

**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
AUGUST 11, 2021**

On Wednesday, August 11, 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
Miles Bullion	Commissioner
Randy Summers	Commissioner
Jim Forward	Commissioner
Adrian Torres	Commissioner
Jose Pedraza	Asst. Planning Director
Kayla Arevalo	Secretary

Also, present were Jessie Valderas, Fire Inspector; 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

Mr. Pedraza called the roll call noting that, Commissioner Torres was absent at time of roll call, a quorum was established.

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. July 7, 2021 Regular Meeting

Commissioner Summers made a motion to approve the minutes of July 7, 2021, with the noted change seconded by Commissioner Berry. Motion carried.

IV. PUBLIC HEARING

A. Discussion and consideration to rezone 2526 N International Blvd. Also being an 8.9-acre tract of land out of farm tract 1056, Block 116, West and Adams Tract Subdivision, Weslaco, Hidalgo County, and Texas R-1 One family Dwelling district to B-2 secondary and highway business district.

Mr. Pedraza stated that notice appeared in The Monitor on July 26, 2021, there were three (3) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval based on 2040 land use map.

Commissioner Forward made a motion to close the Public Hearing, seconded by Commissioner Berry. Motion carried.

Commissioner Forward made a motion to approve the rezone request, seconded by Commissioner Summers. Motion carried.

B. Discussion and consideration to approve rezone approve rezone 3700 E Sugarcane. Also being a 137-acre tract of land out of farm tract 1056, 1057 and 1058, Block 116, West and Adams Tract Subdivision, Weslaco, Hidalgo County, and Texas R-1 One family Dwelling district to I Industrial district

Mr. Pedraza stated that notice appeared in The Monitor on July 26, 2021, there were sixty (60) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval of rezone based on 2040 land use map.

Commissioner Berry made a motion to close the Public Hearing, seconded by Commissioner Treviño. Motion carried.

Commissioner Berry made a motion to approve the rezone request, seconded by Commissioner Treviño. Motion carried.

C. Discussion and consideration to approve rezone 1912 Mile 41/2 road west. Also being West Tract E347.24'-W629.50'-S118.93', FT 31, .95 AC GR .88 AC NET, Weslaco, and Texas R-1 One family Dwelling district to B-1 Neighborhood business district.

Mr. Pedraza stated that notice appeared in The Monitor on July 26, 2021, there were five (5) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval based on the 2040 land use map.

Commissioner Bullion made a motion to close the Public Hearing, seconded by Commissioner Berry. Motion carried.

Commissioner Summers made a motion to approve the Rezone Request, seconded by Commissioner Bullion. Motion carried.

D. Discussion and consideration to approve Conditional Use Permit to obtain an On-Premises Retail Dealer's Wine and Beer Retailer's permit at 915 E IH 2 suite 100. Also being Lot 1, Lowe's of Weslaco, Weslaco, Hidalgo County, and Texas.

Mr. Pedraza stated that notice appeared in The Monitor on July 26, 2021, there were seven (7) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval of the conditional use permit.

Commissioner Forward made a motion to close the Public Hearing, seconded by Commissioner Berry. Motion carried.

Commissioner Berry made a motion to approve the Conditional Use Permit, seconded by Commissioner Treviño. Motion carried.

E. Discussion and consideration to approve Conditional Use Permit to obtain an On-Premises Retail Dealer's Wine and Beer Retailer's permit, and Food and Beverage Certificate at 1605 N. Texas. Also being Lot 10, Frost Proof Heights, Weslaco, Hidalgo County, and Texas.

Commissioner Torres arrived at the dais 5:38pm

Mr. Pedraza stated that notice appeared in The Monitor on July 26, 2021, there were Twenty-seven (27) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval of the conditional use permit.

Commissioner Berry made a motion to close the Public Hearing, seconded by Commissioner Bullion. Motion carried.

Commissioner Bullion made a motion to approve the Conditional Use Permit, seconded by Commissioner Summers. Motion carried.

V. DISCUSSION AND CONSIDERATION

A. Discussion and consideration for the Preliminary 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.

Mr. Pedraza 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 a 12" waterline and sewer by City of Weslaco services through an 8" sewer line. The property is within a Flood Zone "X".

Commissioner Summers made the motion to approve the Preliminary plat, 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.

Mr. Pedraza stated that this item is a two (2) lot subdivision 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 Bullion made the motion to deny the Preliminary plat based on pending questions for the Engineering Department, seconded by Commissioner Treviño. Motion carried.

C. Discussion and consideration for the final 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

Mr. Pedraza stated that this item is a seven (7) 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 a 10” sewer line. The property is within a Flood Zone “B”. Applicant has added the plat note regarding outparcel “A”. Staff recommended approval of the Final Plat.

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

D. Discussion and consideration for the Final 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.

Mr. Pedraza stated that this item is a seventeen (17) 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”. Applicant is requesting a variance for off-site drainage. Staff has received letters of support for off-site drainage from the irrigation and drainage district. Staff recommended approval of the Final Plat and compliance with the ordinance for the variance request.

Commissioner Berry made the motion to approve the Final Plat and variance request, seconded by Commissioner Bullion. Motion carried

E. Discussion and consideration for a six-month extension of the Final Plat for San Jacinto Estates No. 10 Phase II – being a 42.25-acre tract of land being all of Farm Tract 87 and 2.25 acres out of Farm Tract 94, West and Adams Tract Subdivision, Hidalgo County, Texas. Possible Action.

Mr. Pedraza stated that this item is a proposed forty-eight (48) lot subdivision outside the City of Weslaco city limits. Final Plat approval was set to expire on July 21, 2021. Notice to proceed has been issued for the development and is currently under construction. Staff recommended approval.

Commissioner Bullion made the motion to approve the extension until September 21st, when engineering can provide a status report, seconded by Commissioner Treviño. Motion carried.

F. Discussion and consideration for a six-month extension for the Final Plat for San Pedro Estates Subdivision – being 20-acre tract of land out of Farm Tract 647, West & Adams Tract Subdivision, Hidalgo County, Texas. Approximately 2,964 ft. North of the Intersection of 18th and Milanos Rd. Possible Action

Mr. Pedraza stated that this item is a proposed sixteen (16) lot subdivision outside the City of Weslaco city limits. Final Plat approval is set to expire on September 21, 2021. Notice to proceed has been issued for this development and is currently under construction. Staff recommended approval.

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

VI. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, Chairman Hernandez adjourned the meeting at 6:00 p.m.

Planning and Zoning Commission

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Randy Summers, Commissioner

Miles Bullion, Commissioner

Jose Treviño, Commissioner

Adrian Torres, Commissioner

Jim Forward, Commissioner

ATTEST:

Kayla A. Arevalo, Planning Secretary