



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

**WEDNESDAY, SEPTEMBER 28, 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?**

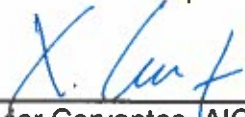
**CITIZEN COMMUNICATION**

1. Approval of Minutes: Regular Meeting of September 14, 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 special use permit to the City Commission
3. Request to change the street name of Champions Lane to Mattie Lane, located east of Treasure Hills Boulevard and north of Bryan Drive. Applicant: Phillip Hernandez of J&L Builders, c/o 2022 Texas Development Partners, LLC
  - a. Public Hearing
  - b. Consider and take action to recommend the street name change to the City Commission
4. Public hearing and take action to consider a request to amend the City of Harlingen Code of Ordinances Chapter 111, Article XVIII, Downtown District Overlay, removing from the Code Section 111 – 506 Alcohol Regulations, providing for a savings clause, and repealing any and all ordinances or parts of ordinances in conflict herewith.
  - a. Public Hearing
  - b. Consider and take action to recommend the amendment 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 September 14, 2022 P&Z Commission Meeting:
    - i. 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. Applicant: City of Harlingen
    - ii. Request for an SUP to allow an outdoor event center on New Hampshire Street south of 77 Sunshine Strip. Applicant: Doreen Ekabo
    - iii. 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 23<sup>rd</sup> 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