

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

**TUESDAY, MAY 12, 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 28, 2026

**ACTION ITEMS/PUBLIC HEARINGS**


- 1) Public hearing and take action to consider a request to amend the previously approved Special Use Permit (SUP) to allow a Civic Lodge in a Multi-Family Residential ("M-2") District, located at 2006 Whalen Road, bearing a legal description of 2.5420 acres out of the South 5 acres and 0.62 acres out of 2.1550 acres, also out of the South 5 acres, Lot 14, Block 147, San Benito Land and Water Company Subdivision. Applicant: Narciso Vilella III (Commander), c/o Veterans of Foreign Wars Post 2410.
  - 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
- 2) Public hearing and take action to consider a request for a Special Use Permit (SUP) to allow a bar in a Light Industry ("LI") District located at 1510 N. Commerce Street, Suite A, bearing a legal description of Lot 3, Block 1, Replat of Casa Blanca Subdivision. Applicant: Tomas Diaz

- 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
- 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 April 28, 2026, meeting:
    - i. 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
    - ii. 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

## 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 6<sup>th</sup> day of May 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