



**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
AUGUST 7, 2019**

Notice is hereby given of a Planning and Zoning Commission regular meeting to be held on Wednesday, August 7, 2019, at 5:30 p.m. at the Weslaco City Hall Legislative Chambers, located at 255 South Kansas Avenue, for the purpose of considering the following items:

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| I. | <u>CALL TO ORDER</u> | Pages |
| A. | Roll Call/Establish a Quorum | |
| II. | <u>APPROVAL OF MINUTES</u> | |
| A. | Approval of the Minutes of the following:
1) Regular Meeting of July 3, 2019 | 2-4 |
| III. | <u>PUBLIC HEARING</u> | |
| A. | Discussion and consideration to rezone 2701 W. Bus Hwy 83. Also being Lot 1, Blk 36, Las Villas Apartments, Weslaco, Hidalgo County, and Texas from R-2 Duplex and apartment district to B-2 Secondary highway business district. | 5-10 |
| B. | Discussion and consideration to approve Conditional Use Permit to operate an event center at 1609 N. International Blvd. Ste. A & B , Also being Lot 4, Blk 2, La Hacienda North P.U.D. Subdivision, Weslaco, Hidalgo County, and Texas, approximately 2340 Ft North of Mile 8 N. on N International Blvd. | 11-19 |
| C. | Discussion and consideration to approve Conditional Use Permit to have live music at 400 S. Kansas Ave., Also being Lot 1-6, Blk 33, Weslaco Original Townsite, Weslaco, Hidalgo County, and Texas, approximately 560 ft. South of Bus 83 on Kansas Ave. Possible Action. | 20-35 |
| D. | Discussion and consideration to approve Conditional Use Permit to operate a Bingo Hall at 2411 N. Texas Blvd. Also being Lot 1 &2, Raq-Lin Subdivision Phase I, Weslaco, Hidalgo County, and Texas. | 36-45 |
| IV. | <u>DISCUSSION AND CONSIDERATION</u> | |
| A. | Discussion and consideration for the Preliminary Plat for San Jacinto Estates No. 10 Phase I – being a 42.25 acre tract of land being all of Farm Tract 87 and 2.25 acres out of Farm Tract 94, West and Adams Tract Subdivision, Hidalgo County, Texas. Possible Action. | 46-83 |
| B. | Discussion and consideration for the Preliminary Plat for Tejas Cuatro Phase II Subdivision – being a 21.21 acre tract of land out of Farm Tract 172, West and Adams Tract Subdivision, , Weslaco, Hidalgo County, Texas located approximately 2000 ft North of the intersection of W. Sugar Cane Dr. & Mile 5 ½ West. Possible Action. | 84-145 |
| C. | Discussion and consideration for the Preliminary Plat for Garcia Oak Estates Subdivision – being a 2.15 acre tract of land out of Farm Tract 646, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 3055 ft South of Bus 83 along Milanos Rd. Possible Action. | 146-176 |

- D. Discussion and consideration for the Preliminary Plat of Westwood Gardens Subdivision - being a 29 acres out of Farm Tract No. 655, West Tract Subdivision out of Llano Grande Grant, Weslaco, Hidalgo County, Texas located on the Southwest corner of Mile 6 ½ West Road and Mile 7 North. Possible Action. 177-213
- E. Discussion and consideration for the Final Plat for Lockheart Subdivision– being a 2.12 acre tract of land being a portion of Farm Tract 284 a West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 310ft. South of Orlando Tijerina Rd. along Martin Morales Rd Possible Action. 214-228
- F. Discussion and consideration for the Final Plat for Las Villas Estates– being a 40 acre tract of land out of Farm Tract 323, Blk 130 West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately the North East corner of Mile 12 ½ N. & Mile 4W. Possible Action. 229-275
- G. Discussion and consideration to approve the Voluntary Annexation of Westwood Gardens Subdivision - being a 29 acres out of Farm Tract No. 655, West Tract Subdivision out of Llano Grande Grant, Weslaco, Hidalgo County, Texas located on the Southwest corner of Mile 6 ½ West Road and Mile 7 North 276-282
- H. Discussion and consideration to amend ordinance number 2018-02, to create an Airport zone District, the city of Weslaco zoning ordinance; codified as chapter 150 of the Weslaco code of ordinances, adopting new regulations; and ordaining other matters with respect to the subject matter hereof. 283-293

V. ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF TEXAS §
HIDALGO COUNTY §
CITY OF WESLACO §

I, Rebekah de la Fuente, do hereby certify that on August 2, 2019, on or before 5:00 p.m., I posted a true and correct copy of the foregoing notice of a Planning and Zoning Commission regular meeting to be held on August 7, 2019. Such posting was done on a bulletin board convenient to the public at City Hall, 255 South Kansas Avenue, Weslaco, Texas, 78596, visible and accessible to the general public during and after regular working hours. This notice was posted on or before this 2nd day of August 2019 at 5:00 p.m. and will remain so posted continuously for at least 72-hours preceding the scheduled time of this meeting in accordance with Chapter 551 of the Texas Government Code.

/s/ REBEKAH DE LA FUENTE
Senior Planner