REGULAR MEETING OF THE
PLANNING AND ZONING COMMISSION

WEDNESDAY, JUNE 24, 2020 AT 5:30 P.M.
CITY HALL TOWN HALL, 118 EAST 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: Meeting on June 10, 2020

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 with conditions of the proposed Westway Subdivision Phase 3, bearing a legal description of a 27.23 acre tract of land out of Block 191, San Benito Land and Water Company Subdivision, located on the east side of Ed Carey Drive, south of Heather Lynn Court. Applicant: Jose Luis Munoz of Guzman & Munoz Engineering & Surveying, Inc, c/o Werner Ellen Investments, LLC.

3. Consider and take action to approve the preliminary and final plat of the proposed DLG Subdivision with conditions and consider a variance request to the fire hydrant requirement as per Section 109-91(c)(11), bearing a legal description of 11.27 acres of land out of Block 73, Minnesota-Texas Land and Irrigation Co., located on the east side of Louisiana Street, west of FM 506. Applicant: Dustin Moore of Moore Land Surveying, LLC., c/o James Green (TABLED AT THE JUNE 10, 2020 P&Z COMMISSION MEETING)

4. Request for a Special Use Permit (SUP) to allow a School in a Single Family Residential (R1) District located at 401 N. 21st Street, bearing a legal description of 1.54 Acres, PT Block 64, Harlingen Land & Water Co. Subdivision. Applicant: Daniel Ybarra.
   a. Public Hearing
   b. Consider and take action to recommend the Special Use Permit to the City
Commission

5. Request for a Special Use Permit (SUP) to allow a Group Home facility in a Residential Single-Family (R1) District located at 221 McGregor Street, bearing a legal description of North part of Lot 9, and the South 66.4' of Lot 9, Block D, Hunter No. 2 Subdivision. Applicant: Lolly Burns

a. Public Hearing
b. Consider and take action to recommend the Special Use Permit to the City Commission

6. Discussion on the Proposed Amendments to the Subdivision Ordinance.

7. Discussion on the proposed City of Harlingen Subdivision Development Guide.

8. Assistant Planning and Development Director’s report by: Joel Olivo, Assistant Planning and Development Director


9. Planning and Development Director’s report by: Xavier Cervantes, AICP 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

POSTED the 19th day of June 2020, at 4:00 p.m. and to remain so posted and continuously for at least 72 hours preceding the scheduled time of said meeting.

Xavier Cervantes, AICP
Planning and Development Director