

**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
MAY 5, 2021**

On Wednesday, May 5, 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
Milles Bullion	Commissioner
Rebekah de la Fuente	Planning Director
Kayla A. Arevalo	Planning Secretary

Also, present were Celestino Mejia III, Fire Inspector; Rolando Gonzalez, 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

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

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. April 7, 2021 Regular Meeting

Commissioner Berry made a motion to approve the minutes of April 7, 2021, seconded by Commissioner Treviño. Motion carried.

IV. PUBLIC HEARING

A. Discussion and consideration to approve Conditional Use Permit to obtain a Mixed Beverage Permit, Mixed Beverage Late Hours Permit, Food and Beverage certificate and Mixed Beverage Restaurant Permit with FB at 303 S. Texas, also being the N ½ Lot 23 & all of Lot 24, Block 26, Weslaco Original Townsite, Weslaco, Hidalgo County, and Texas. Possible Action

Ms. de la Fuente stated that notice appeared in The Monitor on April 19, 2021, there were Twenty-one (21) 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 Treviño Motion carried.

Commissioner Berry made a motion to approve the Conditional Use Permit, with the condition one (1) licensed security guard be on duty from 10pm to closing and owner must comply with all life and safety requirement, seconded by Commissioner Forward. Motion carried.

Commission Bullion arrived at the dais.

B. Discussion and consideration to approve Conditional Use Permit to obtain on-premise alcohol permit at 812 W. Interstate 2, also being lot 2, Re-plat Lot#1 Reyna Office Park Unit #1, Weslaco, Hidalgo County, and Texas. Possible Action

Ms. de la Fuente stated that notice appeared in The Monitor on April 19, 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.

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

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

C. Discussion and consideration to approve Conditional Use Permit to obtain a mixed beverage restaurant permit with FB at 2445 N. International Blvd Ste. 4&5, also being Lot 2, J. Valderas Subdivision, Weslaco, Hidalgo County, and Texas. Possible Action.

Ms. de la Fuente stated that notice appeared in The Monitor on April 19, 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.

Noe Vicencio, owner, stated that they would close everyday by 10:00 p.m. and the ratio of food to alcohol would be 90% to 10%.

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 Bullion. Motion carried.

D. Discussion and consideration to approve Conditional Use Permit to obtain an On Premise Mixed Beverage Permit, Mixed Beverage late hours permit and Beverage cartage Permit at 2901 W Business 83 also being the W1.77 acres an Irrigation S881.60'-E179.15', Farm Tract 626, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Possible Action

Ms. de la Fuente stated that notice appeared in The Monitor on April 19, 2021, there were thirteen (13) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

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

Commissioner Berry made a motion to approve the Conditional Use Permit, with the condition that two (2) licensed security guards be on duty during entire hours of operation due to the size of the facility, seconded by Commissioner Bullion. Motion carried.

E. Discussion and consideration to approve rezone 1108 W Pike Blvd. Also being 0.55-acre tract of land out of, farm Tract 3, West & Adams Tract Subdivision, Weslaco, Hidalgo County, and Texas from R-2 Duplex and apartment district. to B-2 secondary and highway business district.

Ms. de la Fuente stated that notice appeared in The Monitor on April 19, 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 Bullion made a motion to close the Public Hearing, seconded by Commissioner Forward. Motion carried.

Commissioner Berry made a motion to approve the rezone based on the 2040 land use map and the surrounding area, seconded by Commissioner Bullion. Motion carried.

V. DISCUSSION AND CONSIDERATION

A. Discussion and consideration for the Preliminary 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 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 6" sewer line. The property is within a Flood Zone "X". Staff recommended approval of the Preliminary Plat

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

B. Discussion and consideration for the Preliminary 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 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 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 Berry. Motion carried

C. Discussion and consideration for the Preliminary 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 located 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 is requesting a variance for off-site drainage and OSSF. The developer has provided letters of support from the drainage district. 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 Engineering review of plat note 6 and letter of support from the irrigation district, seconded by Commissioner Forward. Motion carried

D. Discussion and consideration for the Final Plat for The District North Weslaco Subdivision– being 39.97 acres out of Farm Tract 190, BLK 160, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately on the southwest corner of Mile 11 North @ Mile 5 1/2 West Sub. Possible action.

Ms. de la Fuente stated that this item is a fifty-nine (59) lot subdivision located outside the City of Weslaco. This subdivision is being serviced with water by the North Alamo Water Supply through a 6” waterline and sewer by OSSF. The property is within a Flood Zone “X”. Applicant was granted a variance for OSSF and off-site drainage. Staff recommended approval of the Final Plat.

