

CITY OF WESLACO

**A REGULAR MEETING OF THE
PLANNING & ZONING
COMMISSION**

MAY 6, 2020, 5:30 P.M.

LEGISLATIVE CHAMBERS

255 S. KANSAS AVENUE

David Hernandez, Chairman
Lonnie Berry, Vice-Chairman
Miles Bullion, PZ Commissioner
Randy Summers, PZ Commissioner
Adrian Torres, PZ Commissioner
Jose Treviño, PZ Commissioner
Jim Forward, PZ Commissioner

**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
MARCH 4, 2020**

On Wednesday the 4th day of March 2020, at 5:30 p.m., the Planning and Zoning Commission of the City of Weslaco, Texas, convened in regular session at the Weslaco City Hall Legislative Chambers, located at 255 South Kansas Avenue.

The following commissioners were present:

Lonnie Berry	Vice-Chairman
Jose Treviño	Commissioner
Adrian Torres	Commissioner
Randy Summers	Commissioner
Rebekah de la Fuente	Planning Director
Kayla A. Arevalo	Planning Secretary

Also present were: Celestino Mejia III, Fire Inspector; Alberto Aldana, City Engineer; and citizens.

I. CALL TO ORDER:

Vice-Chairman Berry called the meeting to order and welcomed everyone in the audience.

A. Roll Call/Establish a Quorum

Ms. de la Fuente called the roll call noting that, Chairman Hernandez, Commissioner Forward and Commissioner Bullion was absent at the time of roll, a quorum was established.

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. February 5, 2020 Regular Meeting

Vice-Chairman Berry made a motion to approve the minutes of February 5, 2020, with the noted changes, seconded by Commissioner Torres. Motion carried.

IV. PUBLIC HEARING

A. Discussion and consideration to rezone 1325 Dolores Huerta. Also being West Tract W650.3'-S422.39' FT 31 EXC W282.26'-S118.93' EXC N80'-S198.93'-W603.44 & EXC-E347.24'-W629.50'-S119.93' 4.50 AC GR 3.31 AC NET, Weslaco, Hidalgo County, and Texas from R-1 One-family dwelling district to B-2 Secondary and highway business district. Possible Action.

Ms. de la Fuente stated that there were nine (9) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval based on 2040 land use map.

Commissioner Torres made a motion to close the Public Hearing, seconded by Commissioner Treviño. Motion carried.

Commissioner Torres made a motion to approve the rezone request, seconded by Commissioner Treviño. Motion carried.

V. DISCUSSION AND CONSIDERATION

A. Discussion and consideration for the Preliminary Plat for Highland Manor Subdivision – being 8.25 acres out of Farm Tract 238, West & Adams Tract Subdivision, Hidalgo County, Texas. Approximately on the Northwest corner of Mile 11 North and Mile 5 ½ West. Possible Action.

Ms. de la Fuente stated that this item is an eleven (11) lot subdivision is outside city limits. This subdivision is being serviced with water by the NAWSC through a 6” waterline and sewer by OSSF. The property is within a Flood Zone “B”. Applicant if requesting a variance for OSSF and off-site drainage. Staff recommends approval of the final plat but denial of the variance. Letters of support for the proposed offsite drainage have been received from the HCCID#9 and HCDD#1. The nearest sanitary sewer line is located over a mile away from the proposed subdivision.

Commissioner Summers made the motion to approve the Preliminary Plat, and the variances, seconded by Commissioner Treviño. Motion carried.

B. Discussion and consideration for the Final Plat for Highland Manor Subdivision – being 8.25 acres out of Farm Tract 238, West & Adams Tract Subdivision, Hidalgo County, Texas. Approximately on the Northwest corner of Mile 11 North and Mile 5 ½ West. Possible Action.

Ms. de la Fuente stated that this item is an eleven (11) lot subdivision is outside city limits. This subdivision is being serviced with water by the NAWSC through a 6” waterline and sewer by OSSF. The property is within a Flood Zone “B”. Applicant if requesting a variance for OSSF and off-site drainage. Staff recommends approval of the final plat but denial of the variance. Letters of support for the proposed offsite drainage have been received from the HCCID#9 and HCDD#1. The nearest sanitary sewer line is located over a mile away from the proposed subdivision.

Commissioner Summers made the motion to approve the Final Plat and variances, seconded by Commissioner Treviño. Motion carried.

C. Discussion and re-consideration for the Final Plat for San Jacinto Estates No10. Phase II Subdivision – being 13.49-acre tract of land out of Farm Tract 94, West & Adams Tract Subdivision, Hidalgo County, Texas. Approximately on the Northwest corner of Mile 10 North Road and Mile 4 West Road. Possible Action.

Ms. de la Fuente stated that this item is a proposed forty-eight (48) lot subdivision outside the City of Weslaco city limits. This subdivision is being serviced with water by NAWSC through an 8” waterline and sewer serviced by City of Weslaco through and 8” line. The property is within a

Flood Zone “X”. Applicant is requesting a variance for setbacks along the cul-da-sac. Staff recommends approval of the final plat and denial of the variance request.

Commissioner Torres made the motion to approve the revised final plat and the variance request, seconded by Commissioner Summers. Motion carried.

D. Discussion and consideration to adopt Ordinance 2020-XX amending ordinance 2007-54 being the Access Management Policy Ordinance to allow for 30’ curb cuts for residences with u-shaped driveways and three (3) car garages.

Ms. de la Fuente stated that the city is seeing a growing trend in residential building permits that now include u-shaped driveways and 3 car garages the current ordinance does not properly accommodate for appropriately sized curb cuts/entry ways. Staff has notified fifteen (15) general contractors within the area that have constructed residential homes to provide feedback on the proposed ordinance. Staff recommends approval.

