

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

**Wednesday, March 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 February 11, 2004
2. Issue a specific use permit to allow a school in a “residential, single family (R-1)” classification of zoning located on the east side of Palm Boulevard between Business 83 and Garrett Road, bearing a legal description of a 30.795 acre tract of land, being 3.465 acres out of Block 5, all of Block 6 and 7, 3.235 acres out of Block 8 and 14.095 acres out of Block 17, Stuart Place Subdivision Survey 42.
 - 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 wrecking/salvage yard in a “light industry (LI)” classification of zoning located at 3101 N. Commerce Street, bearing a legal description of 5.0 acres out of Block 5, F. Z. Bishop Subdivision of the L.W. and W.T. Campbell Lands.
 - a. Public hearing
 - b. Consider and take action to recommend the specific use permit to the City Commission
4. Renewal of a specific use permit to allow a bar/lounge in a “general retail (GR)” classification of zoning located at 1802 S. 77 Sunshine Strip, bearing a legal description of Lot 1, Block 1, Simpson Twins Motel Subdivision.
 - a. Public hearing
 - b. Consider and take action to recommend the renewal of a specific use permit to the City Commission.
5. Rezoning the South 5.58 acres out of the East 10 acres out of Block 55, Harlingen Land and Water Company Subdivision located on the south side of East Tyler Avenue between 21st and 25th Streets from “residential, multi-family (M-2)” classification of zoning to “general retail (GR)” classification of zoning.
 - a. Public hearing
 - b. Consider and take action to recommend the rezoning to the City Commission
6. Rezoning from “not designated (N)” classification of zoning to “mobile home (MH)”

classification of zoning for Lots 3-6, 9-16, 21-24 and 27-81; and from “light industry (LI)” classification of zoning to “mobile home (MH)” classification of zoning for Lots 25 and 26, Lake Shore Estates Subdivision located at 2601 Wilson Road.

- a. Public hearing
 - b. Consider and take action to recommend the rezoning to the City Commission
7. Rezoning 5.609 acres out of Block 54, David and Stephenson Subdivision located on the northwest corner of Loop 499 and Briggs Coleman Road, from “not designated (N)” classification of zoning to “general retail (GR)” classification of zoning.
- a. Public hearing
 - b. Consider and take action to recommend the rezoning to the City Commission
8. Rezoning a 9.906 acre tract of land out of the Northeast 40 acres out of Survey 140, located on the southwest corner of Wilson and Stuart Place Roads from “not designated (N)” classification of zoning to “general retail (GR)” classification of zoning.
- a. Public hearing
 - b. Consider and take action to recommend the rezoning to the City Commission
9. Consider and take action to approve the preliminary plat of the Lauren Estates Subdivision (outside).
10. Consider and take action to approve the final plat of the following subdivisions:
- a. Remington Subdivision Phase I (inside)
 - b. Mariposa Ranch Subdivision Phase III (outside)
11. Consider and take action to approve the preliminary and final plats of the Bishop Haven Subdivision Replat (outside).
12. Reports
- a. Preliminary and final plat three month extension for North Pomelo Road Subdivision No. 2.
 - b. Other business

POSTED the 5th day of March 2004 at 4:00 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