



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

**WEDNESDAY, JUNE 13, 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 May 9, 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 preliminary replat of the proposed J Gonzalez Subdivision, bearing a legal description of 0.221 acres out of Lot 4, Lot 5, Lot 6, Block 2, Miraflores Addition No. 1, located on the north side of W. Expressway 83. West of "M" Street. Applicant: Mardoqueo Hinojosa of Queo Engineering, c/o Jesus Gonzalez
 - b. Consider take action to approve the preliminary plat of the proposed Springfield Estates No. 6 Subdivision, bearing a legal description of 10.59 acres of land comprised of 0.28 acres out of Block 70, and 10.31 acres out of Block 63, David and Stephenson Subdivision, located on the east side of New Combes Highway, south of N. Loop 499. Applicant: David Flinn of Ferris, Flinn and Medina, LLC, c/o The Fennegan Group
 - c. Consider and take action to approve the preliminary plat of the proposed Waite Subdivision, bearing a legal description of 10.02 acres of land out of Block 79, Minnesota-Texas Land and Irrigation Company, located on the east side of Louisiana Road north of Tio Cano Lake Cross. Applicant: Dustin Moore of Moore Land Surveying, LLC, c/o Debra Waite
 - d. Consider and take action to approve the final plat of the proposed Escondido Subdivision Phase II, bearing a legal description of a 9.450 acre tract of land, more or less, being out of the east 31.970 acres out of Block 30, Palmetal Subdivision,

located on the south side of Grimes Road, east of Academy Drive. Applicant: Jack Brown of Brown Leal and Associates, c/o Paul Daniec

3. Request to approve the preliminary replat of the proposed Jaramillo No. 2 Subdivision being a replat of Lot 1, Block 1, Tri-Ben Subdivision, located on the west side of Sam Houston Boulevard north of Canelo Loop. Applicant: Rios Surveying LLC, c/o Jose Antonio Jaramillo
 - a. Public Hearing
 - b. Consider and take action to approve the preliminary replat.
4. Consider and take action to recommend to the City Commission a variance with regards to the minimum street jog distance on the proposed Oak Trails 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. **(Item tabled at the May 9, 2018 Planning and Zoning Commission Meeting)**
5. Consider and take action to recommend to the City Commission a variance request with regards to the 4 to 1 lot ratio on the proposed VC Saldana Subdivision, bearing a legal description of 10.0 acres of land comprised of the south 5.0 acres of Block 1 and the north 5.0 acres of Block 2, Briggs Coleman Subdivision Survey 28, located on the east side of Briggs Coleman Road north of Tovar Road. Applicant: Juan Garcia of JNH Surveying Co., LLC, c/o Virginia C. Saldana
6. Request to rezone from Residential, Multi-Family ("M-2") District to Residential, Single Family ("R-1") District for Block 2 of a Resubdivision of Lakeview Addition, save and except a 0.783 acre tract of land out of Lot 2, Lake View Addition; Lots 1 and 2 and the South ½ of Canal Right-of-Way lying adjacent to Lot 1, Lake Cove Addition; Lots 3-7, the alley right-of-way adjacent to Lots 4-7, and the South ½ of the Canal Right-of-Way adjacent to the north line of Lot 7, Lake Cove Addition; and 0.083 acres out of a 20 ft. wide alley right-of-way of Crossing Lake Addition, generally located on the north side of Washington Avenue east of North 3rd Street. Applicant: Greg Powers, c/o Barbara Tucker
 - a. Public Hearing
 - b. Consider and take action to recommend the rezoning to the City Commission.
7. Request for issue a specific use permit to allow adult business (smoke shop) in a General Retail ("GR") District located at 2222. Expressway 83, Suite 505, bearing a legal description of 1.34 acres out of Lot AN-1, Block 24, Lon C Hill Subdivision. Applicant: Najmah Majali
 - a. Public Hearing
 - b. Consider and take action to recommend the specific use permit to the City Commission

8. 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 May 9, 2018 P&Z Commission Meeting

9. 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 June 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