



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

**WEDNESDAY, AUGUST 25, 2021 AT 5:30 P.M.  
CITY HALL TOWN HALL, 118 EAST TYLER AVENUE, HARLINGEN, TX**

**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**

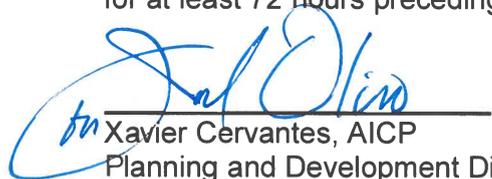
### **CITIZEN COMMUNICATION**

1. Approval of Minutes: Regular Meeting on August 11, 2021
2. Consider and take action to approve the preliminary construction plans and final plat with conditions of the proposed IHOP at Ed Carey Subdivision, being a 1.892 acres being out of Block 181, San Benito Land and Water Company Subdivision, located on the east side of Ed Carey Drive, north of Hale Street. Applicant: Mario Reyna of Melden & Hunt, Inc. c/o Haidar Properties, LLC.
3. Request to amend the City of Harlingen One Vision One Harlingen Thoroughfare Plan by adding the extension of November Lane east of Cook Lane. Applicant: Dustin Moore of Moore Land Surveying, LLC, c/o Steven and Carly Thomas
  - a. Public Hearing
  - b. Consider and take action to recommend the Thoroughfare Plan amendment 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 July 28, 2021 P&Z Commission Meeting:
    - i. Request for the voluntary annexation of a 1.47 acres of land consisting of Dilworth Road right-of-way. Applicant: Cameron County
    - ii. Request for the voluntary annexation of the proposed Serenity Estates Subdivision, located on the west side of Dilworth Road south of Garrett Road. Applicant: Graham
    - iii. Request to amend the Thoroughfare Plan by adding the extension of November Lane. Applicant: Moore Land Surveying
    - iv. Request for an SUP to allow a portable building greater than 144 sq. ft. in a R-1 District located at 1701 Dixieland Rd. Applicant: Harlingen CISD
    - v. Request for an SUP to allow a microblading studio at 1209 W. Tyler. Applicant: Ashley Salgado

- vi. Request for an SUP to allow a tattoo studio at 401 S. 77 Sunshine Strip.  
Applicant: Tucker Guerrero
  - vii. Request for a variance to exceed the maximum 25 lot requirement of a cul-de-sac for the proposed Palm Valley Heights Subdivision located on the south side of Wilson Rd. west of Stuart Place Rd. Applicant: Tucker Guerrero
5. Planning and Development Director's report by: Xavier Cervantes, AICP Planning and Development Director:
- i. Request to amend the City of Harlingen Code of Ordinances Chapter 111, Article X, Sign Regulations modifying references to political signs and removing all references to on-premise and off-premise signs.  
Applicant: City of Harlingen
  - ii. Request to amend the City of Harlingen Code of Ordinances Chapter 111, Article XVIII, Section 111-501, Description and Map of the Downtown District Overlay, by updating the boundaries and map of the district to match the boundary of the Downtown Improvement District and Section 111-509 removing regulations regarding off-premise advertisements. Applicant: City of Harlingen
  - iii. Board Training

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 20<sup>th</sup> day of August 2021, 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  
Planning and Development Director

## **PLANNING AND ZONING COMMISSION**

August 11, 2021

The regular meeting of the Planning & Zoning Commission via Zoom was held at 5:30 p.m., Wednesday, August 11, 2021, at the Lon C. Hill Building, 502 East Tyler Ave., Harlingen, Texas with the following present:

### **BOARD MEMBERS PRESENT:**

Nick Consiglio	Chairman
Wayne Lowry	Vice-Chairman
Cesar Perez	Commissioner
Lars Keim	Commissioner
David Wolf	Commissioner
JV Garcia	Commissioner

### **BOARD MEMBERS ABSENT:**

Daniel Martinez	Commissioner
-----------------	--------------

### **CITY STAFF PRESENT:**

Xavier Cervantes	Planning and Development Director
Joel Olivo	Assistant Planning and Development Director
Jennifer Prado	Executive Secretary
Kacey Villanueva	City Attorney
Gabriel Gonzalez	Asst. City Manager

### **PLEDGE OF ALLEGIANCE/WELCOME**

Chrm. Consiglio called the meeting to order on August 11, 2021 at 5:30 p.m., led the Pledge of Allegiance, and welcomed board members and the public to the meeting.

### **CITIZEN COMMUNICATION**

Albert Molina stated that no one signed up for Citizen Communication

#### **1. Approval of Minutes: Regular Meeting on July 28, 2021**

Cmr. Keim made a motion to approve the minutes. Cmr. Garcia seconded the motion. The motion passed unanimously.

#### **Consent Agenda Pulled out for Discussion by Cmr. JV Garcia.**

- A. Consider and take action to approve the preliminary and final plat with conditions of the proposed Springfield Estates No. 6 Subdivision, bearing a legal description of 10.59 acres of land comprised of 0.28 acres out of Block 70, and 10.31 acres out of Block 63, David and Stephenson Subdivision, located on the east side of New Combes Hwy, south of N. Loop 499. Applicant: David Flinn of Ferris, Flinn & Medina, LLC, c/o The Fennegan Group, Inc.**

Mr. Albert Molina summarized the following:

- The proposed subdivision consists of 36 Single Family Residential Use lots. It is located inside City Limits, on the east side of New Combes Hwy, south of N. Loop 499.
- The intended use is allowed based on the existing zoning designation of Multi-Family Residential ("M2").
- Water and sanitary sewer services will be provided by HWWS.
- Per Chapter 109 of the City of Harlingen Code of Ordinances, the responsibility and liability for the adequacy of subdivision design shall remain with the engineer sealing the documents. Upon acceptance of the completed system and after the contractors warranty period, the system within City Right-Of-Way or dedicated easement shall be maintained by the City of Harlingen. The developer will provide 25-year detention through additional excavation of the regional detention facility north of Loop 499.

All items on the preliminary and final plat checklist will be addressed prior to the recording of the final plat.

Staff recommends approval of the final plat

Comr. JV Garcia stated his concern regarding consent agenda item "A" stating that some items may not be complete.

Mr. Albert Molina replied that it was reviewed with conditions as per the new Texas local Government Code that took effect last year.

Comr. Garcia responded asking if Andy had reviewed them do to the fact that the calculations for drainage were not to standard.

Mr. Albert Molina responded stating that engineering has reviewed and approved these items with condition.

Comr. Garcia stated that he did not feel comfortable approving items with condition.

Comr. Wolf stated that it is not the planning and zoning boards job to review drainage reports it's the engineering departments job to review the drainage and he feels that they are reviewing the items. He also stated that it is in the city's best interest to be pro development.

Comr. Garcia stated that the property was located in a flood zone and believes that this is why the item should not be approved without a drainage report.

Mr. Albert Molina responded stating that the drainage report has been submitted and would need to be revised to meet city standards in order for the subdivision to be approved for construction as per the conditions.

Mr. Cervantes stated that in the end if the drainage report does not meet city standards the plat will not be recorded.

Mr. Albert Molina clarified that the city engineer is responsible to review they drainage and the developer is responsible to maintain the drainage.

Ms. Salinas responded she would have to review that plat to find out but as for the drainage report that what it stated.

Chrm. Consiglio asked if there is any more discussion regarding this item.

Comr. Garcia stated that we should not be taking the same approach on subdivision as we did in the past due to flooding.

Mr. Cervantes responded stating that the subdivision ordnance was updated last year and that that is the ordnance that is being followed for these items.

Comr. Garcia stated that the board must approve the item without more documentation.

Chrm. Consiglio states that in the in the past we have always approved iteams with condition. But moving on does anyone have a motion.

Comr. Wolf made a motion to approve this item. Comr. Keim seconded the motion passed 3 to 1.

**B. Consider and take action to approve the final plat of the proposed Woodland Oaks Subdivision Phase 2B, being 11.92 acres of land out of reserve tract, Stuart Place Resort Section 1 & Reserve, located on the north side of Queen Sago Drive west of Knotty Pine Lane. Applicant: Jack Brown of Brown, Leal & Associates c/o Sun Valley Enterprise.**

Comr. Garcia continued to have a lengthy discussion on Drainage.

Mr. Albert Molina summarized the following:

- The original preliminary plat for Woodland Oaks Subdivision called for 235 single family residential lots; however, the plat was amended and approved by the Planning and Zoning Commission on September 11, 2019 to reduce to 204 single family

residential lots. The proposed Phase 2B is being developed with 44 lots. It is located inside the City Limits, on the north side of Queen Sago Drive west of Knotty Pine Lane.

