



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

**WEDNESDAY, JANUARY 13, 2016, 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 December 9, 2015
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 replat of the proposed Simpson Twins Motel Subdivision, consisting of a 2.57± acre tract of land being a portion of Lot 2 & Lot 3 of the Simpson Twins Motel Subdivision; located on South 77 Sunshine Strip, east of Oklahoma Avenue Applicant: Bury, Inc. % Chick-fil-A, Inc.
3. Consider and take action to recommend to the City Commission a variance request to the City of Harlingen Subdivision Ordinance No. 07-28, Section 4.1.2 (D), aka Code of Ordinances Chapter 156.041(B)(4) with regards to the lot size on the proposed Lazy Palms Subdivision Phase 1-B Replat of Block 5, consisting of 0.90 acres of land being all of Lots 24-30, Block 5, Lazy Palms Subdivision Phase 1-B; located on North Bamboo Palm Drive. Applicant: Kevin Campbell % Plains Capital Bank
4. Request to rezone from Residential, Single Family ("R-1") District to Light Industry ("LI") District for 15.992 acres out of Block 2, F.Z. Bishop Subdivision of the L.W. and W.T. Campbell Lands, located on the north side of Roosevelt Road west of Interstate 69E. Applicant: Raudel Garza, c/o Plains Capital Bank
 - a. Public Hearing
 - b. Consider and take action to recommend the rezoning to the City Commission.
5. Request for a Specific Use Permit to allow fifty-five (55) storage buildings in a General Retail ("GR") District located at 1801 W. Lincoln Avenue, bearing a legal description

of Lot 1-A, Amended Map of Lot 1-A, 6 and 7 Wal Mart Subdivision No. 2. Applicant: Paul Estrada, c/o Walmart Store No. 0595

- a. Public Hearing
 - b. Consider and take action to recommend the specific use permit to the City Commission.
6. Request to amend the Specific Use Permit issued to William Vance Durham to expand the adult business (gun shop) in a General Retail ("GR") District to include Suite 1, located at 117 E. Porte Court, bearing a legal description of Lot 5, Block 1, East Porte Center Subdivision. Applicant: William Vance Durham
- a. Public Hearing
 - b. Consider and take action to recommend the specific use permit to the City Commission.
7. 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 December 9, 2015 P&Z Commission Meeting
8. 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 8th day of January 2016, 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
Planning and Development Director