



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

**TUESDAY, SEPTEMBER 9, 2025, AT 5:30 P.M.
CITY HALL TOWN HALL (2nd FLOOR)
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.

CALL MEETING TO ORDER

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

At this time, the public is invited to address the Board and speak on any matter not specifically listed for public hearing elsewhere on this agenda. Please note that the Board members may not respond to comments or deliberate on topics addressed.

ACTION ITEMS/PUBLIC HEARINGS

1. Approval of Minutes: Regular Meeting of August 27, 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 Harlingen Lakes Subdivision, bearing a legal description of 55.90-acre tract of land out of Survey 295 Stuart Place Subdivision, located along the south side of Garrett Road, approximately 650 feet east of Altas Palmas Road. Applicant: Moore Land Surveying, LLC c/o Zarate Homes and Design, LLC

3. Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Altas Palmas Phase I Subdivision, bearing a legal description of a 25.78 acres of land comprised of Survey 140, L.L. Adams, Original Grantee, Abstract No. 201, & Lots "A" and "B" of a re-subdivision of Block 2 and 3, Survey 139 of Stuart Place Subdivision, located at the northeast corner of Rodeo Drive and Altas Palmas Road. Applicant: Moore Land Surveying, LLC c/o Zarate Home Designs, LLC
 - a. Presentation by city staff
 - b. Consideration and possible action to approve the preliminary construction plans and final plat with conditions.
4. 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. **(Item was tabled at the August 27, 2025, meeting)**
 - a. Consider and take action to recommend the Special Use Permit (SUP) 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 August 27, 2025, P&Z Commission Meeting:
 - i. 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
6. New Comprehensive Plan – Update.

ADJOURNMENT

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 September 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