



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

**WEDNESDAY, AUGUST 10, 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 July 13, 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 Lot 8, Block 1 of Harlingen Corners Retail Center Addition Subdivision, being a 13.150 acres being all of Lot 8, Block 1, Final Plat of Harlingen Corners Retail Center Addition, located on the north side of Lincoln Avenue west of Dixieland Road. Applicant: Melden and Hunt Inc., c/o ARC HCHARTX001, LLC
3. Request to rezone from Not Designated ("N") District to Residential, Single Family ("R-1") District for 4.99 acres out of Block 1, 5.0 acres out of Block 4, 2.51 acres out of Block 5, the South 223 feet of Lot 5 and all of Lot 25; Block 26 and the North ½ of Block 27; and Blocks 28-56, Stuart Place Townsite Acreage; Blocks 1-5. Egan Subdivision; 2.0 acres comprised of Part of Block 6 and all of Block 15, Fitzgerald Subdivision; 2.0 acres comprised of Block 7 and 14, Fitzgerald Subdivision; Lots 1-4 Crockett Villa Subdivision; 10.09 acres out of Block 4, and 2.47 acres out of Block 6, Stuart Place Subdivision Survey 42/137/297; and rezone from Not Designated ("N") District to Residential, Mobile Home ("MH") District for 1.0 acre out of Block 30, Stuart Place Subdivision Survey 139/297; all properties generally located north of Business 83 between Beckham Road and Stuart Place Road. Applicant: City of Harlingen
 - a. Public Hearing
 - b. Consider and take action to recommend the rezoning to the City Commission.

4. Request to rezone from Office (“O”) District to General Retail (“GR”) District for 6.45+ acres out of the East Part of Lot 1, Block 1, Apollo Subdivision, located at 3701 W. Business 83. Applicant: Omar Villasana-Cortez
 - a. Public Hearing
 - b. Consider and take action to recommend the rezoning to the City Commission.
5. Request for a Specific Use Permit (“SUP”) to allow a bar/lounge in a Light Industry (“LI”) District located at 1510 North Commerce Street, bearing a legal description of Lot 1, Block 1, Casa Blanca Subdivision. Applicant: Julian Limon
 - 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 July 13, 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 5th day of August 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