REGULAR MEETING OF THE
PLANNING AND ZONING COMMISSION

WEDNESDAY, FEBRUARY 12, 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 on January 27, 2020

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 with conditions of the proposed E.T. Ranch Subdivision, bearing a legal description of a replat of Block 54, containing 9.92 acres of land, of the McLeod-Hood Properties No. 1, located on the south side of Combes-Rio Hondo Rd (F.M. 508), east of F.M. 509. Applicant: Michael Rios of Rios Surveying, LLC, c/o Sandra Robles.

   b. Consider and take action to approve the final replat with conditions of the proposed Harlingen Corners Retail Center Addition Replat Lots 4 and 8, Block 1 Subdivision, 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 of West Expressway 83, west of Dixieland Road. Applicant: Steve Trowbridge of Mejia and Rose Inc., c/o Y & O Harlingen Corners, LLC.

   c. Consider and take action to approve the preliminary and final replat with conditions of the proposed Morales Subdivision, bearing a legal description of a replat of all 0.590 acres of land out of Lot 1, Block 2, of the Remington Subdivision Phase I, located on the west side of Wrenn Ln., north of Garrett Rd. Applicant: Francisco Medrano of CASA Engineering, LLC, c/o Elijah Morales.

3. Request to amend the City of Harlingen Comprehensive Plan One Vision One Harlingen Thoroughfare Plan, by changing the alignment of the proposed extension of
Golden Bear Drive in a straight alignment until it connects with Haine Dr. Applicant: Armando Elizarde.

a. Public Hearing.
b. Consider and take action to recommend the amendment to the City of Harlingen Comprehensive Plan One Vision One Harlingen Thoroughfare Plan to the City Commission.

4. Request to rezone from Single Family Residential ("R1") District to Multi-Family Residential ("M2") District for Lot 1, Block 3, Shadowbrook Subdivision, located on the south side of E Davis St, east of N. 3rd Street. Applicant: Buddy Moody

a. Public Hearing.
b. Consider and take action to recommend the rezoning to the City Commission.

5. Request to rezone from Light Industry ("LI") District to General Retail ("GR") District for Lots 1-16, Block 1, Lots 1-12, Block 2, Lots 1-23, Block 3, and Lots 1-9, Block 4, Harlingen North Business Center Subdivision, located on the east side of Expressway 77 south of Loop 499. Applicant: Connie G. Trevino of Los Lagos Development, LLC

a. Public Hearing.
b. Consider and take action to recommend the rezoning to the City Commission.

6. Request to amend the City of Harlingen Code of Ordinances Chapter 111, Zoning, Article XVIII, Section 111-509(3), Signs, by amending the sign regulations within the Downtown Overlay for properties along a state highway. Applicant: City of Harlingen

a. Public Hearing
b. Consider and take action to recommend the amendment to the City of Harlingen Code of Ordinances Chapter 111, Zoning, Article XVIII, Section 111-509(3), Signs to the City Commission.

7. Request to amend the City of Harlingen Code of Ordinances Chapter 111, Zoning, Article II, Section 111-31(g) Amendments, by amending the time frame to resubmit rezoning and special use permit applications. Applicant: City of Harlingen

a. Public Hearing.
b. Consider and take action to recommend the amendment to the City of Harlingen Code of Ordinances Chapter 111, Zoning, Article II, Section 111-31(g) Amendments 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. Upcoming public hearings
b. Discussion of subdivisions within Harlingen ETJ within the water service area of the North Alamo Water Supply Corporation

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 7th day of February 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