Vice-Chairman Berry made the motion to approve the section of the ordinance for the 30’ curb cut but asked that the shared driveways along thoroughfares be revised and brought back at a later time, seconded by Commissioner Trevino. Motion carried.

E. Discussion and consideration on the variance request to section 26-27(k)(2) for Weslaco Plaza Subdivision.

Ms. de la Fuente stated that Weslaco Plaza was recorded with escrow check and has given the City half of the right of way. The City does not allow half streets the developr is requesting a variance to be dedecatiad as a regular street. A rebuttal was received by Mr. Anthony Covacevich.

Commissioner Summers made a motion to approve the variance request, seconded by Commissioner Berry. Motion carried.

VI. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, Chairman Hernandez adjourned the meeting at 5:48 p.m.

Planning and Zoning Commission

Absent
David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Randy Summers, Commissioner

Absent
Miles Bullion, Commissioner

Jose Treviño, Commissioner

Adrian Torres, Commissioner

Absent
Jim Forward, Commissioner

ATTEST:

Kayla A. Arevalo, Planning Secretary



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: May 6, 2020	Agenda Item No. (to be assigned by PCE): IV. A.
From: Rebekah de la Fuente, Planning Director, on behalf of Jaime Gonzalez.	
Subject/Agenda Item: Discussion and consideration to approve rezone 1500 Katie St. Also being Block 6, Lot 12, James M. Black No.2, Weslaco, Hidalgo County, and Texas from R-1 One-family dwelling district to B-1 Neighborhood business district. Possible Action.	
Discussion/Overview: The applicant is requesting to rezone property from R-1 One-family dwelling district to B-1 Neighborhood business district. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on April 20, 2020. Twenty-four (24) property owners within 200 feet of the applicant's property were notified by letter on April 24, 2020.	
Staff recommendation for Commission's Action: Staff recommends approval based on 2040 land use map.	
Additional Action Prompted: [☒] Mayor's Signature [☒] Public Hearing [☐] Budget Amendment [☐] Resolution [☒] Ordinance – First Reading [☒] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Conditional Use Permit with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm.

The City Commission meets every 1st and 3rd Tuesday of each month at 5:30 pm

FILE NO. _____

PROPOSED PROJECT

Legal Description of Property to be rezoned: James M Black NO.2 BLK 6

Lot 12 Block 6

Subdivision Name N/A

Street Address 1500 Katie St Weslaco TX

Existing Zoning Residential Existing Land Use Vacant

Proposed Zoning Commercial Proposed Land Use Business

☒ \$305.00 non-refundable filing fee.

☒ Detailed dimensioned site plan/map must be submitted with this request.

☒ Survey and metes and bounds if the legal description is a portion of a lot.

☒ City and school tax receipts attached.

☒ I have received a copy of "The Intent of Zoning Application Instructions".

APPLICANT

Name Jaime Gonzalez Phone (956) 478-5743

Address 1301 Cedar St Fax: _____

City Weslaco State Tx Zip Code 78596 E-Mail: gearheadsbarbershop@gmail.com

OWNER

Name Jaime Gonzalez Phone (956) 478-5743

Address 1301 Cedar St Fax: _____

City Weslaco State Tx Zip Code 78596 E-Mail: gearheadsbarbershop@gmail.com

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature [Signature] Date _____
Owner

Signature [Signature] Date _____
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

Notice of Public Hearing Sent to Property Owners within 200' of Proposed Site Date _____

P & Z Notice of Public Hearing Published in Newspaper Date _____

City Commission Notice of Public Hearing Published Date _____

Presented to P & Z Commission Date _____
Approved _____ Disapproved _____ Tabled _____

Presented to City Commission Date _____
Approved _____ Disapproved _____ Tabled _____

Ordinance No. _____

CITY OF WESLACO

956-968-3181

***** REPRINT RECEIPT*****

REC#: 02606134 2/19/2020 11:43 AM

OPER: NV TERM: 039

REF#:

PAID BY:

TRAN: 204.0000 REZONING APPL FEE

1500 KATIE ST

JAIME GONZALEZ

101-400-1027

REZONING APPLICATIO 305.00CR

TENDERED: 400.00 CASH

APPLIED: 305.00-

CHANGE: 95.00

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Letty Lopez, Mayor Pro-Tem, District 5
Leo Muñoz, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

PLANNING DEPARTMENT

April 24, 2020

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, May 6, 2020, for the Planning and Zoning Commission and on or before May 19, 2020 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue to consider the following request:

CONDITIONAL USE PERMIT REQUEST:

Jaime Gonzalez is requesting to rezone 1500 Katie St. Also being Block 6, Lot 12, James M. Black No.2, Weslaco, Hidalgo County, and Texas from R-1 One-family dwelling district to B-1 Neighborhood business district.

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) 447-3403.

Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

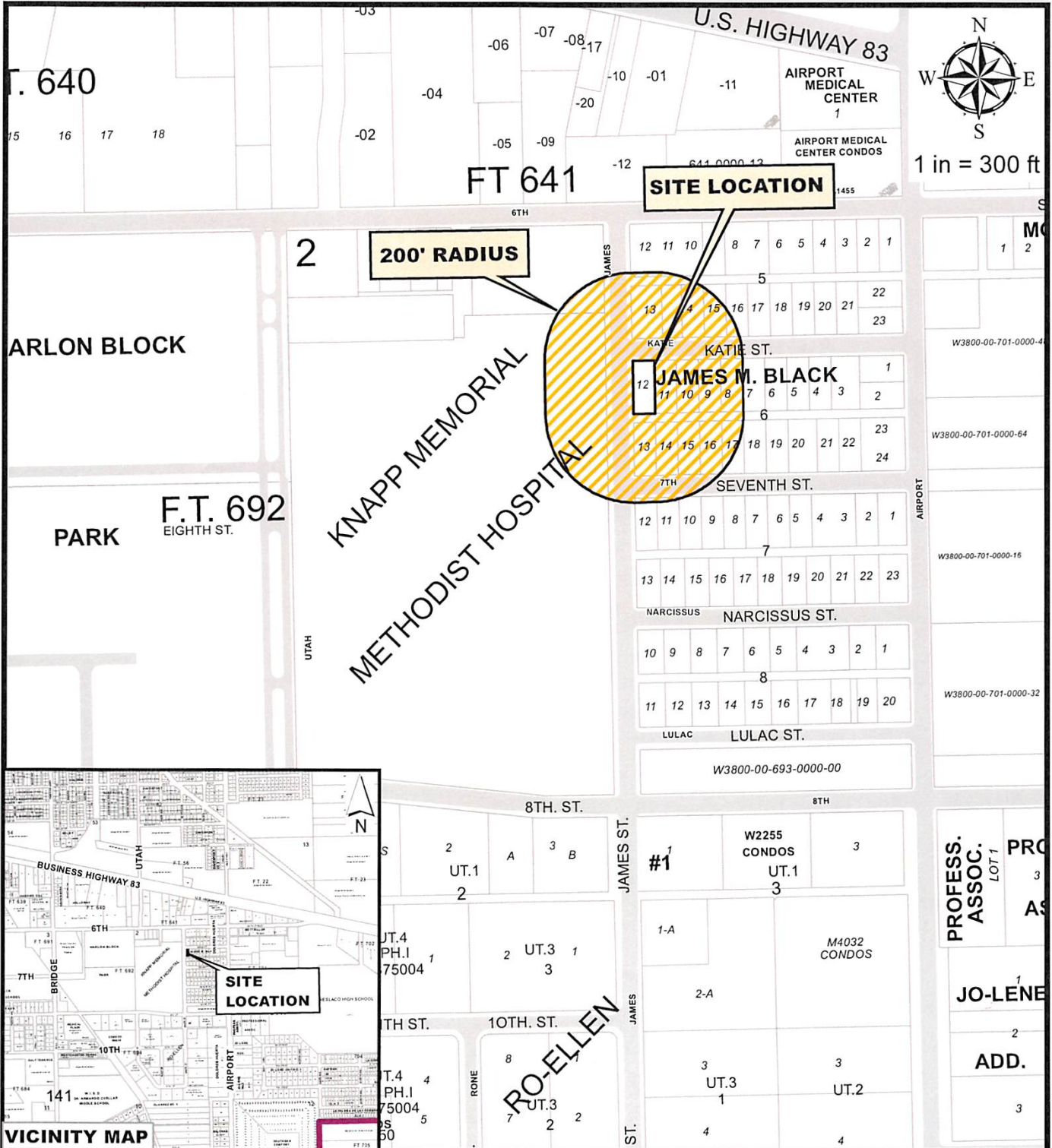
A handwritten signature in blue ink, appearing to read "Rebekah de la Fuente".

Rebekah de la Fuente, CFM
Planning Director

Engineering

CITY OF WESLACO

Engineering



Jaime Gonzalez

**1500 Katie St., Weslaco, TX.
JAMES M. BLACK NO. 2 BLK 6 LOT 12**

Purpose for the Rezoning request

Existing zoning: R-1
Existing land use: Vacant
Proposed zoning: B-1
Proposed land use: Business



24

City of Weslaco Code Enforcement Dept.

MAR 25, 2020

RAIDER EYE LLC 1519 E SIXTH ST WESLACO TX 78596-6605	B3150-02-005-0010-00 JAMES M. BLACK NO. 2 BLK 5 LOTS 10 THRU 12 1504 E 6TH ST	L: 108900 B: 267544
DE LA ROSA HECTOR & TERRI 1500 E 6TH ST WESLACO TX 78596-6606	B3150-02-005-0011-00 JAMES M. BLACK NO. 2 BLK 5 LOTS 11 & 12 1500 E 6TH ST	L: 75900 B: 242228
RAIDER EYE LLC 1519 E SIXTH ST WESLACO TX 78596-6605	B3150-02-005-0013-00 JAMES M. BLACK NO. 2 BLK 5 LOT 1 3 1501 KATIE ST	L: 25200 B: 17731
MATAMOROS, MANUELA M 1503 KATIE ST WESLACO TX 78596-6624	B3150-02-005-0014-00 JAMES M. BLACK NO. 2 BLK 5 W45' LOT 14 1503 KATIE ST	L: 18090 B: 12939
BRIONES PATRICIO & RACHEL C ET 1505 KATIE ST WESLACO TX 78596-6624	B3150-02-005-0014-20 JAMES M. BLACK NO. 2 BLK 5 E50' LOT 14 1505 KATIE ST	L: 18000 B: 14907
ALVAREZ HOMERO & BERTHA 613 FERGUSON RD DONNA TX 78537-4385	B3150-02-005-0015-00 JAMES M. BLACK NO. 2 BLK 5 LOT 1 5 1507 KATIE ST	L: 18000 B: 20701
GARZA MARIA ANNA 2885 RHONE CT TULARE CA 93274-7706	B3150-02-005-0016-00 JAMES M. BLACK NO. 2 BLK 5 LOT 1 6 1509 KATIE ST	L: 18000 B: 0
SAENZ, EMILIO & MARIA LUIS 1510 KATIE ST WESLACO TX 78596-6625	B3150-02-006-0007-00 JAMES M. BLACK NO. 2 BLK 6 LOT 7 1510 KATIE ST	L: 18000 B: 24729
GINEZ, MARIA DE JESUS 1508 KATIE ST WESLACO TX 78596-6625	B3150-02-006-0008-00 JAMES M. BLACK NO. 2 BLK 6 LOT 8 1508 KATIE ST	L: 18000 B: 25205
MONTALVO, MARGARITA M 1506 KATIE WESLACO TX 78596-6625	B3150-02-006-0009-00 JAMES M. BLACK NO. 2 BLK 6 LOT 9 1506 KATIE ST	L: 18000 B: 11924
CHARLES, MARTHA 1504 KATIE ST WESLACO TX 78596-6625	B3150-02-006-0010-00 JAMES M. BLACK NO. 2 BLK 6 LOT 1 0 1504 KATIE ST	L: 18000 B: 30859
OSORIO ARNULFO & MARIA GUADALUPE OSORIO 1502 KATIE ST WESLACO TX 78596-6625	B3150-02-006-0011-00 JAMES M. BLACK NO. 2 BLK 6 LOT 1 1 1502 KATIE ST	L: 18000 B: 15842

City of Weslaco Code Enforcement Dept.

