

**CITY COMMISSION
AGENDA
REGULAR MEETING
MAY 7, 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, MAY 7, 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 - Mayor Norma Sepulveda
 - 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 employee 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) Proclamation - "Food Allergy Awareness Week"
 - c) Proclamation - National Tennis Month
 - d) Certificate of Recognition - Gutierrez Middle School Boy's & Girls Golf Team
 - e) Recognition Award - HHSS Boys & Girls Swim Team
 - f) Recognition Award - HHSS Boys Soccer Team
- 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 February 5, 2025
- 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 resolution accepting Valley International Airport's Mid-Year Budget amendment for FY 2025. Attachment (**Airport**)
 - b) 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 119 W. Van Buren Avenue, Suite 7, bearing a legal description of Lots 1, 2, 3, and 4, Block 69, Harlingen Original Townsite. Applicant: Gilberto Lucio. Attachment (**Planning & Development**)
 - c) Consideration and possible action to adopt an ordinance on second and final reading for the waiving of certain permit fees within the City of Harlingen caused by the recent State of

Emergency, and amending the City of Harlingen Code of Ordinances, Chapter 103, "Buildings and Building Regulations" to add Section 103-6, "Waiver of Permit Fees for Rehabilitation during Declared State of Emergency". Applicant: City of Harlingen. Attachment (***Planning & Development***)

- d) Consideration and possible action to approve a request from the Harlingen Consolidated Independent School District (HCISD) to close the following streets for HCISD's graduation ceremonies, Friday, May 23, 2025, and Saturday, May 24, 2025, from 5:30 p.m. to 11:00 p.m. or until the ceremonies have ended. Attachment (***Police***).

Eastside Alley at the 100, 200, & 300 Blocks of North 12th Street
Eastside (partially) Intersection of 12th Street / Madison Avenue
Eastside Intersection of 12th Street / Monroe Avenue
Eastside (partially) Intersection of 12th Street / Jackson Avenue
Eastside Alley at the 100 & 200 Blocks of South 12th Street
Eastside Intersection of 12th Street / East Van Buren Avenue
Southside Intersection of 13th Street and Jefferson Avenue
Northside Intersection of 13th Street and Harrison Avenue

- e) Consideration and possible action to approve a resolution authorizing the submission of a grant to the Office of the Governor for the Fiscal Year 2026 General Victim Assistance Grant Program. Attachment (***Special Projects Department***)
- f) Consideration and possible action to approve a resolution authorizing the submission of a grant to the Office of the Governor for the Fiscal Year 2025 State Homeland Security Program – Regular Projects (SHSP-R) Attachment (***Special Projects Department***)
- g) Consideration and possible action to approve a resolution authorizing the submission of a grant to the Office of the Governor for the Fiscal Year 2025 State Homeland Security Program (SHSP-L) Attachment (***Special Projects Department***)
- h) Consideration and possible action authorizing the City Manager to submit a grant application to the Texas Parks and Wildlife Outdoor Recreation Legacy Partnership (ORLP) Program. Attachment (***Special Projects Department***)
- i) Consideration and possible action to approve a resolution authorizing the acceptance of a grant award from the Office of the Governor State and Local Cybersecurity Grant Program (SLCGP) – Assessment and Evaluation Projects, FY 2025. Attachment (***Special Projects Department***)
- j) Consideration and possible action to approve a resolution authorizing the acceptance of a grant award from the Office of the Governor State and Local Cybersecurity Grant Program (SLCGP) – Mitigation Projects, FY 2025. Attachment (***Special Projects Department***)
- k) Consideration and possible action to approve a resolution authorizing the acceptance of a grant award from the Office of the Governor State and Local Cybersecurity Grant Program (SLCGP) – Governance and Planning Projects, FY 2025. Attachment (***Special Projects Department***)
- l) Consideration and possible action to approve a resolution authorizing the City Manager to submit a grant application to the 2025 ASPCA "The Rescue Effect" Campaign. Attachment (***Special Projects Department***)
- m) Consideration and possible action to approve a resolution authorizing the City Manager to submit a grant application to the Office of the Governor – Criminal Justice Program, FY2026. Attachment (***Special Projects Department***)

