



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

**WEDNESDAY, JUNE 8, 2016, AT 5:30 P.M.
CULTURAL ARTS CENTER, 576 '76 DRIVE, 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 May 11, 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 plat of the proposed RDR Subdivision, being a 1.10 acre of land out of Block 6, Dougherty & Paillet Subdivision, located on the west side of Perk Lane south of Garret Road. Applicant: Moore Land Surveying, LLC, c/o Dale Roberts.
 - b. Consider and take action to approve the preliminary and final plat of the proposed Calvary Subdivision, being a 3.068 acre tract of land, more or less, out of Block 8, Stuart Plate Subdivision, located on the south side of Lincoln Avenue east of Palm Drive. Applicant: Centerline Surveying, c/o Borderland Calvary Chapel.
3. Request to rezone from Not Designated ("N") District to Residential, Single Family ("R-1") District for Lots 1-9, Block 1, Royal Acres Subdivision; 43.33 acres out of Block 33, Stuart Place Subdivision Survey 139, 297,298; 4.65 acres out of Block 27, Stuart Place Subdivision Survey 298; 3.5 acres out of Block 26, Stuart Place Subdivision Survey 298; the East 100 ft. of Lot 1, the West 255 ft of Lot, and 0.1670 acres out of Lot 2, Glenn Subdivision, and Lots 1-26, Countryside Estates; and rezone from Not Designated ("N") District to General Retail ("GR") District for 1.0 acre out of Block 33, Stuart Place Subdivision Survey 138/297/298, properties generally located west of Altas Palmas Road and north of Business 83, and south of Hughes Road and Drury Lane. 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 to allow a dance/reception hall (where alcohol is permitted) in a General Retail ("GR") District located at 302 N. First Street, bearing a legal description of Lots 11 and 12, Block 26, Harlingen Original Townsite.
Applicant: Mirna Trevino
 - a. Public Hearing
 - b. Consider and take action to recommend the specific use permit to the City Commission.
5. 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 May 11, 2016 P&Z Commission Meeting
6. 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 3rd day of June 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