MAR 25, 2020

FORAKER MARIA E & HAROLD K PO BOX 4487 MCALLEN, TX 78502	B3150-02-006-0012-00 JAMES M. BLACK NO. 2 BLK 6 LOT 1 2 1500 KATIE ST	L: 18000 B: 0
MORENO CARLOS & SANDRA 16568 GARRETT RD HARLINGEN TX 78552-4229	B3150-02-006-0013-00 JAMES M. BLACK NO. 2 BLK 6 LOT 1 3 1501 E 7TH ST	L: 18000 B: 0
MILLER ALLEN & DIANA E BUENO 1503 E 7TH ST WESLACO, TX 78596	B3150-02-006-0014-00 JAMES M. BLACK NO. 2 BLK 6 LOT 1 4 1503 E 7TH ST	L: 18000 B: 66584
RAMIREZ CHRISTIAN L 1505 E 7TH ST WESLACO TX 78596-6611	B3150-02-006-0015-00 JAMES M. BLACK NO. 2 BLK 6 LOT 1 5 1505 E 7TH ST	L: 18000 B: 15534
TAPIA ELIZABETH R 1507 E 7TH ST WESLACO TX 78596-6611	B3150-02-006-0016-00 JAMES M. BLACK NO. 2 BLK 6 LOT 1 6 1507 E 7TH ST	L: 18000 B: 10617
MARROQUIN ABEL JR PO BOX 553 WESLACO TX 78599-0553	B3150-02-006-0017-00 JAMES M. BLACK NO. 2 BLK 6 LOT 1 7 1509 E 7TH ST	L: 18000 B: 13712
CORTEZ, JOSE A, ELIDA D & 1511 E 7TH ST WESLACO TX 78596-6611	B3150-02-006-0018-00 JAMES M. BLACK NO. 2 BLK 6 LOT 1 8 1511 E 7TH ST	L: 18000 B: 22267
LOPEZ, OSCAR 1504 E 7TH ST WESLACO TX 78596-6612	B3150-02-007-0010-00 JAMES M. BLACK NO. 2 BLK 7 LOT 1 0 1504 E 7TH ST	L: 18000 B: 22215
GONZALEZ, FORTINO 1502 E 7TH ST WESLACO TX 78596-6612	B3150-02-007-0011-00 JAMES M. BLACK NO. 2 BLK 7 LOT 1 1 1502 E 7TH ST	L: 18000 B: 10086
GARCIA MARIA DEL CARMEN 2201 S WESTGATE DR WESLACO TX 78596-9413	B3150-02-007-0012-00 JAMES M. BLACK NO. 2 BLK 7 LOT 1 2 1500 E 7TH ST	L: 18000 B: 27321
KNAPP MEDICAL CENTER 1330 E 6TH ST WESLACO TX 78596-4204	W3800-00-692-0000-01 WEST TRACT FT 692 15.40AC OUT OF SE PART EXC 1.43AC-W250'-E450'- 1401 E 8TH ST	L: 1217066 B: 41481897
KNAPP MEDICAL CENTER 1330 E 6TH ST WESLACO TX 78596-4204	W3800-00-692-0000-84 WEST TRACT N230'-W300'-E340' OF FT 692 1.58 ACRE NET 1402 E 6TH ST	L: 137648 B: 524576



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: May 6, 2020	Agenda Item No. (to be assigned by PCE): IV. B.
From: Rebekah de la Fuente, Planning Director, on behalf of Melden & Hunt, Inc.	
Subject/Agenda Item: Discussion and consideration to approve rezone 2732 E. Business 83. Also being 2.394 out of farm tract 710, Block 136, West and Adams Tract Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One-family dwelling district to B-2 Secondary and highway business district. Possible Action.	
Discussion/Overview: The applicant is requesting to rezone property from R-1 One-family dwelling district to B-2 Secondary and highway business district. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on April 20, 2020. Twenty-four (24) property owners within 200 feet of the applicant's property were notified by letter on April 24, 2020.	
Staff recommendation for Commission's Action: Staff recommends approval based on 2040 land use map.	
Additional Action Prompted: [X] Mayor's Signature [X] Public Hearing [] Budget Amendment [] Resolution [X] Ordinance – First Reading [X] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Conditional Use Permit with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm.

The City Commission meets every 1st and 3rd Tuesday of each month at 5:30 pm

FILE NO. 20-00003

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot FT 710 Block 136

Subdivision Name WEST AND ADAMS TRACT SUBDIVISION

Street Address N/A 2732 E Business 83

Existing Zoning R-1 Existing Land Use OPEN

Proposed Zoning B-2 Proposed Land Use COMMERCIAL

- ☒ \$305.00 non-refundable filing fee.
- ☒ Detailed dimensioned site plan/map must be submitted with this request.
- ☒ Survey and metes and bounds if the legal description is a portion of a lot.
- ☒ City and school tax receipts attached.
- ☒ I have received a copy of "The Intent of Zoning Application Instructions".

