REGULAR MEETING OF THE
PLANNING AND ZONING COMMISSION

WEDNESDAY, AUGUST 12, 2020 AT 5:30 P.M.
VIA VIDEOCONFERENCE, 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.

Notice is hereby given that the Planning and Zoning Commission of the City of Harlingen,
Texas will hold a Regular Meeting on Wednesday, August 12, 2020 at 5:30 p.m. via
videoconference, while providing the public the ability to view the meeting via internet live
streaming at www.myharlingen.us.

In accordance with the order of the Office of the Governor issued March 16, 2020, the City of
Harlingen, Texas will conduct the meeting via videoconference and provide viewing for the
public using live stream in order to advance the public health goal of limiting face-to-face
meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19).
To view the Planning and Zoning Commission meeting live, go to www.myharlingen.us and
click on “Planning and Zoning Commission Live.”

The public will be permitted to offer citizen communication or participate in terms listed as
public hearings telephonically as provided by the agenda and as permitted by the presiding
officer during the meeting. Written comments may also be submitted for City staff to read
aloud during the meeting.

To offer citizen communication or participate in scheduled public hearings telephonically, go to
www.myharlingen.us and click on “PUBLIC HEARING AND CITIZEN COMMUNICATION
FORM.” Fill out the form and indicate the item you wish to address and submit the form.

Please indicate (1) the agenda item on which you wish to speak, (2) whether you prefer to
speak on the item during citizen communication or at the time the agenda item is brought for
consideration before the Planning and Zoning Commission, (3) a working telephone number at
which you may be reached to submit your comments. The City will then call you when the
item you wish to address is being considered. You will then address the Planning and Zoning
Commission through speakerphone, and your call will be made audible to the Planning and
Commission and to the public through the live stream. Please submit the request before 4
p.m. on the day of the meeting.

To submit written comments for City staff to read aloud during the meeting, go to
www.myharlingen.us and click on “Public Hearing and Citizen Communication Form” write
your comments (limited to 400 words or less) and submit the form.

Please submit written comments before 4 p.m. the day of the meeting.

A recording of the meeting will be made and will be available to the public in accordance with
the Texas Open Meetings Act.
City of Harlingen meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary’s Office at (956)216-5001. Or submit request to Post Office Box 2207, Harlingen, Texas 78550 at least 48 hours in advance of the meeting.

PLEDGE OF ALLEGIANCE / WELCOME

CITIZEN COMMUNICATION

1. Approval of Minutes: Meeting on July 22, 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 Harlingen Pets Subdivision, being a replat of Lots 25 and 26, consisting of 0.36 acres, of the Brown Addition Subdivision, save and except 0.48 acres out of Lot 25, located on the south side 77 Sunshine Strip, east of Grimes Ave. Applicant: Michael Rios of Rios Surveying, LLC, c/o Jesus Flores.
   b. Request for a Special Use Permit (SUP) to allow an adult business (vape shop) in a General Retail (GR) District located at 1338 N Ed Carey Drive, bearing a legal description of Lot 5, Harlingen Towne Center Subdivision. Applicant: Ali Sheikhani.
   a. Public Hearing
   b. Consider and take action to recommend the Special Use Permit to the City Commission

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

5. 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 7th day of August 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 Covantes, AICP
Planning and Development Director