



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

**WEDNESDAY, APRIL 13, 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. Election of Vice-Chairman.
2. Approval of Minutes: Regular Meeting of March 23, 2022
3. Consent Agenda
All items listed below in the consent agenda are 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 Paso Real Coves Phase 1 Subdivision, being 36.388 acres of land out of Lots 1 through 8, all out of Block 146, of the San Benito Land and Water Company Subdivision; located at the northwest corner of Haine Drive and FM 509. Applicant: Melden & Hunt, Inc.
 - b. Consider and take action to approve the final plat of the proposed Oak Ranch Estates Phase 3 Subdivision, being 20.32 acres of land out of the Block 11, Survey 42 and 297 out of Stuart Place Subdivision, located on the north side of Garrett Road approximately 1,000 east of Dilworth Road. Applicant: Brown Leal and Associates.
4. Request to amend the Planned Development ("PD") District by reconfiguring the Planned Development ("PD") District site plan of the proposed Treasure Hills City Phase I Subdivision, bearing a legal description of 32.67 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 c/o Eko Corporate.
 - a. Public Hearing

- b. Consider and take action to recommend the amendment to the Planned Development ("PD") District site plan to the City Commission
5. Request to amend the City of Harlingen Comprehensive Plan One Vision One Harlingen Thoroughfare Plan, by changing the designation of Zillock Road from collector to local. Applicant: Quintanilla, Headley and Associates, c/o Hankaru Investments.
 - a. Public Hearing
 - b. Consider and take action to recommend the thoroughfare plan to the City Commission.
6. Request to rezone from Neighborhood Services ("NS") District to Office ("O") District for 0.73 acres out of 2.646 acres out of Block 21, Howard Dixieland Heights No. 1 Subdivision, located at 1401 Dixieland Road. Applicant: Rick Caballero.
 - a. Public Hearing
 - b. Consider and take action to recommend the rezoning to the City Commission.
7. Request for a Special Use Permit (SUP) to allow a battery storage energy facility in a General Retail ("GR") District located at a property along the east side of Tucker Road, approximately 500 feet south of Lincoln Avenue, bearing a legal description of 4.592 acres out of 5.380 acres out of Block 1, Howard Dixieland Heights Subdivision. Applicant: SMT Harlingen LLC c/o Francisco G. Gonzalez.
 - a. Public Hearing
 - b. Consider and take action to recommend the special use permit to the City Commission.
8. Discussion regarding proposed amendments to Article XVIII of the Zoning Ordinance – Downtown District Overlay.
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, Mobile Home ("MH) District to Residential, Single Family ("R-2") District for 1605 N. 7th Street. Applicant: Mario and Norma Linan
 - ii. Request to rezone from Residential, Single Family ("R-1") District to Residential, Duplex ("R-2") District for property located at 1202 N. "T" Street. Applicant: Rick Caballero
 - iii. Request to rezone from Residential, Single Family, to Residential, Multi-Family (M-2) for property located on the northwest corner of Brennaman and Stuart Place Roads. Applicant: Ambiotec Group
 - iv. Request to amend the SUP issued to Jesus Pena to allow the expansion of the Sir's Martini Lounge located at 309 W. Van Buren. Applicant: Jesus Pena

- v. Request to update the Subdivision Development Guide, by amending the storm water design requirements.
- vi. 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 8th day of April 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