

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

**TUESDAY, FEBRUARY 10, 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.

ELECTION OF OFFICERS

APPROVAL OF MINUTES

- 1) Regular Meeting of January 13, 2026

CONSENT AGENDA

- 1) Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Lot 5, Block 1, Harlingen Heights II Replat, bearing a legal description of a resubdivision of a 3.08 acre tract of land, also being all of Lot 5, Block 1, Harlingen Heights II Subdivision, located north of TX Spur 54, approximately 935.25 feet northwest of I-69 East. Applicant: Supreme Engineering, LLC c/o Ezequiel Reyna Jr.

ACTION ITEMS/PUBLIC HEARINGS

- 1) Public hearing and take action to consider a request for a Special Use Permit (SUP) to allow an adult business (hemp retail holistic wellness center) in a General Retail ("GR") District located at 2710 S. Expressway 83, bearing a legal description 0.3398 acres out of 2.4900 acres of Block 1, Harlingen San – Har Subdivision. Applicant: Rudy Martinez
 - 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) Discussion on Potential Training Dates and Revised Meeting Schedule

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

a. Status report on items considered by the Planning and Zoning Commission at the January 13, 2026, meeting

- i. Request for a special use permit ("SUP") to allow a bar/lounge in a Light Industry ("LI") District located at 2669 N. 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 Industry Park. Applicant: Partick B. McDermott
- ii. 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: Abdelhadi Al Hatabeh
- iii. 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 roads, and for 135 out of 358 Residential, Single Family lots to be less than 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

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 4th day of February 2026, 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