- The intended use is allowed based on the existing zoning designation of Single Family Residential ("R1"). All lots will be fronting interior streets.
- Water and sanitary sewer services will be provided by HWWS.
- Per Chapter 109 of the City of Harlingen Code of Ordinances, the responsibility and liability for the adequacy of subdivision design shall remain with the engineer sealing the documents. Upon acceptance of the completed system and after the contractors warranty period, the system within City Right-Of-Way or dedicated easement shall be maintained by the City of Harlingen. This project required 25-year storm mitigation.
- All items on the final plat checklist have been addressed. There are no conditions to the final plat, and it is considered complete. Construction Warranty for a minimum period of 1 year has been submitted

Mr. Albert Molina also explained that this plat falls under the old ordinance due to the time it was submitted.

Comr. Garcia requested to see the drainage report and would like to have the engineer present for the meeting in order to discuss items in the future.

Comr. Lowry stated that this item was approved in the past and we should move forward with a motion.

Comr. Wolf made a motion to approve this item. Comr. Lowry seconded the motion passed 5 to 1.

Chrm. Consiglio asked staff to invite Engineering Department to future meetings.

**3. Request for the voluntary annexation of 1.47 acres of land being the right-of-way of Dilworth Road, commencing at the northwest corner of Block 1 of Emil A. Johnson Subdivision recorded in Volume 11, Page 49, Map Records of Cameron County. Applicant: Cameron County**

Mr. Joel Olivo summarized the following:

- Cameron County has requested the voluntary annexation of this 1.47 acre tract of land being part of the Dilworth Road right-of-way. All of the subject property is outside, but adjacent to, the current city limits. The requested annexation was submitted to assist a property owner to meet the annexation requirements for a proposed subdivision on Dilworth Road.
- The subject property (Dilworth Road right-of-way) is 70 feet wide and 915.98 feet in length. The subject street is currently a 22-foot wide paved street. The subject property requested for annexation will be adjacent to a proposed two lot residential subdivision under the name of Serenity Estates Subdivision. The proposed subdivision is also being requested for annexation on a separate agenda item.
- The subject annexation will require three public hearings and two readings of the ordinance to annex the property. The above timeline delineates the annexation process.

Comr. Garcia requested to know if Dilworth Road met the pavement width requirement.

Mr. Joel Olivo stated that it did.

Comr. Wolf asked if this section in addition that was taken or existing ROW.

Mr. Joel Olivo stated that it was existing ROW.

Chrm. Consiglio asked if there is any more discussion regarding this item and opened the public hearing.

Mr. Joel Olivo stated that no one signed up to speak.

Cmr. Garcia asked if there are bar ditches along this ROW and if it has positive drainage.

Mr. Joel Olivo stated that it has bar ditches and engineering had reviewed and approved the annexation of the right-of-way.

Chrm. Consiglio asked if there were any questions for staff. There was none.

Cmr. Perez made a motion to approve this item. Cmr. Keim seconded. The motion passed unanimously.

**4. Public Hearing and take action to consider a request for the voluntary annexation and establish the initial zoning to Residential, Single Family ("R-1") District for 9.38 acres of land comprised of two tracts: Tract 1 being a 7.77 acres of land out of a 3.44 acres of land out of the Carl F. Krueger Tract, Pendleton Resubdivision, a 1.48 acres of a land out of Block 1, Stuart Place Subdivision Survey 294, a 2.85 acres of land out of Block 1, C.D. and Sally G. Pendleton Subdivision, and being out of the tract of land described in Document Number 2019-46166, Deed Records of Cameron County, Texas; and Tract 2 being a 1.61 acres of land out of a 1.60 ft. canal right-of-way reserved in Volume 32, Page 7, Deed Records of Cameron County, Texas, being out of the tract of land described in Document Number 2020-30577, Deed Records of Cameron County, Texas, located on the west side of Dilworth Road south of Garrett Road. Applicant: Graham Lee Smith and Jennifer Bartnesky-Smith**

Mr. Joel Olivo summarized summarized the following:

- Graham Lee Smith and Jennifer Bartnesky-Smith, the applicant and property owners have requested the voluntary annexation of 9.38 acres of land. All of the subject property is outside, but will be adjacent to, the current city limits with the inclusion of the Dilworth Road right-of-way also being requested for annexation.
- The applicant is proposing to subdivide the subject property into a two lot single family residential subdivision under the name of Serenity Estates Subdivision. Both lots will have frontage on Dilworth Road.
- The developer will be responsible for all infrastructure provisions, including street development, street lights, water and wastewater services, storm sewer, and other requirements as specified under the subdivision regulations.
- Water for this subdivision is being provided through HWWS. The developer has approval for septic tanks, one for each lot.
- The developer has requested Residential, Single Family ("R-1") District zoning for the subject property. The requested zoning is consistent with the Future Land Use Plan, and consistent with the land use along Dilworth Road.
- The subject annexation will require three public hearings and two readings of the ordinance to annex the property. The above timeline delineates the annexation process.

Cmr. Garcia asked for clarification on why they are annexing the current property.

Mr. Joel Olivo stated that the developer prefers to process the subdivision with the city and not the County. The HWWS impact fees are also less if the property is inside the city limits.

Cmr. Lowry stated that it will bring the city more taxes if approved.

Chrm. Consiglio opened this item up for a public hearing.

Mr. Joel Olivo stated no one had signed up to speak on the item.

Chrm. Consiglio asked if there were any questions for staff. There was none.

Cmr. Wolf made a motion to approve. Cmr. Garcia seconded. The motion passed unanimously.

- 5. Request to amend the City of Harlingen One Vision One Harlingen Thoroughfare Plan by adding the extension of November Lane east of Cook Lane. Applicant: Dustin Moore of Moore Land Surveying, LLC, c/o Steven and Carly Thomas**

Item was tabled.

- 6. Public hearing and take action to consider a request for a Special Use Permit (SUP) to allow a portable building greater than 144 sq. ft. in a Single Family Residential (R1) District located at 1701 Dixieland Road, bearing a legal description of Lot 1, Block 1, Alamo School Subdivision. Applicant: Harlingen CISD.**

Mr. Albert Molina summarized the following:

- Per Code of Ordinances Section 111-62, an SUP for a portable building greater than 144 sq. ft. can be processed administratively if there are no written complaints within 10 days of the publication. If a written complaint is received, the SUP requires approval by the City Commission.
- The applicant is requesting a Special Use Permit (SUP) to allow a portable building that measures 1,440 square feet to be used for classrooms. The building measures 24 feet in width and 60 feet in length, and each of the 2 classrooms will measure 24 feet by 30 feet. The portable building will be located on the north side of the school, between the football field and the north parking lot.
- Surrounding properties are zoned General Retail (GR) District to the north, and a mix of Single Family Residential (R1) and Multi-Family (M2) District to the west, south, and east. Surrounding land uses within the area consists of houses and duplexes to the west, south, and east, Walmart and the Department of Homeland Security further northeast.
- To the present, the Planning and Development Department has received 1 letter of opposition from surrounding property owners in reference to the special use permit request. Staff notified 64 property owners.
- The Building Inspections Department and Fire Prevention Bureau have reviewed the application and recommended approval of the SUP.
- In accordance with the zoning ordinance, the P&Z Commission and City Commission may impose requirements and conditions of approval as are needed to ensure that a use requested by a SUP is compatible and complementary to adjacent properties.

Chrm. Consiglio asked if there is a time limit for this item

Mr. Albert Molina stated that there is no time limit.

Cmr. Wolf stated that he has a concern to be consistent and not allow them to be there for two years.

Mr. Albert Molina responded saying that you can put a time limit as part of the conditions.

Cmr. Garcia asks if it was specified on the application.

Mr. Albert Molina stated that it is not.

Comr. Garcia Commented about adding additional drainage for the portable building.

Chrm. Consiglio opened this item up for a public hearing.

Mr. Albert Molina stated that no one signed up to speak.

Chrm. Consiglio asked if there were any questions for staff. There was none.

Comr. Lowry made a motion to approve this item for one year with drainage for a 25 year storm. Comr. Keim seconded. The motion passed unanimously.

