

**CITY COMMISSION
AGENDA
REGULAR MEETING
MARCH 19, 2025
@ 5:30 PM
CITY HALL, TOWN HALL MEETING ROOM
2ND FLOOR, 118 E. TYLER AVENUE
HARLINGEN, TEXAS**

Notice is hereby given that the City Commission of the City of Harlingen, Texas will hold a Regular Meeting on **WEDNESDAY, MARCH 19, 2025, at 5:30 P.M.** at City Hall, Town Hall Meeting Room, 118 E. Tyler Avenue, Harlingen, Texas and provide the public the ability to view the meeting via internet live-streaming at www.harlingentx.gov and the City of Harlingen YouTube Page.

The public will be permitted to offer citizen communication or participate in items listed as public hearings as provided by the agenda and as permitted by the presiding officer during the meeting.

To offer citizen communication or participate in scheduled public hearings, go to www.harlingentx.gov and click on " PUBLIC HEARING AND CITIZEN COMMUNICATION FORM." Fill out the form and indicate the item you wish to address, and submit the form.

Please indicate (1) the agenda item on which you wish to speak, (2) whether you prefer to speak on the item during citizen communication or at the time the agenda item is brought for consideration before the City Commission.

To submit written comments requesting an item for City Secretary, go to www.harlingentx.gov and click on " PUBLIC HEARING AND CITIZEN COMMUNICATION FORM" write your comments (limited to 400 words or less) and submit the form.

PLEASE SUBMIT WRITTEN COMMENTS BEFORE 3:00 P.M. THE DAY OF THE MEETING.

A recording of the meeting will be made and will be available to the public in accordance with the Texas Open Meetings Act.

City of Harlingen meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary's Office at (956) 216-5001 or write Post Office Box 2207, Harlingen, Texas 78550 at least 48 hours in advance of the meeting.

The Harlingen City Commission reserves the right, pursuant to the Texas Government Code Chapter 551, Subchapter D, to enter into closed executive session on any item posted on the agenda if a matter is raised that is appropriate for closed discussion.

- 1) **Call Meeting to Order**
 - a) Invocation - Commissioner Michael Mezmar
 - b) Pledge of Allegiance
 - c) Welcome Citizens
- 2) **Conflict of Interest**

" Under State Law, a conflict of interest exists if a commission member, or certain members of that person's family, has a qualifying financial interest in an agenda item. Members with a conflict of interest cannot participate in the discussion nor vote on the agenda item. Are there any known conflicts of interest to disclose at the time? " **(City Attorney)**
- 3) **Announcements:** *With respect to items not listed elsewhere on this agenda, the City Commission may report on items of community interest, including announcing community events, announcing employees or community recognitions.*
 - a) Mayor's Announcements
 - b) City Manager's Announcements
 - c) City Commission Member Announcements
- 4) **Proclamation/Presentation of Awards:**
 - a) Harlingen Animal Shelter - "Pet of the Week"
 - b) Recognition Award - HHSS-Sam Hernandez-TMEA- All State Jazz Band
 - c) Recognition Award - HHSS "Lady Hawks" Basketball Team
 - d) Presentation of Award - Rebecca Littleton-Coach of the Year
 - e) Proclamation - "World Society Work Day"
- 5) **Citizen Communication:** *At this time, the public is invited to address the City Commission and speak on any matter not specifically listed for public hearing elsewhere in this agenda. Please note that the City Commission members may not respond to comments or deliberate on topics addressed.*
- 6) **Approval of Minutes:**
 - a) Regular Meeting of December 18, 2024
- 7) **Consent Agenda:** *No discussion is anticipated on any of the items in this section because they are routine business, were included in the budget adoption process, or have been previously discussed as a staff report or discussion item. These items will be considered collectively by a single vote, unless a commission member requests an item be removed from the consent agenda.*
 - a) Consideration and possible action to approve a request from the Junior League of Harlingen for street closures listed below on Saturday, April 5, 2025 from 7:30 a.m. to 10:00 a.m. for their KidFit Festival and Fun Run. Attachment **(Police)**.

Fair Park Boulevard between North "L" Street and North "J" Street
No thru traffic to include all entries and exits from Harlingen Performing Arts and Municipal Auditorium parking lots
Northside Intersection of Fair Park Boulevard and Teege Avenue (northbound lanes only)
 - b) Consideration and possible action to approve a request from Alexis Riojas, Downtown Director, to close the following streets, Saturday, April 12, 2025, from 1 00 p.m. to 10:00 p.m. for the Save the Station Event. Attachment **(Police)**.

Eastside Intersection of West Jackson Avenue and "D" Street
Southside Intersection of the 100 Block of North "C" Street and alleyway
Northside intersection of the 100 Block of South "C" Street and alleyway
Westside intersection of West Jackson Avenue and West Street

- c) Consideration and possible action to approve a request to close the following streets for the Downtown at Sundown Event, every 3rd Saturday of the month from 7:00 p.m. to 10:00 p.m. Attachment (**Police**).

Alleyway at the 100 Block of North Commerce Street;
Southside Intersections of "A" Street / Monroe Avenue;
Eastside alleyway at the 100 Block of North "A" Street;
North and Southside intersections of "A" Street / Jackson Avenue;
Northside Intersection of South "A" Street / Van Buren Avenue

- d) Consideration and possible action to approve an ordinance on second and final reading for a rezoning request from Not Designated ("N") District to Light Industry ("LI") District for 12.45 acres of land out of Block 68, Palmetal Company Subdivision, located along the north side of FM 106, approximately 1,295 feet east of FM 509. Applicant: Chris Hamby c/o Whiting Investments, Ltd. Attachment (**Planning & Development**).
- e) Consideration and possible action to approve an ordinance on second and final reading for a Special Use Permit ("SUP") to allow a bar/lounge in a General Retail ("GR") District located at 712 North 77 Sunshine Strip, Suite 34, bearing a legal description of Lots 1-2 & North Part of Lot 3, Coronado Acres Subdivision 3. Applicant: Karlos Esquivel. Attachment (**Planning & Development**).
- f) Consideration and possible action to approve an ordinance on second and final reading amending the City of Harlingen's Budget for Fiscal Year 2025. Attachment (**Finance**).
- g) Consideration and possible action to approve a resolution designating the Special Projects Director as the Authorized Official, on Office of the Governor's grant applications submitted through eGrants. Attachment (**Special Projects Department**).
- h) Consideration and possible action to approve a resolution authorizing the City Manager to submit a grant application to the Office of the Governor, Operation Lone Star Grant Program (OLS), FY 2026. Attachment (**Special Projects Department**).
- i) Consideration and possible action to approve a resolution authorizing the City Manager to accept a grant award from the Texas Office of the Governor Fiscal Year 2025 Border Zone Fire Departments Grant. Attachment (**Special Projects Department**).
- j) Consideration and possible action to approve the installation of speed humps in the following locations: (***This item was requested by Commissioner Daniel N. Lopez and Commissioner Rene Perez***)

1. 1400 Block of Barton Avenue
2. Drury Lane between Altas Palmas and Beckham Rd.

- 8) **Staff Reports and Other Discussion Items:** *Items in this section are not expected to require action by the City Commission and are generally for information only. However, any item listed in this section may become an action item at a future meeting with the request of the Mayor, or after the request of any two Commission members, or the City Manager.*

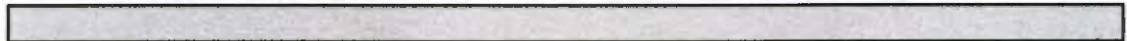
- a) City Manager's Report
- b) Staff Reports - Presentation by Robert Rodriguez (Finance Director) on the City of Harlingen Investment Report for the quarter ending December 31, 2024.

- c) Presentation by Schneider Electric on potential future energy savings. (***This item was requested by Commissioner Rene Perez and Commissioner Ford Kinsley***)
 - d) Presentation by Roxanna Moore (JHL President) and Amanda Lucio (JLH Ex-Officio) on the 2025 Kid Fit Event.
- 9) **Public Hearings:** *At this time, the Mayor will invite members of the public who have filled out the Public Hearing and the Citizen Communication Form to address each item listed in this section. Please limit your comments to the topic of that public hearing. If more than one public hearing is being held, you will be allowed to speak during each topic, provided you have filled out the Public Hearing and Citizen Communication Form for the appropriate topic. If you are signed up for two (2) or more Public Hearings, you will be limited to 5 minutes for all topics.*
- a) Public hearing for a rezoning request from Residential, Single-Family ("R-1") District to Residential, Duplex ("R-2") District for a property located at 101 W. Pierce Avenue, bearing a legal description of Lot 6, Block 139, Harlingen Original Townsite. Applicant: Reynaldo Del Toro c/o Anacahuita Development. Attachment (***Planning & Development***)
 - b) Public hearing for a Special Use Permit (SUP) to allow alcoholic beverages for onsite consumption at an event center in a General Retail ("GR") District for a tract of land bearing a legal description of 5.57 acres out of 15.57 acres out of Block 185, San Benito Land and Water Company Subdivision, located on the east side of South Ed Carey Drive, approximately 974 feet south of South Expressway 83 Frontage Road. Applicant: RGV Wine Country c/o Rodrigo Rubiano. Attachment (***Planning & Development***)
 - c) Public hearing for a Special Use Permit (SUP) to allow the sale of alcoholic beverages for on-site consumption, in a General Retail District ("GR") located at 1301 N. 77 Sunshine Strip, bearing a legal description of Block 5 and the North Part of Block 6, Brown Subdivision. Applicant: Tim Ilaoa c/o 7-Eleven Inc. Attachment (***Planning & Development***)
 - d) Public hearing for a Special Use Permit (SUP) to allow a storage building greater than 144 square feet in a Residential, Single-Family ("R-1") District located at 2220 E. Crockett Street, bearing a legal description of Lot 9, Block 2, Pendleton Subdivision. Applicant: James Petty. Attachment (***Planning & Development***).
 - e) Public hearing for a rezoning request from Residential, Single-Family ("R-1") District to Residential, Duplex ("R-2") District for a property located at 2013 W. La Salle Avenue, bearing a legal description of Lot 40, Block 1, Wallace's Home Lawn Subdivision. Applicant: Claudio Cordova c/o Maria Guadalupe Chavez. Attachment (***Planning & Development***)
- 10) **Action Items:** *City Commission will discuss, consider, and take any action deemed necessary on items listed in this section, including the adoption of a resolution or an ordinance.*

Ordinances:

- a) Consideration and possible action to adopt an ordinance on first reading for a rezoning request from Residential, Single-Family ("R-1") District to Residential, Duplex ("R-2") District for a property located at 101 W. Pierce Avenue, bearing a legal description of Lot 6, Block 139, Harlingen Original Townsite. Applicant: Reynaldo Del Toro c/o Anacahuita Development. Attachment (***Planning & Development***)
- b) Consideration and possible action to adopt an ordinance on first reading for a Special Use Permit (SUP) to allow alcoholic beverages for onsite consumption at an event center in a General Retail ("GR") District for a tract of land bearing a legal description of 5.57 acres out of 15.57 acres out of Block 185, San Benito Land and Water Company Subdivision, located on the east side of South Ed Carey Drive, approximately 974 feet south of South Expressway 83 Frontage Road. Applicant: RGV Wine Country c/o Rodrigo Rubiano. Attachment (***Planning & Development***)

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- d) Consideration and possible action to adopt an ordinance on first reading for a Special Use Permit (SUP) to allow a storage building greater than 144 square feet in a Residential, Single-Family ("R-1") District located at 2220 E. Crockett Street, bearing a legal description of Lot 9, Block 2, Pendleton Subdivision. Applicant: James Petty. Attachment (**Planning & Development**).
- e) Consideration and possible action to adopt an ordinance on first reading for a rezoning from Residential, Single-Family ("R-1") District to Residential, Duplex ("R-2") District for a property located at 2013 W. La Salle Avenue, bearing a legal description of Lot 40, Block 1, Wallace's Home Lawn Subdivision. Applicant: Claudio Cordova c/o Maria Guadalupe Chavez. Attachment (**Planning & Development**)
- f) Consideration and possible action to approve an ordinance on first reading, amending the Harlingen Code of Ordinances, Chapter 111 (Zoning), Article XVII (Downtown District Overlay), Section 111-505, regarding the issuance of Special Use Permits. (Attachment) (**This item was requested by Commissioner Rene Perez and Commissioner Daniel N. Lopez.**)



- g) Consideration and possible action to select one or multiple projects for consideration under the Outdoor Recreation Legacy Partnership Grants Program. (**Special Projects Department**).
- h) Consideration and possible action to approve a request to repair damages sustained to the Parking Lot located at 1116 S. Commerce St., Harlingen, TX 78550, (Richard's Restaurant), caused by the city's refuse units while servicing the garbage containers. This is considered private property, with a total estimated cost of \$1,465.00, which includes cost of repairs, equipment, materials, and labor. Attachment (**Public Works**)(**This item was tabled at the Regular City Commission Meeting of February 19, 2025.**)
- i) Consideration and possible action to authorize the City Manager to enter into a Memorandum of Understanding (MOU) with the City of Donna for the sale of three refuse vehicles. Attachment (**Public Works**).
- j) Consideration and possible action to approve a request from Remi Garza, Cameron County Elections Administrator, to use the Harlingen Cultural Arts Center, 575 "76" Dr., as a polling place for the May 3, 2025, General and Special Elections Early Voting and Election Day site on the dates and times below. Attachment (**City Secretary**).

Early Voting:

Tuesday–Friday, April 22nd-25th from 9:00 a.m. to 7:00 p.m.

Saturday, April 26th from 10:00 a.m. to 5:00 p.m.

Monday–Tuesday, April 28th-29th from 9:00 a.m. to 7:00 p.m.

Election Day:

Saturday, May 3rd from 7:00 a.m. to 7:00 p.m.

- k) Consideration and possible action to re-schedule the City Commission Meeting of April 2, 2025, to a future date. (**City Manager**)

11) **Board Appointments:**

Specifically, appointment or discussion and possible action to include appointment and/or removal of any position subject to appointment or removal by statute, ordinance, or bylaws.

Airport
Animal Shelter Advisory Committee
Audit Committee (Terms expire in June)
Charter Review Committee (Ad Hoc)
Civil Service Commission
Community Development Advisory Board (1)
Construction Board of Adjustments (4)
Convention & Visitors Bureau
Development Corporation of Harlingen, Inc.
Downtown Improvement Board
Golf Course Advisory Board
Harlingen Community Improvement Board
Harlingen Housing Authority Board
Harlingen Finance Corporation (6)
Harlingen Teen and Young Adult Advisory Board (2)
Healthy Harlingen Advisory Board
Keep Harlingen Beautiful Board
Library Advisory Board
Mayor Wellness Council
Museum Advisory Board (1)
Parks Advisory Board
Planning & Zoning Advisory Board
Senior Citizens Advisory Board (1)
Small Business Committee
Tax Increment Finance Board
Utility Board of Trustees (1)
Veterans Advisory Board
Zoning Board of Adjustment (2)

- 12) **Executive Session:** *All items listed in this section will be deliberated in a closed session. Members of the public are not generally permitted to attend a closed session. Executive Session items may be considered as an action item at the discretion of the Mayor. However, City Commission will not take any action in closed session.*

- 13) **Action on Executive Session Items:** *The City Commission will reconvene in open session and may take action on any item listed in the Executive Session Section of this agenda.*

14) **Adjournment:**

I, the undersigned authority, do hereby certify that the above Notice of the Regular Meeting of the Harlingen City Commission is a true and correct copy of said notice posted on the bulletin board at City Hall of said City of Harlingen, Texas in a place convenient and readily accessible to the general public at all times and on the City's Internet Website and said Notice was posted on **FRIDAY, MARCH 14, 2025** at or before 12:10 a.m. (p.m.) and remained so posted for at least 72 hours preceding the time of said meeting.

Dated this 14h day of MARCH, 2025


Hermelinda Gonzales, Interim City Secretary

REGULAR MEETING

CITY COMMISSION

HARLINGEN, TEXAS

A Regular Meeting of the Harlingen City Commission was held December 18, 2024, at 5:30 p.m., at City Hall, Town Hall Meeting Room, 118 E. Tyler, Harlingen, Texas, and providing the public the ability to view the meeting via the Internet, live streaming and permitting the public to offer citizen communication or participate in items listed on the agenda via videoconferencing or telephonically via www.harlingentx.gov Those in attendance were:

Mayor and Commissioners

Mayor Norma Sepulveda

Mayor Pro-Tem Rene Perez

Ford Kinsley Commissioner District 1

Daniel N. Lopez, Commissioner District 2

Michael Mezmar, Commissioner District 3

Frank Morales, Commissioner District 4

ABSENT

Gabriel Gonzalez, City Manager

City Staff

Oscar Garcia, Assistant City Manager, External Services

Amanda C. Elizondo, City Secretary

Mark Sossi, City Attorney

1. Call Meeting to Order:

Mayor Sepulveda called the meeting to order, announced that a quorum had been established, and stated that the meeting had been duly posted according to state law. The following proceedings were held:

- a) Invocation – Commissioner Michael Mezmar
- b) Pledge of Allegiance
- c) Welcome Citizens

2. Conflict of Interest

"Under State Law, a conflict of interest exists if a council member, or certain members of that person's family, has a qualifying financial interest in an agenda item. Members with a conflict of interest cannot participate in the discussion nor vote on the agenda item. Are there any known conflicts of interest to disclose at this time?"

Mark Sossi, City Attorney, read the conflict of interest and asked the Mayor and City Commissioners if they had a conflict on any item on the agenda. None declared.

3. Announcements:

a) Mayor's Announcements:

Mayor Sepulveda stated that several events would be held in the community and expressed her gratitude to the city staff who worked on the event preparations. The Christmas Parade was delayed due to weather and the 3rd Annual Lighting of the Harlingen Convention Center Christmas Tree. She congratulated Mayor Pro-Tem Rene Perez, Commissioner Ford Kinsley and Commissioner Frank Morales on their recent re-election.

b) City Manager's Announcements: None

c) **City Commission Member Announcements:**

- **Commissioner Kinsley** stated that the Employee Appreciation Dinner was a great success and commended the employees involved in organizing it and those who devoted many years to keeping the city running so well.
- **Commissioner Lopez** commended the staff for their hard work on this event. He wished everyone a Merry Christmas and reminded everyone to be safe when celebrating. He urged everyone to use Uber, Lift, or a Designated Driver to get home safely.
- **Commissioner Mezmar** wished everyone a Happy St. Nicholas Day.
- **Commissioner Morales** wished everyone from District 4, the City of Harlingen, Cameron County, and our nation a Happy Holiday Season.
- **Mayor Pro-Tem Perez** thanked everyone who voted in the recent Run-off Elections and wished everyone a Merry Christmas and a Happy New Year.

4. **Proclamation/Presentation of Awards:**

a) **Pet of the Week:**

Shannon Harvill, Health Director, introduced: "AJ," a two-year-old male Terrier-mix who is energetic, playful, housebroken, is current with his vaccinations, and looking for a new home.

b) **Mayor's Business of the Month – "Johnny's True Value Hardware:**

James Hess, Owner – Thanked the city commission for the award and recognition. His family and business have been part of Harlingen for many years. He looked forward to many more years of service to this community. He was very honored and was also excited to have his daughter present this evening as well.

c) **Proclamation – Junior Catholic Daughters of the America 97th Anniversary**

No one was present to receive the proclamation due to another commitment.

5. **Citizen Communication:**

- Ron Lozano – 2410 Riverside Dr., Harlingen, TX – Refresh*
- Elaine Flores – 821 E. Jackson, Harlingen, TX – Burglaries, Homeless, Crime Stopper tip line.

6. **Approval of Minutes:**

- a) Regular Meeting of November 6, 2024
- b) Special Meeting of November 14, 2024

Motion was made by Commissioner Kinsley and seconded by Mayor Pro-Tem Perez to approve the Regular Meeting of November 6, 2024, and Special Meeting of November 14, 2024. Motion carried unanimously.

7. **Consent Agenda:**

- a) Consideration and possible action to approve a resolution authorizing the City Manager to submit a grant application to the United States Tennis Association under the 2024 USTA Tennis Venue Services Grant.
- b) Consideration and possible action to approve a resolution authorizing the City Manager to submit a grant application to the USDOT FY 2025 Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant Program.
- c) Consideration and possible action to approve a resolution authorizing the City Manager to accept a grant award of \$12,000 from the Texas Department of Transportation (TxDOT).
- d) Consideration and possible action to approve a resolution authorizing the City Manager to accept a grant award of \$8,000 from the National Trust for Historic Preservation.

Motion was made by Commissioner Lopez and seconded by Commissioner Mezmar to approve Agenda Item 7 (a through d). Motion carried unanimously.

8. **Staff Reports and Other Discussion Items:**

a) City Manager's Report – None

b) Staff Reports – None

9. **Public Hearings:**

Mayor Sepulveda announced that Item 9 (a through e) is a public hearing, and anyone wishing to speak for or against these items may do so.

a) Public hearing for a rezoning request from a Residential, Single-Family ("R-1") District to a Residential, Duplex ("R-2") District for a property located at 318 S. New Hampshire Street, bearing a legal description of Lot 1, Block 3, South New Hampshire Subdivision. Applicant: Juan Ruiz.

. Item 9 (a) – None.

b) Public hearing for a rezoning request from Non-Designated ("N") District to Planned Development ("PD") District for one (1) commercial lot and fifteen (15) duplex lots out of Lot 1, Block 2, Georgette Subdivision, located at the southwest corner of Ted Johnson Lane and Bass Boulevard. Applicant: Georgina Gonzalez.

. Item 9 (b) – None.

c) Public hearing for a Special Use Permit (SUP) to allow an adult business (smoke shop) in a General Retail ("GR") District located at 910 Morgan Boulevard, Suite B, bearing a legal description of Lots 8-9,10-11, Rio Land Subdivision. Applicant: Anthony Aguilar.

. Item 9 (c) – None.

d) Public hearing for a Special Use Permit (SUP) to allow a storage building greater than 144 square feet in a Residential, Single-Family ("R-1") District located at 1505 Thacker Lane bearing a legal description of Lots 14 and 15, Block 3, Oak Ranch Estates Subdivision Phase III. Applicant: John Louis Castillo.

. Item 9 (d) – None.

e) Public hearing for a Special Use Permit (SUP) to allow an unmanned battery storage facility in a Light Industry ("LI") District located at 1335 Memphis Street, bearing a legal description of the East 6.604 acres out of Block 3, Paul Hill Subdivision. Applicant: Ravenvolt, Inc.

. Item 9 (e) – None.

There being no comments from the public, Mayor Sepulveda closed the public hearings.

10. **Action Items:**

Ordinances:

a) Consideration and possible action to adopt an ordinance on first reading for a rezoning request from a Residential, Single-Family ("R-1") District to a Residential, Duplex ("R-2") District for a property located at 318 S. New Hampshire Street, bearing a legal description of Lot 1, Block 3, South New Hampshire Subdivision. Applicant: Juan Ruiz.

Motion was made by Commissioner Kinsley and seconded by Mayor Pro-Tem Perez to adopt the ordinance on first reading for a rezoning request from a Residential, Single-Family ("R-1") District to a Residential, Duplex ("R-2") District for a property located at 318 S. New Hampshire Street, bearing a legal description of Lot 1, Block 3, South New Hampshire Subdivision. Motion carried unanimously.

- b) Consideration and possible action to adopt an ordinance for a rezoning request from a Non-Designated ("N") District to a Planned Development ("PD") District for one (1) commercial lot and fifteen (15) duplex lots out of Lot 1, Block 2, Georgette Subdivision, located at the southwest corner of Ted Johnson Lane and Bass Boulevard. Applicant: Georgina Gonzalez.

Motion was made by Mayor Pro-Tem Perez and seconded by Commissioner Mezmar to adopt an ordinance for a rezoning request from a Non-Designated ("N") District to a Planned Development ("PD") District for one (1) commercial lot and fifteen (15) duplex lots out of Lot 1, Block 2, Georgette Subdivision, located at the southwest corner of Ted Johnson Lane and Bass Boulevard. Motion carried unanimously.

- c) Consideration and possible action to adopt an ordinance on first reading for a Special Use Permit (SUP) to allow an adult business (smoke shop) in a General Retail ("GR") District located at 910 Morgan Boulevard, Suite B, bearing a legal description of Lots 8-9,10-11, Rio Land Subdivision. Applicant: Anthony Aguilar.

Commissioner Lopez requested that a map of smoke shops and notification radiuses be provided to the city commission for future reference.

Motion was made by Commissioner Mezmar and seconded by Commissioner Kinsley to adopt an ordinance on first reading for a Special Use Permit (SUP) to allow an adult business (smoke shop) in a General Retail ("GR") District located at 910 Morgan Boulevard, Suite B, bearing a legal description of Lots 8-9,10-11, Rio Land Subdivision. Motion carried unanimously.

- d) Consideration and possible action to adopt an ordinance on first reading for a Special Use Permit (SUP) to allow a storage building greater than 144 square feet in a Residential, Single-Family ("R-1") District located at 1505 Thacker Lane bearing a legal description of Lots 14 and 15, Block 3, Oak Ranch Estates Subdivision Phase III. Applicant: John Louis Castillo.

Commissioner Mezmar asked if the building would have utilities such as bathrooms, plumbing, etc.

Mr. Cervantes responded that it would only be a garage for storing vehicles or other items.

Motion was made by Commissioner Lopez and seconded by Mayor Pro-Tem Perez to adopt the ordinance on first reading for a Special Use Permit (SUP) to allow a storage building greater than 144 square feet in a Residential, Single-Family ("R-1") District located at 1505 Thacker Lane bearing a legal description of Lots 14 and 15, Block 3, Oak Ranch Estates Subdivision Phase III. Motion carried unanimously.

- e) Consideration and possible action to adopt an ordinance on first reading for a Special Use Permit (SUP) to allow an unmanned battery storage facility in a Light Industry ("LI") District located at 1335 Memphis Street, bearing a legal description of the East 6.604 acres out of Block 3, Paul Hill Subdivision. Applicant: Ravenvolt, Inc.

Commissioner Lopez read the minutes of the P & Z meeting and noted a point about the small amount of property tax to be gained from the first battery storage facility.

Mr. Cervantes responded that he had reviewed the data on the approved battery storage project. It is currently operational on Tucker Road. The permit valuation was \$3.5 million; the appraisal district placed a value of \$2.5 million. The tax bill due January 2025 is \$13,589 to be paid to the City of Harlingen. There are two projects on the east side of Harlingen; one is on Harrison, and the other is on

1 Loop 499, which will be under construction very soon. We have not heard anything from the project on
2 Lincoln, which may fall through.

3
4 Commissioner Lopez stated they received concerns from constituents on the latest battery storage
5 project with worries.

6
7 Mr. Cervantes stated they had received two phone calls in opposition to the project, but neither one
8 of the callers was present at the Planning and Zoning meeting. One of those calls concerned leakage,
9 and the other regarded property taxes and the value of their property with this project nearby.

10
11 Commissioner Lopez stated that this project will be located near a very densely populated
12 neighborhood, and the only way to access the site is through Memphis Road. He asked if this road
13 could handle the heavy trucks and machinery used to build the site.

14
15 Mr. Cervantes responded that because it is a residential street, there is potential for damage. This
16 project will be larger than the one on Tucker Road, and it will be an \$8.7 million investment.

17
18 Commissioner Mezmar said this project would be located next to an AEP substation, which is an
19 ideal location and asked if a fence would be installed to separate the battery storage facility from the
20 nearby neighborhood.

21
22 Mr. Cervantes stated that an 8-ft, solid wall would be installed as part of this project's conditions.

23
24 Commissioner Lopez asked about possible damage to the street and the cost of repairing it if
25 necessary.

26
27 Oscar Garcia, Assistant City Manager, stated that they would have to measure the street to assess
28 the cost of possible repairs.

29
30 Commissioner Lopez referred to the projected tax revenue for the first battery storage facility and
31 asked if this facility would generate enough tax revenue to pay for any damages to the street.

32
33 Mr. Cervantes stated that no property tax projections were received for the first battery storage
34 facility, but tax projections were obtained for the second battery storage facility.

35
36 Commissioner Morales asked about the age of the neighborhood and the streets.

37
38 Mr. Cervantes responded that it was a neighborhood established in the 50s or 60s.

39
40 Matt Alvarez, EPC Contractor for Ravenvolt, Inc., stated they have multiple storage facilities
41 in Texas and would be happy to take them to one of the locations and speak with their engineers
42 to provide information on any questions the city commission may have.

43
44 Commissioner Mezmar asked what could possibly leak at the facility.

45
46 Mr. Wesley, a representative for Ravenvolt, Inc., stated that the liquid coolant they used had very
47 little potential for leaking.

48
49 Commissioner Lopez asked if they have road maintenance agreements for other battery storage
50 locations.

51
52 Mr. Alvarez stated he would have to consult with management.

53
54 Commissioner Mezmar stated that this project will require the use of cranes and heavy machinery
55 to install the batteries. If the road to be used is damaged, would they be willing to repave it?

56
57 Commissioner Kinsley asked if someone would inspect the facility in person for any problems that
58 may occur and how often this would happen.

1 Mr. Alvarez stated that the site would be inspected, but not often. It would be under video
2 surveillance 24-7 and done remotely.

3
4 Mr. Wesley stated that with this type of investment, there is security with close-circuit TV to monitor
5 the site. We have installed these types of facilities globally and have had zero thermal runaway or fire
6 incidents. We are confident this is a safe product to install here in Harlingen.

7
8 Commissioner Lopez asked Mr. Mark Sossi, the City Attorney if he could draft a road maintenance
9 agreement similar to the ones used by the county and forward it to Ravenvolt, Inc.'s legal counsel and
10 management for their review.

11
12 Mr. Cervantes stated that the city commission can add conditions to the ordinance, in this case, a
13 road maintenance agreement, because the road to the project site needs to be maintained.

14
15 Motion was made by Commissioner Lopez and seconded by Commissioner Kinsley to table this
16 item pending further discussion and review. Motion carried unanimously.

- 17
18 f) Consideration and possible action to adopt an ordinance on first reading to abandon and vacate the
19 South 18 feet of an existing 65-foot shared parking and access easement, being 0.12 acres out of Lot
20 3, Coastal Subdivision, located at 6102 W. Expressway 83. Applicant: Trimani Investments Harlingen,
21 LLC.
22

23 Mr. Cervantes stated the project was at the northwest corner of Dillworth and Expressway 83, just
24 east of the Starbucks that is under construction. A commercial plaza is proposed on the north end, and
25 a commercial building is proposed at the southeast corner. They are requesting an access easement
26 be reduced so it can be used for buildings. The subdivision engineer had no objections, Starbucks had
27 no objections, and engineering approved it.

28
29 Motion was made by Commissioner Mezmar and seconded by Mayor Pro-Tem Perez to adopt the
30 ordinance on first reading to abandon and vacate the South 18 feet of an existing 65-foot shared parking
31 and access easement, being 0.12 acres out of Lot 3, Coastal Subdivision, located at 6102 W.
32 Expressway 83. Motion carried unanimously.

- 33
34 g) Consideration and possible action to approve the preliminary construction plans and final plat of the
35 proposed Replat of Lot 12, Block 1, Clift Addition and Lot 1, Block 2, Mason Subdivision, and
36 consideration of a variance to the required park fees, located at the northeast corner of 13th Street and
37 East Crockett Avenue. Applicant: Andy Vigstol, PE, SIT c/o Yolanda Morales.
38

39 Mr. Cervantes stated there is excess property, so they are doing a re-plat. Since there is a house
40 on one of the lots, they want to sell the extra lot and request to pay the park fee for only one instead of
41 two lots. Only one lot will impact the park system.

42
43 Motion was made by Commissioner Mezmar and seconded by Mayor Pro-Tem Perez to approve
44 the preliminary construction plans and final plat of the proposed Replat of Lot 12, Block 1, Clift Addition
45 and Lot 1, Block 2, Mason Subdivision, and consideration of a variance to the required park fees, located
46 at the northeast corner of 13th Street and East Crockett Avenue. Motion carried unanimously.

- 47
48 h) Consideration and possible action to authorize the Environmental Health Director to purchase a vehicle
49 via TIPS-USA to replace unit 130, which was assigned to an Animal Control Officer.
50

51 Commissioner Mezmar asked what TIPS-USA was.

52 Shannon Harvill, Health Director, stated that TIPS-USA is a co-operative, an interlocal purchasing
53 system.

54
55 Commissioner Morales asked if this purchase via TIPS-USA was the best option and if they looked
56 at other sources.
57

Ms. Harvill added that they had worked with Public Works to get the quote for the vehicle.

Christopher Torres, Public Works Director, stated staff had solicited quotes, but a co-operative does the competitive bidding for the city. They gather quotes from different companies and provide staff with the best pricing. They will place the order and deliver the vehicle in mid-February if the purchase is approved. Other companies are not part of the co-op, and it could take about 6-18 months.

Motion was made by Commissioner Lopez and seconded by Commissioner Mezmar to authorize the Environmental Health Director to purchase a vehicle via TIPS-USA to replace Unit 130, assigned to an Animal Control Officer. Motion carried unanimously.

- i) Consideration and possible action regarding a request from Candlewood Suites to allow for an extension of time for additional fieldwork for the hotel/motel audit.

Robert Rodriguez, Finance Director, stated that Candlewood is undergoing an audit and is requesting additional time and asked if the city could pay for the travel costs of the auditors coming to Harlingen to do the audit. There were some discrepancies that they had a dispute with.

Motion was made by Commissioner Lopez and seconded by Commissioner Kinsley to approve a request from Candlewood Suites to allow for an extension of time for additional fieldwork for the hotel/motel audit; an extension is subject to fees paid by Candlewood Suites for the auditor travel expenses. Motion carried unanimously.

- j) Consideration and possible action regarding a request from Hilton Garden Inn for alternatives regarding hotel/motel Audit Scope.

Mr. Rodriguez stated they had an issue in their system (glitch) where they could not access the data/reports needed to complete the audit process. They are currently trying to recover the information.

It was suggested that the city manager be tasked with this issue and that he work with the Hilton Garden Inn staff to resolve it and meet their legal commitments.

Javier Segura, Hilton Garden Inn General Manager, stated it is a (PMS) Property Management System, and they implemented a new system called Property Engagement Platform (PEP) in September of 2023. Hilton told us that we could retrieve the archives from the old system from the new one. This glitch is happening with anyone who is using this new system. Unfortunately, we cannot retrieve any of the information anymore until that glitch is resolved. It is not just our hotel but every hotel in the Hilton portfolio.

Motion was made by Commissioner Mezmar and seconded by Commissioner Lopez to allow the City Manager to work with Hilton Garden Inn staff to resolve the glitch that was causing the concern and to find alternatives to the Hotel/Motel Audit Scope. Motion carried unanimously.

11. Board Appointments:

Commissioner Morales appointed:

Steven L. Ritter to the Veterans Advisory Board to replace Donna Belonsky.

Mayor Pro-Tem Perez re-appointed:

Saarang Jay Rama to the Convention and Visitors Bureau Board, removed Maru De La Paz from the Utility Board of Trustees, and appointed Maricela Alvarado.

Motion was made by Commissioner Lopez and seconded by Commissioner Kinsley to approve the appointment of Steven L. Ritter to the Veterans Advisory Board to replace Donna Belonsky, and re-appointment of Saarang Jay Rama to the Convention and Visitors Bureau Board; removal of Maru

De La Paz from the Utility Board of Trustees and replaced her with Maricela Alvarado. Motion carried unanimously.

12. Executive Session:

Mayor Sepulveda announced there would be no executive session.

13. Action on Executive Session Items:

None

14. Adjournment:

There being no other business to discuss, Mayor Sepulveda adjourned the meeting.

City of Harlingen

ATTEST:

Norma Sepulveda, Mayor

Amanda C. Elizondo, City Secretary

7(2)

**AGENDA ITEM
EXECUTIVE SUMMARY**

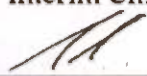
Meeting Date: **March 19, 2025**

Agenda Item:

Consideration and possible action to approve a request from the Junior League of Harlingen for street closures listed below on Saturday, April 5, 2025 from 7:30 a.m. to 10:00 a.m. for their KidFit Festival and Fun Run. Attachment (**Police**).

- Fair Park Boulevard between North "L" Street and North "J" Street
- No thru traffic to include all entries and exits from Harlingen Performing Arts and Municipal Auditorium parking lots
- Northside intersection of Fair Park Boulevard and Teege Avenue (northbound lanes only)

Prepared By (Print Name): **Alfredo Alvear**
Title: **Interim Chief of Police**

Signature: 

Brief Summary:

Kassie Schneider, KidFit Co-Chair for the Junior League of Harlingen is requesting the street closures listed below from 7:30 a.m. to 10:00 a.m. on Saturday, April 5, 2025 for their KidFit Festival and Fun Run as follows:

- Fair Park Boulevard between North "L" Street and North "J" Street
- No thru traffic to include all entries and exits from Harlingen Performing Arts and Municipal Auditorium parking lots
- Northside intersection of Fair Park Boulevard and Teege Avenue (northbound lanes only)

DETOUR sign at Fair Park Boulevard and Teege Avenue to send traffic eastbound onto Teege Avenue. Additional barricades will be needed in the eastside parking lot of Casa de Amistad and in the front parking lot of the Harlingen Baseball Field.

This event is free and open to the community and the street closures will help to ensure the safety of the visitors attending this event.

The Asst. Fire Chief has reviewed this request and provided his approval.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount ☐ Yes ☐ No*

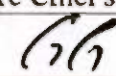
*If no, specify source of funding and amount requested: N/A

Finance Director's approval: ☐ Yes ☐ No ☐ N/A

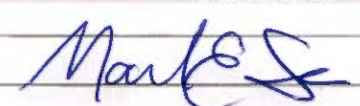
Staff Recommendation:

Staff recommends approval.

For Street Closures ONLY, Fire Chief's approval: ☒ Yes ☐ No ☐ N/A

City Manager's approval:  ☒ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval:  ☐ Yes ☐ No ☐ N/A



HARLINGEN POLICE DEPARTMENT
1018 FAIR PARK BLVD., HARLINGEN, TX 78550

INTER-DEPARTMENTAL COMMUNICATION
FRONT DESK: (956) 216-5401 ADMINISTRATION: (956) 216-5403

TO: Chief of Police

DATE: 2/13/25

FROM: District Representative Benito Bravo #3412

RE: Street Closure Request for KidFit Festival and Fun Run

Requestor: Kassie Schneider, KidFit Co-Chair Junior League of Harlingen

Event Date: Saturday, April 5, 2025

Time: 7:30 A.M. – 10:00 A.M.

Location: Lon C. Hill Park (1217 Fair Park Blvd.)

Ms. Kassie Schneider is requesting a street closure on behalf of the Junior League of Harlingen for their Annual KidFit Festival and Fun Run. The event is free and open to the community. Participants are provided opportunities to learn about services in the community, nutrition and ways to achieve a healthier lifestyle. Ms. Schneider estimates having 500 participants at the event. The run route for the event will start at the 1200 block of Fair Park Blvd. Participants will run north on L Street towards the Harlingen Baseball Field, around Casa Amistad and back onto Fair Park Blvd.

To ensure the safety of all participants Ms. Schneider is requesting the closure of the following streets on the day of the event between 7:30 A.M. and 10:00 A.M.

---Close Fair Park Blvd. between North L Street and North J Street (No thru traffic) to include all entries and exits from Harlingen Performing Arts and Municipal Auditorium parking lots.

---Close the north side intersection of Fair Park Blvd. and Teege Ave. (northbound lanes only). Please include Detour Sign at Fair Park Blvd. and Teege Ave. to send traffic eastbound onto Teege Ave. Additional barricades will be used in the east side parking lot of Casa de Amistad and in the front parking lot of Harlingen Baseball Field as noted on the map attached to this IDC.

If approved, barricades are to be delivered by the City of Harlingen Streets Department prior to 4:00 P.M. on Friday, April 4, 2025, and removed from the roadway on April 5, 2025, at 10:00 A.M.

	SIGNATURE	ID#	DATE
OFFICER / EMPLOYEE	<i>Benito Bravo</i>	3412	02/13/2025
SERGEANT / SUPERVISOR	<i>Sgt. [Signature]</i>	288	02/13/2025
COMMANDER / MANAGER			
DEPUTY CHIEF	<i>[Signature]</i>	1933	2/13/25
ASSISTANT CHIEF	<i>[Signature]</i>	2925	2/13/25
CHIEF OF POLICE			

**JUNIOR LEAGUE OF HARLINGEN
PRESENTS**



**FREE EVENT
FESTIVAL & FUN RUN**

SAVE THE DATE

**SATURDAY | APRIL 5, 2025
LON C. HILL PARK
8:00AM - 11:00AM**



**MORE INFORMATION
COMING SOON!**

www.jlharlingen.org/kidfit2025



--
Kassie Schneider
Movement Specialist
JLH KidFit 2025 Co-Chair

MOU / AGREEMENT / CONTRACT CHECK LIST

MOU/ AGREEMENT / CONTRACT INFORMATION

Submitting Department: Parks and Recreation

Name: Javier Mendez

Type: ☐ Interlocal/MOU ☐ Construction ☐ Goods/Services ☒ Park Permit/FUA

Brief Summary: Junior League of Harlingen is requesting a park permit to host their annual kid fit event at Lon C. Hill Park. The event is free to the public and will include a fun run and plenty of games for the kids. The event is scheduled for April 5, 2025. We have co-sponsored this event every year and they are requesting for have us co-sponsor again this year.

LEGAL DEPARTMENT

Date approved by legal: N/A

Date/Time: _____

☐ Approve ☐ Disapproved

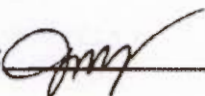
Brief Summary: _____

DATE APPROVED BY COMMISSION: N/A

FULLY FUNDED:

☐ YES ☐ NO ☒ N/A

If No, Specify source of funding: _____

Department Signature: 

Date: 8/6/2024

City Manager:  ☒ Approved ☐ Declined

Reason: _____



PARK USE PERMIT APPLICATION

No. _____

DATE OF APPLICATION <u>6/27/2024</u>	
GROUP / ORGANIZATION <u>Junior League Harlingen</u>	
CONTACT PERSON <u>Kassie Schneider & Christina Bolton</u>	
MAILING ADDRESS <u>PO Box 1726</u>	
CITY, STATE, ZIP CODE <u>Harlingen, Texas 78561</u>	
PHONE NUMBERS <u>Kassie Schneider 361-772-6994 Christina Bolton 973-886-8285</u>	
PARK SITE <u>Lon C. Hill & Trail behind Casa De Amistad</u>	
NAME OF EVENT <u>KidFit</u>	
DATE(S) OF ACTIVITY: FROM <u>April 5th, 2025 8AM-12:00PM</u> TO _____	
SET-UP and TAKE-DOWN TIMES <u>Set Up Friday April 4th 10am Take Down April 5th at Noon</u>	
DESCRIPTION OF ACTIVITY <u>FREE Community Event -Family- Friendly. Kids Fun Run and Festival. Entertainment and education.</u>	
DESCRIBE ANY EQUIPMENT TO BE TEMPORARILY INSTALLED: <u>We will need barricades in the Casa de Amistad parking lot and on fair park blvd, as well as detour route and signs. We have rental booths, tents, and inflatable to be set up beginning Friday.</u>	
REQUEST FOR ACCESS TO FACILITIES / UTILITIES / EQUIPMENT: <u>We are asking for 50 cones for the fun run route, 25 trash cans, road detour signs, 2 generators, small stage and large stage, set up.</u>	
NUMBER OF PEOPLE EXPECTED <u>500+</u>	
WILL FOOD/BEVERAGES BE SERVED? <u>NO</u> ☒ YES SOLD? <u>NO</u> ☒ YES	
WILL ALCOHOL BE SERVED? <u>NO</u> ☒ YES SOLD? <u>NO</u> ☒ YES	
<u>Kassie</u> Applicant's Signature	<u>6/27/2025</u> Date

This section to be completed by the Public Services Director.

