



**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
MAY 4, 2022**

Notice is hereby given of a Planning and Zoning Commission regular meeting to be held on Wednesday, May 4, 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 May 4, 2022. 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:

2-6

1) Regular Meeting of April 6 2022

IV. Public Hearing

A. Discussion and consideration to approve rezone 842 N. International. Also being a 6.17 acre tract of land out of Farm Tract 1030, West and Adams Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District. Possible Action.

7-13

B. Discussion and consideration to approve Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's On Premise Permit at 623 W Business 83, also being Lot 5-8, West Tract Subdivision Weslaco, Hidalgo County, Texas Possible Action.

14-25

C. Discussion and consideration to approve Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's On Premise Permit at 1302 N Texas Blvd., also being Block 1, Lot 3, Wal-Mart Subdivision Weslaco, Hidalgo County, Texas Possible Action.

26-38

V. DISCUSSION AND CONSIDERATION

- A. Discussion and consideration for the Preliminary Plat for Mid Valley Estates—being a 40.00-acre tract of Farm Tract 715, The West Tract Subdivision, Weslaco, Hidalgo County, Texas Located on the Southwest corner of Mile 6 North and Mile 6 ½ West. Possible Action. 39-94
- B. Discussion and consideration for the Final 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. 95-116
- C. Discussion and consideration for the Final 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. 117-154
- D. Discussion and consideration for the Final 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. 155-175
- E. Discussion and consideration for the Voluntary Annexation of Mid Valley Estates – being a 40.00 acre tract of land out of Farm Tract 715, West Tract Subdivision, Hidalgo County, Texas located on the southwest corner of Mile 6 North and Mile 6 1/2 West Possible Action. 176-178
- F. Discussion and re-consideration for the Final Plat for Pleasant View Village Subdivision— being a 8.55 out of Farm Tract 709, Block 136, The West and Adams Tracts, Weslaco, Hidalgo County, Texas Located approximately 1,300 ft South of Business 83 & Pleasantview Dr.to the East. 179-182
- G. Discussion and re-consideration for the Final Plat for Ten Fifteen Subdivision—being 10.33 acres being a resubdivision of lots 1A,2A,3A, 4A,5A and 6A, out of Plaza Diez Quince Subdivision, Weslaco, Hidalgo County, Texas located on the Northeast corner of F.M. 1015 and Mile 6 North. Possible Action. 183-186
- H. Discussion and consideration for the construction of a cement manufacturing factory located at 615 E Business 83. 187-188
- I. Discussion and consideration for the six-month extension of the Final Plat for Vaquero Estates Phase V— being a re-subdivision of 86.961 acres being all of farm tract 1072 an out of Farm Tract 1065,1066 & 1071, West And Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on FM 1015 & Mile 11 North. Possible Action. 189-190
- J. Discussion and consideration for the six-month extension of the Final Plat for Bridge Crossing Ph II— being a re-subdivision of 16.273 acres being part or portion out of farm tract 744, The West And Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 1370 ft east of the intersection of 18th st & mile 5 ½. Possible action. 191-192

- K. Discussion and consideration for the six-month extension of the Final Plat for Vaquero Estates Phase V– being a re-subdivision of 86.961 acres being all of farm tract 1072 an out of Farm Tract 1065, 1066 & 1071, West And Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on FM 1015 & Mile 11 North Possible Action. 193-194

VI. ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF TEXAS §
HIDALGO COUNTY §
CITY OF WESLACO §

I, Rebekah de la Fuente, do hereby certify that on April 29, 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 May 4, 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 29th 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