Notice is hereby given that the above governmental body will hold a Regular Meeting on Wednesday, December 19, 2018 5:30 P.M. in City Hall, Town Hall Meeting Room, 2nd Floor, Harlingen, Texas.

City of Harlingen meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary’s Office at (956) 216-5003 or write Post Office Box 2207, Harlingen, Texas 78550 at least 48 hours in advance of the meeting.

The Harlingen City Commission reserves the right, pursuant to Texas Government Code Chapter 551, Subchapter D, to enter into closed executive session on any item posted on the agenda if a matter is raised that is appropriate for closed discussion.

Invocation/Commissioner Ruben De La Rosa

Pledge of Allegiance/Welcome

1) Approval of Minutes
   a) Special Meeting of December 10, 2018

The following items are of a routine or administrative nature. The Council has been furnished with background material on each item and/or it has been discussed at a previous meeting. All items will be acted upon by one vote, without being discussed separately, unless requested by a Commission member. Items withdrawn from the Consent Agenda for individual consideration in their normal sequence will be heard after the remainder of the Consent Agenda has been acted upon.

2a) Second and final reading to approve and adopt an ordinance for the renewal of the specific use permit issued to Tomas Diaz to allow a bar/lounge in a Light Industry ("LI") District located at 1510 N. Commerce Street, bearing a legal description of Lot 1, Block 1, Casa Blanca Subdivision. Applicant: Tomas Diaz. Attachment (Planning & Zoning)

b) Second and final reading to approve and adopt an ordinance for a specific use permit to allow an adult business (microblading studio) in a General Retail (GR) District located at 1046 N. 77 Sunshine Strip, bearing a legal description of Lot 15, Block 4, Crown Heights Subdivision. Applicant: Maricela Mendiola. Attachment (Planning and Zoning)

c) Second and final reading to approve and adopt an ordinance to rezone from Not Designated ("N") District to Residential, Single Family ("R-1") District for 3.12 acres out of Block 103, 2.94 acres out of Block 118, and 8.79 acres out of Block 119, Harlingen Land and Water Company Subdivision; 0.5 acres out of Block 23, Briggs and Coleman Subdivision Survey 49; and Lot 1, Block 1, Galvez Subdivision, rezone from Not Designated ("N") District to
Residential, Multi-Family ("M-2") District for 3.79 acres out of Block 62, David and Stephenson Subdivision; and 13.98 acres out of Block 119, Harlingen Land and Water Company Subdivision; rezone from Not Designated ("N") District to General Retail ("GR") District for 10.80 acres out of Block 23, 6.2 acres out of Block 24, 3.73 acres out of Block 25, 3.30 acres out of Block 26, 3.35 acres out of Blocks 26 and 27, 8.12 acres out of Block 27, and 4.3 acres out of Block 28, Briggs and Coleman Subdivision Survey 49; 13.11 acres out of Block 58, and 6.67 acres out of Block 59, David and Stephenson Subdivision; and 12.91 acres out of Block 121, Harlingen Land and Water Company Subdivision; and rezone from Not Designated ("N") District to Light Industry ("LI") District for 9.83 acres out of Block 19, Cunningham Subdivision, all properties generally located between Expressway 77, and 25th Street, north of Phoenix Avenue. Applicant: City of Harlingen. Attachment (Planning and Zoning)

d) Consideration and possible action to approve a request from the City of Harlingen Convention and Visitors Bureau to close Fair Park Boulevard & "J" Street and Fair Park Boulevard & "L" Street from 8:00 a.m. to 6:00 p.m. on Monday, January 21, 2019 for their 2019 Winter Texan Appreciation Fiesta. Attachment (Police Dept.)

Consideration and possible action to reconsider the adoption of the Harlingen Convention Center Brand Logo. Attachment (Carlos Sanchez, Asst. City Manager)

