



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

**WEDNESDAY, SEPTEMBER 14, 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 August 10, 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 and final plat of the proposed JnL Subdivision, consisting of a 6.97 acre tract of land out of Block 6 of the Marin H. Garcia Estate, located south side of FM 107 west of Pomelo Road. Applicant: Rios Surveying LLC, c/o Jose and Maria De Leon
  - b. Consider and take action to approve the final plat of the proposed Oak Ranch Estates Phase I Subdivision, consisting of a 7.553 acre tract of land out of Stuart Place Subdivision Survey 42 and 297; located on Garrett Road, northeast of Dilworth Road. Applicant: Jack Brown of Brown, Leal and Associates, c/o Rick Lupient
  - c. Consider and take action to approve the final plat of the proposed Mequite Wood Phase I Subdivision, consisting of a 4.38 acre tract of land out of the North 10 acres of the West ½ of Block 51, Lon C. Hill Subdivision, located on the east side of Louisiana Street, southeast of Expressway 77/83. Applicant: Richard Correa, LNV Inc., c/o Bill Burns
  - d. Consider and take action to approve the final plat of the proposed Vasquez Subdivision, consisting of 5.0 acres of land out of Block 8, Stuart Place Subdivision Survey 296, generally located on Baker Potts Road, South of November Road. Applicant: Ferris, Flinn and Medina, LL, c/o Joe and Belinda Vasquez

- e. Consider and take action to approve the final replat of the proposed Lot 8, Block 1, Harlingen Corners Retail Center Addition Subdivision, being a 13.150 acres being all of Lot 8, Block 1, Final Replat of Harlingen Corners Retail Center Addition Subdivision, located on the north side of Lincoln Avenue west of Dixieland Road. Applicant: Melden and Hunt Inc., c/o ARC LLC
3. Request to consider the voluntary annexation and to establish the initial zoning to Light Industry ("LI") District for a 25.970 acre tract of land, more or less, being 2.145 acres out of Block 41, and 23.825 acres out of Block 67, Palmetal Company Subdivision, located on the east side of FM 509 north of FM 106. Applicant: Whiting Investments, LLC, c/o Chris Hamby
  - a. Public Hearing
  - b. Consider and take action to recommend the annexation and the zoning of the said property upon annexation to the City Commission.
4. Request to rezone from Not Designated ("N") District to Light Industry ("LI") District for 11.91± acres out of Block 67, and 16.1± acres out of Block 68, Palmetal Company Subdivision, located on the north side of FM 106 east of FM 509. Applicant: Whiting Investments LLC, c/o Chris Hamby, and the City of Harlingen
  - a. Public Hearing
  - b. Consider and take action to recommend the rezoning to the City Commission.
5. Public hearing and take action to consider a request to rezone from Not Designated ("N") District to Residential, Single Family ("R-1") District for the South 0.75± acre out of 1.3 acre tract of Block 8, the South 1.0± acre out of 1.97 acre tract of Block 9, the South 0.4± acre out of Block 9, the South 0.5± acre out of the Western Part of block 9 and 10, and 2.97 acres out of Block 10, Stuart Place Subdivision Survey 298; Lots 1-3, Block 1, Naranjo-Lopez Subdivision; and Lots 1-3 Block 1, Esteban-Celina Subdivision; rezone from Not Designated ("N") District to Residential, Mobile Home ("MH") District for 2.4± acres out of a 4.0 acre tract of Block 8, Stuart Place Subdivision Survey 298; and rezone from Not Designated ("N") District to General Retail ("GR") District for the North 200 ft. (1.6 ± acres) out of a 4.0 acre tract of Block 8, the North 300 ft. (0.3± acre) of a 1.3 acre tract of Block 9, the North 300 ft. (0.9± acre) out of a 1.977 acre tract of Block 9, the North 300 ft. (0.34 acre) out of Block 9, the North 300 ft. (0.5± acre) out of the Western Part of Block 9 and 10, and 1.83 acres out of Block 10, Stuart Place Subdivision Survey 298; all properties located on the south side of Business 83 between Beckham Road and Altas Palmas Road. Applicant: City of Harlingen
  - a. Public Hearing
  - b. Consider and take action to recommend the rezoning to the City Commission.
6. Request for the renewal of Specific Use Permit to allow a bar/lounge in a General Retail ("GR") District located at 204 W. Jackson, bearing a legal description of Lots 13 and 14, Block 45, Harlingen Original Townsite. Applicant: Luis C. Betancourt
  - a. Public Hearing

- b. Consider and take action to recommend the renewal of the specific use permit to the City Commission.
7. 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 August 10, 2016 P&Z Commission Meeting
8. 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 9<sup>th</sup> day of September 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.

  
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Rodrigo Davila  
Planning and Development Director