



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

Notice is hereby given of a Planning and Zoning Commission regular meeting to be held on Wednesday, July 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: 861 6670 7978

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 7, 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. APPROVAL OF MINUTES

A. Approval of the minutes of the following:

2-5

1) Regular Meeting of June 2, 2021

IV. PUBLIC HEARING

A. Discussion and consideration to approve Conditional Use Permit to obtain an On-Premise Retail Dealer's Wine and Beer Retailer's permit at 2721 W. Business 83. Also being Lot 7, Block 1, Westveiw Estates Subdivision, Weslaco, Hidalgo County, and Texas. Possible Action

6-18

B. Discussion and consideration to approve rezone 403 W Pike Blvd. Also being Lot 2-3, Block 20, Esplanada Subdivision, Weslaco, Hidalgo County, and Texas R-1 One family Dwelling district to B-2 secondary and highway business district.

19-25

- C. Discussion and consideration to approve rezone 105 Adelita St. Also being Lot 8-10, San Francisco Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District and R-2 Duplex and apartment district. to B-1 neighborhood business district. 26-33

V. DISCUSSION AND CONSIDERATION

- A. Discussion and consideration for the Preliminary Plat for South Point Subdivision— being a resubdivision of 12.889 acres being all of lot 2 VBMH Subdivision, and out of Farm Tract 133, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on between N Westgate Dr. and Border Ave. East Expressway 83. 34-65
- B. Discussion and consideration for the Preliminary Plat for Pecan Grove No.3 Subdivision— being a 4.73 acre tract out of Farm Tract 1046, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on East of Pecan Grove No.2. 66-82
- C. Discussion and consideration for the Final Plat for Highland Manor PH 2— being a resubdivision of 13.46 acres out of Farm Tract 238 and 239, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on FM 1015 & Mile 11 North. Possible Action. 83-132
- D. Discussion and consideration for the Final Plat for Chavez De Los Santos Subdivision— being a 6.364 acre tract out of Farm Tract 256, West Tract Subdivision, Weslaco, Hidalgo County, Texas located on the West side of Mile 4 ½ West, approximately 1770ft South of Mile 12 North Possible Action 133-152
- E. Discussion and consideration for the Voluntary Annexation of Weslaco Industrial Park Subdivision – being a 146.09 acre tract of land out of Farm Tract 1056, 1057, and 1058, Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located at the Northeast Intersection of Mile 9 & FM 1015. Possible Action. 153-162

VI. ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF TEXAS §
HIDALGO COUNTY §
CITY OF WESLACO §

I, Rebekah de la Fuente, do hereby certify that on July 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 July 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 July 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