

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

**TUESDAY, AUGUST 25, 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 August 11, 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 Community Residential Facility in a General Retail ("GR") District located on a property bearing a legal description of 6.546 acres, more or less, being a portion of a 13.674-acre tract of land out of Block 55, David and Stephson Subdivision, located on the northeast corner of Breedlove Street and West Loop 499. Applicant: Elisa Vasquez c/o Terry Crocker (Tropical Texas Behavioral Health)
 - a. Presentation by city staff
 - b. Public Hearing
 - c. Consider and take action to recommend the Special Use Permit (SUP) 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 August 11, 2026, meeting – Joel Olivo, Assistant Planning and Development Director.
 - i. Request to rezone from Not Designated ("N") District to Residential, Multi-Family ("M-2") District for 1.121 acres of land out of Block 24, F.Z. Bishop Subdivision of the Rice and Taylor Lands, located south of New Hampshire Street, approximately 1,410 feet north of South Expressway 83. Applicant: S2 Engineering, PLLC c/o Raffa Construction
 - ii. Request for the voluntary annexation and establishment of initial zoning as General Retail ("GR") District upon annexation or 3.597 acre tract of land, more or less, out of a called 36.66 acre tract of land (Vol. 23793, Pg. 183, O.P.R.), and a called 2.198 acre tract (Vol. 24092, Pg. 234, O.P.R.) situated in Block 2, Harlingen Land and Water Company Subdivision "C", located on the southwest corner of Wilson Road and Chester Park Road. Applicant: Wilson Chester Retail Partners Ltd.

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 19th day of August 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