

**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
JANUARY 6, 2021**

On Wednesday, January 6, 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; Mike Swinnea, Assistant Fire Marshall; Peter Hermida, Engineering Technician III;; 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. December 2, 2020 Regular Meeting

Commissioner Summers made a motion to approve the minutes of December 2, 2020, seconded by Commissioner Bullion. Motion carried.

IV. PUBLIC HEARING

A. Discussion and consideration to approve rezone 1630 Canyon Drive. Also being, Lot 171, Westgate Village Ph II, Hidalgo County, Texas from M-1

Mobile home subdivision district to a B-1 Neighborhood Business district. Possible Action.

Ms. de la Fuente stated that notice appeared in The Monitor on December 14, 2020, there were Fourteen (14) 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 Berry. Motion carried.

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

B. Discussion and consideration to approve rezone 515 S. Airport Drive. Also being 18.680 acres out of Farm Tract 21 & 22, West Tract Subdivision and out of an abandoned canal R.O.W., Hidalgo County, Texas from R-1 One-family dwelling district to I Industrial district. Possible Action.

Ms. de la Fuente stated that notice appeared in The Monitor on December 14, 2020, there were Thirty-two (32) 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 Torres made a motion to approve the rezone request, seconded by Commissioner Summers. Motion carried.

C. Discussion consideration to approve Conditional Use Permit to obtain a Mixed Beverage Permit, Mixed Beverage Late Hours Permit and Beverage Cartage Permit at 260 S. Texas Blvd. Suite 105, Also being a 98'x90' Tract, Block 18, Original Townsite of Weslaco, Weslaco, Hidalgo County, and Texas. Possible Action.

Ms. de la Fuente stated that notice appeared in The Monitor on December 14, 2020, 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 Berry 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, with the stipulation that one (1) security be on duty during late hours, seconded by Commissioner Treviño. Motion carried.

V. DISCUSSION AND CONSIDERATION

A. Discussion and consideration for Final Plat the Sierra Estates – being 25.00 acre of lot 15 & 16 Block 147, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately the northwest corner of Mile 4 West and Mile 12 North. Possible Action.

Ms. de la Fuente stated that this item is a twenty (20) 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 the Final plat, seconded by Commissioner Berry. Motion carried.

B. Discussion and consideration for the Final Plat for Emily Villarreal Subdivision – being 4.00 acre out of Farm Tract 711, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately the northeast corner of Mile 5 North Rd and Midway Rd. Possible Action.

Ms. de la Fuente stated that this item is a three (3) lot subdivision 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 OSSF. The property is within a Flood Zone "B". Applicant was granted a variance for OSSF. Staff recommended approval of the Final plat.

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

C. Discussion and consideration for a six-month extension for the Final Plat for San Jacinto Estates No10. Phase II Subdivision – being 13.49-acre tract of land out of Farm Tract 94, West & Adams Tract Subdivision, Hidalgo County, Texas. Approximately on the Northwest corner of Mile 10 North Road and Mile 4 West Road. Possible Action.

Ms. de la Fuente stated that this item is a forty-eight (48) lot subdivision is outside the City of Weslaco. Final Plat approval is set to expire on January 21, 2021. Notice to proceed has been issued for the development and is currently under construction. Staff recommends approval of six-month extension.

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

D. Discussion and consideration for a six-month extension for the Final Plat for San Pedro Estates Subdivision – being 20 acre tract of land out of Farm Tract 647, West & Adams Tract Subdivision, Hidalgo County, Texas. Approximately 2,964 ft. North of the Intersection of 18th and Milanos Rd. Possible Action.

Ms. de la Fuente stated that this item is a sixteen (16) lot subdivision outside the City of Weslaco city limits. Final Plat approval is set to expire on January 21, 2021. Notice to proceed has been issued for this development and is currently under construction.. Staff recommends approval of six-month extension.

Commissioner Summers made the motion to approve the six-month extension, 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 5:48 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