



**REGULAR MEETING OF THE
PLANNING AND ZONING COMMISSION**

**WEDNESDAY, FEBRUARY 26, 2025, AT 5:30 P.M.
CITY HALL TOWN HALL, 118 E. TYLER AVENUE, HARLINGEN, TEXAS 78550**

This is not a Meeting of the Harlingen Elective Commission; however, a quorum of the City Commission may be present. Other City Board members may also be present.

AGENDA

PLEDGE OF ALLEGIANCE / WELCOME

CONFLICT OF INTEREST

Under State Law a conflict of interest exists if an advisory board member or certain members of that person's family has a qualifying financial interest in an agenda item. Members with a conflict of interest cannot participate in the discussion nor vote on the agenda item. Are there any known conflicts of interest to disclose at this time?

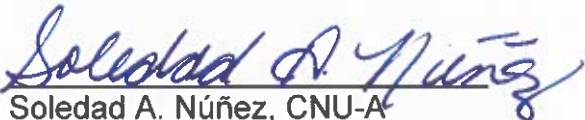
CITIZEN COMMUNICATION

1. Approval of Minutes: Regular Meeting of February 12, 2025
2. **Consent Agenda**
All items listed below in the consent agenda considered routine or ministerial in nature and will be enacted with one motion. There will be no separate discussion of items unless a Commissioner or citizen so requests; in which case the item(s) will be removed from the consent agenda and considered separately:
 - a. Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Welch Tactical Fitness Subdivision, bearing a legal description 2.22 acres of land out of Block 19, Cunninghams Subdivision, located 500 feet north from the intersection of US 83 Frontage Road and Beckham Road. Applicant: Moore Land Surveying, LLC c/o Welch Tactical Fitness, LLC
3. Public hearing and take action to consider a request for a Special Use Permit (SUP) to allow alcoholic beverages for onsite consumption at an event center in a General Retail ("GR") District for a tract of land bearing a legal description of 5.57 acres out of 15.57 acres out of Block 185, San Benito Land and Water Company Subdivision, located on the east side of South Ed Carey, approximately 974 feet south of South Expressway 83 Frontage Road. Applicant: RGV Wine Country c/o Rodrigo Rubiano

- a. Public Hearing
 - b. Consider and take action to recommend the Special Use Permit ("SUP") to the City Commission.
4. Public hearing and take action to consider a request to rezone from Residential, Single-Family ("R-1") District to Residential, Duplex ("R-2") District for a property located at 101 W. Pierce Avenue, bearing a legal description of Lot 6, Block 139, Harlingen Original Townsite Subdivision. Applicant: Reynaldo Del Toro c/o Anacahuita Development
 - a. Public Hearing
 - b. Consider and take action to recommend the rezoning to the City Commission.
5. Assistant Planning and Development Director's report by Joel Olivo, Assistant Planning and Development Director.
 - a. Report on status of items considered at the February 12, 2025, P&Z Commission Meeting:
 - i. Request to rezone from Not Designated ("N") District to Light Industry ("LI") District for 12.45 acres of land out of Block 68, Palmetal Company Subdivision, located along the north side of FM 106, approximately 1.295 feet east of FM 509. Applicant: Chris Hamby, c/o Whiting Investments, Ltd.
 - ii. Request for a Special Use Permit to allow a bar/lounge in a General Retail (GR) District located at 712 N. 77 Sunshine Strip, Suite 34, bearing a legal description of Lots 1&2 and the North Part of Lot 3, Coronado Acres Subdivision No. 3. Applicant: Karlos Esquivel

The City of Harlingen Planning and Zoning Commission reserves the right to convene into Executive Session at any time during the meeting regarding any agenda item in compliance with the Texas Open Meetings Act, Chapter 551 Government Code.

POSTED the 21st day of February 2025, at 4:00 p.m. and to remain so posted and continuously for at least 72 hours preceding the scheduled time of said meeting.


Soledad A. Núñez, CNU-A
Interim Planning and Development Director