

NOTICE OF PUBLIC HEARINGS

The Harlingen Planning and Zoning Commission will consider the following items in a public hearing Tuesday, November 18, 2025, at 5:30 p.m. at the City Hall Town Hall (2nd Floor), located at 118 E. Tyler Avenue, Texas 78550.

1. Request to rezone from Office ("O") District to General Retail ("GR") District located at 1616 & 1620 N. Ed Carey Drive, bearing a legal description of Lot 9, Medical Subdivision. Applicant: RGV Plaza, LLC
2. Request to amend the previously-approved Planned Development ("PD") District to allow for 28-foot wide streets with 30-feet of Right-of-Way, smaller lot sizes, reduce a common area, and a 5-foot rear yard setback for Lots 59-73 for a 90-lot Residential single-family and 1-lot commercial development on a property bearing a legal description of 12.537 acres of land out of a Portion of Lots 1, 2, 7, and all of Lot 8, all out of Block 146, San Benito Land and Water Company Subdivision, located on the northwest corner of Haine Road and FM 509. Applicant: Melden & Hunt c/o HDP Paso Real, LLC (Nick Rhodes)
3. Request to rezone from Not Designated ("N") District to General Retail ("GR") District for 13.58 acres of land out of Survey 140, L.L. Adams Subdivision. Applicant: Moore Land Surveying LLC c/o Zarate Home Designs
4. Request for a Special Use Permit (SUP) to allow an adult business (smoke shop) in a General Retail ("GR") District located at 803 Dixieland Road, Suite A, bearing a legal description of Lot 2, Dixieland Center Subdivision. Applicant: Ahmed Alsabahi
5. Request to consider an ordinance of the City of Harlingen amending Chapter 111 Zoning, Sections 111-1, 111-62, 111-275, and 111-280 of the Code of Ordinances to authorize Model Homes/ Model Home Sales Offices and Home Identification Signs in Residential, Single-Family ("R-1") and Planned Development ("PD") Districts; providing for a severability clause; and establishing an effective date. Applicant: City of Harlingen
6. Request to amend the previously-approved Planned Development ("PD") District to allow a detached second dwelling unit located at 3319 Pebble Beach Drive, bearing a legal description of Lot 8, Treasure Hills Country Club Subdivision Blocks 5 & 6. Applicant: Fernando Pecina

If approved by the Planning & Zoning Commission, the City Commission will consider the following items in a public hearing on Wednesday, December 3, 2025, at 5:30 p.m. at the City Hall Town Hall (2nd Floor) located at 118 E. Tyler Avenue, Harlingen, Texas 78550.