



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

Notice is hereby given of a Planning and Zoning Commission regular meeting to be held on Wednesday, March 5, 2025, 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 March 5, 2025. 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 February 5, 2025. | 2-5 |
| IV. <u>PUBLIC HEARING</u> | |
| A. Discussion and consideration to approve Conditional Use Permit to obtain a Wine and Malt Beverage Retail Dealer's On-Premises Permit, at 512 Professional Dr., also being Posada Subdivision, Unnumbered Lot, Weslaco, Hidalgo County, Texas. Possible Action. | 6-26 |
| V. <u>DISCUSSION AND CONSIDERATION</u> | |
| A. Discussion and consideration of the Preliminary Plat for Descanso Subdivision being Lot 16 Farm Tract 696, Blk 141, West and Adams Tract Subdivision a 15.00-acre tract of land, Weslaco, Hidalgo County, Texas. Located North of E 18 th St., approximately 0.15 miles east of South Airport Dr. Possible Action. | 27-67 |
| B. 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. | 68-76 |

- C. Discussion and consideration for thirty-day extension of Rio Orchards Estates Subdivision being Weslaco, Hidalgo County, Texas. Located approximately 730ft east of the intersection of Bridge & E 19.45 acres out of Farm Tracts 757 and 758, West and Adams Tract Subdivision, Mile 5 N on the North Side. Possible Action. 77-79
- D. Discussion and consideration for six-month extension of Rio Stone Subdivision Phase II being 14.19 acres out of Farm Tracts 648 and 649, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 1055 feet south of Mile 6 ½ North along the west side of South Milanos Road. Possible Action. 80-82
- E. Discussion and consideration for six-month extension of Two Points Subdivision being 2.32 acres out of Lot 9, Block 174, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the southwest corner of the Mile 4 W Rd and Mile 12 ½ Rd. Possible Action. 83-85
- F. Discussion and consideration of the Preliminary Plat for De Leon Ranch Subdivision being a 3.03-acre tract of land out of Farm Tract 258, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the south of Mile 12 N approximately 700ft east of N Mile 4 ½ W. Possible Action. 86-110

VI. ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF TEXAS §
HIDALGO COUNTY §
CITY OF WESLACO §

I, Rebekah de la Fuente, do hereby certify that on February 28, 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 March 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 28th day of February 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