



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

Notice is hereby given of a Planning and Zoning Commission regular meeting to be held on Wednesday, November 3, 2021, at 5:30 p.m., at the Weslaco City Hall Legislative Chambers, located at 255 South Kansas Avenue, for the purpose of considering the following items:

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

I. CALL TO ORDER

A. Roll call/ establish a Quorum

Pages

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:

1) Regular Meeting of October 6, 2021

2-7

IV. PUBLIC HEARING

A. Discussion and consideration to rezone 409 N Kansas Ave Also being Lot 16, block 4, Gonzalez Addition Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to R-2 Duplex and Apartment District. Possible Action.

8-17

B. Discussion and consideration to rezone 110 W Adelita St. Also being Lot 26, San Francisco Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to R-2 Duplex and Apartment District. Possible Action.

18-25

C. Discussion and consideration to rezone 202 N. Palmas. Also being Lot 10-13, block 12, Northside Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to R-2 Duplex and Apartment District. Possible Action.

26-36

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| D. Discussion and consideration to obtain a Conditional Use Permit for a Wine and Malt Beverage Retail Dealer's On-Premise permit at 2307 W Expressway 83 Ste. B. Also being Lot 4, Town Center Subdivision, Weslaco, Hidalgo County, and Texas Possible Action. | 37-47 |
| E. Discussion and consideration to obtain a Conditional Use Permit for a On-Premise Wine and Beer Retailer's Permit at 306 S Illinois Avenue. Also being Lot 1-6, Block 27, Weslaco Original Townsite Subdivision, Weslaco, Hidalgo County, and Texas. Possible Action. | 48-59 |
| F. Discussion and consideration to revoke Conditional Use Permit for a Mixed Beverage Permit, Mixed Beverage late hours permit and Beverage cartage Permit at 2307 W Interstate 2. Suite A, also being lot 4, Town center Subdivision Lots 2-9, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas. Possible Action. | 60-64 |

V. DISCUSSION AND CONSIDERATION

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| A. Discussion and consideration for the Preliminary Plat for Texas Heights Subdivision— being a 18.067 being a part or portion out of Farm Tracts 108 &109, The West and Adams Tracts, Weslaco, Hidalgo County, Texas Located approximately on Texas Blvd & Northcross Avenue. Possible Action | 65 |
| B. Discussion and consideration for the Final Plat for Texas Heights Subdivision— being a 18.067 being a part or portion out of Farm Tracts 108 &109, The West and Adams Tracts, Weslaco, Hidalgo County, Texas Located approximately on Texas Blvd & Northcross Avenue. Possible Action | 66-100 |
| C. Discussion and consideration for the Preliminary Plat for Mid Valley International Industrial Park – being a 146.09c.00-acre tract of land out of acre tract of land out of farm tract 1056, 1057and 1058, Block 116, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located on the Northeast corner of intersection Mile 9 & FM 1015. Possible Action. | 101 |
| D. Discussion and consideration for the Final Plat for Mid Valley International Industrial Park – being a 146.09c.00-acre tract of land out of acre tract of land out of farm tract 1056, 1057and 1058, Block 116, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located on the Northeast corner of intersection Mile 9 & FM 1015. Possible Action. | 102-186 |
| E. Discussion and consideration for the Final Plat for Pastor Estates No. 2 Subdivision— being a 2.734 acre tract of land being all of lot 4 Pastor Estates No. 2, Weslaco, Hidalgo County, Texas Located approximately on Mile 4 ½ West Road 3,690 ft North of Mile 10 North Road. Possible Action. | 187-202 |
| F. Discussion and consideration for the Final Plat for Pleasant View Village Subdivision— being a 8.55 out of Farm Tract 709, Block 136, The West and Adams Tracts, Weslaco, Hidalgo County, Texas Located approximately on 1,300 ft South of Business 83 & Pleasantview Dr.to the East. Possible Action. | 203-271 |
| G. 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. | 272-304 |
| H. Discussion and consideration for the Voluntary Annexation of Texas Heights Subdivision— being a 18.067 being a part or portion out of Farm Tracts 108 &109, The | 305-308 |

West and Adams Tracts, Weslaco, Hidalgo County, Texas Located approximately on Texas Blvd & Northcross Avenue. Possible Action.

VI. ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF TEXAS §
HIDALGO COUNTY §
CITY OF WESLACO §

I, Rebekah de la Fuente, do hereby certify that on November 3, 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 October 29, 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 October 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