



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

**WEDNESDAY, JUNE 12, 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 May 22, 2024
2. Public hearing and take action to consider a request to issue a Special Use Permit (SUP) to allow an adult business (microblading/tattoo makeup studio) in a General Retail ("GR") District located at 421 S. 77 Sunshine Strip, Suite C, bearing a legal description of Lots 22, 23, and East 10 feet of Lot 24, Block 3, Windsor Place Subdivision. Applicant: Tania Cantu Salinas
 - a. Public Hearing
 - b. Consider and take action to recommend the special use permit to the City Commission
3. Public hearing and take action to consider a request to recommend to the City Commission an ordinance amending the City of Harlingen Code of Ordinances Chapter 111, Zoning, Article VI, Section 111-140 Off-street Parking; by amending the dimensions of the off-street parking spaces; Article XXI, Section 111-582 Appendix B Parking Aisle Width Chart, by amending the length and maneuvering space of the parking spaces; Article X, Sign Regulations, Section 111-277(c) Lighting, and Section 111-277(d) Additional Sign Regulations for Billboards, by removing any reference to sign permits for animated signs only being issued for the conversion of existing signs to the said animated sign. Applicant: City of Harlingen
 - a. Public Hearing

- b. Consider and take action to recommend the Zoning Ordinance amendment to the City Commission
- 4. 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 22, 2024, P&Z Commission Meeting:
 - i. 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
 - ii. 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
 - iii. 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
 - iv. 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

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 7th day of June 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