



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

**WEDNESDAY, MARCH 13, 2024, 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 28, 2024
2. Board Introductions
3. 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 recommend to the City Commission the preliminary construction plans and final plat with conditions of the proposed Little Rock Subdivision, located at the Southwest corner of Loop 499 and Briggs Coleman Road, bearing a legal description of 9.95 acres of land out of Block 54 of the David & Stephenson Subdivision. Applicant: Moore Land Surveying, LLC c/o Marin-Zarate Development
- b. Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Adam's Cove Subdivision Replat, located at the Southwest corner of Loop 499 and North 13th Street, bearing a legal description of being a replat of 5.49 acres of land out of Lot 1, Block 1, Adam's Cove Subdivision. Applicant: Moore Land Surveying, LLC c/o Marin-Zarate Development

- c. Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Capital City Estates Subdivision, located east of Tucker Road and West of South Palm Court Drive, bearing a legal description of 12.267 acres out of Block 6, and a portion of Block 7, out of the F.Z. Bishop Subdivision, Survey 39. Applicant: Izaguirre Engineering Group, LLC c/o Norma Linda Sanchez
4. Consideration and possible action to recommend to the City Commission the preliminary construction plans and final plat with conditions of the proposed East Treasure Haven Phase II subdivision, located at the northeast corner of Haine Drive and Whalen Road, being 25.23 acres comprised of 10.0 acres out of Lot 9, 9.99 acres out of Lot 10, 2.67 acres out of Lot 15, and 2.57 acres out of Lot 16, Block 146, San Benito Land and Water Company Subdivision. Applicant: Scheibe Consulting
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 2113 & 2115 W. Barcelona Avenue, bearing a legal description of Lots 136 & 137, Block 2, Avondale Subdivision. Application: Homero D. Guerra
 - a. Public Hearing
 - b. Consideration and possible action to recommend the rezoning request to the City Commission
6. 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 301 West Filmore Avenue, bearing a legal description of Lot 6, Block 130, Harlingen Original Townsite. Applicant: Juan Ramon
 - a. Public Hearing
 - b. Consider and take action to recommend the rezoning request to the City Commission
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 February 28, 2024, P&Z Commission Meeting:
 - i. Request to approve the preliminary construction plans and final with conditions of the proposed Central Perk Subdivision, located along the west side of Perk Lane south of Garrett Road. Applicant: Moore Land Surveying, c/o Ramiro and Sylvia Resendez.
 - ii. Request to approve the preliminary construction plans and final plat and a variance request with regards to the minimum lot depth for Lots 12, 38, 48, 49, and 74 for the proposed Trinity Heights Phase II Subdivision, located at the northeast corner of Stuart Place and Brennaman Rd. Applicant: Moore Land Surveying, c/o Zarate Home Designs
 - iii. Request to approve the preliminary construction plans and final plat with conditions of the proposed Dawn Subdivision, located at the northeast corner of Primer Road and US 77 Frontage Road. Applicant: Moore Land Surveying, c/o CJE Construction

- iv. Request for the voluntary annexation of 18.788-acre tract of land out of Block 33, David and Stevenson Subdivision located on the east side of Crossett Road north of Loop 499.
- v. Request to amend the City of Harlingen Code of Ordinances Chapter 111, Article XII, Section 111-62 Use Chart, establishing the boundaries of the major commercial corridors and prohibiting car wash use in the said major corridors due to safety. Applicant: City of Harlingen
- vi. Request for a special use permit to allow bar/lounge in a General Retail (GR) District located at 407 W. Harrison Avenue. Applicant: Janie Zamora

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 March 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