

**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
OCTOBER 6, 2021**

On Wednesday, October 6, 2021, at 5:30 pm., the Planning and Zoning Commission of the City of Weslaco, Texas, convened in regular session in person

The following commissioners were present:

David Hernandez	Chairman
Lonnie Berry	Vice-Chairman
Jose Treviño	Commissioner
Randy Summers	Commissioner
Adrian Torres	Commissioner
Jose Treviño	Commissioner
Rebekah de la Fuente	Planning Director
Kayla Arevalo	Secretary

Also, present were Jessie Valderas, Fire Inspector; Rafael Cuellar, Engineering Assistant;; Rolando Gonzalez, Chief Building Official; and citizens.

I. CALL TO ORDER:

Chairman Hernandez called the meeting to order and welcomed everyone in the audience.

A. Roll Call/Establish a Quorum

Mrs. de la Fuente called the roll call noting that, Commissioner Bullion was absent at time of roll call, a quorum was established.

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. September 1, 2021 Regular Meeting

Commissioner Summers made a motion to approve the minutes of September 1, 2021, with the noted changes, seconded by Commissioner Berry. Motion carried.

IV. Public Hearing

V. Discussion and Consideration

A. Discussion and consideration for the Preliminary 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.

Mrs. de la Fuente stated that this item is a two (2) lot subdivision and is located inside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply Company through a 6" waterline and sanitary sewer by OSSF. The property is within a Flood Zone "X". Staff recommended approval of the Preliminary Plat.

Commissioner Summers made the motion to approve the Preliminary plat, seconded by Commissioner Berry. Motion carried

B. Discussion and consideration for the Preliminary Plat for Sugarcane Estates Subdivision– being a 5.963-acre tract of Farm Tract 141, The West and Adams Tracts Subdivision, Weslaco, Hidalgo County, Texas Located approximately on Mireles Road &W Sugarcane Drive. Possible Action.

Mrs. de la Fuente stated that this item is a thirty-three (33) lot subdivision and is located inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through an 8" waterline and sewer by City of Weslaco services through a 12" sewer line. The property is within a Flood Zone "X". Applicant is requesting a variance for lot size and required right of way width. Staff recommended denial of the Preliminary Plat and compliance with the ordinance on the variance.

Commissioner Berry made the motion to deny the Preliminary plat and variance, seconded by Commissioner Treviño. Motion carried

C. Preliminary Plat for Texas Heights Subdivision– being an 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.

Mrs. de la Fuente stated that this item is a seventy-nine (79) lot subdivision and is located inside and outside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through an 8" waterline and sanitary sewer by City of Weslaco services through an 8" sewer line. The property is within a Flood Zone "X". Staff recommended denial of the Preliminary Plat and compliance with the ordinance on the variance.

Commissioner Berry made the motion to approve the Preliminary plat with the stipulation that the developer submit for a PUD rezone, all lots meet a minimum of 5,000 square feet and the developer submit for voluntary annexation, seconded by Commissioner Forward. Motion carried

D. Discussion and consideration for the Preliminary Plat for Pleasant View Village Subdivision– being an 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

Mrs. de la Fuente stated that this item is a thirty (30) lot subdivision and is located inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through an 8" waterline and sanitary sewer by City of Weslaco services through an 8" sewer line. The property

is within a Flood Zone “X”. Staff recommended approval of the Preliminary Plat and compliance with the ordinance on the variance.

Commissioner Summers made the motion to approve the Preliminary plat with the stipulation that letter of support be submitted from both the Irrigation and Drainage District, seconded by Commissioner Berry. Motion carried

E. 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

Mrs. de la Fuente stated that this item is a thirty-six (36) lot subdivision and is located inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through a 6” waterline and sewer by City of Weslaco services through an 8” sanitary sewer line. The property is within a Flood Zone “X”. Staff recommended approval of the Preliminary Plat and compliance with the ordinance on the variance.

Commissioner Berry made the motion to approve the Preliminary plat with the stipulation that letter of support be submitted from both the Irrigation and Drainage District, seconded by Commissioner Forward. Motion carried

F. Discussion and consideration for the for the Final Plat for Verona Subdivision– being 20 acres out of Farm Tract 1038, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 1800 ft. North of mile 8 on FM 1015. Possible Action.

Mrs. de la Fuente stated that this item was a fifty (50) lot subdivision and is now a fifty-two (52) lot subdivision and is located inside the City of Weslaco. Staff recommended approval of the revised Final Plat.

