



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

**WEDNESDAY, SEPTEMBER 13, 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 preliminary and final plat of the proposed Jeri Estates Subdivision being a 5.50 acre tract out of Block 41, Briggs and Coleman Subdivision Survey 271 and 272, located on the south side of Bowen Road east of Ebony Road. Applicant: Juan Garcia of JNH Surveying Company, c/o Juan Flores
 - b. 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 and 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
3. 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.
4. Discussion on the proposed mixed use zoning.


5. 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

6. 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 September 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