

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

**TUESDAY, JANUARY 13, 2026, 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 December 9, 2025
- 2) **Consent Agenda**
  - a. Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Altas Palmas Commercial Subdivision, bearing a legal description of 13.58 acres 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

**ACTION ITEMS/PUBLIC HEARINGS**

- 1) Public hearing and take action to consider a request for a Special Use Permit (SUP) to allow a bar/lounge in a Light Industry ("LI") District located at 2669 North Expressway 77, Building D, bearing a legal description of 0.32 acres out of 5.79 acres, out of Lot 2, Block 1, West Harlingen Industrial Park Subdivision. Applicant: Patrick B. McDermott
  - a. Presentation by city staff
  - b. Public Hearing
  - c. Consider and take action to recommend the Special Use Permit request to the City Commission.
- 2) 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 Abdelad

- 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.

## 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 7<sup>th</sup> day of January 2026, at 4:00 p.m. and to remain posted continuously for at least 72 hours preceding the scheduled time of said meeting.



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