



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

**WEDNESDAY, JULY 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?

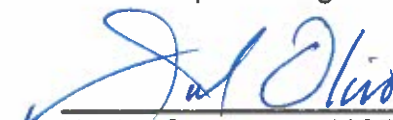
CITIZEN COMMUNICATION

1. Approval of Minutes: Regular Meeting of June 26, 2024
2. Public hearing and take action to consider a request to rezone from Residential, Multi-Family ("M-2") District and General Retail ("GR") District to Planned Development ("PD") District for townhome lots with a zero-foot side setback for all lots in The Reserve Subdivision, located along the north sided of North Business 77 Sunshine Strip, approximately 293 feet west of G Street. Applicant: Moore Land Surveying c/o MooVann, LLC
 - a. Public Hearing
 - b. Consider and take action to recommend the rezoning request to the City Commission
3. Public hearing and take action to consider a request for a Special Use Permit ("SUP") to allow a bar/lounge in a General Retail ("GR") District located at 1105 S. Tamm Lane, bearing a legal description of 3.4740 acres out of Block 33, Stuart Place Subdivision 137/297/298. Applicant: Karlos Esquivel
 - a. Public Hearing
 - b. Consider and take action to recommend the special use permit request to the City Commission

4. Public hearing and take action to consider a request to amend the City of Harlingen Comprehensive Plan, One Vision, One Harlingen by changing the designation of the Future Land Use Plan from Industrial to Low Density Residential for a 73.69-acre tract of land, more or less, out of and forming part of Blocks 28, 36, and 37, Palmetal Subdivision, located along the south side of Grimes Avenue, approximately 6,500 feet east of Loop 499. Applicant: Francisco Arriaga
 - a. Public Hearing
 - b. Consider and take action to recommend the Comprehensive Plan Amendment request 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 June 26, 2024, P&Z Commission Meeting:
 - i. Request for a Special Use Permit ("SUP") to allow an adult business (smoke shop) in a General Retail ("GR") District located at 218 W. Tyler, bearing a legal description of Lots 14-15, Block 82, Harlingen Original Townsite Subdivision. Applicant: David Maya
 - ii. Request for the voluntary annexation of a 7.889-acre tract of land out of Lot 16, Cunningham's Subdivision, located on the south side of Primera Road, approximately 1,100 feet west of I-69E (U.S. Expressway 77). 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 5th day of July 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.



for Xavier Cervantes, AICP, CPM
Planning and Development Director