



**CITY OF WESLACO
PLANNING & ZONING COMMISSION
SPECIAL MEETING
JANUARY 4, 2024**

Notice is hereby given of a Planning and Zoning Commission special meeting to be held on Thursday January 4, 2024, 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 January 4, 2024. A staff member will contact you with instructions via phone call to address your public comment.

NOTE: If during the course of the meeting, any discussion of any item on the agenda should be held in executive or closed session, the Weslaco City Commission will convene in such executive or closed session whether or not such item is posted as an executive session item at any time during the meeting when authorized by the provisions of the Texas Open Meetings Act.

Pursuant to Texas Government Code Section 551.127, on a regular, non-emergency basis, the Weslaco City Commission may attend and participate in the meeting remotely by telephonic conference. Should that occur, a quorum of the members will be physically present at the location noted above on this agenda.

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 December 6, 2023.

2-5

IV. PUBLIC HEARING

A. Discussion and consideration to rezone 3640 N Texas Blvd., also being 35.932-acre tract out of Farm Tract 109 and 110, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District. Possible Action.

6-12

B. Discussion and consideration to rezone 3702 N Texas Blvd., also being 2.817-acre tract out of Farm Tract 109 Block 144, West & Adams Tract Subdivision, Weslaco,

13-19

Hidalgo County, Texas from R-1 One-Family Dwelling District to B-2 Secondary Highway Business District. Possible Action.

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| C. | Discussion and consideration to rezone 311 S Indiana, also being Lot 7, Block 23, Original Townsite of Weslaco Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District. Possible Action. | 20-26 |
| D. | Discussion and consideration to rezone 2827 Mile 6 ½ North Rd., also being 14.19 acres, out of Farm Tract 648 and 649 West Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District. Possible Action. | 27-34 |
| E. | Discussion and consideration to approve Conditional Use Permit to operate an Event Center, at 205 E Business 83 Suite A, also being Lot 1 & 2, Block 27, Weslaco Original Townsite Subdivision, Weslaco, Hidalgo County, Texas. Possible Action. | 35-43 |
| F. | Discussion and consideration to approve Conditional Use Permit to obtain a Mixed Beverage Permit, at 2219 N Texas Blvd., also being Lots 1 & 2 Colonia San Francisco De Weslaco Subdivision, Weslaco, Hidalgo County, and Texas. Possible Action. | 44-61 |
| G. | Discussion and consideration of the purpose of the temporary moratorium pertaining to recent applications for duplexes, triplexes, fourplexes and multifamily residential development. | 62-65 |

V. **DISCUSSION AND CONSIDERATION**

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| A. | Discussion and consideration of the Final Plat for El Farito Estates Subdivision being 17.15 acre out of Farm Tract 299, Block 158, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the south side of Mile 13 North Road, ½ mile east of Mile 6 West. | 66-94 |
| B. | Discussion and consideration for the Preliminary and/or Final Plat for Sierra Verde Estates Subdivision being 25.0 acre out of Lots 15, and 16, Block 147, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the northwest corner of Mile 4 West Road and Mile 12 North Road. Possible Action. | 95-153 |
| C. | Discussion and consideration of the Preliminary and/or Final Plat for Milanos Estates Phase IV Subdivision being 20.00 acre out of Farm Tracts 716, 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. | 154-222 |
| D. | Discussion and consideration on the variance request to Section 26-34(a) 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. | 223-226 |
| E. | Discussion and consideration for six-month extension of the Final Plat for Dominion Subdivision being a 20acres out of Farm Tracts 164, Block 178, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located approximately 700 ft. east of Midway Rd on Pike Blvd. Possible Action. | 227-229 |

VI. EXECUTIVE SESSION

Texas Government Code, Section 551 Open Meetings: §551.145. Closed Meeting Without Certified Agenda or Tape Recording; Offense; Penalty

(a) A member of a government body commits an offense if the member participates in a closed meeting of the governmental body knowing that a certified agenda of the closed meeting is not being kept or that a tape recording of the closed meeting is not being made.

(b) An offense under Subsection (a) is a Class C misdemeanor. *§551.146. Disclosure of Certified Agenda or Tape Recording of Closed Meeting; Offense; Penalty; Civil Liability*

(a) An individual, corporation, or partnership that without lawful authority knowingly discloses to a member of the public the certified agenda or tape recording of a meeting that was lawfully closed to the public under this chapter:

(1) commits an offense; and

(2) is liable to a person injured or damaged by the disclosure for:

(A) actual damages, including damages for personal injury or damage, lost wages, defamation, or mental or other emotional distress;

(B) reasonable attorney fees and court costs; and ‘

(C) at the discretion of the trier of fact, exemplary damages.

(b) An offense under Subsection (a)(1) is a Class B misdemeanor.

(c) It is a defense to prosecution under Subsection (a)(1) and an affirmative defense to a civil action under Subsection (a)(2) that:

(1) the defendant had good reason to believe the disclosure was lawful; or

(2) the disclosure was the result of a mistake of fact concerning the nature or content of the certified agenda or tape recording. (Added by Acts 1993, 73rd Leg., ch 268, § 1, eff. Sept. 1, 1993.

NOTE: Any documentation related to the following items will be maintained as part of the certified agenda.

- A. Legal Consultation - Consultation with the City Attorney regarding the Texas Local Government Code Section 212.135 related to adopting a moratorium on property development as authorized by Section §551.071 of the Texas Government Code.

VII. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

VIII. ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF TEXAS §
HIDALGO COUNTY §
CITY OF WESLACO §

I, Rebekah de la Fuente, do hereby certify that on December 29, 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 January 4, 2024. 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 29th 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