



**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
NOVEMBER 6, 2024**

Notice is hereby given of a Planning and Zoning Commission regular meeting to be held on Wednesday, November 6, 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 November 6, 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 October 2, 2024. | 2-4 |
| IV. <u>PUBLIC HEARING</u> | |
| A. Discussion and consideration to rezone 236 Mile 2 ½ W. Rd., also being 7.45-acres out of Farm Tract 1034 Adams Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to I – Industrial District. Possible Action. | 5-10 |
| B. Discussion and consideration to rezone 503 S Illinois, also being Lots 20- 22, Block 44, Weslaco Original Townsite Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to B-2 Secondary & Highway District. Possible Action. | 11-18 |
| C. Discussion and consideration to rezone 1609 S Westgate Drive, also being 12.79-acres out of Farm Tract 666, Block 164, West Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to PUD Phased Unit Development District. Possible Action. | 19-25 |

- D. Discussion and consideration to approve a Conditional Use Permit to obtain a Wine and Malt Beverage Retail Dealer’s On-Premise Permit and Late Hours Certificate, at 709 Angelita St. Ste A, also being Lots 23-25, Pueblo Amistad Subdivision, Weslaco, Hidalgo County, Texas. Possible Action. 26-41
- E. Discussion and consideration to approve a Conditional Use Permit to operate an Event Center, at 505 W Bus 83., also being an 4.22ac Net, out of FT 1507 Lot 1 & AN IRR TR N394.11’ Lot 8, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Possible Action. 42-50

V. DISCUSSION AND CONSIDERATION

- A. Discussion and consideration of the Preliminary Plat for South Bridge Ranchettes Subdivision being 25.45 acres out of Farm Tracts 757, Blk. 140, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the Northeast corner of Bridge and Mile 5 N. Possible Action. 51-73
- B. Discussion and consideration of the Preliminary Plat for OK Gardens Subdivision being 2.2 acres out of Lot 1, Royal Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 534ft west of Mile 2 ½ West Rd. along IH 2. Possible Action. 74-110
- C. Discussion and consideration of the Preliminary Plat for Long John Silver’s Subdivision being 0.45 acres out of Farm Tract 1502, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 1,432ft East of S Westgate Dr. along Bus 83. Possible Action. 111-171
- D. Discussion and consideration for three-month extension of Pleasantview Terrace Subdivision being 27.498 acre out North 100 feet of the South 280 feet of South 15 acres of Farm Tract 20, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 1100 ft North of Bus. 83 on the west side of Pleasantview Dr. Possible Action. 172-174
- E. Discussion and consideration for six-month extension of J&P Estates Subdivision being 4.00 acres out of the South 20.00 acres out of Farm Tract 130, Block 162, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the southwest corner of Cypress and North Border Ave. Possible Action. 175-177

VI. ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF TEXAS §
HIDALGO COUNTY §
CITY OF WESLACO §

I, Rebekah de la Fuente, do hereby certify that on November 1, 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 November 6, 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 1st day of November 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