



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

**WEDNESDAY, JUNE 22, 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 June 8, 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 Carter Estates Subdivision, being 6.357 acre tract of land, more or less, consisting of 4.337 acres out of Lot 2, Colonial Square Subdivision, all of the 4 and west 25 feet of Lot 4 and the north 198 feet of the east 18 feet of Lot 5 of Branch Addition to City of Harlingen, 0.240 acre abandoned portion of the Right-of-Way of Bowie Avenue adjacent to the north line of Lots 1 through 5 in Branch Addition to the City of Harlingen, located on the south side of Grimes Avenue, in between Court Place and Tanglewood Street. Applicant: Altex Engineering c/o Alfredo Huerta
3. Request to rezone from Residential, Single Family ("R-1") District to General Retail ("GR") District for a property located along the south side of U.S. Expressway 77 approximately 475 feet west from Louisiana Street, bearing a legal description of the south 595 feet of Block 8, WM Sparrow Subdivision. Applicant: Sandra Garcia
 - a. Public Hearing
 - b. Consider and take action to recommend the rezoning to the City Commission
4. Consider and take action to recommend 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 Lot 61A & 61B, Block 4 of the Avondale Subdivision. Applicant: Maria I. Herrera (ITEM TABLED AT THE JUNE 8, 2022 PLANNING AND ZONING COMMISSION MEETING)

5. Assistant Planning and Development Director's report by Joel Olivo, Assistant Planning and Development Director.
 - a. Report on status of items considered at the June 8, 2022 P&Z Commission Meeting:
 - i. Request to rezone from Residential, Single Family District (R-1) to General Retail (GR) District for 30.28 acres of land located on the north side of Expressway 83 between Tamm Lane and Altas Palmas Road. Applicant: Mariano Garcia, c/o Natasha A. Del Barrio
 - ii. Request to rezone from General Retail (GR) District to Planned Development (PD) District for residential and multi-family purposes for 25.33 acres of land located at the northwest corner of Haine Drive and Whalen Road. Applicant: Armando Elizarde
 - iii. Request to rezone from Planned Development ("PD") District for commercial use to Residential, Multi-Family (M-2) District for 1302 Adams Landing Avenue. Applicant: Moore Land Surveying, c/o Bridge Developments Texas, LLC
 - iv. Request to rezone form Residential, Single Family (R-1) District to Residential Duplex (R-2) District for 721 Pittman Street. Applicant: Marcos Reyes, c/o Juan F. Salazar
 - v. Request for a Special Use Permit (SUP) to allow an unmanned telecommunications facility at 114 W. Madison. Applicant: Norma Branscum, c/o Vexus Fiber

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 16th day of June 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