



**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
JULY 6, 2022**

Notice is hereby given of a Planning and Zoning Commission regular meeting to be held on Wednesday, July 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 planning@weslacotx.gov or call 956-447-3403 by 12:00 pm on July 6, 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:

2-4

1) Regular Meeting of June 1, 2022

IV. PUBLIC HEARING

A. Discussion and consideration to approve rezone 3402 S Westgate Drive only proposed lots 1&2 of Mi Fortuna Estates Also being a 5.00 acre tract of land out of Farm Tract 790, West Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District. Possible Action

5-12

B. Discussion and consideration to approve rezone 3570 Moreland Drive. Also being Lot 4, Davis Business Park, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.

13-19

C. Discussion and consideration to approve rezone 2737 E Mile 6 N. Also being Lots 1-44, Mid Valley Estates Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District

20-24

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| D. | Discussion and consideration to approve rezone 812 E Pike Blvd. Also being Blk 14, Lot 4 & 5, Colonia San Juan, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District. | 25-32 |
| E. | Discussion and consideration to approve Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's On Premise Permit at 1015 S International Blvd., also being Lot 1 & 2, Ranch House Subdivision Weslaco, Hidalgo County, Texas | 33-44 |

V. DISCUSSION AND CONSIDERATION

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| A. | Discussion and consideration for the Preliminary Plat for Plaza de Paz being a 3.00-acre out of Lot 13, Block 137, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located at 1406 W. Pike Blvd. Possible Action. | 45-87 |
| B. | Discussion and consideration for the Preliminary for Moreland Heights– being 12.83-acre out of lot 4, Davis Business Park, Weslaco, Hidalgo County, Texas Located on the south side of Moreland Drive 585 f east of FM 1015. Possible Action. | 88-113 |
| C. | Discussion and consideration for the Preliminary Plat for Milanos Estates Ph II being a 27.65-acre out of Farm tract 720& 721, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located approximately 240 feet North from the intersection of Mile 5 ½ West Road and Mile 6 ½ West Road. Possible Action. | 114-204 |
| D. | Discussion and consideration for the Preliminary Plat for Pablo Pena Jr No. 2 – being 5.57 acres out of Farm Tract 145, block 179, The West and Adams Tracts, Weslaco, Hidalgo County, Texas Located on the Northwest corner of n Westgate dr. & Canyon Rd. Possible Action. | 205-243 |
| E. | Discussion and re-consideration for the Final Plat for South Point Subdivision – being 12.34 acres being all of lot 2 VBMH Subdivision, Hidalgo County, Texas. Approximately 2,957 ft. West of the Intersection of F.M. 88 and US Expy 83. Possible Action | 244-249 |
| F. | Discussion and re-consideration for the Final Plat for Weslaco Industrial Park – being a 146.09-acre 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. | 250-254 |
| G. | Discussion and re-consideration for the Final Plat for San Gabriel Ph I Subdivision– being a 9.98-acre tract of Farm Tr act 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. | 255-259 |
| H. | 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. | 260-302 |
| I. | Discussion and consideration for the Voluntary Annexation of Sunset Valley Estates– being a 15.32-acre tract of land out of Farm Tract 745, West and Adams Tract Subdivision, Hidalgo County, Texas located approximately 0.36 miles North of E Mile 5 North, on the West side of Texas Road. Possible Action | 303-310 |

VI. ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF TEXAS §
HIDALGO COUNTY §
CITY OF WESLACO §

I, Rebekah de la Fuente, do hereby certify that on July 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 July 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 July 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