



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

**WEDNESDAY, MARCH 23, 2022 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 of September 1, 2020
Regular Meeting of March 9, 2022
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 Carey Estates Subdivision, being a 12.99 acres of land out of Block 92, Lon C. Hill Subdivision, located south of Lamb Avenue on Ed Carey Drive. Applicant: Jack Brown of Brown, Leal and Associates, c/o Usman Sheriff
3. Request to rezone from Residential, Mobile Home ("MH") District to Residential, Duplex ("R-2") District for a 0.572 acre tract, being all of Lot 6 and 0.113 acres out of Lot 7, West Subdivision, located at 1605 N. 7th Street. Applicant: Mario and Norma Linan
 - 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 Residential, Multi-Family ("M-2") District for 15.99 acres out of Blocks 5, 7 and 9, Stuart Place Subdivision, located on the northeast corner of Stuart Place Road and Brennaman Road. Applicant: Ambiotec Group, c/o Raul Villanueva
 - a. Public Hearing
 - b. Consider and take action to recommend the rezoning to the City Commission
5. Request to rezone from Residential, Single Family ("R-1") District to Residential, Duplex ("R-2") District for Lot 1, Block 1, Expressway Subdivision Section III, located 1202 N. "T" Street. Applicant: Maria Victoria Loredó

- a. Public Hearing
 - b. Consider and take action to recommend the rezoning to the City Commission
6. Request to amend the existing Special Use Permit issued to Jesus Pena for an adult business (bar/lounge) in a General Retail ("GR") District to allow the expansion of Sir's Martini Lounge, located at 309 West Van Buren Avenue, bearing the legal description of Lots 7 and 8, Block 67, Harlingen Original Townsite Subdivision. Applicant: Jesus Pena
 - a. Public Hearing
 - b. Consider and take action to recommend the special use permit to the City Commission
7. Consider and take action to recommend a request for a Special Use Permit (SUP) to allow a parking lot in a Residential, Multi-Family ("M-2") District located at 2026 S. 23rd Street, bearing a legal description of Lot 5, Block 21, Treasure Hills Subdivision Unit 2. Applicant: Cesar Garcia (ITEM TABLED AT THE JANUARY 12, 2022 P&Z COMMISSION MEETING)
8. Discussion and possible action on changing the regular meetings of the Planning and Zoning Commission so as not to coincide with the Harlingen Waterworks System Board meetings.
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 March 9, 2022 P&Z Commission Meeting:
 - i. Request to rezone from Residential, Single Family ("R-1") District to Residential, Multi-Family ("M-2") District for 1226 East New Hampshire Street. Applicant: Fernando Russek
 - ii. Request to rezone from Residential, Single Family ("R-1") District to Residential, Duplex ("R-2") District for 5914 Queen Sago Drive. Applicant: Rick Caballero
 - iii. Request to amend the Subdivision Development Guide, by amending the storm water design requirement.
 - iv. Request to amend the Code of Ordinances, Subdivisions, by adding a provision which allows one lot single family residential subdivisions to be exempt from the fire hydrant requirement.

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 18th day of March 2022, 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