



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

**WEDNESDAY, MAY 22, 2024, AT 5:30 P.M.
HARLINGEN ARTS AND HERITAGE MUSEUM, 2425 BOXWOOD STREET, 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?

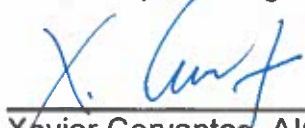
CITIZEN COMMUNICATION

1. Approval of Minutes: Regular Meeting of May 8, 2024
2. Request for a Special Use Permit (SUP) to allow alcoholic beverages for on-site consumption at an event center in a General Retail ("GR") District located at 116 W. Van Buren Avenue, Suite A, bearing a legal description of Lot 20, Block 59, Harlingen Original Townsite Subdivision. Applicant: Juan Cabrera
 - a. Public Hearing
 - b. Consider and take action to recommend the Special Use Permit to the City Commission
3. Request for a Special Use Permit (SUP) to allow a storage building/detached garage greater than 144 square feet in a Planned Development ("PD") District located at 3210 Seminole Court, bearing a legal description of Lots 6-7, Block 3, Treasure Hills Country Club Subdivision. Applicant: Ronald Richardson
 - a. Public Hearing
 - b. Consider and take action to recommend the Special Use Permit to the City Commission

4. Request for a Special Use Permit (SUP) to allow a storage building in a General Retail ("GR") District located at 1521 W Monroe Avenue, bearing a legal description of Lot 1, Block 3, Duerson & Hasselmeier Subdivision. Applicant: Gilbert Mendiola c/o Carlos Mendiola
 - a. Public Hearing
 - b. Consider and take action to recommend the Special Use Permit to the City Commission
5. 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 Zoning Ordinance amendment to the City Commission
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 May 8, 2024, P&Z Commission Meeting:
 - i. Request to rezone from Residential, Single Family ("R-1") District to Residential, Duplex ("R-2") District for a property located at 202 E. Filmore Avenue. Applicant: Jesus P. 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 17th day of May 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