



**CITY OF WESLACO  
PLANNING & ZONING COMMISSION  
REGULAR MEETING  
MARCH 2, 2022**

Notice is hereby given of a Planning and Zoning Commission regular meeting to be held on Wednesday, March 2, 2022, 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](mailto:karevalo@weslacotx.gov) by 12:00 pm on March 2, 2022. A staff member will contact you with instructions via phone call to address your public comment.

Pages

**I. CALL TO ORDER**

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:

2-6

1) Regular Meeting of February 2, 2022

**IV. DISCUSSION AND CONSIDERATION**

A. Discussion and consideration for the Preliminary Plat for San Gabriel Subdivision—being a 9.98-acre tract of Farm Tract 795, The West and Adams Tracts Subdivision, Weslaco, Hidalgo County, Texas Located approximately on ¼ mile South of Mile 5 North on the east side of Westgate Dr. Possible Action.

7-47

B. Discussion and consideration for the Preliminary Plat for Villas San Miguel Subdivision—being a 20.00-acre tract of Farm Tract 180, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located approximately on the East side of Mile 5 ½ West, ½ mile North of Mile 10 North. Possible Action.

48-72

C. Discussion and consideration for the Preliminary Plat for Moonlight Subdivision—being a 4.00 acres out of Farm Tract 175, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 330' north of Mile 10N along the Westside of F.M. 88. Possible Action

73-91

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| D. Discussion and consideration for the Final Plat for Moonlight Subdivision– being a 4.00 acres out of Farm Tract 175, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 330’ north of Mile 10N along the Westside of F.M. 88. Possible Action.                                                                    | 92      |
| E. Discussion and consideration for the Final Plat for Sugarcane Estates Subdivision– being a 5.963 acre tract of Farm Tract 141, The West and Adams Tracts Subdivision, Weslaco, Hidalgo County, Texas Located approximately on Mireles Road & W Sugarcane Drive. Possible Action.                                                                      | 93-122  |
| F. Discussion and re-consideration for the Final Plat for Highland Manor PH 2– being a re-subdivision of 13.46 acres out of Farm Tract 238 and 239, West And Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on FM 1015 & Mile 11 North Possible Action.                                                                                 | 123-124 |
| G. Discussion and consideration for the Voluntary Annexation of 211 S Milanos – being a 8.00 acre tract of land out of Farm Tract Six Hundred Thirty-One (631), West Tract Subdivision, Hidalgo County, Texas located Milanos road. Possible Action.                                                                                                     | 125-128 |
| H. Discussion and consideration for the six-month extension of the Final Plat for Milanos Estates 1 Subdivision– being a 26.43 acres being out of and forming a portion of Farm Tract 720 and 721, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on the Northeast corner of Mile 5 ½ West and Mile 6 ½ Road. Possible Action. | 129-130 |
| I. Discussion and consideration for the six-month extension of Final Plat for Pike District Subdivision– being 36.052 acres out of Farm Tract 163, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately the southeast corner of W. Pike Blvd and Milanos Rd. Possible Action.                                          | 131-132 |

**V. ADJOURNMENT**

**CERTIFICATE OF POSTING**

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|------------------------|----------|
| <b>STATE OF TEXAS</b>  | <b>§</b> |
| <b>HIDALGO COUNTY</b>  | <b>§</b> |
| <b>CITY OF WESLACO</b> | <b>§</b> |

I, Rebekah de la Fuente, do hereby certify that on February 25, 2022, 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 March 2, 2022. 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 25<sup>th</sup> day of February 2022 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