

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

**TUESDAY, JULY 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.

ACTION ITEMS/PUBLIC HEARINGS

- 1) Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Paso Real Coves Subdivision Phases IV & V, bearing a legal description of 37.803 acres out of Lots 1, 2, 7, and 8, Block 145, San Benito Land and Water Company Subdivision in Concepcion de Carricitos Grant, located north of East Treasure Hills Boulevard, approximately 839.52 feet west of FM 509. Applicant: Melden & Hunt, Inc. c/o Noblemen Investments, LLC
 - a. Presentation by city staff
 - b. Consider and take action to recommend the preliminary construction plans and final plat to the City Commission
- 2) Public hearing and take action to consider a request to rezone from General Retail ("GR") District to Planned Development ("PD") District to allow for a Residential, Single-Family development with smaller lot sizes, for 37.803-acres out of Lots 1, 2, 7, and 8, Block 145, San Benito Land and Water Company Subdivision in Concepcion de Carricitos Grant, located on the north side of East Treasure Hills

- 3) Boulevard, approximately 872.41 feet west of FM 509. Applicant: Melden & Hunt, Inc. c/o Noblemen Investments, LLC
 - a. Presentation by city staff
 - b. Public Hearing
 - c. Consider and take action to recommend the rezoning request to the City Commission
- 4) Public hearing and take action to consider a request for a Special Use Permit (SUP) to allow a storage container in a General Retail ("GR") District located at 602 and 606 W. Van Buren Avenue, bearing a legal description of Lots 13 through 16, Block 64, Harlingen Original Townsite Subdivision. Applicant: Javier Rodriguez c/o Logos Community Church
 - 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
- 5) Public hearing and take action to consider a request for a Special Use Permit (SUP) to allow a food truck park in a General Retail ("GR") District, located at 215 E. Monroe Avenue, bearing a legal description of Lot 9, Block 35, Harlingen Original Townsite Subdivision. Applicant: Candid Montiel
 - 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
- 6) Consideration and possible action to approve an ordinance of the City Commission of the City of Harlingen, Texas, amending Chapter 105, "Flood Damage Prevention", of the Code of Ordinances; amending definitions; updating flood hazard data and floodplain management standards; clarifying the authority, duties, and administration of floodplain regulations; revising floodplain development permit, review, and variance procedures; establishing compensatory storage requirements and no-adverse-impact floodplain management standards; revising flood hazard reduction requirements for residential, nonresidential, critical facility, manufactured home, recreational vehicle, and subdivision development; establishing additional elevation, foundation, floodproofing, and floodplain encroachment standards, establishing additional regulations for development within flood hazard areas; providing for severability; providing for codification; providing for conflicts; and providing an effective date. Applicant: City of Harlingen (Item Tabled at the July 14, 2026 P&Z Commission Meeting.)
 - a. Motion to untable item

- b. Consider and take action to recommend the ordinance amendment 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 July 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