LIABILITY INSURANCE RECEIVED?	☒ NO ☐ YES
CURFEW VARIANCE?	☒ NO ☐ YES
ALCOHOLIC BEVERAGE VARIANCE?	☒ NO ☐ YES
OTHER?	_____
SECURITY REQUIRED?	☒ NO ☐ YES
DAMAGE/CLEAN UP DEPOSIT REQUIRED?	☒ NO ☐ YES - AMOUNT _____
AMUSEMENT & GATHERING PERMIT REQUIRED?	☒ NO ☐ YES
SPONSORED / COSPONSORED BY CITY?	☐ NO ☒ YES
FEE: \$	<u>-0-</u>
APPROVAL RECOMMENDED ☒	APPROVAL NOT RECOMMENDED _____
COMMENTS: <u>Last year we co-sponsored Kid Fit and they are requesting for us to co-sponsor once again. It's a free event open to the public.</u>	
<u>[Signature]</u> Director's Signature	<u>6/5/2024</u> Date

*Spoke with Christina Bolton and agreed to provide all resources, except for 2 generators, & large stage.
[Signature]
6/9/2024

This section to be completed by the City Manager.

PERMIT APPROVED ☒	PERMIT NOT APPROVED _____
<u>[Signature]</u> City Manager's Signature	<u>6/13/2024</u> Date

Kid Fit Fun Run 2025



 Barricade

KidFit Fun Run Route



■ Barricade

Road closure request

April 5th 2025

7:30AM- 10AM

Frances Pena - HPD

From: Kass <kassiewilkinson@gmail.com>
Sent: Wednesday, February 12, 2025 11:02 AM
To: HPD Administration
Cc: Christina Bolton
Subject: KidFit Fun Run and Festival
Attachments: KidFit Park Permit Approval.pdf; 2025 KidFit Road Closure Map.jpg

Good Morning Officer Kester,

I hope this email finds you well. My name is Kassie Schneider and I am Co-Chair of the Junior League of Harlingen's KidFit Fun Run & Festival. CC'd in this email is my fellow Co-Chair Dr. Christina Bolton. We are reaching out regarding road closure for the duration of the run. We use the same location and route every year at Lon C. Hill Park and this year will be no different. I have attached a map of the run route. The blue lines indicate where barricades will be placed. We are asking for the road closure to last from 7:30AM-10AM. I have also attached our park approval for the event. Please let me know if there is any further action required for this.

Additionally, we would love to have HPD in attendance at KIDFIT 2025! We are especially proud this year as KidFit has received an internationally recognized [award](#) for its community impact efforts. As a city entity there is NO vendor fee. We ask that you fill out this [form](#) and at the end please see where it says NON PROFIT VENDOR BOOTH and select that. Feel free to forward our save the date within your department and friends. Registration for the children will open soon.

Frances Pena - HPD

From: Ruben Balboa - HFD
Sent: Sunday, February 16, 2025 9:15 AM
To: Frances Pena - HPD; Rafael Balderas - HFD; Donna Henderson - HFD
Subject: RE: STREET CLOSURE REQUEST - KID FIT FESTIVAL

Good morning Ms. Pena,

HFD has no issues with the street closures.

From: Frances Pena - HPD <fpena@harlingentx.gov>
Sent: Friday, February 14, 2025 10:23 AM
To: Ruben Balboa - HFD <rbalboa@harlingentx.gov>; Rafael Balderas - HFD <rbalderas@harlingentx.gov>; Donna Henderson - HFD <dhenderson@harlingentx.gov>
Subject: STREET CLOSURE REQUEST - KID FIT FESTIVAL

Good Morning Asst. Fire Chief Balboa:

I would ask if you could please review the attached street closure request for the following event:

1. KID FIT FESTIVAL

Please provide your recommendation so that I can include as an agenda item at the next City Commission meeting

Thank You!

Frances Pena
Executive Admin. Asst.
Office of the Chief of Police
1018 Fair Park Blvd.
Harlingen, TX 78550
956-216-5403
fpena@harlingentx.gov

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AGENDA ITEM
EXECUTIVE SUMMARY

7(b)

Meeting Date: **March 19, 2025**

Agenda Item:

Consideration and possible action to approve a request from the City's Downtown Director to close the streets mentioned below on Saturday, April 12, 2025, from 1:00 p.m. to 10:00 p.m. for the Save the Station event. Attachment (**Police**).

- Eastside intersection of West Jackson Avenue and "D" Street
- Southside intersection of the 100 Block of North "C" Street and alleyway
- Northside intersection of the 100 Block of South "C" Street and alleyway
- Westside intersection of West Jackson Avenue and West Street

Prepared By (Print Name): Alfredo Alvear
Title: Interim Chief of Police

Signature: 

Brief Summary:

Alexis Riojas, Downtown Director, is requesting to close the streets mentioned below on Saturday, April 12, 2025, from 1:00 p.m. to 10:00 p.m. for the Save the Station event.

- Eastside intersection of West Jackson Avenue and "D" Street
- Southside intersection of the 100 Block of North "C" Street and alleyway
- Northside intersection of the 100 Block of South "C" Street and alleyway
- Westside intersection of West Jackson Avenue and West Street

So that participating parties can set-up prior to the event and facilitate safety of the attendees and participants attending, street closures will begin at 11:00 a.m.

The Harlingen Assistant Fire Chief has reviewed the request and provided approval.

Funding (if applicable):

Are funds specifically designated in the current budget for the full ☐ Yes ☐ No*
amount for this purpose?

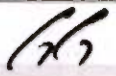
*If no, specify source of funding and amount requested: N/A

Finance Director's approval: ☐ Yes ☐ No ☐ N/A

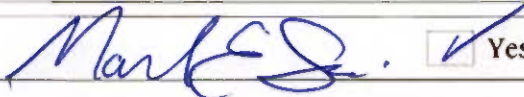
Staff Recommendation:

Staff recommends approval.

For Street Closures ONLY, Fire Chief's approval: ☒ Yes ☐ No ☐ N/A

City Manager's approval:  ☒ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval:  ☒ Yes ☐ No ☐ N/A



HARLINGEN POLICE DEPARTMENT
1018 FAIR PARK BLVD., HARLINGEN, TX 78550

INTER-DEPARTMENTAL COMMUNICATION
FRONT DESK: (956) 216-5401 ADMINISTRATION: (956) 216-5403

TO: Chief of Police

DATE: 2/11/25

FROM: District Representative Benito Bravo #3412

RE: Street Closure for Save the Station

Requestor: Alexis Riojas / Downtown Director

Event Date: Saturday, April 12, 2025

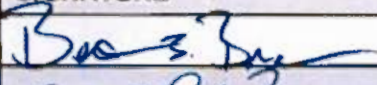
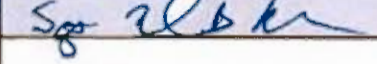
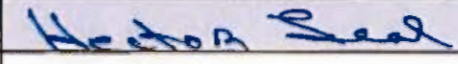
Time: 1:00 p.m. to 10:00 p.m.

Location: West Jackson Avenue/ South C Street, Harlingen, Texas

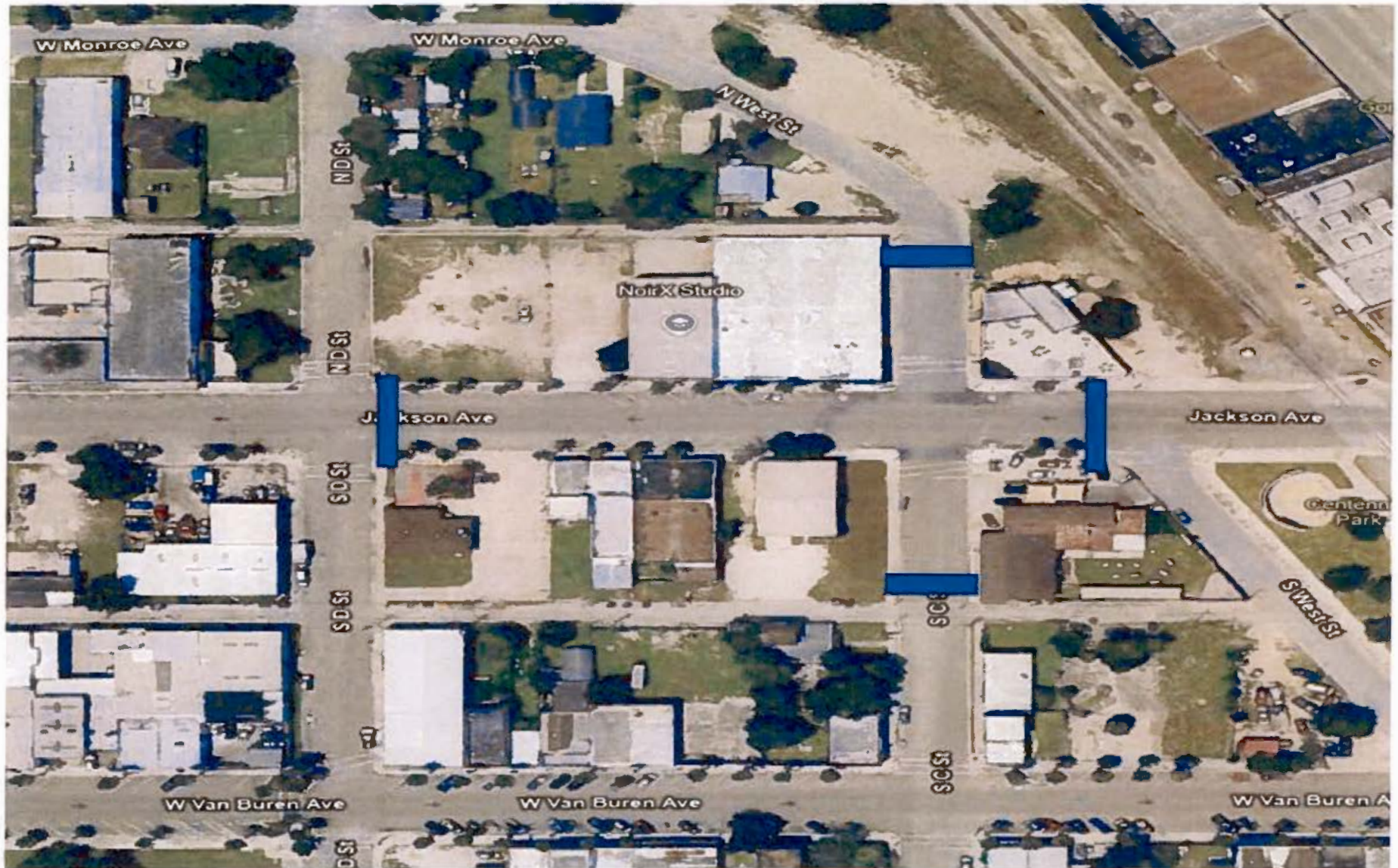
Mrs. Riojas is requesting a street closure on behalf of the Harlingen Downtown Board for their Save the Station event. The event will feature a vendor market, food vendors and much more. The street closure being requested is from 1:00 p.m. to 10:00 p.m. on April 12, 2025. The closing of the streets will ensure the safety of the public attending the event.

If approved, barricades are to be delivered by the City of Harlingen Streets Department prior to 4:00 p.m. on Friday, April 11, 2025, and removed from the roadway on April 12, 2025, at 10:00 p.m. A copy of the map is attached to this IDC.

- Close the east side intersection of West Jackson Ave. and D Street.
- Close the south side intersection of the 100 Block of North C Street and alleyway.
- Close the north side intersection of the 100 Block of South C Street and alleyway.
- Close the west side intersection of West Jackson Ave. and West Street.

	SIGNATURE	ID#	DATE
OFFICER / EMPLOYEE		3412	02/11/2025
SERGEANT / SUPERVISOR		288	02/11/2025
COMMANDER / MANAGER			
DEPUTY CHIEF		1933	2/13/25
ASSISTANT CHIEF			
CHIEF OF POLICE		2743	2/13/25

STREET CLOSURE SAVE THE STATION



 Barricade

01/25/2025

To: Alexis Riojas (Downtown District Director)

From: Raymond Reyes Owner of Luan Art Galley & The Spot and Jackson Street Beer Garden

Subj: Non-Profit Music Event for 97.7 FM The City (Save The Station)

Requesting Street closure approval on April 12th from 1pm – 10pm

Assistance with coordinating the use of the city stage for non profit event city logo can be added to all media advertisement for this event.

Assistance with coordinating submission for Police Department Approval

Assistance with submission for City Commission review and approval

Trash Cans from public works / Restrooms will be provided by businesses located on both sides of the streets and at Venues I own and operate.

Security will be provided by organizers of event

6 – 10 vendors will be onsite during event

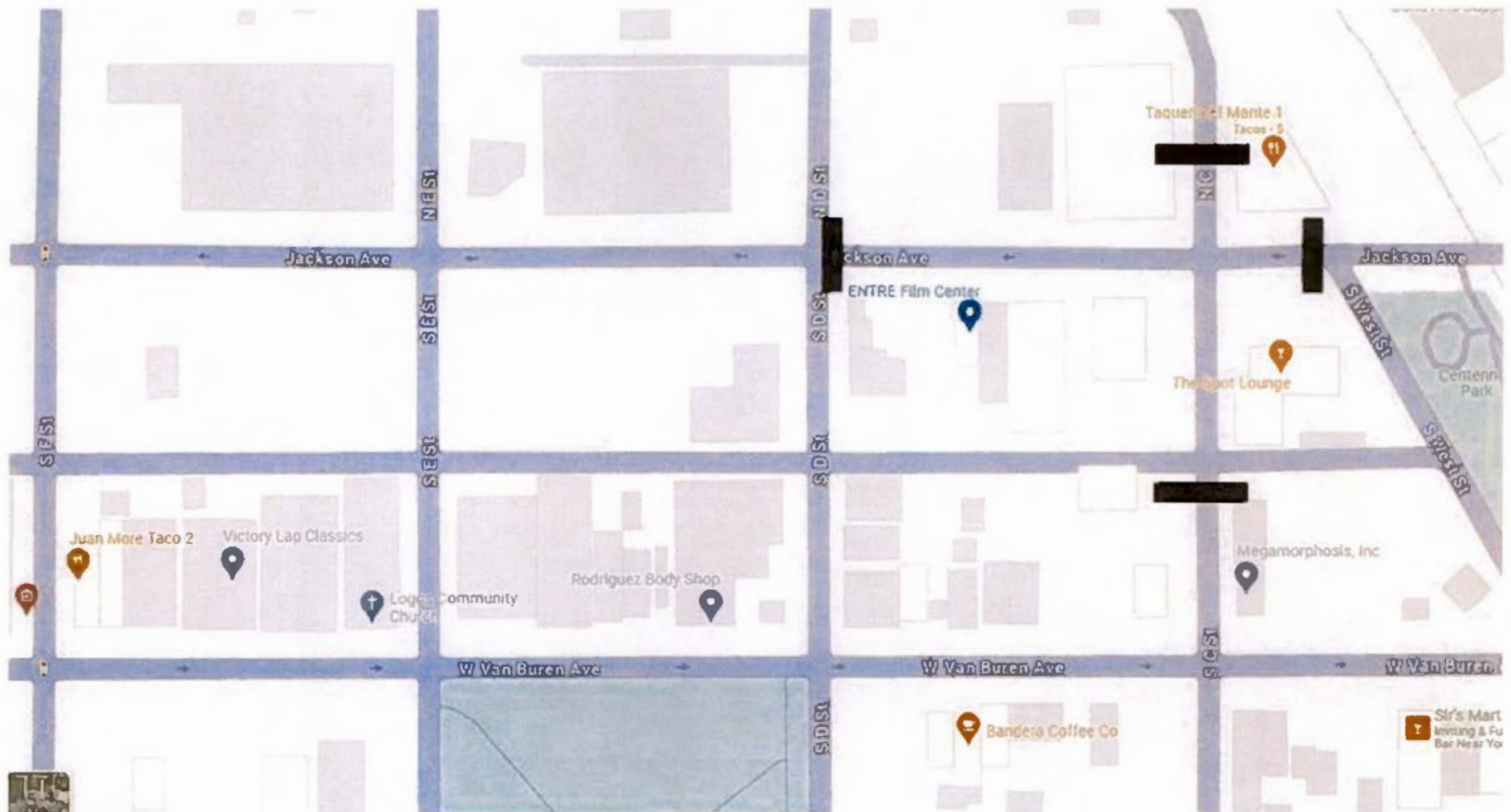
Live states performances and DJ's will be on hand as well to offer support and performances.

Any questions please feel free to reach out to me directly.

Raymond Reyes

9564540917

Event Non-Profit Music Concert for 97.7 FM The City (Save The Station) Date April 12th 1pm - 10pm



Street Closure requested

Benito Bravo - HPD

From: Frances Pena - HPD
Sent: Wednesday, February 5, 2025 4:16 PM
To: Hector Leal - HPD; J.L. Garcia - HPD; Michael Fechner - HPD
Cc: Benito Bravo - HPD; Jose J. Lopez - HPD; Raul Flores - HPD; Orlando Gonzales - HPD
Subject: Street Closure Request - Save the Station Event (April 12th, 2025)
Attachments: Map Save the Station Event.jpg; Event request Letter.docx

Importance: High

DC Leal / Commander Garcia

Attached is a street closure request for an event happening in April. Please provide me the DR's paperwork as soon as it's completed so I can submit as an agenda item for the next city commission meeting.

Thank You!

Frances Pena
Executive Admin. Asst.
Office of the Chief of Police
1018 Fair Park Blvd.
Harlingen, TX 78550
956-216-5403
fpena@harlingentx.gov

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From: Alexis Riojas <ariojas@harlingentx.gov>
Sent: Wednesday, February 5, 2025 3:55 PM
To: Frances Pena - HPD <fpena@harlingentx.gov>; Soraida Martinez - HPD <soraidam@harlingentx.gov>; Martha J. Soliz - HPD <msoliz@harlingentx.gov>
Cc: Angela Anderson <aanderson@harlingentx.gov>; Josh Ramirez <jramirez@harlingentx.gov>; Norma L. Gonzalez <normag@harlingentx.gov>; Alfredo Alvear - HPD <aalvear@harlingentx.gov>; Jose J. Lopez - HPD <jjlopez@harlingentx.gov>; Benito Bravo - HPD <bbravo@harlingentx.gov>; Danny Villarreal - HPD <dvillarreal@harlingentx.gov>
Subject: Street Closure Request - Save the Station Event (April 12th, 2025)

Good afternoon, Frances,

Please see the attached approved street closures, as approved by our D.I.D. Board during the meeting on Tuesday, February 4th for the Save the Station event.

If you have any further questions, please feel free to contact the event coordinator, Mr. Raymond Reyes, at 956-454-0917.

Frances Pena - HPD

From: Ruben Balboa - HFD
Sent: Thursday, February 13, 2025 11:23 AM
To: Frances Pena - HPD; Rafael Balderas - HFD; Donna Henderson - HFD
Subject: RE: STREET CLOSURE REQUEST - SAVE THE STATION EVENT

Good morning Ms. Pena,

HFD has no issues with the street closures.

Respectfully,

Ruben C. Balboa
Assistant Fire Chief
Harlingen Fire Dept. / EOC
24200 FM 509
Harlingen, TX 78550
Office 956-230-8056
Cell 956-226-7649



From: Frances Pena - HPD <fpena@harlingentx.gov>
Sent: Thursday, February 13, 2025 11:05 AM
To: Rafael Balderas - HFD <rbalderas@harlingentx.gov>; Ruben Balboa - HFD <rbalboa@harlingentx.gov>; Donna Henderson - HFD <dhenderson@harlingentx.gov>
Subject: STREET CLOSURE REQUEST - SAVE THE STATION EVENT

Good Morning Asst. Fire Chief Balboa:

I would ask if you could please review the attached street closure request for the following events

1. SAVE THE STATION EVENT

Please provide your recommendation so that I can include as an agenda item at the next City Commission meeting

Thank You!

Frances Pena
Executive Admin. Asst.
Office of the Chief of Police
1018 Fair Park Blvd.

7(c)

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **March 19, 2025**

Agenda Item:

Consideration and possible action to approve a request for the street closures for the Downtown at Sundown events being held on every 3rd Saturday of the month from 7:00 p.m. to 10:00 p.m. Attachment (**Police**).

- Alleyway at the 100 Block of North Commerce Street
- Southside intersections of "A" Street / Monroe Avenue
- Eastside alleyway at the 100 Block of North "A" Street
- North and southside intersections of "A" Street / Jackson Avenue
- Northside intersection of South "A" Street / Van Buren Avenue

Prepared By (Print Name): **Alfredo Alvear**
Title: **Interim Chief of Police**

Signature: 

Brief Summary:

Alexis Riojas, Downtown Director is requesting the following street closures for the Downtown at Sundown events from 7:00 p.m. to 10:00 p.m.:

- Alleyway at the 100 Block of North Commerce Street
- Southside intersections of "A" Street / Monroe Avenue
- Eastside alleyway at the 100 Block of North "A" Street
- North and southside intersections of "A" Street / Jackson Avenue
- Northside intersection of South "A" Street / Van Buren Avenue

The barricades are to be delivered by the City's Streets Department prior to 4:00 p.m. on the day before each event and barricades will be removed by 11:00 p.m. on the day of each event.

Event will be on every 3rd Saturday of the month from 7:00 p.m. to 10:00 p.m. on the following days:

April 19, 2025	July 19, 2025
May 17, 2025	August 16, 2025
June 21, 2025	September 20, 2025

The street closures will help to ensure the safety of the visitors attending this event.

The Asst. Fire Chief has reviewed this request and provided his approval.

Funding (if applicable):

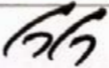
Are funds specifically designated in the current budget for the full amount ☐ Yes ☐ No*

*If no, specify source of funding and amount requested: N/A

Finance Director's approval:



☒ Yes ☐ No ☐ N/A

Staff Recommendation:			
Staff recommends approval.			
For Street Closures ONLY, Fire Chief's approval:	☒ Yes	☐ No	☐ N/A
City Manager's approval:		☒ Yes	☐ No ☐ N/A
Comments:			
City Attorney's approval:	☐ Yes	☐ No	☐ N/A



HARLINGEN POLICE DEPARTMENT
1018 FAIR PARK BLVD., HARLINGEN, TX 78550

INTER-DEPARTMENTAL COMMUNICATION
FRONT DESK: (956) 216-5401 ADMINISTRATION: (956) 216-5403

TO: Chief of Police

DATE: 2/24/25

FROM: District Representative Benito Bravo #3412

RE: Street Closure Downtown at Sundown 2025 Calendar Year

Requestor: Harlingen Downtown Director Alexis Alaniz Riojas

This IDC is in reference to requests for Street Closures for the 2025 Downtown at Sundown calendar year. Downtown at Sundown is a family and pet friendly event that includes a market, beer garden and concert. In addition to the vendor booths that will be set up along A Street several downtown merchants will be open late so that event attendees can shop at night. These events are hosted by the Harlingen Downtown Board and held every third Saturday of the month from 7:00 P.M. to 10:00 P.M.

The following dates are the scheduled events for the 2025 Downtown at Sundown calendar year:

April 19, 2025	June 21, 2025	September 20, 2025
May 17, 2025	July 19, 2025	
	August 16, 2025	

Mrs. Riojas the Harlingen Downtown Director is requesting on behalf of the Harlingen Downtown Board the closure of the following streets, for the safety of the public in attendance, at each of the events:

- Close the alleyway at the 100 block of North Commerce Street.
- Close the south side intersections of A Street/ Monroe Ave.
- Close the east side alleyway at the 100 block of North A Street.
- Close the north and south side intersections of A Street/ Jackson Ave.
- Close the north side intersection of A Street/ Van Buren Ave.

	SIGNATURE	ID#	DATE
OFFICER / EMPLOYEE	<i>Benito Bravo</i>	3412	02/24/2025
SERGEANT / SUPERVISOR	<i>Sgt. Mel Bae</i>	2885	02/24/2025
COMMANDER / MANAGER	<i>Chief</i>	3022	2-26-25
DEPUTY CHIEF	<i>out - sick</i>		2-26-25
ASSISTANT CHIEF			
CHIEF OF POLICE	<i>[Signature]</i>	2/26/25 2143	2/26/25



HARLINGEN POLICE DEPARTMENT
1018 FAIR PARK BLVD., HARLINGEN, TX 78550

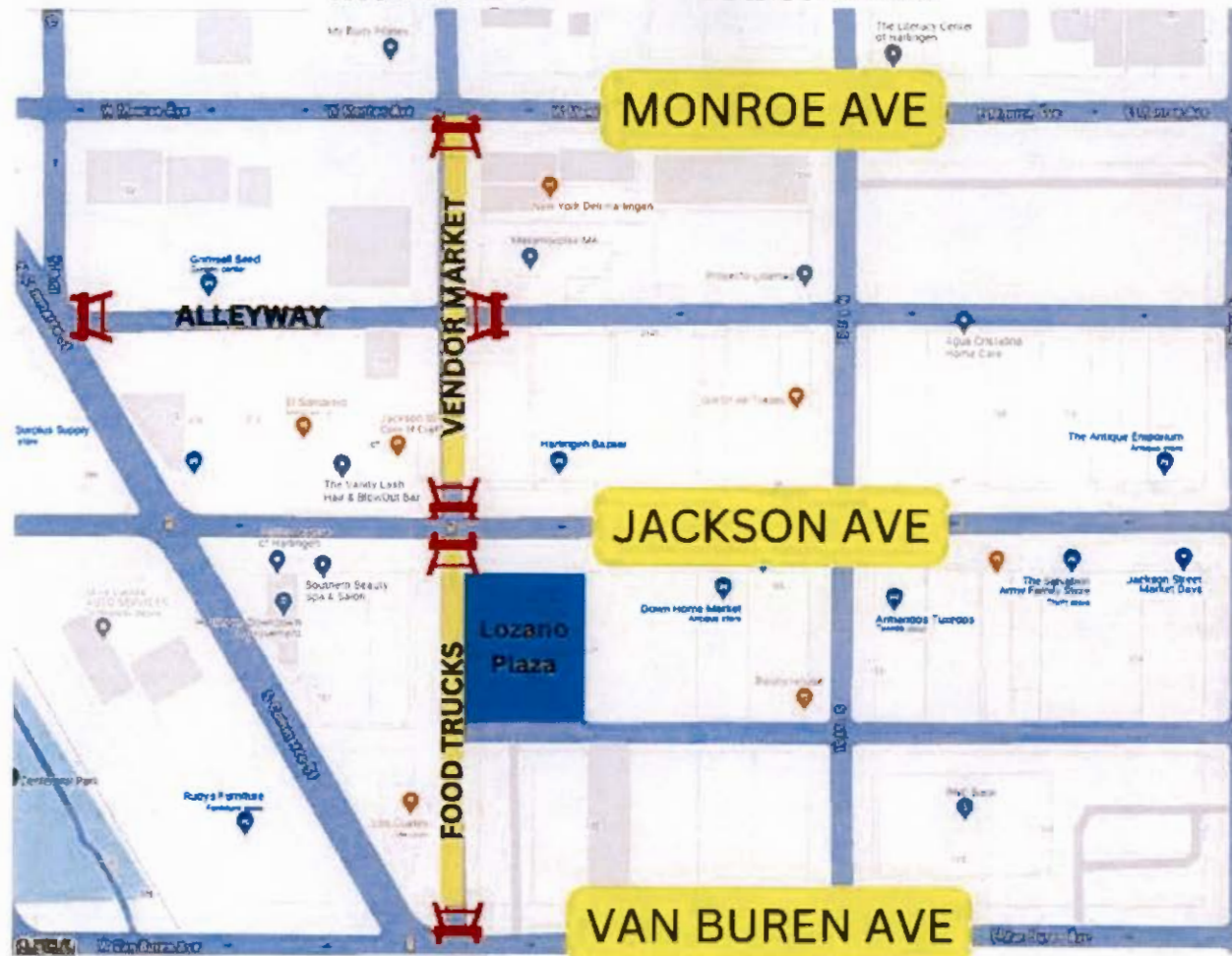
INTER-DEPARTMENTAL COMMUNICATION
FRONT DESK: (956) 216-5401 ADMINISTRATION: (956) 216-5403

If approved, barricades are to be delivered by the City of Harlingen Streets Department prior to 4:00 P.M. on Friday the day before each event. The barricades are to be set up on the street at 3:00 P.M. and removed from the street at 11:00 P.M. on the day of each event. A copy of the map is attached to this IDC.

[Handwritten signature]

	SIGNATURE	ID#	DATE
OFFICER / EMPLOYEE	<i>[Signature]</i>	3412	02/24/2025
SERGEANT / SUPERVISOR			
COMMANDER / MANAGER			
DEPUTY CHIEF			
ASSISTANT CHIEF			
CHIEF OF POLICE			

Downtown at Sundown Street Closures March 2025 - October 2025



7C
From: Alexis Riojas <ariojas@harlingentx.gov>

Sent: Monday, February 24, 2025 8:32 AM

To: Frances Pena - HPD <fpena@harlingentx.gov>; Soraida Martinez - HPD <soraidam@harlingentx.gov>; Martha J. Soliz - HPD <msoliz@harlingentx.gov>

Cc: Angela Anderson <aanderson@harlingentx.gov>; Josh Ramirez <jramirez@harlingentx.gov>; Norma L. Gonzalez <normag@harlingentx.gov>; Alfredo Alvear - HPD <aalvear@harlingentx.gov>; Jose J. Lopez - HPD <jilopez@harlingentx.gov>; Benito Bravo - HPD <bbravo@harlingentx.gov>; Danny Villarreal - HPD <dvillarreal@harlingentx.gov>

Subject: Street Closure Request: Downtown at Sundown (2025)

Good afternoon,

"Downtown at Sundown" will continue as a seasonal monthly event that will be held every 3rd Saturday of the month from March - September from 7 p.m. – 10 p.m. Attached is a street closure map for the event called "Downtown at Sundown" for the year. Street closures will begin at 3:00 p.m. – 11:00 p.m.

Following Dates:

March 15, 2025

April 19, 2025

May 3, 2025

June 7, 2025

July 5, 2025

August 2, 2025

September 6, 2025

Let me know if you have any questions.

Thank you,

From: Alexis Riojas <ariojas@harlingentx.gov>

Sent: Monday, February 24, 2025 8:50 AM

To: Frances Pena - HPD <fpena@harlingentx.gov>; Hector Leal - HPD <hleal@harlingentx.gov>; J.L. Garcia - HPD <jlgarcia@harlingentx.gov>; Michael Fechner - HPD <mfechner@harlingentx.gov>

Cc: Angela Anderson <aanderson@harlingentx.gov>; Josh Ramirez <jramirez@harlingentx.gov>; Norma L. Gonzalez <normag@harlingentx.gov>; Alfredo Alvear - HPD <aalvear@harlingentx.gov>; Jose J. Lopez - HPD <jjlopez@harlingentx.gov>; Benito Bravo - HPD <bbravo@harlingentx.gov>; Danny Villarreal - HPD <dvillarreal@harlingentx.gov>

Subject: Re: Street Closure Request: Downtown at Sundown (2025)

Oops, I'm sorry. Here you go:

May 17, 2025

June 21, 2025

July 19, 2025

August 16, 2025

September 20, 2025

From: Frances Pena - HPD <fpena@harlingentx.gov>

Sent: Monday, February 24, 2025 8:47 AM

To: Alexis Riojas <ariojas@harlingentx.gov>; Hector Leal - HPD <hleal@harlingentx.gov>; J.L. Garcia - HPD <jlgarcia@harlingentx.gov>; Michael Fechner - HPD <mfechner@harlingentx.gov>

Cc: Angela Anderson <aanderson@harlingentx.gov>; Josh Ramirez <jramirez@harlingentx.gov>; Norma L. Gonzalez <normag@harlingentx.gov>; Alfredo Alvear - HPD <aalvear@harlingentx.gov>; Jose J. Lopez - HPD <jjlopez@harlingentx.gov>; Benito Bravo - HPD <bbravo@harlingentx.gov>; Danny Villarreal - HPD <dvillarreal@harlingentx.gov>

Subject: RE: Street Closure Request: Downtown at Sundown (2025)

Good Morning Alexis

Are the dates you provided below correct?

The dates for May thru September are not the 3rd Saturday of the month.

Please advise.

Thank You!

Frances Pena

Executive Admin. Asst.

Office of the Chief of Police

1018 Fair Park Blvd.

Harlingen, TX 78550

956-216-5403

fpena@harlingentx.gov

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Frances Pena - HPD

From: Ruben Balboa - HFD
Sent: Thursday, February 27, 2025 1:19 PM
To: Frances Pena - HPD; Rafael Balderas - HFD; Donna Henderson - HFD
Subject: RE: STREET CLOSURE REQUEST - DOWNTOWN BY SUNDOWN

Good afternoon Ms. Pena,

HFD has no issues with the street closures.

From: Frances Pena - HPD <fpena@harlingentx.gov>
Sent: Thursday, February 27, 2025 10:04 AM
To: Ruben Balboa - HFD <rbalboa@harlingentx.gov>; Rafael Balderas - HFD <rbalderas@harlingentx.gov>; Donna Henderson - HFD <dhenderson@harlingentx.gov>
Subject: STREET CLOSURE REQUEST - DOWNTOWN BY SUNDOWN

Good Morning Asst. Fire Chief Balboa:

I would ask if you could please review the attached street closure request for the following event:

1. DOWNTOWN AT SUNDOWN

Please provide your recommendation so that I can include as an agenda item at the next City Commission meeting

Thank You!

Frances Pena
Executive Admin. Asst.
Office of the Chief of Police
1018 Fair Park Blvd.
Harlingen, TX 78550
956-216-5403
fpena@harlingentx.gov

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**AGENDA ITEM
EXECUTIVE SUMMARY**

7(d)

Meeting Date: **March 19, 2025**

Agenda Item:

Consideration and possible action to adopt an ordinance on second and final reading for a rezoning request from Not Designated ("N") District to Light Industry ("LI") District for 12.45 acres of land out of Block 68, Palmetal Company Subdivision, located along the north side of FM 106, approximately 1,295 feet east of FM 509. Applicant: Chris Hamby c/o Whiting Investments, Ltd. Attachment (**Planning & Development**)

Prepared By: Soledad A. Núñez, CNU-A

Title: Interim Planning Director

Signature: *Soledad A. Núñez*

Brief Summary:

Project Timeline

- January 10, 2025 – Application for rezoning submitted to the City (**ATTACHMENT I**).
- January 28, 2025 – In accordance with State and local law, notice of the required public hearing was mailed to all property owners within a 200 feet radius of subject tract.
- February 1, 2025 – In accordance with State and local law, notice of the required public hearing was published in the Valley Morning Star.
- February 12, 2025 - Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission (P&Z).
- February 19, 2025 – Public hearing and consideration of requested rezoning via 1st ordinance reading scheduled before the City Commission.
- March 19, 2025 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- The applicant is requesting to rezone the subject property from Not Designated, ("N") District to Light Industry ("LI") District to allow for the development of industrial warehouses. (**ATTACHMENT I**).
- The subject property currently has two warehouses under construction and several other planned. FM 106 is a two lane, approximately 42-foot-wide paved street without curb and gutter. (**ATTACHMENT III**).
- The surrounding properties are zoned Light Industry ("LI") District to the west and south and to the north and east is County. Surrounding land uses include single warehouses to the south and west, and vacant land to the north and east. (**ATTACHMENT IV**)
- The Future Land Use Plan component of the City of Harlingen's One Vision One Harlingen Comprehensive Plan shows this area as Industrial. The request is

consistent with the Future Land Use Plan and consistent with the surrounding land uses. (**ATTACHMENT VI**).

- To the present, the Planning and Zoning Department has received one phone call of inquiry and no phone calls in opposition from the surrounding property owners regarding the proposed request. Staff mailed out seven (7) notices to surrounding property owners.

Funding (if applicable):

Are funds specifically designated in the current budget for the full ☐ Yes ☐ No*

*If no, specify source of funding and amount requested:

Finance Director's approval: ☐ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approval of the rezoning request.

City Manager's approval:

GG



Yes



No



N/A

Comments:

City Attorney's approval:

Manes



Yes



No



N/A

Attachment I - Application

CITY OF HARLINGEN PLANNING AND DEVELOPMENT DEPARTMENT MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 6201 FM 106 Nearest Intersection FM 509 / FM 106
(Proposed) Subdivision Name _____ Lot _____ Block _____
Existing Zoning Designation _____ Future Land Use Plan Designation _____

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Chris Hamby Phone (957) 415-6753 FAX _____
Email Address (for project correspondence only): Chamby2136@aol.com
Mailing Address P.O. Box 532845 City Hqn State TX Zip 78553
Property Owner Chiting Forestlands LTD Phone same FAX _____
Email Address (for project correspondence only): 11
Mailing Address 11 City 11 State 11 Zip 11

Select appropriate process for which approval is sought. Attach completed checklists with this application.

- | | |
|---|---|
| ☐ Annexation Request..... <u>No Fee</u> | ☐ Preliminary Construction Plans and Final Plat..... <u>\$150.00</u> |
| ☐ Administrative Appeal (ZBA)..... <u>\$125.00</u> | ☐ Minor Plat..... <u>\$100.00</u> |
| ☐ Comp. Plan Amendment Request... <u>\$250.00</u> | ☐ Re-Plat..... <u>\$250.00</u> |
| ☒ Re-zoning Request..... <u>\$250.00</u> | ☐ Vacating Plat..... <u>\$250.00</u> |
| ☐ SUP Request/Renewal..... <u>\$250.00</u> | ☐ Development Plat..... <u>\$50.00</u> |
| ☐ Zoning Variance Request (ZBA)..... <u>\$250.00</u> | ☐ Subdivision Variance Request..... <u>\$25.00 (each)</u> |
| ☐ PDD Request..... <u>\$250.00</u> | ☐ Right-of-Way / Utility Easement Abandonment..... <u>No Fee</u> |
| ☐ License to Encroach..... <u>\$250.00</u> | |

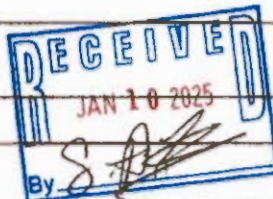
Please provide a basic description of the proposed project: Light Industrial

I hereby certify that I am the owner and/or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the permit or approval may be revoked.

Applicant's Signature: [Signature] Date: 1/9/25

Property Owner(s) Signature: [Signature] Date: 1/9/25

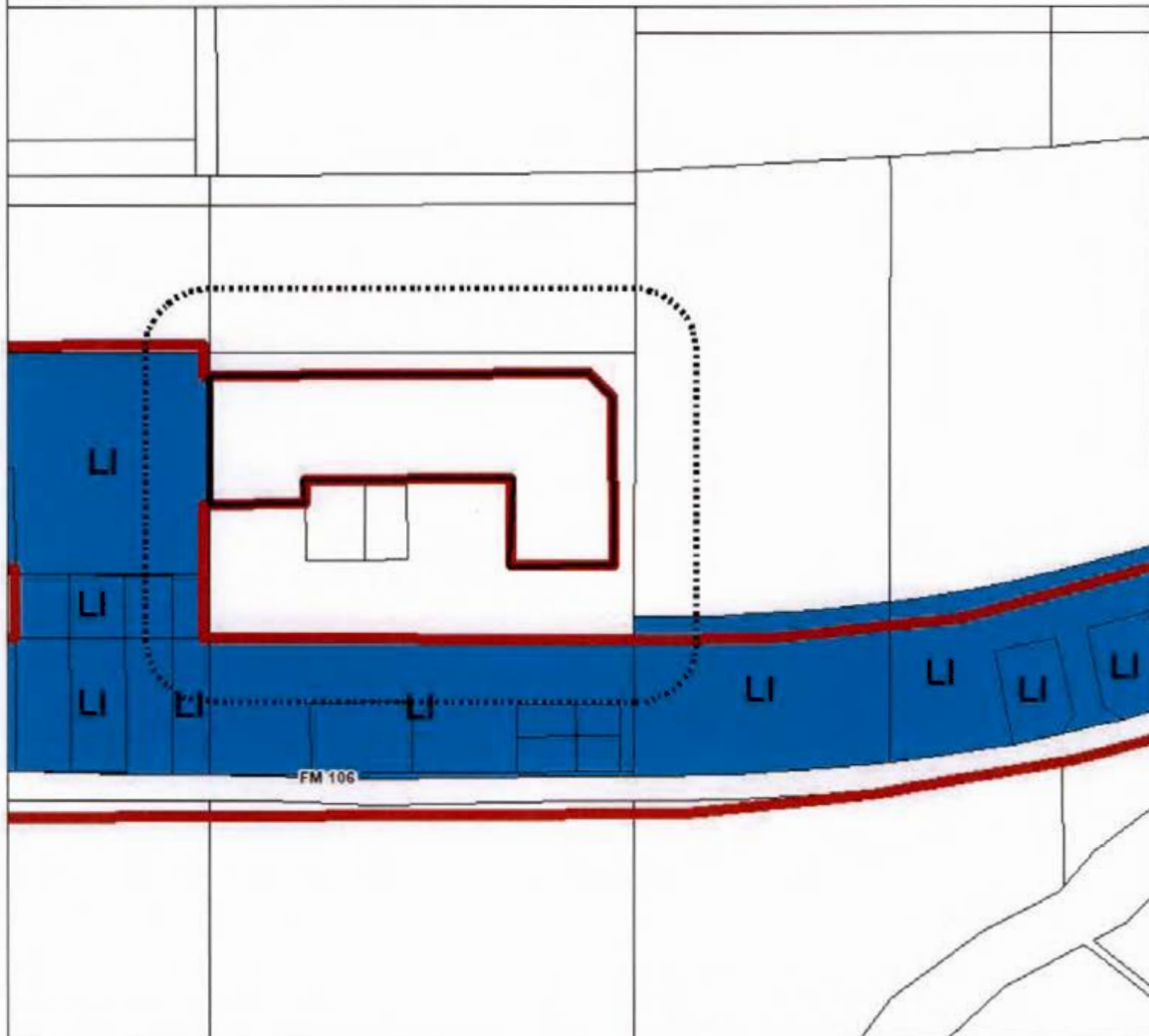
Accepted by: _____ Date: _____



Attachment II



Request to rezone from Not-Designated ("N") District to Light Industry ("LI") District for 12.45 acres of land out of Block 68, Palmetto Company Subdivision, located along the north side of FM 106, approximately 1,295 feet east of FM 509. Applicant: Chris Hamby c/o Whiting Investments, Ltd.



