



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

**WEDNESDAY, SEPTEMBER 27, 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 13, 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 Rangerville DG Subdivision, bearing a legal description of a 2.34 acre tract of land out of the north one-half (1/2) of the Block twenty-three (23) Lon C. Hill Subdivision. Applicant: AEC Engineering
3. Public hearing and take action to consider a request to rezone from Residential, Single-Family ("R-1") District to Residential, Duplex ("R-2") District for a property located at 718 North "C" Street, bearing a legal description of Lot 2, Block 1, Shaw Addition. Applicant: Mario and Norma Linan
 - a. Public Hearing
 - b. Consider and take action to recommend the rezoning to the City Commission
4. Public hearing and take action to consider a request to rezone from Residential, Duplex ("R-2") District to Residential, Multi-Family ("M-2") District for a 0.572 acre tract, being all of Lot 6 and 0.113 acres out of Lot 7, West Subdivision, located at 1605 N. 7th Street. Applicant: Mario and Norma Linan
 - a. Public Hearing
 - b. Consider and take action to recommend the rezoning to the City Commission
5. Discussion on a request to amend the code of ordinances to clarify the definition of a residence, and Article 11, Section 38-36, Maintenance Receptacles; Coverings Required, by clarifying the maintenance of garbage receptacles, and clarifying the land uses that require garbage enclosures. Applicant: City of Harlingen

6. Discussion on a request to amend the 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
7. Discussion on a request to amend the 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.
8. Assistant Planning and Development Director's report by Joel Olivo, Assistant Planning and Development Director.
 - a. Report on status of items considered at the September 13, 2023 P&Z Commission Meeting:
 - i. Request to rezone Not Designated (N) District to Residential, Multi-Family (M-2) District for property located on the west side of Brazil Road north of Spur 54. Applicant: Moore Land Surveying Co.
 - ii. Request to amend Code of Ordinances Chapter 111, Zoning, Article I, Section 111-1, by adding a definition for a solar farm, and Article III, Section 111-62, by establishing a category for a solar farm in the use chart. Applicant: City of Harlingen
 - iii. Request to amend the City of Harlingen Comprehensive Plan One Vision One Harlingen Thoroughfare Plan by removing the proposed extension of Hancock Drive as a major collector road south of Primera Road to Wilson Road. 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 22nd day of September 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