

## 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All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict only.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 15<sup>th</sup> 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, 5<sup>th</sup> day of August, 2025.

CITY OF SAN BENITO, TEXAS

*Ricardo Guerra*

Honorable Ricardo Guerra  
Mayor



ATTEST:

*Ruth A. McGinnis*

Ruth A. McGinnis  
City Secretary



**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
Drug 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
<b>Zoning Classifications</b>	<b>A-O</b>	<b>SF-1</b>	<b>SF-2</b>	<b>MF</b>	<b>MH</b>	<b>OP</b>	<b>NS</b>	<b>C-1</b>	<b>C-2</b>	<b>LI</b>	<b>HI</b>	<b>PDD</b>	<b>C/P</b>
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