



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

**MONDAY, NOVEMBER 22, 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 November 10, 2021
2. Request to rezone from General Retail (GR) District to Planned Development ("PD") District for Single Family and Multi-Family uses for 66.902 acres out of Lots 1,2,3,4,5,6,7,and 8, all out of Block 146, San Benito Land and Water Company Subdivision, located on the northwest corner of Haine Rd & FM 509. Applicant: Melden and Hunt Inc.
  - a. Public Hearing
  - b. Consider and take action to recommend the rezoning to the City Commission
3. Request for a Special Use Permit to allow a storage container in a General Retail (GR) District located at 703 N. Ed Carey Dr., bearing a legal description of Lot 1, C Wallace Subdivision. Applicant: Ruben Cepeda
  - a. Public Hearing
  - b. Consider and take action to recommend the special use permit to the City Commission
4. Request for a Special Use Permit to allow a storage container in a General Retail (GR) District located at 2211 S. Sunshine Strip, bearing a legal description of Lots 1-4, McBride No. 1 Subdivision. Applicant: Ruben Cepeda
  - a. Public Hearing
  - b. Consider and take action to recommend the special use permit to the City Commission
5. Consider and take action to recommend to the City Commission a variance to the City of Harlingen Code of Ordinances with regards to the fire hydrant and sidewalk escrows required for the proposed Raul and Yvette Cano Subdivision, located on the west side of FM 507 south FM 508. Applicant: Raul and Yvette Cano

6. Planning and Development Director's report by Xavier Cervantes, AICP, Planning and Development Director.
  - a. Request to rezone from R-1 to GR Districts for 15.99 acres of land out of Block 5, 7 and 9, Stuart Place Subdivision located on the northeast corner of Stuart Place Road and Brennaman Road.
  - b. Subdivision Development Guide

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 18<sup>th</sup> day of November 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