

**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
DECEMBER 2, 2020**

On Wednesday, December 2, 2020, 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; 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, Commissioner Bullion was absent at the time of roll, a quorum was established.

II. PUBLIC COMMENTS

There were no comments received.

Commissioner Bullion arrived at the dais.

III. APPROVAL OF MINUTES

A. November 4, 2020 Regular Meeting

Commissioner Summers made a motion to approve the minutes of November 4, 2020 with the noted corrections, seconded by Commissioner Trevino. Motion carried.

IV. PUBLIC HEARING

A. Discussion and consideration to approve rezone 1402 W Sugarcane Dr. Also being 6.06 acres out of the East 13.49 acres of Farm Tract 141, Block 161, West Tract Subdivision, Hidalgo County, and Texas from R-1 One-family dwelling district to R-2 Duplex and apartment district.. Possible Action.

Ms. de la Fuente stated that notice appeared in The Monitor on November 16, 2020, there were thirty-six (36) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended denial.

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

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

B. Discussion and consideration to approve rezone 1819 N. Border Ave. Also being 1 acre out East 170'-N256.23' of Farm Tract 131, Block 162, West and Adams Tract, Hidalgo County, and Texas from R-1 One-family dwelling district to R-2 district. Possible Action.

Ms. de la Fuente stated that notice appeared in The Monitor on November 16, 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 Summers made a motion to close the Public Hearing, seconded by Commissioner Berry. Motion carried.

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

V. DISCUSSION AND CONSIDERATION

A. Discussion and consideration for the Preliminary Plat for 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 is requesting a variance for OSSF. Staff recommended approval of the preliminary plat with the ordinance on the variance.

Commissioner Summers made the motion to approve preliminary plat with the noted changes on the drainage description statement which calls out Milanos and to update benchmarks and finish

floor elevations, the addition of the OSSF plat note and approval of the variance, seconded by Commissioner Torres. Motion carried.

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

Commissioner Berry made the motion to approve preliminary plat with the noted changes on the city population, total acreage and plat not for OSSF, and approval of the variance seconded by Commissioner Forward. Motion carried.

C. Discussion and consideration for the Final Plat for Viridian Estates– being a 19.599-acre land out of the North 20 acres of Farm Tract 193, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 1,980’ North of mile 10 North East of Mile 6 West. Possible Action.

Vice -Chairman Berry recused his vote from this item.

Ms. de la Fuente stated that this item is a thirty (30) 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 has received approval on the variance request for OSSF and off-site drainage. Staff recommends approval of Final Plat.

Commissioner Summers made the motion to approve final plat with the noted change on item 25, seconded by Commissioner Bullion. Commissioner Berry abstained. Motion carried.

D. Discussion and consideration for the Final Plat for MMN # 1 – being the south 5.00 acre of the East 20 acres of Farm Tract 98, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately the southwest corner of Mile 1/2W Rd. and Olivarez St. Possible Action.

Ms. de la Fuente stated that this item is a seven (7) 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 has received approval for the variance request for OSSF. Staff recommends approval of Final Plat. Staff recommends approval of Final Plat

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

E. Discussion and consideration for the Final Plat for The Woods Subdivision– being a 0.75 gross acre out of Farm Tract 1076, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 600 ft west of FM 1015 along the North side of Hernandez St. Possible Action.

Ms. de la Fuente stated that this item is a one (1) lot subdivision is outside the City of Weslaco. This subdivision is being serviced with water by the North Alamo Water Supply Company through a 4” waterline and sewer by OSSF. The property is within a Flood Zone “X”. Applicant has received approval for the variance request for OSSF. Staff recommends approval of Final Plat

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

F. Discussion and consideration on the variance request on the rear setback for Verona Subdivision– being 20 acres out of Farm Tract 1038, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 1800 ft. North of mile 8 on FM 1015.

Ms. de la Fuente stated that this item Verona Subdivision was approved by City Commission on August 18, 2020. The developer had previously proposed a 15’ rear setback and is requesting a variance to allow for a 10’ rear setback. Staff recommends compliance with the ordinance.

Commissioner Forward made the motion to approve final plat, seconded by Commissioner Treviño. Commissioner Summers abstained. Motion carried.

VI. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, Chairman Hernandez adjourned the meeting at 6:04 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