Boundary lines

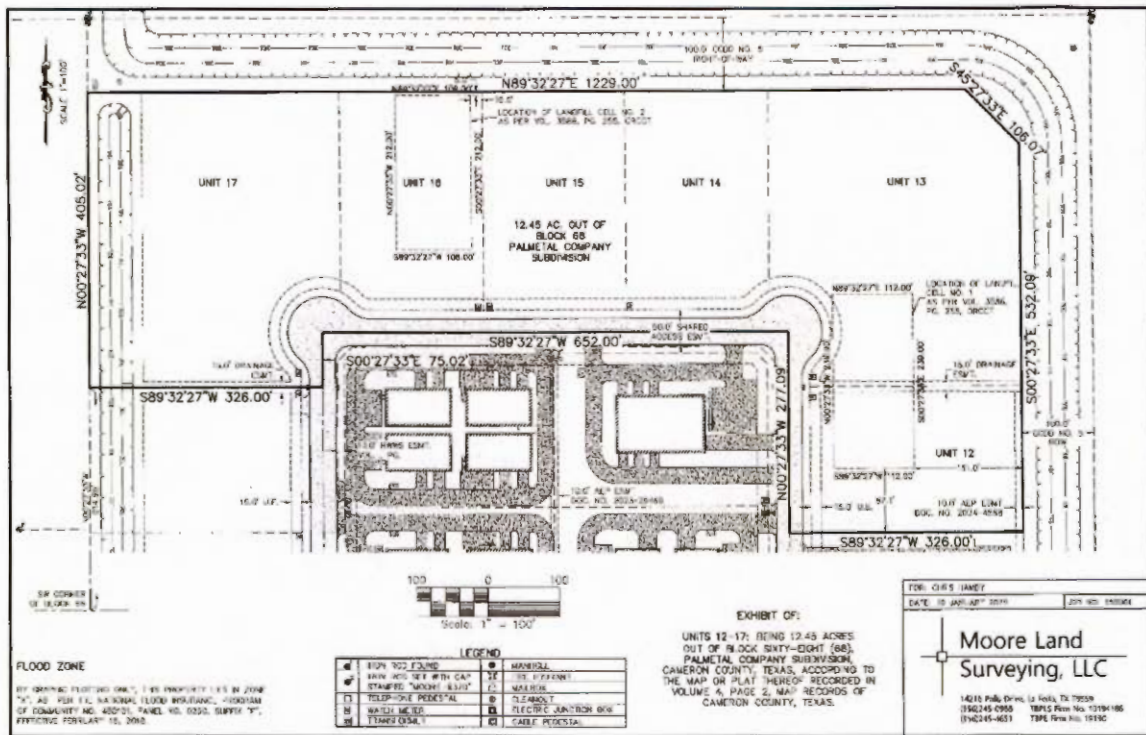
- Harlingen city limits.shp
- 200' Notification Boundary
- Subject Property

Zoning Designations

- | | | |
|---|---|--|
| General Retail (GR) | Multi Family Residential (M2) | Office (O) |
| Heavy Industry (HI) | Mobile Home Residential (MH) | Planned Development (PD) |
| Light Industry (LI) | Not-Designated (N) | Single Family Residential (R1) |
| 3/4 Plex Residential (M1) | Neighborhood Services (NS) | Duplex Residential (R2) |
| | | Residential Patio Home (RPH) |

This map has been produced by the City of Harlingen for the sole purpose of locating jurisdictional boundaries and is not intended for any other. The map data is compiled from various sources including orthophoto imagery, engineer plans and plats, survey field notes, and other sources. This map is intended for graphic representation only. No warranty is made by the City regarding its accuracy or completeness. Before relying on any information on the map, check with the Planning Department. Date of map 01.20.2025

Attachment III - Survey



Attachment IV - Aerial





Future Land Use Map

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



Boundary Lines
 Harlingen City Limits
 Subject Property

Future Land Use		
Agricultural/Rural Residential	Institutional	Recreational/Open Space
Employment Center	Low Density Residential	Retail-Regional
High Density Residential	Medium Density Residential	Retail/Commercial/Office
Industrial	Mixed Use	

THIS MAP HAS BEEN PRODUCED BY THE CITY OF HARLINGEN FOR THE SOLE PURPOSE OF LOCATING JURISDICTIONAL BOUNDARIES AND IS NOT INTENDED FOR ANY OTHER PURPOSE. THE MAP DATA IS COMPILED FROM VARIOUS SOURCES INCLUDING ORTHOPHOTO IMAGERY, ENGINEERING PLANS AND PLATS, SURVEY FIELD NOTES AND OTHER SOURCES. THIS MAP IS INTENDED FOR GRAPHIC REPRESENTATION ONLY. NO WARRANTY IS MADE BY THE CITY OF HARLINGEN REGARDING ITS ACCURACY OR COMPLETENESS. BEFORE RELYING ON ANY INFORMATION ON THE MAP, CHECK WITH THE PLANNING DEPARTMENT.

Attachment VI – Street View

Street View from FM 106



ORDINANCE NO. 25-

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF HARLINGEN: REZONING FROM NOT DESIGNATED ("N") DISTRICT TO LIGHT INDUSTRY ("LI") DISTRICT FOR 12.45 ACRES OF LAND OUT OF BLOCK 68, PALMETAL COMPANY SUBDIVISION, LOCATED ALONG THE NORTH SIDE OF FM 106, APPROXIMATELY 1,295 FEET EAST OF FM 509.

WHEREAS, the Planning and Zoning Commission of the City of Harlingen pursuant to Harlingen's Zoning Ordinance procedure, has recommended a change in the zoning classification for certain described real property in the City of Harlingen; and it is deemed to be in the best interest of the City of Harlingen in accordance with said recommendation of the Planning and Zoning Commission of the City, being the recommendation as hereinafter set forth; and public notice of such proposed rezoning having been fully made and complied with as required by said Zoning Ordinance and applicable laws of the State of Texas; and the City Commission of the City of Harlingen having held public hearings with reference thereto, being duly and thoroughly heard; and after consideration of the evidence presented, said City Commission is of the opinion that it is in the best interest of the City of Harlingen that said Code of Ordinances be amended as indicated, now, therefore,

BE IT ORDAINED BY THE CITY OF HARLINGEN

That the Code of Ordinances of the City of Harlingen (Ordinance 16-8) be and the same is herewith amended by the following described property being changed for permissive zone use as indicated:

Rezoning from Not Designated ("N") District Light Industry ("LI") District for 12.45 acres of land out of Block 68, Palmetal Company Subdivision, located along the north side of FM 106, approximately 1,295 feet east of FM 509 as shown in Exhibit "A"

A copy of the Zoning Map constituting a part and parcel of the Code of Ordinances, as filed with the Building Inspection Inspector and for the joint use and information of the Planning and Zoning Commission shall, upon final enactment hereof, be and the same is herewith amended and revised to reflect that the above described property is zoned for land use purposes as above indicated by the boundaries thereof being outlined in pronounced heavy line markings and such heavy line marking boundary enclosure being indicated within by the appropriate initials for that portion herewith zoned for particular land uses; with the Planning and Development Director being herewith instructed and authorized to document such Zoning Map changes and revisions.

The provisions of this ordinance shall become effective from and after the final and lawful passage hereof and publication of the caption hereof as provided for and required in the Code of Ordinances and applicable state statutes.

FINALLY ENACTED this ____ day of _____, 2025 at a regular meeting of the Elective Commission of the City of Harlingen, Texas at which a quorum was present, and which was held in accordance with TEXAS GOVERNMENT CODE, CHAPTER 551.

CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

Hermelinda Gonzalez, Interim City Secretary

**AGENDA ITEM
EXECUTIVE SUMMARY**

7(e)

Meeting Date: **March 19, 2025**

Agenda Item:

Consideration and possible action to adopt an ordinance on second and final reading for a Special Use Permit ("SUP") to allow a bar/lounge in a General Retail ("GR") District located at 712 North 77 Sunshine Strip, Suite 34, bearing a legal description of Lots 1-2 & North Part of Lot 3, Coronado Acres Subdivision 3. Applicant: Karlos Esquivel. Attachment (**Planning & Development**)

Prepared By: Soledad A. Núñez, CNU-A
Title: Interim Planning & Development Director
Signature: *Soledad A. Núñez*

Brief Summary:

Project Timeline

- January 8, 2025 – Application for Special Use Permit ("SUP") submitted to the City. (**ATTACHMENT I**)
- January 27, 2025 – In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract.
- February 1, 2025 – In accordance with State and local law, notice of required public hearings published in the Valley Morning Star.
- February 12, 2025 - Public hearing and consideration of requested Special Use Permit by the Planning and Zoning Commission (P&Z).
- February 19, 2025 – Public hearing and consideration of requested SUP via 1st ordinance reading scheduled before the City Commission.
- March 19, 2025 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- Pursuant to Section 111-62 of the City of Harlingen Code of Ordinances, an adult business (bar/lounge) in a General Retail ("GR") District requires the approval of an SUP by the City Commission.
- The applicant wishes to operate a bar/lounge at 712 N 77 Sunshine Strip, Suite 34 under the name, "The Roadhouse Blues". The suite floor area is approximately 900 square feet, measuring 60 ft. by 15 ft. Based on the floor area there will be approximately 40 seats. 28 parking spaces are required for the proposed business and 161 parking spaces are provided in the common parking area of the El Mercado Plaza. The proposed hours of operation will be seven days a week from 2 pm to 2 am. The applicant intends to have musical performances once a week. (**ATTACHMENT II**).
- Surrounding properties are zoned Residential, Single-Family ("R-1"), Neighborhood Services ("NS"), and Office ("O") Districts to the north and General Retail ("GR") District to the east, south, and west. Uses within the plaza include an art studio, beauty salons, a bar/lounge, restaurants, offices, and boutiques. Surrounding land uses include single-family residences and offices to the north, a commercial plaza, the ACT call center, and St. Paul Lutheran Church to the east,

McDonald's to the south, and commercial plazas to the west. **(ATTACHMENTS IV-VI)**

- The City of Harlingen Building Inspections Division, Fire Prevention Bureau, and Health and Police Departments reviewed the SUP application. The departments reported no objection to the proposed request subject to adhering to the Harlingen Code of Ordinances and procedures administered by each department **(ATTACHMENTS VII-X)**.
- The applicant must obtain and maintain the proper State and City permits.
- To the present, staff has received one phone call in opposition to the Special Use Permit (SUP) request, citing concerns over increased noise disturbances, increased traffic, and glass and cans being left in the alley. Staff had sent out sixteen (16) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Commission may impose requirements and conditions of approval as are needed to ensure that a use requested by a SUP is compatible and complementary to adjacent properties.

Funding (if applicable):

Are funds specifically designated in the current budget for the full ☐ Yes ☐ No*

*If no, specify source of funding and amount requested:

Finance Director's approval: ☐ Yes ☐ No ☐ N/A

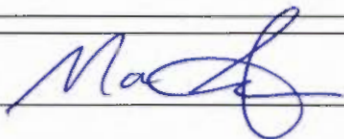
Staff Recommendation:

Staff recommends approval of the request subject to compliance with the following conditions:

1. Obtaining and maintaining the proper State and City permits; and,
2. Maintaining the required parking in accordance with city regulations; and,
3. Providing video surveillance with a minimum 30-day retention; and,
4. Complying with the requirements administered by Planning and Zoning, Building Inspections, Fire Prevention, Health and Police Departments.
5. Hours of operation are 2 p.m. to 2 a.m. seven days a week.

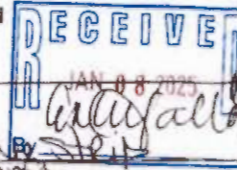
City Manager's approval:  ☒ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval:  ☒ Yes ☐ No ☐ N/A

Attachment I

CITY OF HARLINGEN PLANNING AND ZONING DIVISION MASTER APPLICATION



PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 712 N. 75th St. Ste. #34 Nearest Intersection N 75th St. & 1st St.
(Proposed) Subdivision Name N. Coronado Acres - 3 Lot 1-25 Block 1
Existing Zoning Designation _____ Future Land Use Plan Designation _____

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent KARLOS EGUAYEL Phone 930-202-7395 FAX _____
Email Address (for project correspondence only): The Roadhouse Blues 98@gmail.com
Mailing Address 1810 Kumbels City Harlingen State TX Zip 78550
Property Owner Fernando Garcia Phone 930-241-7148 FAX _____
Email Address (for project correspondence only): _____
Mailing Address 712 N 75th St. Ste. #34 City Harlingen State TX Zip 78550

Select appropriate process for which approval is sought. Attach completed checklists with this application.

- | | |
|--|---|
| ☐ Annexation Request..... <u>No Fee</u> | ☐ Preliminary Construction Plans/Final Plat..... <u>\$150.00</u> |
| ☐ Administrative Appeal (ZBA)..... <u>\$125.00</u> | ☐ Subdivision Variance Request..... <u>\$25.00 (each)</u> |
| ☐ Comp. Plan Amendment Request... <u>\$250.00</u> | ☐ Re-plat..... <u>\$250.00</u> |
| ☐ Re-zoning Request..... <u>\$250.00</u> | ☐ Vacating Plat..... <u>\$50.00</u> |
| ☒ SUP Request/Renewal..... <u>\$250.00</u> | ☐ License to Encroach..... <u>\$250.00</u> |
| ☐ Zoning Variance Request (ZBA)..... <u>\$250.00</u> | ☐ Right-of-Way/Utility Easement Abandonment... <u>No Fee</u> |
| ☐ PDD Request..... <u>\$250.00</u> | |

Please provide a basic description of the proposed project: The Roadhouse Blues will be a Bar / Lounge for Adult Entertainment in Country music Mon-Sun, 2pm - 2am, no cooking, only foods w/ crockpot & small appliances

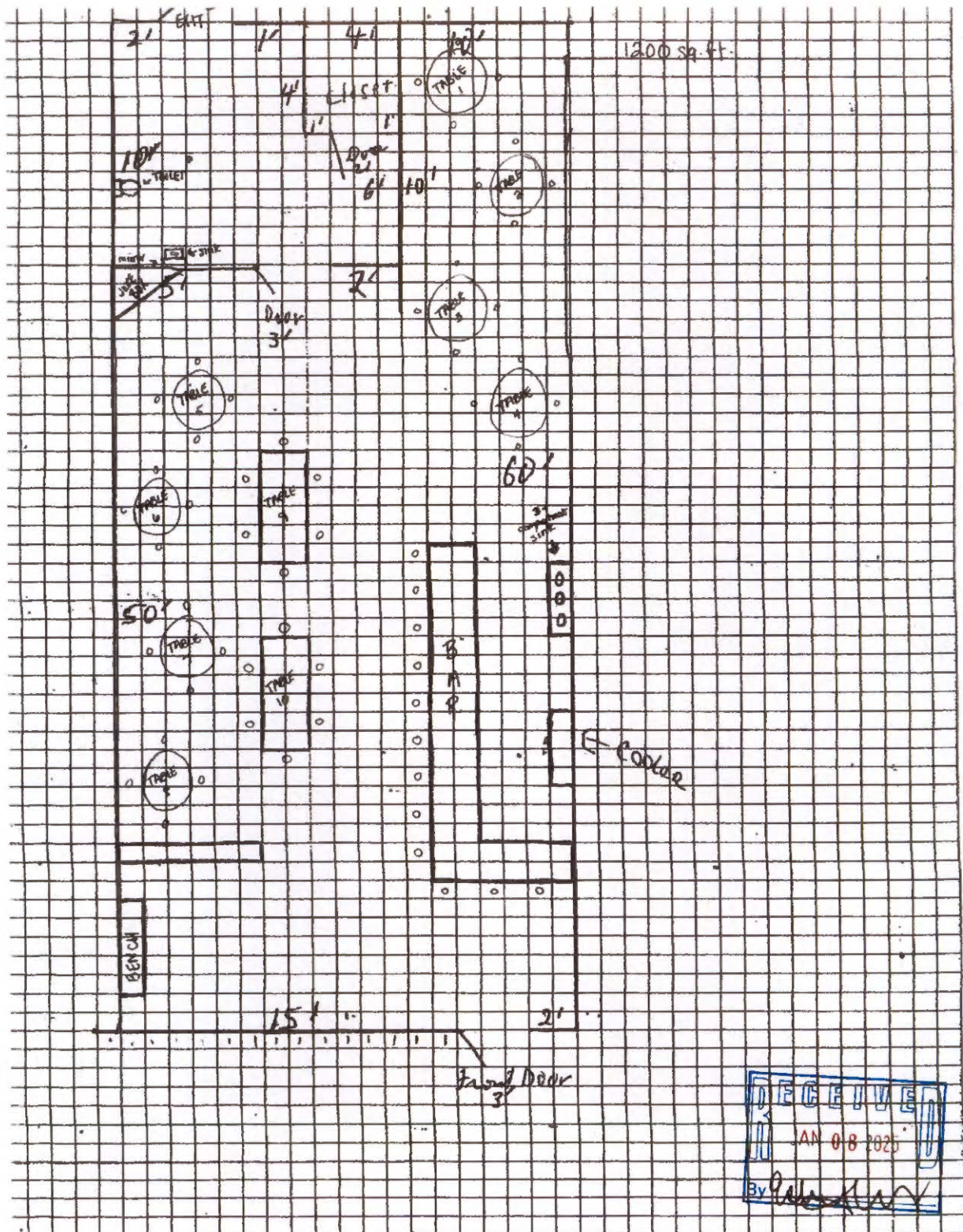
I hereby certify that I am the owner and/or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the permit or approval may be revoked.

Applicant's Signature: Karlos Eguayel Date: 11/7/25

Property Owner(s) Signature: Fernando Garcia Date: 11/7/25

Accepted by: _____ Date: _____

Attachment II


$$9 + 12 = 21$$

Attachment III



Attachment IV

Street View from Morgan Blvd



Attachment IV

Street View from N 77 Sunshine Strip



Attachment IV

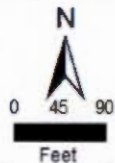
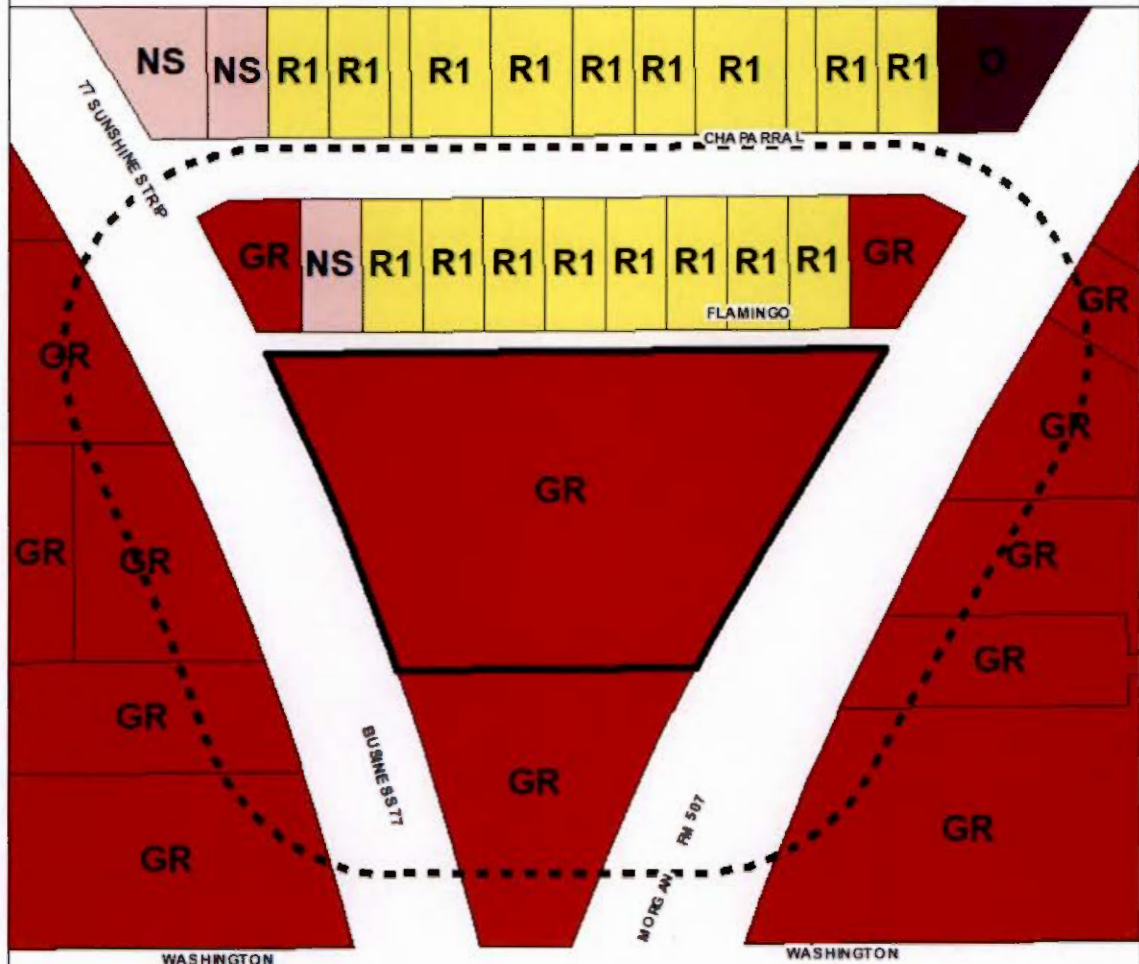
Suite



Attachment V



Request for a Special Use Permit ("SUP") to allow a bar/lounge in a General Retail ("GR") District located at 712 North 77 Sunshine Strip, Suite 34, bearing a legal description of Lots 1-2 & NPT Lot 3, Coronado Acres Subdivision 3. Applicant: Karlos Esquivel



Boundary lines

- Harlingen city limits.shp
- 200' Notification Boundary
- Subject Property

Zoning Designations

- | | | |
|---|---|--|
| General Retail (GR) | Multi Family Residential (M2) | Office (O) |
| Heavy Industry (HI) | Mobile Home Residential (MH) | Planned Development (PD) |
| Light Industry (LI) | Not-Designated (N) | Single Family Residential (R1) |
| 3/4 Plex Residential (M1) | Neighborhood Services (NS) | Duplex Residential (R2) |
| | | Residential Patio Home (RPH) |

This map has been produced by the City of Harlingen for the sole purpose of locating jurisdictional boundaries and is not intended for any other. The map data is compiled from various sources including orthophoto imagery, engineer plans and plats, survey field notes, and other sources. This map is intended for graphic representation only. No warranty is made by the City regarding its accuracy or completeness. Before relying on any information on the map, check with the Planning Department. Date of map 1.20.2025

An aerial photograph of a neighborhood with various labels. A red arrow points to a specific property labeled 'Subject property'. A red polygon outlines a larger area containing several buildings and parking lots, with labels like '742 N.77 Sunshine Strip', 'Classics Bar & Grill', and 'Elliot's Custom Tail'. Other labels include 'Pawn shop', 'Single-family residences', 'Commercial Plaza', 'McDonalds', 'ACT', and 'St. Paul Lutheran Church'. Street names like 'Chaparral Ln' and 'Sunshine Strip' are also visible.

St. Paul
Lutheran
Church

Attachment VII



Specific Use Permit ("SUP") Routing Slip

Applicant: Karlos Esquivel

Phone No.: (956) 202-7395

Location: 712 N 77 Sunshine Strip Suite 34

Project Description: Request for a Special Use Permit (SUP) to allow a bar/lounge in a General Retail ("GR") District located at 712 North 77 Sunshine Strip Suite 34, bearing a legal description of Lots 1-2 & NPT Lot 3, Coronado Acres Subdivision 3.

Department: Fire Prevention Bureau

Approval: X YES NO

Comments: Applicant will have to meet any code, regulation, ordinance, and standard required for the building permit.

Fire Marshal Juan Saucedo Jr.

Juan Saucedo Jr

Date: January 29, 2025

Attachment VIII



Specific Use Permit ("SUP") Routing Slip

Applicant: Karlos Esquivel

Phone No.: 956-202-7395

Location: 712 N 77 Sunshine Strip, Ste 34

Project Description: Request for a Special Use Permit ("SUP") to allow a bar/lounge in a General Retail ("GR") District located at 712 North 77 Sunshine Strip, Suite 34, bearing a legal description of Lots 1-2 & NPT Lot 3, Coronado Acres Subdivision 3.

Department: Building Permits and Inspections Department

Approval: ☐ YES ☐ NO ☒ PENDING

Comments: If request is approved by PNZ, a plan review will be required. (Where plumbing fixtures are required, separate facilities shall be provided for each sex.) Please provide a Building Permit Application, existing overall floor plan and overall proposed floor plan with dimensions to scale identifying all areas to be used to calculate occupant load, tenant separation fire rated wall details with UL #, determine required plumbing fixtures and means of egress. Ensure to comply with the 2018 IBC and family of codes.

Raul Rodriguez

Signature

02/03/2025

Date

Attachment IX



Specific Use Permit ("SUP") Routing Slip

Applicant: Karlos Esquivel

Phone No.: 956-202-7395

Location: 712 N 77 Sunshine Strip, Ste 34

Project Description: Request for a Special Use Permit ("SUP") to allow a bar/lounge in a General Retail ("GR") District located at 712 North 77 Sunshine Strip, Suite 34, bearing a legal description of Lots 1-2 & NPT Lot 3, Coronado Acres Subdivision 3.

Department: HARLINGEN POLICE DEPT.

Approval: ☒ YES ☐ NO

Comments:

A handwritten signature in black ink, appearing to read 'DL White', is written over a horizontal line.

Signature

2-6-25

Date



Specific Use Permit ("SUP") Routing Slip

Applicant: Karlos Esquivel

Phone No.: 956-202-7395

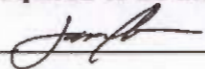
Location: 712 N 77 Sunshine Strip, Ste 34

Project Description: Request for a Special Use Permit ("SUP") to allow a bar/lounge in a General Retail ("GR") District located at 712 North 77 Sunshine Strip, Suite 34, bearing a legal description of Lots 1-2 & NPT Lot 3, Coronado Acres Subdivision 3.

Department: Health Department

Approval: ☒ YES ☐ NO

Comments: According to the site plans provided, The Roadhouse Blues meet minimum health requirements at this time. However, if the establishment decides to prepare or sell food, they will be required to install the necessary kitchen equipment, such as hood oven system, 3 compartment sink, and grease trap or grease interceptor. The 3 compartment sink at the bar does not qualify it to be used for kitchen purposes. A mop/service sink is not listed on the site plans, if no mop/service is in the establishment, one will be required to be installed.


Signature

1-31-25
Date

ORDINANCE NO. 25-_____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES (ORDINANCE NO. 16-8) OF THE CITY OF HARLINGEN: TO ISSUE A SPECIAL USE PERMIT (SUP) TO KARLOS ESQUIVEL TO ALLOW A BAR/LOUNGE IN A GENERAL RETAIL ("GR") DISTRICT LOCATED AT 712 NORTH 77 SUNSHINE STRIP, SUITE 34, BEARING A LEGAL DESCRIPTION OF LOTS 1-2 & NORTH PART OF LOT 3, CORONADO ACRES SUBDIVISION 3.

WHEREAS, the Planning and Zoning Commission of the City of Harlingen pursuant to Harlingen's Zoning Ordinance procedure, has recommended a change in the zoning classification for certain described real property in the City of Harlingen; and it is deemed to be in the best interest of the City of Harlingen in accordance with said recommendation of the Planning and Zoning Commission of the City, being the recommendation as hereinafter set forth; and public notice of such proposed rezoning having been fully made and complied with as required by said Zoning Ordinance and applicable laws of the State of Texas; and the City Commission of the City of Harlingen having held public hearings with reference thereto, being duly and thoroughly heard; and after consideration of the evidence presented, said City Commission is of the opinion that it is in the best interest of the City of Harlingen that said Code of Ordinances be amended as indicated, now, therefore,

BE IT ORDAINED BY THE CITY OF HARLINGEN

That the Code of Ordinances of the City of Harlingen (Ordinance 16-8) be and the same is herewith amended by the following described property being changed for permissive zone use as indicated in Exhibit "A".

Special Use Permit (SUP) to Karlos Esquivel to allow a bar/lounge in a General Retail ("GR") District located at Located at 712 North 77 Sunshine Strip, Suite 34, bearing a legal description of Lots 1-2 & North Part of Lot 3, Coronado Acres Subdivision 3.

A copy of the Zoning Map constituting a part and parcel of the Code of Ordinances, as filed with the Chief Building Official and for the joint use and information of the Planning and Zoning Commission shall, upon final enactment hereof, be and the same is herewith amended and revised to reflect that the above described property is zoned for land use purposes as above indicated by the boundaries thereof being outlined in pronounced heavy line markings and such heavy line marking boundary enclosure being indicated within the appropriate initials for that portion herewith zoned for particular land uses; with the Planning and Development Director being herewith instructed and authorized to document such Zoning Map changes and revisions.

The Special Use Permit is made contingent upon construction being complied in accordance with the site plan, a true and correct copy of which is attached hereto and

incorporated herein by reference as Exhibits "A" and "B" and shall comply with the conditions as listed below:

1. Obtaining and maintaining the proper State and City permits; and,
2. Maintaining the required parking in accordance with city regulations; and,
3. Providing video surveillance with a minimum 30-day retention; and,
4. Complying with the requirements administered by Planning and Zoning, Building Inspections, Fire Prevention, Health and Police Departments.
5. Hours of operation are 2 p.m. to 2 a.m. seven days a week.

The provisions of this ordinance shall become effective from and after the final and lawful passage hereof and publication of the caption hereof as provided for and required in the Code of Ordinances and applicable state statutes.

FINALLY ENACTED this ____ day of _____, 2025 at a regular meeting of the Elective Commission of the City of Harlingen, Texas at which a quorum was present, and which was held in accordance with TEXAS GOVERNMENT CODE, CHAPTER 551.

CITY OF HARLINGEN

Norma Sepulveda, Mayor

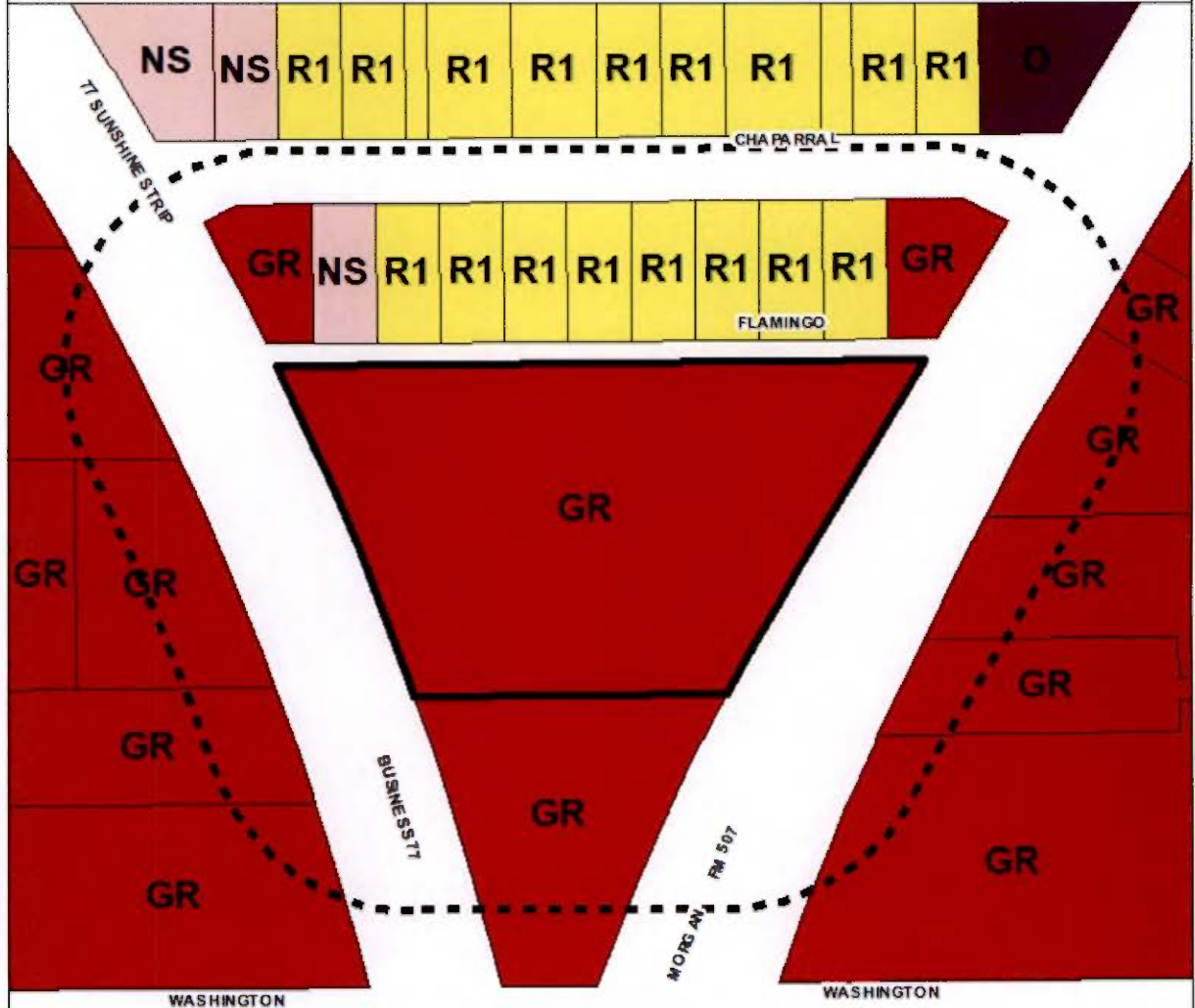
ATTEST:

Amanda C. Elizondo, City Secretary

EXHIBIT "A"



Request for a Special Use Permit ("SUP") to allow a bar/lounge in a General Retail ("GR") District located at 712 North 77 Sunshine Strip, Suite 34, bearing a legal description of Lots 1-2 & NPT Lot 3, Coronado Acres Subdivision 3. Applicant: Karlos Esquivel



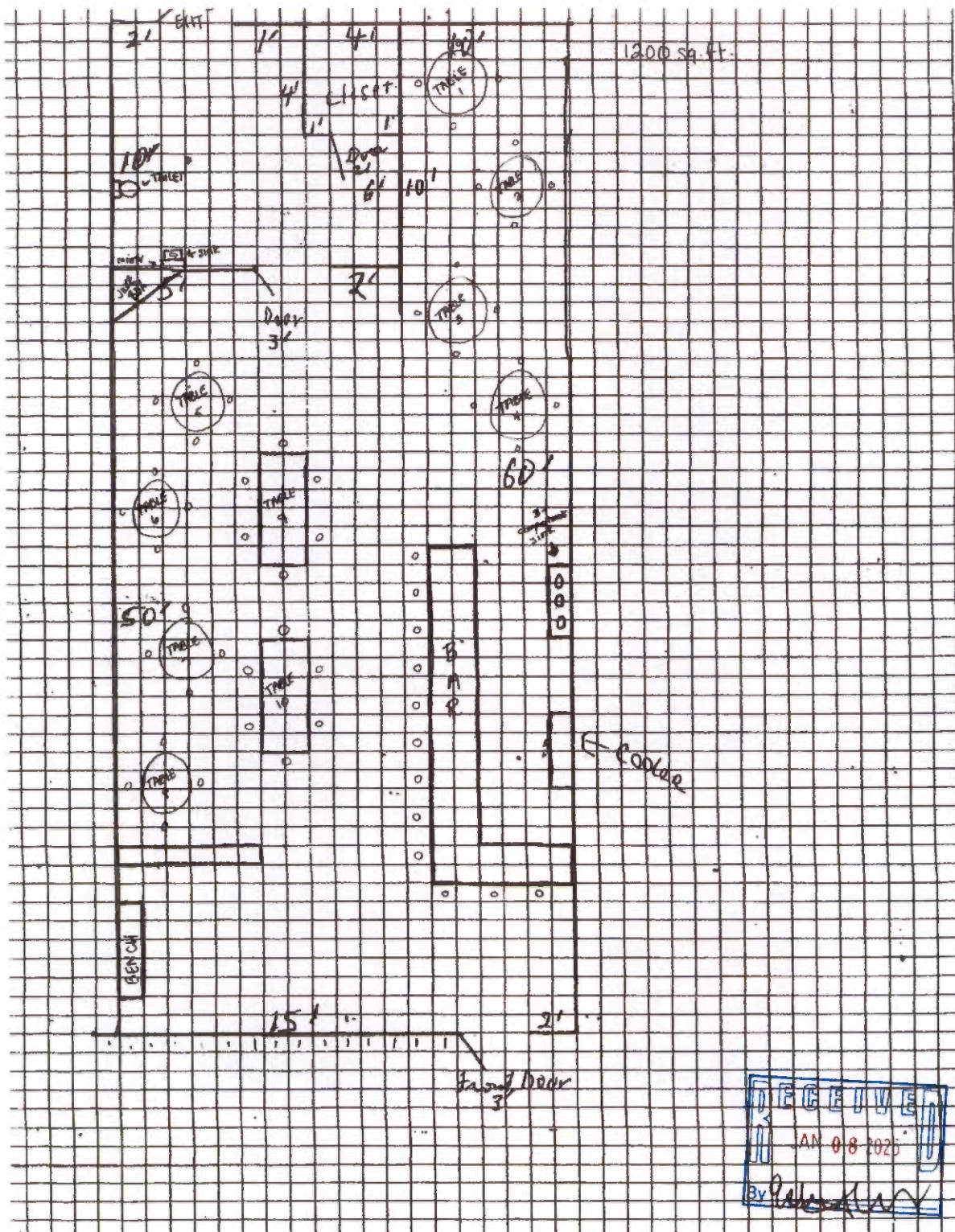
Boundary lines

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- 200' Notification Boundary
- Subject Property

Zoning Designations

- | | | |
|--|---|--|
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| Heavy Industry (HI) | Mobile Home Residential (MH) | Planned Development (PD) |
| Light Industry (LI) | Not-Designated (N) | Single Family Residential (R1) |
| 3/4 Plex Residential (M1) | Neighborhood Services (NS) | Duplex Residential (R2) |
| | | Residential Patio Home (RPH) |

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$$5 + 1 = 3.1$$


**AGENDA ITEM
EXECUTIVE SUMMARY**

7(f)

Meeting Date: **March 19, 2025**

Agenda Item:

Consideration and possible action to approve an ordinance on second and final reading amending the City of Harlingen's budget for Fiscal Year 2025.

Prepared By (Print Name): Robert Rodriguez
Title: Finance Director
Signature: 

Brief Summary:

This budget amendment allocates funds for prior fiscal year unspent encumbrances, awards, grants, and other revenues and expenditures not included in the current fiscal year approved budget. Exhibit "A" displays total revenues, expenditures, and estimated fund balances by fund after the amendment. Exhibit "B" displays detailed changes in revenues and expenditures by account number.

General Fund –

Revenues increased by \$2,941,647

- \$2,941,647 Department Requests
 - Rebate check for the TXU Energy efficiency initiatives implemented at the city facilities \$11,000
 - 50% to be paid by TSTC for the Pedestrian Improvements at TSTC school crossing \$7,448
 - Remainder of the FY project expenses \$2,884,701
 - Purchase vehicle for Municipal Court Judge \$27,966
 - Portion of the cost for the purchase of vehicle for Animal Control \$10,532

Expenses increased by \$2,162,242

- \$1,178,171 Encumbrance Rollovers
- \$984,071 Department Requests
 - Communication & Media—Special Events & Media Coordinator Salary approved by CC \$61,743
 - Admin Services—MOU with Marbut Consulting – addressing the homelessness \$29,727
 - HR/Civil Service—Purchase scantron test scanner \$1,600
 - Municipal Court— Internal Service Charges for vehicle purchased for Municipal Court Judge \$500
 - Municipal Court—Fuel Charges for vehicle purchased for Municipal Court Judge \$825
 - Municipal Court—Purchase vehicle for Municipal Court Judge \$27,966
 - Fire—Assignment pay for administration was not included in the budget \$24,000
 - Fire—Equipment for new Fire Truck- funds set aside when prepaid in July 2022 \$50,000
 - Public Works –Accommodate salary increases authorized by City Manager \$2,519
 - Public Works – Pedestrian Improvements at TSTC/Child Safety Fund to be used(50% paid by TSTC) \$15,000
 - Public Works – Accommodate salary increases authorized by City Manager \$12,826
 - Public Works – Purchase broom truck & roller to commence paving projects \$168,731
 - Public Works – Salary Increased from original request & overtime request \$55,062
 - Code Compliance—Position Request-Groundskeeper Tractor Mower \$51,144
 - Animal Control—Portion of the cost for the purchase of the vehicle for Animal Control \$10,532
 - Animal Shelter—Medical testing for sick animal shelter to detect disease \$5,000
 - Non-Departmental—Transfers for 3 grants \$466,896

CVB Fund – Restricted Fund –

Revenues increased by \$11,055

- \$11,055 Department Requests
 - Harlingen Marathon—cover increase in sponsors \$11,055

Expenses Increased by \$48,855

- \$ 7,800 Encumbrance Rollovers
- \$41,055 Department Requests
 - Harlingen Marathon—cover costs of services \$41,055

Grant Award Fund – Restricted Fund –**Revenues Increased by \$6,400,305**

- \$ 6,400,305 Grant revenue
 - Police—FederalIDEA Grant \$1,033
 - Police—Federal / Operation Stonegarden Grant \$53,607
 - Police— State Border Star \$-29,838
 - Police— State JLEO Task Force \$4,700
 - Police—HCISD School Resource Officers \$-485,600
 - Fire—Border Zone Fire Grant for radios \$82,500
 - Engineering—TWDB Harlingen HCU 10 Flood Protection Planning Study \$888,452
 - Admin—Coronavirus Fiscal Recovery to cover encumbered expenses \$-99,335
 - Admin—Federal US DOT Raise Grant to cover rollover expenses \$3,905,619
 - MIS—network Cybersecurity penetration testing internal and external \$14,487
 - MIS—Cybersecurity incident detection and response plan policy \$16,893
 - MIS—Multi-factor authentication for city network users \$28,496
 - Health – PHIG Grant Year 3 Project GI2302 \$73,442
 - Parks—TxDot Dixieland Reservoir \$276,000
 - Parks—Arroyo Colorado Trail Improvement \$890,836
 - Parks—Local American Electric Power \$4,565
 - Planning & Development—Consulting firm will prepare a comprehensive plan that will guide the city's growth for the next 20 years \$300,000
 - Outside Sources/Harlingen Housing Authority \$7,552
 - Transfer In for 3 Grants \$466,896

Expenses Increased by \$11,669,113

- \$5,323,915 Encumbrance Rollovers
- \$6,345,198 Awards and Grants
 - MIS – Cybersecurity penetration testing, incident detection and response plan policy, multi-factor authentication for city network users for better protection \$68,220
 - Police – Reduce the Border Star Grant award amount \$-29,838
 - Police – DEA HIDTA award amount increased \$1,033
 - Police – MOU with US Marshals-JLEO Task Force award amount increased \$4,700
 - Police – Operation Stonegarden award amount increase \$53,607
 - Police – Reduction due to decline in HCISD OT officers request \$-485,600
 - Fire – Border Zone Fire Grant Award to purchase portable radios \$82,500
 - CDBG – Los Vecinos Street Improvements Project increased \$7,552
 - Engineering – TWDB Harlingen HUC 10 Flood Protection Planning Study \$939,664
 - Parks – purchase landscaping material for Harlingen Museum courtyard \$4,565
 - Parks – RGVMPPO for Dixieland Reservoir Project \$410,550
 - Parks – RGVMPPO for the Arroyo Colorado Trail Improvements \$1,214,838
 - Health – Revised budget for PHIG grant \$73,442
 - Planning & Development—Consulting firm will prepare a comprehensive plan that will guide the city's growth for the next 20 years \$300,000
 - Awards Program – ARPA funds Cover remaining commitment to HWWS \$815,264
 - Awards Program – Transfer ARPA funds to General Fund \$2,884,701

State Forfeitures Fund –**Expenses increased by \$5,616**

- \$ 5,616 Encumbrance Rollovers

Animal Shelter Fund –

Revenues increase by \$200,000

- \$ 200,000 Department Requests
 - Funding from HCIB for spay & neuter services \$200,000

Expenses increased by \$200,000

- \$ 200,000 Department Requests
 - Funding from HCIB for spay & neuter services \$200,000

Infrastructure Fund –

Expenses increased by \$973,563

- \$973,563 Encumbrance Rollovers

Sanitation Fund –

Expenses increased by \$1,968,239

- \$1,580,188 Encumbrance Rollovers
- \$388,051 Department Requests
 - Accommodate Salary increases \$10,082
 - Replace Air Burner \$233,249
 - Purchase Backhoe Loader \$144,720

Tony Butler Golf Course Fund –

Expenses increased by \$88,374

- \$84,325 Encumbrance Rollovers
- \$4,049 Department requests
 - Repair Concrete paths on holes 1-18 \$4,049

Motor Vehicle/Warehouse Fund –

Expenses increased by \$38,885

- \$387 Encumbrance Rollovers
- \$38,498 Department Requests
 - Transfer to General Fund-Purchase vehicle for Municipal Court Judge and portion of the cost for the purchase of vehicle for Animal Control \$38,498

Lon C Hill Memorial Library Fund –

Revenues increased by \$6,800

- \$6,800 Department Requests
 - Friend's Donation increased \$4,800
 - MOU with Junior League increased \$2,000

Expenses increased by \$7,850

- \$7,850 Department Requests
 - Friend's Donation increased \$4,800
 - MOU with Junior League Increased \$3,050

Total – Revenues increased by (\$9,559,807) - Expenditures increased by (\$17,162,737)

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount for this purpose?

