

## NOTICE OF PUBLIC HEARINGS

The Harlingen Planning and Zoning Commission will consider the following items in a public hearing Wednesday, March 27, 2024, at 5:30 p.m. at the City Hall Town Hall located at 118 E. Tyler Avenue, Harlingen, Texas 78550.

1. Request to rezone from Residential, Single-Family ("R-1") District to Planned Development District ("PD") to allow 32 ft. wide streets with 50 ft. of Right-of-Way, one cul-de-sac to serve 28 lots, and smaller lot sizes for an 80-lot single-family development on a property bearing a legal description of 15.76 acres tract of land, being all of Block 4, and a part or portion of Blocks 3, 5, and Block 17, Stuart Place Subdivision, located on the west side of South Palm Boulevard, approximately 480 feet south of Business Highway 83. Applicant: Javier Hinojosa c/o Jason E. Garza
2. Request to rezone from Residential, Single-Family ("R-1") District to Residential, Duplex ("R-2") District for properties bearing legal descriptions of Lot 13A, Block 1, Elliff Kubota Subdivision, and Lots 19-21, Homeland Addition, located at 222, 318, 322, and 326 Oklahoma Street. Applicant: Francisco Pecina c/o Noemi Pecina
3. Request to rezone from Residential, Single Family ("R-1") District to Residential, Duplex ("R-2") District for a property located at 102 N. 27th Street, bearing a legal description of Lot 8, Block C, Hunter No. 1 Subdivision. Applicant: Mark Hallett
4. Request for a Special Use Permit (SUP) to allow an adult business (microblading studio) in a General Retail ("GR") District located at 2222 S. Expressway 83, Suite 508, bearing a legal description of 1.956 acres of 3.30 acres part west 10.34, Lot AN-1, Block 24, Lon C. Hill Subdivision. Applicant: Daisy Nieto
5. Request for a Special Use Permit (SUP) to allow the sale of alcoholic beverages for on-site consumption, in a General Retail District ("GR") located at 1610 S. F Street, (Stripes Store), bearing a legal description of Block 1, Williams Subdivision. Applicant: Tim Ilaoa c/o 7-Eleven Inc.

If approved by the P&Z Commission, the City Commission will hold a public hearing to consider the items at a later date.