**7. Request for a Special Use Permit (SUP) to allow an adult business (microblading studio) in a General Retail (“GR”) District located at 1209 W. Tyler Avenue, bearing a legal description of West 1/2 of Lot 7, Block 2, LID & LIS Subdivision. Applicant: Ashley Salgado.**

Mr. Albert Molina summarized the following:

- Per the Code of Ordinances, an “adult business” (microblading studio) use in a “GR” District requires the approval of an SUP by the City Commission.
- The applicant is requesting a Special Use Permit (SUP) to allow a microblading studio within the existing Mi Estilo Salon & Spa to be used for permanent makeup for powder brows. The room that will be used within the business measures about 10 feet in width and 25 feet in length, and it is on the west side of the building.
- The property has about 65 feet of frontage on W. Tyler Ave and a depth of about 30 feet. The proposed hours of operation will be Monday through Friday from 9:00 a.m. to 6:00 p.m. and closed on Saturdays and Sundays. A minimum of 1 parking space is required for the proposed use with a total of 4 parking spaces required for the building. A total of 2 shared parking spaces are provided on the subject property, and 2 parking spaces are provided off site with a parking agreement with Centro Evangelistico Church (at 1123 W. Tyler).
- Surrounding properties are zoned General Retail (GR) District to the north, east and west, and Single Family Residential (R1) to the south. Surrounding land uses within the area consists of Eliff Motors to the north, The Butcher Shop and Taqueria El Zarape to the east, Express Income Tax to the west, and houses to the south.
- The Building Inspections Department, Health Department, Fire Prevention Bureau, and Police Department have reviewed the application and recommended approval of the SUP.
- In accordance with the zoning ordinance, the P&Z Commission and City Commission may impose requirements and conditions of approval as are needed to ensure that a use requested by a SUP is compatible and complementary to adjacent properties.
- To the present, the Planning and Development Department has not received any concerns from surrounding property owners in reference to the special use permit request.

Comr Keim asked if this SUP is only for microblading or would they be able to do tattoos as well. He also asked if they would they be able to open at different hour from what is stated.

Mr. Albert Molina explained that this SUP is only for microblading and they would not be able to do tattoos since it is specified on the ordinance, same goes for the hours of operation.

Chrm. Consiglio opened this item up for a public hearing.

Mr. Albert Molina stated that no one signed up to speak.

Chrm. Consiglio asked if there were any questions for staff. There was none.

Comr. Wolf made a motion to approve this item. Comr. Lowry seconded. The motion passed unanimously.

**8. Request for a Special Use Permit (“SUP”) to allow an adult business (tattoo studio) in a General Retail (“GR”) District located at 401 S. 77 Sunshine Strip, Ste. D, bearing a legal description of the East 10 ft. of Lot 1 and all of Lots 2-6, Block 3, Windsor Place Subdivision. Applicant: Tucker Guerrero**

Mr. Joel Olivo summarized the following:

- Per the Code of Ordinances, the “adult business” use in the “GR” District requires the approval of an SUP by the City Commission.
- The applicant is requesting a special use permit to allow a tattoo studio out of the existing 2,500 square ft. Suite D that is currently occupied by “Barber Studio by J. Armando.” The applicant is proposing to occupy a 290 square ft. space inside the said suite under the name of “Tucker Tattoo Studio,” located at 401 S. 77 Sunshine.
- The proposed hours of operation for the establishment is Tuesday through Friday from 11:00 a.m. to 6:00 p.m. and on Saturday from 12:00 p.m. to 6:00 p.m. Based on the size of the suite, nine (9) parking spaces are required and 49 parking spaces are provided in the common parking area of the Crossroads Plaza, which includes “Papa Johns,” “Alphi Homecare,” Barber Studio by J. Armando,” and “Copz Lounge”.
- The surrounding properties are zoned General Retail (“GR”) District to the north, east and west, and General Retail (“GR”) and Residential, Single Family (“R-1”) to the south. The surrounding land uses include IBC Bank to the north, a commercial plaza to the east and west, and a commercial building and single family house to the south.
- The City of Harlingen Building Inspections, Health, Fire Prevention and Police Departments reviewed the SUP application. The Building Inspection, Health, Fire Prevention and Police Departments reported no objection to the proposed request.
- The applicant must obtain and maintain the proper State permits.
- To the present, the Planning and Development Department has not received any objections to the request from surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Commission may impose requirements and conditions of approval as are needed to ensure that a use requested by a SUP is compatible and complementary to adjacent properties.

Chrm. Consiglio opened this item up for a public hearing.

Mr. Joel Olivo stated that no one signed up to speak.

Chrm. Consiglio asked if there were any questions for staff. There was none.

Comr. Wolf made a motion to approve this item for one year. Comr. Perez seconded. The motion passed unanimously.

Comr. Wolf stated his motion to approve with a one year stipulation is due to the fact that it is located next to a bar and would like input from PD in a year.

Cmr. Garcia asked if it is using the same entrance since it is a barber shop/tattoo studio.

Mr. Joel Olivo stated that they would be using the same entrance.

**9. Assistant Planning and Development Director's report by Joel Olivo, Assistant Planning and Development Director.**

- a. Report on status of items considered at the July 28, 2021 P&Z Commission Meeting:
  - i. Request for an SUP to allow a storage building greater than 144 sq. ft. in a R-1 District, located at 146 S. Nueces Park Lane. Applicant: Eric Sepulveda
  - ii. Request to conduct a City Initiated Rezoning of several properties along FM 507 between FM 508 and Loop 499. Applicant: City of Harlingen

**10. Planning and Development Director's report by: Xavier Cervantes, AICP Planning and Development Director:**

- i. Sign Ordinance Updates

**A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:**

1. Contemplated or pending litigation, or matters where legal advice is requested of the City Attorney. Section 551.071 of the Texas Open Meetings Act.
2. The purchase, exchange, lease, or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.072 of the Texas Open Meetings Act.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.073 of the Texas Open Meetings Act.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Section 551.074 of the Texas Open Meetings Act.
5. The deployment, or specific occasions for implementation of security personnel or devices. Section 551.076 of the Texas Open Meetings Act
6. Deliberations regarding Economic Development negotiations. Section 551.087 of the Texas Open Meetings Act.

There was discussion about no longer having zoom meeting and how it would work if someone got sick.

**Cmr. Walf motioned to adjourn the meeting. Cmr. Perez seconded the motion. The meeting was unanimously adjourned.**

---

Nick Consiglio, Chairman  
Planning and Zoning Commission

**AGENDA ITEM  
EXECUTIVE SUMMARY**

Meeting Date: **August 25, 2021**

**AGENDA ITEM:**

Consider and take action to approve the preliminary construction plans and final plat with conditions of the proposed IHOP at Ed Carey Subdivision, being a 1.892 acres being out of Block 181, San Benito Land and Water Company Subdivision, located on the east side of Ed Carey Drive, north of Hale Street. Applicant: Mario Reyna of Melden & Hunt, Inc. c/o Haidar Properties, LLC.

Prepared By: Albert Molina  
Title: City Planner  
Signature: *Albert Molina*

**BRIEF SUMMARY:**

Project Timeline

- May 6, 2021 – Original preliminary construction plans and final plat application submitted to the City **(ATTACHMENT I)**.
- May 21, 2021 – Letter sent to applicant outlining conditions; preliminary construction plans and final plat checklist deemed incomplete.
- August 12, 2021 –Preliminary construction plans and final plat resubmitted to address some of the deficiencies noted on the subdivision review letter.
- August 20, 2021 – Letter sent to applicant outlining conditions; preliminary construction plans and final plat checklist deemed complete.
- August 20, 2021 – Application fee accepted and preliminary construction plans and final plat application deemed "filed".
- August 25, 2021 –Consideration of the preliminary construction plans and final plat with conditions by the Planning and Zoning Commission.

Summary

- The proposed subdivision consists of 1 Non Residential Use lot. It is located inside City Limits, on the east side of Ed Carey Drive, north of Hale Street. **(ATTACHMENTS II-III)**.
- The intended use is allowed based on the existing zoning designation of General Retail ("GR").
- Water and sanitary sewer services will be provided by HWWS.
- Per Chapter 109 of the City of Harlingen Code of Ordinances, the responsibility and liability for the adequacy of subdivision design shall remain with the engineer sealing the documents. Upon acceptance of the completed system and after the contractors warranty period, the system within City Right-Of-Way or dedicated easement shall be maintained by the City of Harlingen. This project will have 50-year storm mitigation.
- All items on the preliminary construction plans and final plat checklist will be addressed prior to the recording of the final plat. **(ATTACHMENT IV)**.

