



**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
JANUARY 6, 2021**

Notice is hereby given of a Planning and Zoning Commission regular meeting to be held on Wednesday, January 6, 2021, at 5:30 p.m., at the Weslaco City Hall Legislative Chambers, located at 255 South Kansas Avenue, and viz zoom, 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: 1-346 248 7799; Meeting ID: 843 4461 3919

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 January 6, 2021. A staff member will contact you with instructions via phone call to address your public comment.

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| I. | <u>CALL TO ORDER</u> | Pages |
| A. | Roll Call/Establish a Quorum | |
| II. | <u>PUBLIC COMMENTS</u> | |
| | 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. | <u>APPROVAL OF MINUTES</u> | |
| A. | Approval of the Minutes of the following: | 2-5 |
| | 1) Regular Meeting of December 2, 2020 | |
| IV. | <u>PUBLIC HEARING</u> | |
| A. | Discussion and consideration to approve rezone 1630 Canyon Drive. Also being, Lot 171, Westgate Village Ph II, Hidalgo County, Texas from M-1 Mobile home subdivision district to a B-1 Neighborhood Business district. Possible Action. | 6-14 |

- B. Discussion and consideration to approve rezone 515 S. Airport Drive. Also being 18.680 acres out of Farm Tract 21 & 22, West Tract Subdivision and out of an abandoned canal R.O.W., Hidalgo County, Texas from R-1 One-family dwelling district to I Industrial district. Possible Action. 15-24
- C. Discussion and consideration to approve Conditional Use Permit to obtain a Mixed Beverage Permit, Mixed Beverage Late Hours Permit and Beverage Cartage Permit at 260 S. Texas Blvd. Suite 105, Also being a 98'x90' Tract, Block 18, Original Townsite of Weslaco, Weslaco, Hidalgo County, and Texas. Possible Action.

V. DISCUSSION AND CONSIDERATION

- A. Discussion and consideration for the Final Plat for Sierra Estates – being 25.00 acre of lot 15 & 16 Block 147, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately the northwest corner of Mile 4 West and Mile 12 North. Possible Action. 25-55
- B. Discussion and consideration for the Final Plat for Emily Villarreal Subdivision – being 4.00 acre out of Farm Tract 711, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately the northeast corner of Mile 5 North Rd and Midway Rd. Possible Action. 56-95
- C. Discussion and consideration for a six-month extension for the Final Plat for San Jacinto Estates No. 10. 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. 96-122
- D. Discussion and consideration for a six-month extension for the Final Plat for San Pedro Estates Subdivision – being 20 acre tract of land out of Farm Tract 647, West & Adams Tract Subdivision, Hidalgo County, Texas. Approximately 2,964 ft. North of the Intersection of 18th and Milanos Rd. Possible Action. 123-152

V. ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF TEXAS §
HIDALGO COUNTY §
CITY OF WESLACO §

I, Rebekah de la Fuente, do hereby certify that on December 31, 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 January 6, 2021. 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 31ST day of December 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