



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

**WEDNESDAY, AUGUST 24, 2022 AT 5:30 P.M.  
CITY HALL TOWN HALL, 118 E. 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**

**CONFLICT OF INTEREST**

**Under State Law a conflict of interest exists if an advisory board member or certain members of that person's family has a qualifying financial interest in an agenda item. Members with a conflict of interest cannot participate in the discussion nor vote on the agenda item. Are there any known conflicts of interest to disclose at this time?**

**CITIZEN COMMUNICATION**

1. Approval of Minutes: Regular Meeting of August 10, 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 Palm Court Townhomes Subdivision, being a 2.60 acre tract of land out of Block 8, Stuart Place Subdivision of Survey 41, located 250' south of the intersection of Palm Court Drive and Lincoln Avenue on the east side of Palm Court Drive. Applicant: Moore Land Surveying, LLC
  - b. Consider and take action to approve the preliminary construction plans and final plat with conditions of the proposed Paloma Estates Subdivision, being 6.27 acres out of Block 15, Leeland Subdivision, located .35 miles north of the intersection of Garrett Road and Paloma Lane. Applicant: Moore Land Surveying, LLC
  - c. Consider and take action to approve the preliminary construction plans and final plat with conditions of the proposed East Treasure Haven Phase II Subdivision, being a 25.33 acres compromised of 10.0 acres out of Lot 9, 9.99 acres out of Lot 10, 2.67 acres out of Lot 15, and 2.57 acres out of Lot 15, Block 146 San Benito Land and Water Company Subdivision. Applicant: Brown, Leal, & Associates

3. Request for a Special Use Permit (SUP) to allow a Bed and Breakfast in a Residential, Single Family ("R-1") District located at 1118 Rio Hondo Road, bearing a legal description of Block 86, Harlingen Land and Water Company Subdivision. Applicant: Patrick C. and Annette Davis
  - 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 (SUP) to allow an Outdoor Event Center in a General Retail ("GR") District located along the north side of New Hampshire Street approximately 1,900 feet north of Hale Avenue and approximately 2,400 feet south of Business 77 Sunshine Strip, bearing a legal description of Lots 9 and 10, Block 3, New Hampshire Commercial Subdivision. Applicant: Doreen Ekabo
  - a. Public Hearing
  - b. Consider and take action to recommend the special use permit to the City Commission
  
5. Discussion regarding a proposed ordinance amending Harlingen City Code, Article XVIII, Downtown Overlay District, Section 111-506, Alcohol Regulations, to establish reasonable standards for the possession and consumption of alcoholic beverages within the district, providing for a savings clause, and repealing any and all ordinances or parts of ordinances in conflict herewith
  
6. Assistant Planning and Development Director's report by Joel Olivo, Assistant Planning and Development Director.
  - c. Report on status of items considered at the August 10, 2022 P&Z Commission Meeting:
    - i. Request to rezone from LI District to HI District for property located at the southwest corner of Roosevelt Road and Expressway 77. Applicant: Roman Hinos
    - ii. Request to rezone from R-1 District to M-2 District for the property located on Paloma Lane south of Business 83. Applicant: Amado Gamboa
    - iii. Request to amend the City Code of Ordinances Chapter 111, Article XVIII, Section 111-500 thru 509 adjusting design guidelines for the Downtown District Overlay Applicant: City of Harlingen

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 19<sup>th</sup> day of August 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