



**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
AUGUST 3, 2022**

Notice is hereby given of a Planning and Zoning Commission regular meeting to be held on Wednesday, August 3, 2022, at 5:30 p.m., at the PCE Conference Room, 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 August 3, 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:

1) Regular Meeting of July 6, 2022

2-7

IV. PUBLIC HEARING

A. Discussion and consideration to approve rezone 510 W 4th. Also being Lot 3, Block 8A, Canal Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.

8-14

V. DISCUSSION AND CONSIDERATION

A. Discussion and consideration for the Preliminary Plat for Rock Ridge – being 15.092 acres out of Farm Tract 631 & 633, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 500 ft west of Bus. 83 and Westgate on the south side of Bus. 83. Possible Action.

15-37

B. Discussion and consideration for the Preliminary Plat for Mi Linda Phase I being a 23.05-acre out of farm tracts 648 & 649, West Tract Subdivision, Weslaco, Hidalgo

38-82

County, Texas Located approximately 340 ft south of mile 6 ½ north along the west side of Milano Road. Possible Action.

- | | | |
|----|--|---------|
| C. | Discussion and consideration for the Preliminary Plat for Mi Linda Phase II being a 14.19-acre out of farm tracts 648 & 649, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located approximately 340 ft south of mile 6 ½ north along the west side of Milano Road. Possible Action. | 83-87 |
| D. | Discussion and consideration for the Preliminary Plat for Pike Terrace - being a 36.092-acre out of farm tract 163, block 178, The West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas Located on the southeast Corner of w. pike Blvd. and Milanos Rd. Possible Action. | 88-142 |
| E. | Discussion and consideration for the Preliminary Plat for The Coves – being 18.48 acres out of Farm Tract 1030, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on the Southside of mile 8 N. Rd. approximately 710’ east of International blvd. Possible Action | 143-192 |
| F. | Discussion and consideration for the Preliminary and/or 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. | 193-228 |
| G. | Discussion and consideration for the Final 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. | 229-271 |
| H. | Discussion and consideration for the Final 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. | 272-293 |
| I. | Discussion and consideration for the Final 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. | 294-384 |
| J. | Discussion and consideration for the Final 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. | 385-423 |
| K. | Discussion and consideration for the Voluntary Annexation of Mi Linda Subdivision Ph I & II – being a 37.24-acre tract of land out of Farm Tract 648 & 649, West Tract Subdivision, Hidalgo County, Texas located approximately 340 ft south of mile 6 ½ north along the west side of Milano Road. Possible Action | 424-426 |
| L. | Discussion and consideration for six-month extension of the Final Plat for Domain Subdivision– being a 1 acre out of farm tract 686, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 701 E. 6th St. Possible action. | 427-428 |

VI. ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF TEXAS §
HIDALGO COUNTY §
CITY OF WESLACO §

I, Rebekah de la Fuente, do hereby certify that on July 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 August 3, 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 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