



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

**WEDNESDAY, OCTOBER 11, 2017, 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 July 12, 2017
Special Meeting of August 23, 2017
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 Tru Fit Harlingen Subdivision being a 5.56 acres of land comprised of the following tracts: 5.06 acres out of Lot 1 and 0.63 acre tract out of Lot 2, FZ Bishop Subdivision, save and except a 0.13 acre out of 0.376 acre tract conveyed to the City of Harlingen, as recorded in Volume 778, Page 827, Deed Records of Cameron County, Texas, located on the west side of Ed Carey Drive south of Glasscock Avenue. Applicant: Rene Barrera of Barrera Infrastructure Group Engineering c/o Nikole Marzorati of Store Capital Acquisitions, LLC.
3. Request to approve the preliminary replat of the proposed Replat of Lot 4, Block 2 of Harlingen Industrial Park No. 3 Phase I Subdivision, being 6.54 acres of land comprised of all of Lot 4, Block 2, Harlingen Industrial Park No. 3 Phase I, located on the east side of Industrial Way south of Grimes Road. Applicant: Jose Medina of Ferris, Flinn and Medina, LLC c/o Harlingen Economic Development Corporation.
 - a. Public Hearing
 - b. Consider and take action to approve the preliminary replat of the proposed Replat of Lot 4, Block 2 of Harlingen Industrial Park No. 3 Phase I Subdivision

4. Request to approve the preliminary and final replat of the proposed Resubdivision of Block 7 and Block 3, Sesame Square Subdivision being a 6.227 acre tract of land of Block 7 and a 0.324 acre tract of land of Block 3 Sesame Square Subdivision, located on the west side of Ed Carey Drive south of Hale Drive. Applicant: Ivan Garcia of Rio Delta Engineering c/o Vinod Kasan of Harlingen Investors, LTD.
 - a. Public Hearing
 - b. Consider and take action to approve the preliminary and final replat of the proposed Resubdivision of Block 7 and Block 3, Sesame Square Subdivision.
5. Request to rezone from Neighborhood Services (“NS”) District to General Retail (“GR”) District for Lot 1, Block 4, Coronado Acres Subdivision, located at 720 N. 77 Sunshine Strip. Applicant: Ricky Leal of First Community Bank
 - a. Public Hearing
 - b. Consider and take action to recommend the rezoning to the City Commission.
6. Discussion on the proposed mixed use zoning.
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 July 12, 2017 P&Z Commission Meeting
 - c. Report on amending the call center parking requirement
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

