



**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
JANUARY 7, 2026**

Notice is hereby given of a Planning and Zoning Commission regular meeting to be held on Wednesday, January 7, 2026, 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 January 7, 2026. 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 December 3, 2025.

2-4

IV. PUBLIC HEARING

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.

5-12

B. Discussion and consideration to rezone 414 E 18th St., also being 1.14 acres out of Farm Tract 751 and 752, Lot 3, Blk 140, West Tract Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to B-1 Neighborhood Business District.

13-19

C. Discussion and consideration to rezone 2823 S Bridge Ave., also being 11.327 acres of land out of Farm Tract 758, West and Adams Tract Subdivision, Weslaco, Hidalgo County, and Texas from R-2 Duplex and Apartment District to RT-1 Townhomes/ Condominium District.

20-26

- | | |
|---|-------|
| D. Discussion and consideration to approve a Conditional Use Permit to obtain a Wine and Malt Beverage Retailer's On-Premise Permit, at 1311 W IH 2 Ste G, also being 6.595 acres being all of Lot 1, Weslaco Plaza Subdivision, Weslaco, Hidalgo County, Texas. Possible Action. | 27-41 |
|---|-------|

V. DISCUSSION AND CONSIDERATION

- | | |
|---|-------|
| A. Discussion and consideration of the Preliminary Plat for Joy Subdivision being a 2.08-acre plat consisting of all of Lot 3, Block 1, Ro- Ellen Addition No. 3, and all of Lot 3, Ro-Ellen Addition Unit No. 2, Weslaco, Hidalgo County, Texas. Located on the East side of James Street (1001 James St.) across from and east of 10 th St. Possible Action. | 42-64 |
| B. Discussion and consideration for six-month extension of Long John Silver's Subdivision being 0.45 acres out of Farm Tract 1502, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 1,432ft East of S Westgate Dr. along Bus 83. Possible Action. | 65-67 |
| C. 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. | 68-70 |
| D. Discussion and consideration to be granted a waiver to the moratorium for 1015 W 6 th St., also being E112.1 of Lot 7, FT671, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 820ft west of S Border Ave on the south side of 6 th St. Possible Action. | 71-72 |

VI. 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 31st day of December 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