



**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
JANUARY 17, 2024**

Notice is hereby given of a Planning and Zoning Commission regular meeting to be held on Wednesday, January 17, 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 17, 2024. 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 January 4, 2024. | 2-7 |
| IV. <u>PUBLIC HEARING</u> | |
| A. Discussion and consideration to approve Conditional Use Permit to operate an Event Center, at 2420 E Business 83, also being West Tract N355.23' IRR TR LOT 1 FT 702 1.44AC GR 1.30AC NET, Weslaco, Hidalgo County, Texas. Possible Action. | 8-13 |
| B. Discussion and consideration to approve Conditional Use Permit to obtain a Wholesaler's Permit and Branch Distributor's License, at 3311 Development Drive, also being Lot 12, Mid-Valley International Industrial Park Subdivision, Weslaco, Hidalgo County, Texas. Possible Action. | 14-27 |
| V. <u>DISCUSSION AND CONSIDERATION</u> | |
| A. Discussion and consideration of the Preliminary and/or Final Plat for Villas on Sugar Cane Subdivision being 2.349 acre out of Farm Tract 57, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the North side of Mile 9 North Road, approximately 500ft west of Mile 4 ½ West Road. Possible Action. | 28-48 |

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| B. Discussion and consideration of the Preliminary and/or Final Plat for Angelita Estates Subdivision being 3.441 acre out of Farm Tracts 799, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 535ft south of Tierra Santa Dr. on the East side of S. Border Ave. Possible Action. | 49-96 |
| C. Discussion and consideration of the Final Plat for Rio Orchards Estates Subdivision being 19.45 acres out of Farm Tracts 757 and 758, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 730ft east of the intersection of Bridge & E Mile 5 N on the North Side. Possible Action. | 97-160 |
| D. Discussion and consideration for the Annexation of West and Adams Tract Subdivision– being a 11.327-acre tract of land out of Farm Tract 758, West and Adams Tract Subdivision, Hidalgo County, Texas. Located approximately 765ft south of E Mile 5 ½ N. Possible Action. | 161-167 |

VI. ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF TEXAS	§
HIDALGO COUNTY	§
CITY OF WESLACO	§

I, Rebekah de la Fuente, do hereby certify that on January 12, 2024, 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 17, 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 12th day of January 2024 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