



**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
AUGUST 6, 2025**

Notice is hereby given of a Planning and Zoning Commission regular meeting to be held on Wednesday, August 6, 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 August 6, 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 July 2, 2025. | 2-4 |
| IV. <u>PUBLIC HEARING</u> | |
| A. Discussion and consideration to rezone 320 S Pleasantview Drive. Also being Lots 1-85, Pleasantview Terrace Subdivision, Hidalgo County, Texas from R-2 Duplex and Apartment District to RT-1 Townhomes/ Condominium District. Possible Action. | 5-13 |
| B. Discussion and consideration to rezone 2625 N Westgate Dr. Also being 1.750 acre out of Farm Tract 143, West Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to B-2 Secondary & Highway District. Possible Action. | 14-21 |
| C. Discussion and consideration to approve a Conditional Use Permit to obtain a Retail Dealer's Off-Premise Permit, at 2625 N Westgate Dr., also being 1.750 acre out of Farm Tract 143, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Possible Action. | 22-37 |

V. DISCUSSION AND CONSIDERATION

- A. Discussion and consideration for the Preliminary Plat for Vaquero Weslaco 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. 38-72
- B. 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. 73-75
- C. Discussion and consideration for six-month extension of White Rose Subdivision being 4.644 acres out of Farm Tracts 31, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 2000 feet North of Intersection on Frontage Road and Bridge Ave. 76-78
- D. Discussion and consideration for six-month extension of Ramos Estates Subdivision being 5.00 acres out of Farm Tracts 1038, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 1,700 feet North of the Intersection of FM 1015 & Pike Blvd. Possible Action. 79-81
- E. Discussion and consideration to be granted a waiver to the moratorium for 600 S Bridge Ave., also being Lots 10-16 INCL., Blk FT 640, West Tract, Weslaco Trailer Park, Weslaco, Hidalgo County, Texas. Located on the NE corner of East 6th St. and South Bridge. Possible Action. 82-83

VI. ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF TEXAS §
HIDALGO COUNTY §
CITY OF WESLACO §

I, Rebekah de la Fuente, do hereby certify that on August 1, 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 August 6, 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 1st day of August 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