- n) Consideration and possible action to approve the installation of speed humps in the following locations: ***(This item was requested by Commissioner Frank Morales and Commissioner Rene Perez).***
1. 600 Block of North "P", "Q", and "S" Streets
 2. 200 Block of West McKinley
 3. 1800 Block of East Van Buren
 4. 1300/1400 Block of White Oak Blvd.
 5. Ramsey Rd. between Wood Ave. and Hodes Ave.
 6. 1200/1300 South "B" Street
 7. 1300 Block of W. Grant
- o) Consideration and possible action to authorize the City Manager to purchase equipment utilizing General Funds. Attachment ***(Public Works)***
- p) Consideration and possible action to authorize the City Manager to purchase equipment utilizing the Enterprise Fund. Attachment ***(Public Works)***
- q) Consideration and possible action to approve the City of Harlingen's Investment Report for the quarter ending September 30, 2024, and for the year ending September 30, 2024. Attachment ***(Finance)***
- r) Consideration and possible action to approve an amended request for the street closures for the Downtown at Sundown Events being held every 3rd Saturday of the month from 7:00 p.m. to 10:00 p.m. due to vendors having to set up on the 200 Block of West Jackson Avenue. Attachment ***(Police)***.

Eastside Intersections of Commerce Street and Jackson Avenue
West and southside Intersections of "A" Street and Jackson Avenue
Northside Intersection of "A" Street and Van Buren Avenue

- 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 - Sandee Alvarez-(CDBG Director)
- 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 amending the City of Harlingen Code of Ordinances Chapter 111, Zoning, Article XVIII, Section 111-505(a) Special Use Permits; by eliminating the need for a special use permit to receive a recommendation from the Downtown Improvement District Board and eliminating the language to not allow an adult business in the Downtown District Overlay. Applicant: City of Harlingen. Attachment ***(Planning & Development)***
 - b) Public hearing for a rezoning request from Residential, Single Family ("R-1") District to Planned Development ("PD") District to allow 32-foot wide paved streets with 50 feet of right-of-way and smaller lots for Lots 4, 8, 18, 22, 25, 26, 42, 53, 57 for a 140 lot single-family residential development on a property bearing a legal description of the West 19.5500 acres and the North 9.5500 acres of Block 76, Lon C. Hill Subdivision, located at the southwest

corner of Lipscomb Avenue and West New Hampshire Street. Applicant: Ricardo Garcia c/o Affordable Homes of South Texas Inc. 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 amending the City of Harlingen Code of Ordinances Chapter 111, Zoning, Article XVIII, Section 111-505(a) Special Use Permits; by eliminating the need for a special use permit to receive a recommendation from the Downtown Improvement District Board and eliminating the language to not allow an adult business in the Downtown District Overlay. Applicant: City of Harlingen. Attachment (**Planning & Development**)
- b) Consideration and possible action to approve an ordinance on first reading for a request to rezone from Residential, Single Family ("R-1") District to Planned Development ("PD") District to allow 32-foot wide paved streets with 50 feet of right-of-way and smaller lots for Lots 4, 8, 18, 22, 25, 26, 42, 53, 57 for a 140 lot single-family residential development on a property bearing a legal description of the West 19.5500 acres and the North 9.5500 acres of Block 76, Lon C. Hill Subdivision, located at the southwest corner of Lipscomb Avenue and West New Hampshire Street. Applicant: Ricardo Garcia c/o Affordable Homes of South Texas Inc. Attachment (**Planning & Development**)
- c) Consideration and possible action to approve an ordinance on first reading authorizing Visit Harlingen (Harlingen CVB) to sell souvenir items at the Downtown Improvement District office. Attachment (**CVB**)



