



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

**WEDNESDAY, NOVEMBER 9, 2016, AT 5:30 P.M.
CITY HALL TOWN HALL, 118 E. TYLER AVNUE, 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 October 12, 2016
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 replat of the proposed Reyna Subdivision, consisting of a 11.25 acre tract of land out of Lot 1, Block 1 of the Harlingen Heights II Subdivision, located on the west side of Harlingen Heights Drive, south of Teege Road. Applicant: Cruz Hogan Consultants, Inc., c/o Ezequiel Reyna, Jr.
3. Request to rezone from Not Designated ("N") District to Residential, Single Family ("R-1") District for 30.0 acres out of Block 6, Stuart Place Subdivision Survey 139/298; 19.69 acres out of Block E, Blocks 2 and 3 Stuart Place Subdivision 139; 7.5 acres out of Block D, Resubdivision of Lots 2 and 3 Stuart Place Subdivision Survey 139; 2.5 acres out of Block D, Resubdivision of Lots 1 and 2 Stuart Place Subdivision Survey 139; 5.0 acres out of Block 3, Stuart Place Subdivision Survey 139; 10.0 acres out of Block A, 16.48 acres out of Block B, and 5.0 acres out of Block C, Blocks 2 and 3 Stuart Place Subdivision Survey 139; 0.654 acre out of Tract A, 30.0 acres out of Tract A and B, and 130.0 acres out of Tract B, L.L. Adams Subdivision Survey 140, all properties generally located south of Wilson Road between Altas Palmas Road and Beckham Road. Applicant: City of Harlingen
 - a. Public Hearing
 - b. Consider and take action to recommend the rezoning to the City Commission.

4. Request for a Specific Use Permit (“SUP”) to allow a bar/lounge in a General Retail (“GR”) District located at 323 W. Jackson, bearing a legal description of Lots 1-5, Block 61, Harlingen Original Townsite. Applicant: Raymond Reyes, Jr.
 - a. Public Hearing
 - b. Consider and take action to recommend the specific use permit to the City Commission.

5. Request for a Specific Use Permit (“SUP”) to allow an adult business, a micro-blading studio, in a General Retail (“GR”) District located at 1325 S. 77 Sunshine Strip, Suite 4, bearing a legal description of Part of Block 1, McKelvey Park Amended Subdivision. Applicant: Sonia Donaldson
 - a. Public Hearing
 - b. Consider and take action to recommend the specific use permit to the City Commission.

6. 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 October 12, 2016 P&Z Commission Meeting

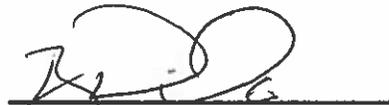
7. Planning and Development Director’s report, by: Rodrigo Davila, Planning and Development Director

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 4th day of November 2016, 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
Planning and Development Director