CITY OF HARLINGEN
TEXAS

REGULAR MEETING OF THE
PLANNING AND ZONING COMMISSION

WEDNESDAY, FEBRUARY 12, 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 22, 2025

2. Public hearing and take action to consider a request to rezone from Not Designated ("N") District to Light Industry ("LI") District for 12.45 acres of land out of Block 68, Palmetal Company Subdivision, located along the north side of FM 106, approximately 1,295 feet east of FM 509. Applicant: Chris Hamby c/o Whiting Investments, Ltd.

    a. Public Hearing
    b. Consider and take action to recommend the rezoning to the City Commission.

3. Public hearing and take action to consider a request for a Special Use Permit ("SUP") to allow a bar/lounge in a General Retail ("GR") District located at 712 North 77 Sunshine Strip, Suite 34, bearing a legal description of Lots 1-2 & North Part of Lot 3, Coronado Acres Subdivision 3. Applicant: Karlos Esquivel

    a. Public Hearing
    b. Consider and take action to recommend the Special Use Permit ("SUP") to the City Commission.

4. 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 22, 2025, P&Z Commission Meeting:

        i. 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

        ii. Request 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

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 7th day of February 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.

Soledad A. Núñez, CNU-A
Interim Planning and Development Director