



**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
JULY 5, 2023**

Notice is hereby given of a Planning and Zoning Commission regular meeting to be held on Wednesday, July 5, 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 July 5, 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 June 7, 2023.

2-5

IV. PUBLIC HEARING

A. 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.

6-12

B. Discussion and consideration to rezone 635 S Airport Dr. also being 0.50 acre being West Tract E 117' - W470' - N187' - S907" out of Farm Tract 701, Weslaco, Hidalgo County, Texas from R-2 Duplex and Apartment District to B-1 Neighborhood Business District.

13-21

C. Discussion and consideration to approve a Conditional Use Permit to obtain a On-premise mixed beverage, Food and Beverage and Late Hours Certificate at 626 E IH 2, also being Lot 1, Replat of Lots 4, 7 and 8 Shops at N. Bridge Subdivision, Weslaco, Hidalgo County, Texas.

22-39

D. Discussion and consideration to approve a Conditional Use Permit to obtain a Wine and Malt Beverage Retailer's On- Premise Permit at 400 S Kansas Ave. also

40-55

being Lot 1-6, Block 33, Weslaco Original Townsite Subdivision, Weslaco, Hidalgo County, Texas.

V. DISCUSSION AND CONSIDERATION

- A. Discussion and consideration of the Preliminary and/or Final Plat for Monte Cielo Subdivision Phase I being 33.97-acres out of Farm Tract 214, West Tract Subdivision out of Llano Grande Grant, Weslaco, Hidalgo County, Texas. Located approximately 2,500 ft. south of Mile 10 North on the east side of Mile 6 ½ West. Possible Action. 56-122
- B. Discussion and consideration of the Preliminary and/or Final Plat for Rio Meadows Subdivision being 20.3 acre out of Farm Tract 625, and 626, Block 178, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 1,400 ft south of E Business 83 on the east side of Midway St. Possible Action. 123-170

VI. ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF TEXAS §
HIDALGO COUNTY §
CITY OF WESLACO §

I, Rebekah de la Fuente, do hereby certify that on June 30, 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 July 5, 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 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