



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

**WEDNESDAY, FEBRUARY 14, 2018, 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

CITIZEN COMMUNICATION

1. Approval of Minutes: Regular Meeting of January 10, 2018
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 of 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. Consider and take action to approve the final plat of the proposed Adam's Crossing Phase IV Subdivision being a 19.362 acre tract of land out of Block No. 102, Harlingen Land and Water Company's Subdivision, located on the south side of Vinson Ave east of N 21 St. Applicant: Jack Brown of Brown, Leal & Associates c/o Armando Elizarde
 - b. Consider take action to approve the preliminary and final plat of the proposed Liberty Subdivision being a 80.44 acre tract of land comprised of the following: Tract 1: 32.98 acres out of Block 38, Palmetal Company Subdivision inclusive of the south 227.33 feet of Lot 4, Block 1, Harlingen Industrial Park No. 3, Phase I Subdivision; Tract 2: 23.25 acres out of Block 26 and Block 39, Palmetal Company Subdivision; Tract 3: 7.18 acres out of Block 26 and 39 Palmetal Company Subdivision; Tract 4: 8.00 acres of land being all of Lot 1 and Lot 2, Block 1, Bales/L.T.D. Industrial Subdivision; Tract 5: 9.03 acres of land being all of Lot 3 and part of Lot 4, Block 1, Harlingen Industrial Park No. 3 Phase I, located on the east side of FM 509 south of Grimes Road. Applicant: Jose Medina of Ferris, Flinn & Medina, LLC c/o Development Corporation of Harlingen, Inc.
3. Request for a preliminary replat of the proposed Graceland Subdivision, being a replat of Lot 1, Block 1 Grace Point Subdivision, located on the south side of Bothwell St,

east of Tucker Rd. Applicant: Dustin Moore of Moore Land Surveying, LLC, c/o Cano Home Builders, LLC.

- a. Public Hearing
 - b. Consider and take action to approve the preliminary replat.
4. Consider and take action to recommend to the City Commission a variance with regard to the 4:1 lot ratio on the proposed Mesquite Estates Subdivision, bearing a legal description of 5.00 acres of land out of Block 8, Stuart Place Subdivision, Survey 296, located on the east side of Baker Potts Rd north of Odom Lane. Applicant: Dustin Moore of Moore Land Surveying, LLC, c/o Merced & Connie Rodriguez.
5. Request to amend the City of Harlingen Comprehensive Plan One Vision One Harlingen Long Range Thoroughfare Plan, by downgrading the classification of the proposed extension of Haverford Boulevard west of Dixieland Road from a major collector street to a local street, and changing the alignment of the proposed Haverford extension to the existing 40 ft. road easement, located 275± feet south of the intersection of the existing Haverford Boulevard and Dixieland Road. Applicant: Jack Brown of Brown, Leal and Associates
- a. Public Hearing
 - b. Consider and take to recommend the amendment to the City Commission.
6. Request for a Specific Use Permit to allow a dance/reception hall (alcohol permitted) in a General Retail (GR) District located at 3521 W. Business 83, bearing a legal description of 2.0 acres out of Block 16, Stuart Place Survey 42/297.
Applicant: Juan Ramirez
- a. Public Hearing
 - b. Consider and take action to recommend the specific use permit to the City Commission.
7. Request for a Specific Use Permit to allow a bar/lounge in a General Retail (GR) District located at 640 N. Ed Carey Drive, bearing legal description of Lot 3, Block 1, Southpoint Subdivision Unit 2. Applicant: Alexander C. Flores
- a. Public Hearing
 - b. Consider and take action to recommend the specific use permit to the City Commission.
8. Planning and Zoning Manager's report by: Joel Olivo, Planning and Zoning Manager
- a. Future Subdivisions Pending P&Z Commission Approval
 - b. Status of Items considered at the January 10, 2018 P&Z Commission Meeting
9. Planning and Development Director's report, by: Rodrigo Davila, Planning and Development Director

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. Contemplated or pending litigation, or matters where legal advice is requested of the City Attorney. Section 551.071 of the Texas Open Meetings Act.
2. The purchase, exchange, lease, or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.072 of the Texas Open Meetings Act.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.073 of the Texas Open Meetings Act.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Section 551.074 of the Texas Open Meetings Act.
5. The deployment, or specific occasions for implementation of security personnel or devices. Section 551.076 of the Texas Open Meetings Act.
6. Deliberations regarding Economic Development negotiations. Section 551.087 of the Texas Open Meetings Act.

POSTED the 9th day of February 2018, at 4:00 p.m. and to remain so posted and continuously for at least 72 hours preceding the scheduled time of said meeting.


Rodrigo Davila, CPM
Planning and Development Director