Commissioner Summers made the motion to approve the Final plat, seconded by Commissioner Treviño. Motion carried

G. 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.

Mrs. de la Fuente stated that this item is a thirty-six (36) lot subdivision and is located outside the City of Weslaco. This subdivision is being serviced with water by the North Alamo Water Supply Company through an 8” waterline and sanitary sewer by City of Weslaco services through a 10” sewer line. The property is within a Flood Zone “X”. The developer is in the process of redesigning the overall plat and has requested that subdivision be tabled at this time.

Commissioner Berry made the motion to deny the Final plat, seconded by Commissioner Treviño. Motion carried

H. Discussion and consideration for the Final Plat for White Rose Subdivision– being a 4.644-acre tract of land out of Farm Tract 31, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located approximately 2000ft North of Intersection Frontage Road & Bridge Ave. Possible Action.

Mrs. de la Fuente stated that this item is a two (2) lot subdivision and is located inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through an 18” waterline and sewer by City of Weslaco services through an 8” sewer line. The property is within a Flood Zone “X”. Staff recommended approval of the Final Plat.

Commissioner Berry made the motion to approve the Final plat with the addition of 15” right-of-way, seconded by Commissioner Treviño. Motion carried

I. Discussion and consideration for the Voluntary Annexation of Adams Tract Subdivision – being 1.166 AC out of North 210.10 FT of the East 242.00 FT. of Farm Tract 1009, Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on the Southwest corner of intersection FM 1015 and Mile 6 North. Possible Action.

Mrs. de la Fuente stated that this item is a one (1) lot commercial property and is outside the City of Weslaco city limits. This property is being serviced with water by the City of Weslaco through a 12” waterline and has proposed sanitary sewer the City of Weslaco through an 8” sanitary sewer line . This is the existing site of Nana’s Taqueria.

Commissioner Summers made the motion to approve the voluntary annexation, seconded by Commissioner Forward. Motion carried

J. Discussion and consideration for a six-month extension of the Final Plat for Milanos Estates 2 Subdivision– being 26.43 acres being out of and forming a portion of Farm Tract 720 and 721, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on the Northeast corner of Mile 5 ½ West and Mile 6 ½ Road Possible Action.

Mrs. de la Fuente stated that this item is a proposed eighty-two (82) lot subdivision and is outside the City of Weslaco city limits. Final Plat approval is set to expire on September 15, 2021 and has experienced delays due to Covid. Staff recommended approval.

Commissioner Summers made the motion to approve the extension, seconded by Commissioner Berry. Motion carried.

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.

Mrs. de la Fuente stated that this item is a proposed sixty-four (64) lot subdivision and is outside the City of Weslaco city limits. Final Plat approval is set to expire on September 17, 2021. A

final walk through was conducted April 14, 2021 and has experienced delays due to Covid. Staff recommended approval.

Commissioner Berry made the motion to approve the extension, seconded by Commissioner Summers. Motion carried.

L. Discussion and consideration for the six-month extension of the Final Plat for Freedom Storage– being a 2.409 acre being a part or portion out Farm Tract 710, Block 136, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 863’ east of Pleasantview Dr. south of business 83. Possible Action.

Mrs. de la Fuente stated that this item is a proposed two (2) lot subdivision and is inside the City of Weslaco city limits. Final Plat approval was set to expire on October 20, 2021 and due to a conflict with an existing manhole. Staff recommended approval.

Commissioner Summers made the motion to approve the extension, seconded by Commissioner Forward. Motion carried.

M. Discussion and consideration for a six-month extension of the Final Plat for Villa Event Center Subdivision being a 3.11-acre tract of land of Farm Tract 31, West and Adams Subdivision, Hidalgo County, and Texas located on the Northeast corner of Bridge and Dolores Huerta. Possible Action.

Mrs. de la Fuente stated that this item is a proposed one (1) lot subdivision and is inside the City of Weslaco city limits. Final Plat approval is set to expire on August 18, 2021 and has experienced delays due to Covid. Staff recommended approval.

Commissioner Berry made the motion to approve the extension, seconded by Commissioner Summers. Motion carried.

VI. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, Vice-Chairman Berry adjourned the meeting at 6:43 p.m.

Planning and Zoning Commission

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Randy Summers, Commissioner

Absent
Miles Bullion, Commissioner

Jose Treviño, Commissioner

Adrian Torres, Commissioner

Jim Forward, Commissioner

ATTEST:

Kayla A. Arevalo, Planning Secretary