

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

On Wednesday, July 7, 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
Jim Forward	Commissioner
Adrian Torres	Commissioner
Rebekah de la Fuente	Planning Director
Kayla Arevalo	Secretary

Also, present were Celestino Mejia III, Fire Inspector; Rolando Gonzalez, building official; Rafael Cuellar, Engineering Assistant, 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

Ms. 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. June 2, 2021 Regular Meeting

Commissioner Berry made a motion to approve the minutes of June 2, 2021, with the noted change seconded by Commissioner Forward. Motion carried.

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, Westview Estates Subdivision, Weslaco, Hidalgo County, and Texas. Possible Action

Ms. de la Fuente stated that notice appeared in The Monitor on June 21, 2021, there were nineteen (19) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

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

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

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.

Ms. de la Fuente stated that notice appeared in The Monitor on June 21, 2021, there were eighteen (18) 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 and surrounding commercial properties.

Commissioner Torres 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 Treviño. Motion carried.

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.

Ms. de la Fuente stated that notice appeared in The Monitor on June 21, 2021, there were Twenty-three (23) property owners notified within the 200-foot radius, one letter was received from a surrounding property owner against the rezone request. Staff recommended denial of rezone based on 2040 land use map and based on the surrounding residential area.

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

Commissioner Summers made a motion to deny the Rezone Request, seconded by Commissioner Berry. Motion carried.

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

Ms. de la Fuente 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". Staff recommended approval of the Preliminary Plat.

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

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.

Ms. de la Fuente 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 rear setback and off-site drainage. Staff recommended approval of the Preliminary Plat and compliance with the ordinance for the variance request.

Commissioner Berry made the motion to approve the Preliminary plat with the condition that letters of support be provided by time of Final Plat consideration, seconded by Commissioner Summers. Motion carried

C. Discussion and consideration for the Final Plat for Highland Manor PH 2– being a re-subdivision 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.

Ms. de la Fuente stated that this item is an eighteen (18) lot subdivision and is outside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply Company through an 8" waterline and sanitary sewer by OSSF. The property is within a Flood Zone "X". Applicant was granted a variance for OSSF. Applicant is requesting a variance for off-site drainage. A letter of support has been received from the Drainage District and the Irrigation District. Staff recommended approval of the Final Plat and compliance with the ordinance for the variance request.

Commissioner Summers made the motion to approve the Final plat and variance request seconded by Commissioner Berry. Motion carried

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.

Ms. de la Fuente stated that this item is a two (2) lot subdivision and is located outside 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”. Applicant was granted a variance for OSSF. Staff recommends approval of Final Plat.

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

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.

Ms. de la Fuente stated that the developer will begin subdivision process in the next few months, for the next phase of the Mid Valley Industrial Park. Voluntary annexation will be step one in the platting process. The property is within a Flood Zone “X”. Staff recommends approval.

Commissioner Summers made the motion to approve the voluntary annexation, seconded by Commissioner Berry. 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

(absent)
Miles Bullion, Commissioner

Jose Treviño, Commissioner

Adrian Torres, Commissioner

Jim Forward, Commissioner

ATTEST:

Kayla A. Arevalo, Planning Secretary