- d) Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Kingswood Subdivision, bearing a legal description of 9.815 acres out of Lot 17, Cunningham's Subdivision, located on the Southside of Primera Road, approximately 515.48 feet west of Southbound Frontage Road of Expressway 77. Applicant: Melden & Hunt c/o Prisma Development, LLC. Attachment (**Planning & Development**)
- e) Consideration and possible action to approve the Development Corporation of Harlingen, Inc. funding for the TSTC Goal Line Assistance Program and TSTC CTE Signing Day Scholarship Program. Attachment (**HEDC**)
- f) Consideration and possible action to approve a resolution supporting the conceptual creation of the Rio Grande Valley Flood Control District. Attachment (**This item was requested by Commissioner Rene Perez and Mayor Pro-Tem Ford Kinsley**).
- g) Consideration and possible action to approve a resolution in support of legislative action to amend the Texas Transportation Code to expand and enhance overweight corridor designations for improved freight mobility between ports of entry in Cameron and Hidalgo Counties. Attachment (**Mayor**)
- h) Discussion and possible action to establish specific dates for upcoming Town Hall meetings and Neighborhood Revitalization Walks for Districts 1 through 5. The objective is to promote community engagement, address neighborhood concerns, and support revitalization efforts. (**Mayor**)

- 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.

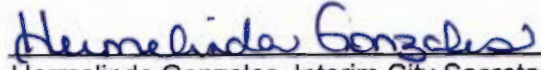
Airport
Animal Shelter Advisory Committee

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
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.*
- a) Consultation with legal counsel pursuant to Texas Government Code 551.071 (2) to receive attorney-client consultation protected by the attorney-client communications privilege. (**City Attorney**)
- b) Pursuant to Government Code Section 551.071-attorney consultation and contemplated litigation; Section 551.072-deliberation regarding real estate; and Section 551.087-economic development relating to the following projects:
- 1) Project Up
 - 2) Project Love
 - 3) Project Melinda
 - 4) Project Sunshine
 - 5) Project Family
- 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.*
- a) Consideration and possible action on Item 12(a) as discussed in executive session.
- b) Consideration and possible action on Item 12(b) 1-5 as discussed in executive session.
- 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, MAY 2, 2025**, at or before **4:50** p.m. and remained so posted for at least 72 hours preceding the time of said meeting.

Dated this 2nd day of MAY 2025


Hermelinda Gonzales, Interim City Secretary

REGULAR MEETING

CITY COMMISSION

HARLINGEN, TEXAS

A Regular Meeting of the Harlingen City Commission was held February 05, 2025 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 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 Ford Kinsley
Michael Mezmar, Commissioner District 3
Frank Morales, Commissioner District 4
Rene Perez, Commissioner District 5

Via Zoom

Daniel N. Lopez, Commissioner District 2

City Staff

Gabriel Gonzalez, City Manager
Hermelinda Gonzales, Interim 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, as Commissioner Lopez joined Via-Zoom and stated that the meeting had been duly posted according to state law.

- a) Invocation – Mayor Pro - Tem Ford Kinsley
- b) Pledge of Allegiance - Mayor Norma Sepulveda
- c) Welcome Citizens - Mayor Norma Sepulveda welcomed everyone in attendance.

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 recognized Gabriel Gonzalez, City Manager, as being awarded the Statewide TMCA Excellence in Ethics and Integrity Award and mentioned what an exceptional job he has been doing with the City. Mr. Gonzalez thanked Mayor Sepulveda for those kind words and stated that his greatest pleasure and honor of his life is serving the citizens of Harlingen, City Commission and employees.

b) **City Manager's Announcements:**

Mr. Gabriel Gonzalez announced the upcoming Harlingen Marathon scheduled for this weekend, February 9, 2025. He also highlighted the potential for a \$10 discount, pending the commission's decision later in the meeting. Participants can register for the Full Marathon, Half Marathon, or 5K Relay.

c) **City Commission Member Announcements:**

- Mayor Pro-Tem Ford Kinsley wished Commissioner Frank Morales a belated Happy Birthday.
- Commissioner Frank Morales congratulated Mr. Gonzalez on his TMCA Award.

