REGULAR MEETING OF THE
PLANNING AND ZONING COMMISSION

WEDNESDAY, JANUARY 8, 2020 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: Special Meeting of December 23, 2019

2. Request to rezone from Residential, Single Family (R1) District to Residential, Multi-Family (M2) District for 8.99 acres of land consisting of 0.50 acres out of Block 41, and 8.49 acres out of Block 42, Howard Dixieland Heights Subdivision, located at the southeast corner of Dixieland Road and Garrett Road. Applicant: Christopher S. Dowling, c/o Marine Military Academy
   a. Public Hearing.
   b. Consider and take action to recommend the rezoning to the City Commission.

3. Request to rezone from Not Designated (N) District to General Retail (GR) District for 9.778 acres more or less out of Lot 13 and 14, Block 133, San Benito Land and Water Company Subdivision, located at the southwest corner of FM 509 and East Treasure Hills Boulevard. Applicant: Minnie Criado
   a. Public Hearing.
   b. Consider and take action to recommend the rezoning to the City Commission.

4. Request to amend the Planned Development ("PD") Site Plan to adjust setbacks for a 15.18 acre tract of land out of Block 95, Lon C. Hill Subdivision, located on the west side of Ed Carey Drive south of Morris Road. Applicant: Robman Management , LLC
   a. Public Hearing.
   b. Consider and take action to recommend the amendment of the Planned Development ("PD") Site Plan to the City Commission.
5. Request for a Special Use Permit (SUP) to allow a storage building greater than 144 sq. ft. in a Multi-Family Residential (M2) District located at 1505 N. 25 St., bearing a legal description of Lot 1, Block 1, Park Terrace Unit No. 5 Subdivision Southwest Properties Condo Unit 100 Bldg. Applicant: Southwest Properties
   a. Public Hearing.
   b. Consider and take action to recommend the Special Use Permit to the City Commission.

6. Request for a Special Use Permit (SUP) to allow a foster care residential facility in a Light Industry (LI) District located at 2032 N. 77 Sunshine Strip, bearing a legal description of Lots 14 & 15, Block 2, EB Adams Subdivision. Applicant: Gayle Curry on behalf of Hands of Healing Residential Treatment Center, Inc.
   a. Public Hearing.
   b. Consider and take action to recommend the Special Use Permit to the City Commission.

7. Request to amend the City of Harlingen Code of Ordinances, Chapter 111, Zoning, Article VIII, Section 111-501, Description and Map of Downtown District Overlay. Applicant: City of Harlingen.
   a. Public Hearing.
   b. Consider and take action to recommend the Zoning Ordinance amendment to the City Commission.

8. Assistant Planning and Development Director’s report by: Joel Olivo, Assistant Planning and Development Director

9. Planning and Development Director’s report by: Xavier Cervantes, AICP, Planning and Development Director
   a. Discussion of proposed amendments to the subdivision ordinance.

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.


POSTED the 3rd day of January 2020, 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