☐

Yes

☐

No*

*If no, specify source of funding and amount requested:

Finance Director's approval:

☒

Yes

☐

No

☐

N/A

Staff Recommendation:

Staff recommends approval.

City Manager's approval:



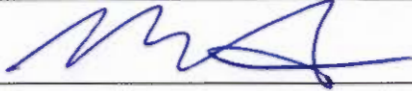
☒ Yes

☐ No

☐ N/A

Comments:

City Attorney's approval:



☒ Yes

☐ No

☐ N/A

End (Page 6 of 6)

ORDINANCE NO. 2025-_____

AN ORDINANCE AMENDING THE REVENUE AND EXPENDITURE BUDGET FOR THE CITY OF HARLINGEN, TEXAS, FOR FISCAL YEAR OCTOBER 1, 2024 THROUGH SEPTEMBER 30, 2025. PROVIDING FOR PUBLICATION OF THE CAPTION OF THIS ORDINANCE, AND ORDAINING OTHER MATTERS RELATED TO THE FOREGOING.

WHEREAS, the City Manager of the City of Harlingen has prepared and presented to the City Commission Budget Amendment No. 1 for Fiscal Year October 1, 2024 through September 30, 2025; and

WHEREAS, amending the current fiscal year budget is desirable for clarity and is required by law: now therefore

BE IT ORDAINED BY THE CITY OF HARLINGEN:

SECTION I. That an amendment to the budget of the City of Harlingen, Texas for the fiscal year October 1, 2024 and ending September 30, 2025 (exclusive of the revenues and expenditures of the Harlingen Waterworks System, Valley International Airport, Harlingen Community Improvement Board Fund, Harlingen Economic Development Corporation Fund, Harlingen Downtown Improvement District Fund, and the Community Development Block Grant Fund) in the total amount of Nine Million, Five Hundred Fifty Nine Thousand, Eight Hundred Seven Dollars (\$9,559,807) in revenues and Seventeen Million, One Hundred Sixty Two Thousand, Seven Hundred Thirty Seven Dollars (\$17,162,737) in expenditures is hereby adopted. A summary of the budget adopted is hereby attached to this Ordinance and incorporated herein as Exhibit A and the complete detailed budget adopted by this Ordinance is incorporated herein by reference and shall be made available for public inspection at the office of the City Secretary during regular business hours.

SECTION II. That the City Manager of the City of Harlingen, Texas, is hereby authorized to increase the budget by the amount of purchase orders outstanding as of September 30, 2024.

SECTION III. That the City Manager of the City of Harlingen, Texas, is hereby authorized to increase the budget by the amount of funds recovered for repair or replacement of property or equipment damaged by others.

SECTION IV. That the City Secretary of the City of Harlingen, Texas is hereby authorized and directed to cause a true and correct copy of the caption of this Ordinance to be published in a newspaper having general circulation in the City of Harlingen, Cameron County, Texas.

FINALLY ENACTED THIS _____ day of _____, 2025 at a regular meeting of the Elective Commission of the City of Harlingen, Texas at which a quorum was present and which was held in accordance with TEXAS GOVERNMENT CODE, TITLE 5, SUBTITLE A., CHAPTER 551.

CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

Hermelinda P. Gonzales, Interim City Secretary

Departmental Budget Projections and Requests
Department Request
Fiscal Year 2025

Exhibit A

196 Days of Operation

Fund	Unaudited Estimated Beginning Fund Balance	Projected Revenues	Requested Expenditures	Revenues Over(Under) Expenditures	Estimated Ending Fund Balance
General Fund	\$ 38,173,383	\$ 70,187,937	\$ 70,445,693	\$ (257,756)	\$ 37,915,627
Tennis Court	234,574	231,669	231,669	-	234,574
Hotel / Motel	3,333,550	1,925,070	1,173,633	751,437	4,084,987
Catastrophic Emergency	888,276	35,040	30,000	5,040	893,316
Free Trade Bridge	950,804	355,400	111,500	243,900	1,194,704
Convention and Visitors Bureau	196,981	736,387	774,187	(37,800)	159,181
Award Programs - Restricted	214,099	19,395,849	24,664,657	(5,268,808)	(5,054,709)
Public, Educational, and Governmental Programming	1,006,331	142,000	300,000	(158,000)	848,331
Harlingen Convention Center	1,601,852	30,400	-	30,400	1,632,252
Federal Forfeitures	653,201	349,040	330,000	19,040	672,241
State Forfeitures	120,276	146,040	145,616	424	120,700
Tax Increment Financing No. 1	528,292	345,000	500	344,500	872,792
Tax Increment Financing No. 2	3,366,536	670,000	500	669,500	4,036,036
Tax Increment Financing No. 3	843,848	848,000	500,500	347,500	1,191,348
Sponsorships Fund	82,980	110,000	-	110,000	192,980
Animal Shelter Fund	3,095	206,000	200,000	6,000	9,095
Debt Service	569,152	4,794,302	4,624,001	170,301	739,453
Infrastructure	2,431,447	1,575,100	2,489,763	(914,663)	1,516,784
Municipal Auditorium*	801,904	243,300	243,300	-	801,904
Sanitation/Sanitary Landfill*	15,667,908	10,922,700	15,584,892	(4,662,192)	11,005,716
Harlingen Arts and Heritage Museum*	39,964	92,681	92,681	-	39,964
Municipal Golf Course*	4,037,406	1,135,035	1,485,494	(350,459)	3,686,947
Motor Vehicle Warehouse*	7,272,384	2,520,300	2,311,918	208,382	7,480,766
Health Insurance*	617,430	6,762,427	6,755,417	7,010	624,440
Lon C. Hill Memorial Library	81,414	185,310	251,850	(66,540)	14,874
Total	<u>\$ 83,717,087</u>	<u>\$ 123,944,987</u>	<u>\$ 132,747,771</u>	<u>\$ (8,802,784)</u>	<u>\$ 74,914,303</u>

*Working capital presented in place of fund balance.

Exhibit B
City of Harlingen
Budget Amendment No. 1
Fiscal Year 2025

	General Ledger Account Number	Awards and Grants	Department Requests	Prior Year Encumbrances	Total
GENERAL FUND					
<u>Revenues</u>					
General Fund - Chrgs for Svcs - Reimburs/For Finance	001-0000-333.03-00		11,000		11,000
General Fund - Outside Sources / Miscellaneous Donations	001-0000-371.5500		7,448		7,448
General Fund - Transfer In From / Grants Fund	001-0000-391.49-00		2,884,701		2,884,701
General Fund -Transfer In From / Internal Services Fund	001-0000-391.51-00		27,966		27,966
General Fund - Transfer In From / Internal Services Fund	001-0000-391.51-00		10,532		10,532
Total General Fund Revenues		\$ -	\$ 2,941,647	\$ -	\$ 2,941,647
<u>Expenditures</u>					
Communications & Media-Personnel Services - Pay / Salaries - Full-Time	001-1301-414.10-01		33,536		33,536
Communications & Media-Personnel Svcs - Benefits / City FICA	001-1301-414.11-01		2,079		2,079
Communications & Media-Personnel Svcs - Benefits / City-Medicare	001-1301-414.11-02		486		486
Communications & Media-Personnel Svcs - Benefits / City TMRS	001-1301-414.11-11		2,898		2,898
Communications & Media-Personnel Svcs - Benefits / City Health Insurance	001-1301-414.11-21		22,656		22,656
Communications & Media-Personnel Svcs - Benefits / Life Insurance	001-1301-414.11-22		24		24
Communications & Media-Personnel Svcs - Benefits / Worker's Compensation	001-1301-414.11-31		64		64
Admin Services-Srvcs & Chrgs - General / Professional Services	001-1399-413.30-10		29,727		29,727
HR-Srvcs & Chrgs - General / Technical Services	001-2001-421.30-11			79	79
HR -Supplies - General / Office Equip/Furn Non-Cap	001-2002-421.20-02		1,600		1,600
Municipal Court - Svcs & Chrgs - Maint / Internal Service Charges	001-2215-422.31-51		500		500
Municipal Court - Svcs & Chrgs - Maint / Fuel	001-2215-422.31-52		825		825
Municipal Court - Capital Outlay / Motor Vehics & Heavy Equi	001-2215-904.80-32		27,966		27,966
MIS - Svcs & Chrgs - Maint / Software Maintenance	001-2220-422.31-41			25,446	25,446
MIS - Capital Outlay / Software	001-2220-905.80-61			12,090	12,090
Police - Supplies - General / Uniform & Safety Supplies	001-3010-501.20-20			12,442	12,442
Police - Capital Outlay / Other Than Bldgs	001-3010-904.80-21			22,204	22,204
Fire - Personnel Services - Pay / Assignment Pay	001-3510-511.10-07		24,000		24,000
Fire - Supplies - General / Uniform & Safety Supplies	001-3510-511.20-20			671	671
Fire - Supplies - General / Equipment Non-Capital	001-3510-511-29-99			305	305
Fire - Svcs & Chrgs - Maint / Internal Service Charges	001-3510-511.31-51		50,000		50,000
Fire -Capital Outlay / Miscellaneous Equipment	001-3510-904.80-34			86,884	86,884
Public Works Admin - Personnel Services - Pay / Salaries - Full-Time	001-5001-601.10-01		2,519		2,519
Engineering - Svcs & Chrgs - General / Professional Services	001-5005-602.30-10			12,121	12,121
Engineering - Svcs & Chrgs - General / Equipment Rental/Lease	001-5005-602.30-21			1,070	1,070
Engineering - Svcs & Chrgs - Maint / Software Maintenance	001-5005-602.31-41			28	28
Engineering - Capital Outlay / Imprvmts Other Than Bldgs	001-5005-903.80-21			26,030	26,030
Public Works - Capital Outlay / Miscellaneous Equipment	001-5010-904.80-34			15,500	15,500
Public Works - Capital Outlay / Miscellaneous Equipment	001-5010-904.80-34		15,000		15,000

	General Ledger Account Number	Awards and Grants	Department Requests	Prior Year Encumbrances	Total
Public Works - Personnel Services - Pay / Salaries - Full-Time	001-5015-612.10-01		12,826		12,826
Public Works - Capital Outlay / Motor Vehics & Heavy Equi	001-5015-904.80-32			262,880	262,880
Public Works - Capital Outlay / Motor Vehics & Heavy Equi	001-5015-904.80-32		168,731		168,731
Public Works - Capital Outlay / Miscellaneous Equipment	001-5015-904.80-34			25,944	25,944
Public Works-Personnel Services-Pay / Salaries-Full-Time	001-5017-619.10-01		41,468		41,468
Public Works-Personnel Services-Pay / Overtime	001-5017-619.10-03		5,400		5,400
Public Works-Personnel Svcs-Benefits /City FICA	001-5017-619.11-01		2,571		2,571
Public Works-Personnel Svcs-Benefits /City Medicare	001-5017-619.11-02		601		601
Public Works-Personnel Svcs-Benefits /TMRS	001-5017-619.11-11		3,583		3,583
Public Works-Personnel Svcs-Benefits /Worker's Comp	001-5017-619.11-31		1,439		1,439
Parks and Recreation - Svcs & Chrgs - General / Professional Services	001-6010-802.30-10			3,300	3,300
Parks and Recreation - Svcs & Chrgs - General / Contract Labor	001-6010-802.30-60			34,481	34,481
Parks and Recreation - Capital Outlay / Imprvmts Other Than Bldgs	001-6010-903.80-21			307,871	307,871
Parks and Recreation- Capital Outlay / Motor Vehics & Heavy Equi	001-6010-904.80-32			164,434	164,434
Parks and Recreation- Capital Outlay / Miscellaneous Equipment	001-6030-904.80-34			5,450	5,450
Library - Supplies - General / Equipment Non-Capital	001-6210-811.20-80			26,785	26,785
Planning & Dev. - Svcs & Chrgs - Maint / Software Maintenance	001-7001-701.31-41			31,800	31,800
Code-Personnel Services - Pay / Salaries - Full-Time	001-7005-705.10-01		29,286		29,286
Code-Personnel Svcs - Benefits / City FICA	001-7005-705.11-01		1,816		1,816
Code-Personnel Svcs - Benefits / City-Medicare	001-7005-705.11-02		425		425
Code-Personnel Svcs - Benefits / City TMRS	001-7005-705.11-11		2,530		2,530
Code-Personnel Svcs - Benefits / City Health Insurance	001-7005-705.11-21		16,992		16,992
Code-Personnel Svcs - Benefits / Life Insurance	001-7005-705.11-22		39		39
Code-Personnel Svcs - Benefits / Worker's Compensation	001-7005-705.11-31		56		56
Health-Animal Control - Capital Outlay / Motor Vehics & Heavy Equi	001-7210-904.80-32		10,532		10,532
Health-Animal Shelter-Svcs & Chrgs - General / Professional Services	001-7217-729.30-10		5,000		5,000
Public Buildings - Supplies - General / Office Equip/Furn Non-Cap	001-7220-723.20-02			77,846	77,846
Public Buildings - Svcs & Chrgs - General / Professional Services	001-7220-723.30-10			5,500	5,500
Public Buildings - Svcs & Chrgs - Misc / Miscellaneous Svcs & Chgs	001-7220-723-39-99			17,010	17,010
Parks - Other Finan Uses-Transfer / To Award Prgm-Restr Fu	001-9999-991.91-15		134,550		134,550
Parks - Other Finan Uses-Transfer / To Award Prgm-Restr Fu	001-9999-991.91-15		324,002		324,002
MIS - Other Finan Uses-Transfer / To Award Prgm-Restr Fu	001-9999-991.91-15		8,344		8,344
Total General Fund Expenditures		\$ -	\$ 984,071	\$ 1,178,171	\$ 2,162,242
HARLINGEN CONVENTION & VISITORS BUREAU					
<u>Revenues</u>					
CVB - Sponsors / Harlingen Marathon	119-0000-371.05-05		11,055		11,055
Total Harlingen Convention Center Fund Expenditures		\$ -	\$ 11,055	\$ -	\$ 11,055
<u>Expenditures</u>					
CVB - Svcs & Chrgs- Misc / Hgn Marathon	119-6504-654.39-70		41,055		41,055
CVB - Svcs & Chrgs-Misc / Brews & Tunes	119-6504-654.39-82			7,800	7,800
Total Harlingen Convention Center Fund Expenditures		\$ -	\$ 41,055	\$ 7,800	\$ 48,855

	General Ledger Account Number	Awards and Grants	Department Requests	Prior Year Encumbrances	Total
GRANT AWARDS FUND- RESTRICTED					
<u>Revenues</u>					
Police - Intergovt - Federal / DEA	120-0000-350.30-00	1,033			1,033
Police - Intergovt - Federal / Operation Stonegarden	120-0000-350.34-00	53,607			53,607
Federal Pass Thru / TWDB HUC 10 Flood Protect	120-0000-350.35-13	888,452			888,452
MIS-Federal Pass Thru / Pen Testing Cybrsec Grant	120-0000-350.35-20	14,487			14,487
MIS-Federal Pass Thru / IRP & DRP Cybrsec Grant	120-0000-350.35-21	16,893			16,893
MIS-Federal Pass Thru / Multifactor Cybrsec Grant	120-0000-350.35-22	28,496			28,496
Admin. - Federal Pass Thru / Coronavirus Fiscal Recove	120-0000-350.35-26	(99,335)			(99,335)
Health-Federal Pass Thru / TX DSHS Public Health Inf	120-0000-350.35-30	73,442			73,442
Parks Award Programs-Federal Pass Thru / TxDOT Dixieland Reservoir	120-0000-350.35-31	276,000			276,000
Parks Award Programs-Federal Pass Thru / Arroyo Col Trail Improvem	120-0000-350.35-32	890,836			890,836
Planning - Federal Pass Thru / Resilient Communities Prg	120-0000-350.35-33	300,000			300,000
Federal / US DOT - RAISE Grant	120-0000-350.36-02	3,905,619			3,905,619
Police - Intergovt - State / Border Star	120-0000-351.09-00	(29,838)			(29,838)
Police - Intergovt - State / JLEO Task Force	120-0000-351.34-00	4,700			4,700
Fire - Intergovt - State / Border Zone Fire Grant	120-0000-351.45-00	82,500			82,500
Police-Harlingen C.I.S.D. / School Resource Officers	120-0000-352.05-01	(485,600)			(485,600)
Parks - Local - Grant / American Electric Power	120-0000-353.02-00	4,565			4,565
Outside Sources / Harling Housing Authority	120-0000-371.23-00	7,552			7,552
Parks Award Programs-Restricted - General Fund / TxDOT Dixieland Reservoir	120-0000-391.01-12	134,550			134,550
Parks Award Programs-Restricted - General Fund / Arroyo Col Trail Improvem	120-0000-391.01-13	324,002			324,002
MIS-General Fund / Cybersecurity Grant Prgm	120-0000-391.01-15	8,344			8,344
Total Grant Awards Fund - Restricted Revenues		\$ 6,400,305	\$ -	\$ -	\$ 6,400,305
<u>Expenditures</u>					
MIS-Srvcs & Chrgs - General / Technical Services	120-2221-422.30-11	16,787			16,787
MIS- Srvcs & Chrgs - General / Technical Services	120-2222-422.30-11	18,979			18,979
MIS-Srvcs & Chrgs - Maint / Software Maintenance	120-2223-422.31-41	32,454			32,454
Police Awards Programs - Personnel Services - Pay / Overtime	120-3032-501.10-03	(29,838)			(29,838)
Police Awards Programs - Personnel Services - Pay / Overtime	120-3033-501.10-03	1,033			1,033
Police Awards Programs - Personnel Services - Pay / Overtime	120-3038-501.10-03	4,700			4,700
Police Awards Programs - Personnel Services - Pay / Overtime	120-3045-501.10-03	47,107			47,107
Police Awards Programs - Srvcs & Chrgs - Maint / Fuel	120-3045-501.31-52	6,500			6,500
Police Awards Programs - Personnel Services - Pay / Overtime	120-3048-501.10-03	(485,600)			(485,600)
Police Award Programs - Capital Outlay / Miscellaneous Equipment	120-3514-904.80-34	82,500			82,500
CDBG - Capital Outlay / Imprvmnts Other Than Bldgs	120-5023-903.80-21	7,552			7,552
Engineering- Capital Outlay / Imprvmnts Other Than Bldgs	120-5058-903.80-21			3,905,619	3,905,619
Engineering - Srvcs & Chrgs - General / Professional Services	120-5059-602.30-10	779,164			779,164
Engineering - Srvcs & Chrgs - Maint / Software Maintenance	120-5059-602.31-41	7,500			7,500
Engineering - Capital Outlay / Miscellaneous Equipment	120-5059-904.80-34	153,000			153,000
Parks Awards Program - Outside Sources / Native Plant Society Texa	120-6010-802.20-50	4,565			4,565
Parks & Recreation - Award Programs-Capital Outlay / Imprvmnts Other Than Bldgs	120-6024.903.80-21	410,550			410,550
Parks & Recreation - Award Programs-Capital Outlay / Imprvmnts Other Than Bldgs	120-6025.903.80-21	1,214,838			1,214,838

	General Ledger Account Number	Awards and Grants	Department Requests	Prior Year Encumbrances	Total
Planning & Development-Srvcs & Chrgs - General / Professional Services	120-7002-701.30-10	300,000			300,000
Health-Personnel Services - Pay / Salaries - Full-Time	120-7214-721.10-01	70,877			70,877
Health-Personnel Services - Pay / Salaries - Full-Time	120-7214-721.10-03	300			300
Health-Personnel Services -Benefits / City FICA	120-7214-721.11-01	4,624			4,624
Health-Personnel Services -Benefits / City Medicare	120-7214-721.11-02	1,159			1,159
Health-Personnel Services -Benefits / City TMRS	120-7214-721.11-11	6,408			6,408
Health-Personnel Services -Benefits / City Health Insurance	120-7214-721.11-21	(8,195)			(8,195)
Health-Personnel Services -Benefits / Life Insurance	120-7214-721.11-22	150			150
Health-Personnel Services -Benefits / Worker's Compensation	120-7214-721.11-31	142			142
Health-Supplies - General / Office Supplies	120-7214-721.20-01	(929)			(929)
Health-Srvcs & Chrgs - General / Regis., Travel & Training	120-7214-721.30-31	(1,094)			(1,094)
Award Programs - Srvcs & Chrgs - Misc / Economic Support Payments	120-7241-721.39-62	815,264			815,264
Award Programs - Capital Outlay / Drainage Projects	120-7241-903.80-40			1,418,296	1,418,296
Award Programs - Other Finan Uses-Transfer / To General Fund	120-9999-991.91-01	2,884,701		-	2,884,701
Total Grant Awards Fund - Restricted Expenditures		\$ 6,345,198	\$ -	\$ 5,323,915	\$ 11,669,113
STATE FORFEITURES					
<u>Expenditures</u>					
Police - State - Supplies - General / Uniform & Safety Supplies	133-3016-501.20-20			5,616	5,616
Total Infrastructure Fund Expenditures		\$ -	\$ -	\$ 5,616	\$ 5,616
HEALTH-ANIMAL SHELTER					
<u>Revenues</u>					
Health-Transfer In From / HCIB (4B)	186-0000-391.92-00		200,000		200,000
Total Health-Animal Shelter Fund Revenues		\$ -	\$ 200,000	\$ -	\$ 200,000
<u>Expenditures</u>					
Health-Srvcs & Chrgs - General / Professional Services	186-7217-729.30-10		200,000		200,000
Total Health-Animal Shelter Fund Expenditures		\$ -	\$ 200,000	\$ -	\$ 200,000
INFRASTRUCTURE FUNDS					
<u>Expenditures</u>					
Public Works - Maintenance - Street / Reseal & Overlay	397-5015-612.70-01			973,563	973,563
Total Infrastructure Fund Expenditures		\$ -	\$ -	\$ 973,563	\$ 973,563
SANITATION FUND					
<u>Expenditures</u>					
Sanitation - Personnel Services - Pay / Salaries - Full-Time	402-5020-604.10-01		10,082		10,082
Sanitation - Supplies - Misc / Garbage Containers	402-5020-604.29-01			39,948	39,948
Sanitation- Srvcs & Chrgs - Maint / Miscellaneous Equip Main	402-5020-604.31-34			9,020	9,020
Sanitation - Srvcs & Chrgs - Maint / Software Maintenance	402-5020-604.31-41			4,300	4,300
Sanitation- Srvcs & Chrgs - Maint / Internal Service Charges	402-5020-604.31-51			2,195	2,195
Sanitation - Srvcs & Chrgs - Misc / Miscellaneous Svcs & Chgs	402-5020-604.39-99			7,675	7,675
Sanitation - Capital Outlay / Miscellaneous Equipment	402-5020-904.80-34			1,225,437	1,225,437

	General Ledger Account Number	Awards and Grants	Department Requests	Prior Year Encumbrances	Total
Landfill - Svcs & Chrgs - General / Equipment Rental/Lease	402-5027-604.30-21			3,551	3,551
Landfill - Svcs & Chrgs - General / Contract Labor	402-5027-604.30-60			447	447
Landfill - Svcs & Chrgs - Maint / Internal Service Charges	402-5027-604.31-51			23,697	23,697
Landfill - Svcs & Chrgs - Misc / Solid Waste Disposal	402-5027-604.39-38			257,900	257,900
Landfill - Svcs & Chrgs - Misc / Miscellaneous Svcs & Chgs	402-5027-604.39-99			6,018	6,018
Landfill - Capital Outlay / Motor Vehics & Heavy Equi	402-5027-904.80-32		233,249		233,249
Landfill - Capital Outlay / Motor Vehics & Heavy Equi	402-5027-904.80-32		144,720		144,720
Total Sanitation Fund Expenses		\$ -	\$ 388,051	\$ 1,580,188	\$ 1,968,239
TONY BUTLER GOLF COURSE					
<u>Expenses</u>					
Golf Course - Supplies - General / Resale Merchandise	404-6051-806.20-61			3,066	3,066
Golf Course - Supplies - General / Golf Course Accessories	404-6052-806.20-44			7,699	7,699
Golf Course - Supplies - General / Sand & Top Dressing/Soil	404-6052-806.20-80			23,660	23,660
Golf Course - Svcs & Chrgs - Maint / Imprvmts Other Than Bldgs	404-6052-806.31-21			49,900	49,900
Golf Course - Svcs & Chrgs - Maint / Imprvmts Other Than Bldgs	404-6052-806.31-21		4,049		4,049
Total Tony Butler Golf Course Expenses		\$ -	\$ 4,049	\$ 84,325	\$ 88,374
MOTOR VEHICLE/WAREHOUSE FUND					
<u>Expenses</u>					
Motor Vehicle/Warehouse - Supplies - Misc / Miscellaneous Supplies	451-5042-603.29-99			387	387
Motor Vehicle/Warehouse - Other Finan Uses-Transfer / To General Fund	451-9999-991.91-01		27,966		27,966
Motor Vehicle/Warehouse - Other Finan Uses-Transfer / To General Fund	451-9999-991.91-01		10,532		10,532
Total Motor Vehicle / Warehouse Fund Expenses		\$ -	\$ 38,498	\$ 387	\$ 38,885
LON C HILL MEMORIAL LIBRARY					
<u>Revenues</u>					
Outside Sources / Children's Programs	551-0000-371.03-00		4,800		4,800
Outside Sources / Junior League of Hgn	551-0000-371.24-00		2,000		2,000
Total Lon C Hill Fund Revenues		\$ -	\$ 6,800.00	\$ -	\$ 6,800
<u>Expenses</u>					
Lonc C Hill - Supplies - General / Books, Magazines & Papers	551-6203-811.20-52		300		300
Lonc C Hill - Supplies - Misc / Miscellaneous Supplies	551-6203-811.29-99		4,000		4,000
Lonc C Hill - Supplies - Misc / Miscellaneous Supplies	551-6216-811.29-99		500		500
Lonc C Hill - Capital Outlay / Building Improvements	551-6217-902.80-12		3,050		3,050
Total Lon C Hill Fund Expenses		\$ -	\$ 7,850	\$ -	\$ 7,850

Revenues	9,559,807
Expenditures	17,162,737

7(9)

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **March 19, 2025**

Agenda Item:

Consideration and possible action to approve a resolution designating the Special Projects Director as the Authorized Official, on Office of the Governor's grant applications submitted through eGrants. Attachment (*Special Projects Department*).

Prepared By: Ana Hernandez, Mobility & Special Projects Director

Brief Summary:

The City of Harlingen would like to designate the Special Projects Director as the Authorized Official (AO) on eGrants. This designation is intended to expedite the processes associated with applying for, accepting, rejecting, altering, or terminating grants awarded by the Office of the Governor. The AO also has the authority to certify changes made to applications or grants.

Whenever the AO role changes, the Office of the Governor requires a new resolution to document the change. This change will apply to future and existing grant applications, which include the following: FY 2025 - Border Zone Fire Department Grant Program, State and Local Cybersecurity Grant Program Governance and Planning, State and Local Cybersecurity Grant Program Mitigation, State and Local Cybersecurity Grant Program Assessment, and Evaluation, DJ23 Justice Assistance Grant Program (Local Pass-Through), FY23 Operation Stonegarden, FY25 Local Border Security Program, Victim Assistance, General Direct Services, FY2026 Rifle-Resistant Body Armor Grant Program, SHSP Regular Solicitation - FY25, FY26 Operation Lone Star Grant Program (OLS), SHSP LETPA Solicitation -FY25, FY2026 Criminal Justice Grant Program, FY 2026 - Border Zone Fire Department Grant Program, Operation Stonegarden Solicitation- FY24, and Victim Assistance Program FY 2026.

This resolution streamlines the pre- and post-award of grants by providing clear authority and responsibilities for the Special Projects Director.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount (Yes/No):

*If no, specify source of funding and amount requested:

Finance Director's approval (Yes/No/NA):

Staff Recommendation:

Staff recommends approval of this Resolution.

City Manager approval:



Comments:

City Attorney's approval:



RESOLUTION NO. 2025 - ____

**A RESOLUTION OF THE CITY OF HARLINGEN, TEXAS,
DESIGNATING THE SPECIAL PROJECTS DIRECTOR AS THE
AUTHORIZED OFFICIAL ON ALL OFFICE OF THE GOVERNOR
GRANT APPLICATIONS.**

WHEREAS, the Office of the Governor requires recipients of funding to provide an updated resolution when the Authorized Official (AO) changes; and,

WHEREAS, the City of Harlingen would like to designate the Special Projects Director as the City of Harlingen's Authorized Official (AO). The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the City of Harlingen.

NOW, THEREFORE, BE IT RESOLVED that the City Commission authorizes the Special Projects Director as the Authorized Official on behalf of the City of Harlingen, Texas, and is authorized to apply for, accept, reject, alter, or terminate the grant, as well as certify changes made to applications or grants.

BE IT FURTHER RESOLVED that the Special Projects Director is also authorized to apply for, accept, reject, alter, or terminate the grant, as well as certify changes made to existing applications or grants under the following solicitations:

- A. FY 2025 - Border Zone Fire Department Grant Program
- B. State and Local Cybersecurity Grant Program Governance and Planning
- C. State and Local Cybersecurity Grant Program Mitigation
- D. State and Local Cybersecurity Grant Program Assessment, and Evaluation
- E. DJ23 Justice Assistance Grant Program (Local Pass-Through)
- F. FY 2023 Operation Stonegarden
- G. FY 2025 Local Border Security Program
- H. Victim Assistance Program FY 2025, General Direct Services
- I. FY 2026 Rifle-Resistant Body Armor Grant Program
- J. SHSP Regular Solicitation – FY 2025
- K. FY26 Operation Lone Star Grant Program (OLS)
- L. SHSP LETPA Solicitation -FY 2025
- M. FY 2026 Criminal Justice Grant Program
- N. FY 2026 - Border Zone Fire Department Grant Program
- O. Operation Stonegarden Solicitation- FY24
- P. Victim Assistance Program FY 2026, General Direct Services

CONSIDERED AND ADOPTED on this **19th day of March 2025** at a Regular Meeting of the Elective Commission of the City of Harlingen, Texas, at which a quorum was present, and which was held in accordance with Government Code Chapter 551, as amended.

Norma Sepulveda, Mayor

ATTEST:

Hermelinda Gonzalez, Interim City Secretary

7(h)

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **March 19, 2025**

Agenda Item:
Consideration and possible action to approve a resolution authorizing the City Manager to submit a grant application to the Office of the Governor, Operation Lone Star Grant Program (OLS), FY 2026. Attachment (<i>Special Projects Department</i>).
Prepared By: Ana Hernandez, Mobility & Special Projects Director
Brief Summary:
The Office of the Governor's Homeland Security Grants Division has issued a funding announcement for the Operation Lone Star Grant Program. The program's purpose is to enhance interagency border security operations supporting Operation Lone Star, including the facilitation of directed actions to deter and interdict criminal activity. State funds for these projects are authorized under the Texas General Appropriations Act, Article I, for Trusteed Programs within the Office of the Governor.
The city plans to apply for funding to cover personnel overtime, the purchase of license plate readers and/or vehicles and equipment to enhance border security activities. The total cost for twelve license plate readers, which includes one-time setup and testing fees, is \$50,200. The Harlingen Police Department will be responsible for an annual recurring subtotal of approximately \$42,000.
Funding (if applicable):
Are funds specifically designated in the current budget for the full amount (Yes/No): *If no, specify source of funding and amount requested:
Finance Director's approval (Yes/No/NA):
Staff Recommendation:
Staff recommends approval of this Resolution.
City Manager approval: 
Comments:
City Attorney's approval: 

RESOLUTION NO. 2025 - ____

A RESOLUTION OF THE CITY OF HARLINGEN, TEXAS, AUTHORIZING THE CITY MANAGER TO SUBMIT A GRANT APPLICATION TO THE OFFICE OF THE GOVERNOR OPERATION LONE STAR GRANT PROGRAM (OLS) FY 2026

WHEREAS, the Office of the Governor's Homeland Security Grants Division, through its Fiscal Year 2026 Operation Lone Star Grant Program (OLS), is soliciting grant applications for projects that support OLS, whose program's purpose is to enhance interagency border security operations to deter and interdict criminal activity; and,

WHEREAS, the City of Harlingen finds it in the best interest of the citizens of Harlingen, that the City utilize its local law enforcement personnel in a state-led and unified strategy to respond to the increased presence and threat of organized crime, narcotics, human trafficking, and violent crimes within; and,

WHEREAS, the governing body of the City of Harlingen, Texas, understanding the financial limitations and obligations related to such funding, including the full return of grant funds in the event of a loss or misuse of the Operation Lone Star Grant Program funds, endorses the submission of the application; and

WHEREAS, the City of Harlingen City Commission would like to memorialize its support for the City's grant application via this Resolution.

NOW, THEREFORE, BE IT RESOLVED that the City Commission authorizes the City Manager or designee to submit a grant application on behalf of the City of Harlingen, Texas.

CONSIDERED AND ADOPTED this 19th day of March 2025 at a Regular Meeting of the Elective Commission of the City of Harlingen, Texas, at which a quorum was present, and which was held in accordance with Government Code Chapter 551, as amended.

Norma Sepulveda, Mayor

ATTEST:

Hermelinda Gonzalez, Interim City Secretary

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **March 19, 2025**

Agenda Item:
Consideration and possible action to approve a resolution authorizing the City Manager to accept a grant award from the Texas Office of the Governor Fiscal Year 2025 Border Zone Fire Departments Grant. Attachment <i>(Special Projects Department)</i> .
Prepared By: Ana Hernandez, Mobility & Special Projects Director
Brief Summary:
The Special Projects Department has secured \$82,500 in funding from the Texas Office of the Governor Fiscal Year 2025 Border Zone Fire Departments grant program. This funding will cover the purchase of portable radios for firefighter personnel.
The City of Harlingen is not required to provide a cost-share amount. The City of Harlingen must submit a quote from a government vendor to SWIC for review and approval prior to purchasing portable radios.
Funding (if applicable):
Are funds specifically designated in the current budget for the full amount (Yes/No): *If no, specify source of funding and amount requested:
Finance Director's approval (Yes/No/NA):
Staff Recommendation:
Staff recommends approval of this resolution.
City Manager approval: 
Comments:
City Attorney's approval: 

RESOLUTION NO. 2025-

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO
ACCEPT A GRANT AWARD FROM THE TEXAS OFFICE OF
THE GOVERNOR FISCAL YEAR 2025 BORDER ZONE FIRE
DEPARTMENTS GRANT PROGRAM**

WHEREAS, the Office of the Governor's Homeland Security Grants Division has issued a funding announcement for the FY 2025 Border Zone Fire Departments (BZFD). The purpose of this program is to provide grants to professional fire departments along the Texas-Mexico border region for specialized equipment, maintenance, and medical supplies to support emergency services associated with border security activities and crime deterrence;

WHEREAS, the City Commission finds it in the best interest of the residents of Harlingen, Texas, to accept a grant award of \$82,500 to purchase portable radios for the Harlingen Fire Department personnel;

WHEREAS, the City Commission agrees to submit a quote from a government vendor to the Texas Statewide Interoperability Coordinator for review and approval prior to purchase of the portable radios;

WHEREAS, the City Commission authorizes the City Manager, or designee, to accept the grant award of \$82,500 from the Texas Office of the Governor.

NOW, THEREFORE, BE IT RESOLVED, that the City Commission approves the acceptance of \$82,500 from the Fiscal Year 2025 Border Zone Fire Departments grant program.

Passed and approved this 19th of March 2025.

Norma Sepulveda, Mayor

Hermelinda Gonzales, Interim City Secretary

City of Harlingen
Agenda Item Request Form

We, hereby request the following item to be added to the March 19, 2025, City Commission Agenda:

Consideration and possible action to approve the installation of speed humps in the following locations:

1. 1400 Block of Barton Avenue
2. Drury Lane between Altas Palmas and Beckham Rd.
- 3.


Daniel N. Lopez, Commissioner Dist. 2
Rene Perez, Commissioner Dist. 5

INVESTMENT REPORT

FOR THE QUARTER

OCTOBER 1, 2024 TO DECEMBER 31, 2024

February 19, 2025

Presented by:
Robert Rodriguez
Finance Director



Portfolio Overview

Portfolio Summary

	Prior 30 Sep-24	Current 31 Dec-24
Par Value	74,118,883.63	85,186,412.42
Original Cost	73,716,930.51	85,130,162.42
Book Value	74,037,226.91	85,132,426.97
Market Value	74,043,883.63	85,133,287.42
Accrued Interest	29,508.20	302,173.91
Book Value Plus Accrued	74,066,735.10	85,434,600.88
Market Value Plus Accrued	74,073,391.83	85,435,461.33
Net Unrealized Gain/(Loss)	6,656.72	860.45

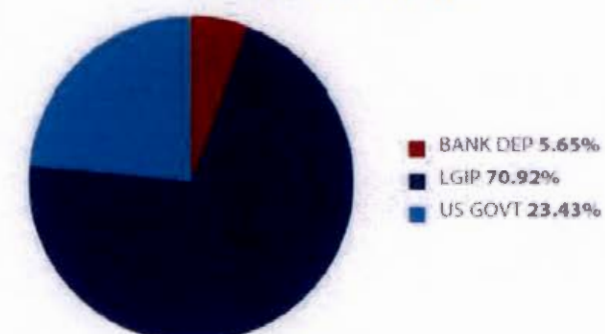
Income Summary

Current Period	1 Oct-24 to 31 Dec-24
Interest Income	872,973.06
Net Amortization/Accretion	83,921.27
Realized Gain/(Loss)	0.00
Net Income	956,894.33
Fiscal Year-to-Date	1 Oct-24 to 31 Dec-24
Net Income	956,894.33

Portfolio Characteristics

	Prior 30 Sep-24	Current 31 Dec-24
Yield to Maturity	5.134%	4.468%
Yield to Worst	5.134%	4.468%
Days to Final Maturity	11	97
Days to Effective Maturity	11	97
Duration	0.21	1.07

Asset Allocation

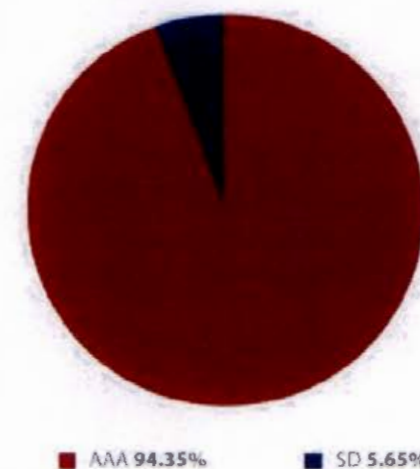


Credit Rating Summary

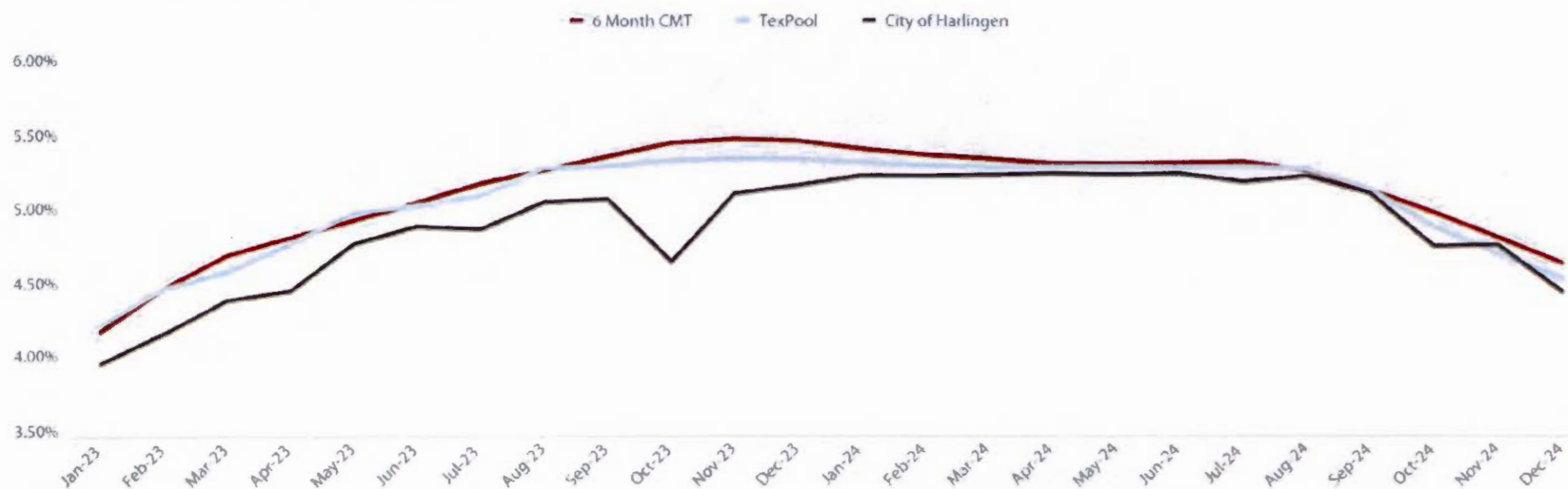
Rating Distribution

	Book Value	Portfolio Allocation
Secured Deposits (Insured or Collateralized)		
Demand Deposits	4,811,135.27	5.65%
Total Secured Deposits	4,811,135.27	5.65%
Local Government Investment Pools & Money Market Funds		
AAA	60,375,277.15	70.92%
Total Local Government Investment Pools & Money Market Funds	60,375,277.15	70.92%
Long Term Rating Distribution		
AAA	19,946,014.55	23.43%
Total Long Term Rating Distribution	19,946,014.55	23.43%
Portfolio Total	85,132,426.97	100.00%

Allocation by Rating



Benchmark Comparison



Yield Overview

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24
City of Harlingen	3.99	4.19	4.41	4.48	4.79	4.91	4.89	5.07	5.10	4.67	5.13	5.19	5.25	5.25	5.26	5.27	5.26	5.27	5.21	5.25	5.13	4.78	4.79	4.47
6 Month CMT	4.20	4.50	4.72	4.84	4.96	5.07	5.20	5.29	5.38	5.47	5.50	5.48	5.43	5.39	5.36	5.33	5.33	5.34	5.34	5.29	5.16	5.00	4.84	4.66
TexPool	4.24	4.50	4.61	4.80	5.00	5.05	5.12	5.30	5.32	5.36	5.37	5.37	5.35	5.33	5.32	5.31	5.32	5.31	5.32	5.30	5.16	4.91	4.73	4.56

City of Harlingen
Agenda Item Request Form

We hereby request the following item to be added to the March 19, 2025, City Commission Agenda:

1. Presentation by Schneider Electric on potential future energy savings.



Rene Perez, Commissioner Dist. 5



Ford Kinsley, Mayor Pro-Tem Dist. 1

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **March 19, 2025**

Agenda Item:

Public hearing for a rezoning request from Residential, Single-Family ("R-1") District to Residential, Duplex ("R-2") District for a property located at 101 W. Pierce Avenue, bearing a legal description of Lot 6, Block 139, Harlingen Original Townsite. Applicant: Reynaldo Del Toro c/o Anacahuitta Development. Attachment (**Planning & Development**)

Prepared By: Soledad A. Núñez, CNU-A
Title: Interim Planning & Development Director

Signature: *Soledad A. Núñez*

Brief Summary:

Project Timeline

- February 4th, 2025 – Application for rezoning submitted to the City (**ATTACHMENT I**).
- February 12th, 2025 – In accordance with State and local law, notice of the required public hearing was mailed to all property owners within a 200 feet radius of subject tract.
- February 15th, 2025 – In accordance with State and local law, notice of the required public hearing was published in the Valley Morning Star.
- February 26th, 2025 - Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission (P&Z).
- March 19th, 2025 – Public hearing and consideration of requested rezoning via 1st ordinance reading scheduled before the City Commission.
- April 2nd, 2025 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- The applicant is requesting to rezone the subject property from Residential, Single-Family ("R-1") District to Residential, Duplex ("R-2") District to allow a duplex on the property. (**ATTACHMENT I**).
- The property is currently vacant and has 50.00 feet of frontage on West Pierce Avenue and 140.00 feet of frontage on S. 1st Street.
- The surrounding properties are zoned Residential, Single-Family and Multi-Family to the north, Residential, Single-Family to the south, west, and east. Surrounding land uses include single-family homes to the north, south, east, and west. (**ATTACHMENT IV**)
- The Future Land Use Plan component of the City of Harlingen's Vision 2020 Comprehensive Plan shows this area as low density residential. A duplex use is considered low density residential, and therefore, the request is consistent with the Future Land Use Plan. (**ATTACHMENT VI**).

