



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

**TUESDAY, OCTOBER 14, 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 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 TLC Subdivision, bearing a legal description of a 2.878-acre tract comprised of 2.535 acres out of Lot 4, Lanning Subdivision, and 0.343 of an acre out of a 100-foot wide canal right-of-way adjacent to New Hampshire Street, located on the southwest corner of S. Expressway 83 Frontage Road and New Hampshire Street. Applicant: Joey Wild c/o TLC Properties, LLC

3. Public hearing and take action to consider a request for the voluntary annexation, and to establish the initial zoning to Light Industry ("LI") District upon annexation for 4.50 acres of land out of Lot 5, Block 1, Harlingen Industrial Park Subdivision No. 4, located north of Millenium Drive, approximately 688.85 feet east of FM 509. Applicant: Emiliano Rosel c/o Whiting Investments Ltd.

- a. Presentation by city staff
 - b. Public Hearing
 - c. Consider and take action to recommend the annexation and initial Light Industry zoning to the City Commission.
4. Public hearing and take action to consider a request for a Special Use Permit ("SUP") to allow a bar/lounge in a General Retail ("GR") District located at 323 W. Jackson Avenue, Suite A, bearing a legal description of Lots 1-5, Block 61, Harlingen Original Townsite. Applicant: Jane Mary Martinez
- 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. Public hearing and take action to consider a request to rezone from Not Designated ("N") District to General ("GR") District for 6.08 acres, more or less, out of the South Part of Block 5, Highland Subdivision, located south of South Expressway 77, approximately 845.39 feet east of Maggie Lane. Applicant: Jack L. Brown, c/o Dr. Ameer Hassan
- a. Presentation by city staff
 - b. Public Hearing
 - c. Consider and take action to recommend the rezoning request 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 23, 2025, P&Z Commission Meeting:
 - i. 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

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 8th day of October 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/
Special Projects Director