



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

**WEDNESDAY, SEPTEMBER 11, 2019 AT 5:30 P.M.
CITY HALL TOWN HALL, 118 EAST 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 14, 2019
Special Meeting of August 29, 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 and final replat of the proposed Replat of 1st Class Residences Subdivision with conditinos, being a replat of Lots 1 & 2, Block 1, of 1st Class residences Subdivision, located on the south side of Grimes Rd west of N Ed Carey Dr. Applicant: Manuel Montemayor of Montemayor-Hansen-Garcia-Villafranco & Associates c/o Harlingen Real Estate Development, LLC.
 - b. Consider and take action to approve the final plat of the proposed Bass Interstate 2 Subdivision, being 9.49 acres comprised out of a 7.07 acre tract out of Block 153, Adams Gardens Subdivision "C", and a 2.41 acre tract out of Block 153, Adams Gardens Subdivision "C", located on the north side of W Expressway 83, east of Bass Blvd. Applicant: David Flinn of Ferris, Flinn & Medina, LLC, c/o Will Haraway.
 - c. Consider and take action to approve the final replat of the proposed Replat of Lot 1 Block 1 Casa Blanca Subdivision with conditions, bearing a legal description of a replat of 3.477 acre tract of land out of and part of Lot 1 Block 1, of the Casa Blanca Subdivision, located on the east side of Commerce Street, south of Orange Heights Road. Applicant: Tomas Diaz of DDG Consulting Engineers, c/o Dora Trevino.
 - d. Consider and take action to approve the final plat of Los Arboles Terrace Phase II Subdivision with conditions, being a resubdivision of 6.589 acres consisting of

- 2.063 acres out of Block 157 & 4.526 acres of out Block 156, Adams Gardens subdivision "C", located on the west side of Tamm Lane, north of W. Expressway 83. Applicant: Ruben James De Jesus of Melden & Hunt Inc., c/o R.F. Land Sales, Inc.
- e. Consider and take action to approve the preliminary and final plat of the proposed MJE Rodriguez Subdivision with conditions, being 2.25 acres of land out of Block 80, Espirito Santo Irrigated Land Co. Subdivision, located on the west side on Nelson Road, south of Alfaro Road, Cameron County, TX. Applicant: LDG Enterprises, LLC.
 - f. Consider and take action to approve the final plat of the proposed Stem2 Academy Subdivision, being a 5.507 acre tract of land, more or less, out of Block 64, Harlingen Land and Water Company's Subdivision, located on the south side of E. Washington Ave, west of N 21st Street. Applicant: Jack Brown of Brown, Leal & Associates c/o Harlingen Consolidated Independent School District.
 - g. Consider and take action to approve the amended preliminary plat of the proposed Woodland Oaks Subdivision with conditions, being 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
3. Consider and take action to approve the preliminary and final plat of the proposed JMH Phase II Subdivision with conditions and consider a variance request in regards to the fire hydrant requirement, bearing a legal description of 8.84 acres of land out of Block 73, Minnesota-Texas Land and Irrigation Co. Subdivision, located on the east side of Louisiana Road, south of Tio Cano Lake Cross Road. Applicant: Dustin Moore of Moore Land Surveying, LLC, c/o James Green.
 4. Request to rezone from Residential, Single Family ("R-1") District to Neighborhood Services ("NS") District for 0.891 of an acre out of Block 21, Howard Dixieland Heights Subdivision, located at 1401 Dixieland Road. Applicant: Ricardo Caballero
 - a. Public Hearing
 - b. Consider and take action to recommend the rezoning to the City Commission
 5. Request for a specific use permit (SUP) to allow an adult business (smoke shop) in a General Retail ("GR") District located at 216 N. Ed Carey Drive, Suite 6, bearing a legal description of 1.583 acres out of Vector Subdivision Unit 1. Applicant: Eyal Turgeman
 - a. Public Hearing
 - b. Consider and take action to recommend the specific use permit to the City Commission
 6. Assistant Planning and Development Director's report by: Joel Olivo, Assistant Planning and Development Director
 - a. Future Subdivisions Pending P&Z Commission Approval
 - b. Status of Items considered at the August 14, 2019 and August 29, 2019 P&Z Commission Meeting

7. Planning and Development Director's report by: Xavier Cervantes, AICP, 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 6th day of September 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.



Xavier Cervantes, AICP
Planning and Development Director