



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

**WEDNESDAY, OCTOBER 25, 2023 AT 5:30 P.M.**

**CITY HALL TOWN HALL, 118 E. TYLER AVENUE, HARLINGEN, TEXAS**

**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. Consent Agenda**

- a. Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Palm Court Commercial Subdivision, bearing a legal description 5.24 acres of land out of Survey 41, Stuart Place Subdivision, located at the northeast corner of the intersection of West Lincoln Avenue and South Palm Court Drive. Applicant: Moore Land Surveying, LLC c/o Dany, LLC & Estrada Construction

**2. Request for a Special Use Permit ("SUP") to allow a bar/lounge in a Light Industry ("LI") District located at 1510 N. Commerce Street, bearing a legal description of Lot 3, Block 1, Replat of Lot 1, Casa Blanca Subdivision. Applicant: Veronica Marie Rosas**

- a. Public Hearing
- b. Consider and take action to recommend the Special Use Permit ("SUP") to the City Commission

**3. Assistant Planning & Development Director's report By Joel Olivo, Assistant Planning & Development Director:**

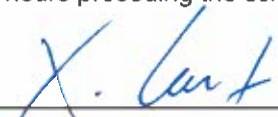
- a. Report on status of items considered at the October 11, 2023 P & Z Commission Meeting:
  - i. Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Tres Caminos Subdivision, bearing a legal description of 19.28 acres of land out of Blocks 11, 12, 13, and 14, Survey

295, Stuart Place Subdivision, located on the southeast corner of Doan Road and Mayfield Drive. Applicant: Moore Land Surveying, LLC c/o Alan Johnson

- ii. Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Garrett Acres Subdivision, bearing a legal description of 15.54 acres of land out of Block 36, Stuart Place Subdivision, Survey 298, located at the northwest corner of Doan Road and Garrett Roads. Applicant: Moore Land Surveying, LLC c/o Oscar Zarate
- iii. 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 and, Article 11, Section 38.36, Maintenance of Receptacles; Coverings Required, by clarifying the maintenance of garbage receptacles, and clarifying the land uses that require garbage enclosures. Applicant: City of Harlingen
- iv. 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 for a property inside the city limits or within the extraterritorial jurisdiction to be used for residential and multi-family uses; Providing for park zones, providing for payments in lieu of land dedication under certain circumstances; providing for refunds under certain circumstances. Applicant: City of Harlingen
- v. 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

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 20<sup>th</sup> day of October 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.

  
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Xavier Cervantes, AICP, CPM  
Planning & Development Director