



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

WEDNESDAY, DECEMBER 11, 2024, AT 5:30 P.M.

LON C. HILL CONFERENCE ROOM, 502 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 November 13, 2024
2. Consideration and possible action to recommend to the City Commission the preliminary construction plans and final plat of the proposed Lot 12, Block 1, Clift Addition and Lot 1, Block 2, Mason Subdivision Replat, and consideration of a variance to the required park fees, located at the northeast corner of 13th Street and East Crockett Avenue. Applicant: Andy Vigstol, PE, SIT c/o Yolanda Morales
3. 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 910 Morgan Boulevard, Suite B, bearing a legal description of Lots 8-9-10-11, Rio Land Subdivision. Applicant: Anthony Aguilar
 - 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 to rezone from Non-Designated ("N") District to Planned Development ("PD") District for one (1) commercial lot and fifteen (15) duplex lots out of Lot 1, Block 2, Georgette Subdivision, located at the southwest corner of Ted Johnson Lane and Bass Boulevard. Applicant: Georgina Gonzalez

- a. Public Hearing
 - b. Consider and take action to recommend the rezoning 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, Duplex ("R-2") District for a property located at 318 S. New Hampshire Street, bearing a legal description of Lot 1, Block 3, South New Hampshire Subdivision. Applicant: Juan Ruiz
 - 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 for a Special Use Permit (SUP) to allow a storage building greater than 144 square feet in a Residential, Single-Family ("R-1") District located at 1505 Thacker Lane, bearing a legal description of Lots 14 and 15, Block 3, Oak Ranch Estates Phase III. Applicant: John Louis Castillo
 - 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 an unmanned battery storage facility in a Light Industry ("LI") District located at 1335 Memphis Street, bearing a legal description of the East 6.6040 acres of Block 3, of the Paul Hill Subdivision. Applicant: Ravenvolt, Inc.
 - a. Public Hearing
 - b. Consider and take action to recommend the Special Use Permit (SUP) to the City Commission.
8. Assistant Planning and Development Director's report by Joel Olivo, Assistant Planning and Development Director.
 - a. Report on status of items considered at the November 13, 2024, P&Z Commission Meeting:
 - i. 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.
 - ii. 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
 - iii. 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

- iv. 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
- v. 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
- vi. Request to amend 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

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 6th day of December 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