



**CITY OF WESLACO  
PLANNING & ZONING COMMISSION  
REGULAR MEETING  
FEBRUARY 1, 2023**

Notice is hereby given of a Planning and Zoning Commission regular meeting to be held on Wednesday, February 1, 2023, 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](mailto:facuna@weslacotx.gov) or call 956-447-3403 by 12:00 pm on February 1, 2023. A staff member will contact you with instructions via phone call to address your public comment.

**I. CALL TO ORDER**

Pages

A. Roll call/ establish a Quorum

**II. PUBLIC COMMENTS**

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.

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.

**III. APPROVAL OF MINUTES**

A. Approval of the minutes of the following:

1) Regular Meeting of January 4, 2023.

2-6

**IV. PUBLIC HEARING**

A. Discussion and consideration to approve rezone 208 S Kansas Ave. Also being Lot 4 & 5, Blk 13, Weslaco Original Townsite Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.

7-15

B. Discussion and consideration to approve rezone 925 E. Sugarcane Dr. Also being 1.07 acre tract of land out of Farm Tract 58, West Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to B-1 neighborhood business district.

16-23

C. Discussion and consideration to approve rezone 3024 W Pike Blvd. Also being 30.07 acre tract of land out of Farm Tracts 165 and 166, West Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.

24-30

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|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| D. Discussion and consideration to approve rezone 3227 W Interstate 2. Also being 12.11 acre tract of land out of Farm Tracts 165 and 166, West Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to B-2 Secondary and Highway Business District.         | 31-37 |
| E. Discussion and consideration to approve rezone 715 E Sugarcane Dr. Also being 2.349 acre tract of land out of Farm Tract 57, West Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.                              | 38-46 |
| F. Discussion and consideration to approve a Conditional Use Permit to operate an Event Center and obtain a Wine and Malt Beverage Retail Dealer's On- Premise Permit and Late Hours Permit at 1502 N Border Ave, also being Lot 1, Ramos Subdivision, Weslaco, Hidalgo County, Texas. | 47-54 |
| G. Discussion and consideration to approve a Conditional Use Permit to obtain a Brewpub License and Retail Dealer's On- Premise Permit, at 419 S Texas Blvd, also being Lot 19, Block 33, Weslaco Original Townsite Subdivision, Weslaco, Hidalgo County, Texas.                       | 55-61 |

## V. **DISCUSSION AND CONSIDERATION**

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| A. Discussion and consideration for the Preliminary and/or Final Plat for Camino De Verdad Subdivision being a 17.83 acres out of 16.76 acre tract of Farm Tract 1021 and 1.07 acre tract of land out of farm tract 1022, Block 113, Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 750 ft. east of FM 1015 on Camino De Verdad Road. Possible Action. | 62-102  |
| B. Discussion and consideration for the six-month extension of the Final Plat for Punta Del Cielo Subdivision– being a 26.657 acre tract of land out of Farm Tract 104, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas Located approximately on the west side of Mile 4 1/2 W 1320 Ft South of Mile 10 North. Possible Action.                                         | 103-104 |

## VI. **ADJOURNMENT**

### **CERTIFICATE OF POSTING**

**STATE OF TEXAS**               §  
**HIDALGO COUNTY**           §  
**CITY OF WESLACO**         §

I, Rebekah de la Fuente, do hereby certify that on January 27, 2023, 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 February 1, 2023. 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 27<sup>th</sup> day of January 2023 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