- To the present, the Planning and Zoning Department has received no phone calls in opposition from the surrounding property owners regarding the proposed request. Staff mailed out 23 notices to surrounding property owners.

Funding (if applicable):

Are funds specifically designated in the current budget for the full ☐ Yes ☐ No*

*If no, specify source of funding and amount requested:

Finance Director's approval: ☐ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approval of the rezoning request.

City Manager's approval:  ☐ Yes ☐ No ☒ N/A

Comments:

City Attorney's approval:  ☒ Yes ☐ No ☐ N/A

Public hearing and take action to consider a request to rezone from Residential, Single-Family ("R-1") District to Residential, Duplex ("R-2") District for a property located at 101 W. Pierce Avenue, bearing a legal description of Lot 6, Block 139, Harlingen Original

Interim Director, Soledad A. Núñez, presented the following information related the request to rezone, as follows:

- The property is currently vacant.
- The Legal Notice Map that was sent out to property owners was presented.
- The property has fifty (50) feet of frontage on West Pierce and one hundred and forty (140) feet on frontage on South 1st.
- An Aerial View of the property highlighted in red was presented.
- The surrounding properties are zoned single family residential to the north, south, east and West, and there is one multi-family zoning on the corner. Ms. Núñez also pointed out there is also an R2 (Duplex Residential) further down and a M2 (Multi Family Residential).
- The Future Land Use component of the City of Harlingen's Vision 2020 Comprehensive Plan shows the area as low density residential. As shown, low density residential on R2 duplex zoning would still be consistent with the Future Land Use Plan.
- Staff did not receive any opposition. Staff did receive a few calls from people inquiring as to what the notice was about but didn't have any complaints about it.
- Staff is recommending approval of the rezoning request.
- A Street View from West Pierce was presented.
- Ms. Núñez asked if there were any questions. She made herself available to answer any. She further explained that the applicant was not able to make it because they are out of town but stated that they were aware of what was going on.

Vice Chairman Sanchez asked if there were any questions and upon hearing none, proceeded to opening the Public Hearing. He asked if there was anybody present that would like to speak in favor or against this item before the Board. Upon seeing and hearing none, the Vice Chairman closed the Public Hearing.

Vice Chairman Sanchez asked if there were any other questions or if not, said he could entertain a motion.

Cmr. Cantu made the motion to approve. Cmr. Flores seconded the motion. The motion was moved to a vote. The motion passed unanimously.

9(b)

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **March 19, 2025**

Agenda Item:

Public hearing for a Special Use Permit (SUP) to allow alcoholic beverages for onsite consumption at an event center in a General Retail ("GR") District for a tract of land bearing a legal description of 5.57 acres out of 15.57 acres out of Block 185, San Benito Land and Water Company Subdivision, located on the east side of South Ed Carey Drive, approximately 974 feet south of South Expressway 83 Frontage Road. Applicant: RGV Wine Country c/o Rodrigo Rubiano. Attachment (**Planning & Development**)

Prepared By: Soledad A. Núñez, CNU-A
Title: Interim Planning & Development Director
Signature: *Soledad A. Núñez*

Brief Summary:

Project Timeline

- January 29, 2025 – Application for Special Use Permit ("SUP") submitted to the City. **(ATTACHMENT I)**
- February 12, 2025 – In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract.
- February 15, 2025 – In accordance with State and local law, notice of required public hearings published in the Valley Morning Star.
- February 26, 2025 - Public hearing and consideration of requested Special Use Permit by the Planning and Zoning Commission (P&Z).
- March 19, 2025 – Public hearing and consideration of requested SUP via 1st ordinance reading scheduled before the City Commission.
- April 2, 2025 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- Per Section 111-62 the City of Harlingen's Code of Ordinances, alcoholic beverages for onsite consumption at an event center in a General Retail ("GR") District requires the approval of a Special Use Permit (SUP) by the City Commission.
- RGV Wine Country LLC, the applicant, is requesting a Special Use Permit to allow an event center with alcohol permitted. **(ATTACHMENTS I, II).**
- The subject property is currently vacant and is not subdivided. The developer is proposing to subdivide the tract of land into a two-lot subdivision. The subject tract of land has 500.00 feet of frontage on Ed Carey Drive and has a depth of 517.37 feet at its longest point.
- Based on the site plan and information submitted by the applicant, the applicant is proposing to operate from Sunday to Saturday, 11 am to 2 am. The developer is proposing a 7,200.00 square foot winery event center, a 4,000.00 square foot detached winery tasting room, and a 2,400 square foot detached outdoor event pavilion. The developer wants to accommodate up to 250 guests. 72 parking spaces are required, and a total of 262 proposed parking spaces are provided on

the site plan. **(ATTACHMENT III)**

- Surrounding properties are zoned General Retail ("GR") District to the north, east, and south, and Office ("O") District to the east. Surrounding businesses include Home Depot to the north, vacant land to the east and south, and residences to the west. **(ATTACHMENTS IV-VI)**
- The City of Harlingen Building Inspections Division, Fire Prevention Bureau, and Health and Police Departments reviewed the SUP application. The departments reported no objection to the proposed request subject to adhering to the Harlingen Code of Ordinances and procedures administered by each department **(ATTACHMENTS VII-X).**
- The applicant must obtain and maintain the proper State and City permits.
- Presently, the Planning and Zoning Department has not received any objections to the request from surrounding property owners. Staff had sent out sixteen (16) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Commission may impose requirements and conditions of approval as are needed to ensure that a use requested by a SUP is compatible and complementary to adjacent properties.

Funding (if applicable):

Are funds specifically designated in the current budget for the full ☐ Yes ☐ No*

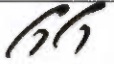
*If no, specify source of funding and amount requested:

Finance Director's approval: ☐ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approval of the request subject to compliance with the following conditions:

1. Obtaining and maintaining the proper State and City permits; and,
2. Maintaining the required parking in accordance with city regulations; and,
3. Providing video surveillance with a minimum 30-day retention; and,
4. Complying with the requirements administered by Planning and Zoning, Building Inspections, Fire Prevention, Health and Police Departments.
5. Hours of operation are 11 a.m. to 2 a.m. Sunday through Saturday.

City Manager's approval:  ☐ Yes ☐ No ☒ N/A

Comments:

City Attorney's approval:  ☒ Yes ☐ No ☐ N/A

Public hearing and take action to consider a request for a Special Use Permit (SUP) to allow alcoholic beverages for onsite consumption at an event center in a General Retail ("GR") District for a tract of land bearing a legal description of 5.57 acres out of 15.57 acres out of Block 185, San Benito Land and Water Company Subdivision, located on the east side of South Ed Carey, approximately 974 feet south of South Expressway 83 Frontage Road. Applicant: RGV Wine Country c/o Rodrigo Rubiano

City Planner, Estefania Hernández, presented the following information related to the request for a Special Use Permit, as follows:

- Ms. Hernández prefaced her presentation by stating that as per City of Harlingen Code of Ordinances, alcoholic beverages for on-site consumption at an event center and a general retail zoning designation requires an approved Special Use Permit. She said that RGV Wine Country LLC, the applicant, is requesting a Special Use Permit to allow an event center with alcohol permitted.
- The subject property is currently vacant and is not subdivided. The developers and the property owners are proposing to subdivide this tract of land to a two (2) lot subdivision.
- The subject tract of land has five hundred (500) feet of frontage on Ed Carey Drive and a depth of five hundred and seventeen point thirty-seven (517.37) feet at its longest point. The Legal Notice Map that was sent out to surrounding property owners was presented.
- A Street View from Ed Carey Drive was presented.
- Ms. Hernández reiterated that the property is currently vacant. She said they [the applicant] wants to get Special Use Permit completed before moving forward with the subdivision process.
- The Site Plan submitted by the applicant was presented.
- Ms. Hernández stated that based on the Site Plan and the information provided, the applicant is proposing to operate from Sunday to Saturday, eleven (11) a.m. to twelve (12, midnight) a.m.
- The developer is proposing a seventy-two hundred (7,200) square foot winery event center, a four thousand (4,000) square foot detached winery tasting room, and a twenty-four hundred (2,400) square foot detached outdoor event pavilion.
- The developer would like to accommodate up to two hundred and fifty (250) guests at a time. Seventy-two (72) parking spaces would be required if that's the case, and a total of two hundred and sixty-two (262) parking spaces are provided on the site plan.
- An Aerial View of the subject property was presented.
- Surrounding properties are zoned General Retail (GR) to the north, east and south and Office (O) to the west. Surrounding Land Uses include a home Depot the north, vacant land to the east and south and residences to the west.
- The Building Inspections Division, fire Prevention Bureau, Health, and Police Departments have reviewed the Special Use Permit application. Everyone but the Building Inspections Department approved. The Building Inspections Department felt that more information was needed during the building permit phase. Ms. Hernández specified that their routing slip in the report is pending. She said that they should bear that in mind.
- Ms. Hernández stated that the applicant must acquire and maintain all the proper State and City permits.

- Ms. Hernández reported that to the present, the Planning and Zoning Department had not received any sort of phone calls, for or against, this item. Staff sent out sixteen (16) Legal Notices to the surrounding property owners.
- Staff is recommending approval of the request, subject to the following conditions:
 - Obtain and maintain proper State and City permits,
 - Maintain the required parking in accordance to City regulations,
 - Providing video surveillance of the minimum thirty (30) day retention,
 - Complying with the requirements administered by the Planning and Zoning department, Building Inspections department, Fire Prevention Bureau, Health, and Police departments, and
 - Maintaining the hours of operation from eleven (11) a.m. to twelve (12, midnight) a.m., Sunday through Saturday.
- Ms. Hernández made herself available to answer any questions. She stated that the property owner was present as well to answer any questions.

Vice Chairman Sanchez asked if there were any questions for Staff.

Cmr. Flores asked how big the wine tasting building would be. Ms. Hernández acknowledged there was a typo on the executive summary and stated it would be 4,000 square feet. Vice Chairman Sanchez provided the dimension of the site as being forty (40) by one hundred (100) while Ms. Hernández was looking up the information to verify.

Cmr. Flores then asked how many people they wished to occupy in there. Ms. Hernández stated that although Staff has not yet received a floor plan, she did speak to the property owner, and that they provided her with the approximate number of two hundred and fifty (250) guests. Cmr. Flores said the reason he was asking was because the space did not look big enough for that capacity if you don't have the exits. He said it would take a lot of exits to accommodate two hundred and fifty (250) people in there. Ms. Hernández reiterated that they hadn't received a floor plan for the Special Use Permit. She said the applicant is aware they would need to acquire any building permits as necessary. She said that this would be an item that would be discussed during the building permit phase. Cmr. Flores said okay and said he did not have a problem with that.

Cmr. Perez asked about the hours of operation. He asked whether the hours were appropriate for having events. He asked if the twelve (12, midnight) a.m. would be limiting. He said that he thought some of the event centers that are here go further than that, like two (2) a.m. Ms. Hernández said that she thought some of them do but stated that those were the hours provided by the applicant. Cmr. Perez said he just wanted to make sure he was aware of that.

Vice Chairman Sanchez asked if there were any other questions and upon hearing none, proceeded to opening the Public Hearing. He asked if there was anybody present that would like to address the Board, either in favor or against the request. Upon seeing and hearing none, the Vice Chairman closed the Public Hearing.

Vice Chairman Sanchez asked if he could entertain a motion, unless there were other questions for Staff.

Cmr. Cruz-Velázquez moved to approve the motion. Cmr. Perez seconded the motion. The motion was moved to a vote. The motion passed unanimously.

**AGENDA ITEM
EXECUTIVE SUMMARY**

9(c)

Meeting Date: **March 19, 2025**

Agenda Item:

Public hearing for a Special Use Permit (SUP) to allow the sale of alcoholic beverages for on-site consumption, in a General Retail District ("GR") located at 1301 N. 77 Sunshine Strip, bearing a legal description of Block 5 and the North Part of Block 6, Brown Subdivision. Applicant: Tim Ilaoa c/o 7-Eleven Inc. Attachment **(Planning & Development)**

Prepared By: Soledad A. Núñez, CNU-A

Title: Interim Planning & Development Director

Signature: *Soledad A. Núñez*

Brief Summary:

Project Timeline

- February 12, 2025 – Application for Special Use Permit (SUP) submitted to the City. **(ATTACHMENT I)**
- February 25, 2025 – In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract.
- March 1, 2025 – In accordance with State and local law, notice of required public hearings published in the Valley Morning Star.
- March 12, 2025– Public hearing and consideration of requested Special Use Permit by the Planning and Zoning Commission.
- March 19, 2025 – Public hearing and consideration of requested Special Use Permit via 1st ordinance reading scheduled before the City Commission.
- April 2, 2025 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- Per Section 111-62 the City of Harlingen's Code of Ordinances, the sale of alcoholic beverages for on-site consumption in a General Retail ("GR") District requires the approval of a Special Use Permit (SUP) by the City Commission.
- 7-Eleven Inc., the applicant, is requesting a Special Use Permit to allow the sale of alcohol for on-site consumption in a proposed Stripes Convenience Store located at 1301 N. 77 Sunshine Strip. The Stripes Convenience Store is currently under construction and is approximately 4,780.00 square feet. **(ATTACHMENT II, III)**
- Based on the site plan and information submitted, the applicant has applied to change their TABC application from a "Wine and Malt Beverage Retailers Off Premise Permit ("BQ") to a Wine and Malt Beverage Retail Dealer's On-Premise Permit ("BG"), which allows for the sale of wine and malt beverages for on- and off-premise consumption. The applicant is proposing to sell a wine based ready-to-drink product known as the "Margarita" for on-premise consumption. Seating will be provided indoors for the on-premise consumption of alcohol. The hours of operation will be every day from 7:00 a.m. to 12:00 p.m. Twelve (12) parking spaces are required, and forty-one (41) parking spaces are provided.

(ATTACHMENT II, III)

- Surrounding properties are zoned Residential, Multi-Family ("M2") to the north, Residential, Single-Family ("R-1") to the northeast, General Retail ("GR") District to the east, south, and west. Surrounding land uses include single-family residences to the north and northeast, a Stripes Convenience Store to the east, commercial plazas to the south, and an event center to the west. **(ATTACHMENT IV, V)**
- On September 25, 2024, the Planning and Zoning Commission had approved a Special Use Permit ("SUP") to allow the sale of alcoholic beverages for on-site consumption for an existing Stripes Convenience Store located at 1250 N. 77 Sunshine Strip.
- The Building Inspections Department, Fire Prevention Bureau, Harlingen Police Department, and Health Department have reviewed the application and recommended approval of the Special Use Permit. **(ATTACHMENT VI-VIII)**
- In accordance with the zoning ordinance, the P&Z Commission and City Commission may impose requirements and conditions of approval as needed to ensure that a use requested by a SUP is compatible and complementary to adjacent properties.
- To the present, the Planning and Zoning Department has received no phone calls in opposition from the surrounding property owners regarding the proposed request. Staff mailed out thirteen (13) legal notices to the surrounding property owners.

Funding (if applicable):

Are funds specifically designated in the current budget for the full ☐ Yes ☐ No*

*If no, specify source of funding and amount requested:

Finance Director's approval: ☐ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approval of the special use permit subject to complying with the following conditions:

1. Must obtain and maintain the proper State and City permits;
2. Must maintain the required parking in accordance with city regulations;
3. Must provide video surveillance with a minimum 30 day retention; and,
4. Must comply with the requirements administered by Planning and Zoning, Building Inspections, Fire Prevention, Health and Police Departments
5. Hours of operation shall be from 7:00 am to 12:00 pm, every day.

City Manager's approval:  ☐ Yes ☐ No ☒ N/A

Comments:

City Attorney's approval:  ☒ Yes ☐ No ☐ N/A

Public hearing and take action to consider a request for a Special Use Permit (SUP) to allow the sale of alcoholic beverages for on-site consumption, in a General Retail (“GR”) District located at 1301 N. 77 Sunshine Strip, bearing a legal description of Block 5 and the North Part of Block 6, Brown Subdivision. Applicant: Tim Ilaoa c/o 7-Eleven Inc

City Planner, Estefania Hernández, presented the following information related to the request for a Special Use Permit, as follows:

- Ms. Hernández prefaced her presentation by telling the Board that the item might seem familiar to them. She said that last year we did a lot of these Stripes SUPs where they wanted to sell a margarita product. She said there is a new Stripes being built and so they are pursuing the same Special Unit Permit.
- The Stripes convenience store is currently under construction as of now and is approximately forty-seven hundred (47,000) square feet.
- The applicant is proposing to sell a wine based ready to drink product known as the “Margarita” for on-premise consumption.
- Seating will be provided indoors for on-premise consumption.
- Hours of operation would be seven (7) a.m. to twelve (12, midnight) a.m.
- A total of twelve (12) parking spaces are required and forty-one (41) are provided.
- A Street View from 7th Street was presented. Ms. Hernández pointed out that you can see that there is a construction fence, and the store is currently being worked on right now.
- The Site Plan as provided in the meeting packet was presented.
- A Floor Plan that was provided during the building permit phase was presented.
- Surrounding properties are zone Multi-family (M2) to the north, Single-Family (R1) to the northeast. and General Retail (GR) to the east, south and west.
- Surrounding Land Uses include single-family residences to the north and northeast, another Stripes convenience store across the street, commercial plazas to the south, and an event center to the west.
- As mentioned earlier, Ms. Hernández mentioned that the Planning and Zoning Commission approved a Special Use Permit on September 25, 2024, for the same kind of product for the existing Stripes that is across the street.
- Ms. Hernández stated that the Building Inspections Department, Fire Prevention Bureau, Harlingen Police Department and the Health Department have all reviewed this request and have recommended approval of the Special Use Permit.
- Staff sent out thirteen (13) Legal Notices to surrounding property owners.
- At the present, Staff has not received any sort of phone calls for or against or in inquiry of the item.
- A photo of a Stripes Store in Pharr, TX that already has the equipment was presented. Ms. Hernández identified that it [the machine] is pointed towards the employees and inaccessible to a guest.
- Staff is recommending approval, subject to the following conditions –
 - Obtain and maintain proper state and city permits;
 - Maintain the required number of parking spaces in accordance with City regulations;
 - Maintain video surveillance for a minimum thirty (30) day retention period;
 - Complying with the conditions set by the aforementioned departments; and

- Maintain the hours of operation as listed on the Special Use Permit.
- Ms. Hernández made herself available to answer any questions. She shared that unfortunately the applicant was not able to join the meeting this afternoon.

Chairman Consiglio thanked Ms. Hernández. There was some commentary about how many of these items have come before the Board. The Chairman asked if there have been any incidences, any issues or if there have been any police reports that we know of. Ms. Núñez stated that so far, we haven't anything and there hasn't been. She stated that the early difference in the license is that now you can purchase a drink there to have it on-site, similar to your Chili's, your Applebee's and those types of establishments. She reiterated that Staff has not gotten any reports from PD regarding these. The Chairman acknowledged the response and indicated wanting to make sure we hadn't created a problem. There was some discussion about when the first one was approved. Ms. Núñez said that it could have been back in 2023. She said that Staff has processed several and added that she thought that at this point, all these Stripes will go through this process.

Chairman Consiglio asked if there were any questions for Staff. He again thanked Ms. Hernández. Upon hearing none from the Board, he proceeded to the Public Hearing.

The Public Hearing was opened. He asked if there was anyone that would like to speak on this item, to please approach the podium. Upon hearing and seeing none, the Chairman closed the Public Hearing.

Chairman Consiglio asked if there was a motion. Cmr. Cruz-Velázquez made the motion to approve. Cmr. Villarreal seconded the motion. The Chairman asked if there was any further discussion and upon hearing none, moved the motion to a vote. The motion passed unanimously.

9(d)

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **March 19, 2025**

AGENDA ITEM:

Public hearing for a Special Use Permit (SUP) to allow a storage building greater than 144 square feet in a Residential, Single-Family ("R-1") District located at 2220 E. Crockett Street, bearing a legal description of Lot 9, Block 2, Pendleton Subdivision. Applicant: James Petty. Attachment (***Planning & Development***)

Prepared By: Soledad A. Núñez

Title: Interim Planning & Development Director

Signature: *Soledad A. Núñez* **CNU-A**

BRIEF SUMMARY:

Project Timeline

- February 3, 2025 – Application for Special Use Permit ("SUP") submitted to the City. (**ATTACHMENT I**)
- February 11, 2025 – In accordance with Statute and local law, notice of application for Special Use Permit was mailed to all property owners within 200 feet of the subject tract.
- February 15, 2025 – In accordance with Statute and local law, notice of application for Special Use Permit was published in the Valley Morning Star.
- February 18, 2025 – Written complaint received within 10 days from the date of notice.
- February 26, 2025 – In accordance with Statute and local law, notice of required public hearing was submitted to the surrounding property owners.
- March 1, 2025 – In accordance with Statute and local law, notice of required public hearings for Specific Use Permit published in the Valley Morning Star.
- March 12, 2025 - Public hearing and consideration of requested special use permit by the Planning and Zoning Commission (P&Z).
- March 19, 2025 – Public hearing and consideration of requested SUP via 1st ordinance reading scheduled before the City Commission.
- April 2, 2025 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- Per the Code of Ordinances Section 111-62, an SUP for a storage building/detached garage can be processed administratively if there are no written complaints within 10 days of the publication. If a written complaint is received, the SUP requires approval by the City Commission.
- The subject property has a frontage of 65.70 feet along East Crockett Avenue and a depth of 120.00 feet. There is currently a 1,035.00 square foot single-family home on the property. The applicant is proposing to build a 16-foot long by 24-foot-wide storage shed in the rear yard of the property, behind the single-family home. (**ATTACHMENT III**)

- The adjacent properties to the north, south, east, and west are zoned Residential, Single Family ("R-1") District. The properties to the south, north, west, and east are developed with single-family residences. **(ATTACHMENT III)**
- On February 18, 2025, the Planning and Zoning Department received an email in opposition of the SUP which required the public hearing process for the SUP. **(ATTACHMENT II)**
- There are several other properties in the neighborhood that have storage sheds, most of them encroaching into the rear yard setback.
- The City of Harlingen Building Inspections and Fire Prevention Bureau reviewed the SUP application. The departments reported no objection to the proposed request subject to adhering to the Harlingen Code of Ordinances and procedures administered by each department. **(ATTACHMENT V)**
- In accordance with the Code of Ordinances, the Planning and Zoning Commission and City Commission may impose requirements and conditions of approval as necessary to ensure that a use requested by a SUP is compatible and complementary to adjacent properties.

FUNDING (IF APPLICABLE):

Are funds specifically designated in the current budget for the full ☐ Yes ☐ No*

*If no, specify source of funding and amount requested:

Finance Director's approval: ☐ Yes ☐ No ☐ N/A

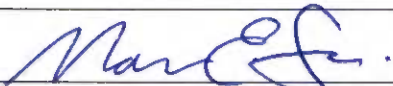
STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the following conditions:

1. Complying with the requirements administered by Planning and Zoning, Building Inspections and Fire Prevention Departments.

City Manager's approval:  ☐ Yes ☐ No ☒ N/A

Comments:

City Attorney's approval:  ☒ Yes ☐ No ☐ N/A

Public hearing and take action to consider a request for a Special Use Permit (SUP) to allow a storage building greater than 144 square feet in a Residential, Single-Family ("R-1") District located at 2220 E. Crockett Street, bearing a legal description of Lot 9, Block 2, Pendleton Subdivision. Applicant: James Petty

Interim Director, Soledad A. Núñez, presented the following information related to the request for a Special Use Permit, as follows:

- Ms. Núñez prefaced her presentation by stating that Staff received written opposition within ten (10) days of the notice going out, which triggered public hearing.
- An Aerial View with the property outlined in red was presented. It has a frontage of sixty-five point seventy (65.70) feet on East Crockett Avenue and it has a depth of one hundred and twenty (120) feet. There is currently a one thousand thirty-five square (1,035) foot structure on the property.
- The applicant is proposing to build a sixteen (16) foot long by twenty-four (24) foot wide storage for personal use. Ms. Núñez explained that the applicant is trying to clean up their yard and that they have had issues with stealing going on. She said they are just trying to have something to make their area of this particular neighborhood a little bit more beautiful.
- The proposed site plan was presented. The storage shed would go behind the single-family home. Ms. Núñez said there was also a letter in the packet provided by the applicant explaining why exactly they are wanting this structure, along with an example of what they are proposing to build.
- The Legal Notice Map that was sent out was presented.
- The one letter in Opposition that was received was presented.
- Ms. Núñez stated that Staff did receive a few calls in inquiry, but no other opposition aside from the one stated. Ms. Núñez explained that the individual opposing was told to tear down some things they had and so they felt that if they weren't allowed to keep what they wanted, this other individual should not be allowed to keep what they want.
- Properties to the north, south, east and west are zoned Single-Family Residential (R1). The properties to the south, north, east and west are all developed as single-family residences.
- The property that is opposed to the storage shed was shown on the Opposition Map.
- Ms. Núñez referred back to the Aerial View. She stated that there are several other properties in that neighborhood that have storage sheds. She said that most of those storage sheds are encroaching into the rear set back. She pointed out some of them along Crockett Street. She reiterated that most of the storage sheds are encroaching on the rear property set back. She said they are grandfathered in, having been there for many, many years. She said this was an older subdivision.
- The Special Use Permit was reviewed by our Fire Prevention Office and by Building Inspections. Both recommend approval as long as the applicant complies with all of the permitting requirements.
- Staff is recommending approval of the Special Use Permit request.

Chairman Consiglio thanked Ms. Núñez for her presentation. He asked the Board if there were any questions for Staff.

Cmr. Cruz-Velázquez asked if they have a privacy fence on this property. Ms. Núñez stated that the applicant was present.

James Petty, applicant

Mr. Petty said yes. He explained that it is on two sides and proceeded to explain that he is waiting on the other where the walkway goes in between the houses because he is waiting. He said that he is waiting on the privacy fence on the east side so that the concrete trucks can get in to pour the slab from the alleyway. He said he hasn't done that side yet because they wouldn't be able to make that transition to get in there. He assured that there will be one and reiterated that the two sides have been done. Both the Chairman and Cmr. Cruz-Velázquez thanked Mr. Petty.

Chairman Consiglio asked if there were any other questions for Staff and stated that the applicant was present as well.

Cmr. Flores asked what the maximum was for a storage room, with a Special Use Permit. Ms. Núñez said that with a Special Use Permit, they can go up to any size as long as it no not bigger than the home itself. She explained that that the house is the main structure, and that the storage shed cannot be bigger than home. She added that anything over one hundred and forty-four (144) square feet requires a Special Use Permit. Cmr. Flores acknowledged this information.

Cmr. Flores asked if there was anything that states that you cannot put plumbing in that storage room. Ms. Núñez said yes. She explained that with accessory structures, code does not allow to have plumbing in them. She also added that electrical [power] has to be run from the main meter and that they cannot have a separate meter. Cmr. Flores commented that he hoped the lot is big enough for that size building and that it meets the setback requirements for the rear and sides of the lot. Ms. Núñez said that they did go over the setbacks and all the requirements with Mr. Petty. She said he is aware he is also award of the building requirements if this gets approved.

Chairman Consiglio thanked Ms. Núñez and Cmr. Flores. He indicated he would proceed to the Public Hearing.

The Public Hearing was opened. He asked if there was anyone that would like to speak on this item, for or against, to please approach the podium. Upon hearing and seeing none, the Chairman closed the Public Hearing.

Chairman Consiglio asked if there was a motion. Cmr. Cruz-Velázquez made the motion to approve. Cmr. Flores seconded the motion. The motion was moved to a vote. The motion passed unanimously.

**AGENDA ITEM
EXECUTIVE SUMMARY**

9(e)

Meeting Date: **March 19, 2025**

Agenda Item:

Public hearing for a rezoning request from Residential, Single-Family ("R-1") District to Residential, Duplex ("R-2") District for a property located at 2013 W. La Salle Avenue, bearing a legal description of Lot 40, Block 1, Wallace's Home Lawn Subdivision. Applicant: Claudio Cordova c/o Maria Guadalupe Chavez. Attachment (**Planning & Development**)

Prepared By: Soledad A. Núñez, CNU-A

Title: Interim Planning & Development Director

Signature: *Soledad A. Núñez*

Brief Summary:

Project Timeline

- February 18th, 2025 – Application for rezoning submitted to the City (**ATTACHMENT I**).
- February 25th, 2025 – In accordance with State and local law, notice of the required public hearing was mailed to all property owners within a 200 feet radius of subject tract.
- February 25th, 2025 – In accordance with State and local law, notice of the required public hearing was published in the Valley Morning Star.
- March 12th, 2025 - Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission (P&Z).
- March 19th, 2025 – Public hearing and consideration of requested rezoning via 1st ordinance reading scheduled before the City Commission.
- April 2nd, 2025 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- The applicant is requesting to rezone the subject property from Residential, Single-Family ("R-1") District to Residential, Duplex ("R-2") District to allow a duplex on the property. (**ATTACHMENT I**).
- The property has 50.00 feet of frontage on West La Salle Avenue and a depth of 140.00 feet. There is an existing 400 sq. ft. structure on the property. The applicant is proposing to construct an additional unit to the existing residential structure to convert into a duplex.
- The surrounding properties are zoned Residential, Single-Family to the north and west, and General Retail to the east and south. Surrounding land uses include single family residences to the north, east, and west, and a daycare to the south. (**ATTACHMENT IV**)

- The Future Land Use Plan component of the City of Harlingen Comprehensive Plan, One Vision One Harlingen, shows this area as low-density residential. A duplex use is considered low density residential, and therefore, the request is consistent with the Future Land Use Plan. (ATTACHMENT VI).
- The Planning and Development Department has received one (1) phone call of inquiry from the surrounding property owners regarding the proposed request. Staff mailed out 10 notices to surrounding property owners.

Funding (if applicable):

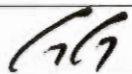
Are funds specifically designated in the current budget for the full ☐ Yes ☐ No*

*If no, specify source of funding and amount requested:

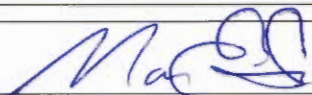
Finance Director's approval: ☐ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approval of the rezoning request.

City Manager's approval:  ☐ Yes ☐ No ☒ N/A

Comments:

City Attorney's approval:  ☒ Yes ☐ No ☐ N/A

Public hearing and take action to consider a request to rezone from Residential, Single-Family ("R-1") District to Residential, Duplex ("R-2") District for a property located at 2013 W. La Salle Avenue, bearing a legal description of Lot 40, Block 1, Wallace's Home Lawn Subdivision. Applicant: Claudio Cordova c/o Maria Guadalupe Chavez

City Planner, Esteeffania Hernández, presented the following information related to the request to rezone, as follows:

- An Aerial View of the Subject Property was presented. It has fifty (50) feet of frontage on West La Salle, and a depth of one hundred and forty (140) feet. There is an existing four hundred (400) square foot structure on the property. Ms. Hernández said that she believed the applicant is interested in utilizing the structure as part of the duplex in some capacity.
- The Survey of the Subject Property was presented. Ms. Hernández noted that you can see that there is a driveway, and the structure as mentioned before.
- A Street View from La Salle was presented. Again, she identified the structure and pointed out there is a RV (recreational vehicle) on the lot.
- Surrounding properties are zoned residential, single-family (R1) to the north and west, and General Retail (GR) to the east and south.
- Surrounding Land Uses include single family residences to the north, east and west, and a daycare to the south.
- The Future Land Use plan component of the City of Harlingen Comprehensive Plan shows this area as low density residential. A duplex is considered low density.
- On March 10, the Planning and Development Department did receive written opposition for the rezoning, citing concerns over increased noise and traffic concerns, decreased home values and aesthetics.
- At the time, Staff had sent out twenty-three (23) legal notices to the surrounding property owners. There were fifteen unique signatures for twelve (12) unique addresses. Eight (8) of them came from inside the two hundred (200) foot radius. Four (4) of them were outside of the area of opposition and three signatures were not from property owners so these would not be considered for the calculations.
- The letter received by Staff was presented. Ms. Hernández stated that it was part of the Board's packet as well.
- The Petition in Opposition was presented as well as the Opposition.
- The Opposition Map was presented. Ms. Hernández explained that the blue properties are those that signed the petition but were outside of the notification boundary. The properties in red and the properties in green are properties inside of the notification boundary.
- The Opposition Calculations were presented. Ms. Hernández explained that the signatures on the petition reflect thirty-nine-point ninety-four percent (39.94%) of the notification are of property owners in opposition. She explained that this would require a supermajority vote by the City Commission to approve the rezoning request.
- Staff is recommending approval of the rezoning request.
- Ms. Hernández stated the applicant was present to answer any questions and made herself available for questions as well.

Chairman Consiglio thanked Ms. Hernández. He asked if Staff was recommending approval and no particular conditions or anything like that. He also asked if this was a similar situation where there is a structure, and they put a breezeway and connect to the other structure. He asked what the plan was. Ms. Hernández explained that in conversation with the developer, they are interested in perhaps utilizing what was existing there, either having some sort of shared wall or a breezeway. She said that she had not asked the developer if there was a finalized idea that they have. She said that she had not seen any sort of site plans. She stated that she believed they were present. The Chairman said okay and asked if there were any other questions for Staff before they brought up the applicant. Upon hearing none, he proceeded to ask if there were any questions for the applicant. Upon hearing none, the Chairman indicated he would proceed to the Public Hearing.

The Public Hearing was opened. He asked if there was anyone that would like to speak for or against this item. Upon hearing and seeing none, the Chairman closed the Public Hearing.

Chairman Consiglio again asked if there were any questions for Staff or the applicant, or he asked if there was a motion.

Cmr. Perez indicated he wanted clarification on the access and said he supposed it was a question for the applicant. Cmr. Perez said he thought there was an alleyway on the side. He asked the applicant if he could explain more on the layout.

Claudio Cordova, applicant

Mr. Cordova explained he was still not too sure what he was going to do. He said he has a house blueprint already to potentially build the house on the property. He also said he could move a house and connect with a breezeway. He said he was not sure and just wanted to see if he could even get it approved and then go to the next step. The Chairman restated that the applicant may or may not go forward with it but that he would have the rezone. The applicant confirmed and further explained he was debating if he should invest into another rental property here. He said that he was currently thinking of using his GI Bill and possibly moving next year. He said he was not sure if he wanted to save his money to buy a condo or, if this gets approved, he will then just invest here and get another rental property here.

Chairman Consiglio acknowledged the applicant's response and asked if there were any other questions for the applicant. Upon hearing none, he asked if there was a motion. Cmr. Villarreal made the motion to approve. Cmr. Perez seconded the motion. The motion was moved to a vote. The motion was approved. Mr. Flores voted in opposition.

Before proceeding to item 3 on the agenda, Chairman Consiglio took the time to recognize Commissioner Morales from District 4. The Chairman thanked him for his presence and apologized for not recognizing him earlier. He again thanked the Cmr. for being here.

**AGENDA ITEM
EXECUTIVE SUMMARY**

10/2

Meeting Date: **March 19, 2025**

Agenda Item:

Consideration and possible action to adopt an ordinance on first reading for a rezoning request from Residential, Single-Family ("R-1") District to Residential, Duplex ("R-2") District for a property located at 101 W. Pierce Avenue, bearing a legal description of Lot 6, Block 139, Harlingen Original Townsite. Applicant: Reynaldo Del Toro c/o Anacahuíta Development. Attachment (**Planning & Development**)

Prepared By: Soledad A. Núñez, CNU-A
Title: Interim Planning & Development Director

Signature: *Soledad A. Núñez*

Brief Summary:

Project Timeline

- February 4th, 2025 – Application for rezoning submitted to the City (**ATTACHMENT I**).
- February 12th, 2025 – In accordance with State and local law, notice of the required public hearing was mailed to all property owners within a 200 feet radius of subject tract.
- February 15th, 2025 – In accordance with State and local law, notice of the required public hearing was published in the Valley Morning Star.
- February 26th, 2025 - Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission (P&Z).
- March 19th, 2025 – Public hearing and consideration of requested rezoning via 1st ordinance reading scheduled before the City Commission.
- April 2nd, 2025 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- The applicant is requesting to rezone the subject property from Residential, Single-Family ("R-1") District to Residential, Duplex ("R-2") District to allow a duplex on the property. (**ATTACHMENT I**).
- The property is currently vacant and has 50.00 feet of frontage on West Pierce Avenue and 140.00 feet of frontage on S. 1st Street.
- The surrounding properties are zoned Residential, Single-Family and Multi-Family to the north, Residential, Single-Family to the south, west, and east. Surrounding land uses include single-family homes to the north, south, east, and west. (**ATTACHMENT IV**)
- The Future Land Use Plan component of the City of Harlingen's Vision 2020 Comprehensive Plan shows this area as low density residential. A duplex use is

considered low density residential, and therefore, the request is consistent with the Future Land Use Plan. (**ATTACHMENT VI**).

- To the present, the Planning and Zoning Department has received no phone calls in opposition from the surrounding property owners regarding the proposed request. Staff mailed out 23 notices to surrounding property owners.

Funding (if applicable):

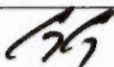
Are funds specifically designated in the current budget for the full ☐ Yes ☐ No*

*If no, specify source of funding and amount requested:

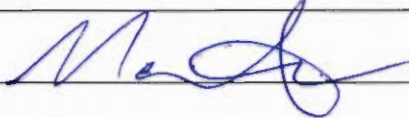
Finance Director's approval: ☐ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approval of the rezoning request.

City Manager's approval:  ☒ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval:  ☒ Yes ☐ No ☐ N/A

Attachment I - Application

CITY OF HARLINGEN PLANNING AND DEVELOPMENT DEPARTMENT MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 101 W. PIERCE AVE Nearest Intersection S. 1ST STREET
(Proposed) Subdivision Name HARLINGEN ORIGINAL TOWNSITE Lot 6 Block 139
Existing Zoning Designation _____ Future Land Use Plan Designation _____

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent REYNALDO DEL TORO Phone 956-525-5410 FAX _____
Email Address (for project correspondence only): reynaldodeltoro@hotmail.com
Mailing Address 134 E. 8TH ST. City BROWNSVILLE State TX Zip 77820
Property Owner ALCANTARA DEVELOPMENT GROUP LLC Phone SAME FAX _____
Email Address (for project correspondence only): SAME
Mailing Address SAME City _____ State _____ Zip _____

Select appropriate process for which approval is sought. Attach completed checklists with this application.

- | | |
|---|---|
| ☐ Annexation Request..... <u>No Fee</u> | ☐ Preliminary Construction Plans and Final Plat..... <u>\$150.00</u> |
| ☐ Administrative Appeal (ZBA)..... <u>\$125.00</u> | ☐ Minor Plat..... <u>\$100.00</u> |
| ☐ Comp. Plan Amendment Request... <u>\$250.00</u> | ☐ Re-Plat..... <u>\$250.00</u> |
| ☒ Re-zoning Request..... <u>\$250.00</u> | ☐ Vacating Plat..... <u>\$250.00</u> |
| ☐ SUP Request/Renewal..... <u>\$250.00</u> | ☐ Development Plat..... <u>\$50.00</u> |
| ☐ Zoning Variance Request (ZBA)..... <u>\$250.00</u> | ☐ Subdivision Variance Request..... <u>\$25.00 (each)</u> |
| ☐ PDD Request..... <u>\$250.00</u> | ☐ Right-of-Way / Utility Easement Abandonment..... <u>No Fee</u> |
| ☐ License to Encroach..... <u>\$250.00</u> | |
- PAID 2-4-25**

Please provide a basic description of the proposed project: DUPLEX

I hereby certify that I am the owner and/or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the permit or approval may be revoked.

Applicant's Signature: _____ Date: 2/4/25

Property Owner(s) Signature: _____ Date: 2/4/25

Accepted by: _____ Date: _____

Attachment I - Application

RE-ZONING REQUEST SUBMITTAL CHECKLIST

Please submit the following items along with the completed master application and appropriate fees. The project cannot be scheduled for consideration unless all items are marked complete. Citations come from the Zoning Ordinance.

Complete

A metes and bounds description or survey plat of the tract(s) in which the re-zoning is requested.

A written statement describing the proposed use(s) of the subject property (can be provided on Master Application).

Any other information (elevation drawings, pictures, etc.) in support of the subject request.

