

**CITY OF WESLACO  
PLANNING & ZONING COMMISSION  
REGULAR MEETING  
NOVEMBER 4, 2020**

On Wednesday, November 4, 2020, at 5:30 pm., the Planning and Zoning Commission of the City of Weslaco, Texas, convened in regular session VIA ZOOM MEETING

The following commissioners were present:

|                      |                    |
|----------------------|--------------------|
| Lonnie Berry         | Vice-Chairman      |
| Randy Summers        | Commissioner       |
| Jim Forward          | 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:**

Vice-Chairman Berry 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 Treviño, Commissioner Bullion and Chairman Hernandez were absent at the time of roll, a quorum was established.

**II. PUBLIC COMMENTS**

There were no comments received.

**III. APPROVAL OF MINUTES**

**A. October 7, 2020 Regular Meeting**

Commissioner Forward made a motion to approve the minutes of October 7, 2020 with the noted corrections, seconded by Commissioner Summers. Motion carried.

Commissioner Treviño arrived at the dias.

**IV. PUBLIC HEARING**

**A. Discussion and consideration to approve a Conditional Use Permit to obtain an On-Premise Wine and Beer Retailer's Permit at 521 E. Business 83, also**

**being Lot 1 & 2, Block 2, Gray Subdivision, Hidalgo County, and Texas.  
Possible Action..**

Ms. de la Fuente stated that notice appeared in The Monitor on October 19, 2020, there were seventeen (17) 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 Torres made a motion approve the Conditional Use permit, seconded by Commissioner Forward . Motion carried.

**B. Discussion and consideration to approve rezone 403 E Pike Blvd. Also being Lot 1, Rana Minor Subdivision, Hidalgo County, and Texas from R-1 One-family dwelling district to B-2 Secondary and Highway business district.  
Possible Action.**

Ms. de la Fuente stated that notice appeared in The Monitor on October 19, 2020, there were Twenty-seven (27) property owners notified within the 200-foot radius, no letters for or against the item were received. The property was annexed by the City as an existing business and now that the property is changing the type of use the owner applied to get it zoned appropriately. Staff recommended approval.

Esperanza Garza (906 N Iowa and 401 E Pike) and Mary Cruz (765 N Iowa) stated concerns regarding traffic congestion in the area.

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

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

**V. DISCUSSION AND CONSIDERATION**

**A. Discussion and consideration for the Preliminary Plat for Viridian Estates– being a 19.599 acre land out of the North20 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 located outside the City of Weslaco. This subdivision is being serviced with water by the North Alamo Water Supply Company through an 8” waterline and sanitary sewer OSSF. The property is within a Flood Zone

“B”. The applicant has requested a variance OSSF and off-site drainage. The applicant has received letters of support from the Drainage and the Irrigation District.

Commissioner Forward made the motion to approve preliminary plat with variance and tha a 10ft drainage easement be added to the plat between lots 10 and 11, seconded by Commissioner Treviño. Motion carried.

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

Commissioner Summers made the motion to approve preliminary plat with the plat note for OSSF to be installed prior to recording, seconded by Commissioner Torres. Motion carried.

**C. Discussion and consideration for the Preliminary 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 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 variance with the plat note for OSSF to be installed prior to recording, seconded by Commissioner Treviño. Motion carried.

**D. Discussion and consideration for the Final Plat for Paseo del Rio– being a 2.00 acre tract of land comprised a called .64 acres out of Farm Tract 41, Block 143, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 688’ east Paseo del Norte North of Pike Blvd. Possible Action.**

Ms. de la Fuente stated that this item is a two (2) lot subdivision is inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through a 4” waterline and sewer by City of Weslaco through a 6” sewer line. The property is within a Flood Zone “B”. Staff recommends approval of Final Plat.

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

## **VI. ADJOURNMENT**

There being no further business to come before the Planning and Zoning Commission, Chairman Hernandez adjourned the meeting at 5:55 p.m.

### **Planning and Zoning Commission**

(absent)

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Randy Summers, Commissioner

(absent)

Miles Bullion, Commissioner

Jose Treviño, Commissioner

Adrian Torres, Commissioner

Jim Forward, Commissioner

ATTEST:

Kayla A. Arevalo, Planning Secretary