

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

**TUESDAY, MAY 26, 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 May 12, 2026

**ACTION ITEMS/PUBLIC HEARINGS**

- 1) Public hearing and take action to consider a request for a Special Use Permit (SUP) to allow a food truck park in a Light Industry ("LI") District, located at 6121 FM 106, bearing a legal description of Lot 3, Block 2, Arroyo View Subdivision  
Applicant: Tim Pust
  - 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 to rezone from Not Designated ("N") District to Residential, Mobile Home ("MH") District for 6.143 acres of land out

of Block 18, R.A. Cunningham's Subdivision, located on the southwest corner of Primera Road and US-77 Frontage Road. Applicant: Joleigh Ares

- a. Presentation by city staff
  - b. Public Hearing
  - c. Consider and take action to recommend the rezoning request to the City Commission
- 3) Public hearing and take action to consider an ordinance of the City Commission of the City of Harlingen, Texas, amending Chapter 111, "zoning," of the Code of Ordinances of the City of Harlingen by adopting comprehensive text amendments to the city's zoning regulations, including amendments to general provisions, definitions, interpretation provisions, administrative authority, zoning procedures, zoning districts, land use regulations, certificates of occupancy, building site requirements, area and dimensional standards, height regulations, parking, loading, stacking, site development requirements, landscaping, fence and screening standards, sign regulations, accessory, portable, and storage building regulations, special use regulations, nonconforming uses and structures, special use permits, board of adjustment procedures, enforcement provisions, overlay districts, bed and breakfast establishments, illustrations, figures, diagrams, and other related development and administrative regulations; repealing conflicting ordinances and regulations; providing for severability; providing for codification; providing a savings clause; and establishing an effective date. Applicant: City of Harlingen
- a. Presentation by city staff
  - b. Public Hearing
  - c. Consider and take action to recommend the ordinance amendment to the City Commission

## **REPORTS/ANNOUNCEMENTS**

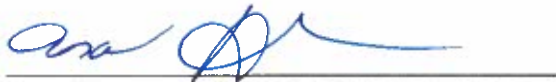
- 1) Assistant Planning Director's Report
  - a. Status report on items considered by the Planning and Zoning Commission at the May 12, 2026, meeting – Joel Olivo, Assistant Planning and Development Director.
    - i. Request to amend the previously approved Special Use Permit (SUP) to allow a Civic 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 Villela III (Commander), c/o Veterans of Foreign Wars Post 2410.

- ii. 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

## **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 20<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.



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