



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

**WEDNESDAY, JUNE 25, 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 June 11, 2025
2. 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 602 S. "F" Street, Suite D, bearing a legal description of Lots 1-4, West Harlingen Addition. Applicant: Jerry Lopez
 - a. Public Hearing
 - b. Consider and take action to recommend the special use permit to the City Commission.
3. Public hearing and take action to consider a request for the voluntary annexation of 10.00 acres of land out of Block 3, F.H. Handley Subdivision, located on the east side of Paloma Lane approximately 2,010.46 ft. south of Garrett Road, including all the right-of-way on the south side of Garrett Road approx. 320.77 ft east of Paloma Lane and all the right-of-way along Paloma Lane south of Garrett Road to and through the property. Applicant: Casa Engineering c/o J.V. & Jessica Garcia
 - a. Public Hearing
 - b. Consider and take action to recommend the voluntary annexation request to the City Commission.

4. Assistant Planning and Development Director's report by Joel Olivo, Assistant Planning and Development Director.

a. Report on status of items considered at the June 11, 2025, P&Z Commission Meeting:

- i. Request to approve the preliminary construction plans and final plat with conditions of the proposed Tuscan 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 Palmetto Subdivision, located south of Grimes Avenue and west of Bob Youker Road.
- ii. 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
- iii. 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

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 20th day of June 2025, at 4:00 p.m. and to remain 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