; Tract 1: 0.37 (16,250.38 sq. ft.) acre tract of land comprised of all of Lot 26, Block 19, Rio Grande Beach Unit 2 Replat Lots 2 through 7, Block 18 and Lots 27 through 43, Block 19, as recorded

in Volume 23, Page 16, Map Records, Cameron County, Texas, conveyed to Space Exploration Technologies Corp, as recorded in Document Number 2020-5151, Official records, Cameron County, Texas and all of Lot 27, Block 19, Rio Grande Beach unit 2 Replat Lots 2 through 7, Block 18 and Lots 27 through 43, Block 19, as recorded in Volume 23, Page 16, Map Records, Cameron County, Texas, conveyed to Dogle Park, LLC, as recorded in Document Number 2016-3576, Official Records, Cameron County, Texas. Tract 2: 0.34 (15,000.00 sq. ft.) acre tract of land out of all of Lot 29 and Lot 30, Block 19, Rio Grande Beach Unit 2 Replat Lots 2 through 7, Block 18 and Lots 27 through 43, Block 19, as recorded in Volume 23, Page 16, Map Records, Cameron County, Texas, conveyed to Space Exploration Technologies Corp, as recorded in Document Number 2020-5316, Official Records, Cameron County, Texas. (PCT 1)

- E. Discussion and action for a recommendation to Commissioner's Court for Amendments to the Building Fee Schedule within the County Development & Building Guide.

3. Adjourn

Signed this 30th of October 2024



Benjamin L. Worsham, P.T.O.E., P.E.
County Engineer