APPLICANT

Name MELDEN & HUNT, INC. C/O MARIO A. REYNA Phone (956) 381-0981

Address 115 W. MCINTYRE STREET Fax: (956) 381-1839

City EDINBURG State TX Zip Code 78541 E-Mail: mario@meldenandhunt.com

OWNER

Name 3BU FAMILY LIMITED PARTNERSHIP Phone C/O (956) 381-0981

Address 3120 CENTER POINTE DR Fax: C/O (956) 381-1839

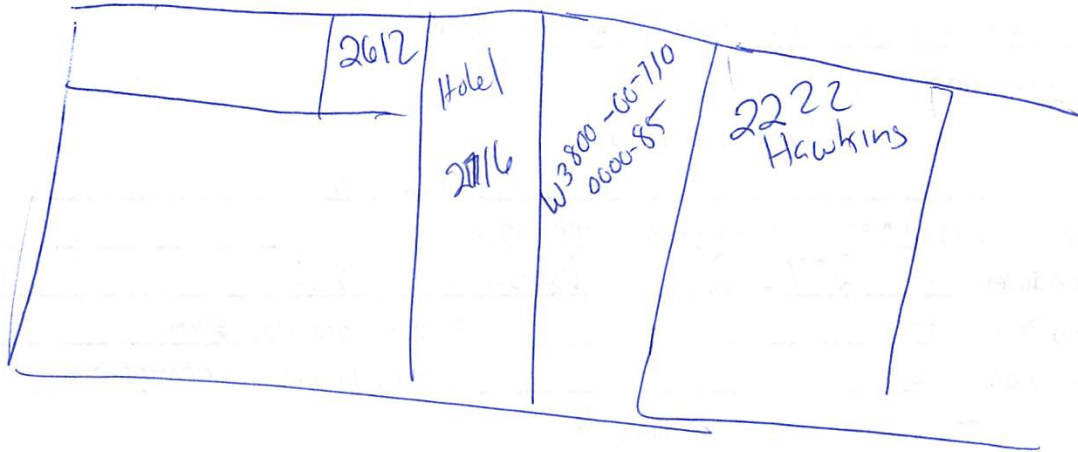
City EDINBURG State TX Zip Code 78539 E-Mail: c/o mario@meldenandhunt.com

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date _____
Owner

Signature _____ Date _____
Applicant

Signature [Signature] Date 3-26-20
Authorized Agent



STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

Notice of Public Hearing Sent to Property Owners within
200' of Proposed Site Date _____

P & Z Notice of Public Hearing Published in Newspaper Date _____

City Commission Notice of Public Hearing Published Date _____

Presented to P & Z Commission Date _____
Approved _____ Disapproved _____ Tabled _____

Presented to City Commission Date _____
Approved _____ Disapproved _____ Tabled _____

Ordinance No. _____

CITY OF WESLACO
956-968-3181

REC#: 02620527 3/30/2020 1:04 PM
OPER: NV TERM: 039
REF#: 3317
PAID BY:

TRAN: 204.0000 REZONING APPL FEE
MELDEN & HUNT
101-400-1027
REZONING APPLICATIO 305.00CR

TENDERED: 305.00 CHECK
APPLIED: 05.00-

CHANGE: 0.00

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Letty Lopez, Mayor Pro-Tem, District 5
Leo Muñoz, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

PLANNING DEPARTMENT

April 24, 2020

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, May 6, 2020, for the Planning and Zoning Commission and on or before May 19, 2020 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue to consider the following request:

CONDITIONAL USE PERMIT REQUEST:

Melden & Hunt, Inc. is requesting to rezone 2732 E. Business 83. Also being 2.394 out of farm tract 710, Block 136, West and Adams Tract Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One-family dwelling district to B-2 Secondary and highway business district. Possible Action.

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) 447-3403.

Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

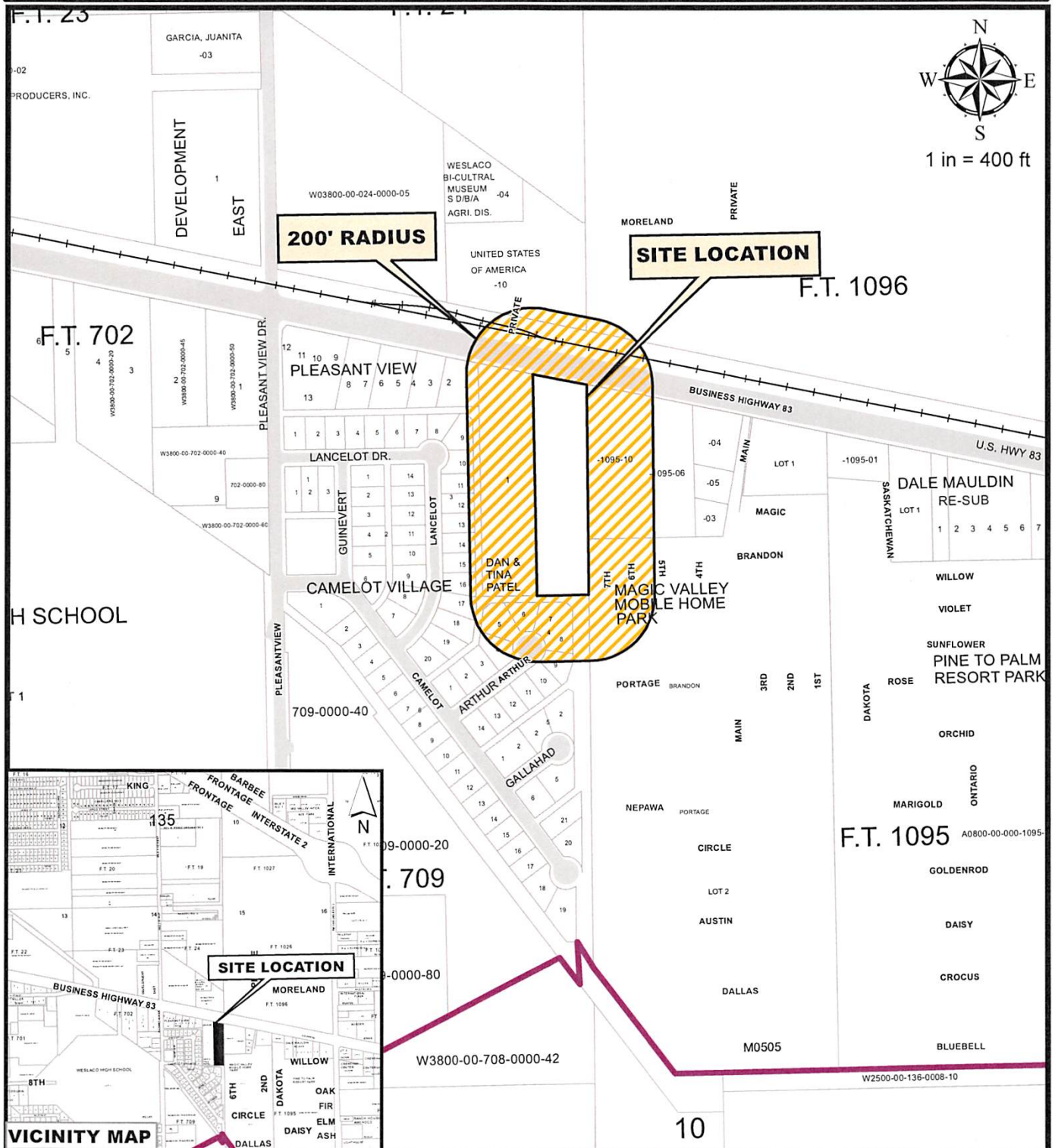
Sincerely,

A handwritten signature in blue ink, appearing to read "Rebekah de la Fuente".

Rebekah de la Fuente, CFM
Planning Director

CITY OF WESLACO

Engineering Department



3BU Family Limited Partnership

2732 East Business 83
WEST TRACT 2.41AC AN IRR TR-E167.98'-N669.98'
LYING S OF OLD 83 FT 710
Lot 7, Block 135

Purpose for the Rezoning request

Existing zoning: R-1
Existing land use: Vacant
Proposed zoning: B-2
Proposed land use: Commercial



City of Weslaco Code Enforcement Dept.

APR 22, 2020

R & I HAWKINS ENTERPRISES I	A0800-00-000-1095-06	L: 358895
1001 HACIENDA DEL SOL	ADAMS TRACT AN IRR TR S468.58'-N	B: 259084
WESLACO TX 78596-8540	529.88'-W325 FT 1095 3.19AC NET	
	2810 E BUS HWY 83	
R & I HAWKINS ENTERPRISES INC	A0800-00-000-1095-10	L: 345539
1001 HACIENDA DEL SOL	ADAMS TRACT W162.5'-S468.58'-N52	B: 0
WESLACO TX 78596	9.88' OF FT 1095 1.67AC NET	
	0	
STATE OF TEXAS	A0800-00-000-1096-00	L: 633500
2415 E US HIGHWAY 83	ADAMS TRACT FT 1096 BLK 136 18.1	B: 1664000
WESLACO TX 78596-8344	0AC	
	2301 S INTERNATIONAL BLVD	
PERALES ROBERT M	C0600-00-003-0009-00	L: 22878
2612 E BUSINESS 83 STE A	CAMELOT VILLAGE LOT 9 BLK 3	B: 42458
WESLACO TX 78596-8674	2615 LANCELOT DR	
HERNANDEZ ESMERALDA	C0600-00-003-0010-00	L: 18042
17010 HIDDEN TREASURE CIR	CAMELOT VILLAGE LOT 10 BLK 3	B: 0
FRIENDSWOOD TX 77546-3460	701 LANCELOT DR	
DIAZ, WALTER & DEYSA	C0600-00-003-0011-00	L: 18000
703 LANCELOT DR	CAMELOT VILLAGE LOT 11 BLK 3	B: 0
WESLACO TX 78596-8604	703 LANCELOT DR	
DIAZ, WALTER & DEYSA	C0600-00-003-0012-00	L: 18000
703 LANCELOT DR	CAMELOT VILLAGE LOT 12 BLK 3	B: 0
WESLACO TX 78596-8604	705 LANCELOT DR	
B&E MENDEZ RENTALS LLC	C0600-00-003-0013-00	L: 18000
2729 ARTHUR CIRCLE	CAMELOT VILLAGE LOT 13 BLK 3	B: 43069
WESLACO TX 78596-8609	707 LANCELOT DR	
VALENCIA JOE E & BLANCA Y	C0600-00-003-0014-00	L: 18000
709 LANCELOT DR	CAMELOT VILLAGE LOT 14 BLK 3	B: 62660
WESLACO TX 78596	709 LANCELOT DR	
MERCADO ISABEL	C0600-00-003-0015-00	L: 18000
PO BOX 8251	CAMELOT VILLAGE LOT 15 BLK 3	B: 48247
WESLACO TX 78599-8251	711 LANCELOT DR	
PEREZ YADIRA	C0600-00-003-0016-00	L: 19674
713 LANCELOT DR	CAMELOT VILLAGE LOT 16 BLK 3	B: 58097
WESLACO TX 78596-8604	713 LANCELOT DR	
RODRIQUEZ YOLANDA	C0600-00-003-0017-00	L: 20739
715 LANCELOT DR	CAMELOT VILLAGE LOT 17 BLK 3	B: 39573
WESLACO TX 78596-8604	715 LANCELOT DR	

City of Weslaco Code Enforcement Dept.

