



**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
AUGUST 7, 2024**

Notice is hereby given of a Planning and Zoning Commission regular meeting to be held on Wednesday, August 7, 2024, at 5:30 p.m., at the Weslaco City Hall PCE Conference Room, 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 August 7, 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 July 3, 2024. | 2-7 |
| IV. <u>PUBLIC HEARING</u> | |
| A. Discussion and consideration to approve a Conditional Use Permit to obtain an Off-Premise Wine only Package Store at 1710 S Texas Blvd., also being Lot 3, Block 1, Southgate Center, Weslaco, Hidalgo County, and Texas. Possible Action. | 8-18 |
| B. Discussion and consideration to approve a Conditional Use Permit to obtain an On-Premise Wine and Malt Beverage Retail Permit at 601 S Texas Blvd., also being Lot 23 & 24, Blk 49, Weslaco Original Townsite, Weslaco, Hidalgo County, and Texas. Possible Action. | 19-36 |
| C. Discussion and consideration to approve a Conditional Use Permit to obtain an Off-Premise Wine only Package Store at 1601 W Bus 83 Ste. C., also being IRR TR S134.79'LT 3 & All Lot 4, Westgate Center, Weslaco, Hidalgo County, and Texas. Possible Action. | 37-53 |
| D. Discussion and consideration for the six-month extension of the Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's Off Premise Permit, at | 54-55 |

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

V. DISCUSSION AND CONSIDERATION

- A. Discussion and consideration of the Preliminary Plat for Monte Cielo Subdivision Phase II being 12.44 acres out of Farm Tracts 214, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 2,640 ft. south of Mile 10 North on the east side of Mile 6 ½ West. Possible Action. 56-123
- B. Discussion and consideration of the Preliminary Plat for Magnolia Ridge Subdivision being 29.00 acres out of Farm Tracts 655, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the intersection of Mile 6 ½ West and West 6th St. Possible Action. 124-164
- C. Discussion and consideration of the Final Plat for Altamura Subdivision Phase I being 22.45 acres out of Farm Tracts 249, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 170 feet south of Mile 12 North and Mile 5 West. Possible Action. 165-206
- D. Discussion and consideration for two-month extension of Pablo Pena Jr No. 2 – being 5.57 acres out of Farm Tract 145, block 179, The West and Adams Tracts, Weslaco, Hidalgo County, Texas Located on the Northwest corner of n Westgate dr. & Canyon Rd. Possible Action. 207-208

VI. ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF TEXAS §
HIDALGO COUNTY §
CITY OF WESLACO §

I, Rebekah de la Fuente, do hereby certify that on August 2, 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 August 7, 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 2nd day of August 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