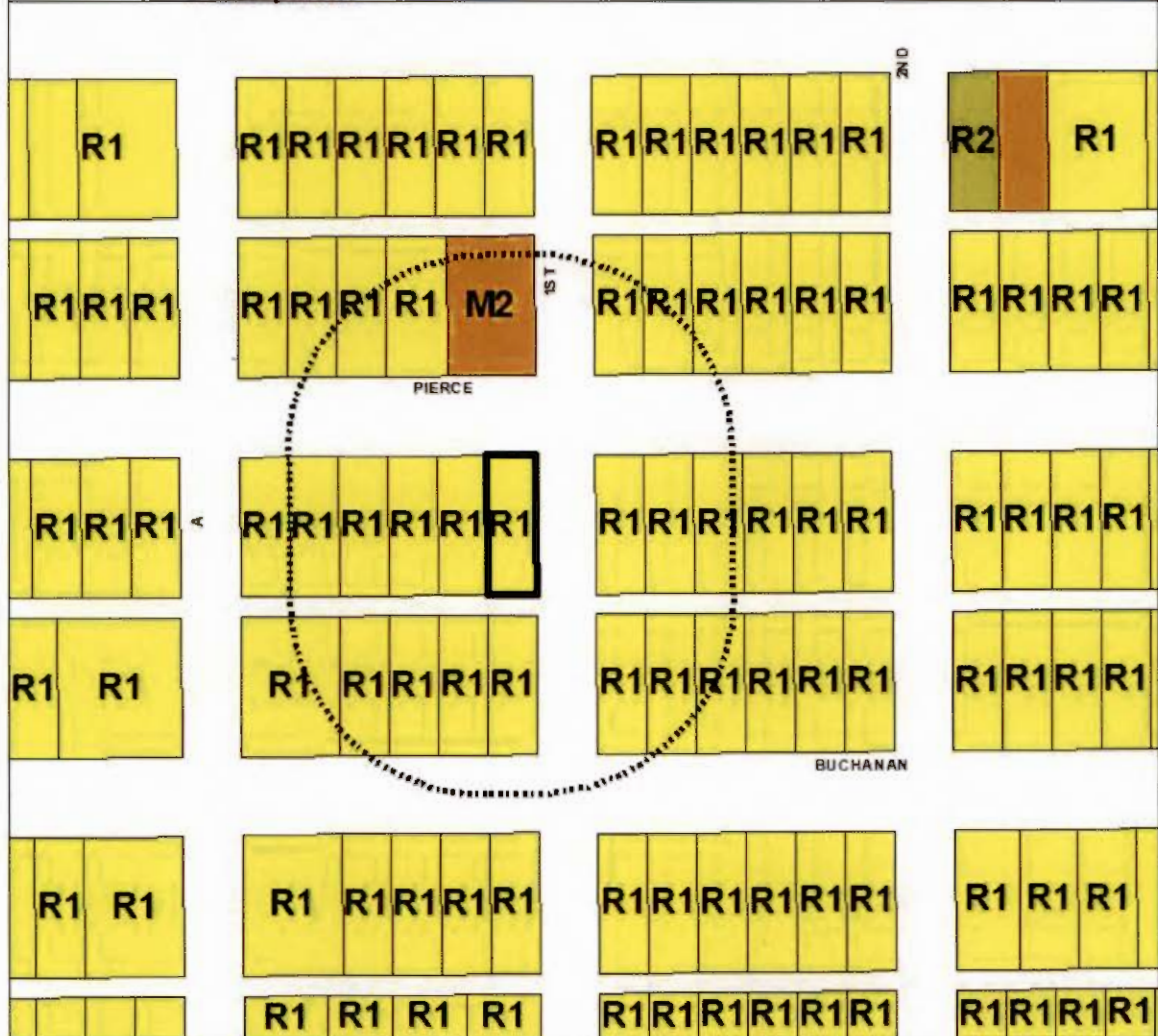
- I understand that I am requesting an amendment to the City's Zoning Ordinance and it will not be scheduled for Planning and Zoning Commission review unless all items on this list are completed.
- I understand that in accordance State law and the Zoning Ordinance, no later than ten (10) days prior to consideration by the Planning and Zoning Commission:
 - A notice will be published in the Valley Morning Star describing the request and the date, time, and location of the public hearing; and
 - Notices will be mailed to all property owners within 200 feet of the tract describing the request and the date, time, and location of the public hearing.
- I understand that while all requirements for the submittal of a re-zoning request may be complete, the City Commission is the sole authority for the consideration and approval or denial of the request.

Owner: Just Dayton OPL Tolo Date: 2/4/25
Owner Address: 551 CEDARHURST LANE / BROOKVILLE TX
Phone/Fax: 956. 525. 5410
Signature: [Signature]

Attachment II



Request to rezone from Residential, Single-Family ("R1") District to Residential, Duplex ("R2") District for a property located at 101 W. Pierce Avenue, bearing a legal description of Lot 6, Block 139, Harlingen Original Townsite Subdivision. Applicant: Reynaldo Del Toro c/o Anacahuita Development



Boundary lines

- Harlingen city limits shp
- 200' Notification Boundary
- Subject Property

Zoning Designations

- | | | |
|--|---|--|
| General Retail (GR) | Multi Family Residential (M2) | Office (O) |
| Heavy Industry (HI) | Mobile Home Residential (MH) | Planned Development (PD) |
| Light Industry (LI) | Not-Designated (N) | Single Family Residential (R1) |
| 3/4 Plex Residential (M1) | Neighborhood Services (NS) | Duplex Residential (R2) |
| | | Residential Patio Home (RPH) |

This map has been produced by the City of Harlingen for the sole purpose of locating jurisdictional boundaries and is not intended for any other. The map data is compiled from various sources including orthophoto imagery, engineer plans and plats, survey field notes, and other sources. This map is intended for graphic representation only. No warranty is made by the City regarding its accuracy or completeness. Before relying on any information on the map, check with the Planning Department. Date of map 02.10.2025

Attachment III Aerial & Street Views

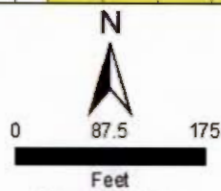


Attachment IV – Future Land Use Map



Future Land Use Map

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



Boundary Lines
 Harlingen City Limits
 Subject Property

Future Land Use

Agricultural/Rural Residential	Institutional	Recreational/Open Space
Employment Center	Low Density Residential	Retail-Regional
High Density Residential	Medium Density Residential	Retail/Commercial/Office
Industrial	Mixed Use	

THIS MAP HAS BEEN PRODUCED BY THE CITY OF HARLINGEN FOR THE SOLE PURPOSE OF LOCATING JURISDICTIONAL BOUNDARIES AND IS NOT INTENDED FOR ANY OTHER PURPOSE. THE MAP DATA IS COMPILED FROM VARIOUS SOURCES INCLUDING ORTHOPHOTO IMAGERY, ENGINEERING PLANS AND PLATS, SURVEY FIELD NOTES AND OTHER SOURCES. THIS MAP IS INTENDED FOR GRAPHIC REPRESENTATION ONLY. NO WARRANTY IS MADE BY THE CITY OF HARLINGEN REGARDING ITS ACCURACY OR COMPLETENESS. BEFORE RELYING ON ANY INFORMATION ON THE MAP, CHECK WITH THE PLANNING DEPARTMENT.

ORDINANCE NO. 25-

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF HARLINGEN: REZONING FROM RESIDENTIAL, SINGLE-FAMILY ("R-1") DISTRICT TO RESIDENTIAL, DUPLEX ("R-2") DISTRICT FOR A PROPERTY LOCATED AT 101 W. PIERCE, BEARING A LEGAL DESCRIPTION OF LOT 6, BLOCK 139, HARLINGEN ORIGINAL TOWNSITE SUBDIVISION.

WHEREAS, the Planning and Zoning Commission of the City of Harlingen pursuant to Harlingen's Zoning Ordinance procedure, has recommended a change in the zoning classification for certain described real property in the City of Harlingen; and it is deemed to be in the best interest of the City of Harlingen in accordance with said recommendation of the Planning and Zoning Commission of the City, being the recommendation as hereinafter set forth; and public notice of such proposed rezoning having been fully made and complied with as required by said Zoning Ordinance and applicable laws of the State of Texas; and the City Commission of the City of Harlingen having held public hearings with reference thereto, being duly and thoroughly heard; and after consideration of the evidence presented, said City Commission is of the opinion that it is in the best interest of the City of Harlingen that said Code of Ordinances be amended as indicated, now, therefore,

BE IT ORDAINED BY THE CITY OF HARLINGEN

That the Code of Ordinances of the City of Harlingen (Ordinance 16-8) be and the same is herewith amended by the following described property being changed for permissive zone use as indicated:

Rezoning from Residential, Single -Family ("R-1") District to Residential, Duplex ("R-2") District for a property located at 101 W. Pierce Avenue, bearing a legal description of Lot 6, Block 139, Harlingen Original Townsite Subdivision as shown in Exhibit "A".

A copy of the Zoning Map constituting a part and parcel of the Code of Ordinances, as filed with the Building Inspection Inspector and for the joint use and information of the Planning and Zoning Commission shall, upon final enactment hereof, be and the same is herewith amended and revised to reflect that the above described property is zoned for land use purposes as above indicated by the boundaries thereof being outlined in pronounced heavy line markings and such heavy line marking boundary enclosure being indicated within by the appropriate initials for that portion herewith zoned for particular land uses; with the Planning and Development Director being herewith instructed and authorized to document such Zoning Map changes and revisions.

The provisions of this ordinance shall become effective from and after the final and lawful passage hereof and publication of the caption hereof as provided for and required in the Code of Ordinances and applicable state statutes.

FINALLY ENACTED this ____ day of _____, 2025 at a regular meeting of the Elective Commission of the City of Harlingen, Texas at which a quorum was present, and which was held in accordance with TEXAS GOVERNMENT CODE, CHAPTER 551

CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

Hermelinda Gonzalez, Interim City Secretary

Exhibit "A"

NOTES:

1. BASIS OF BEARINGS:
ORIGINAL TOWNSITE OF HARLINGEN
M.R.C.C.T. VOLUME 2, PAGE 14
2. FOR SCHEDULE "B" ITEMS
SEE COMMITMENT NO. 252508786
ISSUED 01/21/2025
3. ADDRESS:
101 W. PIERCE AVE.
HARLINGEN, TX. 78550

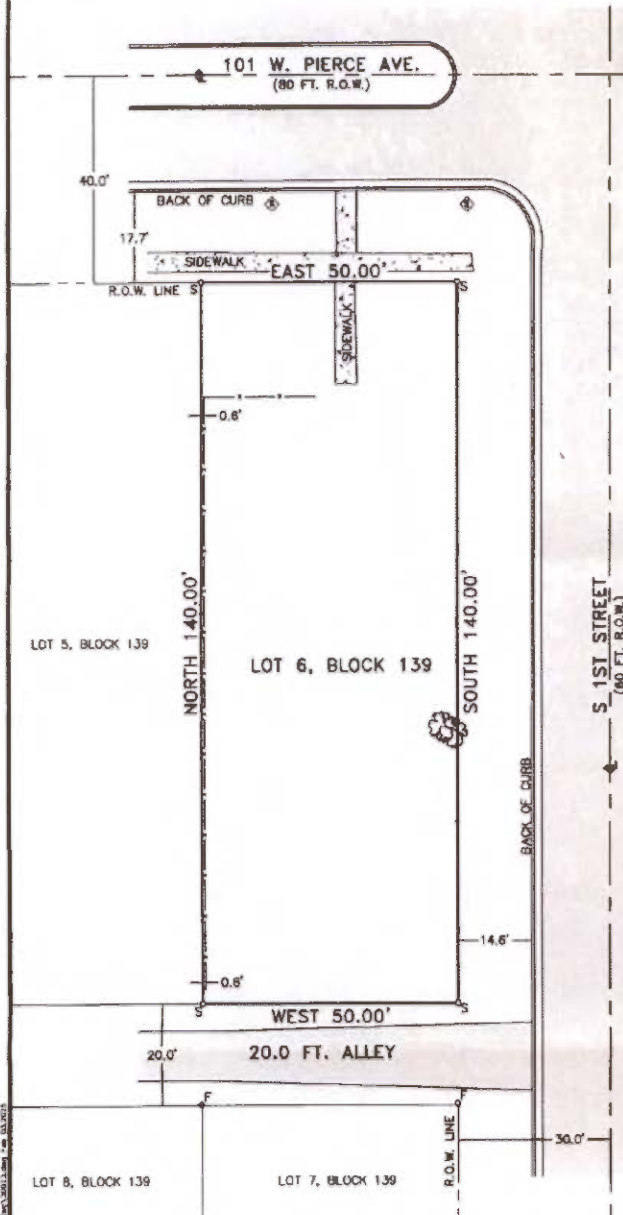
LEGEND	
	SIGN
	CHAIN LINK FENCE
	HUISACHE TREE
	1/2" IRON ROD WITH A BLUE PLASTIC CAP STAMPED "CADCON CORP." SET

FLOOD ZONE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY WAS SCALED TO BE IN FLOOD ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 485477, PANEL NO. 48061C0285F, WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 16, 2018. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE FLOOD ZONE. AN ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE THE FLOOD ZONE.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY, AS DESCRIBED HEREIN, WAS MADE ON THE GROUND ON 01/31/25; THAT THE ONLY VISIBLE IMPROVEMENTS ON THE GROUND ARE AS SHOWN; THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPPIINGS, APPARENT CONFLICTS, OR VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREIN. THIS SURVEY CONFORMS TO THE MINIMUM STANDARDS OF PRACTICE AS REQUIRED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING. THIS SURVEY IS NOT VALID WITHOUT ORIGINAL SEAL AND SIGNATURE.



Oscar A. Chavez RPLS
2/3/2025

PLAT OF SURVEY

LOT SIX (6),
BLOCK ONE HUNDRED THIRTY NINE (139),
ORIGINAL TOWNSITE OF HARLINGEN,
CAMERON COUNTY, TEXAS, AS SHOWN BY THE MAP
OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE
14, MAP RECORDS OF CAMERON COUNTY, TEXAS.

For: ANACAHUITA DEVELOPMENT GROUP LLC

CADCon Civil Engineers / Land Surveyors
Chavez Automated Design Consultants Corp.

755 Land O'Lakes Dr., Brownsville, Texas 78521; 956/546-7146

Scale: 1" = 20' Date: 02/03/2025 Job No: FB-30073

**AGENDA ITEM
EXECUTIVE SUMMARY**

10(b)

Meeting Date: **March 19, 2025**

Agenda Item:

Consideration and possible action to adopt an ordinance on first reading for a Special Use Permit (SUP) to allow alcoholic beverages for onsite consumption at an event center in a General Retail ("GR") District for a tract of land bearing a legal description of 5.57 acres out of 15.57 acres out of Block 185, San Benito Land and Water Company Subdivision, located on the east side of South Ed Carey Drive, approximately 974 feet south of South Expressway 83 Frontage Road. Applicant: RGV Wine Country c/o Rodrigo Rubiano. Attachment (**Planning & Development**)

Prepared By: Soledad A. Núñez, CNU-A
Title: Interim Planning & Development Director
Signature: *Soledad A. Núñez*

Brief Summary:

Project Timeline

- January 29, 2025 – Application for Special Use Permit ("SUP") submitted to the City. (**ATTACHMENT I**)
- February 12, 2025 – In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract.
- February 15, 2025 – In accordance with State and local law, notice of required public hearings published in the Valley Morning Star.
- February 26, 2025 – Public hearing and consideration of requested Special Use Permit by the Planning and Zoning Commission (P&Z).
- March 19, 2025 – Public hearing and consideration of requested SUP via 1st ordinance reading scheduled before the City Commission.
- April 2, 2025 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- Per Section 111-62 the City of Harlingen's Code of Ordinances, alcoholic beverages for onsite consumption at an event center in a General Retail ("GR") District requires the approval of a Special Use Permit (SUP) by the City Commission.
- RGV Wine Country LLC, the applicant, is requesting a Special Use Permit to allow an event center with alcohol permitted. (**ATTACHMENTS I, II**).
- The subject property is currently vacant and is not subdivided. The developer is proposing to subdivide the tract of land into a two-lot subdivision. The subject tract of land has 500.00 feet of frontage on Ed Carey Drive and has a depth of 517.37 feet at its longest point.
- Based on the site plan and information submitted by the applicant, the applicant is proposing to operate from Sunday to Saturday, 11 am to 2 am. The developer is proposing a 7,200.00 square foot winery event center, a 4,000.00 square foot detached winery tasting room, and a 2,400 square foot detached outdoor event pavilion. The developer wants to accommodate up to 250 guests. 72 parking

spaces are required, and a total of 262 proposed parking spaces are provided on the site plan. **(ATTACHMENT III)**

- Surrounding properties are zoned General Retail ("GR") District to the north, east, and south, and Office ("O") District to the east. Surrounding businesses include Home Depot to the north, vacant land to the east and south, and residences to the west. **(ATTACHMENTS IV-VI)**
- The City of Harlingen Building Inspections Division, Fire Prevention Bureau, and Health and Police Departments reviewed the SUP application. The departments reported no objection to the proposed request subject to adhering to the Harlingen Code of Ordinances and procedures administered by each department **(ATTACHMENTS VII-X)**.
- The applicant must obtain and maintain the proper State and City permits.
- Presently, the Planning and Zoning Department has not received any objections to the request from surrounding property owners. Staff had sent out sixteen (16) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Commission may impose requirements and conditions of approval as are needed to ensure that a use requested by a SUP is compatible and complementary to adjacent properties.

Funding (if applicable):

Are funds specifically designated in the current budget for the full ☐ Yes ☐ No*

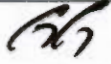
*If no, specify source of funding and amount requested:

Finance Director's approval: ☐ Yes ☐ No ☐ N/A

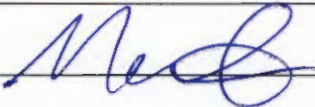
Staff Recommendation:

Staff recommends approval of the request subject to compliance with the following conditions:

1. Obtaining and maintaining the proper State and City permits; and,
2. Maintaining the required parking in accordance with city regulations; and,
3. Providing video surveillance with a minimum 30-day retention; and,
4. Complying with the requirements administered by Planning and Zoning, Building Inspections, Fire Prevention, Health and Police Departments.
5. Hours of operation are 11 a.m. to 2 a.m. Sunday through Saturday.

City Manager's approval:  ☒ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval:  ☒ Yes ☐ No ☐ N/A

Attachment I

Legal Description: San Benito Land & Water Co Subd 15.57 acres out of block 185

CITY OF HARLINGEN PLANNING AND DEVELOPMENT DEPARTMENT MASTER APPLICATION

PROPERTY INFORMATION (Please PRINT or TYPE)

Project Address 401 S. Ed Carey Dr Nearest Intersection South Ed Carey Dr
(Proposed) Subdivision Name _____ Lot _____ Block _____
Existing Zoning Designation _____ Future Land Use Plan Designation _____

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent RGV Wine Country LLC Phone (956)330-0291 FAX _____
Email Address (for project correspondence only): minu@rubianocommercial.com
Mailing Address 3900 N. 10th St Suite 1080 City McAllen State TX Zip 78501
Property Owner Rodrigo Rubiano Phone (956)793-3430 FAX _____
Email Address (for project correspondence only): ricardo@rubianocommercial.com
Mailing Address 3900 N. 10th St Suite 1080 City McAllen State TX Zip 78501

Select appropriate process for which approval is sought. Attach completed checklists with this application.

- | | |
|---|--|
| ☐ Annexation Request ... <u>No Fee</u> | ☐ Preliminary Construction Plans and Final Plat <u>\$150.00</u> |
| ☐ Administrative Appeal (ZBA) <u>\$125.00</u> | ☐ Minor Plat <u>\$100.00</u> |
| ☐ Comp. Plan Amendment Request <u>\$250.00</u> | ☐ Re-Plat <u>\$250.00</u> |
| ☐ Re-zoning Request <u>\$250.00</u> | ☐ Vacating Plat <u>\$250.00</u> |
| ☒ SUP Request Renewal <u>\$250.00</u> | ☐ Development Plat <u>\$50.00</u> |
| ☐ Zoning Variance Request (ZBA) <u>\$250.00</u> | ☐ Subdivision Variance Request <u>\$25.00 (each)</u> |
| ☐ PDD Request <u>\$250.00</u> | ☐ Right-of-Way / Utility Easement Abandonment <u>No Fee</u> |
| ☐ License to Encroach <u>\$250.00</u> | |

Please provide a basic description of the proposed project:

Event Center and sale of alcoholic beverages for on site consumption

Schedule: Sunday to Saturday / 11am to 12am

I hereby certify that I am the owner and/or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the permit or approval may be revoked.

Applicant's Signature Rodrigo Rubiano Date 01/29/2025

Property Owner(s) Signature [Signature] Date _____

Accepted by _____ Date _____

Attachment II

Rodrigo Rubiano
6168 Burr Oak Way
Hudson, OH 44236

January 28, 2025

City of Harlingen
Planning & Zoning Department
Harlingen, TX, 78550

Re: 5-acre development on S. Ed Carey Drive

Dear Sir/Madam,

I am writing to inform you that RGV Wine Country LLC has been granted permission to use 5 acres of land as shown on Exhibit A attached. The future address of the property is best estimated to be at 401 S. Ed Carey Dr for the development and construction of an event center and winery.

This project is an exciting venture that aims to contribute to the local economy and provide a unique destination for residents and visitors.

As part of its daily operations, the event center and winery will sell and serve alcohol. I believe RGV Wine Country is committed to adhering to all applicable regulations and guidelines to ensure the responsible service and consumption of alcohol on the premises.

I believe that this development will not only enhance the cultural and recreational offerings in Harlingen but also create job opportunities and promote tourism in the area.

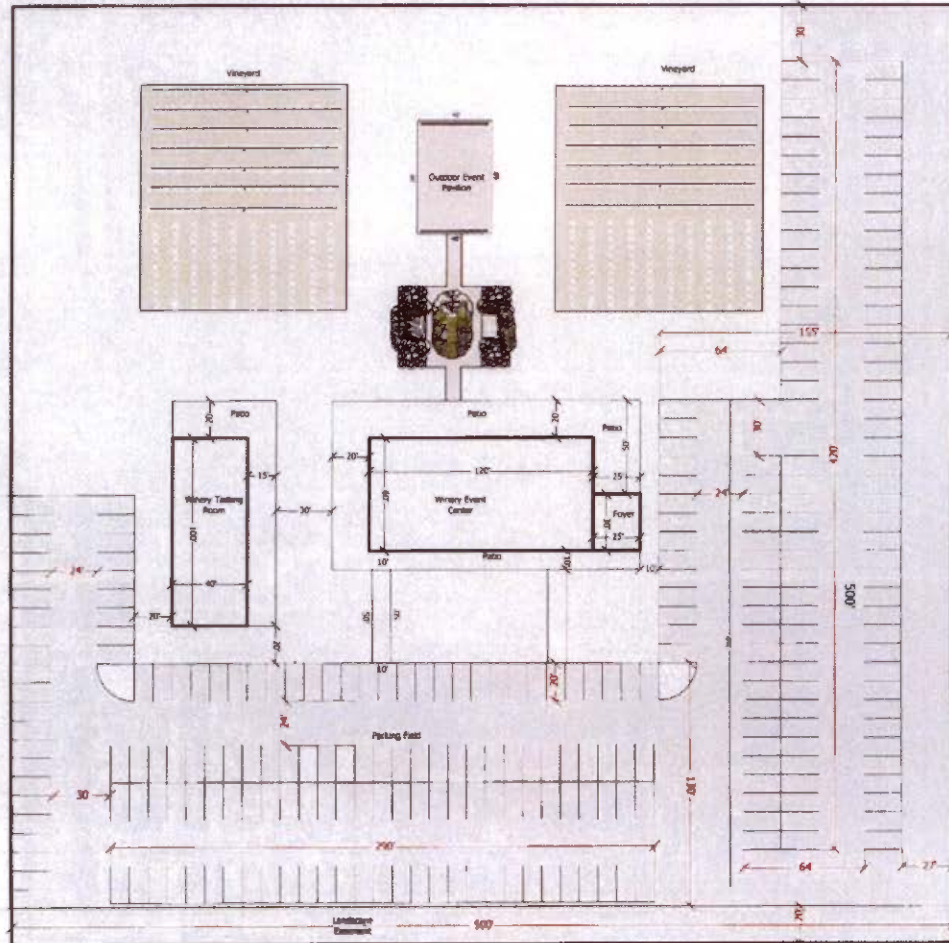
If you have any questions or require further information, please do not hesitate to contact me.

Thank you for your attention to this matter.
Sincerely,



Rodrigo Rubiano, Landlord/Landowner

Attachment III



401 S Ed Carey Dr

Wine Country

RIO GRANDE VALLEY

Scale: 1/32" = 1 ft

Attachment IV

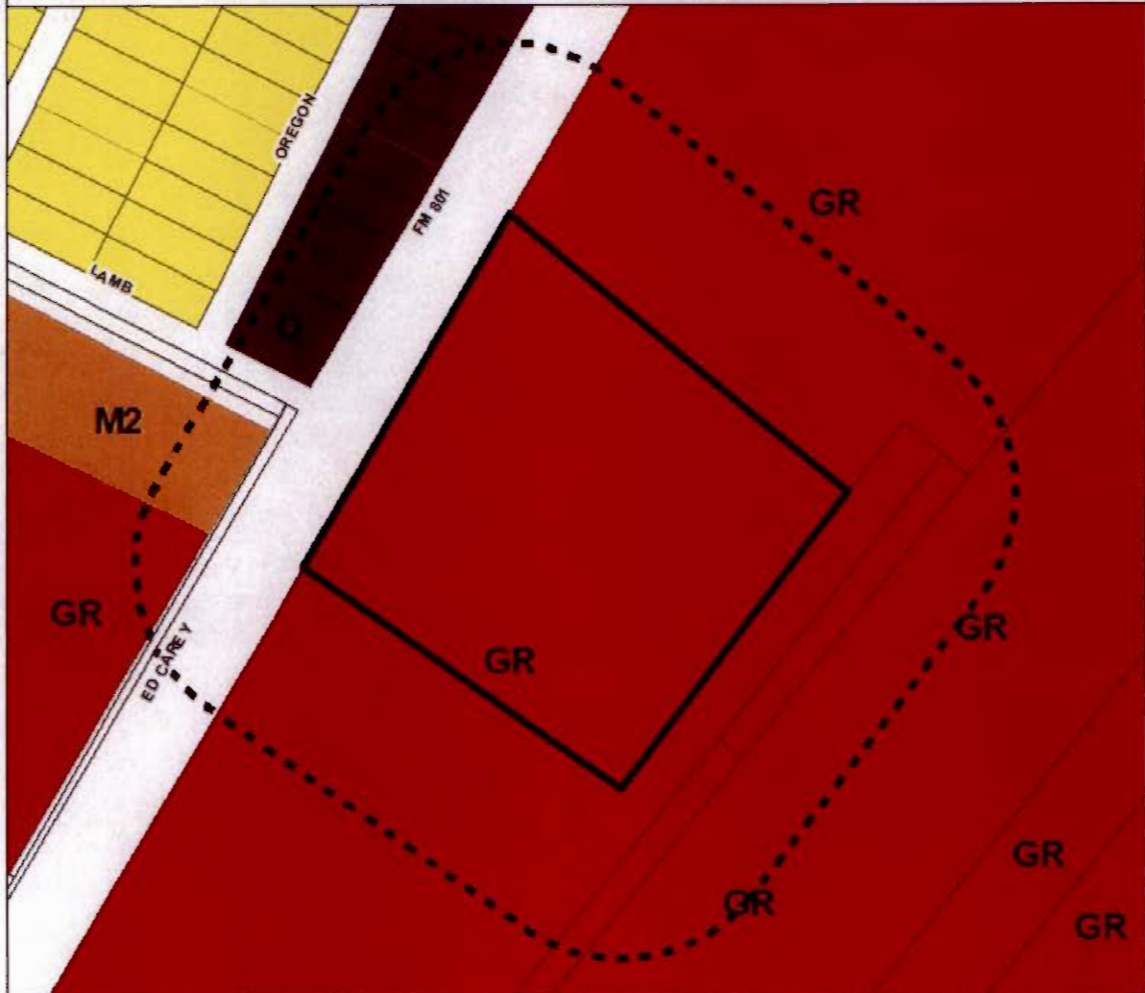
Street View from Ed Carey Dr



Attachment V



Request for a Special Use Permit (SUP) to allow alcoholic beverages for onsite consumption at an event center in a General Retail ("GR") District for a 5.57 acre tract of land bearing a legal description of 15.57 acres out of Block 185, San Benito Land and Water Company Subdivision, located on the east side of South Ed Carey, approximately 974 feet south of South Expressway 83 Frontage Road
Applicant: RGV Wine Country c/o Rodrigo Rubiano



Boundary lines

- Harlingen city limits.shp
- 200' Notification Boundary
- Subject Property

Zoning Designations

- | | | |
|---|---|--|
| General Retail (GR) | Multi Family Residential (M2) | Office (O) |
| Heavy Industry (HI) | Mobile Home Residential (MH) | Planned Development (PD) |
| Light Industry (LI) | Not-Designated (N) | Single Family Residential (R1) |
| 3/4 Plex Residential (M1) | Neighborhood Services (NS) | Duplex Residential (R2) |
| | | Residential Patio Home (RPH) |

This map has been produced by the City of Harlingen for the sole purpose of locating jurisdictional boundaries and is not intended for any other. The map data is compiled from various sources including orthophoto imagery, engineer plans and plats, survey field notes, and other sources. This map is intended for graphic representation only. No warranty is made by the City regarding its accuracy or completeness. Before relying on any information on the map, check with the Planning Department. Date of map 2.12.2025

Attachment VI



Attachment VII



Specific Use Permit ("SUP") Routing Slip

Applicant: RGV Wine Country c/o Rodrigo Rubiano

Phone No.: 956-330-0291

Location: South Ed Carey Dr

Project Description: Request for a Special Use Permit (SUP) to allow alcoholic beverages for onsite consumption at an event center in a General Retail ("GR") District for a 5.57 acre tract of land located on the east side of South Ed Carey, approximately 974 feet south of South Expressway 83 Frontage Road. Applicant: RGV Wine Country c/o Rodrigo Rubiano

Department: Building Permits and Inspections Department

Approval: ☐ YES ☐ NO ☒ PENDING

Comments: If request is approved by the Planning Dept., a plan review will be required. A building Permit Application, an overall existing or proposed floor plan with dimensions to scale identifying all areas to be used to calculate occupant load, determine required plumbing fixtures and means of egress must be submitted to the Building Dept. Ensure to comply with the 2018 IBC and family of codes.

Raul Rodriguez _____

Signature

02/13/2025 _____

Date

Attachment VIII



Specific Use Permit ("SUP") Routing Slip

Applicant: RGV Wine Country c/o Rodrigo Rubiano

Phone No.: (956) 330-0291

Location: South Ed Carey Drive

Project Description: Request for a Special Use Permit (SUP) to allow alcoholic beverages for onsite consumption at an event center in a General Retail ("GR") District for a 5.57 acre tract of land located on the east side of South Ed Carey, approximately 974 feet south of South Expressway 83 Frontage Road. Applicant: RGV Wine Country c/o Rodrigo Rubiano.

Department: Fire Prevention Bureau

Approval: X YES NO

Comments: Applicant will have to meet any code, regulation, ordinance, and standard required for permit.

Fire Marshal Juan Saucedo Jr.

Juan Saucedo Jr

Date: February 13, 2025

Attachment IX



Specific Use Permit ("SUP") Routing Slip

Applicant: RGV Wine Country c/o Rodrigo Rubiano

Phone No.: 956-330-0291

Location: South Ed Carey Dr

Project Description: Request for a Special Use Permit (SUP) to allow alcoholic beverages for onsite consumption at an event center in a General Retail ("GR") District for a 5.57 acre tract of land located on the east side of South Ed Carey, approximately 974 feet south of South Expressway 83 Frontage Road. Applicant: RGV Wine Country c/o Rodrigo Rubiano

Department: HARLINGEN POLICE DEPT.

Approval: ☒ YES ☐ NO

Comments:

*APPROVE WITH UNDERSTANDING THAT AN INSPECTION
WILL BE CONDUCTED EITHER DURING THE BUILD OR
AT COMPLETION OF BUILD*

MA #2743

MA #2743
Signature *CHIEF ALFREDO ALVAREZ*

2/21/25
Date

Attachment X



Specific Use Permit ("SUP") Routing Slip

Applicant: RGV Wine Country c/o Rodrigo Rubiano

Phone No.: 956-330-0291

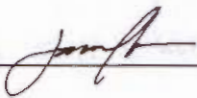
Location: South Ed Carey Dr

Project Description: Request for a Special Use Permit (SUP) to allow alcoholic beverages for onsite consumption at an event center in a General Retail ("GR") District for a 5.57 acre tract of land located on the east side of South Ed Carey, approximately 974 feet south of South Expressway 83 Frontage Road. Applicant: RGV Wine Country c/o Rodrigo Rubiano

Department: Health

Approval: ☒ YES ☐ NO

Comments: **RGV Wine Country will need to contact TABC and The City of Harlingen Finance Department to obtain alcohol licenses prior to opening the establishment. Additionally; if any food will be prepared, cooked and served at this location, RGV Wine Country will need to install the proper kitchen equipment.**



Signature

2-14-2025

Date

ORDINANCE NO. 25-_____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES (ORDINANCE NO. 16-8) OF THE CITY OF HARLINGEN: TO ISSUE A SPECIAL USE PERMIT (SUP) TO RGV WINE COUNTRY LLC TO ALLOW ALCOHOLIC BEVERAGES FOR ONSITE CONSUMPTION AT AN EVENT CENTER IN A GENERAL RETAIL ("GR") DISTRICT FOR A TRACT OF LAND BEARING A LEGAL DESCRIPTION OF 5.57 ACRES OUT OF 15.57 ACRES OUT OF BLOCK 185, SAN BENITO LAND AND WATER COMPANY SUBDIVISION, LOCATED ON THE EAST SIDE OF SOUTH ED CAREY DRIVE, APPROXIMATELY 974 FEET SOUTH OF SOUTH EXPRESSWAY 83 FRONTAGE ROAD.

WHEREAS, the Planning and Zoning Commission of the City of Harlingen pursuant to Harlingen's Zoning Ordinance procedure, has recommended a change in the zoning classification for certain described real property in the City of Harlingen; and it is deemed to be in the best interest of the City of Harlingen in accordance with said recommendation of the Planning and Zoning Commission of the City, being the recommendation as hereinafter set forth; and public notice of such proposed rezoning having been fully made and complied with as required by said Zoning Ordinance and applicable laws of the State of Texas; and the City Commission of the City of Harlingen having held public hearings with reference thereto, being duly and thoroughly heard; and after consideration of the evidence presented, said City Commission is of the opinion that it is in the best interest of the City of Harlingen that said Code of Ordinances be amended as indicated, now, therefore,

BE IT ORDAINED BY THE CITY OF HARLINGEN

That the Code of Ordinances of the City of Harlingen (Ordinance 16-8) be and the same is herewith amended by the following described property being changed for permissive zone use as indicated in Exhibit "A".

Special Use Permit (SUP) to RGV Wine Country LLC to allow alcoholic beverages for onsite consumption at an event center in a General Retail ("GR") District for a tract of land bearing a legal description of 5.57 acres out of 15.57 acres out of Block 185, San Benito Land and Water Company Subdivision, located on the east side of South Ed Carey Drive, approximately 974 feet south of South Expressway 83 Frontage Road.

A copy of the Zoning Map constituting a part and parcel of the Code of Ordinances, as filed with the Chief Building Official and for the joint use and information of the Planning and Zoning Commission shall, upon final enactment hereof, be and the same is herewith amended and revised to reflect that the above described property is zoned for land use purposes as above indicated by the boundaries thereof being outlined in pronounced heavy line markings and such heavy line marking boundary enclosure being indicated within the appropriate initials for that portion herewith zoned

for particular land uses; with the Planning and Development Director being herewith instructed and authorized to document such Zoning Map changes and revisions.

The Special Use Permit is made contingent upon construction being complied in accordance with the site plan, a true and correct copy of which is attached hereto and incorporated herein by reference as Exhibits "A" and "B" and shall comply with the conditions as listed below:

1. Obtaining and maintaining the proper State and City permits; and,
2. Maintaining the required parking in accordance with city regulations; and,
3. Providing video surveillance with a minimum 30-day retention; and,
4. Complying with the requirements administered by Planning and Zoning, Building Inspections, Fire Prevention, Health and Police Departments.
5. Hours of operation are 11 a.m. to 2 a.m. Sunday through Saturday.

The provisions of this ordinance shall become effective from and after the final and lawful passage hereof and publication of the caption hereof as provided for and required in the Code of Ordinances and applicable state statutes.

FINALLY ENACTED this ____ day of _____, 2025 at a regular meeting of the Elective Commission of the City of Harlingen, Texas at which a quorum was present, and which was held in accordance with TEXAS GOVERNMENT CODE, CHAPTER 551.

CITY OF HARLINGEN

Norma Sepulveda, Mayor

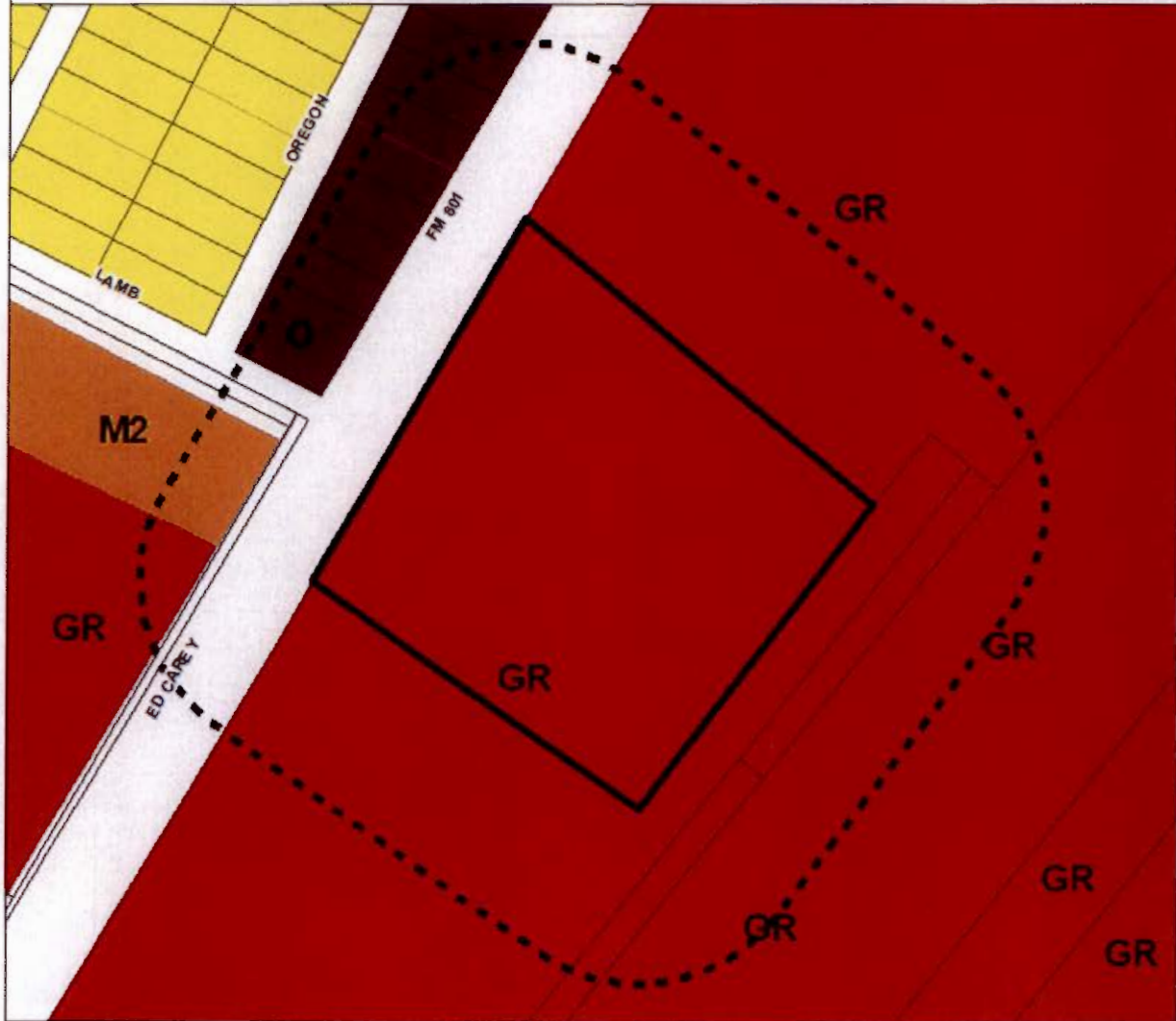
ATTEST:

Hermelinda Gonzalez, Interim City Secretary

EXHIBIT "A"



Request for a Special Use Permit (SUP) to allow alcoholic beverages for onsite consumption at an event center in a General Retail ("GR") District for a 5.57 acre tract of land bearing a legal description of 15.57 acres out of Block 185, San Benito Land and Water Company Subdivision, located on the east side of South Ed Carey, approximately 974 feet south of South Expressway 83 Frontage Road
Applicant: RGV Wine Country c/o Rodrigo Rubiano



Boundary lines

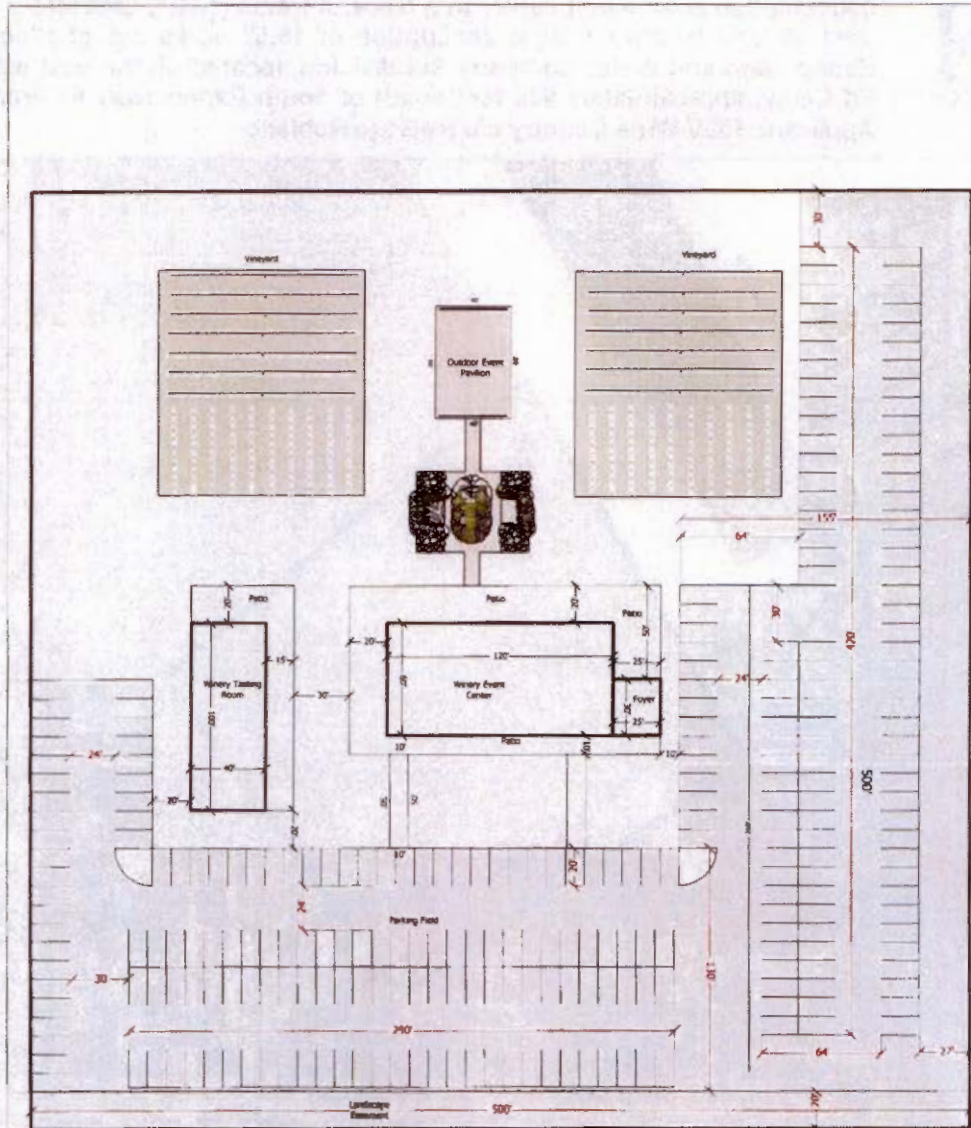
- Harlingen city limits.shp
- 200' Notification Boundary
- Subject Property

Zoning Designations

- | | | |
|---|---|--|
| General Retail (GR) | Multi Family Residential (M2) | Office (O) |
| Heavy Industry (HI) | Mobile Home Residential (MH) | Planned Development (PD) |
| Light Industry (LI) | Not-Designated (N) | Single Family Residential (R1) |
| 3/4 Plex Residential (M1) | Neighborhood Services (NS) | Duplex Residential (R2) |
| | | Residential Patio Home (RPH) |

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Date of map 2.12.2025

EXHIBIT "B"



401 S Ed Carey Dr

Wine Country
RIO GRANDE VALLEY

Scale: 1/50" = 1 ft

**AGENDA ITEM
EXECUTIVE SUMMARY**

10(C)

Meeting Date: **March 19, 2025**

Agenda Item:

Consideration and possible action to adopt an ordinance on first reading for a Special Use Permit (SUP) to allow the sale of alcoholic beverages for on-site consumption, in a General Retail District ("GR") located at 1301 N. 77 Sunshine Strip, bearing a legal description of Block 5 and the North Part of Block 6, Brown Subdivision. Applicant: Tim Ilaoa c/o 7-Eleven Inc. Attachment (***Planning & Development***)

Prepared By: Soledad A. Núñez, CNU-A

Title: Interim Planning & Development Director

Signature: *Soledad A. Núñez*

Brief Summary:

Project Timeline

- February 12, 2025 – Application for Special Use Permit (SUP) submitted to the City. (**ATTACHMENT I**)
- February 25, 2025 – In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract.
- March 1, 2025 – In accordance with State and local law, notice of required public hearings published in the Valley Morning Star.
- March 12, 2025– Public hearing and consideration of requested Special Use Permit by the Planning and Zoning Commission.
- March 19, 2025 – Public hearing and consideration of requested Special Use Permit via 1st ordinance reading scheduled before the City Commission.
- April 2, 2025 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- Per Section 111-62 the City of Harlingen's Code of Ordinances, the sale of alcoholic beverages for on-site consumption in a General Retail ("GR") District requires the approval of a Special Use Permit (SUP) by the City Commission.
- 7-Eleven Inc., the applicant, is requesting a Special Use Permit to allow the sale of alcohol for on-site consumption in a proposed Stripes Convenience Store located at 1301 N. 77 Sunshine Strip. The Stripes Convenience Store is currently under construction and is approximately 4,780.00 square feet. (**ATTACHMENT II, III**)
- Based on the site plan and information submitted, the applicant has applied to change their TABC application from a "Wine and Malt Beverage Retailers Off Premise Permit ("BQ") to a Wine and Malt Beverage Retail Dealer's On-Premise Permit ("BG"), which allows for the sale of wine and malt beverages for on- and off-premise consumption. The applicant is proposing to sell a wine based ready-to-drink product known as the "Margarita" for on-premise consumption. Seating will be provided indoors for the on-premise consumption of alcohol. The hours of operation will be every day from 7:00 a.m. to 12:00 p.m. Twelve (12) parking spaces are required, and forty-one (41) parking spaces are provided.

