

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

**TUESDAY, DECEMBER 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.

- 1) Approval of Minutes:
 - a. Regular Meeting of November 18, 2025

ACTION ITEMS/PUBLIC HEARINGS

- 2) Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Oostenwind Subdivision, bearing a legal description of 11.00 acres of land out of Block 5, Lee Miner Subdivision, located south of FM 508, and west of FM 507. Applicant: Vigstol Engineering c/o Mr. Hung Q. Tran
 - a. Presentation by city staff
 - b. Consideration and possible action to recommend the approval of the preliminary construction plans and final plat to the City Commission.
- 3) Public hearing and take action to amend the previously-approved Planned Development ("PD") District to allow for 28-foot wide streets with 30-feet of Right-of-Way and smaller lot sizes, reduce a common area, and a 5-foot rear yard setback for Lots 59-73 for a 90-lot single-family and 1-lot commercial development on a property bearing a legal description of 12.537 acres of land out of a Portion of Lots 1, 2, 7, and all of Lot 8, all out of Block 146, San Benito Land and Water Company Subdivision, located on the northwest corner of Haine Road and FM 509. Applicant: Melden & Hunt c/o HDP Paso Real, LLC (Nick Rhodes)
 - a. Presentation by city staff
 - b. Public Hearing
 - c. Consider and take action to recommend the rezoning request to the City Commission.
- 4) 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 803 Dixieland

Road, Suite A, bearing a legal description of Lot 2, Dixieland Center Subdivision. Applicant: Ahmed Alsabahi

- a. Presentation by city staff
- b. Public Hearing
- c. Consider and take action to recommend the Special Use Permit request to the City Commission.

5) Public hearing and take action to consider a request to rezone from Residential, Single Family ("R-1") District to Residential, Duplex ("R-2") District for a property located at 1301 S. 1st Street, bearing a legal description of Lot 1, Block 4, Finwood Heights Subdivision. Applicant: Rene Ramirez c/o Brownstar Holdings, LLC

- a. Presentation by city staff
- b. Public Hearing
- c. Consider and take action to recommend the rezoning request to the City Commission.

6) Public hearing and take action to consider a request for the voluntary annexation and to establish the initial zoning of Planned Development ("PD") District to allow internal streets to have 50 feet R-O-W with 32-foot wide paved streets, and for 135 out of 358 single family residential lots to be less than then the required 6,000 square feet, for a property bearing a legal description of 35.754 acres out of a Part or Portion of Blocks 65, 66, and 72, and out of Reserved Horseshoe Lake, Lon C. Hill Subdivision, located south of Morris Road, approximately 2,095.97 feet southwest of South Ed Carey Drive. Applicant: Melden & Hunt, Inc. c/o Leonard P. Simmons III & Mary Beth Simmons

- a. Presentation by city staff
- b. Public Hearing
- c. Consider and take action to recommend the voluntary annexation and rezoning request to the City Commission.

7) Public hearing and take action to consider a request to consider an ordinance of the City of Harlingen amending Chapter 111- Zoning by adding the new Article XXII – Historic Preservation and dealing with related matters. 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.

8) Assistant Planning and Development Director's report by Joel Olivo, Assistant Planning and Development Director.

- a. Report on status of items considered at the November 18, 2025, P&Z Commission Meeting:
 - i. 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
 - ii. 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

- iii. 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
- iv. 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

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 December 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