



**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
NOVEMBER 2, 2022**

Notice is hereby given of a Planning and Zoning Commission regular meeting to be held on Wednesday, November 2, 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 November 2, 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 October 5, 2022.

2-5

IV. PUBLIC HEARING

A. Discussion and consideration to approve rezone 3030 N Texas Blvd. Also being the West 2.5 acres of the North 5 acres of the South 20 acres of Farm Tract 108, West Tract, Hidalgo County, Texas from R-1 One-family dwelling district to B-1 neighborhood business district.

6-14

B. Discussion and consideration to approve a Conditional Use Permit to obtain a Mixed Beverage Permit at 529 S. Texas Blvd., also being block 42, Lot 30-33, Weslaco Original Townsite, Hidalgo County, Texas.

15-35

V. DISCUSSION AND CONSIDERATION

- A. Discussion and consideration for the Preliminary and/or Final Plat Chelsea Park Villas Subdivision being the west 6.83 acres tract of land out of Chelsea Park Subdivision, Weslaco, Hidalgo County, Texas Located on the SW corner of W 9th & S. Border Ave 36-96
- B. Discussion and consideration for the Preliminary and/or Final Plat 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 97-127
- C. Discussion and consideration for the Preliminary and/or Final Plat Heron's Landing Subdivision being a 29.29-acre out of farm tracts 1036, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas Located on SW corner of Pike Blvd. and Mile 2 ½ West. 128-158

VI. ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF TEXAS §
HIDALGO COUNTY §
CITY OF WESLACO §

I, Rebekah de la Fuente, do hereby certify that on October 28, 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 November 2, 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 ^{28th} day of October 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