



REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

**WEDNESDAY, AUGUST 27, 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 August 13, 2025
2. Public hearing and take action to consider a request for a Special Use Permit (SUP) to allow the loading/unloading of bulk liquid in a Light Industry ("LI") District located at 227 N. West Street, bearing a legal description of approximately 19.541336 acres of land out of School Land League Surveys 26, 27, and 36, R. King Survey #289, C.C.S.D and R.G RR Survey #290. Applicant: Frank Cunningham c/o Saint Claire Group Inc
 - a. Public Hearing
 - b. Consider and take action to recommend the Special Use Permit (SUP) request to the City Commission.
3. Public hearing and take action to consider a request for a Special Use Permit (SUP) to allow a storage container in a General Retail ("GR") District located at 302 N. 77 Sunshine Strip, bearing a legal description of 3.245 acres out of Block 1, Profit Subdivision. Applicant: Anne Eberhardt, c/o Quality Equipment Management/Dollar Tree
 - a. Public Hearing
 - b. Consider and take action to recommend the Special Use Permit (SUP) request to the City Commission.

4. Discussion of future meeting dates for the Planning and Zoning Commission meetings.
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 August 13, 2025, P&Z Commission Meeting:
 - i. Request 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
 - ii. 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
 - iii. 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
 - iv. 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
 - v. 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

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 21st 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 blue ink, appearing to read 'Ana Hernandez', with a horizontal line drawn underneath it.

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