



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

**WEDNESDAY, JULY 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 July 10, 2024
2. Board Introductions
3. 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 of 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 Brazil Estates Subdivision, bearing a legal description of 20.00 acres of land out of Block 28, Petersburg Syndicate Subdivision, located approximately 900 feet north from the intersection of Brazil Road and Jefferson Valley Fair. Applicant: Moore Land Surveying, LLC c/o LS Building Services, LLC
4. Public hearing and take action to consider a request to rezone from Light Industry ("LI") District and Office ("O") District to General Retail ("GR") District for a property located along the south side of E. Grimes Avenue, approximately 80 feet east of North 28th Street, bearing a legal description of Lot 1, Skyline Phase-II RGVCU Subdivision. Applicant: Andy Vigstol c/o Jose Sanchez
 - a. Public Hearing
 - b. Consider and take action to recommend the rezoning request to the City Commission
5. Public hearing and take action to consider a request to rezone from Light Industry ("LI") District to General Retail ("GR") District for 10.13 acres of land out of Block 19, Cunningham's Subdivision,

located at the southeast corner of Primera Road and US-77 Frontage Road. Applicant: Moore Land Surveying, LLC c/o CJE Construction

- a. Public Hearing
 - b. Consider and take action to recommend the rezoning request to the City Commission
6. Public hearing and take action to consider a request to rezone from Residential, Single Family ("R-1") District to Neighborhood Services ("NS") District for 8.77 acres of land out of Blocks 43 & 44, Howard's Dixieland Heights #1 Subdivision, located at the southwest corner of Dixieland and Garrett Roads. Applicant: Moore Land Surveying, LLC c/o CJE Construction
 - a. Public Hearing
 - b. Consider and take action to recommend the rezoning request to the City Commission
7. Assistant Planning and Development Director's report by Joel Olivo, Assistant Planning and Development Director.
 - a. Report on status of items considered at the July 10, 2024, P&Z Commission Meeting:
 - i. 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
 - ii. 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
 - iii. 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

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 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.


Xavier Cervantes, AICP, CPM
Planning and Development Director