



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

**WEDNESDAY, APRIL 9, 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 26, 2025
2. 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 119 W. Van Buren Avenue, Suite 7, bearing a legal description of Lots 1, 2, 3, and 4, Block 69, Harlingen Original Townsite. Applicant: Gilberto Lucio
 - a. Public Hearing
 - b. Consider and take action to recommend the Special Use Permit to the City Commission.
3. 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 26, 2025, P&Z Commission Meeting:
 - i. 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

- ii. 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
- iii. 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
- iv. 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 Flatts Addition Subdivision. Applicant: Sydney Harness c/o Citrus Flatts Energy Center, LLC
- v. 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 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)
- vi. 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
- vii. 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

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 4th day of April 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