



**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
JULY 20, 2020**

Notice is hereby given of a Planning and Zoning Commission regular meeting to be held on Monday, July 20, 2020, at 10:00 a.m. at the Weslaco City Hall Legislative Chambers, VIA ZOOM MEETING for the purpose of considering the following items:

Telephonic conferencing capabilities will be utilized to allow member of the public to participate remotely via Toll Free Dial In Number: 1-877-853-5247; Meeting ID: 878 6097 5351.

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to karevalo@weslacotx.gov by 12:00 pm on July 17, 2020. A staff member will contact you with instructions via phone call to address your public comment.

I. CALL TO ORDER Pages

- A. Roll Call/Establish a Quorum

II. PUBLIC COMMENTS

The Public Comments portion of the meeting promotes a fair and open process for the governance of the City. This portion of the meeting is not intended to be an extended discussion or a debate and is limited to three minutes for each presenter. Due to the Texas Open Meetings Act, the Planning and Zoning Commissioners do not reply; they listen. Matters under litigation are not to be addressed and comments regarding specific City employees and elected officials may be prohibited.

The Public may comment on anything on the agenda, however if you comment on something not included on the agenda, the Commission cannot take any formal action until it is placed on an agenda and notice of the meeting is properly posted. Registration for Public Comments must be submitted to the Planning Department before the Planning and Zoning Commission meeting is called to order. As the Chairman calls upon those who submitted a registration form with the Planning Department, please step to the podium and state your name and address before beginning your presentation.

III. APPROVAL OF MINUTES

- A. Approval of the Minutes of the following: 2-4
1) Regular Meeting of June 3, 2020.

IV. PUBLIC HEARING

- A. Discussion a consideration to approve Conditional Use Permit to obtain an On-Premise Wine and Beer Retailer's Permit at On-Premise Wine and Beer Retailer's Permit at 1311 West IH 2 Ste A, also being Lot 1, Weslaco Plaza Subdivision, Hidalgo County, and Texas. Possible Action. 5-17
- B. Discussion a consideration to approve Conditional Use Permit to obtain an On-Premise Wine and Beer Retailer's Permit and Local Cartage Permit at 200 S. Border Ave. Suite C, also being Block 2, Lot 8, 9, 10 & 11, West Highway Subdivision, Weslaco, Hidalgo County, Texas Possible Action. 18-32
- C. Discussion a consideration to approve to rezone 3701 S. Westgate. Also being West Tract S330' & E440'-S495'-N990'FT 795 15 AC GR 14.77 AC NET, Hidalgo County, and Texas from R-1 One-family dwelling district to R-2 Duplex and apartment district.
- D. Discussion a consideration to approve rezone 321 S Airport, Also being 27.080 acre Tract of land of Farm Tract 21 & 22, Block 135, West and Adams Tract Subdivision, Hidalgo County, and Texas from R-1 One-family dwelling district to R-2 Duplex and apartment district.

V. DISCUSSION AND CONSIDERATION

- A. Discussion and consideration for the Preliminary Plat Verona subdivision- being a 20 acres out of Farm Tract 1038, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 1800 ft. North of mile 8 on FM 1015. Possible Action. 33-87
- B. Discussion and consideration for the Preliminary Plat for Milanos Estates 2 Subdivision- being a 26.43 acres being out of and forming a portion of Farm Tract 720 and 721, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on the Northeast corner of Mile 5 ½ West and Mile 6 ½ Road. Possible Action. 88-142
- C. Discussion and consideration for the Preliminary Plat for Moonlight Subdivision- being 4.00 acres out of Farm Tract 175, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 330' north of Mile 10N along the Westside of F.M. 88. Possible Action. 143-165
- D. Discussion and consideration for the Preliminary Plat for Professional & Medical ph. 2 Subdivision- being 5.474 acres out of Farm Tract 17, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 420' South of U.S Expressway 83 on Professional Drive. Possible Action. 166-187
- E. Discussion and consideration for the Final Plat for Mira Vista Phase II Subdivision- being 13.49 acres out of Farm Tract 1020 and out of Lot 11 and 12, BLK 113, West and Adams Tract Subdivision, Weslaco, Hidalgo

County, Texas located approximately 2575ft. South of Bus. 83 along International Blvd. Possible Action.

- F. Discussion and consideration for the Preliminary Plat for Villa Subdivision being a 3.11 acre tract of land of Farm Tract 31, West and Adams Subdivision, Hidalgo County, and Texas located on the Northeast corner of Bridge and Dolores Huerta. Possible Action.
- G Discussion and consideration for the Preliminary Plat for Airport Heights being 27.080 acre Tract of land of Farm Tract 21 & 22, Block 135, West and Adams Tract Subdivision, Hidalgo County, and Texas located approximately on the North corner of Airport and Business 83. Possible Action.
- H Discussion and consideration for the De-annexation of Mira Vista Subdivision– being a 19.85 acres out of Farm Tract 102 and 9.72 acres out of Lot 11 and 12, BLK 113, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 2575ft. South of Bus. 83 along International Blvd. Possible Action.
- I. Discussion and consideration for a six-month extension of 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.

VI. ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF TEXAS §
HIDALGO COUNTY §
CITY OF WESLACO §

I, Rebekah de la Fuente, do hereby certify that on July 17, 2020 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 July 20, 2020. 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 17th day of July 2020 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
Planning Director