



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

**WEDNESDAY, AUGUST 13, 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 23, 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 Sunrise Meadows Subdivision, bearing a legal description of 30.761 acres of land out of Block 76, Lon C. Hill Subdivision, located at the southeast corner of West New Hampshire Street and Lipscomb Avenue, approximately 2,313.50 feet east of South Ed Carey. Applicant: Affordable Homes of South Texas Inc.

3. Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Sun Country Estates Phase III Subdivision, bearing a legal description Tract I: 3.626 acres comprised of Lots 4-A, 4-B, and 4-C out of Block 4, Sun Country Subdivision Phase I, Tract II: 3.626 acres comprised of Lots 5-A, 5-B, and 5-C, Block 5, Sun Country Subdivision Phase I and Tract III, and 5.108 acres comprised of Lots 6-A and 6-B out of Block 6, Sun Country Subdivision Phase I, located north of Marco Avenue,

approximately 811.63 feet west of Chester Park Road. Applicant: Oscar A. Chavez, P.E., R.P.L.S c/o Marco Antonio Castellanos & Beatriz Castellanos Reiner

4. Public hearing and take action to consider a request for a Special Use Permit (SUP) to allow a food truck park in a General Retail ("GR") District, located at the JKJ Workforce, located at 2906 S. Expressway 83, bearing a legal description of Lot 1, E & L Subdivision. Applicant: James Kendrick Judkins
 - a. Public Hearing
 - b. Consider and take action to recommend the Special Use Permit (SUP) request to the City Commission.
5. Public hearing and take action to consider a request to rezone from Not Designated ("N") District to Residential, Single-Family ("R-1") District for 25.78 acres of land out of Survey 140, L.L. Adams Subdivision, located on the east side of Rodeo Drive, approximately 4,696 feet north of West Expressway 83. Applicant: Moore Land Surveying, LLC c/o Zarate Management, LLC
 - a. Public Hearing
 - b. Consider and take action to recommend the rezoning request to the City Commission.
6. Public hearing and take action to consider a request to amend the City of Harlingen Comprehensive Plan, One Vision, One Harlingen, Chapter 2, Figure 2.1, Thoroughfare Plan, by removing the proposed extension of New Hampshire Street south of Morris Road to Park Bend. Applicant: City of Harlingen
 - a. Public Hearing
 - b. Consider and take action to recommend the Thoroughfare Amendment to the City Commission.
7. Public hearing and take action to consider a request to consider an ordinance amending the City of Harlingen Code of Ordinances Chapter 28, Licenses, Permits, and Miscellaneous Regulations, Article VI, Limousines, Vans and Other Commercial Passenger Vehicles to amend definitions for supplemental operating permit requirements, fees, and conditions for supplemental vehicles; and amending Chapter 18, Fees and Charges to Reflect Updated Fees for Limousine Services; providing for severability and establishing an effective date. Applicant: City of Harlingen
 - a. Public Hearing
 - b. Consider and take action to recommend the ordinance amendment to the City Commission.
8. 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 23, 2025, P&Z Commission Meeting:
 - i. 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

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 7th day of August 2025, at 4:00 p.m. and to remain posted and continuously for at least 72 hours preceding the scheduled time of said meeting.

A handwritten signature in black ink, appearing to read 'Ana Hernandez', is written over a horizontal line.

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