



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

**WEDNESDAY, MAY 9, 2018, 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 April 11, 2018
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 JMM Subdivision being a 4.00 acre tract of land comprised of a 2.00 acre tract of land out of certain 10.0 acre tract recorded in Volume 4638, page 260, deed records of Cameron County, Texas, out of a certain 120 acre tract in the northeast portion of Survey 40, and all of A&R Casas Estates Subdivision, located on the south side of Garrett Rd west of Paloma Ln. Applicant: Juan Garcia of JNH Surveying c/o Daniel Menchaca
 - b. Consider and take action to approve the preliminary and final plat of the proposed JnL Subdivision, consisting of a 6.97 acre tract of land out of Block 6 of the Martin H. Garcia Estate; located on the south side of FM 107 west of Pomelo Road. Applicant: Rios Surveying L.L.C., c/o Jose and Maria De Leon
 - c. Consider and take action to approve the preliminary plat of the proposed Morning Dove Estates Phase IIA Subdivision, being 5.20 acres out of Block 28, 29 & 30 Howard's Dixieland Heights, Out of Survey 44, located on the east side of Tucker Road north of Garrett Road. Applicant: Dustin Moore of Moore Land Surveying, LLC, c/o Ruben Salazar
 - d. Consider and take action to approve the preliminary replat of the proposed Panda Restaurant Subdivision, bearing a legal description of a replat of Lots 2, 3, and 4, Block 2, Hospital Heights Subdivision, located on the north side of 77 Sunshine Strip east of South Carolina Avenue. Applicant: Frank Rios of Rios Surveying, LLC, c/o Panda Restaurant Group, Inc.

- e. Consider and take action to approve the preliminary plat of the proposed Snavely Ventures Subdivision #2, bearing a legal description of a 19.75 acres of land out of Block 139, Adams Gardens Subdivision "C", located on the west side of Tamm Lane north of Hughes Road. Applicant: Dustin Moore of Moore Land Surveying, LLC, c/o Snavely Ventures, Inc.
 - f. Consider and take action to approve the preliminary plat of the proposed Stem2 Academy Subdivision, being a 5.507 acre tract of land, more or less, out of Block 64, Harlingen Land and Water Company's Subdivision, located on the south side of E Washington Ave, west of N 21st Street. Applicant: Jack Brown of Brown, Leal & Associates c/o Harlingen Consolidated Independent School District.
3. Consider and take action to recommend to the City Commission a variance with regard to the minimum street jog distance requirement on the proposed The Residences at the Center at Water's Edge Subdivision, bearing a legal description of a replat of all of Lots 1-3, Block A and Lots 1-4, Block B, The Center at Water's Edge Subdivision, located on the west side of Ed Carey Drive south of Park Bend. Applicant: David Salinas of Salinas Engineering & Associates, c/o Manuel Saldivar.
 4. Request to rezone from Not Designated ("N") District to Residential, Mobile Home ("MH") District for Lots 41-100, Amended Map of Sun Valley Retirement village No. 2 Subdivision; Lots 1-52, Palm Vista Estates Subdivision; Lots 53-81 and Lots 83-103, Palm Vista Estates Unit 2 Subdivision; Lots 104 - West Part of Lot 109, and Lots 110-138, Palm Vista Estates Unit 3 Subdivision; Lots 139-159, and Lots 161-190, Palm Vista Estates Unit 4 Subdivision; and Lots 191-253; and Lots 255 and 256, Palm Vista Estates Unit 5 Subdivision, generally located south of Perkins Road and east of Altas Palmas Road. Applicant: City of Harlingen
 - a. Public Hearing
 - b. Consider and take action to recommend the rezoning to the City Commission.
 5. Request for issue a specific use permit to allow a storage container in a General Retail ("GR") District located at 4705 S. Expressway 83, bearing a legal description of Lot 1, Block "A", Lowes Harlingen Commercial Subdivision. Applicant: Lowes Home Center
 - a. Public Hearing
 - b. Consider and take action to recommend the specific use permit to the City Commission
 6. Request to amend the existing specific use permit (Ordinance 04-74) issued to Harlingen CISD for a school in a Residential, Multi-Family ("M-2") District, to allow for an expansion of the existing school located at 2525 Haine Drive, bearing a legal description of Lot 1, Block 1, Treasure Hills Subdivision. Applicant: Harlingen CISD
 - 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 April 11, 2018 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 4th day of May 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