

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

**TUESDAY, APRIL 28, 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 April 14, 2026

CONSENT AGENDA

- 1) Consideration and possible action to approve the preliminary construction plans and final plat, with conditions, for the proposed Take 5 Oil Change Harlingen Subdivision. The project consists of approximately 0.63 acres, more or less, out of Lot 1 of the S.H. Bell Subdivision, located south of West Tyler Avenue, approximately 370 feet west of South M Street. Applicant: Sames Engineering & Surveying, c/o CJE Construction.
- 2) Consideration and possible action to approve the preliminary construction plans and final plat, with conditions, for the proposed Park at Roosevelt Subdivision, Phase I, encompassing approximately 55.48 acres, consisting of: 34.41 acres out of a 34.418-acre tract in Blocks 2 and 3 of the F.Z. Bishop Subdivision; 18.95 acres out of a 19.16-acre tract in Block 3 of the F.Z. Bishop Subdivision; and 2.12 acres out of Lots 6 and 7 of the Johnston Commercial/Industrial Subdivision, located north of

Roosevelt Road, approximately 633.46 feet west of U.S. Highway 77 North Frontage Road.

ACTION ITEMS/PUBLIC HEARINGS

- 1) Public hearing and take action to consider a request to rezone from Not Designated (“N”) District to Residential, Single Family (“R-1”) District for 41.72 acres of land comprised of 39.59 acres out of Survey 140, L.L. Adam’s, 1.58 acres out of Lot “A” and 0.55 acres out of Lot “B” of a Re-subdivision of Blocks 2 and 3, Survey 139 of Stuart Place Subdivision, located north of Beckham Road, approximately 298.57 feet of Rodeo Drive. Applicant: Moore Land Surveying, LLC c/o Zarate Management, LLC
 - a. Presentation by city staff
 - b. Public Hearing
 - c. Consider and take action to recommend the rezoning to the City Commission

- 2) Public hearing and take action to consider a request to rezone from Not Designated (“N”) District to Light Industry (“LI”) District for 7.899 acres of land, more or less, out of Lot 16, Cunningham’s Subdivision, located on the south side of Primera Road. Applicant: Orlando Campos c/o Development Corporation of Harlingen
 - a. Presentation by city staff
 - b. Public Hearing
 - c. Consider and take action to recommend the rezoning to the City Commission

- 3) Public hearing and take action to consider a request for the voluntary annexation and establishment of initial zoning of Light Industry (“LI”) District upon annexation for approximately 7.401 acres, more or less, out of Lot 5, Block 2, Harlingen Industrial Park No. 2 Subdivision, located at 109 FM 509, Cameron County, Texas, together with any adjacent county road right-of-way required to be annexed by Texas Local Government Code Section 43.106. Applicant: JMP Holdings, LLC
 - a. Presentation by city staff
 - b. Public Hearing
 - c. Consider and take action to recommend voluntary annexation and initial zoning to the City Commission


- 4) Public hearing and take action to consider a request for the voluntary annexation and establishment of initial zoning of Residential, Single Family (“R-1”) District upon annexation for a 1.15 acre tract of land out of Block 47, Lon C. Hill Subdivision, located on the south side of Morris Road approximately 2,630 feet east of Rangeville Road, together with a 0.16 acre tract out of Morris Road (a 60-foot right-of-way) out of Block 47, Lon C. Hill Subdivision. Applicant: Roberto Lopez
 - a. Presentation by city staff

- b. Public Hearing
- c. Consider and take action to recommend voluntary annexation and initial zoning 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 22nd day of April 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, CPM
Planning & Development Director/
Special Projects Director