



**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
DECEMBER 1, 2021**

Notice is hereby given of a Planning and Zoning Commission regular meeting to be held on Wednesday, December 1, 2021, at 5:30 p.m., at the Weslaco City Hall Legislative Chambers, located at 255 South Kansas Avenue, for the purpose of considering the following items:

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address, and phone number via email to karevalo@weslacotx.gov by 12:00 pm on December 1, 2021. A staff member will contact you with instructions via phone call to address your public comment.

I. CALL TO ORDER

Pages

A. Roll call/ establish a Quorum

II. PUBLIC COMMENTS

The Public Comments portion of the meeting promotes a fair and open process for the governance of the City. This portion of the meeting is not intended to be an extended discussion or a debate and is limited to three minutes for each presenter. Due to the Texas Open Meetings Act, the Planning and Zoning Commissioners do not reply; they listen. Matters under litigation are not to be addressed and comments regarding specific City employees and elected officials may be prohibited.

The Public may comment on anything on the agenda, however if you comment on something not included on the agenda, the Commission cannot take any formal action until it is placed on an agenda and notice of the meeting is properly posted. Registration for Public Comments must be submitted to the Planning Department before the Planning and Zoning Commission meeting is called to order. As the Chairman calls upon those who submitted a registration form with the Planning Department, please step to the podium and state your name and address before beginning your presentation.

III. APPROVAL OF MINUTES

A. Approval of the minutes of the following:

2-7

1) Regular Meeting of November 3, 2021

IV. PUBLIC HEARING

A. Discussion and consideration to rezone 3701 S Westgate Also being 9.98 ac out of Farm Tract 795, West and Adams Tract, Weslaco, Hidalgo County, and Texas from M-1 Mobile home subdivision to R-1 One Family Dwelling District. Possible Action. 8-19

B. Discussion and consideration to rezone 3210 N Texas 40.00 being a part or portion out of Farm Tracts 108 & 109, The West and Adams Tracts, Weslaco, Hidalgo County, Texas from R-1 One Family Dwelling District to PUD District. Possible Action. 20-24

C. Discussion and consideration to obtain a Conditional Use Permit for a Wine and Malt Beverage Retailer's Off-Premise permit at 2941 N Texas. Also being Lot C2, Apostolic Assembly Church Subdivision, Weslaco, Hidalgo County, and Texas. Possible Action. 25-45

D. Discussion and consideration to obtain a Conditional Use Permit for a Wine and Malt Beverage Retailer's On-Premise permit at 2807 N Texas Blvd. Also being Lot 16, Block 2, Tejas Dos Subdivision, Weslaco, Hidalgo County, and Texas. Possible Action. 46-58

V. DISCUSSION AND CONSIDERATION

- A. Discussion and consideration for the Preliminary Plat for Kingdom Estates Subdivision– being a 26.20 acre tract of land out of Farm Tracts 221, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located approximately on the west side of Mile 6 ½ W, 757.92 Ft South of Mile 11 North. Possible Action. 59-77
- B. Discussion and consideration for the Preliminary Plat for Punta Del Cielo Subdivision– being a 26.657 acre tract of land out of Farm Tracts 104, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas Located approximately on the west side of Mile 4 1/2 W, 1320 Ft South of Mile 10 North. Possible Action. 78-112
- C. Discussion and consideration for the Final Plat for Texas Heights Subdivision– being a 40.00 being a part or portion out of Farm Tracts 108 & 109, The West and Adams Tracts, Weslaco, Hidalgo County, Texas Located approximately on Texas Blvd & Northcross Avenue. Possible Action 113-147
- D. Discussion and consideration for the Final Plat for Mid Valley International Industrial Park – being a 146.09acre tract of land out of acre tract of land out of farm tract 1056, 1057and 1058, Block 116, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located on the Northeast corner of intersection Mile 9 & FM 1015. Possible Action. 148-232
- E. Discussion and consideration for a six-month extension 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. 233-234
- F. 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. 235-236
- G. Discussion and recommendation on the proposed ordinance amending ordinance 2018-02 being the Zoning Ordinance to create a R-4 Residential one family / narrow lot zoning. 237-247

VI. ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF TEXAS §
HIDALGO COUNTY §
CITY OF WESLACO §

I, Rebekah de la Fuente, do hereby certify that on November 24, 2021 on or before 5:00 p.m., I posted a true and correct copy of the foregoing notice of a Planning and Zoning Commission regular meeting to be held on December 1, 2021. Such posting was done on a bulletin board convenient to the public at City Hall, 255 South Kansas Avenue, Weslaco, Texas, 78596, visible and accessible to the general public during and after regular working hours. This notice was posted on or before this 24th day of November 2021 at 5:00 p.m. and will remain so posted continuously for at least 72-hours preceding the scheduled time of this meeting in accordance with Chapter 551 of the Texas Government Code.

/s/ REBEKAH DE LA FUENTE
Planning Director