



**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
DECEMBER 3, 2025**

Notice is hereby given of a Planning and Zoning Commission regular meeting to be held on Wednesday, December 3, 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 December 3, 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:

1) Regular Meeting of November 5, 2025.

2-5

IV. PUBLIC HEARING

A. Discussion and consideration to approve a Conditional Use Permit to operate an Event Center, at 2424 E Bus 83 Ste. 3, also being West Tract N355.23' IRR TR LOT 1 FT 702 1.44AC GR 1.30AC NET, Weslaco, Hidalgo County, Texas. Possible Action.

6-13

B. Discussion and consideration to approve a Conditional Use Permit to obtain a Mixed Beverage Permit On-Premises and Mixed Beverage Late Hours Permit, at 1311 W IH 2 Ste K, also being 6.595 acres being all of Lot 1, Weslaco Plaza Subdivision, Weslaco, Hidalgo County, Texas. Possible Action.

14-27

C. Discussion and consideration to rezone 1929 N International Blvd., also BEING THE E291'-S70'-N1599.25'-FT 1040 0.47AC GR 0.41AC NET, ADAMS TRACTS AN IRR TR 0.47AC, Weslaco, Hidalgo County, and Texas from R-1 One-Family Dwelling District to B-2 Secondary & Highway District.

28-33

D. Discussion and consideration to rezone 1931 N International Blvd., also BEING AN IRR TR-S150.72'-N1599.25' EXC 0.47AC & EXC 0.30AC-HS FT 1040 1.0AC NET, ADAMS TRACTS 1.77AC, Weslaco, Hidalgo County, and Texas from R-1 One-Family Dwelling District to B-2 Secondary & Highway District.

34-39

V. ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF TEXAS §
HIDALGO COUNTY §
CITY OF WESLACO §

I, certify that the agenda Notice of a Regular Meeting of the Planning and Zoning Commission is true and correct; and that I posted the agenda on the outside bulletin board at city hall, a place convenient and readily accessible to the public on 25th day of November 2025 on or before 5:00 pm in accordance with the Texas Open Meetings Act (Tex. Gov't Code 551-041-551.050.) and Section 418.016 Texas Government Code.

/s/ REBEKAH DE LA FUENTE
Planning Director