



**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
MARCH 1, 2023**

Notice is hereby given of a Planning and Zoning Commission regular meeting to be held on Wednesday, March 1, 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 March 1, 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 February 1, 2023.

2-6

IV. PUBLIC HEARING

A. Discussion and consideration to rezone 320 S Pleasantview. Also being 27.498 acre out of the following tracts: North 100 feet of the South 280 feet of the South 15 acres of Farm Tract 20, West and Adams Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.

7-13

B. Discussion and consideration to rezone 409 N Kansas. Also being Lot 16, Block 4, Gonzalez Addition Subdivision, Hidalgo County, Texas from R-2 Duplex and Apartment District to B-1 neighborhood business district.

14-21

V. DISCUSSION AND CONSIDERATION

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| A. Discussion and reconsideration of the Final Plat for Milanos Estates Phase II Subdivision being a 27.65 acres out of Farm Tract 720 and 721, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 240 ft. North from the intersection of Mile 5 ½ West Road and Mile 6 ½ West Road. Possible Action. | 22-75 |
| B. Discussion and consideration on the variance request to section 26-38- Perimeter Sidewalk Requirement for Mid Valley Estates Subdivision being a 40.00-acre tract of Farm Tract 715, The West Tract Subdivision, Weslaco, Hidalgo County, Texas Located on the Southwest corner of Mile 6 North and Mile 6 ½ West. Possible Action. | 76-79 |
| C. Discussion and consideration for the Voluntary Annexation of Ranchettes on 18 th St Subdivision being a 12.16 acres of land out of a call gross 14.82 acre tract of land out of Farm Tract 706, West Tract Subdivision, Hidalgo County, Texas. Located approximately 500 ft. West from the intersection of 18 th Street and Pleasantview Dr. Possible Action. | 80-84 |
| D. Discussion and consideration for the six-month extension of the Final Plat for South Point Subdivision– being a 12.889 acre being all of lot 2, VBMH subdivision and out of Farm tract 133, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas Located East Expressway 83, between North Westgate Drive and Border Avenue. Possible Action. | 85-87 |
| E. Discussion and consideration for the three-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. | 88-90 |

VI. ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF TEXAS	§
HIDALGO COUNTY	§
CITY OF WESLACO	§

I, Rebekah de la Fuente, do hereby certify that on February 24, 2023, 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 March 1, 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 24th day of February 2023 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