



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

**WEDNESDAY, AUGUST 28, 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 August 14, 2024
2. Consideration and possible action to recommend to the City Commission the preliminary construction plans and final plat of the proposed Corsif Acres Subdivision, bearing a legal description of 3.73 acres of land out of Block Number Two (2), F.Z. Bishop Subdivision of Section No. 39, located along the west side of South Palm Court Drive, approximately 777 feet south of Garrett Road. Applicant: Casa Engineering c/o John Sifford
3. Consideration and possible action to recommend to the City Commission the preliminary construction plans and final plat of the proposed Roberto Aguilar Subdivision, bearing a legal description of 3.73 acres of land out of Block Number Two (2), F.Z. Bishop Subdivision of Section No. 29, located along the west side of Rangerville Road approximately 1,200 feet north of Simmons Road. Applicant: Guzman & Muñoz Engineering and Surveying c/o Roberto Aguilar
4. Public hearing and take action to consider a request for a Special Use Permit (SUP) to allow the sale of alcoholic beverages for on-premise consumption in a Neighborhood Services ("NS") District, located at the Arroyo Mart Food Store at 1222 S. 1st Street, bearing a legal description of Lots 10, 11, and 12, Block 2, Lillian Bush Addition. Applicant: Edna Martinez
 - a. Public Hearing

- b. Consider and take action to recommend the Special Use Permit ("SUP") to the City Commission.
5. Public hearing and take action to consider a Request for a Special Use Permit ("SUP") to allow an adult business (smoke shop) in a General Retail ("GR") District located at 401 S. 77 Sunshine Strip, Suite E, bearing a legal description of the east 10 feet of Lot 1 and all of Lots 2-6, Windsor Place Subdivision. Applicant: Mohamed Alraishani
 - a. Public Hearing
 - b. Consider and take action to recommend the Special Use Permit ("SUP") to the City Commission.
6. Public hearing and take action to consider a request for a Special Use Permit ("SUP") to allow an adult business (smoke shop) in a General Retail ("GR") District located at 1601 S. 77 Sunshine Strip, Suite D, bearing a legal description of Lots 22 & 23, Block 11, Arroyo Estates Subdivision. Applicant: Mohamed Alraishani
 - a. Public Hearing
 - b. Consider and take action to recommend the Special Use Permit ("SUP") to the City Commission.
7. Public hearing and take action to consider a request for the voluntary annexation of a 7.7-acre tract legally described as Lot 1, Block 2, Georgette Subdivision, located at the southwest corner Bass Boulevard and Johnston Lane. Applicant: Georgina Gonzalez and Saul Gonzalez, c/o Grunert Construction
 - a. Public Hearing
 - b. Consider and take action to recommend the annexation to the City Commission.
8. Public hearing and take action to consider a request for the voluntary annexation of a 56.45-acre tract of land out of survey 295, Stuart Place Subdivision, located along the south side of Garrett Road approximately 650 feet east of Altas Palmas Road. Applicant: Javier Hinojosa c/o Carlos Snavelly
 - a. Public Hearing
 - b. Consider and take action to recommend the annexation to the City Commission
9. Public hearing and take action to consider an ordinance amending the City of Harlingen Code of Ordinances Chapter 109, Subdivisions, Article V, Standards and Specifications, Section 109-124(f), Sidewalks, by amending the timeframe utilization of the sidewalk escrow funds to fill sidewalk gaps in residential developments. Applicant: City of Harlingen
 - a. Public Hearing
 - b. Consider and take action to recommend the Subdivision Ordinance amendment to the City Commission.
10. Assistant Planning and Development Director's report by Joel Olivo, Assistant Planning and Development Director.
 - a. Report on status of items considered at the August 14, 2024, P&Z Commission Meeting:

- i. Request to approve 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.
- ii. Request to approve 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
- iii. Request to approve 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
- iv. 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
- v. 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
- vi. Request 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. 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 23rd 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