



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

**WEDNESDAY, JANUARY 10, 2018, AT 5:30 P.M.
HARLINGEN CULTURAL ARTS CENTER, 576 '76 DRIVE, 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 December 13, 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 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 Fuentes Subdivision, being 10.28 Acres of land in Block 48, Collins Subdivision, located on the east side of Rabb Rd, north of High Canal Rd. Applicant: Michael Rios of Rios Surveying, LLC, c/o Victor E Naranjo & Dora Comfort.
 - c. Consider and take action to approve the final 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.
 - d. Consider and take action to approve the preliminary and final plat of the proposed Whitworth Subdivision, being 1.26 acres of land out of Block 8, Stuart Place

Subdivision, located on the south side of Lincoln Ave, east of S. Palm Ct.
Applicant: Dustin Moore of Moore Land Surveying, LLC, c/o Richard Whitworth.

3. Request to amend the City of Harlingen Comprehensive Plan One Vision One Harlingen Long Range Thoroughfare Plan, by eliminating the proposed extension of Haverford Boulevard as a collector street west of Dixieland Road. Applicant: Jack Brown of Brown, Leal and Associates
 - a. Public Hearing
 - b. Consider and take to recommend the amendment to the City Commission.
4. Request for a Specific Use Permit to allow a storage container in a Light Industry ("LI") District located at 902 W. Harrison Avenue, bearing a legal description of Lots 4-9, Block 1, Svadlenak and Corris Subdivision. Applicant: Jesus Sanchez
 - a. Public Hearing
 - b. Consider and take action to recommend the specific use permit to the City Commission.
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 December 13, 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 5th day of January 2018, 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