

**ORDINANCE NO. 25-20**

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF HARLINGEN: AMENDING THE PLANNED DEVELOPMENT (“PD”) SITE PLAN TO ALLOW FOR 28-FOOT WIDE STREETS WITH 30-FEET OF RIGHT-OF-WAY FOR 90 TOWNHOME LOTS AND ONE COMMERCIAL LOT DEVELOPMENT ON A PROPERTY BEARING A LEGAL DESCRIPTION OF 12.537 ACRES OF LAND OUT OF A PORTION OF LOTS 1, 2, 7, AND ALL OF LOT 8, BLOCK 146, SAN BENITO LAND AND WATER COMPANY SUBDIVISION, LOCATED ON THE NORTHWEST CORNER OF HAINE DRIVE AND FM 509; PROVIDING FOR PUBLICATION AND ORDAINING OTHER MATTERS RELATED TO THE FOREGOING**

**WHEREAS**, the Planning and Zoning Commission of the City of Harlingen pursuant to Harlingen’s Zoning Ordinance procedure, has recommended a change in the zoning classification for certain described real property in the City of Harlingen; and it is deemed to be in the best interest of the City of Harlingen in accordance with said recommendation of the Planning and Zoning Commission of the City, being the recommendation as hereinafter set forth; and public notice of such proposed rezoning having been fully made and complied with as required by said Zoning Ordinance and applicable laws of the State of Texas; and the City Commission of the City of Harlingen having held public hearings with reference thereto, being duly and thoroughly heard; and after consideration of the evidence presented, said City Commission is of the opinion that it is in the best interest of the City of Harlingen that said Code of Ordinances be amended as indicated, now, therefore,

**BE IT ORDAINED BY THE CITY OF HARLINGEN**

That the Code of Ordinances of the City of Harlingen (Ordinance 16-8) and Ordinance 2022-01 establishing the original planned development site plan, be and the same is herewith amended by the following described property being changed for permissive zone use as indicated:

Amending the Planned Development (“PD”) site plan to allow for 28-foot wide streets with 30-feet of right-of-way for 90 townhome lots and one commercial lot development on a property bearing a legal description of 12.537 acres of land out of a Portion of Lots 1,2,7, and all of Lot 8, Block 145, San Benito Land and Water Company Subdivision, located on the Norwest corner of Haine Drive and FM 509, as shown on Exhibit “A”.

The provisions prohibiting the violation of the Code of Ordinances shall continue in full force and effect and apply to this ordinance.

The provisions amendment is made contingent upon construction being complied in accordance with the site plan, a true and correct copy of which is attached hereto and incorporated herein by reference as Exhibit “A” and shall comply with the conditions as listed below:

1. Compliance with all applicable building codes and regulations.
2. No on-street parking permitted on both sides of the interior streets; and
3. Compliance with drainage requirements and all applicable requirements from the Engineering Department.

The provisions of this ordinance shall become effective from and after the final and lawful passage hereof and publication of the caption hereof as provided for and required in the Code of Ordinances and applicable state statutes.

**FINALLY ENACTED** this 16<sup>th</sup> day of April, 2025 at a regular meeting of the Elective Commission of the City of Harlingen, Texas at which a quorum was present, and which was held in accordance with TEXAS GOVERNMENT CODE, CHAPTER 551.

CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

Hermelinda Gonzales, Interim City Secretary

EXHIBIT "A"