## STAFF RECOMMENDATION:

Staff recommends approval of the preliminary construction plans and final plat with the following conditions:

### Preliminary Construction Plans

1. As per Sec. 109-87(a)(2), a preliminary utility plan has been submitted:
  - From the connection of the proposed 8-inch water main to the existing 6-inch waterline, please add a callout for a 6X8 expander for connection.
  - Label the material for all existing utilities within the area.
  - Relocate the proposed fire hydrant to the end of the proposed 8-inch waterline. Remove the proposed flush valve and tie-in the proposed fire line to the building.
  - As per Sec. 109-124(h)(2) fire hydrants shall be placed at a distance not exceeding 150 feet from any building requiring fire sprinklers and/or standpipes.
2. As per Sec. 109-87(a)(2), a preliminary paving and drainage plan has been submitted:
  - Conceptual paving and drainage plan approved. Locations, elevations, quantities, grades and lines of proposed paving and drainage improvements may be subject to further review and revision through submission of final construction plans.
  - Please provide a developer's report for the proposed sidewalks along Ed Carey.
3. As per Sec. 109-128(b), SDG, *CONSTRUCTION DOCUMENTS, Preliminary Construction Documents*, Please provide a preliminary list of specifications for work within the ROW based on the subdivision construction plans.
4. As per Sec. 109-128(b), SDG, *STORM WATER DESIGN, Drainage Study*:
  - a. Project Narrative
    - i. Verify FEMA flood zone. Include description, and community panel number(s). The map number was provided on the project narrative, not the community panel number(s).
  - b. Supporting Documentation
    - i. Include site map illustrating the proposed improvements.

### Final Plat

1. As per Sec. 109-91(c)(3); (d)(8); (d)(11), submit mylar sheets; provide tax certificates showing that all property taxes have been paid in full up to the most recently-completed fiscal year; submit a check payable to the county clerk in the amount of the recording fee for filing the plat.
2. As per Sec. 109-91(c)(3)(n), Owner's acknowledgement: We will verify with the Cameron County Clerk if the title block is acceptable. Should state Cameron, not Hidalgo.
3. As per Sec. 109-91(c)(3)(o), The certification of the surveyor and/or engineer responsible for surveying the subdivision area shall be as per surveyor signature block included in the ordinance. We will verify with the Cameron County Clerk if the title block is acceptable.
4. As per Sec. 109-91(c)(3)(p), A blank statement for the certification of the City Engineer that the plat conforms to all requirements of the subdivision regulations of the city; to be executed upon final approval. Change city "representative" to "engineer".
5. As per Sec. 109-91(c)(3)(r), update HWWS's signature block.
6. As per Sec. 109-91(a)(2); (d)(10), "V-Line" ditch drainage fees must be submitted prior to recording of the plat.
7. As per Sec. 109-91(d)(5), A fire hydrant plan which includes location of existing and proposed fire hydrants. Fire hydrants must be shown to create a coverage network of not more than 500-foot intervals measured along streets or other public access right-of-way for single-family residential subdivisions. (in all other subdivisions, this distance must be a 150-foot radius.) Standard hydrants shall be installed as per specifications of the state board of insurance and HWWS.
8. As per Sec. 109-91(d)(13), Stormwater Facility Maintenance Agreement and

Maintenance Easement as required by the City Municipal Separate Storm Sewer System (MS4) permit and relevant ordinances..

9. As per Sec. 109-91(e), plats shall be simultaneously submitted by the applicant to the appropriate entities of the Subdivision Review Committee for review, including Harlingen Waterworks System.

**FUNDING (IF APPLICABLE):**

Are funds specifically designated in the current budget for the full amount for this purpose?  Yes  No\*

\*If no, specify source of funding and amount requested:

Finance Director's approval:  Yes  No  N/A

City Manager's approval:  Yes  No  N/A

**COMMENTS:**

City Attorney's approval:  Yes  No  N/A

## ATTACHMENT I—APPLICATION

### CITY OF HARLINGEN PLANNING AND DEVELOPMENT DEPARTMENT MASTER APPLICATION

**PROPERTY INFORMATION: (Please PRINT or TYPE)**

Project Address \_\_\_\_\_ Nearest Intersection S Ed Carey Dr. & Glasscock Avenue  
 (Proposed) Subdivision Name IHOP At Ed Carey Subdivision Lot \_\_\_\_\_ Block 181  
 Existing Zoning Designation Commercial Future Land Use Plan Designation Commercial (C)

**OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)**

Applicant/Authorized Agent Melden & Hunt, Inc Phone (956) 381-0981 FAX \_\_\_\_\_  
 Email Address (for project correspondence only): mario@meldenandhunt.com  
 Mailing Address 115 W McIntyre Street City Edinburg State TX Zip 78541  
 Property Owner Haidar Properties LLC Phone C/O (956) 381-0981 FAX \_\_\_\_\_  
 Email Address (for project correspondence only): walidhaidar@att.net  
 Mailing Address 1601 S Cage Blvd Ste B City Pharr State TX Zip 78577

**Select appropriate process for which approval is sought. Attach completed checklists with this application.**

- |   |   |
|---|---|
| <p><input type="checkbox"/> Annexation Request..... <u>No Fee</u></p> <p><input type="checkbox"/> Administrative Appeal (ZBA)..... <u>\$125.00</u></p> <p><input type="checkbox"/> Comp. Plan Amendment Request... <u>\$250.00</u></p> <p><input type="checkbox"/> Re-zoning Request..... <u>\$250.00</u></p> <p><input type="checkbox"/> SUP Request/Renewal..... <u>\$250.00</u></p> <p><input type="checkbox"/> Zoning Variance Request (ZBA)..... <u>\$250.00</u></p> <p><input type="checkbox"/> PDD Request..... <u>\$250.00</u></p> <p><input type="checkbox"/> License to Encroach..... <u>\$250.00</u></p> | <p><input type="checkbox"/> Preliminary Construction Plans and Final Plat..... <u>\$150.00</u></p> <p><input checked="" type="checkbox"/> Minor Plat..... <u>\$100.00</u></p> <p><input type="checkbox"/> Re-Plat..... <u>\$250.00</u></p> <p><input type="checkbox"/> Vacating Plat..... <u>\$250.00</u></p> <p><input type="checkbox"/> Development Plat..... <u>\$50.00</u></p> <p><input type="checkbox"/> Subdivision Variance Request..... <u>\$25.00 (each)</u></p> <p><input type="checkbox"/> Right-of-Way / Utility Easement Abandonment..... <u>No Fee</u></p> |
|---|---|

Please provide a basic description of the proposed project: IHOP Restaurant

I hereby certify that I am the owner and/or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the permit or approval may be revoked.

Applicant's Signature:  Date: 4/16/21

Property Owner(s) Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

**OWNER'S AUTHORIZATION**

We, Haidar Properties, LLC, hereby authorize Mario A. Reyna, P.E., (Vice-President) of Melden & Hunt, Inc. to sign all subdivision application(s) and related paperwork for the proposed development being 1.892 +/- acres out of Block 181, **SAN BENITO LAND AND WATER COMPANY SUBDIVISION** as recorded in Volume 1, Page 6, Cameron County Map Records, Cameron County, Texas.

Haidar Properties, LLC.,  
a Texas limited partnership

By: WHN, LLC, a Texas limited liability  
company, General Partner

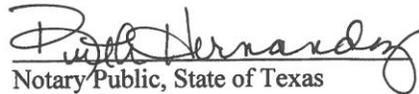
BY:   
Walid Haidar, Manager

STATE OF Texas §

COUNTY OF Hidalgo §

This instrument was acknowledged before me on the 22<sup>nd</sup> day of March, 2021, .



  
Notary Public, State of Texas

**ATTACHMENT II - AERIAL**











Engineering Department | 502 E. Tyler Ave. 78550 | (956) 216-5223

August 19, 2021

Julian Cortez  
Engineering Technician  
502 E. Tyler Ave.  
Harlingen, Texas 78550

Mr. Joel Olivo  
Assistant Director for Planning and Development  
502 E. Tyler Ave.  
Harlingen, Texas 78550

**RE: REVIEW OF IHOP AT ED CAREY SUBDIVISION PRELIMINARY CONSTRUCTION DOCUMENTS.**

Dear Mr. Olivo,

Please find comments below regarding the preliminary construction documents for the above-mentioned subdivision per Section 109-128.(a) of the City of Harlingen City Ordinances.

**Plat**

- Approved
- Approved with Conditions
- Disapproved

**Conditions**

1. 109-91.(c)(3)n – Owner's acknowledgement: Should state Cameron, not hidalgo. Revise year on notary signature.
2. 109-91.(c)(3)o – The certification of the surveyor and/or engineer responsible for surveying the subdivision area shall be as per surveyor signature block included in the ordinance.
3. 109-91.(c)(3)p – A blank statement for the certification of the City Engineer that the plat conforms to all requirements of the subdivision regulations of the city; to be executed upon final approval.
4. 109-91.(d)(13) – Stormwater Facility Maintenance Agreement and Maintenance Easement as required by the City Municipal Separate Storm Sewer System (MS4) permit and relevant ordinances.

