



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

**WEDNESDAY, DECEMBER 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 November 9, 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 Escondido Subdivision Phase 2&3, consisting of a 21.307 acre tract of land, more or less, being the east 31.97 acres out of Block 30, Palmetal Company Subdivision; located on Grimes Rd, east of Academy Drive. Applicant: Jack Brown of Brown, Leal & Associates, c/o Paul Daniec.
 - b. Consider and take action to approve the preliminary plat of the proposed Santa Rosa Subdivision, being a 21.89 acres tract out of Blocks 50 and 52, Pomelo Subdivision, located on the east side of Pomelo Rd, north of Ryan Rd. Applicant: Victor Trevino of South Texas Infrastructure Group, c/o Alma Quiroga.
3. Request to rezone from Not Designated ("N") District to Residential, Single Family ("R-1") District for 0.97 acre out of Block 7, Stuart Place Subdivision Survey 41; 17.16 acres out of Lot 7, B S & F Subdivision Survey 41 (aka Block 7, Stuart Place Subdivision Survey 41); 6.22 acres out of Block 4, 9.55 acres out of Block 5, and 15.62 acres out of Block 6, F. Z. Bishop Subdivision Survey 41; Lots 1-3, Block 1, Dintleman Subdivision; 4.74 acres out of Block 15, 4.01 acres out of Block 15 and 16, 0.40 acres out of Block 21, 4.16 acres out of Block 26, 1.71 acres out of Blocks 26 and 27, Howard Dixieland Heights Subdivision No. 1; and 0.67 acre out of Block 41 and 8.99 acres out of Block 42, Howard Dixieland Heights Subdivision; rezone from Not

Designated (“N”) District to Residential, Triplex and Quadruplex (“M-1”) District for 8.38 acres out of Block 56, Howard Dixieland Heights Subdivision No. 1; and rezone from Not Designated (“N”) District to General Retail (“GR”) District for 5.51 acres out of Lot 10, and 5.01 acres out of Lot 13 (aka Block 8, Stuart Place Subdivision Survey 41), all properties generally located between Business 83 and Mayfield Road east of Palm Court Drive. 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 115 E. Harrison, bearing a legal description of Lots 17 and 18, Block 70, Harlingen Original Townsite. Applicant: Dillon Abi Dawi
- 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 a storage building in a General Retail (“GR”) District located at 1313 Haverford Boulevard, bearing a legal description of Lot 1, Haverford Place Section 1 Subdivision. Applicant: Yolanda Flores, c/o Stripes LLC.
- a. Public Hearing
 - b. Consider and take action to recommend the specific use permit to the City Commission.
6. Request for a Specific Use Permit (“SUP”) to allow a storage building in a General Retail (“GR”) District located at 2426 Loop 499, bearing a legal description of Lot 1, Block 1, CBA Subdivision. Applicant: Santos Camargo, c/o Stripes LLC
- a. Public Hearing
 - b. Consider and take action to recommend 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 November 9, 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 9th day of December 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