



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

**WEDNESDAY, JUNE 11, 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 28, 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 Faro Subdivision, bearing a legal description of a 0.50-acre tract of land out of Lot 1, Block 1, Branson Subdivision Unit No. 2, located east of US-77 Frontage Road, approximately 1,148.23 feet north of W. Harrison Avenue. Applicant: Moore Land Surveying, LLC c/o J & S Realty Company, LLC
- b. Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Victoria Commons Subdivision, bearing a legal description of 3.20-acre tract of land, more or less, out of Block 182, San Benito Land and Water Company Subdivision, located on the east side of Victoria Lane north of Hale Avenue. Applicant: Half Associates

3. Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Tuscany Hills Subdivision, bearing a legal description of a

73.69-acre tract of land, more or less, out of and forming a part of Blocks 28, 36, and 37 of the Palmetal Subdivision, located south of Grimes Avenue and west of Bob Youker Road.

4. Public hearing and take action to consider a request for a Special Use Permit (SUP) to allow an assisted living facility in a Residential, Single-Family ("R-1") District, located at 1901 Mesquite Drive, bearing a legal description Lot 20, Block 2, Parkwood Subdivision. Applicant: Veronica Gutierrez
 - 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 to rezone from Not designated ("N") District to General Retail ("GR") District for 4.5 acres of land out of Lots 1-9, Block 4, Midway Survey, located at the southeast corner of Grace and Gayle Avenues. Applicant: Chris Hamby c/o LMB Properties, LTD ET AL
 - a. Public Hearing
 - b. Consider and take action to recommend the rezoning request to the City Commission.
6. 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 28, 2025, P&Z Commission Meeting:
 - i. 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
 - ii. 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 106-64 pertaining to repetitive losses, of the Harlingen Code of Ordinances. Applicant: City of Harlingen

7. Staff Introductions

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 6th day of June 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