



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

**WEDNESDAY, MARCH 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 March 12, 2025
2. Consideration and possible action to consider a request for a Special Use Permit ("SUP") to allow a Community Residential Facility in a Residential, Multi-Family ("M-2") District located at 2701 N. Breedlove Street, bearing a legal description of Lot 1, Block 1, Carrasco Subdivision. Applicant: Alan Ozuna (**ITEM TABLED AT THE MARCH 12, 2025 MEETING**)
3. Public hearing and take action to consider a request for a Special Use Permit ("SUP") to allow a bar/lounge in a General Retail ("GR") District located at 1105 S. Tamm Lane, bearing a legal description of 3.4740 acres out of Block 33, Stuart Place Subdivision 137/297/298. Applicant: Cipriano Cardenas
 - a. Public Hearing
 - b. Consider and take action to recommend the Special Use Permit to the City Commission.
4. Public hearing and take action to consider a request for a Special Use Permit ("SUP") to allow a civic lodge in a Multi-Family ("M-2") District located at 2006 Whalen Road, bearing a legal description of 2.5420 acres and 0.62 acres out of the South 5 acres of Lot 14, Block 147, San Benito Land & Water Company Subdivision. Applicant: Christine Blouch & Rene Capistran c/o Veterans of Foreign Wars Post 2410

- a. Public Hearing
 - b. Consider and take action to recommend the Special Use Permit to the City Commission.
5. Public hearing and take action to consider a request for a Special Use Permit ("SUP") to allow an unmanned battery storage facility in a General Retail ("GR") District to be located at 1402 N. Loop 499, bearing a legal description of Tract A, Citrus Flats Addition Subdivision. Applicant: Sydney Harness c/o Citrus Flatts Energy Center, LLC
 - a. Public Hearing
 - b. Consider and take action to recommend the Special Use Permit to the City Commission.
6. Public hearing and take action to consider a request to amend the previously-approved Planned Development ("PD") District Site Plan to allow for 28-foot wide streets with 30-feet of Right-of-Way and smaller lot sizes for a 90 townhome lots and one commercial lot development on a property bearing a legal description of 12.537 acres of land out of a Portion of Lots 1, 2, 7, and all of Lot 8, all out of Block 146, San Benito Land and Water Company Subdivision, located on the northwest corner of Haine Road and FM 509. Applicant: Melden & Hunt c/o HDP Paso Real, LLC (Nick Rhodes)
 - a. Public Hearing
 - b. Consider and take action to recommend the amended site plan to the City Commission.
7. Public hearing and take action to consider a request to rezone from Residential, Single Family ("R-1") District to Planned Development ("PD") District to allow internal roads to have 50 feet R-O-W, and for 64 residential lots be less than the required 6,000 square feet for a property bearing a legal description of 9.815 acres out of lot 17, Cunningham's Subdivision, located on the south side of Primera Road and Southbound Frontage Road of Expressway 77. Applicant: Melden & Hunt c/o Prisma Developments, LLC
 - a. Public Hearing
 - b. Consider and take action to recommend the rezoning to the City Commission.
8. Public hearing and take action to consider a request for the voluntary annexation of 3.22 acres of land out of Block 164, San Benito Land and Water Company Subdivision, located along the south side of FM 675, approximately 2,890.84 feet southeast of FM 509. Applicant: Emiliano Rosel c/o Mario Vega
 - a. Public Hearing
 - b. Consider and take action to recommend the voluntary annexation to the City Commission.
9. Assistant Planning and Development Director's report by Joel Olivo, Assistant Planning and Development Director.
 - a. Report on status of items considered at the March 12, 2025, P&Z Commission Meeting:
 - i. 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

- ii. Request for a Special Use Permit to allow alcoholic beverages for on-site 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 Drive, approximately 974 feet south of Expressway 83 Frontage Road. Applicant: RGV Wine Country, c/o Rodrigo Rubiano
- iii. Request to rezone from Residential, Single-Family ("R-1") District to Residential, Duplex ("R-2") District for a property located at 2013 W. La Salle Avenue, bearing a legal description of Lot 40, Block 1, Wallace's Home Lawn Subdivision. Applicant: Claudio Cordova c/o Maria Guadalupe Chavez
- iv. Request for a Special Use Permit (SUP) to allow a storage building greater than 144 square feet in a Residential, Single-Family ("R-1") District located at 2220 E. Crockett Street, bearing a legal description of Lot 9, Block 2, Pendleton Subdivision. Applicant: James Petty
- v. Request for a Special Use Permit (SUP) to allow the sale of alcoholic beverages for on-site consumption, in a General Retail ("GR") District located at 1301 N. 77 Sunshine Strip, bearing a legal description of Block 5 and the North Part of Block 6, Brown Subdivision. Applicant: Tim Ilaoa c/o 7-Eleven Inc

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 March 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