



**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
FEBRUARY 3, 2021**

Notice is hereby given of a Planning and Zoning Commission regular meeting to be held on Wednesday, February 3, 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: 832 0582 2197

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 February 3, 2021. A staff member will contact you with instructions via phone call to address your public comment.

- | | | |
|-------------|---|-------|
| 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:
1) Regular Meeting of January 6, 2021 | 2-5 |
| IV. | <u>PUBLIC HEARING</u> | |
| A | Discussion and consideration to approve 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-2 Duplex and apartment district.to M-1 Mobile home subdivision district. Possible Action. | 6-14 |

- B. Discussion and consideration to approve rezone 3702 S. Westgate. Also being West Tract E1065'-S501.97' Farm Tract 790 being 12.27 AC GR 11.92 AC NET Hidalgo County, and Texas from R-2 Duplex and apartment district.to M-1 Mobile home subdivision district. Possible Action. 15-22
- C. Discussion and consideration to approve rezone 703 & 705 W. 6th St. Also being lot 24 & 25, Block 4, Glendale Addition, Hidalgo County, and Texas from R-1 One-family dwelling to R-2 Duplex and apartment district. 23-30
- D. Discussion and consideration to approve Conditional Use Permit to obtain an Off-Premise Wine and Beer Retailer's Permit at 2720 N Westgate, also being Lot 1 & 2, Block 5, Sun Country Estates Subdivision, Hidalgo County, and Texas. Possible Action. 31-43

V. DISCUSSION AND CONSIDERATION

- A. Discussion and consideration for the Preliminary Plat for Pike District Subdivision– being 36.052 acres out of Farm Tract 163, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately the southeast corner of W. Pike Blvd and Milanos Rd. Possible Action. 44-95
- B. Discussion and consideration for the Preliminary Plat for Gonzalez-Vasquez Subdivision– being 2.24 acres out of Lot 1, Kevin Subdivision, Weslaco, Hidalgo County, Texas located approximately 733 FT west of Westgate drive on mile 10. Possible Action. 96-134
- C. Discussion and consideration to convert South Border Avenue from a public street to a private street from the intersection of South Border Avenue and Tierra Santa Blvd. Weslaco, Hidalgo County, Texas. Possible Action. 135-136

V. ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF TEXAS §
HIDALGO COUNTY §
CITY OF WESLACO §

I, Rebekah de la Fuente, do hereby certify that on January 29, 2021 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 February 3, 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 29th day of January 2021 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