



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

**WEDNESDAY, May 11, 2022 AT 5:30 P.M.
HARLINGEN ARTS AND HERITAGE MUSEUM, 2425 BOXWOOD DRIVE, 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 April 13, 2022
2. Request for the voluntary annexation and establish the initial zoning to Light Industry ("L-1") District for all of Lot 1 and 2, Block 1 and all of the Reserve Area of Liberty Subdivision recorded in Cabinet 1, Page 3691 and 3692, Map Records of Cameron County, Texas, located on the west side of FM 509 approximately 1,375 feet south of Grimes Road. Applicant: Harlingen Economic Development Corporation c/o Raudel Garza
 - a. Public Hearing
 - b. Consider and take action to recommend the voluntary annexation and the initial zoning to the City Commission
3. Request to rezone from Single Family Residential ("R - 1") District to Residential Duplex ("R - 2") District for Lots 9, 12, 13, N. 1/2 and S 1/2 Lot 14, and Lot 15 of Block 1; S. 54ft. of Lots 1, 1/2 Lot 1, Lot 6, E56.6 ft. and W51.4 ft. of lot 7, E56.7ft of Lot 8, and W 1/2 Lot 8, Lots 9, 10 and 16, Block 2 of Valley Estates Subdivision with all properties located at the Northwest corner of Queen Sago Dr. and Stuart Place Rd. Applicant: City of Harlingen
 - a. Public Hearing
 - b. Consider and take action to recommend the rezoning to the City Commission.
4. Request for a Special Use Permit (SUP) to allow an event center with the sale of alcoholic beverages for on-site consumption in a General Retail (GR) District located at 2209 W. Loop 499, bearing a legal description of Lot 9A & 9B, Block 4 of the Avondale Subdivision and 2206 Buena Vista, bearing a legal description of 61A & 61B, Block 4 of the Avondale Subdivision. Applicant: Maria I. Herrera
 - a. Public Hearing
 - b. Consider and take action to recommend the special use permit to the City Commission.
5. Discussion regarding proposed amendments to Article XVIII of the Zoning Ordinance – Downtown District Overlay.

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 April 13, 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, to Residential, Multi-Family (M-2) for property located on the northwest corner of Brennaman and Stuart Place Roads. Applicant: Ambiotec Group
 - iii. 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
 - iv. Request to rezone from Residential, Single (R-1) to Residential, Duplex, (R-2) for property located at 1202 N. "T" Street. Applicant: Victoria Loreda
 - v. Request to rezone from Neighborhood Services (NS) District to Office (O) District for property at 1401 Dixieland Road. Applicant: Rick Caballero
 - vi. Request for an SUP to allow a battery storage energy facility in a GR District located on the east side of Tucker Road south of Lincoln Avenue. Applicant: SMT Harlingen LLC
 - vii. Request to amend the PD Site Plan for the proposed Treasure Hills City Phase 1 Subdivision located on the west side of FM 509 south of FM 106. Applicant: Ferris, Flinn and Medina, c/o Eko Corporate

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 6th day of May 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