



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

**WEDNESDAY, JANUARY 22, 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 January 8, 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 DG Bass Subdivision, bearing a legal description of a 2.273-acre tract of land more or less, out of the extreme northwest corner of Block one hundred seventy-six (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.

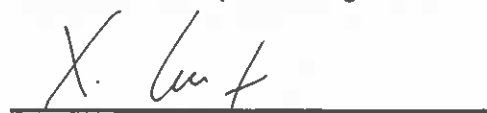
3. Request to rezone from Residential, Single-Family ("R-1") District to Residential, Duplex ("R-2") District for a 6.953 acre tract of land out of the Reserve Lot of Stuart Place Section 1, located at the northeast corner of Beckham and Queen Sago Roads. Applicant: Scheibe Consulting, LLC c/o Kemp Dubea

a. Public Hearing

- b. Consider and take action to recommend the rezoning to the City Commission.
- 4. Consideration and possible action to recommend to the City Commission a variance to the City of Harlingen Code of Ordinances to allow a subdivision with two single-family residential lots to be without access to a public road for the proposed SM Estates Subdivision, located along the south side of Tovar Road, approximately 3,115 east feet of FM 507. Applicant: Scheibe Consulting, LLC c/o Santos and Nancy Carrizales
- 5. Assistant Planning and Development Director's report by Joel Olivo, Assistant Planning and Development Director.
 - a. Report on status of items considered at the January 8th, 2025, P&Z Commission Meeting:
 - i. 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 379-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
 - ii. 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.
 - iii. 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
 - iv. 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 17th 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