



**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
MAY 5, 2021**

Notice is hereby given of a Planning and Zoning Commission regular meeting to be held on Wednesday, May 5, 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: 896 0525 5373

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 May 5, 2021. 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. APPROV APPROVAL OF MINUTES

A. Approval of the minutes of the following:

2-7

1) Regular Meeting of April 7, 2021

IV. PUBLIC HEARING

A. Discussion and consideration to approve Conditional Use Permit to obtain a Mixed Beverage Permit, Mixed Beverage Late Hours Permit, Food and Beverage certificate and Mixed Beverage Restaurant Permit with FB at 303 N. Texas, also being the N ½ Lot 23 & all of Lot 24, Block 26, Weslaco Original Townsite, Weslaco, Hidalgo County, and Texas. Possible Action

8-22

- B. Discussion and consideration to approve Conditional Use Permit to obtain on-premise alcohol permit at 812 W. Interstate 2, also being lot 2, Re-plat Lot#1 Reyna Office Park Unit #1, Weslaco, Hidalgo County, and Texas. Possible Action. 23-29
- C. Discussion and consideration to approve Conditional Use Permit to obtain a mixed beverage restaurant permit with FB at 2445 N. International Blvd Ste. 4&5, also being Lot 2, J. Valderas Subdivision, Weslaco, Hidalgo County, and Texas. Possible Action. 30-42
- D. Discussion and consideration to approve Conditional Use Permit to obtain an On Premise Mixed Beverage Permit, Mixed Beverage late hours permit and Beverage cartage Permit at 2901 W Business 83 also being the W1.77acres an Irrigation S881.60'-E179.15', Farm Tract 626, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Possible Action. 43-55
- E. Discussion and consideration to approve rezone 1108 W Pike Blvd. Also being 0.55-acre tract of land out of, farm Tract 3, West & Adams Tract Subdivision, Weslaco, Hidalgo County, and Texas from R-2 Duplex and apartment district. to B-2 secondary and highway business district. 56-64

V. DISCUSSION AND CONSIDERATION

- A. Discussion and consideration for the Preliminary Plat for Moreland Apartments Subdivision– being 2.03 acres out of Farm Tract 1033, the West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on the Northwest corner of E. Moreland Dr. and Plaza Los Encinos Possible Action. 65-100
- B. Discussion and consideration for the Preliminary Plat for Ten fifteen Subdivision– being 10.33 acres being a resubdivision of lots 1A,2A,3A, 4A,5A and 6A, out of Plaza Diez Quince Subdivision, Weslaco, Hidalgo County, Texas located on the Northeast corner of F.M. 1015 and Mile 6 North. Possible Action. 101-135
- C. Discussion and consideration for the Preliminary Plat for Amber Estates– being 19.719 acres acre tract of land, out of farm Tract 192, West Tract Subdivision, Weslaco, Hidalgo County, Texas located on the east side of Mile 6 North ½ a Mile North of Mile 10 North. Possible Action. 136-159
- D. Discussion and consideration for the Final 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 160-207
- E. Discussion and consideration for the Final 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 208-236
- F. Discussion and consideration for the Final Plat for Bridge Crossing Ph II– being a re-subdivision of 16.273acres 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. 237-263

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| G. Discussion and consideration for the Final 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. | 264-288 |
| H. Discussion and consideration for the Final 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. | 289-320 |
| I. Discussion and consideration for the Final 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 | 321-348 |
| J. Discussion and consideration for the Final Plat Vaquero Estates– being a re-subdivision of 86.961 acres being all of farm tract 1072 an out of Farm Tract 1065,1066& 1071, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on FM 1015 & Mile 11 North | 349-391 |
| K. Discussion and consideration on the variance request to section 26-38(a) 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. | 392-395 |
| L. Discussion and consideration for the Voluntary Annexation of West and Adams Tract Subdivision – being a 4.73 acre tract of land out of Farm Tract 1046, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located adjacent to and east of Spanish Oak Dr and Shady Grove Trail. Possible Action. | 396-399 |

VI. ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF TEXAS §
HIDALGO COUNTY §
CITY OF WESLACO §

I, Rebekah de la Fuente, do hereby certify that on April 30, 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 May 5, 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 30th 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