



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

**WEDNESDAY, OCTOBER 13, 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 September 8, 2021
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. Consider and take action to approve the preliminary construction plans and final plat with conditions of the proposed Palm Valley Heights Subdivision being a 10.00 acre tract of land being the west 10.00 acres of the west 20.00 acres of the north 60.00 acres of the Gulf Coast and Santa Fe Survey No.140 Cameron County, Texas located on the south side of Wilson Rd. west of Stuart Place Rd. Applicant: Dustin Moore of Moore Land Surveying, LLC
3. Request to rezone from Light Industry ("LI") District to Planned Development("PD") District for townhouse / condominium and commercial uses for 31.98 acres out of Block 139, San Benito Land and Water Company Subdivision, located on the west side of FM 509 approximately 4,000 feet south of FM 106. Applicant: Ferris, Flinn and Medina for Eko Corporate
 - a. Public Hearing
 - b. Consider and take action to recommend the rezoning to the City Commission
4. Request to rezone from Residential, Single Family ("R-1") District to General Retail ("GR") District for Lots 101 and 102, Homeland Addition, located on the west side of Ed Carey Drive approximately 200 feet south of Expressway 83. Applicant: Juan Aldape
 - a. Public Hearing
 - b. Consider and take action to recommend the rezoning to the City Commission

5. Consider and take action to recommend to the City Commission a variance with regards to the 120 feet of right-of-way required for a major arterial street on the proposed Bothwell Subdivision located at 1401 Dixieland Road.
Applicant: Melden & Hunt Inc.

6. Assistant Planning and Development Director's report by Joel Olivo, Assistant Planning and Development Director.
 - a. Report on status of items considered at the September 8, 2021 P&Z Commission Meeting:
 - i. 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
 - ii. Request for an SUP to allow a microblading studio at 1209 W. Tyler. Applicant: Ashley Salgado
 - iii. Request for an SUP to allow a tattoo studio at 401 S. 77 Sunshine Strip. Applicant: Tucker Guerrero
 - iv. Request for an SUP to allow a tattoo studio at 1617 E. Harrison. Applicant: Gabriel Vargas
 - v. Request to amend the Thoroughfare Plan by adding the extension of November Lane. Applicant: Dustin Moore
 - vi. Request to amend the City of Harlingen Code of Ordinances Chapter 111, Article X Sign Regulations. Applicant: City of Harlingen
 - vii. 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. Applicant: City of Harlingen

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 8th day of October 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