



**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
SEPTEMBER 6, 2023**

Notice is hereby given of a Planning and Zoning Commission regular meeting to be held on Wednesday, September 6, 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 September 6, 2023. A staff member will contact you with instructions via phone call to address your public comment.

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| I. <u>CALL TO ORDER</u> | Pages |
| A. Roll call/ establish a Quorum | |
| II. <u>PUBLIC COMMENTS</u> | |
| <p>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.</p> <p>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.</p> | |
| III. <u>APPROVAL OF MINUTES</u> | |
| A. Approval of the minutes of the following: | |
| 1) Regular Meeting of August 2, 2023. | 2-6 |
| IV. <u>PUBLIC HEARING</u> | |
| A. Discussion and consideration to rezone 309 and 313 W 5 th St. also being Lot 14-16, Block 39, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District. Possible Action. | 7-14 |
| B. Discussion and consideration to rezone 1611 N Westgate Dr. also being N100.10'-5142.60', Blk B, Expressway Heights Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to B-2 Secondary Highway Business District. Possible Action. | 15-22 |
| C. Discussion and consideration to approve a Conditional Use Permit to operate a Bed and Breakfast Business, at 1401 W 18 th St., also being Lot 4, Key West Subdivision, Weslaco, Hidalgo County, Texas. Possible Action. | 23-32 |
| D. Discussion and consideration to approve a Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's Off Premise Permit, at 601 N Westgate | 33-45 |

Dr. also being West Tract E280'-N362'.32'-S457.6' & N55.28'-S95.28'-W74.64', FT 148 2.42AC GR 2.17Net, Weslaco, Hidalgo County, Texas. Possible Action.

- E. Discussion and consideration to approve a Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's On Premise Permit at 1400 E Business 83, also being West Tract AN IRR TR W165'-E901,4'-N170.88' FT 641 0.52AC NET, Weslaco, Hidalgo County, Texas. Possible Action. 46-64

V. DISCUSSION AND CONSIDERATION

- A. Discussion and consideration of the Preliminary and/or Final Plat for Pleasantview Terrace Subdivision being 27.498 acre out North 100 feet of the South 280 feet of South 15 acres of Farm Tract 20, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 1100 ft North of Bus. 83 on the west side of Pleasantview Dr. Possible Action. 65-114
- B. Discussion and consideration for the Voluntary Annexation of Monte Cielo Subdivision— being a 46.41-acre tract of land out of Farm Tract 214, West Tract Subdivision, Hidalgo County, Texas Located approximately 1,700 ft South of Mile 10N on the east side of Mile 6 ½ West Road. Possible Action. 115-122
- C. Discussion and consideration for the six-month extension of the Final Plat for Mid Valley Estates— 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. 123-125
- D. Discussion and consideration for the six-month extension of the Final Plat for South Point Subdivision— being a resubdivision of 12.889 acres being all of lot 2 VBMH Subdivision, and out of Farm Tract 133, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on between N Westgate Dr. and Border Ave. East Expressway 83. Possible action. 126-128

VI. ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF TEXAS §
HIDALGO COUNTY §
CITY OF WESLACO §

I, Rebekah de la Fuente, do hereby certify that on September 1, 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 September 6, 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 1st day of September 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