August, 2021

1 / 3

# ATTACHMENT IV - ENGINEERING APPROVAL LETTER

IHOP at Ed Carey Subdivision

Preliminary Construction Documents Review

## Preliminary Construction Documents

- Approved
- Approved with Conditions
- Disapproved

## General

- Please submit a subdivision construction document submittal packet checklist with each submittal (attached).

## Engineering Letter Report

### Report Requirements

Required	Included	Report Name
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage Study
<input type="checkbox"/>	<input type="checkbox"/>	Geotechnical Report
<input type="checkbox"/>	<input type="checkbox"/>	Subsurface Utility Engineering Report (SUE)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Developer's Report
<input type="checkbox"/>	<input type="checkbox"/>	Traffic Impact Analysis
<input type="checkbox"/>	<input type="checkbox"/>	Environmental Studies

### Conditions

#### Drainage Report

##### *Project Narrative*

- Verify FEMA flood zone. Include description, and community panel number(s). The map number was provided on the project narrative, not the community panel number(s).

##### *Supporting Documentation*

- Include site map illustrating the proposed improvements.

#### Developer's Report

- Please provide a developer's report for the proposed sidewalks along Ed Carey.

## Preliminary Paving and Drainage Plan

### Conditions

- Conceptual paving and drainage plan approved. Locations, elevations, quantities, grades and lines of proposed paving and drainage improvements may be subject to further review and revision through submission of final construction plans.

## List of Project Specifications

### Conditions

- Please provide a preliminary list of specifications for work within the ROW based on the subdivision construction plans.

---

August, 2021

2 / 3

## ATTACHMENT IV - ENGINEERING APPROVAL LETTER

IHOP at Ed Carey Subdivision

Preliminary Construction Documents Review

### Final Construction Documents

- Approved
- Approved with Conditions
- Disapproved

### Comments

1. The commercial construction plans submitted should be routed through the building inspections department prior to issuance of a building permit. The construction plans will be reviewed upon submittal.

Please note that this review shall be for conformance to subdivision regulations and the responsibility and liability for the adequacy of the design shall remain with the engineer sealing the documents.

If you have any questions, please feel free to contact me at (956) 216-5280 or via email at [jcortez@myharlingen.us](mailto:jcortez@myharlingen.us).

Sincerely,

Julian A. Cortez

8/19/2021

**Julian Cortez | Engineering Technician**

City of Harlingen-Engineering Dept. | 502 E. Tyler Ave. | Harlingen, Texas 78550 |  
T 956-216-5280 | [jcortez@myharlingen.us](mailto:jcortez@myharlingen.us) | [www.myharlingen.us](http://www.myharlingen.us)

CC: Andy Vigstol, P.E., S.I.T. – City Engineer, City of Harlingen  
Kimberly Salinas – Assistant City Engineer, City of Harlingen

---

August, 2021

3 / 3

**AGENDA ITEM  
EXECUTIVE SUMMARY**

Meeting Date: **August 25, 2021**

**Agenda Item:**

Public hearing and take action to consider a request to amend the City of Harlingen Comprehensive Plan One Vision One Harlingen Thoroughfare Plan, by adding the extension of November Lane east of Cook Lane. Applicant: Dustin Moore of Moore Land Surveying, LLC, c/o Steven and Carly Thomas.

Prepared By: Albert Molina  
Title: City Planner  
Signature: *Albert Molina*

**Brief Summary:**

Project Timeline

- May 25, 2021 – Application for Comprehensive Plan Amendment Request submitted to the City (**ATTACHMENT I**).
- July 22, 2021 – Letter of Authorization submitted and new site plan submitted.
- July 31, 2021 – In accordance with State and local law, notice of required public hearings was published in the Valley Morning Star.
- August 11, 2021- Public hearing and consideration of requested comprehensive plan amendment by the Planning and Zoning Commission (P&Z).
- August 14, 2021 – In accordance with State and local law, notice of required public hearings was published in the Valley Morning Star.
- August 28, 2021- Public hearing and consideration of requested comprehensive plan amendment by the Planning and Zoning Commission (P&Z).
- September 15, 2021– Public hearing and consideration of requested comprehensive plan amendment via 1<sup>st</sup> ordinance reading scheduled before the City Commission.
- October 6, 2021 – Pending approval of 1<sup>st</sup> ordinance reading, consideration of approval of 2<sup>nd</sup> ordinance reading scheduled before the City Commission.

Summary

- The Thoroughfare Plan is a component of the Comprehensive Plan and outlines the City Commission’s adopted policy relative to the development of the City roadway network. Compliance of the Thoroughfare Plan is required during the processing of a new subdivisions and it impacts required right-of-way dedications and paving requirements.
- The applicant is requesting that the Thoroughfare Plan be amended by adding November Lane as a local street east of Cook Lane and by adding a loop back to Cook Lane to the south. The proposed street will go through two 20 acre tracts of land. Staff has met with the developers who are interested in developing a subdivision (Legends South) located along the south 20 acre tract of the proposed amendment. The preliminary plat for this subdivision requires a second entrance, and the developer is proposing to comply with that requirement by having the second entrance through the undeveloped north 20 acre tract. (**ATTACHMENT I**).

- November Lane from Baker Potts Road to Cook Lane is currently designated as a local street, and is a county road without curb and gutter and with 60 ft. of right-of-way. The proposed extension of November Lane would continue as a local street. Cook Lane is about 1.08 miles, and the proposed extension of November Lane will provide an additional turnaround at about 0.60 miles. This loop does not need to be exact and may be in the general area within the 40 acres; the north most entrance may be located further north or south from the existing intersection of November Lane and Cook Lane **(ATTACHMENT II)**.
- The surrounding area consists mostly of vacant land and agriculture use to the north and south, and single family residential use to the west. **(ATTACHMENT III)**.
- The request was reviewed by the Engineering Department. The Engineering Department is recommending approval of the request based on the May 25, 2021 site plan **(ATTACHMENT IV)**. The updated July 22, 2021 site plan addressed the concern of the street jog being greater than 125 feet.

**Funding (if applicable):**

Are funds specifically designated in the current budget for the full amount for this purpose?  Yes  No\*

\*If no, specify source of funding and amount requested:

Finance Director's approval:  Yes  No  N/A

**Staff Recommendation:**

Staff recommends approval of the request to extend November Lane as:

1. The proposed extension in the general area within the 40 acres will provide another access for development along Cook Lane;
2. The proposed extension of November Lane will provide a turnaround on Cook Lane; and
3. The Engineering Department is recommending approval of the request.

City Manager's approval:  Yes  No  N/A

**Comments:**

City Attorney's approval:  Yes  No  N/A

**Attachment I**

**CITY OF HARLINGEN PLANNING AND DEVELOPMENT DEPARTMENT  
MASTER APPLICATION**

**PROPERTY INFORMATION: (Please PRINT or TYPE)**

Project Address COOK LANE Nearest Intersection COOK LANE & NOVEMBER DR  
(Proposed) Subdivision Name LEGENDS SOUTH Lot 1-26 Block 1  
Existing Zoning Designation N/A Future Land Use Plan Designation SINGLE FAMILY

**OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)**

Applicant/Authorized Agent MOORE LAND SURVEYING Phone 956-245-4651 FAX \_\_\_\_\_  
**Email Address** (for project correspondence only): D.MOORELANDSURVEYING@GMAIL.COM  
Mailing Address 14216 PALIS DRIVE City LA FERIA State TX Zip 78559  
Property Owner STEVEN AND CARLY THOMAS Phone 956-873-3133 FAX \_\_\_\_\_  
**Email Address** (for project correspondence only): \_\_\_\_\_  
Mailing Address 429 E. WOODLAND DR City HARLINGEN State TX Zip 78550

**Select appropriate process for which approval is sought. Attach completed checklists with this application.**

- |   |   |
|---|---|
| <input type="checkbox"/> Annexation Request..... <u>No Fee</u>                      | <input type="checkbox"/> Preliminary Construction Plans and Final Plat..... <u>\$150.00</u> |
| <input type="checkbox"/> Administrative Appeal (ZBA)..... <u>\$125.00</u>           | <input type="checkbox"/> Minor Plat..... <u>\$100.00</u>                                    |
| <input checked="" type="checkbox"/> Comp. Plan Amendment Request... <u>\$250.00</u> | <input type="checkbox"/> Re-Plat..... <u>\$250.00</u>                                       |
| <input type="checkbox"/> Re-zoning Request..... <u>\$250.00</u>                     | <input type="checkbox"/> Vacating Plat..... <u>\$250.00</u>                                 |
| <input type="checkbox"/> SUP Request/Renewal..... <u>\$250.00</u>                   | <input type="checkbox"/> Development Plat..... <u>\$50.00</u>                               |
| <input type="checkbox"/> Zoning Variance Request (ZBA)..... <u>\$250.00</u>         | <input type="checkbox"/> Subdivision Variance Request..... <u>\$25.00 (each)</u>            |
| <input type="checkbox"/> PDD Request..... <u>\$250.00</u>                           | <input type="checkbox"/> Right-of-Way / Utility Easement Abandonment..... <u>No Fee</u>     |
| <input type="checkbox"/> License to Encroach..... <u>\$250.00</u>                   |   |

**Please provide a basic description of the proposed project:**

REQUEST TO AMEND THOROUGHFARE MAP TO EXTEND NOVEMBER LANE EAST OF COOK LANE AND  
LOOP BACK TO COOK LANE TO THE SOUTH

I hereby certify that I am the owner and/or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the permit or approval may be revoked.