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

a) **Harlingen Animal Shelter - "Pet of the Week"**

Shannon Harvill introduced Amber, a two-year-old Chihuahua mix who has been at the shelter for over 100 days and is eagerly awaiting her forever home. Amber is currently scheduled to be spayed. Shannon Harvill noted adoption fees are waived for any pet that has been at the shelter for more than 15 days. As a result, Amber's adoption fee will be fully waived. Recently, the Harlingen Animal Shelter hosted several successful events, leading to 16 adoptions. They are now preparing for an upcoming microchip event at the end of February, with the specific date yet to be determined.

b) **Proclamation - Southwest Airlines 50th Year Anniversary**

Airlines station manager thanked Mayor and Commission for this recognition and stated Southwest Airlines looks forward to continuing to provide service for another five decades.

Mayor Sepulveda recognized all the incredible work Southwest Airlines has provided to the airport. As well as commended them for their affordability of flights and customer service they provide.

Airport Director, Marv Easterl, thanked David Alex for having the vision of bringing Southwest Airlines to Harlingen and hopes to continue the partnership for another 50 years as well and mentioned there is a celebration coming up on the 11th of February at the Valley International Airport Lobby.

c) **Proclamation - Senator Morgan LaMantia**

Senator LaMantia expressed her heartfelt gratitude to the City of Harlingen for the recognition, emphasizing how much it meant to her. She reaffirmed her commitment to being available to assist in any way possible and commended the city commission for their teamwork and remarkable achievements, noting her admiration for how effectively the commission collaborates.

Mr. Gabriel Gonzalez extended his thanks to Senator LaMantia and her staff for their dedicated efforts and invaluable assistance to the City of Harlingen

d) **Proclamation - American Society of Civil Engineers and Texas Society of Professional Engineers**

Luis Vargas, City Engineering Director, expressed his gratitude to the Mayor, Commission, and city staff for recognizing the critical role engineers play in shaping and improving communities. He highlighted the significance of engineering and its profound impact on the city's development and infrastructure.

5. **Citizen Communication:**

- Raymond Reyes – 706 Nantucket Drive– Continued Progress and Transparency
- Jaques Royal – 19514 Rio Rancho Rd. – Observation during Market Days Events
- Teresita Garcia – 5811 Sunrise Blvd. – City of Harlingen Advisory Boards
- Desi Martinez – 1806 Haverford – Did not submit Citizen Communication Form, Mayor allowed him to speak on item 9(b)

6. **Approval of Minutes:**

a) **Special Meeting of December 11, 2024**

Motion was made by Mayor Pro-Tem Kinsley and seconded by Commissioner Mezmar to approve the minutes of December 11, 2024. Motion carried unanimously.

7. **Consent Agenda:**

a) **Consideration and possible action to adopt an ordinance on second and final 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.**

ORDINANCE NO. 25-06

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF HARLINGEN (ORDINANCE NO. 16-8) TO ISSUE A SPECIAL USE PERMIT (SUP) TO RAVENVOLT, LLC TO ALLOW A BATTERY STORAGE ENERGY 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 SUBJECT TO: 1.) THE CONDITIONS OUTLINED IN THE BODY OF THE ORDINANCE.

PASSED AND APPROVED on first reading this the 15th day of January 2025.

PASSED AND APPROVED on the second and final reading this the 5th day of February 2025.

