



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

**WEDNESDAY, APRIL 24, 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 April 10, 2024
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 Paso Real Coves Phase III Subdivision, located on the northwest corner of Haine Drive and FM 509, bearing a legal description of 15.143 acres out of Lots 2, 3, 4, 5, and 6, all of Block 146, San Benito Land and Water Company Subdivision. Applicant: Melden & Hunt c/o HDP Paso Real, LLC
3. Consideration and possible action to recommend to the City Commission the preliminary construction plans and final plat of the proposed Agave Estates Subdivision, bearing a legal description of a 15.76-acre tract of land, being all of Block 4, and a part or portion of Blocks 3, 5, and Block 17, Stuart Place Subdivision, located along the east side of South Palm Boulevard, approximately 480 feet south of Business Highway 83. Applicant: Javier Hinojosa c/o Jason E. Garza

4. Public hearing and take action to consider a request to amend the City of Harlingen Code of Ordinances Chapter 111, Zoning, Article XVIII, Section 111-509(1)(e) Design Guidelines, Store Front Windows, by prohibiting air conditioner units mounted on walls of a building along a public street within the Downtown District Overlay. Applicant City of Harlingen
 - a. Public Hearing
 - b. Consider and take action to recommend the amendment to the City Commission
5. Assistant Planning and Development Director's report by Joel Olivo, Assistant Planning and Development Director.
 - a. Report on status of items considered at the April 10, 2024, P&Z Commission Meeting:
 - i. Request for 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. Applicant: Daisy Nieto
 - ii. Request for a Special Use Permit (SUP) to allow the sale of alcoholic beverages for on-premise consumption in a General Retail (GR) District located at 1610 S. "F" Street. Applicant: Tim Iloa, c/o 7-Eleven Inc.
 - iii. Request to rezone from Residential, Single Family (R-1) District to Residential (R-2) District for a property located at 102 N. 27th Street. Applicant: Mark Hallet
 - iv. Request to rezone from Residential, Single Family (R-1) District to Planned Development (PD) District to allow 32 ft. wide streets with 50 ft. 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 part of Blocks 3, 5 and 17, Stuart Place Subdivision, located on the west side of South Palm Boulevard approximately 480 feet south of Business 83. Applicant: Javier Hinojosa, c/o Jason Garza
 - v. Request to amend the City of Harlingen Code of Ordinances Chapter 111, Zoning, 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 II, Special Use 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
 - vi. Request to approve the preliminary construction plans and final plat with a variance request regarding the minimum lot depth and lot area for Lots 4-9 and 15 for the proposed Paloma Ranch Subdivision, located on the east side of Paloma Lane north of Garrett Road. Applicant: Moore Land Surveying

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 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