



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

Notice is hereby given of a Planning and Zoning Commission regular meeting to be held on Wednesday, July 2, 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](mailto:facuna@weslacotx.gov) or call 956-447-3403 by 12:00 pm on July 2, 2025. A staff member will contact you with instructions via phone call to address your public comment.

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| <b>I. <u>CALL TO ORDER</u></b>   | Pages |
| A. Roll call/ establish a Quorum   |       |
| <b>II. <u>PUBLIC COMMENTS</u></b>  |       |
| <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> |       |
| <b>III. <u>APPROVAL OF MINUTES</u></b>   |       |
| A. Approval of the minutes of the following:   |       |
| 1) Regular Meeting of June 4, 2025.  | 2-3   |
| <b>IV. <u>PUBLIC HEARING</u></b>   |       |
| A. Discussion and consideration to rezone 1497 N International Blvd., also being S3.84AC-S28.84AC FT-1038 3.84 AC NET, Adams Tract Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One-Family Dwelling District to B-1 Neighborhood Business District. Possible Action.   | 4-11  |
| B. Discussion and consideration to rezone 5000 E Moreland Dr., also being 7.776 acres out of Farm Tract 1099, Blk 133, West and Adams Tract Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One-Family Dwelling District to T-1 Townhomes District. Possible Action.  | 12-18 |
| C. Discussion and consideration to approve a Conditional Use Permit to operate an Event Center, at 615 N Airport Dr., also being Lots 5-7, Blk 8, El Texano Subdivision, Weslaco, Hidalgo County, Texas. Possible Action.  | 19-25 |
| <b>V. <u>DISCUSSION AND CONSIDERATION</u></b>  |       |

- A. Discussion and consideration of the Preliminary and/or Final of the Replat of Lot 2, Mid-Valley Industrial Park 2 Subdivision being a 7.08-acre tract of land out of Lot 2, Blk 8, Mid-Valley Industrial Park Subdivision, Weslaco, Hidalgo County, Texas. Located North side of E Pike Blvd. (Mile 8 North) intersection of Haggard St. Possible Action. 26-78
  
- B. Discussion and consideration of the Annexation of Rio Orchard Estates Subdivision– being a 19.45-acre tract of land out of Farm Tract 757 and Farm Tract 758, West and Adams Tract Subdivision, Hidalgo County, Texas. Located approximately 730ft east of the intersection of Bridge & E. Mile 5 N. on the north side. Possible Action. 79-86
  
- C. Discussion and consideration of the Annexation of West Tract Subdivision– being a 1.750-acre tract of land out of Farm Tract 143, West Tract Subdivision, Hidalgo County, Texas. Located on Northwest corner of W. Sugarcane Dr. and Westgate Dr. Possible Action. 87-91

**VI. ADJOURNMENT**

**CERTIFICATE OF POSTING**

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

I, Rebekah de la Fuente, do hereby certify that on June 27, 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 July 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 27<sup>th</sup> day of June 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