Public hearing to consider an ordinance on first reading to rezone from Not Designated ("N") District to Residential, Mobile Home ("MH") District for 3.82± acres out of Lot 7, Block 147, San Benito Land and Water Company Subdivision; rezone from Not Designated ("N") District to Residential, Multi-Family ("M-2") District for 19.83 acres out of Block 66, Harlingen Land and Water Company Subdivision; 6.5 acres out of Lot 10, 5.0 acres out of Lot 11, 4.7 acres out of Lot 14, and 9.39 acres out of Lot 15, Block 147, San Benito Land and Water Company Subdivision; rezone from Light Industry ("LI") District to Residential, Multi-Family ("M-2") District for 7.55 acres out of Block 119, San Benito Land and Water Company Subdivision; rezone from Not Designated ("N") District to General Retail ("GR") District for 4.12 acres out of Block 27, and 4.32 acres out of Block 28, Briggs Coleman Subdivision Survey 49; Lot 1, Block 1, Coastal Bend Subdivision; 7.52± acres out of Block 57, 6.03 acres out of Block 68, 34.99 acres out of Block 90, 19.08 acres out of Block 91, Harlingen Land and Water Company Subdivision; 30.73 acres out of Block 49, Palmelal Company Subdivision; Lots 1-4, Rio Subdivision; Part of Lot 4, Block 1, Cameron County Juvenile Detention Center Subdivision; 4.35 acres out of Lots 1 and 2, 4.95 acres out of Lot 2, 4.0 acres out of Lot 7, and 3.5 acres out of Lot 10, Block 147, and 7.91 acres out of Block 179, San Benito Land and Water Company Subdivision; and rezone from Not Designated ("N") District to Light Industry ("LI") District for 3.08 acres out of Block 91, Harlingen Land Water Company Subdivision, all properties generally located along Loop 499 east of 7th Street, and north of 77 Sunshine Strip between Camelot Drive and FM 509. Applicant: City of Harlingen. Attachment (Planning & Zoning)

a) Public Hearing

b) Consideration and possible action to approve an ordinance on first reading to rezone all the above mentioned properties to the different designation zones described above.
5) Consideration and possible action to grant a variance request with regards to the minimum lot depth for the proposed Mancha Subdivision, bearing a legal description of a 0.256 acre tract of land, more or less, out of Block 64, Lon C. Hill Subdivision, located on the west side of Hacienda Road, north of Morris Road. Applicant: Victor Banuelos of Centerline Surveying, c/o Margarita Diaz. Attachment (Planning & Zoning)

6) Public hearing to receive comments regarding the proposed voluntary annexation and to establish the initial zoning to General Retail ("GR") District for a 1.0+ acre of land being the North 50 feet of a 2.766 acre tract of land out of Block 54, David and Stephenson Subdivision, located on the west side of Briggs Coleman Road north of Loop 499. Applicant: John W. Drennan, c/o Troy Investment Company No.7, L.P. Attachment (Planning & Zoning)

7) Consideration and possible action to grant a variance request with regards to the sidewalk requirement for the proposed Storage Depot Subdivision, bearing a legal description of a 3.743 acre tract of land, more or less being all of Lot 2, Block 1, replat of Lots 1, 2 and 4 Stone Subdivision Phase II, and a 2.766 acre tract out of Block 54, David and Stephenson Subdivision, located on the north side of Loop 499, west of Briggs Coleman Rd. Applicant: Jack Brown of Brown, Leal & Associates, c/o Troy Investment Company No. 7, L.P. Attachment (Planning & Zoning)

8) Consideration and possible action to grant a variance with regards to the streetlight requirement for the proposed Storage Depot Subdivision, bearing a legal description of a 3.743 acre tract of land, more or less being all of Lot 2, Block 1, replat of Lots 1, 2 and 4 Stone Subdivision Phase II, and a 2.766 acre tract out of Block 54, David and Stephenson Subdivision, located on the north side of Loop 499, west of Briggs Coleman Rd. Applicant: Jack Brown of Brown, Leal & Associates, c/o Troy Investment Company No. 7, L.P. Attachment (Planning & Zoning)

9) Consideration and possible action to grant a variance with regards to the subdivision note requirement for sidewalks, bearing a legal description of a 38.673 acre tract of land more or less, same being 21.217 acres out of Block 4, Stuart Place Subdivision and 17.456 acres out of Stuart Place Resort Section 1 & Reserve, located on the north side of Queen Sago Drive, west of Knotty Pine Lane. Applicant: Jack Brown of Brown, Leal & Associates, c/o Sun Valley Enterprise. Attachment (Planning & Zoning)

10) Consideration and possible action to amend the Industrial District Agreement between the City and Cardone Industries approved on November 26, 2018.

