



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

**WEDNESDAY, MARCH 12, 2025, AT 5:30 P.M.  
CITY HALL TOWN HALL, 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.**

**AGENDA**

**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**

1. Approval of Minutes: Regular Meeting of February 26, 2025
2. Public hearing and take action to consider a request to rezone from Residential, Single-Family ("R-1") District to Residential, Duplex ("R-2") District for a property located at 2013 W. La Salle Avenue, bearing a legal description of Lot 40, Block 1, Wallace's Home Lawn Subdivision. Applicant: Claudio Cordova c/o Maria Guadalupe Chavez
  - a. Public Hearing
  - b. Consider and take action to recommend the rezoning to the City Commission.
3. Public hearing and take action to consider a request for a Special Use Permit (SUP) to allow a storage building greater than 144 square feet in a Residential, Single-Family ("R-1") District located at 2220 E. Crockett Street, bearing a legal description of Lot 9, Block 2, Pendleton Subdivision. Applicant: James Petty
  - a. Public Hearing
  - b. Consider and take action to recommend the Special Use Permit (SUP) to the City Commission.
4. Public hearing and take action to consider a request for a Special Use Permit (SUP) to allow a Community Residential Facility in a Multi-Family ("M-2") District located at 2701 N. Breedlove Street, bearing a legal description of Lot 1, Block 1, Carrasco Subdivision. Applicant: Alan Ozuna
  - a. Public Hearing
  - b. Consider and take action to recommend the Special Use Permit (SUP) to the City Commission

5. Public hearing and take action to consider a request for a Special Use Permit (SUP) to allow the sale of alcoholic beverages for on-site consumption, in a General Retail ("GR") District located at 1301 N. 77 Sunshine Strip, bearing a legal description of Block 5 and the North Part of Block 6, Brown Subdivision. Applicant: Tim Ilaoa c/o 7-Eleven Inc
  - a. Public Hearing
  - b. Consider and take action to recommend the Special Use Permit (SUP) to the City Commission

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 7<sup>th</sup> day of March 2025, at 4:00 p.m. and to remain so posted and continuously for at least 72 hours preceding the scheduled time of said meeting.

A handwritten signature in blue ink, reading "Soledad A. Núñez", is written over a horizontal line.

Soledad A. Núñez, CNU-A  
Interim Planning and Development Director