

**CITY OF WESLACO  
PLANNING & ZONING COMMISSION  
REGULAR MEETING  
SEPTEMBER 1, 2021**

On Wednesday, September 1, 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:

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

Also, present were Jessie Valderas, Fire Inspector; Alberto Aldana, City Engineer; Rolando Gonzalez, Chief Building Official; and citizens.

**I. CALL TO ORDER:**

Vice-Chairman Berry 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 Forward, Bullion and Chairman Hernandez was absent at time of roll call, a quorum was established.

**II. PUBLIC COMMENTS**

There were no comments received.

**III. APPROVAL OF MINUTES**

**A. August 11, 2021 Regular Meeting**

Commissioner Summers made a motion to approve the minutes of August 11, 2021, seconded by Commissioner Treviño. Motion carried.

**IV. Discussion and Consideration**

**A. Discussion and consideration for the Preliminary Plat for Weslaco Industrial Park – being a 146.09-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 twenty (20) lot subdivision and is located inside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply Company through an 8” waterline and sewer by City of Weslaco services through a 10” sewer line. The property is within a Flood Zone “X”.

Commissioner Summers made the motion to approve the Preliminary plat with the noted changes, seconded by Commissioner Torres. Motion carried

**B. Discussion and consideration for the Preliminary 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 “B”. Staff recommended approval of the Preliminary Plat.

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

**C. Discussion and consideration for the Final Plat for Petra Garza Subdivision– being a 1.00-acre tract of land out of Farm Tract 131, Block 162, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located on the NW Corner of the intersection of N Border Ave and Valley Trace Drive. 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 Company through a 12” waterline and sewer by City of Weslaco services through an 8” sewer line. The property is within a Flood Zone “X”.

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

**D. Discussion and consideration for the for the Voluntary Annexation of Texas Road Subdivision – being West Tract E660’-N330’FT 109 & E660’-S660’FT 110 15.0 AC GR 13.63 AC net, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located 660’ south of Mile 10 North along East Side of F.M. 88. Possible Action.**

Mrs. de la Fuente stated that this item is a twenty-five (25) lot subdivision and is outside the City of Weslaco city limits. This subdivision is being serviced with water by the City of Weslaco through an 8” waterline and sewer by OSSF. The property is within a Flood Zone “X”.

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

**E. Discussion and consideration for a six-month extension of the Final Plat for Airport Heights being 27.080-acre Tract of land of Farm Tract 21 & 22, Block 135, West and Adams Tract Subdivision, Hidalgo County, and Texas located approximately on the North corner of Airport and Business 83. Possible Action.**

Mrs. de la Fuente stated that this item is a proposed fifty-two (52) lot subdivision and is inside the City of Weslaco city limits. Final Plat approval is set to expire on September 15, 2021. Staff recommended approval.

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

**F. Discussion and consideration for a six-month extension of 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 is a proposed fifty (50) lot subdivision and is inside the City of Weslaco city limits. Final Plat approval is set to expire on September 15, 2021. Staff recommended approval.

Commissioner Summers made the motion to approve the six-month extension, seconded by Commissioner Treviño. Motion carried

**V. ADJOURNMENT**

There being no further business to come before the Planning and Zoning Commission, Vice-Chairman Berry adjourned the meeting at 5:55 p.m.

**Planning and Zoning Commission**

Absent

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Randy Summers, Commissioner

Absent

Miles Bullion, Commissioner

Jose Treviño, Commissioner

Adrian Torres, Commissioner

Absent

Jim Forward, Commissioner

ATTEST:

Kayla A. Arevalo, Planning Secretary