



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

**WEDNESDAY, JULY 12, 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 June 14, 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 preliminary and final plat of the proposed 1st Class Residences Subdivision being a 7.476 acre tract of land more or less, out of Block 77 of the Harlingen Land and Water Company Subdivision, located on the south side of Grimes Rd west of N Ed Carey Dr. Applicant: Manuel Montemayor of Montemayor-Hansen-Garcia-Villafranco & Associates c/o Harlingen Real Estate Development, LLC.
  - b. Consider and take action to approve the preliminary plat of the proposed Replat of Lot 4, Block 2 of Harlingen Industrial Park No. 3, Phase I, located on the east side of Industrial Way south of Grime Road. Applicant: Jose Medina of Ferris, Flinn & Medina, LLC c/o Harlingen Economic Development Corporation.
  - c. Consider and take action to approve the preliminary and final plat of the proposed Munoz Ranch Subdivision being a 3.51 acre tract out of Block 2, Briggs & Coleman Subdivision, located on the north side of Tovar Road east of Briggs Coleman Road. Applicant: Daniel Orive of Orive Land Surveying, LLC c/o Roberto Munoz.
  - d. Consider and take action to approve the final plat of the proposed Snavelly Subdivision being a 5.00 acres of land out of Block 208, Adams Gardens Subdivision "C", located on the north side of Kelly Dr east of Bass Blvd. Applicant: Cody Moore of Moore Land Surveying, LLC c/o Carlos and Yvette Snavelly.

3. Request to rezone from Residential, Mobile Home (“MH”) District to General Retail (“GR”) District for the South 415 feet of Lot 1, Block 1, Rita’s Subdivision, located at 4226 S. Expressway 83. Applicant: Carlos A. Snavelly
  - a. Public Hearing
  - b. Consider and take action to recommend the rezoning to the City Commission
  
4. Request to rezone from Residential, Multi-Family (“M-2”) District to General Retail (“GR”) District for Lot 14, Block 11, Arroyo Estates Subdivision, located at 1664 Sam Houston Drive. Applicant: George Dawi
  - a. Public Hearing
  - b. Consider and take action to recommend the rezoning to the City Commission.
  
5. Request for a Specific Use Permit (“SUP”) to allow an adult business (microblading studio) in a General Retail (“GR”) District located at 1237 N. 77 Sunshine Strip, bearing a legal description of Lots 7-9, Block 8, Crown Heights Subdivision. Applicant: Cynthia Cantu De Lara
  - a. Public Hearing
  - b. Consider and take action to recommend the specific use permit to the City Commission.
  
6. Request for a Specific Use Permit (“SUP”) to allow a storage building greater than 144 square feet in a Residential, Single Family (“R-1”) District located at 506 W. Louisiana Avenue, bearing a legal description of Lot 3, Block 1, Gerlack Subdivision. Applicant: Francisco Grana.
  - 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 June 14, 2017 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 7<sup>th</sup> day of July 2017, 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