

# NOTICE OF PUBLIC HEARINGS

The Harlingen Planning and Zoning Commission will consider the following items in a public hearing Tuesday, December 9, 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 amend the previously-approved Planned Development ("PD") District to allow for 28-foot wide streets with 30-feet of Right-of-Way and smaller lot sizes, reduce a common area, and a 5-foot rear yard setback for Lots 59-73 for a 90-lot single-family residential 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)
2. 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
3. Request to rezone from Residential, Single Family ("R-1") District to Residential, Duplex ("R-2") District for a property located at 1301 S. 1st Street, bearing a legal description of Lot 1, Block 4, Finwood Heights Subdivision. Applicant: Rene Ramirez c/o Brownstar Holdings, LLC
4. Request for a Special Use Permit (SUP) to allow an adult business (smoke shop) in a General Retail ("GR") District located at 218 W. Tyler Avenue, bearing a legal description of Lots 14-15, Block 82, Harlingen Original Townsite. Applicant: David Maya
5. Request for the voluntary annexation and to establish the initial zoning of Planned Development ("PD") District to allow internal streets to have 50 feet R-O-W, and for 135 out of 358 single family residential lots to be less than then the required 6,000 square feet, for a property bearing a legal description of 35.754 acres out of a Part or Portion of Blocks 65, 66, and 72, and out of Reserved Horseshoe Lake, Lon C. Hill Subdivision, located south of Morris Road, approximately 2,095.97 feet southwest of South Ed Carey Drive. Applicant: Melden & Hunt, Inc. c/o Leonard P. Simmons III & Mary Beth Simmons
6. Request to consider an ordinance of the City of Harlingen amending Chapter 111- Zoning by adding the new Article XXII – Historic Preservation and dealing with related matters. Applicant: City of Harlingen

If approved by the Planning & Zoning Commission, the City Commission will consider the following items in a public hearing on Wednesday, December 17, 2025, at 5:30 p.m. at the City Hall Town Hall (2nd Floor) located at 118 E. Tyler Avenue, Harlingen, Texas 78550. The City Commission will consider the annexation in a second public hearing Wednesday, January 7, 2026, at the City Hall Town Hall located at 118 E. Tyler Avenue (2nd Floor), Harlingen, Texas 78550.