



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

**WEDNESDAY, MAY 14, 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 April 23, 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 Beasley Subdivision, bearing a legal description of a the East ½ of Lot 2 and Lots 3-5, Beasley Subdivision, located on the southside of East Tyler Avenue, approximately 1,425.39 feet west of South 77 Sunshine Strip. Applicant: Moore Land Surveying, LLC c/o Leviathan Endeavors, LLC
- b. Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Garcia Estates Subdivision, bearing a legal description of a 3.89 acres out of Lot 1, Block 1, Harlingen Mall Subdivision No. 2, and being out of the tract conveyed to Valle Vista Mall Realty Holdings, LLC, a Texas Liability Company, located on Interstate 69/U.S. Highway 77 and 83, approximately 1,030 feet north of Lincoln Avenue. Applicant: Ferris, Flinn, and Medina, c/o Joseph M. Saponaro of Valle Vista Mall Realty Holding LLC

3. Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Villas at Paso Real Subdivision, bearing a legal description of 12.537 acres being a part of Portion out of Lots 1, 2, 7, and 8, Block 146, located at the northwest corner of Haine Road and FM 509. Applicant: Melden & Hunt, INC c/o HDP Paso Real, LLC
4. Public hearing and take action to consider a request for the voluntary annexation of 88.40 acres of land out of a Portion of Blocks 15 and 16 Subdivision "C", located along Kroger Avenue/Lafayette Avenue, west of Chester Park Road. Applicant: Javier Hinojosa c/o William Lewis Youngblood and Jonny Nurdin
 - a. Public Hearing
 - b. Consider and take action to recommend the annexation to the City Commission.
5. Public hearing and take action to consider a request to rezone from Residential, Single Family ("R-1") District to General Retail ("GR") District to 3.6780 acres out of Block 23, Briggs and Coleman Subdivision of Section 49, located on the south side of Montezuma approximately 2,395 feet west of 25th Street.
 - a. Public Hearing
 - b. Consider and take action to recommend the rezoning request to the City Commission.
6. Public hearing and take action to consider a request for a Special Use Permit ("SUP") to allow a Community Residential Facility in a General Retail ("GR") District on a property bearing a legal description of 5.9236 acres out of 8.6170 acres out of Block 55, David & Stephenson Subdivision, located on the southeast corner of Breedlove Street and North Loop 499. Applicant: Alan Ozuna
 - a. Public Hearing
 - b. Consider and take action to recommend the Special Use Permit request to the City Commission.
7. Public hearing and take action to consider a request to rezone from Residential, Multi-Family ("M-2") District to General Retail ("GR") District for 7.52 acres of land, bearing a legal description of Lot 1, Block 1, Windsong Subdivision, located south of Lincoln Avenue, approximately 910 feet east of S. Palm Court Drive. Applicant: Tyacen Hanna c/o Riverstone Crossing, LLC
 - a. Public Hearing
 - b. Consider and take action to recommend the rezoning request to the City Commission.
8. Assistant Planning and Development Director's report by Joel Olivo, Assistant Planning and Development Director.
 - a. Report on status of items considered at the April 23, 2025, P&Z Commission Meeting:
 - i. Request to rezone from Residential, Single Family ("R-1") District to Planned Development ("PD") District to 32 ft. wide streets with 50 ft. of right-of-way and smaller lot sizes for Lot 4, 8, 22, 25, 26, 42, 53, 57 for 140 lot single family development located on the southwest corner of Lipscomb Avenue and West New Hampshire Street. Applicant: Ricardo Garcia, c/o Affordable Homes of South Texas Inc.

- ii. Request to consider an ordinance amending the City of Harlingen Code of Ordinances Chapter 111, Zoning, Article XVIII, Section 111-505(a) Special Use Permits; by eliminating the need for a special use permit to receive a recommendation from the Downtown Improvement District Board and eliminating the language to not allow an adult business in the Downtown District Overlay.

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 9th day of May 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