



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

**WEDNESDAY, DECEMBER 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 November 8, 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 plat of the proposed Replat of Block 1, Lot 1 Adam's Manor Subdivision, a resubdivision of 1.761 acre tract of land, more or less being all of Lot 1, Block 1, Adam's Manor Subdivision, located on the south side of Vinson Avenue, west of 21st Street. Applicant: Jack Brown of Brown, Leal & Associates, c/o Armando Elizarde of Town and Country Townhomes, Inc.
 - b. Consider and take action to approve the preliminary and final plat of the proposed Bacon Subdivision, being a 1.318 acres tract of land, more or less, situated in and being out of Block 225 of the Adams Gardens Subdivision "C", located on the east side of FM 800, north of Wilson Rd. Applicant: Victor Banuelos of Centerline Surveying, c/o Haden Holcomb.
 - c. Consider and take action to approve the preliminary and final plat of the proposed Grace Point Subdivision, being a 5.25 acres of land out of Block 17, 18, & 28, Howard's Dixieland Heights Subdivision, located on the south side of Bothwell St, east of Tucker Rd. Applicant: Dustin Moore of Moore Land Surveying, LLC, c/o Grace Point Fellowship of Texas Inc.
 - d. Consider and take action to approve the final plat 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 Subdivision, located on the east side of Industrial Way, south of Grimes Rd.

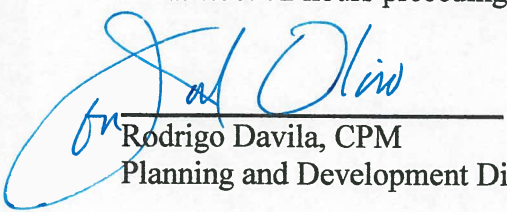
Applicant: Jose Medina of Ferris, Flinn & Medina, c/o Harlingen Industrial Foundation Inc.

- e. Consider and take action to approve the preliminary plat of the proposed No Man's Land Subdivision, being the north 5 acres more or less out of Block 82, H & H Subdivision, located on the east side of N Kansas City Rd, north of Clark Rd. Applicant: Juan Garcia of JNH Surveying Co, LLC, c/o John Paul Cantu and Elizabeth Mendoza.
 - f. Consider and take action to approve the preliminary plat of the proposed Replat of Lots 1 through 3, Block 1 of Costa Del Sol Subdivision and Lots 1 and 2 of Target Subdivision, a replat of a 3.203 acre tract comprised of a 1.211 acre tract of land, being all of Lots 1 thru 3, Block 1 of the Costa Del Sol Subdivision Section 1, and a 1.538 acre tract being, out of Lot 2, Block 6 of the Target Subdivision, and a 0.725 of an acre tract, being out of, Lot 1, Block 6 of the Target Subdivision, located on the west side of Dixieland Rd, north of Lincoln St. Applicant: Steven Krauskopf of KFW Engineers, LLC, c/o Craig Garansuay of Shops at Valle Vista, LLC.
3. Request to rezone from Residential, Single Family ("R-1") District to Residential, Triplex and Quadruplex ("M-1") District for Lots 1 and 2, Block 1, Adams Treasure Subdivision, located at the northeast corner of 7th Street and Vinson Avenue. Applicant: Town and Country Homes, c/o Armando Elizarde
 - a. Public Hearing
 - b. Consider and take action to recommend the rezoning to the City Commission.
 4. Request for a Specific Use Permit to allow an adult business (tattoo shop) in a GR District located at 1617 E. Harrison Avenue, Suite "A", bearing a legal description of Lots 13-16, Block "G," East Park Terrace Subdivision. Applicant: Roger Castillo
 - a. Public Hearing
 - b. Consider and take action to recommend the specific use permit to the City Commission.
 5. Request for a Specific Use Permit to allow a bar/lounge in a General Retail ("GR") District located at 1105 S. Tamm Lane, bearing a legal description of 3.47 acres out of Block 33, Stuart Place Subdivision Survey 139./297/298. Applicant: Ruben Martinez
 - a. Public Hearing
 - b. Consider and take action to recommend the specific use permit to the City Commission.
 6. 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 November 8, 2017 P&Z Commission Meeting
 7. 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 December 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