



CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
FEBRUARY 4, 2026

Notice is hereby given of a Planning and Zoning Commission regular meeting to be held on Wednesday, February 4, 2026, 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 February 4, 2026. A staff member will contact you with instructions via phone call to address your public comment.

I. <u>CALL TO ORDER</u>	Pages
A. Roll call/ establish a Quorum	
II. <u>PUBLIC COMMENTS</u>	
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. <u>APPROVAL OF MINUTES</u>	
A. Approval of the minutes of the following:	
1) Regular Meeting of January 7, 2026.	2-5
IV. <u>PUBLIC HEARING</u>	
A. Discussion and consideration to approve a Conditional Use Permit to obtain a Wine and Malt Beverage Retail Dealer's On-Premise Permit at 102 W IH 2. also being E225'-N151.31'-S421.31' FT 119 0.78AC GR 0.56AC Net, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Possible Action.	6-20
B. Discussion and consideration to approve a Conditional Use Permit to obtain a Wine and Malt Beverage Retail Dealer's On-Premise Permit at 1919 W Bus 83 also being 0.86AC-W250'-E823.79'-N150' FT 633, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Possible Action.	21-34
C. Discussion and consideration to approve a Conditional Use Permit to obtain a Wine and Malt Beverage Retail Dealer's On-Premise Permit at 3302 E Bus 83 also being Lot 1, Crenshaw Center UT NO. 3 Subdivision, Weslaco, Hidalgo County, Texas. Possible Action.	35-48

D. Discussion and consideration to approve a Conditional Use Permit to obtain a Mixed Beverage Permit On-Premises, at 1001 Town Center Blvd. Ste. 6, also being Lot 9, Town Center Subdivision, Weslaco, Hidalgo County, Texas. Possible Action. 49-65

V. DISCUSSION AND CONSIDERATION

A. Discussion and consideration of the Preliminary Plat for The Harbor Subdivision being a 8.44- gross acres, more or less, out of Farm Tract 1030, The West Adams Tracts Subdivision, Weslaco, Hidalgo County, Texas. Located on the Southeast corner of the intersection of North International Blvd. and Mile 8 North Road. Possible Action. 66-135

B. Discussion and consideration of the Preliminary Plat for Diamante Negro Estates Subdivision being a 3.51-acre tract of land out of Farm Tract 216, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 770ft South of Mile 10 Northwest of Mile 6 ½ West Rd. Possible Action. 136-167

C. Discussion and consideration of the Final 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 approximately 50ft Southeast of 10th Street & James. Possible Action. 168-193

D. Discussion and consideration for the six-month extension of the Final Plat for South Bridge Ranchettes Subdivision, being 25.45 acres out of Farm Tracts 757, Blk. 140, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the Northeast corner of Bridge and Mile 5 N. Possible Action. 194-196

E. Discussion and consideration for the six-month extension of the Final Plat for 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. 197-199

F. Discussion and consideration to be granted a waiver to the water rights fee for Pena Shelton Ranch Subdivision, also being 3.4 acres out of Farm Tracts 772, Blk. 137, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the West side of S. Pleasantview Dr. approximately 384' south of Mile 5 ½ North Road. Possible Action. 200-202

G. Discussion and consideration for the annexation of the road, being 3.825 acre out of Farm Tract 178, 179, 245 and 246, West and Adama Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the North side of Mile 11 North Road. Possible Action. 203-208

H. Discussion and consideration of the Preliminary Plat for Re-Plat of Pleasantview Terrace Subdivision being 25.54 acres out of Lots 1-85, of Pleasantview Terrace Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 1100 ft North of Bus. 83 on the west side of Pleasantview Dr. Possible Action. 209-

VI. ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF TEXAS

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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 28th day of January 2026 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