

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

**Wednesday, November 10, 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 October 13, 2004
2. Issue a specific use permit to allow a storage building larger than 144 square feet in a “light industry (LI)” classification of zoning located at 2714 N. Business 77, bearing a legal description of Lots 12-14, Highway Addition.
  - a. Public hearing
  - b. Consider and take action to recommend the specific use permit to the City Commission
3. Issue a specific use permit to allow a storage building larger than 144 square feet in a “residential, single family (R-1)” classification of zoning located at 705 Washington Circle, bearing a legal description of Lot 2, Block 1, Washington Estates Subdivision.
  - a. Public hearing
  - b. Consider and take action to recommend the specific use permit to the City Commission
4. Issue a specific use permit to allow an adult business (liquor store) in a “general retail (GR)” classification of zoning located at 1025 W. Tyler Avenue bearing a legal description of Lots 1 & 2, Block 4, Benoist Addition.
  - a. Public hearing
  - b. Consider and take action to recommend the specific use permit to the City Commission
5. Renewal of a specific use permit to allow a bar/lounge in Suite E, the southernmost unit in The Crossroads consisting of approximately 2,500 square feet, in a “general retail (GR)” classification of zoning located at 406 S. Business 77, bearing a legal description of the East 10 ft. of Lot 1 and all of Lots 2-6, Block 3, Windsor Place Addition.
  - a. Public hearing
  - b. Consider and take action to recommend the renewal of the specific use permit to the City Commission

6. 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
7. Rezone Lot 1, Block 1, Carrasco Subdivision located at 2701 Breedlove Street from “residential, multi-family (M-2)” classification of zoning to “neighborhood services (NS)” classification of zoning.
  - a. Public hearing
  - b. Consider and take action to recommend the rezoning to the City Commission
8. Rezoning the following properties from “not designated (N)” and “residential, single family (R-1)” classifications of zoning to “general retail (GR)” classification of zoning: Lots 10, 11, 12 A & B, 13 A & B, 14 A & B, 15 A & B, 16 A & B, 17 A & B, 18 A & B, 19 A & B, 20 A & B, 21 A & B, 22 A & B, and 23, Block 4; Lots 24 A & B, 25 A & B, 26 A & B, 27 A & B, 28 A & B, 29 A & B, 30 A & B, 31, 32, and 33 A & B, Block 5: Avondale Resubdivision and 17.97 ac., save & except 1.91 ac, out of Block 58 and 9.44 ac. out of Block 59; David & Stephenson Subdivision. All properties are located on the south side of Al Coneway Drive (Loop 499) west of New Combes Road.
  - a. Public hearing
  - b. Consider and take action to recommend the rezoning to the City Commission
9. Amending “planned development (PD)” site plan consisting of 42.6 acres comprised of 15.0 acres out of Block 144; 13.50 acres out of Block 174; San Benito Land and Water Company Subdivision and all of Block 6, Treasure Hills Country Club Subdivision, Section 1, located at 3010 N. Augusta National Drive from “Planned Development-Residential” to “Planned Development-Wellness and Learning Center”.
  - a. Public hearing
  - b. Consider and take action to recommend the site plan amendment to the City Commission
10. Consider and take action to recommend to the City Commission a variance to the City of Harlingen Subdivision Ordinance #01-01 Section 4.1.2 (B) on the OECC Subdivision with regards to the 4 to 1 lot ratio.
11. Consider and take action to approve the final plat of Remington Subdivision (inside)

12. Consider and take action to approve the preliminary and final plats for the following subdivisions:

- a. Weston Oaks Subdivision (outside)
- b. Margo Subdivision (outside)

13. Other Business/Reports

- a. P & Z Commissioner's Tip of the Month: On Being an Effective Commission Chair
- b. Discussion of the APA Annual Conference

**POSTED** the 5th day of November 2004 at 4 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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Michelle R. Leftwich, AICP  
Planning & Development Director