



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

**WEDNESDAY, NOVEMBER 15, 2023 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?

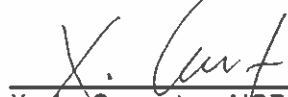
CITIZEN COMMUNICATION

1. Approval of Minutes: Regular Meeting of October 25, 2023
2. Request to rezone from Not Designated ("N") District to Residential, Single-Family ("R-1") District for a property bearing a legal description of 3.99 acres out of Block 139, Adams Garden Subdivision "C". located on the south side of Hughes Road, approximately 400 ft east of Bass Boulevard. Applicant: Moore Land Surveying c/o Cano Home Builders
 - a. Public Hearing
 - b. Consider and take action to recommend the rezoning to the City Commission
3. Request to rezone from Residential, Multi-family ("M-2") District to Planned Development District ("PD") for a 36-lot multi-family development with 5 ft. side yard setbacks, one access point instead of the required two, and one cul-de-sac instead of the required two for a property bearing a legal description of Lot 2, USBP Subdivision, located on the east side of New Hampshire Street approximately 1,200 ft south of Expressway 83. Applicant: David Chacon
 - a. Public Hearing
 - b. Consider and take action to recommend the rezoning to the City Commission
4. Discussion regarding an ordinance amending the City of Harlingen Code of Ordinances Chapter 111, Article X, Section 111-280, Special Sign Categories, Permitted and Prohibited, by clarifying the allowable signage for feather flag signs for commercial establishments exceeding 100 linear feet at the longest point. Applicant: City of Harlingen.
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 October 25, 2023 P&Z Commission Meeting:
 - i. Request to rezone from Residential, Single Family (R-1) to Residential, Duplex for a property located at 718 N. "C" Street. Applicant: Mario and Norma Linan

- ii. Request to amend the City of Harlingen Code of Ordinances Chapter 38, Solid Waste, Article 1, Section 38-1, Definitions, by clarifying the definition of a residence, Article 11, Section 38-36, Maintenance of Receptacles; Coverings Required, by clarifying the maintenance of receptacles, and clarifying the land uses that require garbage enclosures. Applicant: City of Harlingen
- iii. Request to amend the City of Harlingen Code of Ordinances Chapter 109, Subdivisions, adding Section 109-193, Park Land Dedication as a condition of subdivision plat approval.
- iv. Request to amend the City of Harlingen Code of Ordinances, Chapter 111, Zoning, Article V, Section 111-119 Yard Setback Regulations, by establishing a section which allows a special exception to be granted to the minimum setback requirements for carports. Applicant: City of Harlingen
- v. Request for a Special Use Permit to allow a bar/lounge in a Light Industry (LI) District located at 15101 N. Commerce Street, bearing a legal description of Lot 3, Block 1, Replat of Lot 1, Block 1, Casa Blanca Subdivision. Applicant: Veronica Marie Rosas

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 10th day of November 2023, 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