

**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
OCTOBER 7, 2020**

On Wednesday, October 7, 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:

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

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. September 2, 2020 Regular Meeting

Commissioner Bullion made a motion to approve the minutes of September 2, 2020 with the noted comments by Commissioner Summers, seconded by Commissioner Berry. Motion carried.

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 1311 West IH 2 Ste G, also being Lot 2, Weslaco Plaza Subdivision, Hidalgo County, and Texas.

Ms. de la Fuente stated that notice appeared in The Monitor on September 21, 2020, there were seven (7) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

Commissioner Treviño arrived at the dais.

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

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

B. Discussion and consideration to approve rezone 2606 N. Westgate. Also being Block 1, Lot 4, Sun Country Estates 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 September 21, 2020, there were Twenty (20) 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.

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

Commissioner Summers arrived at the dais.

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

C. Discussion and consideration to approve rezone 2720 N. Westgate. Also being Block 5, Lot 1 & 2, Sun Country Estates 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 September 21, 2020, there were Twenty-two (22) 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.

Commissioner Forward 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 Bullion. Motion carried.

D. Discussion and consideration to approve a Conditional Use Permit to obtain an On-Premise Wine and Beer Retailer's Permit at 611 S Texas Blvd, also being Lot 19 & South (20') of lot 20, Block 49, Original Townsite of Weslaco, Hidalgo County, and Texas. Possible Action.

Ms. de la Fuente stated that notice appeared in The Monitor on September 21, 2020, there were Twenty-six (26) property owners notified within the 200-foot radius, no letters for or against the item were received. The proposed location was previously the Juan Botas site and the use would remain the same. Staff recommended approval.

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

Commissioner Berry made a motion approve the Conditional Use permit, with the condition that alcohol could not be consumed outside the establishment, seconded by Commissioner Bullion. Motion carried.

E. Discussion and consideration to approve a Conditional Use Permit to obtain a On-Premise Mixed Beverage Permit, Mixed Beverage Late Hours, Food & Beverage Certificate, Beverage Cartage Permit at 1901 Club de Amistad, also being West Tract 15.67 ac BNG 2 IRR TRS FT 791 Golf Course, Weslaco, Hidalgo County, Texas. Possible Action.

Ms. de la Fuente stated that notice appeared in The Monitor on September 21, 2020, there were Twenty-one (21) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

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

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

V. DISCUSSION AND CONSIDERATION

A. Discussion and 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.

Ms. de la Fuente stated that this item is an 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. However, the developer still need to file a variance of off-sight drainage and provide the letteres of support.

Commissioner Summers made the motion to deny preliminary plat, seconded by Commissioner Forward. Motion carried.

B. Discussion and consideration for the Preliminary 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 (72) lot subdivision is inside the City of Weslaco city limits. This subdivision is being serviced with water by the City of Weslaco through an 4” waterline and sewer by the City of Weslaco services through an 6” sewer line. The property is within a Flood Zone “B”. Staff recommended approval of the preliminary plat.

Commissioner Bullion made the motion to approve preliminary plat, seconded by Commissioner Berry. Motion carried.

C. Discussion and consideration for the Preliminary Plat for Freedom Storage– being a 2.409 acre being a part or portion out Farm Tract 710, Block 136, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 863’ east of Pleasantview Dr. south of business 83. Possible Action.

Ms. de la Fuente stated that this item is a one (1) 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 “B”. Staff recommends approval.

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

D. Discussion and consideration for the Final Plat for Freedom Storage– being a 2.409 acre being a part or portion out Farm Tract 710, Block 136, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 863’ east of Pleasantview Dr. south of business 83. Possible Action.

Ms. de la Fuente stated that this item is a one (1) 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 “B”. Staff recommends approval.

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

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