



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

**WEDNESDAY, OCTOBER 23, 2024, AT 5:30 P.M.
HARLINGEN ARTS & HERITAGE MUSEUM, 2425 BOXWOOD STREET, 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 October 9, 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 Traxler Subdivision, bearing a legal description of 2.3779 acres out of Block 154, Adams Gardens Subdivision "C", located on Traxler Way and W. Expressway 83. Applicant: Melden & Hunt Inc. c/o VARCO Investments
3. Consideration and possible action to recommend to the City Commission the preliminary construction plans and final plat of the proposed Skyline District Subdivision, bearing a legal description of 10.13 acres of land out of Block 19, Cunningham's Subdivision, located along the southeast corner of Primera Road and US Expressway 77. Applicant: Moore Land Surveying, LLC c/o CJE Construction

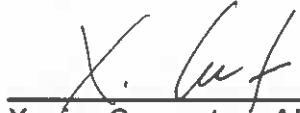
4. Consideration and possible action to recommend to the City Commission the preliminary construction plans and final plat of the proposed Dixieland Crossing Subdivision, bearing a legal description of 9.65 acres of land out of Blocks 43, 44, and Canal ROW, Howard's Dixieland Heights #1 Subdivision, located along the southwest corner of Garrett and Dixieland Roads. Applicant: Moore Land Surveying, LLC c/o CJE Construction
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 2423 E. Tyler Avenue, bearing a legal description of Lot 1, Block 1, Tex-Mart #35 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 General Retail ("GR") District located at 2305 W. Loop 499, bearing a legal description of Parts of Lots 1A, 1B, and 2A, and all of Lots 3A, 3B, and Lot 4, Block 4, Avondale 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.
7. 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 2426 E. Loop 499, bearing a legal description of Lot 1, Block 1, CBA 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.
8. Public hearing and take action to consider a request for the voluntary annexation of 12.45 acres of land out of Block 68, Palmetal Company Subdivision, located on the north side of FM 106 approximately 1,295 feet east of FM 509. Applicant: Whiting Investments, LTD
 - a. Public Hearing
 - b. Consider and take action to recommend the voluntary annexation to the City Commission.
9. Consideration and possible action to appoint two board members to serve in the comprehensive plan steering committee.
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 October 9th, 2024, P&Z Commission Meeting:
 - i. 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 1826 W.

Tyler Avenue, bearing a legal description of Lot 1, Block 1, Storm Subdivision.
Applicant: Tim Ilaoa c/o 7-Eleven, Inc.

- ii. 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 1837 Stuart Place Road, bearing a legal description of Lots 1 and 2, Block 1, North Star Business Center Subdivision. Applicant: Tim Ilaoa c/o 7-Eleven, Inc.
- iii. Request to amend the City of Harlingen Code of Ordinances, Chapter 109, Subdivisions, Article VII, Cost Participation, Section 109-193(5), Park Land Dedication, Exemption, to add a provision which exempts non-profits that focus on affordable housing from paying park fees. 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 18th day of October 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