

**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
JUNE 2, 2021**

On Wednesday, June 2, 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
Jim Forward	Commissioner
Milles Bullion	Commissioner
Rebekah de la Fuente	Planning Director
Flor Acuña	Secretary

Also, present were Mike Swinnea, Assistant Fire Marshall; Rolando Gonzalez, 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

Ms. de la Fuente called the roll call noting that, Chairman Hernandez was absent, a quorum was established.

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. May 5, 2021 Regular Meeting

Commissioner Summers made a motion to approve the minutes of May 5, 2021, seconded by Commissioner Bullion. Motion carried.

IV. PUBLIC HEARING

A. Discussion and consideration to approve Conditional Use Permit to obtain a Retail Dealer's On-Premise Late Hours License at 606 S. Missouri. Also being Lot 4, Block 51, Original Townsite of Weslaco, Weslaco, Hidalgo County, and Texas. Possible Action.

Ms. de la Fuente stated that notice appeared in The Monitor on May 17, 2021, there were Twenty-one (21) property owners notified within the 200-foot radius, no letters for or against the item were

received. City Commission had previously recommended denial of late hours permit on January 15, 2019. Staff recommended denial based on previous action by Commission and that the area is primarily residential.

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

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

V. DISCUSSION AND CONSIDERATION

A. Discussion and consideration for the Preliminary 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 sewer by OSSF. The property is within a Flood Zone “X”. Applicant is requesting a variance for OSSF. A letter of support has been received from the Drainage district but is pending the letter from the Irrigation District. Staff recommended approval of the Preliminary Plat and compliance with the ordinance for the variance request.

Commissioner Summers made the motion to approve the Preliminary plat and Variance for OSSF, contingent on letter of support from the irrigation district, seconded by Commissioner Bullion. Motion carried

B. Discussion and consideration for the Preliminary 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 sewer by OSSF. The property is within a Flood Zone “X”. Applicant is requesting a variance for OSSF. Staff recommends approval of Preliminary Plat and compliance with the ordinance for the variance request.

Commissioner Summers made the motion to approve the Preliminary plat and Variance, seconded by Commissioner Bullion. Motion carried

C. Discussion and consideration for the Final Plat for Moreland Apartments Subdivision– being 2.03 acres out of Farm Tract 1033, the West and Adams Tract

Subdivision, Weslaco, Hidalgo County, Texas located on the Northwest corner of E. Moreland Dr. and Plaza Los Encinos Possible Action.

Ms. de la Fuente stated that this item is a seven (7) lot subdivision and is 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 6" sewer line. The property is within a Flood Zone "X". Staff recommended approval of the Final Plat

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

D. Discussion and consideration for the Final Plat for Ten fifteen Subdivision– being 10.33 acres being a resubdivision of lots 1A,2A,3A, 4A,5A and 6A, out of Plaza Diez Quince Subdivision, Weslaco, Hidalgo County, Texas located on the Northeast corner of F.M. 1015 and Mile 6 North. Possible Action.

Ms. de la Fuente stated that this item is a thirty-two (32) lot subdivision and is 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 an 8" sewer line. The property is within a Flood Zone "B". Staff recommended approval of the Final Plat

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

E. Discussion and consideration for the Final Plat for Amber Estates– being 19.719 acres acre tract of land, out of farm Tract 192, West Tract Subdivision, Weslaco, Hidalgo County, Texas located on the east side of Mile 6 North ½ a Mile North of Mile 10 North. Possible Action.

Ms. de la Fuente stated that this item is a thirty (30) lot subdivision and is outside the City of Weslaco. This subdivision is being serviced with water by the North Alamo Water Supply through a 10" waterline and sewer by OSSF The property is within a Flood Zone "X". Applicant was granted a variance for off-site drainage and OSSF. Staff recommended approval of the Final Plat and compliance with the ordinance on the variance.

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

VI. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, Vice-Chairman Berry adjourned the meeting at 6:24 p.m.

Planning and Zoning Commission

(absent)

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