

**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
MARCH 3, 2021**

On Wednesday, March 3, 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
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; Alberto Aldana, City Engineer; 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, Commissioners Bullion, Torres and Treviño were absent at the time of roll, a quorum was established.

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. January 6, 2021 Regular Meeting

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

IV. PUBLIC HEARING

A. Discussion and consideration to approve rezone 313 W Pike Blvd. Also being Lot 18-19, Block 19, Esplanada Subdivision, Weslaco, Hidalgo County, and Texas from 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 February 15, 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 based on 2040 Zoning Map and surrounding areas.

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

Commissioner Bullion arrived at the dais @ 5.35pm.

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

B. Discussion and consideration to approve Conditional Use Permit to operate an event center at 501 S Texas Blvd., also being Lot 43-44, Block 42, Weslaco Original Townsite, Weslaco, Hidalgo County, and Texas. Possible Action.

Ms. de la Fuente stated that notice appeared in The Monitor on February 15, 2021, there were Twenty-three (23) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

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

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

V. DISCUSSION AND CONSIDERATION

A. Discussion and consideration for the Preliminary 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 three (3) lot subdivision 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”. Staff recommended approval of the Preliminary Plat.

Commissioner Summers made the motion to approve the Preliminary plat, with the condition that an additional hydrant be added, seconded by Commissioner Bullion. Motion carried.

B. 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 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. Staff recommended approval of the Preliminary plat and compliance with the ordinance on the variance.

Commissioner Summers made the motion to deny the Preliminary plat and the variance request citing that not all the lots meet the 6,000 square foot minimum, seconded by Commissioner Bullion. Motion carried.

C. Discussion and consideration approve Final Plat 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 is a proposed One hundred thirteen (113) lot subdivision 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 the 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 Berry made the motion to approve Final Plat, seconded by Commissioner Summers. Motion carried.

D. Discussion and consideration for the Final Plat for Gonzalez-Vasquez Subdivision– being 2.24 acres out of Lot 1, Kevin Subdivision, Weslaco, Hidalgo County, Texas located approximately 733 FT west of Westgate drive on mile 10. Possible Action.

Ms. de la Fuente stated that this item is a proposed two (2) lot subdivision is outside the City of Weslaco. This subdivision is being serviced with water by the North Alamo Water Supply Company through an 8” waterline and sewer by OSSF. The property is within a Flood Zone “X”. Applicant was granted a variance for OSSF. Staff recommended approval of the Final plat.

Commissioner Summers made the motion to approve Final Plat, 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 5:11 p.m.

Planning and Zoning Commission

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Randy Summers, Commissioner

Miles Bullion, Commissioner

Absent
Jose Treviño, Commissioner

Absent
Adrian Torres, Commissioner

Jim Forward, Commissioner

ATTEST:

Kayla A. Arevalo, Planning Secretary