

VG-1413-2025-22395

**Cameron County
Sylvia Garza-Perez
Cameron County Clerk**

Instrument Number: 2025-22395

Real Property Recordings

Recorded On: June 27, 2025 02:53 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$43.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 22395
Receipt Number: 20250627000186
Recorded Date/Time: June 27, 2025 02:53 PM
User: Monica G
Station: CCLERK19_05

Record and Return To:

CITY OF SAN BENITO



**STATE OF TEXAS
Cameron County**

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Cameron County, Texas

Sylvia Garza-Perez
Cameron County Clerk
Cameron County, TX

ORDINANCE NUMBER 2252-AH-06-2025

AN ORDINANCE AMENDING ORDINANCE NUMBER 2252, AND ANY OTHER AMENDING ORDINANCES, AND CODIFIED IN THE CODE OF ORDINANCES IN CHAPTER 5, SECTION 5.06 PERTAINING TO "BUILDING YARD SETBACKS" AND REPEALING ANY OTHER ORDINANCES IN CONFLICT THEREWITH, AS PROVIDED BY THE CITY OF SAN BENITO AND PROVIDING FOR AN EFFECTIVE DATE.

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

This ordinance is for the purpose of amending section 5.06 of the Code of Ordinances that pertain to Building Yard Setbacks.

Section I

Amending Ordinance Number 2252 as codified in the City's Code of Ordinances in Chapter 10, section 5.06 Building Yard Setbacks:

Repealing the following verbiage located under 5.06 Building Yard Setbacks:

- A. Any point of any exterior wall of any building structure situated on a lot in Districts SF-1, SF-2, and MF will lie not less than:
 - 1. Twenty-five (25) feet from the [front] property line (referred to herein as the front yard),
 - 2. Fifteen (15) feet from the rear property line; and
 - 3. Five (5) feet from a property line which lies perpendicular to the property lines having the shortest length (referred to herein as the side yard). The distances required herein will be referred to as building setback requirements.
- B. For existing lots with forty-nine (49') feet or less in width, the side setback shall be a minimum of four (4') feet, the front setback shall be twenty-five (25') feet, and rear yard setback shall be fifteen (15') feet. For existing lots with less than one hundred (100') feet in depth, the front and rear yard setbacks shall be established by existing setbacks within the block.
- C. For existing lots with thirty-five (35') feet or less in width, the side yard setback shall be a minimum of three (3') feet, the front setback shall be twenty-five (25') feet and rear yard setback shall be fifteen (15') feet. For existing lots with less than one hundred (100') feet in depth, the front and rear yard setbacks shall be established by existing setbacks within the block. Where two (2) thirty-five (35) feet lots are combined for construction of one structure, the side yard setbacks shall be 5' from the property line, front yard shall be 25' feet from the property line, and rear yard shall be 15' feet from the property line.

- D. Any point of any exterior wall of any building structure situated on a lot in Districts OP, NS, C-1 or C-2 will require not less than: 1) twenty-five (25) feet of front yard setback; 2) a five (5) feet rear yard setback; and 3) a five (5) feet side yard setback, with the following exception:
1. Construction or expansion of existing structures in the downtown area is not subject to these building setback requirements with the exception of side yard setback requirements.
- E. Any point of any exterior wall of any building structure situated on a lot in Districts LI and HI, will require not less than: 1) twenty-five (25) feet of front yard setback; 2) a five (5) foot rear yard setback; and 3) a five (5) foot side yard setback.
- F. For a corner lot located in any zoning district, the side yard setback on the side street shall be ten (10) feet on the street side and five (5) feet on the interior side. A ten (10') feet side setback shall be maintained on corner lots with a width of less than forty-nine (49') feet.

and replacing with the following:

- A. Any point of any exterior wall of any building structure situated on a lot in Districts AO, SF-1, SF-2 and MF will lie not less than:
1. Twenty-five (25) feet from the front property line (referred to herein as the front yard),
 2. Fifteen (15) feet from the rear property line; and
 3. Five (5) feet from a property line which lies perpendicular to the property lines having the shortest length (referred to herein as the side yard). The distances required herein will be referred to as building setback requirements.
- B. For existing lots with forty-nine (49') feet or less in width, the side setback shall be a minimum of four (4') feet, the front setback shall be twenty-five (25') feet, and rear yard setback shall be fifteen (15') feet. For existing lots with less than one hundred (100') feet in depth, the front and rear yard setbacks shall be established by existing setbacks within the block.
- C. For existing lots with thirty-five (35') feet or less in width, the side yard setback shall be a minimum of three (3') feet, the front setback shall be twenty-five (25') feet and rear yard setback shall be fifteen (15') feet. For existing lots with less than one hundred (100') feet in depth, the front and rear yard setbacks shall be established by existing setbacks within the block. Where two (2) thirty-five (35) feet lots are combined for construction of one structure, the side yard setbacks shall be 5' from the property line, front yard shall be twenty-five 25' feet from the property line, and rear yard shall be 15' feet from the property line.
- D. Any point of any exterior wall of any building structure situated on a lot in Districts OP, NS, C-1 or C-2 will require not less than: 1) twenty-five (25) feet of front yard setback; 2) a five (5) feet rear yard setback; and 3) a five (5) feet side yard setback, with the following exception:
1. Construction or expansion of existing structures in the downtown area is not subject to these building setback requirements with the exception of side yard setback requirements.

- E. Any point of any exterior wall of any building structure situated on a lot in Districts LI and HI, will require not less than: 1) twenty-five (25) feet of front yard setback; 2) a five (5) foot rear yard setback; and 3) a five (5) foot side yard setback.
- F. For a corner lot located in any zoning district, the side yard setback on the side street shall be ten (10) feet on the street side and five (5) feet on the interior side. A ten (10') feet side setback shall be maintained on corner lots with a width of less than forty-nine feet (49').
- G. PDD building setbacks can be reduced to 10 feet, but not at PDD boundaries or street corners where regular ordinance requirements apply. This means that while most setbacks within the PDD can be reduced to 10 feet, those along the PDD's outer edges or where streets intersect must still meet the standard setbacks outlined in the city's overall ordinance of twenty-five (25) feet from the front property line (referred to herein as the front yard), fifteen (15) feet from the rear property line; and five (5) feet from a property line which lies perpendicular to the property lines having the shortest length (referred to herein as the side yard) and a corner side setback on the side street shall be ten (10) feet.

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 20th day of May, 2025.

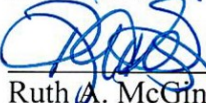
PASSED, APPROVED, AND ADOPTED on the Second and Final Reading at a Regular City Commission Meeting of the City of San Benito, Texas, on this, 3rd day of June, 2025.

CITY OF SAN BENITO, TEXAS


 Honorable Ricardo Guerra
 Mayor



ATTEST:


 Ruth A. McGinnis
 City Secretary

FILED FOR RECORD
 AT CLERK'S OFFICE
 CAMERON COUNTY CLERK
 SYLVIA GARCIA-ERENZ
 JUN 10 2025