



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

**WEDNESDAY, MAY 28, 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 May 14, 2025
2. Public hearing and take action to consider a request to rezone from Residential, Single-Family ("R-1") District to Neighborhood Services ("NS") District for 1.73 acres of land out of Lot 6, Section 297, Stuart Place Resubdivision, located at the southeast corner of Stuart Place and Brennaman Roads. Applicant: Moore Land Surveying, LLC c/o Zarate Home Designs, LLC
 - a. Public Hearing
 - b. Consider and take action to recommend the rezoning request to the City Commission.
3. Public hearing and take action to consider a request for a Special Use Permit (SUP) to allow an adult business (Tattoo Studio) in a General Retail ("GR") District located at 1706 E. Tyler Avenue, Suites 8 & 9, bearing a legal description of Lot 2, Tyler Place Subdivision. Applicant: Dimas Rivas
 - a. Public Hearing
 - b. Consider and take action to recommend the Special Use Permit request to the City Commission.
4. Public hearing and take action to consider a request to consider an ordinance amending the City of Harlingen Code of Ordinances Chapter 105, Article II, Section 16, Definitions, by adding

definitions pertaining to repetitive loss and increased cost compliance, modifying the substantial damage and substantial improvement definitions and adding Section 105-64 pertaining to repetitive losses, of the Harlingen Code of Ordinances. Applicant: City of Harlingen

- a. Public Hearing
- b. Consider and take action to recommend the ordinance amendment 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 May 14, 2025, P&Z Commission Meeting:
 - i. Request 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
 - ii. 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
 - iii. 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.
 - iv. 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
 - v. 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: Tycen Hanna c/o Riverstone Crossing, LLC

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 23rd 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