



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

**WEDNESDAY, APRIL 10, 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 March 27, 2024
2. 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 area for Lots 4, 5, 6, 7, 8, 9, and 15 for the proposed Paloma Ranch Subdivision, bearing a legal description of 33.91 acres of land more or less, out of Blocks 1, 2, and 3, F.Z. Bishop Subdivision of the South Half of Survey No. 41, located along the east side of Paloma Lane approximately 370 feet north of Garrett Road. Applicant: Moore Land Surveying, LLC c/o UR Homes Texas, LLC
3. Public hearing and take action to consider an ordinance amending the City of Harlingen Code of Ordinances Chapter 111, Article XIII, Section 111-62, Use Chart, by requiring a Special Use Permit for a car wash use when located in a General Retail ("GR"), Light Industry ("LI"), or Heavy Industry ("HI") Districts; and Article XII, Special Use Regulations and Restrictions, Section 111-336, Car Wash Regulations, by establishing guidelines for a car wash use, and Section 111-413, Special Use Permit, by clarifying the notification process for a car wash use. Applicant: City of Harlingen.
 - a. Public Hearing
 - b. Consideration and possible action to recommend the amendment to the City Commission.
4. Consideration and possible action to rezone from Residential, Single-Family ("R-1") District to Residential, Duplex ("R-2") District for properties bearing legal descriptions of Lot 13A, Block 1, Elliff Kubota Subdivision, and Lots 19-21, Homeland Addition, located at 222, 318, 322, and 326 Oklahoma Street. Applicant: Fernando Pecina c/o Noemi Pecina (*Item was tabled at the March 27, 2024, P & Z Meeting*)

5. Discussion on the rezoning of lots from Residential, Single Family ("R-1") District to Residential, Duplex ("R-2") District.
6. Assistant Planning and Development Director's report by Joel Olivo, Assistant Planning and Development Director.
 - a. Report on status of items considered at the March 27, 2024, P&Z Commission Meeting:
 - i. Request to issue a Special Use Permit (SUP) to allow an adult business (microblading studio) in a General Retail ("GR") District located at 2222 S. Expressway 83, Suite 508, bearing a legal description of 1.956 acres out of 3.30 acres part west 10.34, Lot AN-1, Block 24, Lon C. Hill Subdivision. Applicant: Daisy Nieto
 - ii. Request to issue a Special Use Permit (SUP) to 7-Eleven Inc. to allow the sale of alcoholic beverages for on-premise consumption in a General Retail District located at the Stripes Convenience Store located at 1610 S. F Street, bearing a legal description of Block 1, Williams Subdivision. Applicant: Tim Ilaoa c/o 7 – Eleven Inc.
 - iii. Request to rezone from Residential, Single Family ("R-1") District to Residential, Duplex ("R-2") District for a property located at 102 N. 27th Street, bearing a legal description of Lot 8, Block C, Hunter Subdivision No. 1. Applicant; Mark Hallett
 - iv. Request to rezone from Residential, Single-Family ("R-1") District to Planned Development ("PD") District to allow 32 foot wide streets with 50 feet of Right-of-Way, one cul-de-sac to serve 28 lots, and smaller lot sizes for an 80-lot single-family development on a property bearing a legal description of 15.76 acres of land being all of Block 4, and a part or portion of Blocks 3, 5, and 17, Stuart Place Subdivision, located on the west side of South Palm Boulevard, approximately 480 feet south of Business Highway 83. Applicant: Javier Hinojosa c/o Jason E. Garza

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 5th day of April 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