



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

**WEDNESDAY, NOVEMBER 13, 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 23, 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 Lucila Gonzales Subdivision, bearing a legal description of 3.753 acre tract out of that certain 22.002 acre tract out of Block 11, and Block 16, Dougherty & Paillett Subdivision, and the West 11.20 feet of the South 180 feet of Lot 2, Pablo Gonzales Subdivision, located on the east side of Dilworth Road, approximately 750 feet south of Mayfield Road. Applicant: Carrizales Land Surveying c/o PANT, LLC
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-site consumption, in a General Retail District ("GR") located at 3201 E. Harrison Avenue, bearing a legal description of Lot 1, El Rancho Mini Mart #856 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 a storage container in a Light Industry ("LI") District located at 110 Bass Pro Drive, bearing a legal description of Lot 1, Block 1, Cameron Crossing Subdivision Phase IV. Applicant: Lori Beth Browning c/o Cracker Barrel

- 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 to rezone from Residential, Single-Family ("R-1") District to Residential, Multi-Family ("M2") District for a property located at 402 W. Taylor Avenue, bearing a legal description of Lot 7, Block 107, Harlingen Original Townsite Subdivision. Applicant: Greg Mar
 - a. Public Hearing
 - b. Consider and take action to recommend the rezoning to the City Commission.
6. Public hearing and take action to consider a request to amend the previously-approved Planned Development ("PD") Site Plan to adjust for duplexes with one unit on each lot, with a four (4) foot side setback and the option of a garage or no garage for Lots twenty-six through twenty-nine, and single-family lots with four (4) foot side setback and the option for a garage or no garage for Lots twenty-five, thirty, and forty-three through sixty-one, of the Camelot Retirement Community No. 5 Subdivision, located on Lancelot Drive & Guinevere Drive, approximately 235 east of Camelot Drive. Applicant: Project Management Consulting c/o A & R Development Construction, LLC
 - a. Public Hearing
 - b. Consider and take action to recommend the amended site plan to the City Commission.
7. Public hearing and take action to consider a request for the voluntary annexation of a 2.273-acre (99,000.00 square feet) tract of land, more or less, out of the extreme northwest corner of Block 176, Adams Garden Subdivision "C," located on Bass Boulevard approximately 2,700 feet north of Expressway 83. Applicant: AEC Engineering, c/o LS Contractors Specialist
 - a. Public Hearing
 - b. Consider and take action to recommend the voluntary annexation to the City Commission.
8. Public hearing and take action to consider an ordinance amending the City of Harlingen Code of Ordinances Chapter 111, Zoning, Article XII, Special Use Regulations and Restrictions, to Establish Section 111-336 Car Wash Establishments, by establishing a 2-mile radius and distance requirement, ensuring no new car wash business be established within a 2-mile radius of an existing car wash due to drought conditions. Applicant: City of Harlingen
 - a. Public Hearing
 - b. Consider and take action to recommend the ordinance amendment to the City Commission.
9. The following Planning & Zoning Commission meeting will be Monday, November 25th.
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 23, 2024, P&Z Commission Meeting:
 - i. Request to approve 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
 - ii. Request to approve 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

- iii. 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.
- iv. 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.
- v. 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.
- vi. 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

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 8th day of November 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