REGULAR MEETING OF THE
PLANNING AND ZONING COMMISSION

WEDNESDAY, MAY 27, 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: Meeting on March 11, 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 plat with conditions of the proposed Ashwood Estates Subdivision, bearing a legal description of a 16.49 acres out of Block 6, F.Z. Bishop Subdivision, located on the west side of Tucker Road, north of Garrett Road. Applicant: Juan Garcia of JNH Surveying Co., LLC, c/o Elena Villarreal.

   b. Consider take action to approve the final plat of the proposed Cameo Subdivision, bearing a legal description of 1.48 acres of land out of Block 251, Adams Garden Subdivision "C", located on the east side of Bass Blvd north of Hollowell Way. Applicant: Juan Garcia of JNH Surveying, LLC, c/o Tom Linville Jr.

   c. Consider and take action to approve the preliminary and final replat with conditions of the proposed Laguna Sea Subdivision, bearing a legal description of a replat of 7.76 acres of land, comprised of Lot 1, Industrial Estates and 1.00 acres out of Block 53, Palmetal Subdivision, located on the north side of E. Harrison Avenue, west of Bob Youker Street. Applicant: Dustin Moore of Moore Land Surveying, LLC, c/o Chris Hamby.

   d. Consider and take action to approve the preliminary and final plat with conditions of the proposed Tio Cano Subdivision, bearing a legal description of 0.82 acres of land out of Block 77, Minnesota-Texas Land and Irrigation Company Subdivision, located on the north side of Tio Cano Lake Cross Road,
east of FM 506. Applicant: Dustin Moore of Moore Land Surveying, LLC, c/o Francisco Galvan & Maria Alonzo.

e. Consider and take action to approve the final plat with conditions of the proposed Westway Subdivision Phase 2, bearing a legal description of a 1.30 acre tract of land out of Block 191, San Benito Land and Water Company Subdivision, located on the east side of Ed Carey Drive, south of Heather Lynn Court. Applicant: Jose Luis Munoz of Guzman & Munoz Engineering & Surveying, Inc, c/o Werner Ellen Investments, LLC.

3. Request to rezone from General Retail ("GR") District to Planned Development ("PD") District to allow for single family residential and multi-family residential use for a 14.64 acre tract out of Lots 15 and 16, Block 146, San Benito Land and Water Company Subdivision, located on the north side of Haine Drive east of Treasure Haven Drive. Applicant: Armando Elizarrar

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

4. Request for a special use permit (SUP) to allow an adult business (microblading studio) in a General Retail (GR) District located at 5505 S. Expressway 77, Suite 204, bearing a legal description of Lot 1, Block 1, Harlingen Medical Center Subdivision. Applicant: Diana Lozano, MD

   a. Public Hearing
   b. Consider and take action to recommend the Special Use Permit to the City Commission.

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


6. 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


POSTED the 22nd day of May 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