



**CITY OF WESLACO
PLANNING & ZONING COMMISSION
SPECIAL MEETING
APRIL 6, 2022**

Notice is hereby given of a Planning and Zoning Commission regular meeting to be held on Wednesday, April 6, 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 by 12:00 pm on April 6, 2022. A staff member will contact you with instructions via phone call to address your public comment.

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| I. <u>CALL TO ORDER</u> | Pages |
| A. Roll call/ establish a Quorum | |
| II. <u>PUBLIC COMMENTS</u> | |
| 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. <u>APPROVAL OF MINUTES</u> | |
| A. Approval of the minutes of the following: 2-5 | |
| 1) Regular Meeting of March 9, 2022 | |
| IV. <u>Public Hearing</u> | 6-15 |
| A. Discussion and consideration to rezone 901 Hackberry. Also being Lot 1-3, Block 2, Bougainvillea Heights Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to B-1 neighborhood business district. Possible Action. 16-25 | |
| B. Discussion and consideration to rezone 149 N. Pleasantview Dr. Also being N275' FT 20 8.333AC GR 8.15AC NET, WEST TRACT Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to B-2 secondary and highway business district. Possible Action. 26-33 | |

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| C. | Discussion and consideration to approve rezone 211 S Milanos Rd. Also being a 8.00 acre tract of land out of Farm Tract Six Hundred Thirty-One (631), West Tract Subdivision, Hidalgo County, Texas located 1288 ft South of Bus 83 on Milanos road. Possible Action. | 34-45 |
| D. | Discussion and consideration to approve Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's On Premise Permit and Late Hours Certificate at 4024 E Interstate 2, also being Lot 3, Royal Subdivision Weslaco, Hidalgo County, Texas. Possible Action. | 46-61 |
| E. | Discussion and consideration to approve Conditional Use Permit to obtain a On-premise mixed beverage, Food and Beverage and Late Hours Certificate at 1411 W. Interstate 2, also being Lot 2, Harbor Freight Subdivision Weslaco, Hidalgo County, Texas. Possible Action. | |

V. DISCUSSION AND CONSIDERATION

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| A. | Discussion and consideration for the Preliminary Plat for the District North Weslaco Ph. II Subdivision– being 39.988 acres out of Farm Tract 179, BLK 160, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately on the southeast corner of Mile 5 ½ W & Mile 11 N. Rd. Possible action. | 62-83 |
| B. | Discussion and consideration for the Preliminary Plat for San Gabriel Subdivision Ph II– being a 10.01-acre tract of Farm Tract 795, The West and Adams Tracts Subdivision, Weslaco, Hidalgo County, Texas Located approximately on 600ft east of Mile 6 West on the south side of Mile 5 Rd. Possible Action. | 84-123 |
| C. | Discussion and consideration for the Preliminary Plat for Shops at N. Bridge Subdivision– being a 10.657-acre tract of Farm Tract 39, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located approximately on southwest corner of U.S. Expy 83 & Bridge Ave. Possible Action. | 124-145 |
| D. | Discussion and consideration for the Final 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. | 146-188 |
| E. | Discussion and consideration for the Final 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. | 189-213 |
| F. | Discussion and consideration for the six-month extension of the Final Plat for Pleasant View Estates Subdivision– being 10.984 acres out of Farm Tract 772, Block 137, West Tract Subdivision, Weslaco, Hidalgo County, Texas located on westside of Pleasant View Drive, 1320' North Mile 5 North Road. Possible Action. | 214 |
| G. | Discussion and consideration for potential workshop of the 2022 addendum to the City of Weslaco Comprehensive plan. | |

VI. ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF TEXAS §
HIDALGO COUNTY §
CITY OF WESLACO §

I, Rebekah de la Fuente, do hereby certify that on April 1, 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 April 6, 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 1st day of April 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