



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

**WEDNESDAY, AUGUST 14, 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 24, 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 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 Cielo 22 Subdivision, bearing a legal description of 2.72 acres of land out of Block 67, Harlingen Land & Water Company Subdivision, located along the east side of N. Loop 499, approximately 1,375 feet north of Harrison Avenue. Applicant: Pablo Soto Jr., P.E. c/o Eduardo Peña

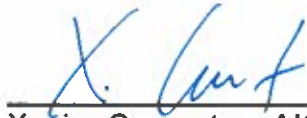
3. Consideration and possible action to recommend to the City Commission the preliminary construction plans and final plat for the proposed Ramos Acres Subdivision, bearing a legal description of 0.863 gross acre tract of land, more or less, consisting of all of the west 110.0 feet of Lot 1, M. Garza Subdivision (unrecorded), being a 1.27 acre tract of land out of Block 32, Pomelo Subdivision, located along the north side of SH 107, approximately 280 feet east of Pomelo Road. Applicant: Salinas Engineering & Associates c/o Melissa Ramos and Pedro Ramos, Jr.

4. Consideration and possible action to recommend to the City Commission the preliminary construction plans and final plat with conditions of the proposed Stonebriar Estates Phase II Subdivision, bearing a legal description of 2.71 acres of land out of Survey 299, located south of Stonebriar Estates Phase I, approximately 650.82 feet south of Wilson Road. Applicant: Moore Land Surveying, LLC c/o Marin-Zarate Development
5. Consideration and possible action to recommend to the City Commission the preliminary construction plans and final plat with conditions of the proposed Stonebriar Estates Phase III Subdivision, and consideration of a reduction to the required park fees due to park amenities being provided in the development, bearing a legal description of 27.44 acres of land out of Survey 299, located south of Stonebriar Estates Phase I, approximately 689.78 feet south of Wilson Road. Applicant: Moore Land Surveying, LLC c/o Marin-Zarate Development
6. Public hearing and take action to consider a request to rezone from Non-Designated ("N") District to Residential, Single-Family ("R-1") District for 3.79 acres of land out of the Briggs-Coleman Survey 28, located along the north side of Tovar Road, approximately 3,000 feet west of FM 507. Applicant: Terry Robert-Cortez
 - a. Public Hearing
 - b. Consider and take action to recommend the rezoning request to the City Commission
7. Public hearing and take action to consider a request to rezone from Residential, Single-Family ("R-1") District to Residential, Duplex ("R-2") District for a property located at 1112 W. Filmore Avenue, bearing a legal description of Lot B, Block 2, Southwest Harlingen Subdivision. Applicant: Greg Mar
 - a. Public Hearing
 - b. Consider and take action to recommend the rezoning request to the City Commission
8. Public hearing and take action to consider an ordinance amending the City of Harlingen Code of Ordinances Chapter 109, Subdivisions, Article II, Section 109-27, Variances: by adding a provision which restricts variances to subdivisions that are subject to the model subdivision rules; and Article IV, Section 109-88, Minor Plat Approval Delegation, by removing its section in this entirety from the Subdivision Chapter of the Code of Ordinances. Applicant: City of Harlingen
 - a. Public Hearing
 - b. Consider and take action to recommend the Subdivision Ordinance amendment to the City Commission.
9. 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 24, 2024, P&Z Commission Meeting:
 - i. 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

- ii. 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
- iii. 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

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 9th day of August 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