

CITY OF WESLACO

A REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

September 11, 2024, 5:30P.M.

LEGISLATIVE CHAMBERS

255 S. KANSAS AVENUE

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Carolina Crockett, PZ Commissioner

Randy Summers, PZ Commissioner

Adrian Torres, PZ Commissioner

Jose Treviño, PZ Commissioner

Jim Forward, PZ Commissioner



**Planning & Zoning Commission
Standardized Agenda Request Form**

Date of Meeting: September 11, 2024	Agenda Item No. (to be assigned by PCE): III.A.
From: Rebekah de la Fuente, Planning Director	
Subject/Agenda Item: To solicit input on behalf of City of Weslaco to approve the purpose of the temporary moratorium pertaining to recent applications for duplexes, triplexes, fourplexes and multifamily residential development.	
Discussion/Overview: This temporary moratorium is necessary to maintain the status quo and suspend further multi-family residential development during a period that the City receives public input on whether a continuing moratorium should be imposed. If the City Commission enacts a continuing moratorium, the City will have additional time to research and promulgate updates to its Comprehensive Master Plan, including its Land Use Plan, subdivision and zoning ordinances as well as plan for updated needs of the public facilities, public services of the City of Weslaco. Such actions are necessary to preserve the health, safety, and general welfare of the community.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission’s Action:	
Additional Action Prompted: <input checked="" type="checkbox"/> Mayor’s Signature <input type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance – First Reading <input type="checkbox"/> Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any):	
Responsibilities upon Commission’s Action:	

**CITY OF WESLACO
NOTICE OF PUBLIC HEARING
MORATORIUM ON PROPERTY DEVELOPMENT**

Public hearings will be held by the City of Weslaco's Planning & Zoning Commission on Wednesday, September 11, 2024, at 5:30 p.m. and by the Weslaco City Commission on Tuesday, September 17, 2024, at 5:30 p.m. for the purpose of receiving public comments on a temporary moratorium on the development of duplexes, triplexes, fourplexes, and apartment complexes and multi-family residential development. During the temporary moratorium no department of the City will accept applications or plans for plats, rezoning, for multi-family residential developments

PURPOSE OF THE TEMPORARY MORATORIUM

Recent applications for duplexes, triplexes, fourplexes and multifamily residential development have demonstrated that current regulation may be inadequate to control the impact of such growth and development on the surrounding street network, water and wastewater facilities and other public facilities. This temporary moratorium is necessary to maintain the status quo and suspend further multi-family residential development during a period that the City receives public input on whether a continuing moratorium should be imposed. If the City Commission enacts a continuing moratorium, the City will have additional time to research and promulgate updates to its Comprehensive Master Plan, including its Land Use Plan, subdivision and zoning ordinances as well as plan for updated needs of the public facilities, public services of the City of Weslaco. Such actions are necessary to preserve the health, safety, and general welfare of the community.

EXCEPTIONS TO THE TEMPORARY MORATORIUM

This temporary moratorium does not affect rights acquired under Texas Local Government Code Chapter 245 or the common law, nor does it affect an application for a project in progress under Chapter 245. The temporary moratorium shall neither prohibit nor delay the processing of an application for zoning filed on or before Wednesday, September 11, 2024.

DURATION OF THE TEMPORARY MORATORIUM

This temporary moratorium shall remain in force until the date the City Commission adopts an ordinance imposing a continuing moratorium in accordance with law, or September 23, 2024, whichever occurs first.

OPPORTUNITIES TO PROVIDE INPUT ON A CONTINUING MORATORIUM

Municipal residents and affected parties are encouraged to provide input on whether a temporary or continuing moratorium shall be imposed. Public hearings will be held on the following dates and times:

Public Hearing 1-Planning and Zoning Commission, September 11, 2024 5:30 p.m. Public Hearing 2-City Commission, September 17, 2024, 5:30 p.m.

All public hearings will be conducted in the City Commissioners Chamber located at 255 South Kansas Avenue, Weslaco, Texas.

AUTHORITY FOR INSTITUTING A MORATORIUM

The City of Weslaco may impose a temporary moratorium and continuing moratorium under authority pursuant to Chapter 212, Subchapter E, of the Texas Local Government Code.

CITY OF WESLACO
/s/ Norma A. Cantu
Secretary

PROOF O.K. BY:  O.K. WITH CORRECTIONS BY: _____

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