Applicant's Signature: DUSTIN MOORE Digitally signed by DUSTIN MOORE  
Date: 2021.05.27 17:24:18 -05'00' Date: 5/27/21

Property Owner(s) Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

Attachment I

AFFIDAVIT  
AUTHORIZATION TO SUBMIT AND REVISE  
SUBDIVISION APPLICATION

I (we), the undersigned, Carly B. & Steve M. Thomas, do hereby authorize Moore Land Surveying, LLC to act as my (our) agent in the submittal and revision of the Subdivision application for LEGENDS SOUTH; and do hereby grant Moore Land Surveying, LLC the power to act in my (our) behalf by signing and submitting all necessary "Subdivision Application Forms". The property is currently under contract and will be transferred to our name prior to approval of final plat.

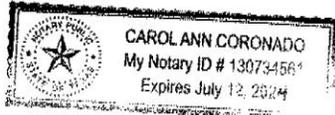
Date: 3/25/21 By: [Signature]  
Name Printed: Carly B. Thomas  
Title: Owner

Date: 3/25/21 By: [Signature]  
Name Printed: STEVEN M. THOMAS  
Title: Owner

STATE OF TEXAS  
COUNTY OF CAMERON

This instrument was acknowledged before me on the 25<sup>th</sup> day of March 2021, by Carly Thomas

Date: 3/25/21 Carol A. Coronado  
Notary Public, State of Texas

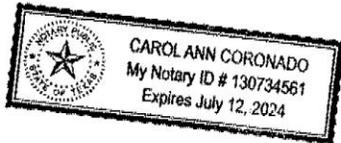


Name Printed: Carol Coronado  
My Commission Expires: July 12, 2024

STATE OF TEXAS  
COUNTY OF CAMERON

This instrument was acknowledged before me on the 25<sup>th</sup> day of March 2021, by Steve Thomas

Date: 3/25/21 Carol A. Coronado  
Notary Public, State of Texas



Name Printed: Carol Coronado  
My Commission Expires: July 12, 2024

## Attachment I

July 21, 2021

Steven and Carly Thomas,  
Owners  
429 E. Woodland Drive  
Harlingen, Texas 78550

Albert Molina  
City Planner, Planning & Zoning Department  
City of Harlingen  
502 E. Tyler Avenue  
Harlingen, Texas 78550

Re: Legends South Development off of Cook Lane

Mr. and Mrs. Thomas and Mr. Molina,

As requested, my wife and I have reviewed the proposed amendment to the thoroughfare plan to accommodate the proposed development of Legends South owned by Steve and Carly Thomas. Currently, my wife and I are the owners of the 20 acres immediately to the north of this proposed development.

At this time, my wife and I are not opposed to the proposed amendment to the thoroughfare plan with the understanding and agreement by the City of Harlingen that the proposed loop on our land can be adjusted to accommodate any potential future development of our parcel. This flexibility in adjusting proposed street locations includes November Lane or any other proposed interior roads. Again, with this understanding, we are not opposed to the proposed amendment to the thoroughfare plan.

Should you have any questions on this, please let us know.

Sincerely,



Keith Nath



Martha Nath

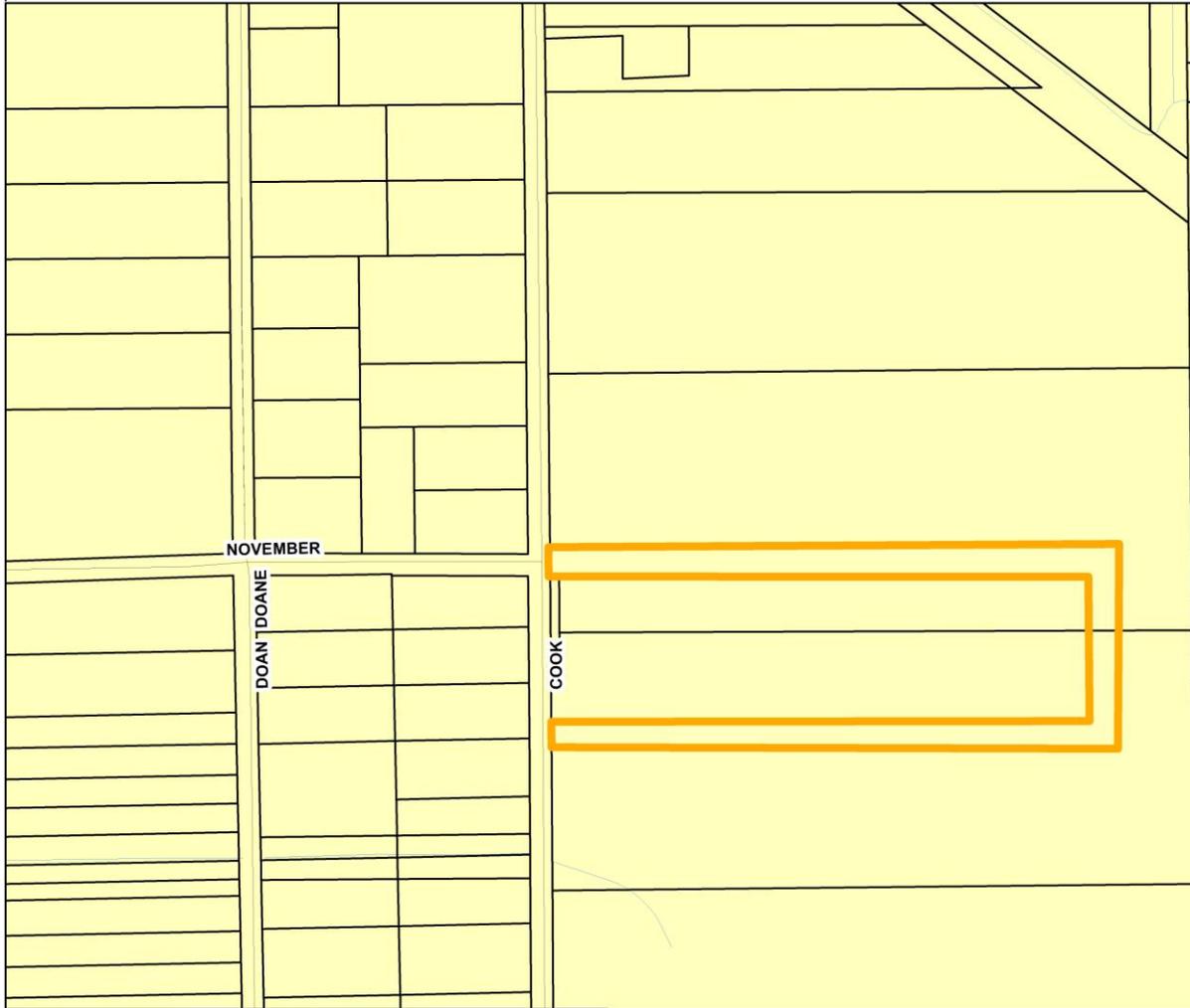
cc: Dustin Moore  
Joel Olivo



**Attachment II**



**Request to amend the City of Harlingen Comprehensive Plan One Vision One Harlingen Thoroughfare Plan, by adding the extension of November Lane. Applicant: Dustin Moore of Moore Land Surveying, LLC, c/o Steven and Carly Thomas.**



