

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

**TUESDAY, NOVEMBER 18, 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.

- 1) Approval of Minutes:
 - a. Regular Meeting of October 14, 2025

CONSENT AGENDA: All items listed below in the consent agenda are 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 Los Arroyos Subdivision, bearing a legal description of 77.89 acres of land being a Part or Portion of Block 15 and all of Block 16, Harlingen Land and Water Company Subdivision "C", located along the south side of Kroger Avenue and Lafayette Avenue, approximately 2,542.85 feet west of Chester Park Road. Applicant: Javier Hinojosa c/o Carlos I. Garza & Jason E. Garza
- b. Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Cameron Crossing Phase VII Subdivision, bearing a legal description of a 0.7552-acre tract of land comprised of 0.0254 acres out of Block 33, Petersburg Syndicate Subdivision, 0.3979 acres out of Lot 4, Motel Park Subdivision, and 0.3319 acres of canal right-of-way located between said Petersburg Syndicate Subdivision and the Harlingen Land and Water Company Subdivision "B", located east of Bass Pro Drive, approximately 315.33 feet east of I-69 East.

ACTION ITEMS/PUBLIC HEARINGS

- 1) Public hearing and take action to consider a request to rezone from Office ("O") District to General Retail ("GR") District located at 1616 & 1620 N. Ed Carey Drive, bearing a legal description of Lot 9, Medical Subdivision. Applicant: RGV Plaza, LLC
 - a. Presentation by city staff

- b. Public Hearing
 - c. Consider and take action to recommend the rezoning request to the City Commission.
- 2) Public hearing and take action to consider a request to rezone from Not Designated (“N”) District to General Retail (“GR”) District for 13.58 acres of land out of Survey 140, L.L. Adams Subdivision, located south of Wilson Road, approximately 4,800.46 feet east of Bass Boulevard. Applicant: Moore Land Surveying LLC c/o Zarate Home Designs
 - a. Presentation by city staff
 - b. Public Hearing
 - c. Consider and take action to recommend the rezoning request to the City Commission.
- 3) Request to amend the previously approved Planned Development (“PD”) District to allow a detached second dwelling located at 3319 Pebble Beach Drive, bearing a legal description of Lot 8, Treasure Hills Country Club Subdivision Blocks 5 & 6. Applicant: Fernando Pecina
 - a. Presentation by city staff
 - b. Public Hearing
 - c. Consider and take action to recommend the Planned Development Amendment request to the City Commission.
- 4) Public hearing and take action to consider a request to consider an ordinance amending the City of Harlingen Code of Ordinances Chapter 111 Zoning, Sections 111-1, 111-62, 111-275, and 111-280 of the Code of Ordinances to authorize Model Homes/Model Home Sales Offices and Home Identification Signs in Residential, Single-Family (“R-1”) Zoning Districts. Applicant: City of Harlingen
 - a. Presentation by city staff
 - b. Public Hearing
 - c. Consider and take action to recommend the ordinance amendment 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 October 14, 2025, P&Z Commission Meeting:
 - i. Request for 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
 - ii. 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.

- iii. 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

- iv. 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

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 12th day of November 2025, at 4:00 p.m. and to remain posted continuously for at least 72 hours preceding the scheduled time of said meeting.



Ana Hernandez, AICP, CNU-A
Planning & Development Director/
Special Projects Director