



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

**WEDNESDAY, JANUARY 24, 2024, AT 5:30 P.M.
CITY HALL TOWN HALL, 118 E. TYLER AVENUE, HARLINGEN, TX, 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 December 13, 2023
2. Election of Officers
3. Discussion on Planning & Zoning Commission serving as the Capital Improvement Advisory Committee.
4. 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 Los Prados Subdivision, bearing a legal description of 14.43 (14.59) acre tract of land consisting of all of Lot 2, U.S.B.P Subdivision. Applicant: Brownstone Consultants, LLC c/o Rhea Mora
5. 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 1402 E. Bowie Avenue, bearing a legal description of Lot 5, Block 3, Clift Addition. Applicant: Ofelia Painter
 - a. Public Hearing
 - b. Consider and take action to recommend the rezoning to the City Commission
6. Public hearing and take action to consider a request for a Special Use Permit (SUP) to allow a parking lot in a Residential, Multi-Family ("M-2") District located at 2101 S. 23rd Street, bearing

a legal description of Lot 6, Block 21, Treasure Hills Subdivision Unit 2. Applicant: Cesar Garcia

- a. Public Hearing
- b. Consider and take action to recommend the Special Use Permit to the City Commission

7. Discussion on futured televised meetings

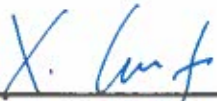
8. Assistant Planning and Development Director's report by Joel Olivo, Assistant Planning and Development Director.

- a. Report on status of items considered at the December 13, 2023, P&Z Commission Meeting:

- i. 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
- ii. 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
- iii. 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

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 January 2024, 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