



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

**WEDNESDAY, DECEMBER 12, 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 November 14, 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 and take action to approve the preliminary and final plat of the proposed Captain Jack Subdivision, being 3.75 acres of land out of Block 17, Stuart Place Subdivision, out of Survey 42, located on the north side of Garrett Rd, west of Palm Blvd. Applicant: Dustin Moore of Moore Land Surveying, LLC, c/o Ramiro & Sylvia Resendez.
 - b. Consider take action to approve the final plat of the proposed Hutton 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 Hutton Co Development, LP
 - c. Consider and take action to approve the final plat of the proposed Morning Dove Estates Phase IIA Subdivision, being 5.20 acres out of Block 28, 29 & 30 Howard's Dixieland Heights, out of Survey 44, located on the east side of Tucker Road north of Garrett Road. Applicant: Dustin Moore of Moore Land Surveying, LLC, c/o Ruben Salazar
 - d. Consider take action to approve the preliminary and final plat of the proposed Palm Court Subdivision, bearing a legal description of a tract of land containing 11.64 acres of land out of Block 7, Harlingen Land and Water Subdivision "B", located on the north side of S. Palm Court Blvd, east of Chester Park Road. Applicant: Albert

Aldana of Aldana Engineering & Traffic Design, LLC, c/o Performance Charter School.

- e. Consider take action to approve the preliminary plat of the proposed Rumfield Subdivision, bearing a legal description of 5.0 acres of land out of the South 5.0 acres of Block 14, Dougherty & Paillet Subdivision, located east of Perk Lane and North of Taylor Road. Applicant: Jose Medina of Ferris, Flinn & Medina, LLC, c/o Carol Sue Sechovec.

3. Consider and take action to recommend to the City Commission 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.

4. Consider and take action to recommend to the City Commission 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.

5. Consider and take action to recommend to the City Commission a variance request 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.

6. Consider and take action to recommend to the City Commission a variance request 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.

7. Request 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, Palmetal 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. Applicant: City of Harlingen

- a. Public Hearing
- b. Consider and take action to recommend the rezoning 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 November 14, 2018 P&Z Commission Meeting

9. Planning and Development Director’s report, by: Rodrigo Davila, Planning and Development Director

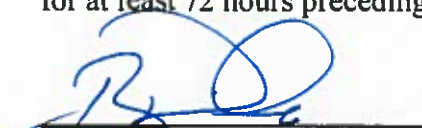
A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

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 7th day of December 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