



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

**WEDNESDAY, SEPTEMBER 25, 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 September 11, 2024
2. 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 General Retail ("GR") District located at 202 N. Ed Carey Drive, bearing a legal description of Lot 1, Block 1, Camino Real Subdivision. Applicant: Tim Ilaoa c/o 7-Eleven, Inc.
 - a. Public Hearing
 - b. Consider and take action to recommend the Special Use Permit ("SUP") to the City Commission.
3. 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 General Retail ("GR") District located at 1250 N. 77 Sunshine Strip, bearing a legal description of Lot 11 and the West ½ of Lot 12, Block 1, N Crown Heights Subdivision. Applicant: Tim Ilaoa c/o 7-Eleven, Inc.
 - a. Public Hearing
 - b. Consider and take action to recommend the Special Use Permit ("SUP") to the City Commission.
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 General Retail ("GR") District,

located at 1313 Haverford Boulevard, bearing a legal description of Lot 1, Haverford Place Section 1 Subdivision. Applicant: Tim Ilaoa c/o 7-Eleven Inc.

- 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 the sale of alcoholic beverages for on-premise consumption in a General Retail ("GR") District, located at 1725 S. F Street, bearing a legal description of Lots 1 and 2, Harlingen Service Center Subdivision. Applicant: Tim Ilaoa c/o 7-Eleven Inc.
 - 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 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.
7. Take action to consider a request for a Special Use Permit ("SUP") to allow a battery storage energy facility in a General Retail ("GR") District located at a property along the north side of East Harrison Avenue, approximately 485 east of Loop 499, bearing a legal description of 2.00 acres out of the West 6.88 acres of Block 49, Palmetal Company Subdivision. Applicant: Christopher Rose (**ITEM TABLED AT THE SEPTEMBER 11th MEETING**)
 - a. Consider and take action to recommend the Special Use Permit ("SUP") to the City Commission.
8. Public hearing and take action to consider a request to rezone from Non-Designated ("N") District to Residential, Single-Family ("R-1") District for a 55.90-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 Engineering c/o Zarate Homes and Design, LLC
 - a. Public Hearing
 - b. Consider and take action to recommend the rezoning to the City Commission.
9. Public hearing and take action to consider a request to amend the City of Harlingen Code of Ordinances, Chapter 111, Zoning, Article VII, Section 111-173, Nonresidential height restrictions, by requiring a Special Use Permit for a building greater than five stories. Applicant: City of Harlingen
 - a. Public Hearing
 - b. Consider and take action to recommend the Zoning 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 September 11, 2024, P&Z Commission Meeting:

- i. Request for a Special Use Permit ("SUP") to allow an adult business (tattoo studio) in a General Retail ("GR") District located at 117 E. Porte Court, Suite #1, bearing a legal description of Lot 5, Block 1, East Porte Center Subdivision. Applicant: Gabriel Vargas
- ii. Request to rezone from Residential, Single Family ("R-1") District to Neighborhood Services ("NS") District for 1.73 acres of land out of Block 6, Section 297, Stuart Place Resubdivision, located on the southeast corner of Stuart Place and Brennaman Roads. Applicant: Moore Land Surveying, LLC c/o Zarate Home Designs, LLC
- iii. Request to amend the City of Harlingen Code of Ordinances, Chapter 34, Offenses and Miscellaneous Provision, Article V, Offenses involving public peace and order, Section 34-114, Noise Disturbances, by adding a provision which exempts properties located within an industrial zone or land use from the noise regulations. Applicant: City of Harlingen
- iv. Request for the voluntary annexation of an 8.36-acre tract of land legally described as Lot 1, Block 2, Georgette Subdivision, located at the southwest corner of Bass Boulevard and Johnston Lane. Applicant: Georgina and Saul Gonzalez
- v. Request for the voluntary annexation request 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 Snaveley.

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 20th day of September 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