



**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
JANUARY 4, 2023**

Notice is hereby given of a Planning and Zoning Commission regular meeting to be held on Wednesday, January 4, 2023, 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 facuna@weslacotx.gov or call 956-447-3403 by 12:00 pm on January 4, 2023. 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 December 7, 2022.

2-5

IV. PUBLIC HEARING

A. Discussion and consideration to approve rezone 4020 E Pike. Also being 1.16 acres out of Farm Tract 1036, West and Adams Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to B-1 neighborhood business district. 6-11

B. Discussion and consideration to rezone 809 N. Pino. Also being Lot 8-9, Block 18, Esplanada Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District. 12-18

C. Discussion and consideration to rezone 1602 & 1604 Judi St. Also being Lot 14-15, Block 5, Sun Country Estates Unit #2 Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District. 19-26

D. Discussion and consideration to rezone 3611 Camino De Verdad. Also being 17.83 acres more or less, tract of land out of 16.76-acre tract land out of FT1021 27-34

and a 1.07-acre tract of land out of FT 1022, Blk 113, Adams Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.

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| E. Discussion and consideration to approve Conditional Use Permit to obtain a Mixed Beverage Permit, Mixed Beverage Late Hours Permit, Beverage Cartage Permit at 303 S. Texas, also being the N ½ Lot 23 & all of Lot 24, Block 26, Weslaco Original Townsite, Weslaco, Hidalgo County, and Texas. | 35-40 |
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V. DISCUSSION AND CONSIDERATION

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| A. Discussion and consideration for the Preliminary and/or Final Plat for Lucy Laffite Subdivision being a 10.415 acres out of Farm Tracts 56, West Tract Subdivision and Lots 8 through 20, Davenport Subdivision No.3, Weslaco, Hidalgo County, Texas Located on the Northwest corner of Airport Drive & Business 83. Possible Action. | 41-61 |
| B. Discussion and consideration for the Preliminary and/or Final Plat for The Groves Subdivision being a 13.90 acres out of Acre Tract out of lot 236, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas Located approximately at 1300 North of the intersection of Mile 11 N Road and Westgate Drive. Possible Action. | 62-85 |
| C. Discussion and consideration for the Preliminary and /or Final Plat for White Rose Subdivision– being a 4.644-acre tract of land out of Farm Tract 31, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located Northeast corner of Dolores Huerta & Border Ave. Possible Action. | 86-129 |
| D. Discussion and consideration for the six-month extension of the Final Plat for Texas Heights Subdivision being a 18.067 being a part or portion out of Farm Tracts 108 & 109, The West and Adams Tracts, Weslaco, Hidalgo County, Texas Located approximately on Texas Blvd 2000ft south of Mile 10 North Road. Possible Action. | 130-132 |
| E. Discussion and consideration for the Voluntary De- 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. | 133-135 |

VI. ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF TEXAS	§
HIDALGO COUNTY	§
CITY OF WESLACO	§

I, Rebekah de la Fuente, do hereby certify that on December 30, 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 January 4, 2023. 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 30th day of December 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