(ATTACHMENT II, III)

- Surrounding properties are zoned Residential, Multi-Family ("M2") to the north, Residential, Single-Family ("R-1") to the northeast, General Retail ("GR") District to the east, south, and west. Surrounding land uses include single-family residences to the north and northeast, a Stripes Convenience Store to the east, commercial plazas to the south, and an event center to the west. **(ATTACHMENT IV, V)**
- On September 25, 2024, the Planning and Zoning Commission had approved a Special Use Permit ("SUP") to allow the sale of alcoholic beverages for on-site consumption for an existing Stripes Convenience Store located at 1250 N. 77 Sunshine Strip.
- The Building Inspections Department, Fire Prevention Bureau, Harlingen Police Department, and Health Department have reviewed the application and recommended approval of the Special Use Permit. **(ATTACHMENT VI-VIII)**
- In accordance with the zoning ordinance, the P&Z Commission and City Commission may impose requirements and conditions of approval as needed to ensure that a use requested by a SUP is compatible and complementary to adjacent properties.
- To the present, the Planning and Zoning Department has received no phone calls in opposition from the surrounding property owners regarding the proposed request. Staff mailed out thirteen (13) legal notices to the surrounding property owners.

Funding (if applicable):

Are funds specifically designated in the current budget for the full ☐ Yes ☐ No*

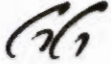
*If no, specify source of funding and amount requested:

Finance Director's approval: ☐ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approval of the special use permit subject to complying with the following conditions:

1. Must obtain and maintain the proper State and City permits;
2. Must maintain the required parking in accordance with city regulations;
3. Must provide video surveillance with a minimum 30 day retention; and,
4. Must comply with the requirements administered by Planning and Zoning, Building Inspections, Fire Prevention, Health and Police Departments
5. Hours of operation shall be from 7:00 am to 12:00 pm, every day.

City Manager's approval:  ☒ Yes ☐ No ☐ N/A

City Attorney's approval:  **Comments:** ☒ Yes ☐ No ☐ N/A

ATTACHMENT I**CITY OF HARLINGEN PLANNING AND DEVELOPMENT DEPARTMENT
MASTER APPLICATION****PROPERTY INFORMATION:** (Please PRINT or TYPE)

Project Address 1301 N. 77 Sunshine Strip Nearest Intersection N. 7th St.
(Proposed) Subdivision Name Harlingen-Brown Lot _____ Block 5
Existing Zoning Designation Retail Future Land Use Plan Designation On Premise Alcohol Sales

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Tim Ilaoa Phone 972-890-2560 FAX N/A
Email Address (for project correspondence only): tim@texaslicensing.net
Mailing Address 217 E. Main St. #819 City Royse City State TX Zip 75189
Property Owner 7-Eleven Inc. Phone 972-828-5728 FAX N/A
Email Address (for project correspondence only): dorothy.bennink@7-11.com
Mailing Address P.O. Box 139044 City Dallas State TX Zip 75313

Select appropriate process for which approval is sought. Attach completed checklists with this application.

- | | |
|--|---|
| ☐ Annexation Request..... <u>No Fee</u> | ☐ Preliminary Construction Plans and Final Plat..... <u>\$150.00</u> |
| ☐ Administrative Appeal (ZBA)..... <u>\$125.00</u> | ☐ Minor Plat..... <u>\$100.00</u> |
| ☐ Comp. Plan Amendment Request..... <u>\$250.00</u> | ☐ Re-Plat..... <u>\$250.00</u> |
| ☐ Re-zoning Request..... <u>\$250.00</u> | ☐ Vacating Plat..... <u>\$250.00</u> |
| ☒ SUP Request/Renewal..... <u>\$250.00</u> | ☐ Development Plat..... <u>\$50.00</u> |
| ☐ Zoning Variance Request (ZBA)..... <u>\$250.00</u> | ☐ Subdivision Variance Request..... <u>\$25.00 (each)</u> |
| ☐ PDD Request..... <u>\$250.00</u> | ☐ Right-of-Way / Utility Easement Abandonment..... <u>No Fee</u> |
| ☐ License to Encroach..... <u>\$250.00</u> | |

Please provide a basic description of the proposed project: Changing the alcohol type from off-premise alcohol sales to on-premise
*See enclosed letter

I hereby certify that I am the owner and/or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the permit or approval may be revoked.

Applicant's Signature: Tim Ilaoa Date: 2/12/25

Property Owner(s) Signature: [Signature] Date: 2/11/2025

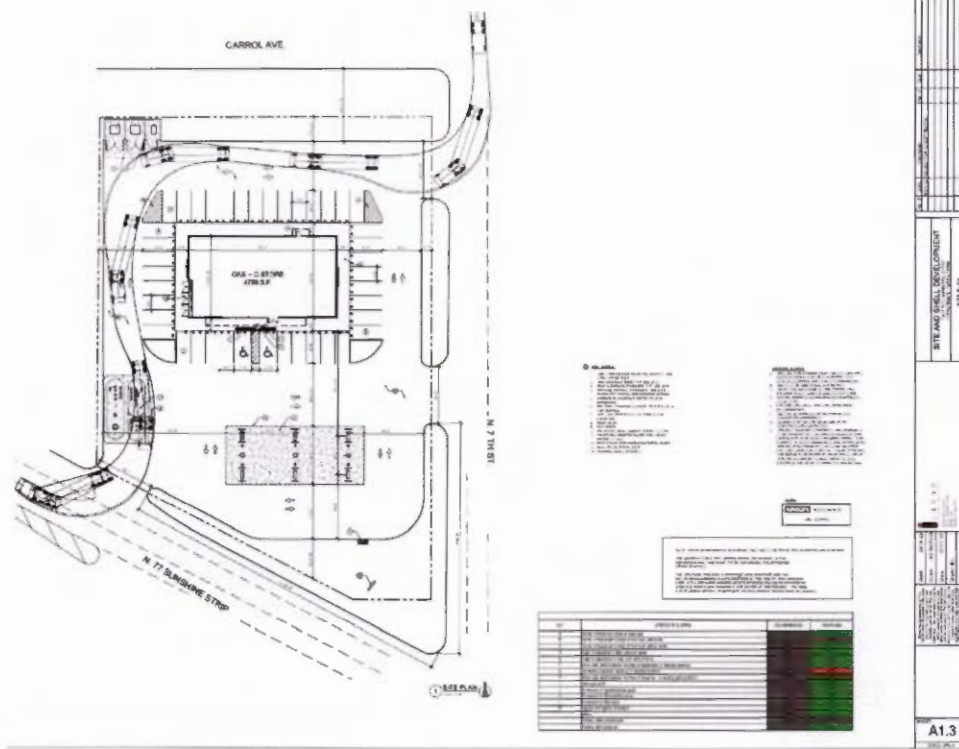
Accepted by: _____ Date: _____

ATTACHMENT I

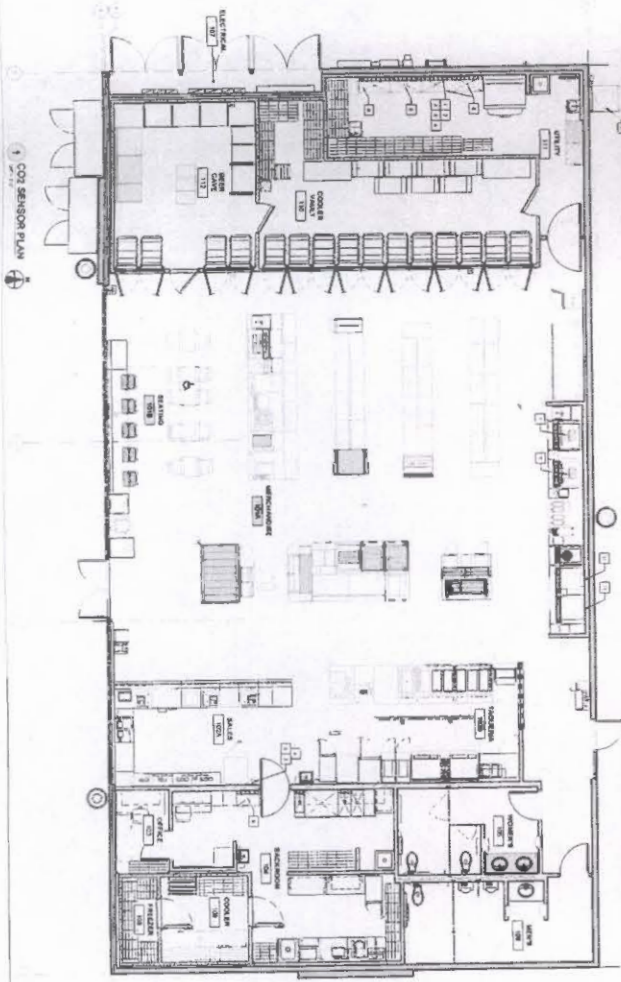
Exhibit B

Site Plan

[See attached]



ATTACHMENT I



Legend

1. CO2 Sensor
2. CO2 Detector
3. CO2 Alarm
4. CO2 Control Panel
5. CO2 Test Point
6. CO2 Reset Button
7. CO2 Reset Switch
8. CO2 Reset Key
9. CO2 Reset Lock
10. CO2 Reset Alarm
11. CO2 Reset Test
12. CO2 Reset Alarm Test
13. CO2 Reset Alarm Test Key
14. CO2 Reset Alarm Test Lock
15. CO2 Reset Alarm Test Alarm
16. CO2 Reset Alarm Test Test
17. CO2 Reset Alarm Test Key Test
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20. CO2 Reset Alarm Test Test Test

7-ELEVEN, INC. 2000 HICKORY ROAD, IRVING, TEXAS 75063 7-ELEVEN # 42358 1501 N. 71st STREET, DALLAS, TEXAS 75248 CO2 SENSOR PLAN	Job # 2214-23 Scale AS NOTED Date 12-08-23 Drawn By T.H. Checked By A.C.	Rev. # Date Description 1 12-08-23 1. CO2 SENSOR PLAN 2 12-08-23 2. CO2 SENSOR PLAN 3 12-08-23 3. CO2 SENSOR PLAN 4 12-08-23 4. CO2 SENSOR PLAN 5 12-08-23 5. CO2 SENSOR PLAN 6 12-08-23 6. CO2 SENSOR PLAN 7 12-08-23 7. CO2 SENSOR PLAN 8 12-08-23 8. CO2 SENSOR PLAN 9 12-08-23 9. CO2 SENSOR PLAN 10 12-08-23 10. CO2 SENSOR PLAN 11 12-08-23 11. CO2 SENSOR PLAN 12 12-08-23 12. CO2 SENSOR PLAN 13 12-08-23 13. CO2 SENSOR PLAN 14 12-08-23 14. CO2 SENSOR PLAN 15 12-08-23 15. CO2 SENSOR PLAN 16 12-08-23 16. CO2 SENSOR PLAN 17 12-08-23 17. CO2 SENSOR PLAN 18 12-08-23 18. CO2 SENSOR PLAN 19 12-08-23 19. CO2 SENSOR PLAN 20 12-08-23 20. CO2 SENSOR PLAN
	Project # 2214-23 Project Name 7-ELEVEN # 42358 Project Location 1501 N. 71st STREET, DALLAS, TEXAS 75248 Project Description CO2 SENSOR PLAN	Rev. # Date Description 1 12-08-23 1. CO2 SENSOR PLAN 2 12-08-23 2. CO2 SENSOR PLAN 3 12-08-23 3. CO2 SENSOR PLAN 4 12-08-23 4. CO2 SENSOR PLAN 5 12-08-23 5. CO2 SENSOR PLAN 6 12-08-23 6. CO2 SENSOR PLAN 7 12-08-23 7. CO2 SENSOR PLAN 8 12-08-23 8. CO2 SENSOR PLAN 9 12-08-23 9. CO2 SENSOR PLAN 10 12-08-23 10. CO2 SENSOR PLAN 11 12-08-23 11. CO2 SENSOR PLAN 12 12-08-23 12. CO2 SENSOR PLAN 13 12-08-23 13. CO2 SENSOR PLAN 14 12-08-23 14. CO2 SENSOR PLAN 15 12-08-23 15. CO2 SENSOR PLAN 16 12-08-23 16. CO2 SENSOR PLAN 17 12-08-23 17. CO2 SENSOR PLAN 18 12-08-23 18. CO2 SENSOR PLAN 19 12-08-23 19. CO2 SENSOR PLAN 20 12-08-23 20. CO2 SENSOR PLAN
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ATTACHMENT II

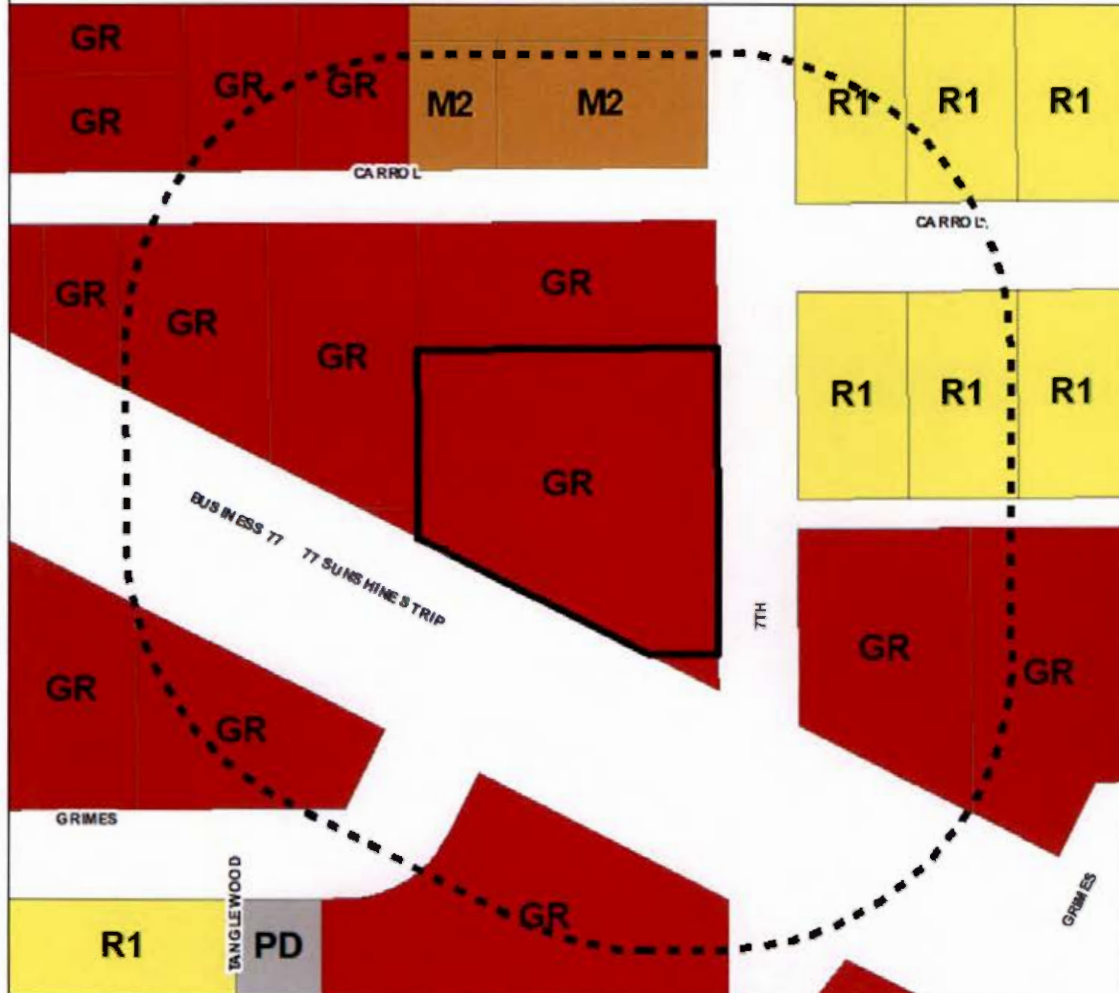
Street View from 7th Street



ATTACHMENT IV



Request for a Special Use Permit (SUP) to allow the sale of alcoholic beverages for on-site consumption, in a General Retail District ("GR") located at 1301 N. 77 Sunshine Strip, bearing a legal description of Block 5 and the North Part of Block 6, Brown Subdivision. Applicant: Tim Ilaoa c/o 7-Eleven Inc



- Boundary lines**
- Harlingen city limits shp
 - 200' Notification Boundary
 - Subject Property

Zoning Designations

- General Retail (GR)
- Heavy Industry (HI)
- Light Industry (LI)
- 3/4 Plex Residential (M1)
- Multi Family Residential (M2)
- Mobile Home Residential (MH)
- Not-Designated (N)
- Neighborhood Services (NS)
- Office (O)
- Planned Development (PD)
- Single Family Residential (R1)
- Duplex Residential (R2)
- Residential Patio Home (RPH)

This map has been produced by the City of Harlingen for the sole purpose of locating jurisdictional boundaries and is not intended for any other. The map data is compiled from various sources including orthophoto imagery, engineer plans and plats, survey field notes, and other sources. This map is intended for graphic representation only. No warranty is made by the City regarding its accuracy or completeness. Before relying on any information on the map, check with the Planning Department. Date of map 02.24.2025

ATTACHMENT V

Aerial View





Specific Use Permit ("SUP") Routing Slip

Applicant: Tim Ilaoa c/o 7-Eleven Inc.

Phone No.: (972) 890-2560

Location: 1301 N 77 Sunshine Strip

Project Description: Request for a Special Use Permit (SUP) to allow the sale of alcoholic beverages for on-site consumption, in a General Retail ("GR") District located at 1301 N 77 Sunshine Strip, bearing a legal description of Block 5 and the North Part of Block 6, Brown Subdivision.

Department: Fire Prevention Bureau

Approval: X YES NO

Comments: **Applicant will have to meet any code, regulation, ordinance, and standard required for permit.**

Fire Marshal Juan Saucedo Jr.

Juan Saucedo Jr

Date: February 27, 2025

ATTACHMENT VII – Building Inspections



Specific Use Permit ("SUP") Routing Slip

Applicant: Tim Ilaoa c/o 7-Eleven Inc.

Phone No.: (972)890-2560

Location: 1301 N 77 Sunshine Strip

Project Description: Request for a Special Use Permit (SUP) to allow the sale of alcoholic beverages for on-site consumption, in a General Retail District ("GR") located at 1301 N. 77 Sunshine Strip, bearing a legal description of Block 5 and the North Part of Block 6, Brown Subdivision.

Department: _____

Approval: ☐ YES ☐ NO ☒ PENDING

Comments: If request is approved by the Planning Dept., a plan review will be required. A building Permit Application, an overall existing and proposed floor plan with dimensions to scale identifying all areas to be used to calculate occupant load, determine required plumbing fixtures and means of egress must be submitted to the Building Dept. Ensure to comply with the 2018 IBC and family of codes.

Raul Rodriguez

Signature

03/05/2025

Date

ATTACHMENT VIII – Harlingen Police Department

Pending Routing Slip



Specific Use Permit ("SUP") Routing Slip

Applicant: Tim Ilaoa c/o 7-Eleven Inc.

Phone No.: (972)890-2560

Location: 1301 N 77 Sunshine Strip

Project Description: Request for a Special Use Permit (SUP) to allow the sale of alcoholic beverages for on-site consumption, in a General Retail District ("GR") located at 1301 N. 77 Sunshine Strip, bearing a legal description of Block 5 and the North Part of Block 6, Brown Subdivision.

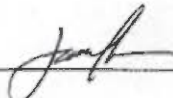
Department: Health

Approval: ☒ YES ☐ NO

Comments: 7-Eleven located at 1301 N 77 Sunshine Strip, when permitted by the Health Department and by the Finance Department at City Hall to sell alcohol on their property. The health permit does not distinguish between the selling or the consumption of alcohol on the property, that rule falls under the Texas Alcohol and Beverage Commission (TABC) and the Texas Alcoholic Beverage Code – ALCO BEV 101.72 Consumption of Alcoholic Beverage on Premises Licensed for Off-Premises Consumption (a) A person commits an offense if the person knowingly consumes liquor or beer on the premises of a holder of a wine and beer retailer's off-premise permit or a retail dealer's off-premise license. No, you cannot drink alcohol in a convenience store in Texas if you are knowingly consuming liquor or beer. This is because it is

ATTACHMENT IX – Health Department

illegal to consume alcohol on the premise of a retailer that holds an off-premise permit or license for wine and beer. 7-Eleven will have to apply for On-premises Consumption Permit



Signature

2-28-25

Date

ORDINANCE NO. 25-

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF HARLINGEN: A SPECIAL USE PERMIT ISSUED TO TIM ILAOA TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION IN A GENERAL RETAIL ("GR") DISTRICT LOCATED AT 1301 NORTH 77 SUNSHINE STRIP, BEARING A LEGAL DESCRIPTION OF BLOCK 5 AND THE NORTH PART OF BLOCK 6, BROWN SUBDIVISION.

WHEREAS, the Planning and Zoning Commission of the City of Harlingen pursuant to Harlingen's Zoning Ordinance procedure, has recommended a change in the zoning classification for certain described real property in the City of Harlingen; and it is deemed to be in the best interest of the City of Harlingen in accordance with said recommendation of the Planning and Zoning Commission of the City, being the recommendation as hereinafter set forth; and public notice of such proposed rezoning having been fully made and complied with as required by said Zoning Ordinance and applicable laws of the State of Texas; and the City Commission of the City of Harlingen having held public hearings with reference thereto, being duly and thoroughly heard; and after consideration of the evidence presented, said City Commission is of the opinion that it is in the best interest of the City of Harlingen that said Code of Ordinances be amended as indicated, now, therefore,

BE IT ORDAINED BY THE CITY OF HARLINGEN

That the Code of Ordinances of the City of Harlingen (Ordinance 16-8) be and the same is herewith amended by the following described property being changed for permissive zone use as indicated in Exhibit "A":

Special Use Permit (SUP) issued to Tim Ilaoa to allow the sale of alcoholic beverages for on-premise consumption in a General Retail ("GR") District located at 1301 North 77 Sunshine Strip, bearing a legal description of Block 5 and the North Part of Block 6, Brown Subdivision.

A copy of the Zoning Map constituting a part and parcel of the Code of Ordinances, as filed with the Chief Building Official and for the joint use and information of the Planning and Zoning Commission shall, upon final enactment hereof, be and the same is herewith amended and revised to reflect that the above described property is zoned for land use purposes as above indicated by the boundaries thereof being outlined in pronounced heavy line markings and such heavy line marking boundary enclosure being indicated within the appropriate initials for that portion herewith zoned for particular land uses; with the Planning and Development Director being herewith instructed and authorized to document such Zoning Map changes and revisions.

The Special Use Permit is made contingent upon construction being complied in accordance with the site plan, a true and correct copy of which is attached hereto and incorporated herein by reference as Exhibit "A" and shall comply with the conditions as listed below:

1. Must obtain and maintain the proper State and City permits;
2. Must maintain the required parking in accordance with city regulations;
3. Must provide video surveillance with a minimum 30 day retention; and,
4. Must comply with the requirements administered by Planning and Zoning, Building Inspections, Fire Prevention, Health and Police Departments
5. Hours of operation shall be from 7:00 am to 12:00 pm, every day.

The provisions of this ordinance shall become effective from and after the final and lawful passage hereof and publication of the caption hereof as provided for and required in the Code of Ordinances and applicable state statutes.

FINALLY ENACTED this ____ day of _____, 2025 at a regular meeting of the Elective Commission of the City of Harlingen, Texas at which a quorum was present, and which was held in accordance with TEXAS GOVERNMENT CODE, CHAPTER 551.

CITY OF HARLINGEN

Norma Sepulveda, Mayor

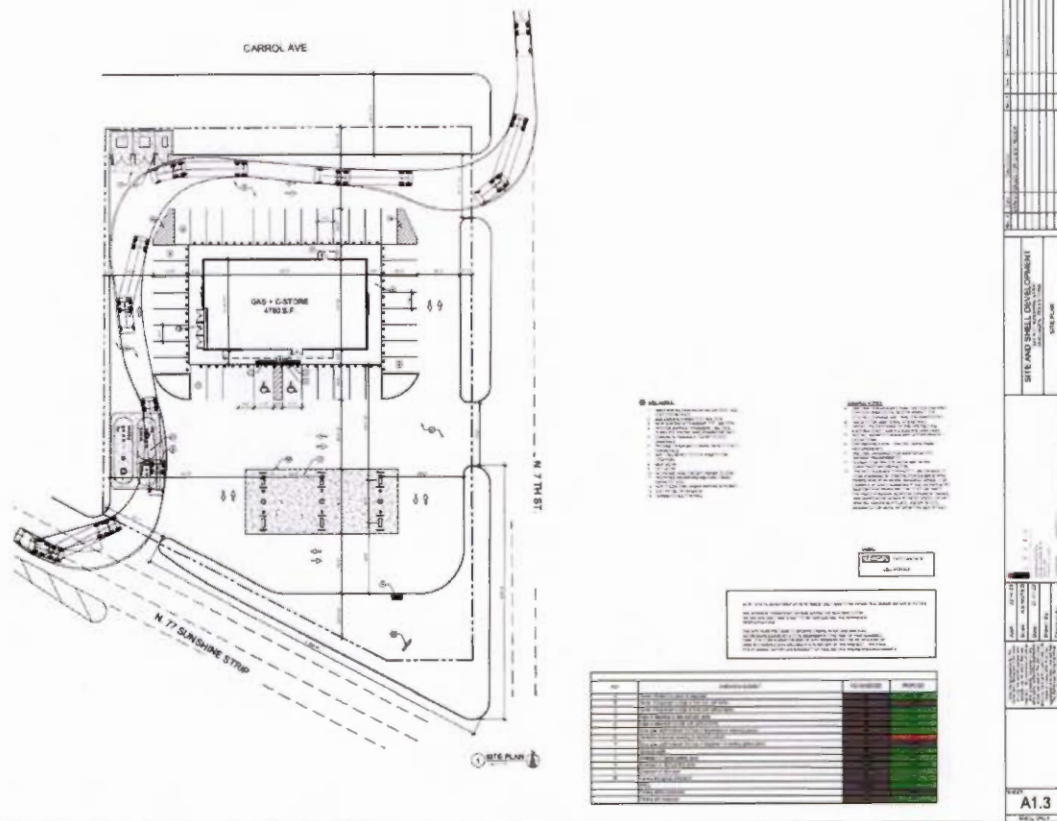
ATTEST:

Hermelinda Gonzalez, Interim City Secretary

Exhibit "A"

Site Plan

[See attached]



10(d)

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **March 19, 2025**

AGENDA ITEM:

Consideration and possible action to adopt an ordinance on first reading for a Special Use Permit (SUP) to allow a storage building greater than 144 square feet in a Residential, Single-Family ("R-1") District located at 2220 E. Crockett Street, bearing a legal description of Lot 9, Block 2, Pendleton Subdivision. Applicant: James Petty. Attachment (**Planning & Development**)

Prepared By: Soledad A. Núñez

Title: Interim Planning & Development Director

Signature: *Soledad A. Núñez*, **CNU-A**

BRIEF SUMMARY:

Project Timeline

- February 3, 2025 – Application for Special Use Permit ("SUP") submitted to the City. (**ATTACHMENT I**)
- February 11, 2025 – In accordance with Statute and local law, notice of application for Special Use Permit was mailed to all property owners within 200 feet of the subject tract.
- February 15, 2025 – In accordance with Statute and local law, notice of application for Special Use Permit was published in the Valley Morning Star.
- February 18, 2025 – Written complaint received within 10 days from the date of notice.
- February 26, 2025 – In accordance with Statute and local law, notice of required public hearing was submitted to the surrounding property owners.
- March 1, 2025 – In accordance with Statute and local law, notice of required public hearings for Specific Use Permit published in the Valley Morning Star.
- March 12, 2025 - Public hearing and consideration of requested special use permit by the Planning and Zoning Commission (P&Z).
- March 19, 2025 – Public hearing and consideration of requested SUP via 1st ordinance reading scheduled before the City Commission.
- April 2, 2025 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- Per the Code of Ordinances Section 111-62, an SUP for a storage building/detached garage can be processed administratively if there are no written complaints within 10 days of the publication. If a written complaint is received, the SUP requires approval by the City Commission.
- The subject property has a frontage of 65.70 feet along East Crockett Avenue and a depth of 120.00 feet. There is currently a 1,035.00 square foot single-family home on the property. The applicant is proposing to build a 16-foot long by 24-foot-wide storage shed in the rear yard of the property, behind the single-family home. (**ATTACHMENT III**)

- The adjacent properties to the north, south, east, and west are zoned Residential, Single Family ("R-1") District. The properties to the south, north, west, and east are developed with single-family residences. **(ATTACHMENT III)**
- On February 18, 2025, the Planning and Zoning Department received an email in opposition of the SUP which required the public hearing process for the SUP. **(ATTACHMENT II)**
- There are several other properties in the neighborhood that have storage sheds, most of them encroaching into the rear yard setback.
- The City of Harlingen Building Inspections and Fire Prevention Bureau reviewed the SUP application. The departments reported no objection to the proposed request subject to adhering to the Harlingen Code of Ordinances and procedures administered by each department. **(ATTACHMENT V)**
- In accordance with the Code of Ordinances, the Planning and Zoning Commission and City Commission may impose requirements and conditions of approval as necessary to ensure that a use requested by a SUP is compatible and complementary to adjacent properties.

FUNDING (IF APPLICABLE):

Are funds specifically designated in the current budget for the full ☐ Yes ☐ No*

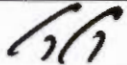
*If no, specify source of funding and amount requested:

Finance Director's approval: ☐ Yes ☐ No ☐ N/A

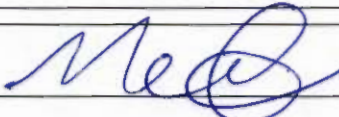
STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the following conditions:

1. Complying with the requirements administered by Planning and Zoning, Building Inspections and Fire Prevention Departments.

City Manager's approval:  ☒ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval:  ☒ Yes ☐ No ☐ N/A

ATTACHMENT I

CITY OF HARLINGEN PLANNING AND DEVELOPMENT DEPARTMENT MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 2220 E Crockett Ave Nearest Intersection 21st
(Proposed) Subdivision Name Pendelton PL-2 Lot 29 Block 2
Existing Zoning Designation _____ Future Land Use Plan Designation _____

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent James Petty Phone 512-567-3125 FAX _____
Email Address (for project correspondence only): calvary-1956@yahoo.com
Mailing Address 2220 E Crockett Ave City Harlingen State Tx Zip 78550
Property Owner James Petty Phone 512-567-3125 FAX _____
Email Address (for project correspondence only): calvary-1956@yahoo.com
Mailing Address _____ City _____ State _____ Zip _____

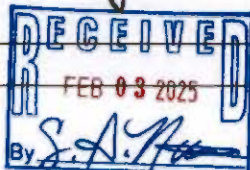
Select appropriate process for which approval is sought. Attach completed checklists with this application.

- | | |
|--|---|
| ☐ Annexation Request..... <u>No Fee</u> | ☐ Preliminary Construction Plans and Final Plat..... <u>\$150.00</u> |
| ☐ Administrative Appeal (ZBA)..... <u>\$125.00</u> | ☐ Minor Plat..... <u>\$100.00</u> |
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| ☐ License to Encroach..... <u>\$250.00</u> | |

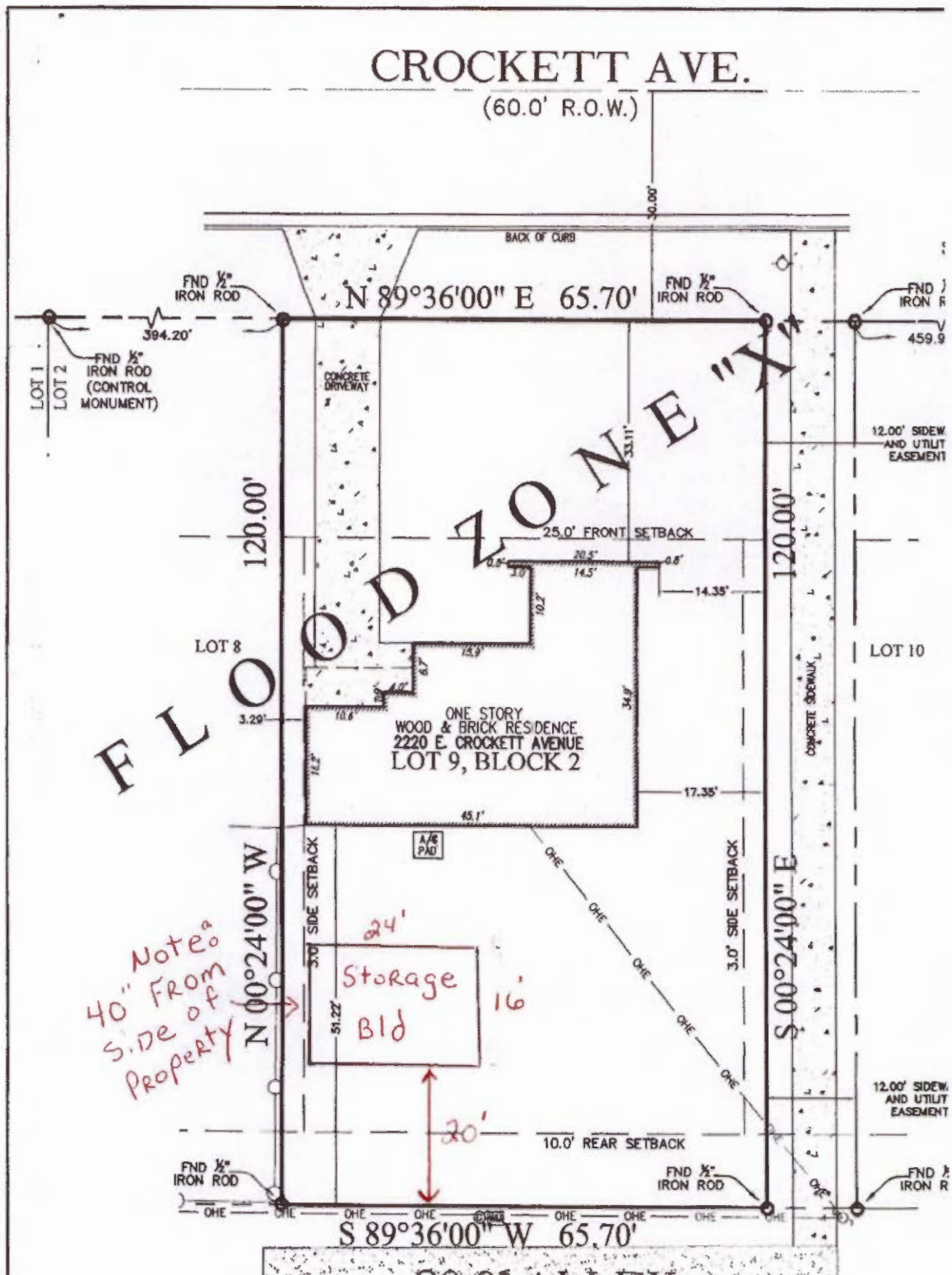
Please provide a basic description of the proposed project: 16x24 Storage Bld

I hereby certify that I am the owner and/or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the permit or approval may be revoked.

Applicant's Signature: James Petty Date: 2-3-24
Property Owner(s) Signature: James Petty Date: 2-3-24
Accepted by: _____ Date: _____



ATTACHMENT II



ATTACHMENT III

From: [Dina Romo](#)
To: [Sol Nunez](#)
Subject: Opposition to Issuance of Special Use Permit
Date: Tuesday, February 18, 2025 6:29:40 PM

David & Dina Romo
2301 E. Crockett Avenue
Harlingen, TX 78550
956.343.2998

To: Soledad A. Nuñez
Planning & Development Dept.
Harlingen, TX

We hope this message finds you well. We are writing in response to the request for a Special Use Permit for a storage building greater than 144 square feet in the residential district at 2220 E. Crockett Avenue in Harlingen.

After reviewing the matter thoroughly, we would like to express our concerns and opposition to the approval of this permit. We strongly believe that granting this permit will have a negative impact on the character and quality of our residential neighborhood. The scale of the proposed storage building, in addition to its size, could alter the aesthetic of the area and create potential issues related to traffic, safety and more importantly property values. Such a permit could set a concerning precedent for future developments in our residential neighborhood, leading to unintended consequences that may change the overall residential feel of our community.

Additionally, we are concerned about possible zoning or code violations that could arise from approving this "special use" permit. Allowing larger structures could create inconsistencies with zoning regulations designed to preserve the integrity of our neighborhood and provide a safe living environment for all residents.

We kindly request that the necessary considerations be given to our concerns before making any decisions on this matter. We appreciate your attention to this issue and thank you for considering our perspective as concerned taxpayers and community members.

Please feel free to reach out to us if further discussion is needed. We look forward to your response.

Respectfully,
David & Dina Romo

ATTACHMENT IV

To: Planning and Zoning Commission and the City Commission

From: James Petty at 2220 E Crockett Ave. Harlingen Texas 78550

For: Information for consideration in determining approval of a Special Use Permit for a storage building greater than 144 sq ft.

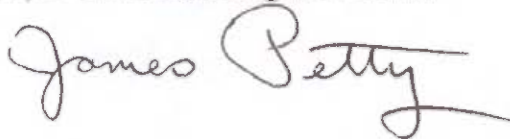
I am trying to keep my area of Harlingen Beautiful

I am requesting that the permit be approved for the storage building so I can keep my property clean and free of things being stored outside in yard. Stuff outside in the yard is not only an eye sore it prevents me from mowing and trimming around stuff in yard and is a hazard during high wind events. I am retired and have a lot of camping, fishing, hobby stuff, Lawn mowing and trimming equipment, tools, boat, electric generator, Hurricane readiness materials for my house, lots of etc. to store in it. I also have a lot of stuff to store in it from out of my house that I don't use often. I need it also to put away lawn chairs and other stuff used outside in during high wind events. I do not work for anyone else and will not run a business out of it if that is a concern. I also have a vacation home in Port Isabel at Long Island Village that I also need to bring stuff inland to store in the storage building during Hurricane events.

My phone number is 512-567-3125.

My e-mail is calvary_1956@yahoo.com.

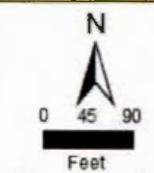
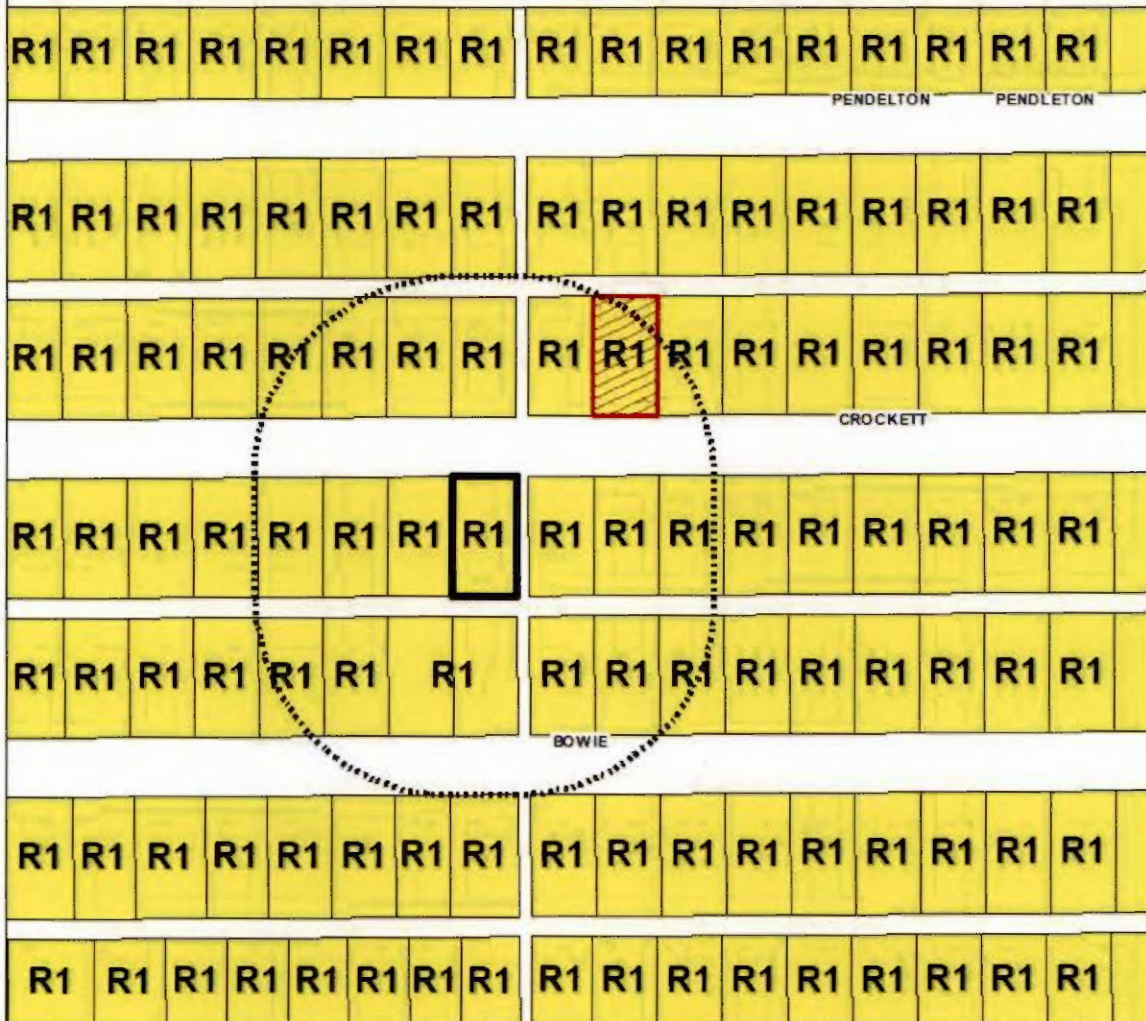
Thank you for considering the Permit.

