



**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
JULY 1, 2026**

Notice is hereby given of a Planning and Zoning Commission regular meeting to be held on Wednesday, July 1, 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 July 1, 2026. 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 June 3, 2026. | 2-5 |
| IV. <u>PUBLIC HEARING</u> | |
| A. Discussion and consideration to approve a Conditional Use Permit to obtain a Retail Dealer’s On-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. | 6-19 |
| B. Discussion and consideration to approve a Conditional Use Permit to obtain a Retail Dealer’s On-Premise Permit, at 301 N Texas Blvd., also being Lots 1 & 2, Blk 3, Gonzales ADDN Subdivision, Weslaco, Hidalgo County, Texas. | 20-40 |
| C. Discussion and consideration to rezone 218 & 300 W Huisache also being Lots 8-9, Block 8 and Lots 1-3, Block 9, Esplanada Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to B-1 Neighborhood Business District. Possible Action. | 41-53 |

- D. Discussion and consideration to rezone 715 N Kansas Ave. also being Lots 20-22, Block 1, B.F. White Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to T-1 Townhomes District. Possible Action. 54-59
- E. Discussion and consideration to rezone 1628 Canyon Dr. also being Lot 170, Westgate Village Mobile Home Ph 2 Subdivision, Weslaco, Hidalgo County, and Texas from M-1 Mobile Home Subdivision to B-1 Neighborhood Business District. Possible Action. 60-65

V. DISCUSSION AND CONSIDERATION

- A. Discussion and consideration of the Final Plat for BW Weslaco Barbee Subdivision being a 1.8124-acre being a re-subdivision of Lot 3 and 4B, Blk 1, Mid-Valley International Business Park Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 356ft North of IH 2. Possible Action. 66-185
- B. Discussion and consideration of the Final Plat 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. 186-227
- C. Discussion and consideration for the Annexation of Summerlin Phase 1 Subdivision being a 31.943-acre tract of land out of Farm Tract 245, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located Northwest of the intersection of W Mile 11 and N FM 88. Possible Action. 228-233

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 25th day of June 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