SPECIAL MEETING OF THE
PLANNING AND ZONING COMMISSION

MONDAY, DECEMBER 23, 2019 AT 12 NOON
LON C HILL BUILDING CONFERENCE ROOM, 502 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: Regular Meeting of November 13, 2019

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 and final plat with conditions of
      the proposed Coastal Subdivision, bearing a legal description of 5.514 acres of
      land, being 5.051 acres out of Lot 2 and 0.463 acre out of Lot 3, Block 16,
      Thompson Subdivision, located on the north side of W. Expressway 83, west of
      Dilworth Rd. Applicant: Dustin Moore of Moore Land Surveying, LLC, c/o Alex
      Hinojosa.

   b. Consider take action to approve the final replat with conditions of the proposed J.
      Gonzalez Subdivision, bearing a legal description of 0.221 acres out of Lot 4, Lot 5,
      Lot 6, Block 2, Miraflores Addition No. 1 Subdivision, located on the north side
      of W. Expressway 83, west of S. M. Street. Applicant: Mardoqueo Hinojosa of Queo
      Engineering, c/o Jesus Gonzalez.

3. Request of Thomas Davidson of Nobleman Investments to rezone from Residential,
   Multi-Family (“M-2”) District to General Retail (“GR”) District for 37.803 acres out of
   Block 145, San Benito Land and Water Company Subdivision, located on the north side
   of East Treasure Hills Boulevard west of FM 509.

   a. Public Hearing.
   b. Consider and take action to recommend the rezoning to the City Commission.
4. Assistant Planning and Development Director’s report by: Joel Olivo, Assistant Planning and Development Director
   
b. Future Items to be considered at the next P&Z and City Commission meetings

5. Planning and Development Director’s report by: Xavier Cervantes, AICP, Planning and Development Director
   
a. Discussion on the building patterns since 2005.
b. Discussion of proposed amendments to the subdivision ordinance.

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 20th day of December 2019, 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