



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

**WEDNESDAY, SEPTEMBER 14, 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 24, 2022
2. Request to rezone from Light Industry ("LI") District to General Retail ("GR") District for 19.242 acres out of the East portion of Block 19, Palmetal Subdivision, located along the north side of Grimes Avenue approximately 3,800 feet east of Loop 499. Applicant: Juan E. Salinas
 - a. Public Hearing
 - b. Consider and take action to recommend the rezoning request to the City Commission
3. Request to rezone from Residential, Single Family ("R - 1") District to Office ("O") District for a property located at 821 E. Polk, bearing a legal description of Lot 7, Block 2, Harlingen Fairview Subdivision. Applicant: Tomas Diaz
 - a. Public Hearing
 - b. Consider and take action to recommend the rezoning request to the City Commission
4. Request to amend the City of Harlingen Code of Ordinances, Chapter 109, "Subdivisions" Article IX, updating the "Subdivision Development Guide," Section 109-250, Adoption of Infrastructure Standards, by amending the storm water design requirements, adjusting the requirements for testing, and updating the standards for curb and gutters, and providing a repealer clause. Applicant: City of Harlingen
 - a. Public Hearing
 - b. Consider and take action to recommend the proposed amendments to the Subdivision Development Guide to the City Commission

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 August 10, 2022 P&Z Commission Meeting:
 - i. Request to rezone from R -1 District to M – 2 District for a property located on Paloma Lane south of Business 83. Applicant: Amado Gamboa
 - ii. 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.
 - iii. Request for an SUP to allow an outdoor event center on New Hampshire Street south of 77 Sunshine Strip. Applicant: Doreen Ekabo
 - iv. Request for an SUP to allow a bed and breakfast in an R-1 District located at 1118 Rio Hondo Rd. Applicant: Patrick Davis

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 9th day of September 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