



**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
MARCH 6, 2019**

Notice is hereby given of a Planning and Zoning Commission regular meeting to be held on Wednesday, March 6, 2019, 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:

- | I. | <u>CALL TO ORDER</u> | Pages |
|-------------|---|--------------|
| A. | Roll Call/Establish a Quorum | |
| II. | <u>APPROVAL OF MINUTEs</u> | |
| A. | Approval of the Minutes of the following: | |
| | 1) Regular Meeting of February 6, 2019 | 2-4 |
| | 2) Special Meeting of February 14, 2019 | 5-6 |
| III. | <u>PUBLIC HEARING</u> | |
| A. | Discussion and consideration to rezone 1704 N. International Blvd. Also being Lot A, BLK F. Pecan Grove Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to B-2 Secondary highway business district. Possible action. | 7-12 |
| B | Discussion and consideration to rezone 1321 S. International Blvd. Also being a 1.42 acre tract of Farm Tract 1020 West and Adams Tract Subdivision, proposed Lot 1, BLK 1. Mira Vista subdivision, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to B-2 Secondary highway business district. Possible Action | 13-20 |
| C. | Discussion and consideration to rezone 3602 Camino Real Viejo. Also being a 5.00 Acre Tract Of Land Out Of Farm Tract 1020 Out Of Lot 12 BLK 113 West and Adams Tract Subdivision, proposed Lot 1-18, BLK 3. Mira Vista subdivision, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and apartment district. Possible Action | 21-27 |
| D. | Discussion and consideration to rezone 609 Hidalgo St. Also being Lot 14-15, BLK 7. Weslaco Original Townsite, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and apartment district. Possible Action | 28-35 |
| E. | Discussion and consideration to approve Conditional Use Permit to obtain a Mixed Beverage Permit, Mixed Beverage Late Hours Permit and Beverage Cartage Permit at 2708 N. Texas Blvd., also being the S150'-N711'-E220'-W250' FT 107 0.76AC NET, West Tract Subdivision, Weslaco, Hidalgo County, Texas, approximately the Northeast corner of Texas Blvd and Sugarcane Dr. Possible Action | 36-47 |
| IV. | <u>DISCUSSION AND CONSIDERATION</u> | |
| A. | Discussion and consideration for the Preliminary Plat for Pleasant View Heights Subdivision– being a 20.33 acres out of Re- Subdivision of Lots 3 & 4, Rev M. Perez Dream Acres Subdivision, Weslaco, Hidalgo County, Texas located approximately 1500 ft. South of Interstate 2 along Pleasantview Dr. Possible Action | 48-74 |

- B. Discussion and consideration for the Preliminary Plat for Mira Vista Subdivision– being a 19.85 acres out of Farm Tract 102 and 9.72 acres out of Lot 11 and 12, BLK 113, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 2575ft. South of Bus. 83 along International Blvd. Possible Action. 75-108
- C. Discussion and consideration for the Preliminary Plat for Citrus 674 Subdivision– being a 8.46 acre tract being a portion of Farm Tract 674, West Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on the Northeast Corner of Border Ave and 18th St. Possible Action. 109-141
- D. Discussion and consideration for the Final Plat for Citrus 674 Subdivision– being a 8.46 acre tract being a portion of Farm Tract 674, West Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on the Northeast Corner of Border Ave and 18th St. Possible Action 142
- E. Discussion and consideration for the Final Plat for Avanti At Sienna Palms Legacy - being a 6.5 acres out of the Juan Jose Ynojosa De Balli Survey, Abstract No. 54, being a portion of Farm Tract Subdivision out of Llano Grande Grant, Weslaco, Hidalgo County, Texas located on the East Side of Mile 6 ½ W, ¼ mile south of Mile 10 N. 143-177
- F. Discussion and consideration to approve the Voluntary Annexation of Avanti At Sienna Palms Legacy - being a 6.5 acres out of the Juan Jose Ynojosa De Balli Survey, Abstract No. 54, being a portion of Farm Tract Subdivision out of Llano Grande Grant, Weslaco, Hidalgo County, Texas located on the East Side of Mile 6 ½ W, ¼ mile south of Mile 10 N. 178-182

V. ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF TEXAS §
HIDALGO COUNTY §
CITY OF WESLACO §

I, Rebekah de la Fuente, do hereby certify that on March 1, 2019, 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 March 6, 2019. Such posting was done on a bulletin board convenient to the public at City Hall, 255 South Kansas Avenue, Weslaco, Texas, 78596.

/s/ REBEKAH DE LA FUENTE
Senior Planner