



**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
SEPTEMBER 7, 2022**

Notice is hereby given of a Planning and Zoning Commission regular meeting to be held on Wednesday, September 7, 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 or call 956-447-3403 by 12:00 pm on September 7, 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 August 3, 2022

2-7

IV. PUBLIC HEARING

A. Discussion and consideration to approve rezone 2625 Mile 6 ½ West Road. Also being 23.05 acre tract of land out of Farm Tract 648 and 649, West and Adams Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.

7-14

B. Discussion and consideration to approve a Conditional Use Permit to obtain a On Premise Mixed Beverage Restaurant Permit, and Late Hours Permit to Host Live Music at 509 S. Texas Blvd., also being Lot 39 & 40, Weslaco Original Townsite Subdivision, Hidalgo County, Texas

15-29

V. DISCUSSION AND CONSIDERATION

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| A. Discussion and consideration for the Preliminary Plat for Sayyed Commercial Development being a 2.960-acre out of farm tracts 1065, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas Located on the Southeast corner of Mile 11 North & FM 1015. Possible Action. | 30-64 |
| B. Discussion and consideration for the Preliminary Plat for Sienna Subdivision being a 31.06-acre out of farm tracts 216, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located on West side of mile 6 ½ West, 1015' South of Mile 10 North. Possible Action. | 65-84 |
| C. Discussion and consideration for the Preliminary Plat for Mi Fortuna Estates being a 4.52-acre out of farm tract 790, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located on the Southeast corner of Mile 11 North & FM 1015. Possible Action. | 85-138 |
| D. Discussion and consideration for the Voluntary Annexation of Gilberto Estates Subdivision– being a 4.56-acre tract of land out of Farm Tract 101, West and Adams Tract Subdivision, Hidalgo County, Texas located northwest corner of mile 10 N Rd & Mile 4 ½ West Rd. Possible Action | 139-141 |
| E. Discussion and consideration for the Preliminary Plat for Gilberto Estates being a 4.56-acre out of farm tract 101, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas Located on the Northeast corner of Mile 4 ½ W & Mile 10 N. Possible Action. | 142-154 |
| F. Discussion and consideration for the Final 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. | 155-177 |
| G. Discussion and consideration for the Final Plat for Mi Linda Phase I being a 23.05-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. | 178-223 |
| H. Discussion and consideration for the Final 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. | 224-229 |
| I. Discussion and consideration for the Final 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. | 230-284 |
| J. Discussion and consideration for the Final 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 | 285-342 |

- K. Discussion and consideration for six-month extension of the Final Plat for South Point Subdivision– being a resubdivision of 12.889 acres being all of lot 2 VBMH Subdivision, and out of Farm Tract 133, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on between N Westgate Dr. and Border Ave. East Expressway 83. Possible action. 343-344
- L. 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. 345-346

VI. ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF TEXAS §
HIDALGO COUNTY §
CITY OF WESLACO §

I, Rebekah de la Fuente, do hereby certify that on September 2, 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 September 7, 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 2nd day of September 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