



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

**WEDNESDAY, JULY 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 June 25, 2025
2. Public hearing and take action to consider a request to consider an ordinance amending the City of Harlingen Code of Ordinances Chapter 109, Subdivisions, Section 109-91, Plat Requirements, Form, and Content; by adding a section pertaining to the expiration of the plat and moving the current content of Section (f) to Section (g). Applicant: City of Harlingen
 - a. Public Hearing
 - b. Consider and take action to recommend the ordinance amendment to the City Commission.
3. Public hearing and take action to consider a request to rezone from Not Designated (N) District to Light Industry (LI) District for a 479.25-acre tract of land out of Survey 279, located along the north side of Rio Hondo Road, approximately 8,540 feet east of Loop 499. Applicant: City of Harlingen
 - a. Public Hearing
 - b. Consider and take action to recommend the rezoning to the City Commission.

4. Public hearing and take action to consider a request for the voluntary annexation of 126.50 acres of land out of the Cameron County School Lands Survey 279 located along the west side of Bob Youker Road and all of the adjacent right-of-way along Rio Hondo Road, Woodall Avenue, and Bodenhamer Road, and the East 1,413.96 feet of Rio Hondo Road. Applicant: City of Harlingen
 - a. Public Hearing
 - b. Consider and take action to recommend voluntary annexation 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 June 25, 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 602 S. "F" Street, Suite D, bearing a legal description of Lots 1-4, West Harlingen Addition. Applicant: Jerry Lopez
 - ii. 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 approximately 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

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 3rd day of July 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