



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

**TUESDAY, SEPTEMBER 23, 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 September 9, 2025
2. Public hearing and take action to consider a request to amend the previously approved Planned Development ("PD") Site Plan to adjust for duplexes with one unit on each lot, with a four (4) foot side setback and a five (5) foot rear yard setback for Lots 7-10 and 15-16, of the Camelot Retirement Community No. 5 Subdivision, located on the west side of Guinevere Drive, approximately 196.05 feet east of Camelot Drive. Applicant: Sandra Duran c/o Las Misiones Construction, LLC
 - a. Presentation by city staff
 - b. Public Hearing
 - c. Consideration and take action to recommend the Planned Development Amendment to the City Commission.
3. Public hearing and take action to consider a request for a Special Use Permit (SUP) to allow an adult business (smoke shop) in a General Retail ("GR") District located at 1616 N. Ed Carey Drive, bearing a legal description of Lot 9, Medical Subdivision. Applicant: Al Hatabeh Abdeladdi
 - a. Presentation by city staff
 - b. Public Hearing

- c. Consider and take action to recommend the Special Use Permit (SUP) request to the City Commission.
4. Public hearing and take action to consider a request for a Special Use Permit (SUP) to allow a storage building greater than 144 square feet in a Residential, Multi-Family ("M-2") District located at 2801 Windcrest Lane, bearing a legal description of Lot 13, Block 15, Springfield Estates No. 4 Subdivision. Applicant: Cristian Olvera
 - a. Presentation by city staff
 - b. Public Hearing
 - c. Consider and take action to recommend the Special Use Permit (SUP) request to the City Commission.
5. Consideration and possible action to recommend to the City Commission a variance to the City of Harlingen Code of Ordinances to allow one instead of two required entrances for the proposed Horseshoe Pointe Subdivision, located in the 3.5-mile ETJ, on the south side of Morris Road, approximately 2,095.97 feet west of S. Ed Carey Drive. Applicant: Melden & Hunt, Inc. c/o Leonard P. Simmons III & Mary Beth Simmons
 - a. Presentation by city staff
 - b. Consider and take action to recommend the subdivision variance to the City Commission.
6. Assistant Planning and Development Director's report by Joel Olivo, Assistant Planning and Development Director.
 - a. Report on status of items considered at the September 9, 2025, P&Z Commission Meeting:
 - i. Request 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

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 17th 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