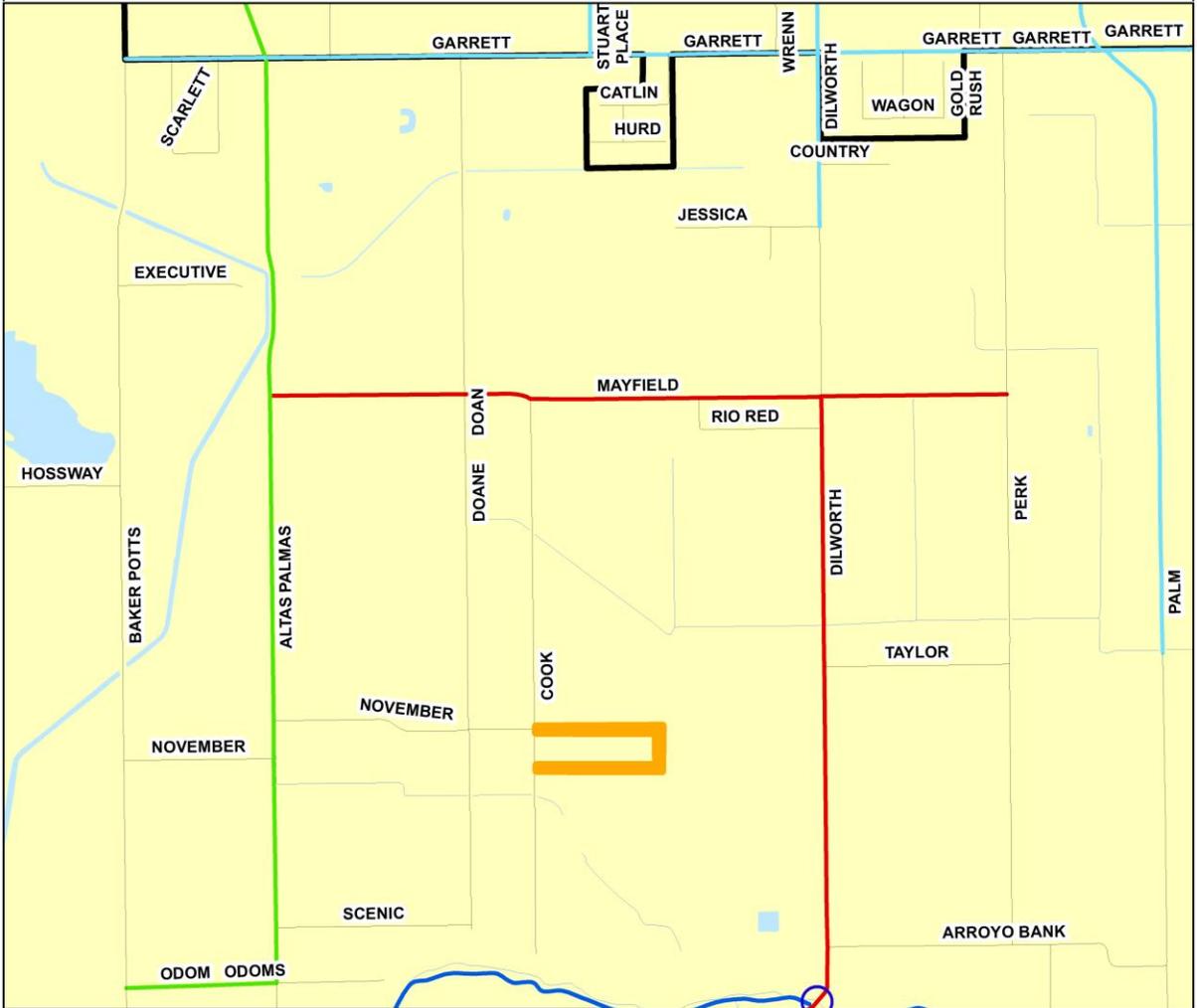
<p align="center"><b>City of Harlingen Long Range Thoroughfare Plan Harlingen's Vision 2020 Comprehensive Plan</b></p> <p><small>NOTE: The Long Range Thoroughfare Plan is the City of Harlingen's general plan for extension and widening of the roads, streets and public highways within the municipality's Corporate Limits and its Extraterritorial Jurisdiction. The Plan is a schematic representation of rights-of-ways. It is a tool for guiding right-of-way dedications, land subdivisions, and other development actions. Additional rights-of-way may be required at intersections for turning lanes and transitions. The proposed alignments shown on the plan are general locations only, which are subject to modification to fit local conditions. * Base Map compiled from map files prepared by Texas Department of Transportation. Adopted May 2013</small></p>	<p><small>Revised 04/26/2013</small></p>	<p><b>Existing</b></p>	<p><b>Proposed</b></p>	<p><small>X:\GIS_Maps_Thoroughfare_Map_2013_30x36.mxd</small></p> <ul style="list-style-type: none"> <li>Subject Property / 200' Radius</li> <li>Interchanges / Grade Separations</li> <li>Major Arterials (120' ROW)</li> <li>Minor Arterials (100' ROW)</li> <li>Major Collectors (80' ROW)</li> <li>Minor Collectors (80' ROW)</li> <li>Local Roadways (50' - 60' ROW)</li> </ul>
		<p><b>Major Waterways</b></p>	<p><b>Major Waterway Crossings</b></p>	<p><b>Water</b></p>

**Fig. 4-3**

# Attachment II



**Request to amend the City of Harlingen Comprehensive Plan One Vision One Harlingen Thoroughfare Plan, by adding the extension of November Lane. Applicant: Dustin Moore of Moore Land Surveying, LLC, c/o Steven and Carly Thomas.**



**City of Harlingen  
Long Range  
Thoroughfare Plan  
Harlingen's Vision 2020  
Comprehensive Plan**

NOTE:  
The Long Range Thoroughfare Plan is the City of Harlingen's general plan for extension and widening of the roads, streets and public highways within the municipality's Corporate Limits and its Extraterritorial Jurisdiction. The Plan is a schematic representation of rights-of-ways. It is a tool for guiding right-of-way dedications, land subdivisions, and other development actions. Additional rights-of-way may be required at intersections for turning lanes and transitions. The proposed alignments shown on the plan are general locations only, which are subject to modification to fit local conditions.  
\* Base Map compiled from map files prepared by Texas Department of Transportation. Adopted May 2013

