

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

On Wednesday, April 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
Adrian Torres	Commissioner
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 Jesse Valderas, 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, everyone was present at the time of roll, a quorum was established.

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. March 3, 2021 Regular Meeting

Commissioner Summers made a motion to approve the minutes of March 3, 2021, seconded by Commissioner Berry. Motion carried.

IV. PUBLIC HEARING

A. Discussion and consideration to approve Conditional Use Permit to obtain an On-Premise Wine and Beer Retailer's Permit at 310 W Expy 83 Suite 3, also being Lot 2, 400 W Expressway 83 subdivision, Weslaco, Hidalgo County, Texas.

Ms. de la Fuente stated that notice appeared in The Monitor on March 22, 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 Treviño Motion carried.

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

V. DISCUSSION AND CONSIDERATION

A. Discussion and consideration for the Preliminary 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 and is 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 is requesting a variance for OSSF and off-site drainage. 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 addition of plat note stating OSSF will be installed prior to recording, seconded by Commissioner Forward. Motion carried.

B. Discussion and consideration for the Preliminary 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 and is 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 approval of the Preliminary plat and compliance with the ordinance on the variance.

Commissioner Berry made the motion to approve the Preliminary plat and the variance request contingent that the letters of support be provided by final, seconded by Commissioner Torres. Commissioner Summers recused himself. Motion carried.

C. Discussion and consideration Preliminary Plat for Bridge Crossing Ph II– being a re-subdivision of 16.273acres 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 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" and "AH". Staff recommended approval of the Preliminary plat.

Commissioner Berry made the motion to approve the Preliminary plat with the correction to the lot size and the removal of the call out for the alley to the east of the subdivision, seconded by Commissioner Bullion. Motion carried.

D. Discussion and consideration for the Preliminary 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 five (5) 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 12" sewer line. The property is within a Flood Zone "B". Applicant is requesting a variance for setbacks. Staff recommended approval of the Preliminary plat and compliance with the ordinance on the variance.

Commissioner Bullion made the motion to approve the Preliminary plat and deny the variance, request seconded by Commissioner Treviño. Motion carried.

E. Discussion and consideration for the Preliminary 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 and is 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 is requesting a variance for off-site drainage and OSSF. 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 and the variance request, seconded by Commissioner Berry. Motion carried.

F. Discussion and consideration for the Preliminary 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 and is 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 is requesting a variance for side and front setbacks and cul de sac. Staff recommended approval of the Preliminary plat and compliance with the ordinance on the variance.

Commissioner Berry made the motion to approve the Preliminary plat and the variance request, and the addition of a fire hydrant to meet the 400 ft spacing, seconded by Commissioner Summers. Motion carried.

G. Discussion and consideration for the Preliminary Plat for Pleasant View Estates Subdivision– being 10.984 acres out of Farm Tract 772, Block 137, West Tract Subdivision, Weslaco, Hidalgo County, Texas located on westside of Pleasant View Drive, 1320' North Mile 5 North Road. Possible Action

Ms. de la Fuente stated that this item is a proposed fifty-one (51) lot subdivision and is outside 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". Applicant is requesting a variance for setbacks and off-site drainage. 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 and the variance request, seconded by Commissioner Bullion. Motion carried

H. Discussion and consideration for the Final Plat for Pleasant View Estates Subdivision– being 10.984 acres out of Farm Tract 772, Block 137, West Tract Subdivision, Weslaco, Hidalgo County, Texas located on westside of Pleasant View Drive, 1320' North Mile 5 North Road. Possible Action

Ms. de la Fuente stated that this item is a proposed fifty-one (51) lot subdivision and is outside 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". Applicant is requesting a variance for setbacks and off-site drainage. Staff recommended approval of the Final plat and compliance with the ordinance on the variance.

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

I. Discussion and consideration for the Final Plat for Weslaco Public Services Subdivision– being 9.03 acres out of Farm Tract 54, Block 142, West Tract Subdivision, Weslaco, Hidalgo County, Texas located on Bridge Ave and Witmer St. Possible Action.

Ms. de la Fuente stated that this item is a proposed three (3) 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 "C". Project Engineer has added the additional hydrants as request by P&Z. Staff recommended approval of the Final plat.

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

J. Discussion and consideration for a six-month extension of the Final Plat for San Jacinto Estates No. 10 Phase I – 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

Ms. de la Fuente stated that this item is a proposed one hundred forty-four (144) lot subdivision and is outside the City of Weslaco city limits. Six-month extension of Final Plat approval is set to expire on March 17, 2021. Staff recommended approval.

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

K. Discussion and consideration for a six-month extension of the Final Plat for Tejas Cuatro Phase III Subdivision – being a 21.21 acre tract of land out of Farm Tract 172, West and Adams Tract Subdivision, , Weslaco, Hidalgo County, Texas located approximately 2000 ft North of the intersection of W. Sugar Cane Dr. along Mile 5 ½ West. Possible Action.

Ms. de la Fuente stated that this item is a proposed one hundred sixty-four (64) lot subdivision and is outside the City of Weslaco city limits. Six-month extension of Final Plat approval is set to expire on March 17, 2021. Staff recommended approval.

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

L. Discussion and consideration for a six-month extension of the Final Plat for Pleasant View Heights Subdivision– being 20.33 acres out of Re- Subdivision of Lots 3 & 4, Rev M. Perez Dream Acres Subdivision, Weslaco, Hidalgo County, Texas located approximately 1500 ft. South of Interstate 2 along Pleasantview Dr.

Ms. de la Fuente stated that this item is a proposed one hundred sixty-four (64) lot subdivision and is outside the City of Weslaco city limits. Six-month extension of Final Plat approval is set to expire on March 17, 2021. Staff recommended approval.

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

M. Discussion and consideration for the Preliminary 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 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 North Alamo Water Supply Company services through a 6” sewer line. The property is within a Flood Zone “X”. Applicant is requesting a variance for off-site drainage. Staff recommended approval of the Preliminary plat and compliance with the ordinance on the variance.

Commissioner Bullion made the motion to approve the Preliminary plat and the variance request, 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 6:35 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