

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

On Wednesday, February 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
Miles Bullion	Commissioner
Jose Treviño	Commissioner
Adrian Torres	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, 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. January 6, 2021 Regular Meeting

Commissioner Summers made a motion to approve the minutes of January 6, 2021, seconded by Commissioner Berry. Motion carried.

IV. PUBLIC HEARING

A. Discussion and consideration to approve rezone 3701 S. Westgate. Also being West Tract S330' & E440'-S495'-N990'FT 795 15 AC GR 14.77 AC NET, Hidalgo County, and Texas from R-2 Duplex and apartment district.to M-1 Mobile home subdivision district. Possible Action

Ms. de la Fuente stated that notice appeared in The Monitor on January 18, 2021, there were Forty (40) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended denial based on surrounding land use and 2040 land use map.

Commission Forward Recused himself from the item.

Hanna McCann and Mark Russel opposed the rezone stating that the proposed development would decrease property value of their homes and increase the population and traffic.

David Fuentes stated, area will be gated, and will hopefully help promote the golf course.

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

Commissioner Berry made a motion deny the rezone request, seconded by Commissioner Summers. Commissioner Hernandez, Berry, Treviño, Summers and Bullion voting in favor of the motion and Commissioner Torres against. Commissioner Forward abstained from the vote. Motion to deny carried.

B. Discussion and consideration to approve rezone 3702 S. Westgate. Also being West Tract E1065'-S501.97' Farm Tract 790 being 12.27 AC GR 11.92 AC NET Hidalgo County, and Texas from R-2 Duplex and apartment district.to M-1 Mobile home subdivision district. Possible Action.

Ms. de la Fuente stated that notice appeared in The Monitor on January 18, 2021, there were Forty-one (41) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended denial based on surrounding land use and 2040 land use map.

Commission Forward Recused himself from the item.

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

Commissioner Berry made a motion deny the rezone request, seconded by Commissioner Treviño. Commissioner Hernandez, Berry, Treviño, Summers and Bullion voting in favor of the motion and Commissioner Torres against. Motion to deny carried.

C. Discussion and consideration to approve rezone 703 & 705 W. 6th St. Also being lot 24 & 25, Block 4, Glendale Addition, Hidalgo County, and Texas from R-1 One-family dwelling to R-2 Duplex and apartment district.

Ms. de la Fuente stated that notice appeared in The Monitor on January 18, 2021, there were Thirty (30) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval based on surrounding land use.

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

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

D. Discussion and consideration to approve Conditional Use Permit to obtain an Off-Premise Wine and Beer Retailer's Permit at 2720 N Westgate, also being Lot 1 & 2, Block 5, Sun Country Estates Subdivision, Hidalgo County, and Texas. Possible Action.

Ms. de la Fuente stated that notice appeared in The Monitor on January 18, 2021, there were Twenty-two (22) 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 Summers. Motion carried.

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

V. DISCUSSION AND CONSIDERATION

A. Discussion and consideration for the Preliminary 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 One hundred nineteen (119) 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 Preliminary Plat.

Commissioner Summers made the motion to approve the Preliminary plat in accordance with traffic study, corrections to plat note regarding drive access, metes and bonds and subdivision name, seconded by Commissioner Berry. Motion carried.

B. Discussion and consideration for the Preliminary 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 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 is requesting a variance for OSSF. Staff recommended approval of the Final plat and compliance with the ordinance on the variance.

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

C. Discussion and consideration to convert South Border Avenue from a public street to a private street from the intersection of South Border Avenue and Tierra Santa Blvd. Weslaco, Hidalgo County, Texas. Possible Action

Ms. de la Fuente stated that this item is a proposed conversion of South Border Avenue is being requested by the surrounding property owner. The owner has agreed to accept all required maintenance of the street. There is currently an existing gate at the intersection of Mile 5 North Road and Border Avenue as part of Tierra Santa Golf Club and Community.

Commissioner Berry made the motion to approve conversion to a private street, seconded by Commissioner Summers. Motion carried.

VI. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, Chairman Hernandez adjourned the meeting at 6:21 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