



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

**WEDNESDAY, JULY 23, 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 July 9, 2025
2. Introduction of New Planning and Development Director
3. Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Vitruvian Plaza II Subdivision, bearing a legal description of 3.63 acres out of 5.133 acres of Block 7, Harlingen Land & Water Company Subdivision "B", located along the south side of State Highway Spur 54, north of Interstate 2 Expressway.
Applicant: AEC Engineering, LLC
4. Public hearing and take action to consider a request to rezone from Not Designated (N) District to Planned Development (PD) District for single family residential use with smaller lot sizes and 32 ft. wide paved streets within 50 feet of right-of-way for a 77.89 acre tract of land being Part of Block 15 and all of Block 16, Harlingen Land and Water Company Subdivision "C," located on the south side of Kroger Avenue between McCullough Street and Chester Park Road.
Applicant: Javier Hinojosa, c/o Carlos I. Garza and Jason E. Garza.
 - a. Public Hearing
 - b. Consider and take action to recommend the zoning request 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 July 9, 2025, P&Z Commission Meeting:

- i. 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
- ii. 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
- iii. 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

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 18th 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.



Ana Hernandez, AICP, CNU-A
Planning & Development Director