



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

**WEDNESDAY, OCTOBER 11, 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

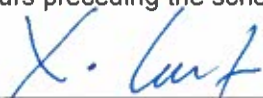
1. Approval of Minutes: Regular Meeting of September 27, 2023
2. Consent Agenda
All items listed below in the consent agenda considered routine or ministerial in nature and will be enacted with one motion. There will be no separate discussion on items unless a Commissioner or citizen so requests; in which case the item(s) will be removed from the consent agenda and considered separately:
 - a. Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Vinson Gardens Subdivision, bearing a legal description of 7.59 acres of land out of Block 119, Harlingen Land and Water Company, located on the North side of the intersection of Vinson Avenue and Thomas Lane. Applicant: Moore Land Surveying, LLC c/o Carlos Snavelly
 - b. Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Watson Subdivision, bearing a legal description of 4.75 acre tract of land out of Lot Fifty-Six (56), Stuart place Road Subdivision Survey 40, located on the west side of West Palm Boulevard, approximately 4.750 feet south of Garrett Road. Applicant: Ferris Flinn and Medina, LLC c/o Mary Watson
3. 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 at the southeast corner of Doan Road and Mayfield Drive. Applicant: Moore Land Surveying, LLC c/o Alan Johnson
4. 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 northeast corner of Doan and Garrett Roads. Applicant: Moore Land Surveying, LLC c/o Oscar Zarate
5. 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

- a. Public Hearing
 - b. Consider and take action to recommend the Chapter 38 amendments to the City Commission
6. 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
 - a. Public Hearing
 - b. Consider and take action to recommend the Subdivision Ordinance amendments to the City Commission
7. 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.
 - a. Public Hearing
 - b. Consider and take action to recommend the Zoning Ordinance amendments to the City Commission

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 6th 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.



Xavier Cervantes, AICP, CPM
Planning and Development Director