



**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
APRIL 2, 2025**

Notice is hereby given of a Planning and Zoning Commission regular meeting to be held on Wednesday, April 2, 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 April 2, 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 March 5, 2025. | | 2-5 |
| IV. <u>PUBLIC HEARING</u> | | |
| A. Discussion and consideration to rezone 901 San Joaquin, also being Lot 22, Blk 5, Colonia MP (Bud) Lackland UT No 2 Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to B-1 Neighborhood Business District. Possible Action. | | 6-13 |
| B. Discussion and consideration to approve Conditional Use Permit to operate a Daycare, at 114 Adelita St., also being Lot 28, Colonia San Francisco De Weslaco Subdivision, Weslaco, Hidalgo County, Texas. Possible Action. | | 14-21 |
| V. <u>CONSENT AGENDA</u> | | |
| <p>All items listed under the Consent Agenda are considered to be routine, and the Governing Body has been furnished with background and support material and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, the item(s) will be removed from the consent agenda by a Commission member and will be considered separately.</p> | | |

- A. Approval of the Final 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 18th St., approximately 0.15 miles east of South Airport Dr. Possible Action. 22-62
- B. Approval of the Final 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. 63-87
- C. Approval of the six-month extension of Bridge Heights Subdivision being 12.137 acres out of Farm Tract 799, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 765ft South of E. Mile 5 ½ N. Possible Action. 88-90

VI. ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF TEXAS §
HIDALGO COUNTY §
CITY OF WESLACO §

I, Rebekah de la Fuente, do hereby certify that on March 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 April 2, 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 March 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