Revised 04/26/2013

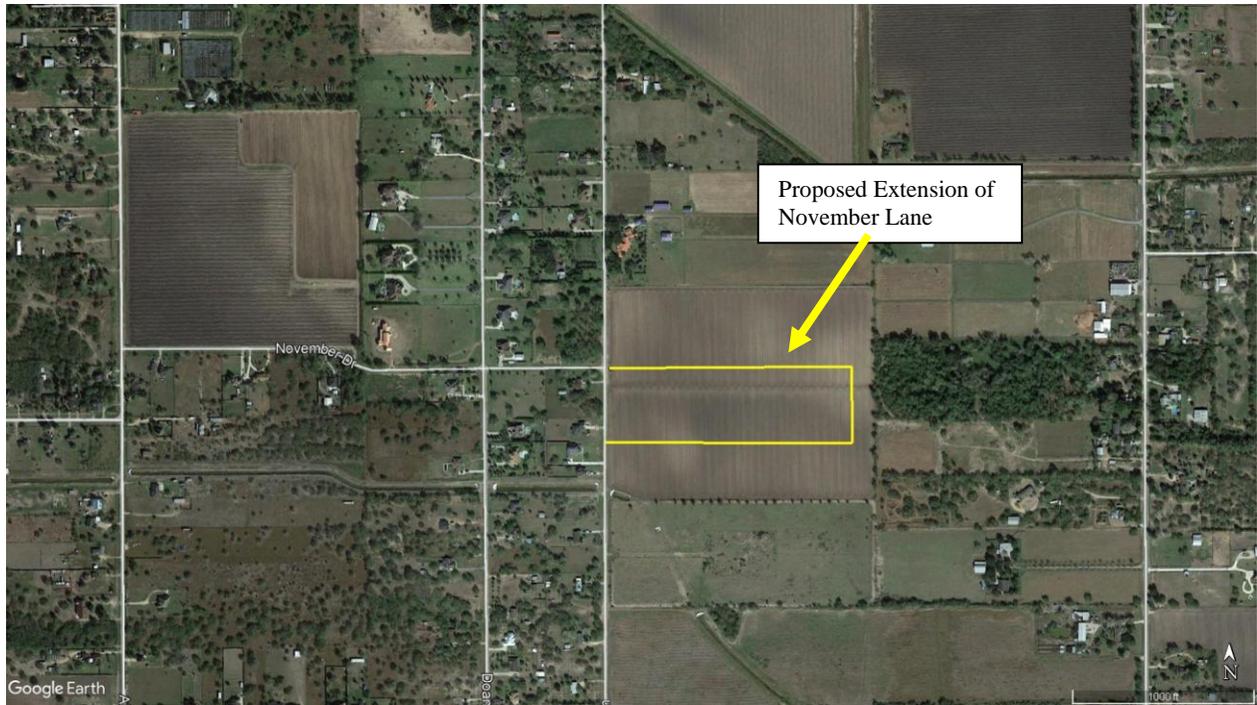
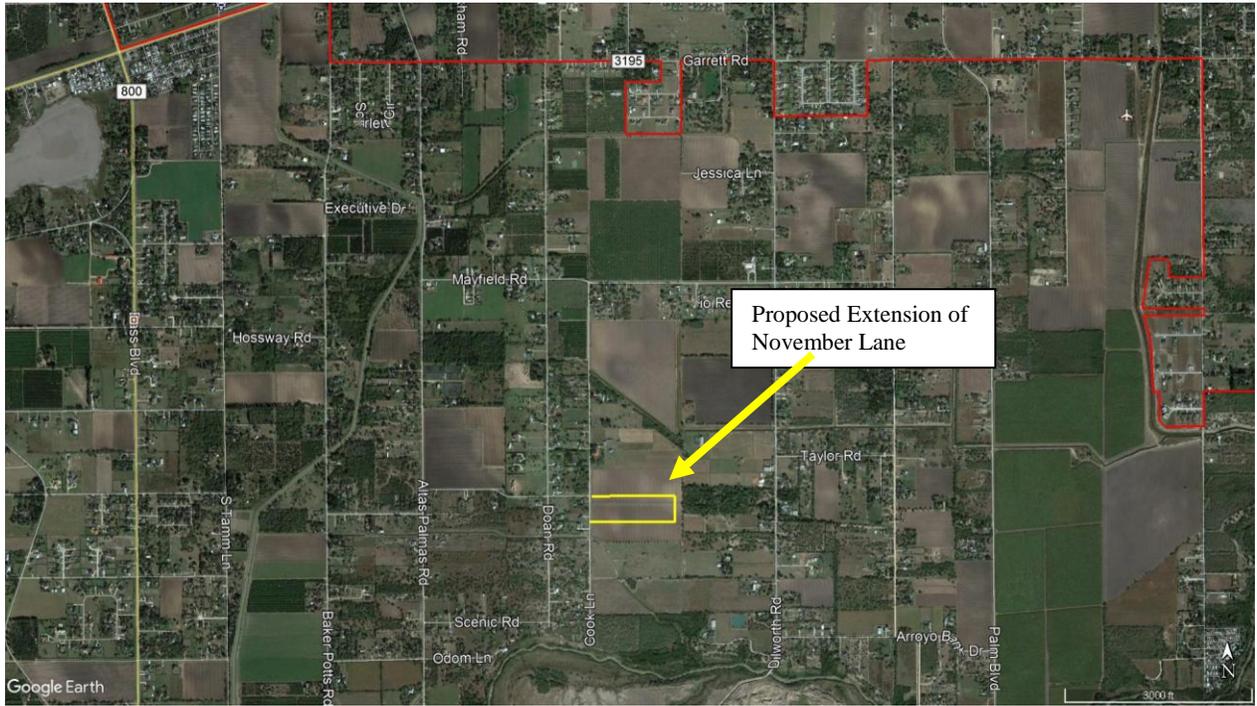
N  
↑

Existing	Proposed	
		Subject Property / 200' Radius
		Interchanges / Grade Separations
		Major Arterials (120' ROW)
		Minor Arterials (100' ROW)
		Major Collectors (80' ROW)
		Minor Collectors (80' ROW)
		Local Roadways (50' - 60' ROW)
		Major Waterways
		Major Waterway Crossings
		Water
		Harlingen
		Harlingen ETJs
		Other Cities
		Other Cities ETJs

0.1 0.075 0 0.15 Miles

**Fig. 4-3**

Aerial Map





Engineering Department | 502 E. Tyler Ave. 78550 | (956) 216-5223

June 10, 2021

Andy Vigstol, PE, SIT  
City Engineer  
502 E. Tyler Ave.  
Harlingen, Texas 78550

Mr. Joel Olivo  
Assistant Director for Planning and Development  
502 E. Tyler Ave.  
Harlingen, Texas 78550

**RE: REQUEST FOR REVISION TO LONG RANGE THOROUGHFARE MAP FOR LEGENDS SOUTH SUBDIVISION.**

Dear Mr. Olivo,

Please find comments below regarding the above-mentioned request.

Long Range Thoroughfare Map Amendment Request

- Approved
- Approved with Conditions
- Disapproved

- Per plan provided, street jog of November Lane is greater than 125-feet.

Please note that this review shall be for conformance to subdivision regulations and the responsibility and liability for the adequacy of the design shall remain with the engineer sealing the documents.

If you have any questions, please feel free to contact me at (956) 216-5280 or via email at [avigstol@myharlingen.us](mailto:avigstol@myharlingen.us).

Sincerely,

Digitally signed by Andy Vigstol  
DN: C=US, E=avigstol@myharlingen.us,  
O=City of Harlingen, OU=Engineering  
Department, CN=Andy Vigstol  
Reason: I am the author of this document  
Date: 2021.06.10 11:45:09-05'00'

Andy Vigstol, PE, SIT

June, 2021

1 / 1



**DATE: August 25, 2021**

**PLANNING AND ZONING COMMISSION  
EXECUTIVE SUMMARY**

**I. AGENDA ITEM:**

**Staff Report B:** Future projects scheduled before the P&Z and City Commission.

**II. BRIEF OVERVIEW:**

<b>ITEM</b>	<b>P&amp;Z DATE</b>	<b>STATUS</b>
Request for the voluntary annexation of a 1.47 acres of land consisting of Dilworth Road right-of-way. Applicant: Cameron County	8/11/2021	<ul style="list-style-type: none"><li>• 8/18/2021 – City Commission approved annexation on First Ordinance Reading.</li><li>• 9/1/2021 – Public Hearing and consideration of Second and Final Ordinance Reading is scheduled before the City Commission.</li></ul>
Request for the voluntary annexation of the proposed Serenity Estates Subdivision, located on the west side of Dilworth Road south of Garrett Road. Applicant: Graham	8/11/2021	<ul style="list-style-type: none"><li>• 8/18/2021 – City Commission approved annexation on First Ordinance Reading.</li><li>• 9/1/2021 – Public Hearing and consideration of Second and Final Ordinance Reading is scheduled before the City Commission.</li></ul>
Request for an SUP to allow a portable building greater than 144 sq. ft. in a R-1 District located at 1701 Dixieland Rd. Applicant: Harlingen CISD	8/11/2021	<ul style="list-style-type: none"><li>• 9/1/2021 – Public hearing and consideration of the SUP Ordinance on First Reading by the City Commission.</li><li>• 9/15/2021 – Pending approval of First Ordinance Reading, consideration of Second Ordinance Reading scheduled before the City Commission</li></ul>
Request for an SUP to allow a microblading studio at 1209 W. Tyler. Applicant: Ashley Salgado	8/11/2021	<ul style="list-style-type: none"><li>• 9/1/2021 – Public hearing and consideration of the SUP Ordinance on First Reading by the City Commission.</li><li>• 9/15/2021 – Pending approval of First Ordinance Reading, consideration of Second Ordinance Reading scheduled before the City Commission</li></ul>
Request for an SUP to allow a tattoo studio at 401 S. 77 Sunshine Strip. Applicant: Tucker Guerrero	8/11/2021	<ul style="list-style-type: none"><li>• 9/1/2021 – Public hearing and consideration of the SUP Ordinance on First Reading by the City Commission.</li><li>• 9/15/2021 – Pending approval of First Ordinance Reading, consideration of Second Ordinance Reading scheduled before the City Commission</li></ul>
Request for a variance to exceed the maximum 25 lot requirement of a Cul-de-sac for the proposed Palm Valley Heights Subdivision, located on the	7/28/2021	<ul style="list-style-type: none"><li>• 9/1/2021 – Consideration of the variance by the City Commission.</li></ul>

south side of Wilson Rd, west of Stuart Place Rd. Applicant: Dustin Moore of Moore Land Surveying, LLC, c/o David Floodman of U R Home Texas, LLC.		
--	--	--

**TITLE: Assistant Planning and Development Director**  
**DEPARTMENT: Planning & Development**