A handwritten signature in black ink that reads "James Petty". The signature is written in a cursive, flowing style with a long horizontal stroke at the end.

ATTACHMENT IV – Opposition Map



Request for a Special Use Permit (SUP) to allow a storage building greater than 144 square feet in a Residential, Single-Family ("R-1") District located at 2220 E. Crockett Street, bearing a legal description of Lot 9, Block 2, Pendleton Subdivision. Applicant: James Petty



Boundary lines

- Harlingen city limits.shp
- 200' Notification Boundary
- Subject Property

Zone Map

- General Retail (GR)
- Heavy Industry (HI)
- Light Industry (LI)
- 3/4 Plex Residential (M1)

Zoning Designations

- Multi Family Residential (M2)
- Mobile Home Residential (MH)
- Not-Designated (N)
- Neighborhood Services (NS)
- Office (O)
- Planned Development (PD)
- Single Family Residential (R1)
- Duplex Residential (R2)
- Residential Patio Home (RPH)

This map has been produced by the City of Harlingen for the sole purpose of locating jurisdictional boundaries and is not intended for any other. The map data is compiled from various sources including orthophoto imagery, engineer plans and plats, survey field notes, and other sources. This map is intended for graphic representation only. No warranty is made by the City regarding its accuracy or completeness. Before relying on any information on the map, check with the Planning Department. Date of map 03.04.2025

ATTACHMENT IV – Opposition Calculation



Planning and Development
Department
502 E. Tyler Avenue
Harlingen, TX 78550
(956) 216-5101

PETITION IN OPPOSITION

Request for a Special Use Permit (SUP) to allow a storage building greater than 144 square feet in a Residential, Single-Family ("R-1") District located at 2220 E. Crockett Street, bearing a legal description of Lot 9, Block 2, Pendleton Subdivision. Applicant: James Petty

Subject Property and Area of 200 ft. Radius:	4.7540 acres
Area of Subject Property:	0.2333 acres
Area of Opposition:	0.2306 acres

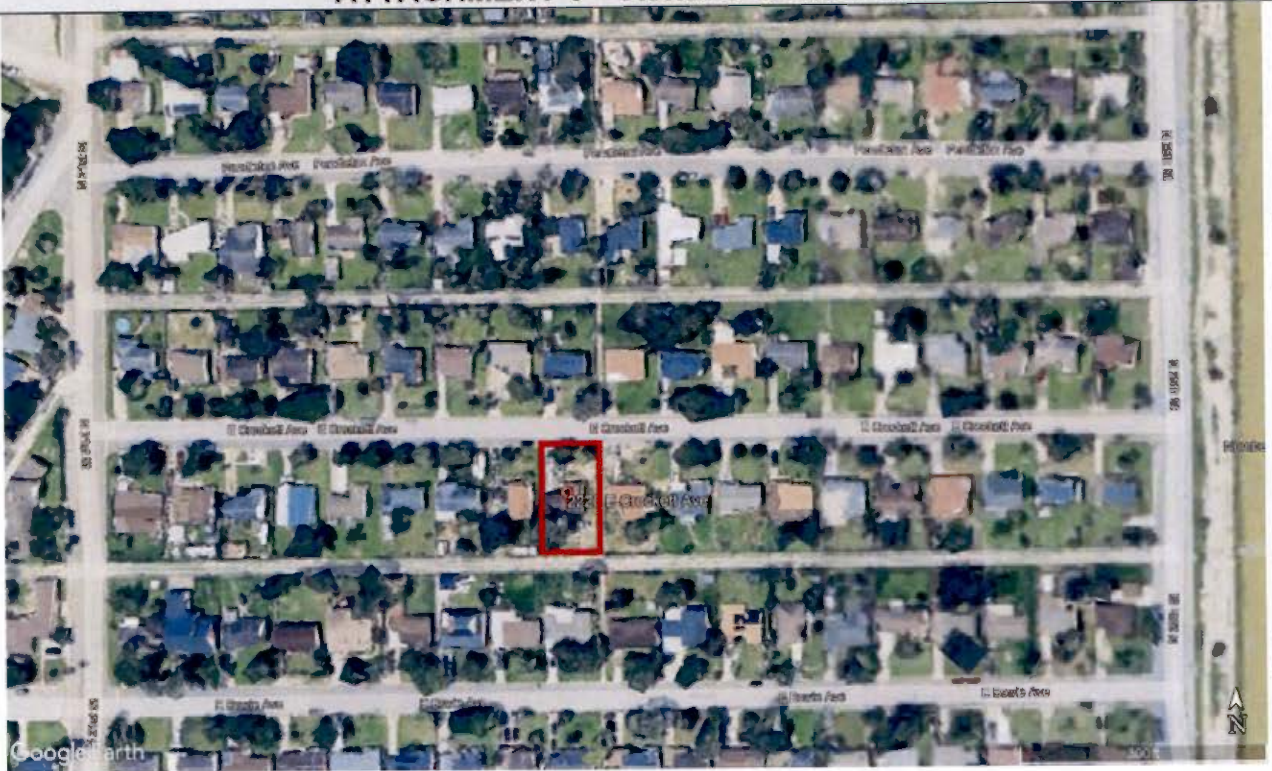
Area of 200 Ft. Radius - Area of Subject Property = *Total Adjusted Area*

Area of Opposition / Total Adjusted Area = **Percentage of Opposition**

$4.7540 - 0.2333 \text{ acres} = 4.5207$

$0.2306 \text{ acres} / 4.5207 = 0.0510 = \mathbf{5.10\%}$

ATTACHMENT V – Aerial & Street View



ATTACHMENT VI



Specific Use Permit ("SUP") Routing Slip

Applicant: James Petty

Phone No.: (512) 567-3125

Location: 2220 E. Crockett Avenue

Project Description: Request for a Special Use Permit (SUP) to allow a storage building greater than 144 square feet in a Residential, Single – Family ("R-1") District located at 2220 E. Crockett Ave., bearing a legal description of Lot 9, Block 2, Pendleton Subdivision.

Department: Building Permits and Inspections Department

Approval: ☒ YES ☐ NO

Comments: **If request is approved by the Planning Department, a Building Permit Application and a complete set of Windstorm Plans (Site Plan, Structural Engineering Plans to include foundation, etc.) must be submitted to the Building Department office for the proposed use for review.**

Conventional light-frame construction shall be designed in accordance with Sec. 2308, 2018 Int'l Residential Code (IRC) that must comply with min. 140 mph wind speeds.

Raul Rodriguez
Signature

03/04/2025
Date

ATTACHMENT VII



Specific Use Permit ("SUP") Routing Slip

Applicant: James Petty

Phone No.: (512) 567-3125

Location: 2220 E Crockett Avenue

Project Description: Request for a Special Use Permit ("SUP") to allow a storage building greater than 144 square feet in a Residential, Single-Family ("R-1") District located at 2220 E. Crockett Ave. bearing a legal description of Lot 9, Block 2, Pendleton Subdivision.

Department: Fire Prevention Bureau

Approval: X YES NO

Comments: **Applicant will have to meet any code, regulation, ordinance, and standard required for a permit.**

Fire Marshal Juan Saucedo Jr.

Juan Saucedo Jr.

Date: March 6, 2025

Lofted Barn Plans

Size: 16' x 24'



ATTACHMENT VIII – Renderings



ORDINANCE NO. 25-

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF HARLINGEN: A SPECIAL USE PERMIT ISSUED TO JAMES PETTY TO ALLOW A STORAGE BUILDING GREATER THAN 144 SQUARE FEET IN A RESIDENTIAL, SINGLE-FAMILY ("R-1") DISTRICT LOCATED AT 2220 E. CROCKETT, BEARING A LEGAL DESCRIPTION OF LOT 9, BLOCK 2, PENDELTON SUBDIVISION, PROVIDING FOR PUBLICATION AND ORDAINING OTHER MATTERS RELATED TO THE FOREGOING.

WHEREAS, the Planning and Zoning Commission of the City of Harlingen pursuant to Harlingen's Zoning Ordinance procedure, has recommended a change in the zoning classification for certain described real property in the City of Harlingen; and it is deemed to be in the best interest of the City of Harlingen in accordance with said recommendation of the Planning and Zoning Commission of the City, being the recommendation as hereinafter set forth; and public notice of such proposed rezoning having been fully made and complied with as required by said Zoning Ordinance and applicable laws of the State of Texas; and the City Commission of the City of Harlingen having held public hearings with reference thereto, being duly and thoroughly heard; and after consideration of the evidence presented, said City Commission is of the opinion that it is in the best interest of the City of Harlingen that said Code of Ordinances be amended as indicated, now, therefore,

BE IT ORDAINED BY THE CITY OF HARLINGEN

That the Code of Ordinances of the City of Harlingen (Ordinance 16-8) be and the same is herewith amended by the following described property being changed for permissive zone use as indicated in Exhibit "A":

Special Use Permit (SUP) to allow a storage building greater than 144 square feet in a Residential, Single-Family ("R-1") District located at 2220 E. Crockett Avenue, bearing a legal description of Lot 9, Block 2, Pendleton Subdivision.

A copy of the Zoning Map constituting a part and parcel of the Code of Ordinances, as filed with the Chief Building Official and for the joint use and information of the Planning and Zoning Commission shall, upon final enactment hereof, be and the same is herewith amended and revised to reflect that the above described property is zoned for land use purposes as above indicated by the boundaries thereof being outlined in pronounced heavy line markings and such heavy line marking boundary enclosure being indicated within the appropriate initials for that portion herewith zoned for particular land uses; with the Planning and Development Director being herewith instructed and authorized to document such Zoning Map changes and revisions.

The Special Use Permit is made contingent upon construction being complied in accordance with the site plan, a true and correct copy of which is attached hereto and incorporated herein by reference as Exhibit "A" and shall comply with the conditions as listed below:

1. Complying with the requirements administered by Planning and Zoning, Building Inspections, Fire Prevention Bureau, and Engineering Departments.

The provisions of this ordinance shall become effective from and after the final and lawful passage hereof and publication of the caption hereof as provided for and required in the Code of Ordinances and applicable state statutes.

FINALLY ENACTED this ____ day of _____, 2025 at a regular meeting of the Elective Commission of the City of Harlingen, Texas at which a quorum was present, and which was held in accordance with TEXAS GOVERNMENT CODE, CHAPTER 551.

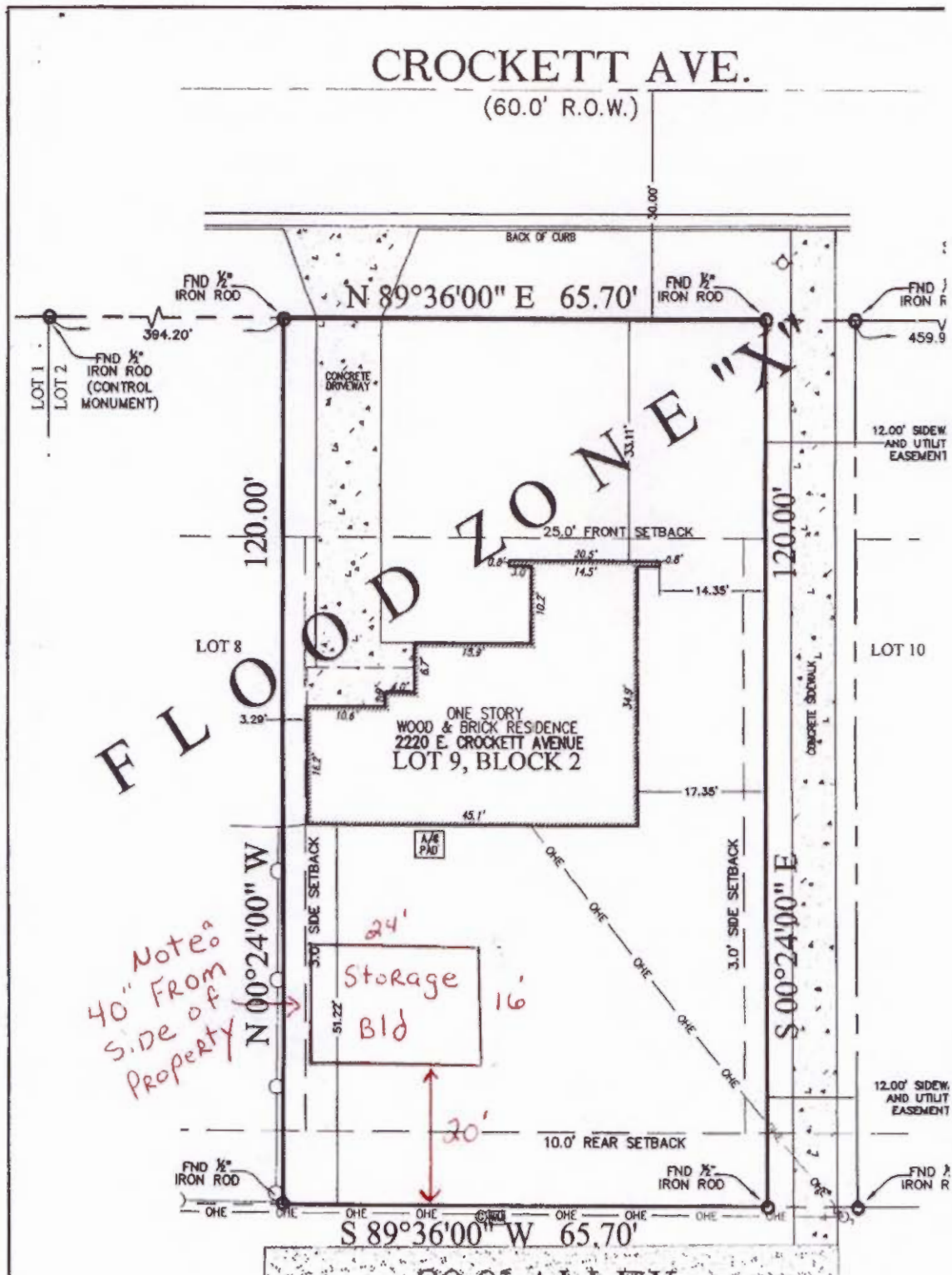
CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

Hermelinda Gonzalez, Interim City Secretary

EXHIBIT "A"



**AGENDA ITEM
EXECUTIVE SUMMARY**

10(e)

Meeting Date: **March 19, 2025**

Agenda Item:

Consideration and possible action to adopt an ordinance on first reading for a rezoning request from Residential, Single-Family ("R-1") District to Residential, Duplex ("R-2") District for a property located at 2013 W. La Salle Avenue, bearing a legal description of Lot 40, Block 1, Wallace's Home Lawn Subdivision. Applicant: Claudio Cordova c/o Maria Guadalupe Chavez. Attachment (**Planning & Development**)

Prepared By: Soledad A. Núñez, CNU-A

Title: Interim Planning & Development Director

Signature: *Soledad A. Núñez*

Brief Summary:

Project Timeline

- February 18th, 2025 – Application for rezoning submitted to the City (**ATTACHMENT I**).
- February 25th, 2025 – In accordance with State and local law, notice of the required public hearing was mailed to all property owners within a 200 feet radius of subject tract.
- February 25th, 2025 – In accordance with State and local law, notice of the required public hearing was published in the Valley Morning Star.
- March 12th, 2025 - Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission (P&Z).
- March 19th, 2025 – Public hearing and consideration of requested rezoning via 1st ordinance reading scheduled before the City Commission.
- April 2nd, 2025 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- The applicant is requesting to rezone the subject property from Residential, Single-Family ("R-1") District to Residential, Duplex ("R-2") District to allow a duplex on the property. (**ATTACHMENT I**).
- The property has 50.00 feet of frontage on West La Salle Avenue and a depth of 140.00 feet. There is an existing 400 sq. ft. structure on the property. The applicant is proposing to construct an additional unit to the existing residential structure to convert into a duplex.
- The surrounding properties are zoned Residential, Single-Family to the north and west, and General Retail to the east and south. Surrounding land uses include single family residences to the north, east, and west, and a daycare to the south. (**ATTACHMENT IV**)

- The Future Land Use Plan component of the City of Harlingen Comprehensive Plan, One Vision One Harlingen, shows this area as low-density residential. A duplex use is considered low density residential, and therefore, the request is consistent with the Future Land Use Plan. **(ATTACHMENT VI)**.
- The Planning and Development Department has received one (1) phone call of inquiry from the surrounding property owners regarding the proposed request. Staff mailed out 10 notices to surrounding property owners.

Funding (if applicable):

Are funds specifically designated in the current budget for the full ☐ Yes ☐ No*

*If no, specify source of funding and amount requested:

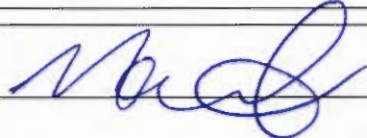
Finance Director's approval: ☐ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approval of the rezoning request.

City Manager's approval:  ☒ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval:  ☒ Yes ☐ No ☐ N/A

Attachment I - Application

CITY OF HARLINGEN PLANNING AND ZONING DIVISION MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 2013 W LA SALLE AVE Nearest Intersection RANGERVILLE ROAD
(Proposed) Subdivision Name _____ Lot _____ Block _____
Existing Zoning Designation _____ Future Land Use Plan Designation _____

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent CLAUDIO CORDOVA Phone 956-622-0233 FAX _____
Email Address (for project correspondence only): cloudycordova1989@gmail.com
Mailing Address 502 Chapote Ave City Harlingen State TX Zip 78552
Property Owner Maria Chavez Phone 956 647 0526 FAX _____
Email Address (for project correspondence only): _____
Mailing Address _____ City _____ State _____ Zip _____

Select appropriate process for which approval is sought. Attach completed checklists with this application.

- | | |
|---|---|
| ☐ Annexation Request..... <u>No Fee</u> | ☐ Preliminary Construction Plans/Final Plat..... <u>\$150.00</u> |
| ☐ Administrative Appeal (ZBA)..... <u>\$125.00</u> | ☐ Subdivision Variance Request..... <u>\$25.00 (each)</u> |
| ☐ Comp. Plan Amendment Request... <u>\$250.00</u> | ☐ Re-plat..... <u>\$250.00</u> |
| ☒ Re-zoning Request..... <u>\$250.00</u> | ☐ Vacating Plat..... <u>\$50.00</u> |
| ☐ SUP Request/Renewal..... <u>\$250.00</u> | ☐ License to Encroach..... <u>\$250.00</u> |
| ☐ Zoning Variance Request (ZBA)..... <u>\$250.00</u> | ☐ Right-of-Way/Utility Easement Abandonment... <u>No Fee</u> |
| ☐ PDD Request..... <u>\$250.00</u> | |

Please provide a basic description of the proposed project: Would love to make my property to a multi home or duplex to fully use it to its full potential.

I hereby certify that I am the owner and/or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the permit or approval may be revoked.

Applicant's Signature: [Signature] Date: _____

Property Owner(s) Signature: [Signature] Date: 2-13-25

Accepted by: _____ Date: _____

Attachment I - Application

RE-ZONING REQUEST SUBMITTAL CHECKLIST

Please submit the following items along with the completed master application and appropriate fees. The project cannot be scheduled for consideration unless all items are marked complete. Citations come from the Zoning Ordinance.

Complete

A metes and bounds description or survey plat of the tract(s) in which the re-zoning is requested.

A written statement describing the proposed use(s) of the subject property (can be provided on Master Application).

Any other information (elevation drawings, pictures, etc.) in support of the subject request.

- I understand that I am requesting an amendment to the City's Zoning Ordinance and it will not be scheduled for Planning and Zoning Commission review unless all items on this list are completed.
- I understand that in accordance State law and the Zoning Ordinance, no later than ten (10) days prior to consideration by the Planning and Zoning Commission:
 - o A notice will be published in the Valley Morning Star describing the request and the date, time, and location of the public hearing; and
 - o Notices will be mailed to all property owners within 200 feet of the tract describing the request and the date, time, and location of the public hearing.
- I understand that while all requirements for the submittal of a re-zoning request may be complete, the City Commission is the sole authority for the consideration and approval or denial of the request.

Owner: Maria Guadalupe Chavez Date 2-13-25

Owner Address: 3508 Cherokee Dr Donna TX

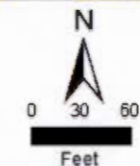
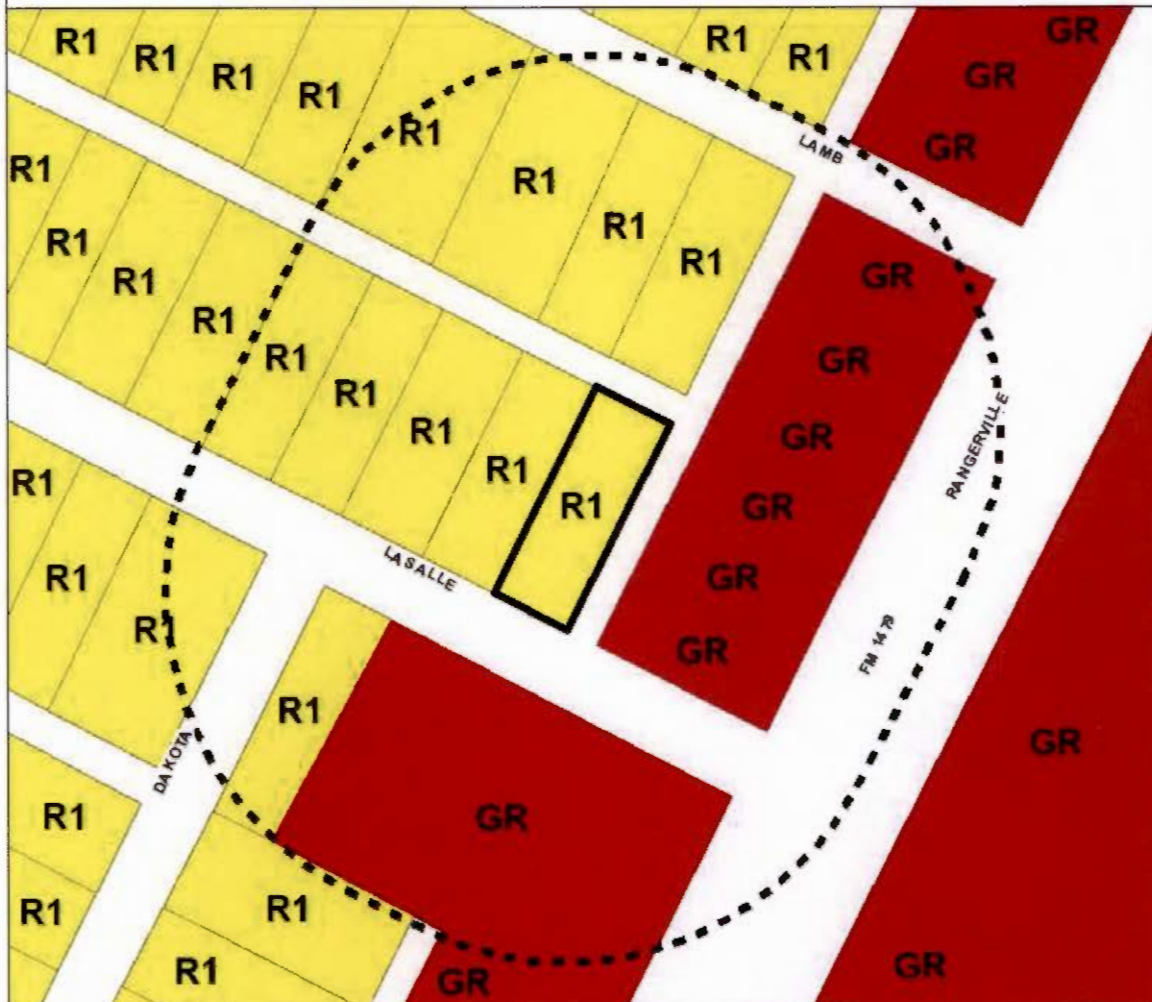
Phone/Fax: 956-647-0526

Signature: Ms Sgt

Attachment II – Legal Notice



Request to rezone from Residential, Single-Family ("R-1") District to Residential, Duplex ("R-2") District for a property located at 2013 W. La Salle Avenue, bearing a legal description of Lot 40, Block 1, Wallace's Home Lawn Subdivision. Applicant: Claudio Cordova



Boundary lines

- Harlingen city limits.shp
- 200' Notification Boundary
- Subject Property

Zoning Designations

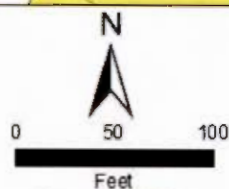
- | | | |
|--|---|---|
| General Retail (GR) | Multi Family Residential (M2) | Office (O) |
| Heavy Industry (HI) | Mobile Home Residential (MH) | Planned Development (PD) |
| Light Industry (LI) | Not-Designated (N) | Single Family Residential (R1) |
| 3/4 Plex Residential (M1) | Neighborhood Services (NS) | Duplex Residential (R2) |
| | | Residential Patio Home (RPH) |

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Attachment III – Aerial & Street Views



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



☐ Harlingen City Limits
☐ Subject Property

Agricultural/Rural Residential	Institutional	Recreational/Open Space
Employment Center	Low Density Residential	Retail-Regional
High Density Residential	Medium Density Residential	Retail/Commercial/Office
Industrial	Mixed Use	

THIS MAP HAS BEEN PRODUCED BY THE CITY OF HARLINGEN FOR THE SOLE PURPOSE OF LOCATING JURISDICTIONAL BOUNDARIES AND IS NOT INTENDED FOR ANY OTHER PURPOSE. THE MAP DATA IS COMPILED FROM VARIOUS SOURCES INCLUDING ORTHOPHO TO IMAGERY, ENGINEERING PLANS AND PLATS, SURVEY FIELD NOTES AND OTHER SOURCES. THIS MAP IS INTENDED FOR GRAPHIC REPRESENTATION ONLY. NO WARRANTY IS MADE BY THE CITY OF HARLINGEN REGARDING ITS ACCURACY OR COMPLETENESS. BEFORE RELYING ON ANY INFORMATION ON THE MAP, CHECK WITH THE PLANNING DEPARTMENT. DATE OF MAP 02.21.2025

ORDINANCE NO. 25-

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF HARLINGEN: REZONING FROM RESIDENTIAL, SINGLE-FAMILY ("R-1") DISTRICT TO RESIDENTIAL, DUPLEX ("R-2") DISTRICT FOR A PROPERTY LOCATED AT 2013 WEST LA SALLE AVENUE, BEARING A LEGAL DESCRIPTION OF LOT 40, BLOCK 1, WALLACE'S HOME LAWN SUBDIVISION.

WHEREAS, the Planning and Zoning Commission of the City of Harlingen pursuant to Harlingen's Zoning Ordinance procedure, has recommended a change in the zoning classification for certain described real property in the City of Harlingen; and it is deemed to be in the best interest of the City of Harlingen in accordance with said recommendation of the Planning and Zoning Commission of the City, being the recommendation as hereinafter set forth; and public notice of such proposed rezoning having been fully made and complied with as required by said Zoning Ordinance and applicable laws of the State of Texas; and the City Commission of the City of Harlingen having held public hearings with reference thereto, being duly and thoroughly heard; and after consideration of the evidence presented, said City Commission is of the opinion that it is in the best interest of the City of Harlingen that said Code of Ordinances be amended as indicated, now, therefore,

BE IT ORDAINED BY THE CITY OF HARLINGEN

That the Code of Ordinances of the City of Harlingen (Ordinance 16-8) be and the same is herewith amended by the following described property being changed for permissive zone use as indicated:

Rezoning from Residential, Single -Family ("R-1") District to Residential, Duplex ("R-2") District for a property located at 2013 West La Salle Avenue, bearing a legal description of Lot 40, Block 1, Wallace's Home Lawn Subdivision as shown in Exhibit "A".

A copy of the Zoning Map constituting a part and parcel of the Code of Ordinances, as filed with the Building Inspection Inspector and for the joint use and information of the Planning and Zoning Commission shall, upon final enactment hereof, be and the same is herewith amended and revised to reflect that the above described property is zoned for land use purposes as above indicated by the boundaries thereof being outlined in pronounced heavy line markings and such heavy line marking boundary enclosure being indicated within by the appropriate initials for that portion herewith zoned for particular land uses; with the Planning and Development Director being herewith instructed and authorized to document such Zoning Map changes and revisions.

The provisions of this ordinance shall become effective from and after the final and lawful passage hereof and publication of the caption hereof as provided for and required in the Code of Ordinances and applicable state statutes.

FINALLY ENACTED this ____ day of _____, 2025 at a regular meeting of the Elective Commission of the City of Harlingen, Texas at which a quorum was present, and which was held in accordance with TEXAS GOVERNMENT CODE, CHAPTER 551.

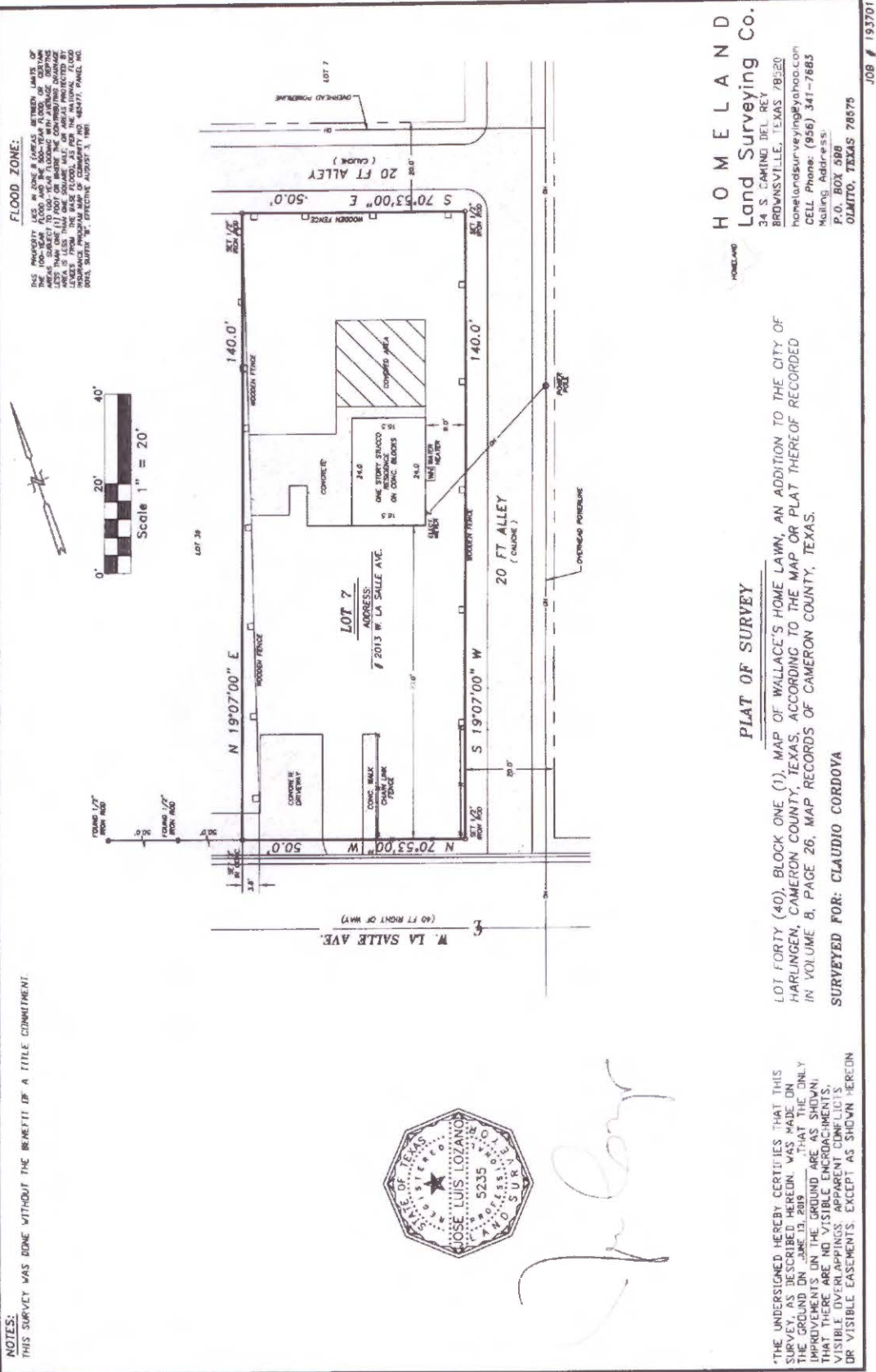
CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

Hermelinda Gonzalez, Interim City Secretary

Exhibit "A"



City of Harlingen
Agenda Item Request Form

We, hereby request the following item to be added to the March 19, 2025, City Commission Agenda:

Consideration and possible action to approve an ordinance on first reading, amending the Harlingen Code of Ordinances, Chapter 111 (Zoning), Article XVII (Downtown District Overlay), Section 111-505, regarding the issuance of special use permits.



Rene Perez, Commissioner Dist. 5



Daniel N. Lopez, Commissioner Dist. 2

ORDINANCE NO. 2025- ____

AN ORDINANCE AMENDING THE CITY OF HARLINGEN
CODE OF ORDINANCES TO REVISE CHAPTER 111,
ZONING, ARTICLE XVII, DOWNTOWN DISTRICT OVERLAY
SECTION 111-505 REGARDING THE ISSUANCE
OF SPECIAL USE PERMITS

WHEREAS, the City of Harlingen, a home-rule city of the State of Texas, may adopt and enforce ordinances necessary to protect health, life, property and the general welfare of the City and its residents and visitors; and

WHEREAS, the City Commission of the City of Harlingen finds it in the City's best interest to amend the City Code of Ordinance to simplify the granting of Special Use Permits within the Downtown District Overlay, and

WHEREAS, the City Commission of the City of Harlingen also finds that amending City Code to allow applicants to request the issuance of Special Use Permits for adult businesses (but not sexually oriented businesses) within the Downtown Overlay District, and

WHEREAS, the City Commission finds that amending the rules regarding the issuance of special use permits in the district will further promote the aims of the City in protecting and maintaining a safe, healthy quality of life for its residents and visitors;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF HARLINGEN, THAT:

SECTION I

All of the above premises are hereby found to be true and correct legislative and factual findings of the City of Harlingen, Texas and they are hereby approved and incorporated into the body of this Ordinance.

SECTION II

Harlingen Code of Ordinances, Chapter 111 Zoning, Article XVII, Downtown District Overlay, Section 111 – 555 is hereby amended in its entirety, to state as follows:

“Section 111 – 505 Special Use Permits

- (A) No Special use permit application for any sexual oriented business in this district will be considered.
- (B) With the above conditions excepted, special use permits are obtained as specified in this Chapter

FINALLY ENACTED, This _____ day of _____ 2025 at a regular meeting of the Elective Commission of the City of Harlingen, Texas at which a quorum was present.

CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

Hermelinda Gonzales, Interim City Secretary

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **March 19, 2025**

Agenda Item:

Consideration and possible action to select one or multiple projects for consideration under the Outdoor Recreation Legacy Partnership Grants Program. *(Special Projects Department)*.

Prepared By: Ana Hernandez, Mobility & Special Projects Director

Brief Summary:

The Outdoor Recreation Legacy Partnership (ORLP) program provides 50% matching grants to cities for park projects in communities underserved by parks and access to outdoor recreation. An estimated range of \$300,000 to \$15,000,000 of funding is anticipated for each award.

The Texas Parks and Wildlife Department (TPW) requires an eligibility review by April 1st, during which city staff must meet with TPW staff to discuss the project. The final grant application is due April 15th, 2025.

Staff is requesting the City Commission to authorize the list of projects that will be used during the eligibility review with the Texas Parks and Wildlife before identifying the final project and preparing a grant application. The project locations being considered are as follows:

1. Harlingen Soccer Complex
2. Hugh Ramsey Nature Center
3. McKelvey Park
4. Arroyo Park
5. Dixieland Park
6. Lt. Gutierrez Park
7. Pendleton Park

City Commission may add or modify this list as deemed necessary.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount (Yes/No):

*If no, specify source of funding and amount requested:

Finance Director's approval (Yes/No/NA):

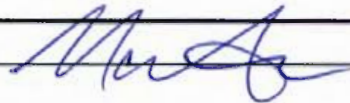
Staff Recommendation:

City Manager approval:



Comments:

City Attorney's approval:



10(h)

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **March 19, 2025**

Agenda Item:

Consideration and possible action to approve a request to repair damages sustained to the Parking Lot located at 1116 S. Commerce St., Harlingen, TX 78550, (Richard's Restaurant), caused by the city's refuse units while servicing the garbage containers. This is considered private property, with a total estimated cost of \$1,465.00, which includes cost of repairs, equipment, materials, and labor. Attachment *(Public Works)* *(This item was tabled at the Regular City Commission Meeting of February 19, 2025).*

Prepared By: Christopher D. Torres, Director

Brief Summary:

Consideration and possible action regarding the request for repair of damages to the parking lot located at 1116 S. Commerce St., Harlingen, TX 78550 (Richard's Restaurant), allegedly caused by the city's refuse units while servicing the garbage containers. This is considered private property, with an estimated total cost for repairs, including equipment, materials, and labor, of \$6,558.72.

Note: These types of incidents are routed to TML for consideration of payment to the property owner.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount (Yes/No):

*If no, specify source of funding and amount requested:

Finance Director's approval (Yes/No/NA):

Staff Recommendation:

City Manager approval:



Comments:

City Attorney's approval:









Richard's Mexican Restaurant 15X15 Pad

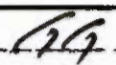
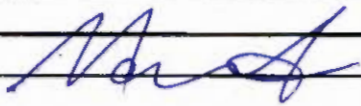
<u>Materials</u>	<u>Cost</u>
Rebar 1/2 inch	\$75.00
Concrete 10 yds	\$1,300.00
Concrete Cure	\$70.00
Sand	\$20.00

TOTAL **\$1,465.00**

10(i)

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **March 19, 2025**

Agenda Item:
Consideration and possible action to authorize the City Manager to enter into a Memorandum of Understanding (MOU) with the City of Donna for the sale of three refuse vehicles.
<i>Attachment: Detailed information regarding the units is included for review.</i>
Prepared By: Christopher D. Torres, Director
Brief Summary:
The agenda item proposes the consideration and possible action to authorize the City Manager to enter into a Memorandum of Understanding (MOU) with the City of Donna for the sale of three refuse vehicles.
<u><i>These items were scheduled to be auctioned in this year's auction but are now being considered for sale to the City of Donna under the proposed MOU.</i></u>
Funding (if applicable):
Are funds specifically designated in the current budget for the full amount (Yes/No):
*If no, specify source of funding and amount requested:
Finance Director's approval (Yes/No/NA):
Staff Recommendation:
City Manager approval: 
Comments:
City Attorney's approval: 

Unit	VIN	Year/Make/Model	Proposed Amount for Sale
441	3BPZLJ0X7EF248742	2014 Peterbilt Garbage Truck	\$36,000.00
445	1FVHG5CY5EHFZ2332	2014 Freightliner Garbage Truck	\$31,200.00
446	1FVHG5CY7EHFZ2333	2014 Freightliner Garbage Truck	\$31,200.00

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **March 19, 2025**

Agenda Item:

Consideration and possible action to approve a request from Remi Garza, Cameron County Elections Administrator, to use the Harlingen Cultural Arts Center, 575 "76" Dr., as a polling place for the May 3, 2025, General Election Early Voting and Election Day site on the dates and times below. Attachment (*City Secretary*).

Early Voting:

Tuesday–Friday, April 22nd-25th from 9:00 a.m. to 7:00 p.m.

Saturday, April 26th from 10:00 a.m. to 5:00 p.m.

Monday–Tuesday, April 28th-29th from 9:00 a.m. to 7:00 p.m.

Election Day:

Saturday, May 3rd from 7:00 a.m. to 7:00 p.m.

Prepared By: Hermelinda Gonzales, Interim City Secretary

Brief Summary:

Cameron County has used this location as a polling place for previous elections. This request was verified with Ms. Ruth Trevino, Public Works Assistant Director, regarding the availability of the center and was confirmed by Ms. Trevino that the facility is available for the scheduled dates and times of the Election.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount (Yes/No):

*If no, specify source of funding and amount requested:

Finance Director's approval (Yes/No/NA):

Staff Recommendation:

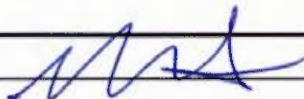
Staff is requesting approval from the City Commission to allow Cameron County to use the facility as a polling place for the May 3, 2025, General Election Early voting and Election Day Site.

City Manager approval:



Comments:

City Attorney's approval:





REMI GARZA, CERA
ELECTIONS ADMINISTRATOR

February 26, 2025

Hermelinda Gonzales
Interim City Secretary
City of Harlingen
118 E. Tyler Ave.
Harlingen, Texas 78550

Dear Ms. Gonzales

This is our official request to designate the following location as Early Voting and Election Day site for the General and Special Elections to be held on May 3, 2025:

Harlingen Cultural Arts Center, 575 "76" Dr. Harlingen, Texas

The dates and times for early voting are as follow:

Tuesday, April 22 thru Friday, April 25	9:00 a.m. to 7:00 p.m.
Saturday, April 26	10:00 a.m. to 5:00 p.m.
Monday, April 28 thru Tuesday, April 29	9:00 a.m. to 7:00 p.m.

Election Day: Harlingen Cultural Arts Center, 575 "76" Dr. Harlingen, Texas

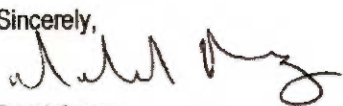
(If possible please have locations open one hour before 7:00 a.m. and one hour after 7:00 p.m.
for election workers.)

If you agree, we will be delivering voting equipment a few days before Election Day begins. It will need to be stored in a secure area and be available during the election. We will also need three (3) folding tables, (4-6) chairs and working 120-volt electrical plugs for the equipment.

Upon consideration and agreement, please fax us a confirmation letter at (956) 550-7298 or email it to Maribel.diaz@co.cameron.tx.us. We greatly appreciate your help in making the approaching elections a success.

Thank you in advance for your consideration to this request.

Sincerely,

 for Remi Garza

Remi Garza
Elections Administrator

10(k)

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **March 19, 2025**

Agenda Item:	
Consideration and possible action to re-schedule the City Commission Meeting of April 2, 2025, to a future date. <i>(City Manager)</i>	
Prepared By: Gabriel Gonzalez, City Manager	
Brief Summary:	
Funding (if applicable):	
Are funds specifically designated in the current budget for the full amount (Yes/No):	
*If no, specify source of funding and amount requested:	
Finance Director's approval (Yes/No/NA):	
Staff Recommendation:	
City Manager approval:	
	Comments:
City Attorney's approval:	