



**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
FEBRUARY 5, 2025**

Notice is hereby given of a Planning and Zoning Commission regular meeting to be held on Wednesday, February 5, 2025, 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 or call 956-447-3403 by 12:00 pm on February 5, 2025. 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: 2-5
1) Regular Meeting of January 8, 2024.

IV. DISCUSSION AND CONSIDERATION

- A. Discussion and consideration of the Preliminary and/or Final Plat for DG Llano Grande Subdivision being a 1.31 acre out of Farm Tract 1000, Blk 138, West Adams Tracts Subdivision, Weslaco, Hidalgo County, Texas. Located at the southwest corner of the intersection of S. International Blvd. and Mile 5 N. Rd. Possible Action. 6-62
- B. Discussion and consideration of the Final Plat for Re-Subdivision Map of Mid-Valley Industrial Park Subdivision being a 11.753-acre tract of land, out of Lot 2 & 3, Blk 1, Mid Valley Industrial Park Subdivision, Weslaco, Hidalgo County, Texas. Located at the Northeast corner of Sugar Sweet Ave. and Vo Tech Drive. Possible Action. 63-107

- C. Discussion and consideration of the Final Plat for R & S Subdivision being Lot 6 Redbird NO.2 Subdivision, Weslaco, Hidalgo County, Texas. Located at the Southeast corner of Plaza Los Encinos Dr & US BUS. 83. Possible Action. 108-148
- D. Discussion and consideration for six-month extension of Villas on Sugar Cane Subdivision being 2.349 acre out of Farm Tract 57, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the North side of Mile 9 North Road, approximately 500ft west of Mile 4 ½ West Road. Possible Action. 149-151
- 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. 152-154
- F. Discussion and consideration for six-month extension of Sierra Verde Estates Subdivision being 25.0 acre out of Lots 15, and 16, Block 147, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the northwest corner of Mile 4 West Road and Mile 12 North Road. Possible Action. 155-157
- G. Discussion and re-consideration for the Final Plat with the variance for The Gardens at Villa Verde Subdivision Phase 1, being 7.08 acres out of Farm Tract 745, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 2,200 ft. north of W Mile 5 N. Possible Action. 158-160

V. ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF TEXAS §
HIDALGO COUNTY §
CITY OF WESLACO §

I, Rebekah de la Fuente, do hereby certify that on January 31, 2025, 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 5, 2025. 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 31st day of January 2025 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