



**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
MAY 3, 2023**

Notice is hereby given of a Planning and Zoning Commission regular meeting to be held on Wednesday, May 3, 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 May 3, 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 March 1, 2023.

2-5

IV. PUBLIC HEARING

A. Discussion and consideration to rezone 622 N Tio. Also being Lot 23, Block 8, El Texano Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to B-1 neighborhood business district

6-13

B. Discussion and consideration to rezone 1813 W Bus 83. Also being 0.34 acre tract being E100'-W450.81'-N150' out of Farm Tract 633 West Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to B-1 neighborhood business district.

14-20

C. Discussion and consideration to rezone 502 N International Blvd. Also being 6.78 acres tract being S441'-W710' out of farm tract 1030, Adams Tracts Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to I Industrial district.

21-25

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| D. Discussion and consideration to rezone 715 E Mile 10 North. Also being 4.56 acre out of the of Farm Tract 101, West Tract Subdivision, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District. | 26-31 |
| E. Discussion and consideration to approve a Conditional Use Permit to obtain a Mixed Beverage Permit, Mixed Beverage Late Hours Permit and Beverage Cartage Permit at 260 S. Texas Blvd. Suite 105, Also being a 98'x90' Tract, Block 18, Original Townsite of Weslaco, Weslaco, Hidalgo County, and Texas. | 32-56 |
| F. Discussion and consideration to approve Conditional Use Permit to operate an Event Center, at 512 S Westgate Dr Suite E, also being Westgate Medical Condominiums, Weslaco, Hidalgo County, Texas. | 57-63 |

V. DISCUSSION AND CONSIDERATION

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| A. Discussion and consideration of the Preliminary and/or Final Plat for Angelita Estates Subdivision being 21.64 acres out of Farm Tract 799, 800 and 804, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located southeast corner of Tierra Santa Blvd and Border Avenue. Possible Action. | 64-107 |
| B. Discussion and consideration of the Preliminary and/or Final Plat for Oak Park Subdivision being 10.48-acre out of farm tract 661, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 375' south of 6 th St. on the west side of Westgate Dr. Possible Action. | 108-143 |
| C. Discussion and re-consideration of the Final Plat for Heron's Landing Subdivision being 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. Possible Action. | 144-178 |
| D. Discussion and consideration of the Preliminary and/or Final Plat for Vittoria Subdivision being 42.18-acre out of Farm Tract 165 and 166, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the southeast corner of Midway and Interstate 2. Possible Action. Possible Action. | 179-225 |
| E. Discussion and consideration of the Preliminary and/or Final Plat for J&P Estates Subdivision being 4.00 acres out of the South 20.00 acres out of Farm Tract 130, Block 162, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the southwest corner of Cypress and North Border Ave. Possible Action. | 226-277 |
| F. Discussion and consideration of the Preliminary and/or Final Plat for T&O Ranch NO. 5 being 20.00-acre out of Farm Tract 268, Block 131, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located east of mile 4 approximately ¼ mile north of Mile 11 North Road. Possible Action. | 278-327 |
| G. Discussion and consideration of the Preliminary and/or Final Plat for Cross Development Weslaco being 1.8554-acre out of Farm Tract 40, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the northeast corner of Interstate 2 and Paseo Del Angel. Possible Action. | 328-355 |
| H. Discussion and consideration for the six-month extension of the Final Plat for Bridge Crossing Phase II– being a re-subdivision of 16.273 acres being part or portion out of Farm Tract 744, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas, Located approximately 1370 ft east of the intersection of 18th St. & Mile 5 ½. Possible Action. | 356-358 |

- I. Discussion and consideration for the six-month extension of the Final Plat for Greener Pastures Mobile Home Subdivision PH II– being a 3.94 acre tract of land out of Lot 82,133,134,135 and 136, Greener Pastures Mobile Home Subdivision, Weslaco, Hidalgo County, Texas, Located approximately on the Northeast corner of Main Gate Drive and Corral Drive. Possible Action. 359-361
- J. Discussion and consideration for the six-month extension of the Final Plat for The District North Weslaco Ph. II Subdivision– being 39.988 acres out of Farm Tract 179, BLK 160, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located approximately on the southeast corner of Mile 5 ½ W & Mile 11 N. Rd. Possible action. 362-364

VI. ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF TEXAS §
HIDALGO COUNTY §
CITY OF WESLACO §

I, Rebekah de la Fuente, do hereby certify that on April 28, 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 May 3, 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 28th day of April 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