



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

**WEDNESDAY, DECEMBER 13, 2023, AT 5:30 P.M.
HARLINGEN ARTS & HERITAGE MUSEUM, 2425 BOXWOOD STREET, HARLINGEN, TX**

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 October 11, 2023

Regular Meeting of November 15, 2023

2. Consent Agenda

All items listed below in the consent agenda considered routine or ministerial in nature and will be enacted with one motion. There will be no separate discussion on items unless a Commissioner or citizen so requests; in which case the item(s) will be removed from the consent agenda and considered separately:

- a. Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Caliber Collision Subdivision, bearing a legal description of 8.0107 acres out of Block 11, Stuart Place Subdivision, located on the southwest corner of W Expressway 83 Frontage Road and South Palm Boulevard. Applicant: CORE Land Surveying c/o Secundido Gutierrez
- b. Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed West Harlingen Industrial Park Subdivision, bearing a legal description of 13.30 acres of land out of Block 7, F.Z. Bishop Subdivision out of Survey 23, located on the west side of US Expressway 77 on the southwest corner of Roosevelt Road: Moore Land Surveying, LLC c/o Chris Hamby
- c. Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Blackjack Subdivision, bearing a legal description of 3.17 acres of land out of Lot 2 and Lot 3, Thompson Subdivision, located on the north side of US 83 Frontage Rd, approximately 1,210 feet west of Dilworth Rd: Moore Land Surveying, LLC c/o Ramiro and Sylvia and Resendez

3. Consideration and possible action to recommend to the City Commission the preliminary construction plans and final plat and a variance request with regards to the minimum lot width for Lot 26, Block 1, for the proposed Allison Subdivision, bearing a legal description of 27.91 acres of land out of Block 48, Lon C. Hill Subdivision. Applicant: Vigstol Engineering c/o Choice Land Development
4. 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 501 W. Filmore, bearing a legal description of Lot 1, Block 132, Harlingen Original Townsite. Applicant: Reynaldo Del Toro
 - a. Public Hearing
 - b. Consider and take action to recommend the rezoning to the City Commission
5. Public hearing and take action to consider an amendment to the Code of Ordinances Chapter 111, Article X, Section 111-280, Special Sign Categories, Permitted and Prohibited, by clarifying the allowable signage for feather flag signs for commercial establishments exceeding 100 linear feet at the longest point. Applicant: City of Harlingen
 - a. Public Hearing
 - b. Consider and take action to recommend the amendment to the City Commission
6. Upcoming election of Officers
7. Assistant Planning and Development Director's report by Joel Olivo, Assistant Planning and Development Director.
 - a. Report on status of items considered at the November 15, 2023, P&Z Commission Meeting:
 - i. Request for a Special Use Permit to allow a bar/lounge in a Light Industry (LI) District located at 1510 N. Commerce Street, bearing a legal description of Lot 3, Block 1, Replat of Lot 1, Block 1, Casa Blanca Subdivision. Applicant: Veronica Marie Rosas
 - ii. Request to rezone from Not Designated (N) District to Residential, Single Family (R-1) District for property located on Hughes Road east of Bass Boulevard. Applicant: Cano Home Builders
 - iii. Request to rezone from Residential, Multi-Family (M-2) District to Planned Development (PD) District for multi-family with 5 ft. setback, one access point and one cul-de-sac for a property on New Hampshire Street. Applicant: David Chacon

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 8th day of December 2023, at 4:00 p.m. and to remain so posted and continuously for at least 72 hours preceding the scheduled time of said meeting.



Xavier Cervantes, AICP, CPM
Planning and Development Director