APR 22, 2020

MARTINEZ JOSE JOAQUIN PO BOX 89 WESLACO TX 78599-0089	C0600-00-003-0018-00 CAMELOT VILLAGE LOT 18 BLK 3 717 LANCELOT DR	L: 24342 B: 23788
ORTIZ RAQUEL H 2717 ARTHUR CIR WESLACO TX 78596-8609	C0600-00-004-0004-00 CAMELOT VILLAGE LOT 4 BLK 4 2717 ARTHUR CIR	L: 22818 B: 48211
MARTINEZ GILBERTO & GUADALUPE 2725 ARTHUR CIR WESLACO TX 78596-8609	C0600-00-004-0005-00 CAMELOT VILLAGE LOT 5 BLK 4 2725 ARTHUR CIR	L: 28593 B: 61281
MENDEZ BALDEMAR & ERIKA R 2729 ARTHUR CIR WESLACO TX 78596-8609	C0600-00-004-0006-00 CAMELOT VILLAGE LOT 6 BLK 4 2729 ARTHUR CIR	L: 19704 B: 55307
SAN MIGUEL MAURO & EMMA A 2732 ARTHUR CIR WESLACO TX 78596-8609	C0600-00-004-0007-00 CAMELOT VILLAGE LOTS 7 & 8 BLK 4 2732 ARTHUR CIR	L: 38857 B: 118467
ZEPEDA LAURO & ROSA 2601 WILDWOOD DR WESLACO TX 78596	C0600-00-004-0009-05 CAMELOT VILLAGE LOT 9 BLK 4 2728 ARTHUR CIR	L: 20283 B: 67284
CASTILLO RAUL & CONNIE Z 1204 PALM PARKWAY DR WESLACO TX 78596-0949	C0600-00-004-0010-00 CAMELOT VILLAGE LOT 10 BLK 4 2724 ARTHUR CIR	L: 18000 B: 81490
MAGIC VALLEY PARK LLC 1325 DIXIELAND RD OFFICE HARLINGEN TX 78552-3342	M0505-00-000-0002-00 MAGIC VALLEY TRAILER PARK LOT 2 2300	L: 1091918 B: 2937849
CYGAR LP 2612 E BUSINESS 83 STE A WESLACO TX 78596-8674	P7700-00-000-0001-00 PLEASANT VIEW LOTS 1 & 2 2612 E BUS HWY 83	L: 78000 B: 227738
BOARD OF REGENTS OF TEXAS A & 301 TARROW ST 6TH FL COLLEGE STATION TX 77840-7896	W3800-00-024-0000-10 WEST TRACT 3.16AC IRR TR-E432'-W 975.4'-S324.44' FT 24 3.16AC 2611 E BUS HWY 83	L: 208560 B: 90689
3BU FAMILY LIMITED PARTNERSHIP 3120 CENTER POINTE DR EDINBURG TX 78539	W3800-00-710-0000-85 WEST TRACT 2.41AC AN IRR TR-E167 .98'-N669.98' LYING S OF OLD 83 0 E BUS HWY 83	L: 137786 B: 0
JAY KUBER LLC 2716 E BUSINESS 83 WESLACO TX 78596-8394	D0688-00-001-0001-00 DAN AND TINA PATEL LOT 1 BLK 1 2716 E BUS HWY 83	L: 493840 B: 356160



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: May 6, 2020	Agenda Item No. (to be assigned by PCE): IV. C.
From: Rebekah de la Fuente, Planning Director, on behalf of Edna Salas	
Subject/Agenda Item: Discussion and consideration to approve rezone 920 Dolores Huerta. Also being .70 acres out of farm tract 31, BLK 143, West Tract Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One-family dwelling district to B-1 Neighborhood business district. Possible Action.	
Discussion/Overview: The applicant is requesting to rezone property from R-1 One-family dwelling district to B-1 Neighborhood business district. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on April 20, 2020. Five (5) property owners within 200 feet of the applicant's property were notified by letter on April 24, 2020.	
Staff recommendation for Commission's Action: Staff recommends approval based on 2040 land use map.	
Additional Action Prompted: [X] Mayor's Signature [X] Public Hearing [] Budget Amendment [] Resolution [X] Ordinance – First Reading [X] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Conditional Use Permit with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm.

The City Commission meets every 1st and 3rd Tuesday of each month at 5:30 pm

FILE NO. _____

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot TRACT 31 Block 143

Subdivision Name WEST TRACT SUBDIVISION

Street Address 920 Dolores Huerta Avenue

Existing Zoning R1 Existing Land Use VACANT

Proposed Zoning B1- Neighborhood Bus. Dist. Proposed Land Use COMMERCIAL

_____ \$305.00 non-refundable filing fee.

_____ Detailed dimensioned site plan/map must be submitted with this request.

_____ Survey and metes and bounds if the legal description is a portion of a lot.

_____ City and school tax receipts attached.

_____ I have received a copy of "The Intent of Zoning Application Instructions".

APPLICANT

Name EDNA SACAS Phone 956-975-1617

Address 613 E. JEFFERSON Fax: _____

City WESLACO State TX Zip Code 78596 E-Mail: _____

OWNER

Name EDNA SACAS Phone 956-975-1617

Address 613 E. JEFFERSON Fax: _____

City WESLACO State TX Zip Code 78596 E-Mail: _____

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature Edna Sacas Date 4/15/2020
Owner

Signature Edna Sacas Date 4/15/2020
Applicant

Signature Frank Cito Date 4/15/2020
Authorized Agent

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Letty Lopez, Mayor Pro-Tem, District 5
Leo Muñoz, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

PLANNING DEPARTMENT

April 24, 2020

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, May 6, 2020, for the Planning and Zoning Commission and on or before May 19, 2020 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue to consider the following request:

CONDITIONAL USE PERMIT REQUEST:

Edna Salas is requesting to rezone 920 Dolores Huerta. Also being .70 acres out of farm tract 31, West Tract Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One-family dwelling district to B-1 Neighborhood business district.

