



**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
APRIL 7, 2021**

Notice is hereby given of a Planning and Zoning Commission regular meeting to be held on Wednesday, April 7, 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: 879 6458 4408

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 April 7, 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> | |
| | <p>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.</p> <p>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.</p> | |
| III | <u>APPROVAL OF MINUTES</u> | |
| | A. Approval of the Minutes of the following: | 2-5 |
| | 1)Regular Meeting of March 3, 2021 | |
| IV. | <u>PUBLIC HEARING</u> | |
| | A. Discussion and consideration to approve Conditional Use Permit to obtain an On-Premise Wine and Beer Retailer's Permit at 310 W Expy 83 Suite 3, also being Lot 2, 400 W Expressway 83 subdivision, Weslaco, Hidalgo County, Texas. | 6-20 |

V. DISCUSSION AND CONSIDERATION

- A. Discussion and consideration for the Preliminary Plat for The District North Weslaco Subdivision– being 39.97 acres out of Farm Tract 190, BLK 160, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately on the southwest corner of Mile 11 North @ Mile 5 1/2 West Sub. Possible action. 21-68
- B. Discussion and consideration for the Preliminary Plat for North Park Place Ph II– being 10.589 acres out of Farm Tract 183 and Farm Tract 184, Block 161, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 800 ft E from the intersection of Mile 10 N and N mile 5 ½ Possible Action. 69-97
- C. Discussion and consideration for the Preliminary Plat for Bridge Crossing Ph II– being a re-subdivision of 16.273 acres being part or portion out of farm tract 744, The West And Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 1370 ft east of the intersection of 18th St. & Mile 5 ½. Possible action. 98-124
- D Discussion and consideration for the Preliminary Plat for Domain Subdivision– being a 1 acre out of farm tract 686, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 701 E. 6th St. Possible action. 125-149
- E. Discussion and consideration for the Preliminary Plat for Stone Oaks Subdivision– being A 35.20 acre tract of land being the north 757.95 feet of Farm Tract 221, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately the southwest corner of Mile 11 north and Mile 6 1/2 west. Possible action. 150-181
- F. Discussion and consideration for the Preliminary Plat for Greener Pastures Mobile Home Subdivision PH II– being A 3.94-acre tract of land out of Lot 82,133,134,135 and 136, Greener Pastures Mobile Home Subdivision, Weslaco, Hidalgo County, Texas located approximately on Main Gate Drive and Corral Drive. Possible Action 182-209
- G. Discussion and consideration for the Preliminary Plat for Pleasant View Estates Subdivision– being 10.984 acres out of Farm Tract 772, Block 137, West Tract Subdivision, Weslaco, Hidalgo County, Texas located on westside of Pleasant View Drive, 1320' North Mile 5 North Road. Possible Action 210-248
- H. Discussion and consideration for the Final Plat for Pleasant View Estates Subdivision– being 10.984 acres out of Farm Tract 772, Block 137, West Tract Subdivision, Weslaco, Hidalgo County, Texas located on westside of Pleasant View Drive, 1320' North Mile 5 North Road. Possible Action 249
- I. Discussion and consideration for the Final Plat for Weslaco Public Services Subdivision– being 9.03 acres out of Farm Tract 54, Block 142, West Tract Subdivision, Weslaco, Hidalgo County, Texas located on Bridge Ave and Witmer St. Possible Action. 250-279
- J. Discussion and consideration for a six-month extension of the Final 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 280-281

- K. Discussion and consideration for a six-month extension of the Final Plat for Tejas Cuatro Phase III 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. along Mile 5 ½ West. Possible Action. 282-283
- L. Discussion and consideration for a six-month extension of the Final Plat for Pleasant View Heights Subdivision– being 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. 284-285

ADJOURNMENT

VI.

CERTIFICATE OF POSTING

STATE OF TEXAS §
HIDALGO COUNTY §
CITY OF WESLACO §

I, Rebekah de la Fuente, do hereby certify that on April 2, 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 April 7, 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 2nd day of April 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