



**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
JUNE 7, 2023**

Notice is hereby given of a Planning and Zoning Commission regular meeting to be held on Wednesday, June 7, 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 June 7, 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 May 3, 2023.

2-8

IV. PUBLIC HEARING

A. Discussion and consideration to rezone 804 S Kansas Ave. Also being Lot 3, Block 2, Hollywood Addition Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District.

9-16

B. Discussion and consideration to rezone 820 N International also being 6.764 acres out of Farm Tract 1029, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas from I Industrial District to R-2 Duplex and Apartment District.

17-24

C. Discussion and consideration to approve a Conditional Use Permit to obtain a Wine and Malt Beverage Retailer's On- Premise Permit at 260 S. Texas Blvd. Suite 200, Also being a 98'x90' Tract, Block 18, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas.

25-44

D. Discussion and consideration to approve a Conditional Use Permit to obtain a Wine and Malt Beverage Retailer's On- Premise Permit at 2307 W Interstate 2

45-60

Suite A, also being Lot 4, Town Center Subdivision Lot 2-9, Weslaco, Hidalgo County, Texas.

V. DISCUSSION AND CONSIDERATION

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| A. Discussion and consideration of the Preliminary and/or Final Plat for Lemon Blossom Estates being 1.303-acre out of Farm Tract 815, Block 139, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 1,300ft south of the intersection of S Bridge and Mile 5 1/2. Possible Action. | 61-114 |
| B. Discussion and consideration of the Preliminary and/or Final Plat for Ranchettes on 18 th St. being 12.16-acres out of Farm Tract 706, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 500 ft West from the intersection of 18 th St. and Pleasantview. Possible Action. | 115-173 |
| C. Discussion and consideration of the Preliminary and/or Final Plat for Tejas Seis Phase I Subdivision being 29.42-acre out of Farm Tract 209, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 2000ft. North of the Intersection of W Sugarcane Dr. and Mile 5 ½ West. Possible Action. | 174-246 |
| D. Discussion and consideration of the 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. | 247-276 |
| E. Discussion and consideration of the 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. | 277-323 |

VI. ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF TEXAS	§
HIDALGO COUNTY	§
CITY OF WESLACO	§

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