



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

**WEDNESDAY, JANUARY 8, 2025, 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 December 11, 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 North Bass Subdivision, bearing a legal description of a resubdivision of Lot 1, Block 2, Georgette Subdivision. Applicant: Altex Engineering, c/o Georgina Gonzalez

3. Public hearing and take action to consider a request to rezone from Light Industry ("LI") District to Planned Development District ("PD") to allow 32 ft. wide streets with 50 ft. of Right-of-Way and smaller lot sizes for a 393-lot single-family development on a property bearing a legal description of 73.69 acres of land, more or less, out of and forming a part of Block 28, 36, and 37, Palmetal Subdivision, located along the south side of Grimes Avenue, approximately 6,500 feet east of Loop 499. Applicant: Francisco Arriaga c/o Solid Development, INC

a. Public Hearing

- b. Consider and take action to recommend the rezoning to the City Commission.
4. Public hearing and take action to consider a request to rezone from Not-Designated ("N") District to General Retail ("GR") District for a 2.273-acre tract of land, more or less, out of the extreme northwest corner of Block 176, Adams Gardens Subdivision "C", located at the southeast corner of Bass Boulevard (FM 800) and Palis Drive. Applicant: AEC Engineering c/o LS Contractors Specialist, Inc.
 - 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 for the voluntary annexation of a 479.25-acre tract of land out of Survey 279, located on the north side of Rio Rondo Road approximately 8,540 feet east of Loop 499. Applicant: City of Harlingen
 - a. Public Hearing
 - b. Consider and take action to recommend the annexation to the City Commission
6. Election of Officers
7. Assistant Planning and Development Director's report by Joel Olivo, Assistant Planning and Development Director.
 - a. Report on status of items considered at the December 11, 2024, P&Z Commission Meeting:
 - i. Request to approve 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
 - ii. 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
 - iii. 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
 - iv. 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
 - v. 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

- vi. 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.

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 3rd day of January 2025, 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