

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

**Wednesday, October 13, 2004, 5:30 p.m.
City Hall Town Hall, 118 East Tyler Avenue, Harlingen, Texas**

PLEDGE OF ALLEGIANCE / WELCOME

CITIZEN COMMUNICATION

1. Approval of minutes: Regular Meeting of September 8, 2004
2. Renewal of a specific use permit to allow a bar/lounge in a "light industry (LI)" classification of zoning located at 1307 Barton Avenue, bearing a legal description of Lots 5-13, Block 8, Commercial Heights Subdivision.
 - a. Public hearing
 - b. Consider and take action to recommend the renewal of the specific use permit to the City Commission
3. Issue a specific use permit to allow a bar/lounge in a "general retail (GR)" classification of zoning located at 309 South 1st Street, bearing a legal description of Lots 1 & 2, Block 81, Harlingen Original Townsite.
 - a. Public hearing
 - b. Consider and take action to recommend the specific use permit to the City Commission
4. Rezone 17.0 acres out of Blocks 24 & 25, F.Z. Bishop Subdivision of the Rice and Taylor Lands located to the southwest of Hale Avenue & New Hampshire Street from "not designated (N)" classification of zoning to "residential, triplex and quadruplex (M-1)" classification of zoning.
 - a. Public hearing
 - b. Consider and take action to recommend the rezoning to the City Commission
5. Discussion regarding the rezoning of properties generally located on the south side of Al Coneway Drive (Loop 499) from New Combes Highway to 2203 Al Coneway Drive (Loop 499) from "not designated (N)" and "residential, single family (R-1)" classifications of zoning to "general retail (GR)" classification of zoning.
6. Consider and take action to recommend to the City Commission a variance to the City of Harlingen Subdivision Ordinance #01-01, Section 4.1.3 (J)(3) for the L & F Distributors property frontage along Chester Park Road with regards to the 80 ft. right-of-way required for a major collector street.

7. Consider and take action to approve the preliminary plat for the Russek's No. 2 Subdivision Phase II (outside).
8. Consider and take action to approve the final plat for the following subdivisions:
 - a. North Star Plaza Subdivision (inside)
 - b. Riverview Subdivision (inside)
9. Consider and take action to approve the preliminary and final plats for the following subdivisions:
 - a. Wildwood Subdivision Unit 4 (inside)
 - b. Cerro San Pedro Subdivision (outside)
 - c. Sun Country Subdivision (outside)
10. Other Business/Reports
 - a. Preliminary plat six-month extension for Arroyo Heights Industrial Park Subdivision
 - b. Preliminary and final plat one month extension for Montezuma Estates Subdivision
 - c. Preliminary and final plat three month extension for El Caribe Estates Subdivision
 - d. Preliminary and final plat six-month extension for Arboles Del Sur Estates Subdivision and New Hampshire Commercial Subdivision
 - e. P & Z Commissioner's Tip of the Month: Control the Meeting by Controlling the Agenda

POSTED the 8th day of October 2004 at 4 p.m. and to remain so posted and continuously for at least 72 hours preceding the scheduled time of said meeting.

Michelle R. Leftwich, AICP
Planning & Development Director