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

E. Discussion and consideration for the Final 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

Ms. de la Fuente stated that this item is a proposed thirty-six (36) lot subdivision 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" sewer line. The property is within a Flood Zone "X". Applicant is requesting a variance for off-site drainage. Staff recommended denial of the Final Plat. Support letters have not been received.

Commissioner Summers recused himself.

Commissioner Berry made the motion to deny the Final plat and the variance request because letters of support of off-site drainage have not been received, seconded by Commissioner Treviño. Motion carried.

F. Discussion and consideration Final Plat for Bridge Crossing Ph II– being a re-subdivision of 16.273 acres being part or portion out of farm tract 744, The West And Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 1370 ft south of the intersection of 18th St. & Mile 5 ½. Possible action.

Ms. de la Fuente stated that this item is a proposed sixty-four (64) lot subdivision 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 an 8" sewer line. The property is within a Flood Zone "B" and "AH". Staff recommended approval of the Final plat.

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

G. Discussion and consideration for the Final Plat for Domain Subdivision– being a 1 acre out of farm tract 686, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 701 E. 6th St. Possible action

Ms. de la Fuente stated that this item is a proposed twenty (20) lot subdivision 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 "B". Staff recommended approval of the Final plat.

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

H. Discussion and consideration for the Final Plat for Stone Oaks Subdivision– being A 35.20 acre tract of land being the north 757.95 feet of Farm Tract 221, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately the southwest corner of Mile 11 north and Mile 6 1/2 west. Possible action.

Ms. de la Fuente stated that this item is a proposed fifty-four (54) lot subdivision located outside the City of Weslaco. This subdivision is being serviced with water by the North Alamo Water Supply through an 8" 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.

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

I. Discussion and consideration for the Final Plat for Greener Pastures Mobile Home Subdivision PH II– being A 3.94-acre tract of land out of Lot 82,133,134,135 and 136, Greener Pastures Mobile Home Subdivision, Weslaco, Hidalgo County, Texas located approximately on Main Gate Drive and Corral Drive. Possible Action

Ms. de la Fuente stated that this item is a proposed fourteen (14) lot subdivision located outside 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 a 6” sewer line. The property is within a Flood Zone “B”. Applicant was granted a variance for side and front setbacks and cul de sac. Staff recommended approval of the Final plat.

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

J. Discussion and consideration for the Final Plat for Vaquero Estates– being a re-subdivision of 86.961 acres being all of farm tract 1072 an out of Farm Tract 1065,1066& 1071, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on FM 1015 & Mile 11 North

Ms. de la Fuente stated that this item is a proposed two hundred fifty-three (253) lot subdivision located 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 North Alamo Water Supply Company services through a 6” sewer line. The property is within a Flood Zone “X”. Applicant was granted a variance for off-site drainage. Staff recommended approval of the Final plat.

Commissioner Summer made the motion to approve the Final plat, with the noted spelling correction of development on the Owner’s dedication, seconded by Commissioner Bullion. Motion carried.

K. Discussion and consideration on the variance request to section 26-38(a) for Pike District Subdivision– being 36.052 acres out of Farm Tract 163, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately the southeast corner of W. Pike Blvd and Milanos Rd. Possible Action.

Ms. de la Fuente stated that this item approved by City Commission and recorded as County. The City ordinance requires developers to installed sidewalks along perimeter streets; therefore, the developer is requesting a variance to Section 26-38(a). Staff recommends compliance with the ordinance for the variance request.

Commissioner Berry made the motion to deny the variance request, seconded by Commissioner Summers. Motion carried

L. Discussion and consideration for the Voluntary Annexation of West and Adams Tract Subdivision – being a 4.73 acre tract of land out of Farm Tract 1046, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located adjacent to and east of Spanish Oak Dr and Shady Grove Trail. Possible Action.

Ms. de la Fuente stated that this item is a proposed seventeen (17) lot subdivision 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 the City of Weslaco through an 8” sewer line. The property is within a Flood Zone “X”. Staff recommends approval.

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

VI. ADJOURNMENT

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

Planning and Zoning Commission

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Randy Summers, Commissioner

Miles Bullion, Commissioner

Jose Treviño, Commissioner

(absent)
Adrian Torres, Commissioner

Jim Forward, Commissioner

ATTEST:

Kayla A. Arevalo, Planning Secretary