11) Consideration and possible action to authorize the Harlingen Police Department to enter into a Memorandum of Understanding (MOU) with the Valley Aids Council (VAC) to provide NARCAN (Naxolone) training to selected members of the HPD Training Staff. Attachment (Police Dept.)

12) Board Appointments

Discussion and possible action regarding membership on any of the following listed board/entity:

a) Airport Board (0)
b) Animal Shelter Advisory Committee (1)
c) Audit Committee (Terms expire annually in June) (4)
d) Civil Service Commission
e) Community Development Advisory Board (2)
f) Construction Board of Adjustments (5)
g) Convention & Visitors Bureau (2)
h) Development Corporation of Harlingen, Inc.
i) Downtown Improvement District Board
j) Golf Course Advisory Board (1)
k) Harlingen Community Improvement Board
l) Harlingen Housing Authority Board
m) Harlingen Finance Corporation
n) Harlingen Proud Advisory Board (4)
o) Library Advisory Board
p) Mayor Wellness Council
q) Museum Advisory Board (1)
r) Parks Advisory Board
s) Planning & Zoning Advisory Board (1)
t) Senior Citizens Advisory Board (5)
u) Tax Increment Finance Board (7)
v) Utility Board of Trustees
w) Veterans Advisory Board (2)
x) Zoning Board of Adjustments (6)

Specifically, appointment or discussion and possible action to include appointment and/or removal of any position subject to appointment or removal by statute, ordinance, or bylaws.

13) Executive/Closed Session on the following items:

a) pursuant to Texas Gov't. Code Sec. 552.072 and 551.071 to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the City of Harlingen with a third person regarding the acquisition of real property for transit terminal expansion. (City Manager)

b) pursuant to Chapter 551, Sections 551.087, 551.071 and 551.072 of the Gov't. Code regarding commercial and financial information from a business prospect with which the City is conducting economic development negotiations and/or to discuss or deliberate financial or other incentives with the business prospect known as Project Dream and to seek legal advice from the City Attorney regarding the subject matter. (City Manager)

c) pursuant to Section 551.071, Texas Gov't. Code to consult with the City Attorney in connection with the MPO Merger. (City Manager)

d) pursuant to Chapter 551, Subchapter D, V.T.C.A. Government Code, Sections 551.087, 551.071 and 551.072 regarding commercial and financial information with which the City is conducting economic development negotiations and/or to discuss or deliberate financial or other incentives with ULA and to seek legal advice from the City Attorney regarding the subject matter. (City Manager)

e) pursuant to Chapter 551, Sections 551.087, 551.071 and 551.072 of the Texas Gov't Code regarding commercial and financial information from a business prospect with which the City is conducting economic development negotiations and/or to discuss or deliberate financial or other incentives from the business prospect known as Project Liberty 2 and to seek legal advice from the City Attorney regarding the subject matter. (City Manager)
pursuant to Chapter 551, Sections 551.087, 551.071 and 551.072 of the Texas Gov't Code regarding commercial and financial information from a business prospect with which the City is conducting economic development negotiations and/or to discuss or deliberate financial or other incentives from the business prospect known as Project ITD2018 and to seek legal advice from the City Attorney regarding the subject matter. (City Manager)

14) Consideration and possible action to approve Item No. 13 (a) as discussed in executive session. (City Manager)

15) Consideration and possible action to approve Item No. 13 (d) as discussed in executive session. (City Manager)

16) Consideration and possible action to approve a Real Estate Contract with Cardone Industries, Inc. & SDC Texas, LLC. conveying title to approximately 65 acres back to the Development Corporation of Harlingen, Inc. and to approve the release of the Performance Agreement with Cardone Industries and SDC Texas, LLC. and authorizing the CEO/Manager and/or President to execute these agreements and effectuate the closing. (City Manager)

17) Consideration and possible action to approve HEDC entering into a Performance Agreement with Industrial Tool & Die Company, Inc. (City Manager)

18) Citizen Communication

I, the undersigned authority, do hereby certify that the above notice of meeting is a true and correct copy of said notice posted on the City's bulletin board, City Hall, 118 E. Tyler Avenue, a place convenient and readily accessible to the general public at all times and said notice was posted on Friday, December 14th, 2018 at 4:00 p.m. at least 72 hours preceding the scheduled time of said meeting.

Dated this 14th day of December, 2018

Amanda C. Elizondo, City Secretary