



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

Notice is hereby given of a Planning and Zoning Commission regular meeting to be held on Wednesday, December 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 December 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 November 1, 2023. | 2-6 |
| IV. <u>PUBLIC HEARING</u> | |
| A. Discussion and consideration to approve Conditional Use Permit to obtain a Wine and Malt Beverage Retailer's On-Premise Permit and Food and Beverage Certificate at 2455 N International Blvd. also being Lot 1, J. Valderas Subdivision, Weslaco, Hidalgo County, Texas. Possible Action. | 7-20 |
| V. <u>DISCUSSION AND CONSIDERATION</u> | |
| A. Discussion and consideration of the Preliminary and/or Final Plat for E. M. C. Subdivision being 1.73 acre out of Farm Tracts 771, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 850' west of Pleasantview along south side of E. 18 th Street. Possible Action. | 21-41 |
| B. Discussion and consideration of the Preliminary and/or Final Plat for Rio Orchards Estates Subdivision being 19.45 acres out of Farm Tracts 757 and 758, | 42-105 |

West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located East Mile 5 N. Road between Mile 4 W. and Mile 4 ½ W Road. Possible Action.

- C. Discussion and consideration of the Final Plat for Milanos Estates Phase III Subdivision being 22.88 acre out of Farm Tracts 720 and 721, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 500 feet south from the intersection of Mile 5 ½ West Road and Mile 6 ½ West Road. Possible Action. 106-194
- D. Discussion and consideration to approve a six-month extension on the Conditional Use Permit to obtain On Premise Mixed Beverage Restaurant Permit, and Late Hours Permit to Host Live Music at 509 S. Texas Blvd., also being Lot 39 & 40, Weslaco Original Townsite Subdivision, Hidalgo County, Texas. Possible action. 195
- E. Discussion and consideration for the six-month extension of the Final Plat for Mi Fortuna Estates being a 4.52-acre out of farm tract 790, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located on the Southeast corner of Mile 11 North & FM 1015. Possible action. 196-198
- F. 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. 199-201
- G. Discussion and consideration to revoke Conditional Use Permit of a Brewpub License and Retail Dealer’s On- Premise Permit, at 419 S Texas Blvd, also being Lot 19, Block 33 Weslaco Original Townsite Subdivision, Weslaco, Hidalgo County, Texas. 202-203

VI. ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF TEXAS §
HIDALGO COUNTY §
CITY OF WESLACO §

I, Rebekah de la Fuente, do hereby certify that on December 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 December 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 December 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