



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

**WEDNESDAY, OCTOBER 12, 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 September 14, 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 final replat of the proposed Lot 8, Block 1, Harlingen Corners Retail Center Addition Subdivision, being 13.150 acres being all of Lot 8, Block 1, Final Plat 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
 - b. Consider and take action to approve the final plat of the proposed Cheddar's Stuart Place Subdivision, being a 9.858 acres of land more or less out of a 13.258 acre tract of out of a 19.87 acre tract in Block 15, Stuart Place Subdivision, Survey 138, located on the north side of Interstate 2 Frontage Road east of Stuart Place Road. Applicant: Chavez Automated Designs, c/o Carlos Varela of Varco Investments, Ltd.
3. Consider and take action to recommend to the City Commission a variance with regards to the 5 ft. sidewalk required on both sides of all streets of a subdivision within a 1,000 feet of a school, and a variance request to install the required sidewalk from the time of curb and gutter to the time of construction, on the proposed Adam's Crossing Phase IV and V Subdivision, bearing a legal description of Lot 19.362 acre tract out of Block 102, Harlingen Land and Water Company Subdivision, located on the south side of Vinson Avenue west of North 21 Street. Applicant: Jack Brown of Brown Leal and Associates, c/o Armando Elizarde

4. Request to rezone from Not Designated (“N”) District to Residential, Single Family (“R-1”) District for 5.0 acres out of Block 1, 1.0 acre out of Block 2, 4.87 acres out of Block 3, 3.84 acres out of Block 11, and 3.36 acres out of Block 14, Stuart Place Subdivision Survey 298; and Lot 1, Block 1, Wadkins Subdivision, all properties located south of Business 83 between Altas Palmas Road and Baker Potts Road.
Applicant: City of Harlingen
 - a. Public Hearing
 - b. Consider and take action to recommend the rezoning 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 September 14, 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 7th day of October 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