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) 447-3403.

Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rebekah de la Fuente".

Rebekah de la Fuente, CFM
Planning Director

Engineering Department


$$1 \text{ in} = 400 \text{ ft}$$

2

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FRONTAGE

**920 Doloras Huerta Avenue
WEST TRACT E257.26'-W282.26'-S118.93'
FT 31 0.70AC NET
Lot 7, Block 143**

Existing zoning: R-1
Existing land use: Vacant
Proposed zoning: B-1
Proposed land use: Commercial



City of Weslaco Code Enforcement Dept.

APR 22, 2020

TEXAS REGIONAL BANK PO BOX 5555 MCALLEN TX 78502-5555	W3800-00-031-0000-05 WEST TRACT W650.3'-S422.39' FT 3 1 EXC W282.26'-S118.93' EXC N80' 1800 N BRIDGE AVE	L: 220860 B: 0
LOWE'S HOME CENTERS INC 1000 LOWES BLVD MOORESVILLE NC 28117-8520	W3800-00-034-0000-00 WEST TRACT N791'-W629' FT 34 11. 42AC GR 10.88AC NET 1402 N BRIDGE	L: 2065800 B: 0
HIDALGO CO R/O/W DEPT 902 N DOOLITTLE RD EDINBURG TX 78542-7470	W3800-00-035-0000-01 WEST TRACT N442' FT 35 13.39AC G R 12.50AC NET 1711 N BRIDGE AVE	L: 756250 B: 2252438
SALAS EDNA PO BOX 146 WESLACO TX 78599-0146	W3800-00-031-0000-07 WEST TRACT E257.26'-W282.26'-S11 8.93' FT 31 0.70AC NET 1700 N BRIDGE AVE	L: 75084 B: 0



**Planning & Zoning Commission
Standardized Agenda Request Form**

Date of Meeting: May 6, 2020	Agenda Item No. (to be assigned by PCE): IV. A.
From: Rebekah de la Fuente, Senior Planner, on behalf of David Salinas.	
Subject/Agenda Item: Discussion and consideration for a six month extension of the Final Plat for Pleasant View Heights Subdivision– being a 20.33 acres out of Re- Subdivision of Lots 3 & 4, Rev M. Perez Dream Acres Subdivision, Weslaco, Hidalgo County, Texas located approximately 1500 ft. South of Interstate 2 along Pleasantview Dr. Possible Action.	
Discussion/Overview: The proposed twenty-five (25) lot subdivision is inside the City of Weslaco city limits. This subdivision is being serviced with water by the City of Weslaco through an 8" waterline and sewer by the City of Weslaco services through an 8" sewer line. The property is within a Flood Zone "X". Subdivision is currently under construction.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

**SALINAS
ENGINEERING
ASSOCIATES &**

Memo

To: City of Weslaco, Planning Department (Via Email Only 04/22/20) 
From: David Omar Salinas, P.E., R.P.L.S.
CC: n:\subdivisionplats\pleasantviewheights\rebecca.memo.004.042220
Date: 4/22/2020
Re: Pleasant View Heights Subd.

Please accept this memo as a request to grant the developer an extension for the City approvals of Pleasant View Heights Subd. An extension of six (6) months would be acceptable. Thank-you.

2221 Daffodil Ave., McAllen, Texas 78501
(956) 682-9081/(956) 686-1489 Facsimile
(956) 648-8899 Cell
dsalinas@salinasengineering.com



**Planning & Zoning Commission
Standardized Agenda Request Form**

Date of Meeting: MAY 6, 2020	Agenda Item No. (to be assigned by PCE): IV. B.
From: Rebekah de la Fuente, Assistant Planning Director on behalf of Mike Patel.	
Subject/Agenda Item: Discussion and consideration for a six-month extension of the Final Plat for Rangila Subdivision—being a 1.878 acres out of Farm Tracts 29, West Tract Subdivision Vol. 2, Weslaco, Hidalgo County, Texas located, approximately 1900 ft. North of West Frontage Road. Possible Action.	
Discussion/Overview: The proposed two (2) lot subdivision is inside city limits. This subdivision is being serviced with water by the City of Weslaco through a 20" waterline and sewer by the City of Weslaco services through an 8" sewer line. The property is within a Flood Zone "B". Subdivision was previously granted a six-month extension in November.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval. City Commission approval expires April 22, 2020.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



GUZMAN & MUÑOZ
ENGINEERING AND SURVEYING, INC.
Texas Registered Engineering Firm F-8017

2020 E. EXPRESSWAY 83
MERCEDES, TX 78570

PHONE: (956) 565-4637
FAX: (956) 565-4636

April 22, 2020

Rebekah de la Fuente, CFM
Assistant Planning & Code Enforcement Director
City of Weslaco
255 S. Kansas Avenue
Weslaco, TX 78596

Re: P891 - Rangila Subdivision Plat

Dear Ms. De la Fuente:

The purpose of this letter is to request a 6 months extension for the Rangila Subdivision project as per your email dated April 22, 2020. Thank you for your notice and concern. Please provide us with the new expiration date.

If you have any questions, or require additional information, please do not hesitate to contact us.

Sincerely,

Jose L. Munoz
Sr. Project Manager
Guzman & Muñoz Engineering and Surveying, Inc.



**Planning & Zoning Commission
Standardized Agenda Request Form**

Date of Meeting: May 6, 2020	Agenda Item No. (to be assigned by PCE): V. C.
From: Rebekah de la Fuente, Planning Director	
Subject/Agenda Item: Discussion and recommendation on the City of Weslaco Comprehensive Plan updates and changes.	
Discussion/Overview:	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action:	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	