

CITY COMMISSION
AGENDA
December 5, 2018
@ 5:30 P.M.
CITY HALL, TOWN HALL
118 E. Tyler Street
Harlingen, Texas

Notice is hereby given that the above governmental body will hold a Regular Meeting on **Wednesday, December 5, 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/Michael Mezmar, Mayor Pro-Tem

Pledge of Allegiance/Welcome

- 1) Special Recognition to the Rio Grande Valley Hispanic Genealogical Society.
- 2) Approval of Minutes
 - a) Regular Meeting of October 3, 2018

CONSENT AGENDA

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 Items withdrawn from the Consent Agenda for individual consideration in their normal sequence will be heard after the remainder of the Consent Agenda has been acted upon.

- 3a) Consideration and possible action to approve the final plat of the proposed Dominguez Subdivision, bearing a legal description of 9.11 acres consisting all of Lot 13, Block 10, Park Meadows Section III and 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. Attachment (**Planning & Zoning**)
- b) Second and final reading to approve and adopt an ordinance amending Ordinance No. 2017-10, Section 1, to allow the sale and consumption of alcoholic beverages at Lozano Plaza for

sponsored or co-sponsored City events. Attachment (**Gabriel Gonzalez, Asst. City Manager**)

- c) Second and final reading to approve and adopt an ordinance to amend the City of Harlingen's Budget for Fiscal Year 2018-2019. Attachment (**Finance**)
- d) Consideration to ratify and authorize the City Manager to sign for the renewal of the Lease Document N62467-87-RP-00006 for 15.0 acres of land located near Fair Park Blvd., Harlingen, TX, currently used by the Navy Operational Support Center (NOSC) for a term beginning January 1, 2019 and ending December 31, 2019. Attachment (**City Manager**)



- 4) Public hearing to consider an ordinance on first reading 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**)
 - a) Public Hearing
 - b) Consideration and possible action to approve an ordinance on first reading for the renewal of the specific use permit to allow a bar/lounge in a Light Industry ("LI") District at the above described property.
- 5) Public hearing to consider an ordinance on first reading 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**)
 - a) Public Hearing
 - b) Consideration and possible action to approve an ordinance on first reading for a specific use permit to allow an adult business (microblading studio) in a General Retail (GR) District at the above described property.
- 6) Public hearing to consider an ordinance on first reading to rezone from Heavy Industry ("HI") District to Light Industry ("LI") District for 17.74 acres out of Lot 1, Block 1, Texas Pipe Bending Subdivision, located at 5129 E. Harrison. Applicant: Omar Villarreal. Attachment (**Planning and Zoning**)
 - a) Public Hearing
 - b) Consideration and possible action to approve an ordinance on first reading to rezone from Heavy Industry ("HI") District to Light Industry ("LI") District for 17.74 acres for the above described property.
- 7) 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**)

- 8) Public hearing to consider an ordinance on first reading 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**)
 - 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.
- 9) Public hearing and presentation regarding the FY 17/18 Consolidated Annual Performance and Evaluation Report (CAPER). Attachment (**Community Development**)
- 10) Discussion and possible action on options regarding the operation of the Tony Butler Golf Course. Attachment (**Parks & Recreation**)
- 11) Consideration and possible action on selecting the HEB Tennis Center Pro-Shop or Hugh Ramsey Nature Park Welcome Center as priority and use Combination Tax and Revenue Certificates of Obligation, Series 2001 Funding. Attachment (**Parks & Recreation**)
- 12) Consideration and possible action to approve the Fire Protection Contract between the City of Harlingen and Cameron County Emergency Services District No. 1 to provide fire protection services for \$212,985.55 to be paid in quarterly installments of \$53,246.39 on December 31st, 2018; March 31st; June 30th, and Sept. 30th, 2019 and authorize the Mayor to sign the contract. Attachment (**Fire Dept.**)
- 13) 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 (3)
- 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 (5)
- 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.

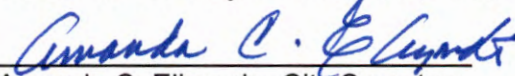
14) Executive/Closed Session to discuss the following items:

- a) 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 Development** and to seek legal advice from the City Attorney regarding the subject matter. (**City Manager**)
- b) pursuant to Section 551.071, Texas Gov't Code to consult with the City Attorney regarding the Firemen Pension.

15) 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 Wednesday, November 21st, 2018 at 11:00 a.m. at least 72 hours preceding the scheduled time of said meeting.

Dated this 21st day of November, 2018


Amanda C. Elizondo, City Secretary