



**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
JUNE 3, 2026**

Notice is hereby given of a Planning and Zoning Commission regular meeting to be held on Wednesday, June 3, 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 June 3, 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> | |
| <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 May 6, 2026. | 2-4 |
| IV. <u>PUBLIC HEARING</u> | |
| A. Discussion and consideration to rezone 2813 W Bus 83, also being West Tract an IRR TR E88'-W712.10'-N513.91' FT 626 1.00AC GR0.80AC NET, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to B-2 Secondary & Highway District. Possible Action. | 5-11 |
| B. Discussion and consideration to rezone 309 & 313 W 5 th St., also being Lots 14 W90'15 & 16 Blk 39 and E 50' lots 15 & 16, Blk 39, Weslaco Original Townsite Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to B-1 Neighborhood Business District. Possible Action. | 12-22 |
| C. Discussion and consideration to rezone 2629 N Westgate Dr. also being 1.091 acres tract of land, more or less, out of Farm Tract 143, Block 180, West and Adams Tracts Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to B-2 Secondary and Highway Business District. Possible Action. | 23-28 |

V. DISCUSSION AND CONSIDERATION

- A. Discussion and consideration of the Preliminary Plat for BW Weslaco Barbee Subdivision being a 1.8124-acre being a re-subdivision of Lot 3 and 4B, Mid-Valley International Business Park Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 650ft North of IH 2. Possible Action. 29-148
- B. Discussion and consideration for the Preliminary Plat for with the variance for The Gardens at Villa Verde Subdivision Phase II, being 6.70 acres out of Farm Tract 745, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 2,200 ft. north of W Mile 5 N. Possible Action. 149-190
- C. Discussion and consideration for the Annexation of McDonald’s 42-3818 Weslaco Subdivision– being a 2629 N Westgate also being a 1.091 acres tract of land, more or less, out of Farm Tract 143, Block 180, The West and Adam Tracts Subdivision, Weslaco, Hidalgo County, and Texas. Located approximately 265ft Northwest of W. Sugarcane Dr. and Westgate Dr. Possible Action. 191-194

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 28th day of May 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