



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

**WEDNESDAY, AUGUST 8, 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 July 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 preliminary plat of the proposed Bass Estates Subdivision, bearing a legal description of 13.45 acres of land out of Block 52 and Block 53 of the Adams Garden Subdivision "B", located on the west side of Tamm Lane, south of Levens Way. Applicant: Frank Rios of Rios Surveying, LLC, c/o Ana L Guerrero.
 - b. Consider take action to approve the preliminary plat of the proposed Breedlove Subdivision, bearing a legal description of 29.54 acres of land out of Block 23, of the David and Stephenson Subdivision, located on the west side of Breedlove Road, south of Kilbourn Road. Applicant: Frank Rios of Rios Surveying, LLC, c/o Jose Luis Lopez.
 - c. Consider and take action to approve the final replat of the proposed Graceland Subdivision, being a replat of Lot 1, Block 1 Grace Point Subdivision, located on the south side of Bothwell St, east of Tucker Rd. Applicant: Dustin Moore of Moore Land Surveying, LLC, c/o Cano Home Builders, LLC.
 - d. Consider take action to approve the preliminary plat of the proposed Reba Bass Lake Dollar General Subdivision, bearing a legal description of 4.275 acres being all of Lot 6C and a portion of Lot 7A, Adams Gardens Subdivision "B", located on the south side of US Business Highway 83, west of Bass Blvd. Applicant: Casey Genovese of Linfield, Hunter & Junius, Inc, c/o Jesse Ramirez & Marvelia Ramirez Morales.

3. Request to amend the City of Harlingen Code of Ordinances, Article 1, Section 111-1, by establishing a definition for a community residential facility, halfway house/residential re-entry center, and sober living facility; Article III, Section 111-62 Use Chart, by establishing a category for a community residential facility, halfway house/residential re-entry center, and sober living facility; and Article VI, Section 111-140, Off-Street Parking, by establishing off-street parking requirements for a community residential facility, halfway house/residential re-entry center, and sober living facility. Applicant: Bradley Palermo, c/o Cornerstone Church, and the City of Harlingen
 - a. Public Hearing
 - b. Consider and take action to recommend the amendment to the City Commission

4. Request for a specific use permit to allow two portable buildings greater than 144 square feet in a Residential, Multi-Family ("M-2") District located at 1701 Lozano Avenue, bearing a legal description of Lot 1, Block 1, HCISD Ninth Grade Academy Subdivision. Applicant: Harlingen CISD
 - 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 July 11, 2018 P&Z Commission Meeting

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 3rd day of August 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