



**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**

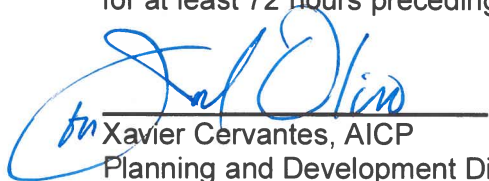
### **CITIZEN COMMUNICATION**

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.

  
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Xavier Cervantes, AICP  
Planning and Development Director