



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

**WEDNESDAY, JANUARY 12, 2022 AT 5:30 P.M.  
CITY HALL TOWN HALL, 118 EAST 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**

### **CITIZEN COMMUNICATION**

1. Approval of Minutes: Regular Meeting on December 8, 2021
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 Carey Estates Subdivision, being a 12.99 acres of land out of Block 92, Lon C. Hill Subdivision, located south of Lamb Avenue on Ed Carey Drive. Applicant: Jack Brown of Brown, Leal and Associates, c/o Usman Sheriff
  - b. Consider and take action to approve the preliminary construction plans and final plat with conditions of the proposed Legends South Subdivision being a 19.96 acres of land out of Block "E," Survey 294, Stuart Place Subdivision, located on east side of Cook Lane south of November Drive. Applicant: Moore Land Surveying, c/o Steven and Carly Thomas
3. Request for a Special Use Permit (SUP) to allow a parking lot in a Residential, Multi-Family ("M-2") District located at 2026 S. 23<sup>rd</sup> Street, bearing a legal description of Lot 5, Block 21, Treasure Hills Subdivision Unit 2. Applicant: Cesar Garcia
  - a. Public Hearing
  - b. Consider and take action to recommend the special use permit to the City Commission
4. Assistant Planning and Development Director's report by Joel Olivo, Assistant Planning and Development Director.

a. Report on status of items considered at the December 5, 2021 P&Z Commission Meeting:

- i. Request to rezone from GR to PD District for single family and multi-family uses for 66.902 acres on the northwest corner of Haine Rd and FM 509. Applicant: Melden and Hunt, Inc.
- ii. Request for a variance in regards to the sidewalk escrow required for Raul and Yvette Cano Subdivision, located on the west side of FM 507 south of FM 508. Applicant: Raul and Yvette Cano

5. Planning and Development Director's report by Xavier Cervantes, AICP, CPM, Planning and Development Director.

- i. Subdivision Development Guide – Workshop scheduled for Thursday, January 20, 2022 at 5:30 p.m.

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 7<sup>th</sup> day of January 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  
Planning and Development Director