



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

**WEDNESDAY, JULY 10, 2019 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 June 12, 2019
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 Beckham Square Subdivision, being a 5.00 acre tract out of Block 13, Stuart Place Subdivision, Survey 138, located on the north side of W Expressway 83, east of Beckham Road.. Applicant: Alexandria Mendez of SAM Engineering & Surveying, Inc., c/o E63 Management & Consulting LLC.
 - b. Consider and take action to approve the preliminary plat of the proposed Dominion Estates Phase I and II Subdivision, bearing a legal description of 13.45 acres of land out of Blocks 52 and 53, Adams Gardens Subdivision "B", located on the west side of S. Tamm Lane, south of Levens Way. Applicant: Dustin Moore of Moore Land Surveying, LLC, c/o Ana Guerrero.
 - c. Consider and take action to approve the preliminary replat of the proposed Harlingen Corners Retail Center Addition Replat Lots 4 and 8, Block 1, bearing a legal description of 8.194 acres being all of Lot 4, Block 1 and 13.149 acres being all of Lot 8, Block 1, Harlingen Corners Retail Center Addition Subdivision, located on the south side West Expressway 83, west of Dixieland Road. Applicant: Steve Trowbridge of Mejia and Rose Inc. c/o Steven I. Holm.
3. Consider and take action to recommend to the City Commission a variance with regards to 120 feet of right-of-way required for a major arterial street on the proposed Replat of Pelican's Peak Subdivision, located 505 Ed Carey Drive. Applicant: VIA Real Estate, LLC

4. Request for a Specific Use Permit (SUP) to allow an adult business (vape shop) in a General Retail (GR) District located at 616 Ed Carey Drive, bearing a legal description of Lot 8, Southpoint Subdivision No. 1. Applicant: Mario Cardenas Jr.
 - 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 June 12, 2019 P&Z Commission Meeting

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 5th day of July 2019, at 4:00 p.m. and to remain so posted and continuously for at least 72 hours preceding the scheduled time of said meeting.



Gabriel Gonzalez
Assistant City Manager