

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

**TUESDAY, MARCH 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.

APPROVAL OF MINUTES

- 1) Regular Meeting of February 10, 2026

CONSENT AGENDA

- 1) Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Lot 1 Highland Groves Subdivision Replat, bearing a legal description of 0.277 acres of land and being a replat of Lot 1, Block A of Highland Groves Subdivision, located south of U.S. Business 83 Frontage Road within the 3.5-mile ETJ, approximately 5,254.84 feet west of FM 800 (Bass Boulevard). Applicant: Atlas Tower 1, LLC (Cornelius Whitehead) c/o George Gilbert Morales.
- 2) Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Woodland Oaks Subdivision Phase IV, bearing a legal description of 2.45 acres out of Block 5, Stuart Place Subdivision Survey 138, and 11.433 acres out of Stuart Place Resort Subdivision Section 1 & Reserve, located east of Beckham Road and north of Queen Sago Drive, approximately 2,286.69 feet north of West Expressway 83. Applicant: Scheibe Consulting c/o Sun Valley Enterprise.

ACTION ITEMS/PUBLIC HEARINGS

- 1) Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Aloch II Subdivision, bearing a legal description of 1.959 acres of land out of 8.53 acres out of the South half of Block 23, of the amended Lon C. Hill

Subdivision, located east of Rangerville Road, approximately 2,578.94 feet south of South Expressway 83. Applicant: Southpoint Surveying c/o Aloch Properties.

- a. Presentation by city staff
 - b. Consider and take action to recommend the subdivision, with conditions, to the City Commission
- 2) Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Pelican's Landing Subdivision Phase IV, bearing a legal description of 8.65 acres of land out of Block 99, Wilson Tract Subdivision, located approximately 2,271.50 feet north of Wilson Road. Applicant: Moore Land Surveying, LLC c/o Har-Tex Construction, LLC.
 - a. Presentation by city staff
 - b. Consider and take action to recommend the subdivision, with conditions, to the City Commission
- 3) Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Tesoro Village Subdivision, bearing a legal description of a 20.00-acre tract of land, more or less, being the west 20.00 acres of Block Twenty- Nine (29), Palmetal Company Subdivision, located south of Grimes Road, approximately 5,138.57 feet west of FM 509. Applicant: Scheibe Consulting, LLC c/o Paul Daniec
 - a. Presentation by city staff
 - b. Consider and take action to recommend the subdivision, with conditions, to the City Commission
- 4) Public hearing and take action to consider a request for a Special Use Permit ("SUP") to allow a recycling center, ferrous in a Light Industry ("LI") District located at 1318 N. Commerce Street, bearing a legal description of 3.40 acres out of Block 1, Harlingen Land and Water Company Subdivision. Applicant: Nicole Ortiz
 - a. Presentation by city staff
 - b. Public Hearing
 - c. Consider and take action to recommend the Special Use Permit (SUP) to the City Commission
- 5) Public hearing and take action to consider a request to rezone from Not designated ("N") District to General Retail ("GR") District located at 33470 FM 509, bearing a legal description of 1.75 acres out of Block 167, San Benito Land and Water Company Subdivision. Applicant: Raul Viramontes
 - a. Presentation by city staff
 - b. Public Hearing
 - c. Consider and take action to recommend the rezoning to the City Commission
- 6) Public hearing and take action to consider a request for a Special Use Permit (SUP) to allow an event center with alcohol in a General Retail ("GR") District located at 350 N. Loop 499, bearing a legal description 2.72 acres out of 21.7986 acres out of Block 67, Harlingen Land and Water Company Subdivision. Applicant: Eduardo Peña

- a. Presentation by city staff
 - b. Public Hearing
 - c. Consider and take action to recommend the Special Use Permit (SUP) to the City Commission
- 7) Public hearing and take action to consider a request to rezone from General Retail ("GR") District to Planned Development ("PD") District to allow a mixed-use development (commercial and multifamily) for properties bearing a legal description of 30.52 acre tract of land, more or less, out of Block 182, San Benito Land and Water Company Subdivision, Concepcion De Carricitos Grant, located northeast of Camelot Drive and Victoria Lane. Applicant: Berenice Chapa (Half Associates) c/o Economic Development Corporation of Harlingen, Inc.
- a. Presentation by city staff
 - b. Public Hearing
 - c. Consider and take action to recommend the rezoning to the City Commission
- 8) Public hearing and take action to consider a request for a Special Use Permit (SUP) to allow the sale of alcoholic beverages for on-site consumption, in a General Retail ("GR") District, located at 211 N. Ed Carey Drive, bearing a legal description of Lot 3, Block 1, Dorris Subdivision Unit 1. Applicant: Richard Rivas c/o Panthers Petroleum III, LLC
- a. Presentation by city staff
 - b. Public Hearing
 - c. Consider and take action to recommend the Special Use Permit (SUP) to the City Commission
- 9) Public hearing and take action to consider a request for a Special Use Permit (SUP) to allow the loading/unloading of bulk liquid (ethanol) in a Light Industry ("LI") District located at 2201 N. Commerce Street, bearing a legal description of 23.4100 acres out of Block G, Survey 26, Boyce Tract. Applicant: Frank Cunningham c/o Saint Claire Group, Inc.
- a. Presentation by city staff
 - b. Public Hearing
 - c. Consider and take action to recommend the Special Use Permit (SUP) 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 4th day of March 2026, at 4:00 p.m. and 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