

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

**TUESDAY, JUNE 9, 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 26, 2026

CONSENT AGENDA

- 1) Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Wine Country Subdivision, bearing a legal description of 15.57 acres of land out of Block 185, San Benito Land and Water Company Subdivision, located southeast of S. Ed Carey Drive, approximately 1,112.71 feet south of Interstate 69E. Applicant: Moore Land Surveying, LLC c/o Ricardo Rubiano
- 2) Consideration and possible action to approve the preliminary construction plans and final plat, with conditions, for the proposed The Point at Plaza del Sol Subdivision, bearing a legal description of 1.07 acres of land comprised of 0.72 acres out of Lots 1, 2, and 3, Block 1, Coronado Acres Unit 9, located south of the intersection of 13th Street and U.S. Business 77 Frontage Road. Applicant: Moore Land Surveying, LLC c/o Plaza Del Sol, LLC

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 (microblading studio) in a General Retail ("GR") District located at 310 S. Eye Street, bearing a legal description of Lots 6 and 7, Block 1 Benoist Subdivision. Applicant: Daisy Nieto
 - 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 Neighborhood Services ("NS") District to Residential, Patio Home ("RPH") District for Lot C-1, Block 1, Dixieland Crossing Subdivision, located on the south side of Garrett Road, approximately 795.17 feet west of Dixieland Road. Applicant: Moore Land Surveying, LLC c/o CJE Construction
 - a. Presentation by city staff
 - b. Public Hearing
 - c. Consider and take action to recommend the rezoning to the City Commission

REPORTS/ANNOUNCEMENTS

- 1) Assistant Planning and Development Director's Report
 - a. Status report on items considered by the Planning and Zoning Commission at the May 26, 2026, meeting – Joel Olivo, Assistant Planning and Development Director.
 - i. 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
 - ii. 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

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 3rd day of June 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