



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

**WEDNESDAY, NOVEMBER 14, 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 October 10, 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 replat of the proposed Replat of Lot 1 Block 1 Casa Blanca Subdivision, 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.
 - b. Consider take action to approve the preliminary plat of the proposed Dominguez Subdivision, bearing a legal description of 9.11 acres consisting of 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.
 - c. Consider take action to approve the preliminary plat of the proposed Don Juan Subdivision, bearing a legal description of 3.46 acres of land out of Block 29, Stuart Place Subdivision, located on the east side of Tamm Lane south of Sherwood Way. Applicant: Dustin Moore of Moore Land Surveying, LLC, c/o Joshua Hulings.
 - d. Consider take action to approve the preliminary plat of the proposed Hutton Group Retail Center Subdivision, bearing a legal description of a replat of 2.936 acres being all of lots 1, 3, 4, 5, 6, and 7 Jewel Subdivision, on the north side of Loop 499 east of N 77 Sunshine Strip. Applicant: Kelly A. Heller-Vela of Melden & Hunt Inc, c/o HuttonCo Development, LP.

- e. Consider take action to approve the preliminary and final replat of the proposed Qube Hotel Group (Harlingen) Subdivision, bearing a legal description of a resubdivision of 8.430 acres consisting of: 0.803 of one acre being all of Block 1, 0.920 of one acre being all of Block 2, and 0.139 of one acre being all of Darrel Street, between Block 1 and Block 2, C & F Addition Subdivision, and 6.568 acres out of Block 37 F.Z. Bishop Subdivision, located on the north side of S Expressway 83, west of Nevada Avenue. Applicant: Mario Reyna of Melden & Hunt Inc c/o Qube Hotel Group, LLC.
 - f. Consider take action to approve the preliminary plat of the proposed Sunshine Health Care Subdivision, bearing a legal description of 7.000 acre tract of land out of a 35.09 acre tract, located in Block 182 of the San Benito Land and Water Company Subdivision, located on the south side of S. 77 Sunshine Strip (Loop 448), west of North Whalen Rd. Applicant: James E. Rose of Mejia and Rose Inc, c/o Star Development Co.
3. Request to rezone from 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 Stevenson 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, 6.21 acres out of Block 24, 3.73 acres out of Block 25, 3.30 acres out of Block 26, 3.35 acres out of Block 26 and 27, 8.12 acre 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
- a. Public Hearing
 - b. Consider and take action to recommend the rezoning to the City Commission
4. Request to rezone from Heavy Industry ("HI") District to Light Industry ("LI") 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
- a. Public Hearing
 - b. Consider and take action to recommend the rezoning to the City Commission
5. Request for the voluntary annexation and establish the initial zoning to General Retail ("GR") District for 1.0+ acre tract of land being the North 50 feet of a 2.756 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.

- a. Public Hearing
 - b. Consider and take action to recommend the annexation and initial zoning to the City Commission
6. Request 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
- a. Public Hearing
 - b. Consider and take action to recommend the renewal of the specific use permit to the City Commission
7. Request 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
- a. Public Hearing
 - b. Consider and take action to recommend the specific use permit to the City Commission
8. 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 October 10, 2018 P&Z Commission Meeting
9. 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 9th day of November 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