



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

**WEDNESDAY, MARCH 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 February 14, 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 preliminary plat of the proposed Captain Jack Subdivision, being 3.75 acres out of Block 17, Stuart Place Subdivision, out of Survey 42, located on the north side of Garrett Road west of Palm Boulevard. Applicant: Dustin Moore of Moore Land Surveying, LLC, c/o Ramiro and Sylvia Resendez
 - b. Consider take action to approve the preliminary plat of the proposed Mesquite Estates Subdivision, being 5.0 acres of land out of Block 8, Stuart Place Subdivision Survey 296, located on the east side of Baker Potts Road north of Odem Lane. Applicant: Dustin Moore of Moore Land Surveying LLC, c/o Merced and Connie Rodriguez
3. Consider and take action to recommend to the City Commission a variance request with regards to the 4:1 lot ratio on the proposed Cuevas Business Park Subdivision, bearing a legal description of 19.35 acres of land (called 19.33) out of and part of School land of Cameron County, Texas, Survey (Section) Number 137 situated in Cameron County, Texas, being all of the remaining portion of Block 32 and all of Block 31 of Stuart Place Resubdivision of the south part of Section Number 137 and the north part of Section Number 297, located on the north side of Graham Rd west of Chester Park Rd. Applicant: Alfredo G Hernandez of AGH Engineering, c/o Donicio Cuevas.

4. Request to rezone from Light Industry (“LI”) District to General Retail (“GR”) District for Lots 1-12, Block 5, and Lots 1-13, Block 8, Commercial Heights Subdivision, and Lots 18-25, Block 4, Duerson and Hasselmeier Subdivision, and Lots 1-10, Block 1, L. Hurst Subdivision, generally located between Monroe and Jackson Avenues west of “L” Street. Applicant: City of Harlingen
 - a. Public Hearing
 - b. Consider and take action to recommend the rezoning to the City Commission.

5. Request to rezone from Residential, Triplex and Quadruplex (“M-1”) District to Residential, Multi-Family (“M-2”) District for Lots 1 and 2, Block 1, Adams treasure Subdivision, located at the northeast corner of 7th Street and Vinson Avenue. Applicant: Armando Elizarde
 - a. Public Hearing
 - b. Consider and take action to recommend the rezoning to the City Commission.

6. Request to rezone from Not Designated (“N”) District to Residential, Single Family (“R-1”) District for 19.75 acres of land out of Block 139, Adams Garden Subdivision “C,” located on the west side of Tamm Lane north of Hughes Road. Applicant: Moore Land Surveying
 - a. Public Hearing
 - b. Consider and take action to recommend the rezoning to the City Commission.

7. Request to rezone from Residential, Single Family (“R-1”) District to Residential, Multi-Family (“M-2”) District for Lots 3 and 4, Block 3, Gayle Park Subdivision, located at 2209 W. Kennedy Avenue. Applicant: Daniel Castillo
 - a. Public Hearing
 - b. Consider and take action to recommend the rezoning to the City Commission.

8. Request to rezone from Residential, Single Family (“R-1”) District to General Retail (“GR”) District for 7.56 acres of land situated in and being 7.336 acres in Block 160, and 0.224 acres in Drain ROW, Adams Gardens Subdivision “C”, located on FM 800 south of Hick Hill Road.
 - a. Public Hearing
 - b. Consider and take action to recommend the rezoning to the City Commission.

9. Request for a Specific Use Permit (SUP) to allow a bar/lounge in a General Retail (“GR”) District located at 6710 W. Expressway 83, bearing a legal description of Lot 2, Block 1, Cheddar’s Stuart Place Subdivision. Applicant: Benito Garcia
 - a. Public Hearing
 - b. Consider and take action to recommend the specific use permit to the City Commission.

10. Planning and Zoning Manager’s report by: Joel Olivo, Planning and Zoning Manager

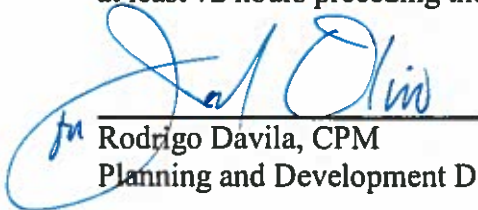
- a. Future Subdivisions Pending P&Z Commission Approval
- b. Status of Items considered at the February 14, 2018 P&Z Commission Meeting

11. 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 March 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