



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

**WEDNESDAY, SEPTEMBER 12, 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 August 8, 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 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.
 - b. Consider and take action to approve the 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 replat of Jaramillo #2 Subdivision being a replat of Lot 1, Block 1, Tri-Ben Subdivision, located on the west side of Sam Houston Blvd north of Canelo Loop. Applicant: Rios Surveying L.L.C., c/o Jose Antonio Jaramillo.
 - d. Consider and take action to approve the final plat of the proposed Mesquite Estates Subdivision, being 5.00 acres of land out of Block 8, Stuart Place Subdivision, Survey 296, located on the east side of Baker Potts Rd, north of Odom Ln. Applicant: Dustin Moore of Moore Land Surveying, LLC, c/o Merced & Connie Rodriguez.
 - e. Public hearing and take action to approve the final 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.

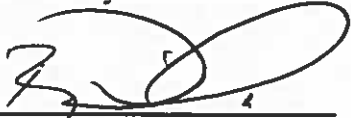
- f. Consider take action to approve the final plat of the proposed Sunline Subdivision, bearing a legal description of a 4.42 acre tract of land out of a 8.339 acre tract out of Block 29 and Block 34, Petersburg Syndicate Subdivision, located on the south side of W Spur 54, west of Bass Pro Drive. Applicant: Jose Medina of Ferris, Flinn & Medina, c/o Servis Fleet Leasing, Inc.
 - g. Consider and take action to approve the preliminary and final plat of 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 Rd north of Tovar Rd. Applicant: Juan Garcia of JNH Surveying Co., LLC, c/o Virginia C. Saldana.
3. Consider and take action to recommend to the City Commission a variance with regards to 100 feet of right-of-way required for a minor arterial street on the proposed Replat of Lot 1 Block 1 Casa Blanca Subdivision, located at 1510 N Commerce. Applicant: Tomas Diaz
 4. Request to amend the City of Harlingen Code of Ordinances, Article XVI, Section 111-142, by reducing the composition of the Zoning Board of Adjustment from six to five regular members, and from six to five alternate members; Article XVI, Section 111-143, to clarify the authority of the Board; and Article XVI, Section 111-444, to clarify the appeal of the decisions by the Zoning Board of Adjustment. Applicant: City of Harlingen
 - a. Public Hearing
 - b. Consider and take action to recommend the amendment to the City Commission
 5. Request for to rezone from Planned Development ("PD") District to Light Industry ("LI") District for Lot 1, Bock 1, Dollar Thrifty Subdivision, located at 3410 E. Grimes Avenue. Applicant: William Robert Sullivan
 - a. Public Hearing
 - b. Consider and take action to recommend the rezoning to the City Commission
 6. Request to amend the Planned Development ("PD") site plan from Commercial to Multi-Family Residential for Lot 1, Block 3, Adams Landing Subdivision, located at 1402 E. Loop 499. Applicant: Armando Elizarde
 - a. Public Hearing
 - b. Consider and take action to recommend the amendment to the PD site plan to City Commission
 7. Request for voluntary annexation and establish the initial zoning to Residential, Single Family ("R-1") District for 8.95 acres out of Block 35, Petersburg Syndicate Subdivision, located on the east side of Park Lane East north of Spur 54. Applicant: Dustin Moore of Moore Land Surveying, LLC, c/o Daniel Dominguez

- a. Public Hearing
 - b. Consider and take action to recommend the annexation and the initial zoning to the City Commission
8. Request to rezone Not Designated (“N”) District to General Retail (“GR”) District for 10.54 acres out of Block 54, David and Stephenson Subdivision, located at the southwest corner of Loop 499 and Briggs Coleman Road. Applicant: Christine Vargas
- a. Public Hearing
 - b. Consider and take action to recommend the rezoning to the City Commission
9. 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 August 8, 2018 P&Z Commission Meeting
10. 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 7th day of September 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