



REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

WEDNESDAY, MARCH 27, 2024, 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 March 13, 2024
2. Public hearing and take action to consider a request to issue a Special Use Permit (SUP) to allow an adult business (microblading studio) in a General Retail ("GR") District located at 2222 S. Expressway 83, Suite 508, bearing a legal description of 1.956 acres out of 3.30 acres part west 10.34, Lot AN-1, Block 24, Lon C. Hill Subdivision. Applicant: Daisy Nieto
 - a. Public Hearing
 - b. Consideration and possible action to recommend the Special Use Permit (SUP) request to the City Commission
3. Public hearing and take action to consider a request to issue a Special Use Permit (SUP) to 7-Eleven Inc. to allow the sale of alcoholic beverages for on-premise consumption in a General Retail District located at the Stripes Convenience Store located at 1610 S. F Street, bearing a legal description of Block 1, Williams Subdivision. Applicant: Tim Ilaoa c/o 7 – Eleven Inc.
 - a. Public Hearing
 - b. Consider and take action to recommend the Special Use Permit (SUP) request to the City Commission

4. 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 102 N. 27th Street, bearing a legal description of Lot 8, Block C, Hunter Subdivision No. 1. Applicant: Mark Hallett
 - a. Public Hearing
 - b. Consider and take action to recommend the rezoning request to the City Commission
5. Public hearing and take action to consider a request to rezone from Residential, Single-Family ("R-1") District to Planned Development ("PD") District to allow 32 foot wide streets with 50 feet of Right-of-Way, one cul-de-sac to serve 28 lots, and smaller lot sizes for an 80-lot single-family development on a property bearing a legal description of 15.76 acres of land being all of Block 4, and a part or portion of Blocks 3, 5, and 17, Stuart Place Subdivision, located on the west side of South Palm Boulevard, approximately 480 feet south of Business Highway 83. Applicant: Javier Hinojosa c/o Jason E. Garza
 - a. Public Hearing
 - b. Consider and take action to recommend the rezoning request to the City Commission
6. 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 properties bearing legal descriptions of Lot 13A, Block 1, Elliff Kubota Subdivision, and Lots 19-21, Homeland Addition, located at 222, 318, 322, and 326 Oklahoma Street. Applicant: Fernando Pecina c/o Noemi Pecina
 - a. Public Hearing
 - b. Consider and take action to recommend the rezoning requests to the City Commission
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 March 13, 2024, P&Z Commission Meeting:
 - i. Request to approve the preliminary construction plans and final with conditions of the proposed East Treasure Haven Phase II Subdivision, located at the northeast corner of Haine Drive and Whalen Road. Applicant: Scheibe Consulting
 - ii. Request to rezone from Residential, Single Family ("R-1") District to Residential, Duplex ("R-2") District for a property located at 2113 and 2115 W. Barcelona Avenue. Applicant: Homero D. Guerra
 - iii. Request to rezone from Residential, Single Family ("R-1") District to Residential, Duplex ("R-2") District for a property located at 301 W. Filmore Avenue. Applicant: Juan Ramon
 - iv. Request for the voluntary annexation of 18.788-acre tract of land out of Block 33, David and Stevenson Subdivision located on the east side of Crossett Road north of Loop 499. Applicant: River Creek Management
 - v. Request to amend the City of Harlingen Code of Ordinances Chapter 111, Article XII, Section 111-62 Use Chart, establishing the

boundaries of the major commercial corridors and prohibiting car wash use in the said major corridors due to safety. Applicant: City of Harlingen

- vi. Request for a special use permit to allow bar/lounge in a General Retail (GR) District located at 407 W. Harrison Avenue. Applicant: Janie Zamora

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 22nd day of March 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