ATTEST:

/s/ Hermelinda Gonzales, Interim City Secretary

CITY OF HARLINGEN

/s/Norma Sepulveda, Mayor

b) **Consideration and possible action to adopt an ordinance on second and final reading for rezoning request from Not-Designated ("N") District to General Retail ("GR") District for a 2.273-acre tract of land out of the extreme northwest corner of Block 176, Adams Gardens Subdivision "C", located at the southeast corner of Bass Boulevard (FM 800) and Palis Drive. Applicant: AEC Engineering c/o LS Contractors Specialist, Inc.**

ORDINANCE NO. 25-07

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF HARLINGEN: REZONING FROM NOT DESIGNATED ("N") DISTRICT GENERAL RETAIL ("GR") DISTRICT FOR A 2.273 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE EXTREME NORTHWEST CORNER OF BLOCK 176, ADAMS GARDENS SUBDIVISION "C", LOCATED AT THE SOUTHEAST CORNER OF BASS BOULEVARD (FM 800) AND PALIS DRIVE.

PASSED AND APPROVED on first reading this the 15th day of January 2025.

PASSED AND APPROVED on the second and final reading this the 5th day of February 2025.

ATTEST:

/s/ Hermelinda Gonzales, Interim City Secretary

CITY OF HARLINGEN

/s/Norma Sepulveda, Mayor

c) **Consideration and possible action to renew a Subscription Master Agreement between the City of Harlingen and eCivis Grant Management Software for a one-year term.**

d) **Consideration and possible action to approve a request to close the following streets for the 34th Annual Jalapeno 100 Bike Ride event, Saturday, March 1, 2025, from 6:00a.m. to 4:00p.m. beginning and ending at the Boys and Girls Club located at 1209 West Washington Avenue.**

- Fair Park Blvd. I West Teege Ave., eastside of the intersection blocking east bound lane only.
- Fair Park Blvd. between North "L" & "J" Streets (No thru traffic) to include all entries and exits
- from Harlingen Performing Arts, Municipal Auditorium and Casa de Amistad's Parking Lots.
- North "J" Street I Washington Ave., westside of the intersection.
- North "K" Street I Washington Ave., southside of the intersection,
- North "L" I Adams Ave., eastside of the intersection.
- North "L" Street and Adams Ave. I Teege Ave., southside of the intersections

- Include DETOUR signs at North "L" Street/Fair Park Blvd. to send traffic north onto Wichita Avenue.

- e) Consideration and possible action to approve a request from Our Lady of Assumption Catholic Church to close the Eastside intersection of South "M" Street and West Lincoln Avenue; the alleyway in the 1300 Block of West Lincoln Avenue; and the Westside intersection of South "L" Street and West Lincoln Avenue from 8:00 a.m. to 11:00 p.m., Saturday, April 26, 2025, for their Annual Spring Kermes.
- f) Consideration and possible action to approve a resolution authorizing the City Manager to submit a grant application to the Office of the Governor - Bullet-Resistant Shield Grant Program, FY2026, to fund shields for the Harlingen Police Department.
- g) Consideration and possible action to approve a resolution authorizing the City Manager to submit a grant application to the FY 2026 Office of the Governor - General Victim Assistance Program to continue funding the Crime Victim Liaison position at the Harlingen Police 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 - Criminal Justice Program, FY2026, which will be used to fund radios for patrol units of the Harlingen Police Department.
- i) Consideration and possible action to approve a resolution authorizing the City Manager to submit a grant application to the Office of the Governor - Rifle Resistant Body Armor Grant Program, FY2026, to fund rifle-resistant body armor for officers of the Harlingen Police Department.
- j) Consideration and possible action to approve a resolution authorizing the City Manager to submit a grant application to the Federal Fiscal Year 2025 Office of the Governor – State Homeland Security Program - LETPA Projects (SHSP-L), to fund ballistic helmets for the Harlingen Police Department SWAT team.
- k) Consideration and possible action to approve a resolution authorizing the City Manager to submit a grant application to the Office of the Governor Border Zone Fire Departments, FY 2026.
- l) Consideration and possible action to approve a resolution authorizing the City Manager to submit a grant application to the Office of the Governor - Federal Fiscal Year 2025 State Homeland Security Program - Regular Projects (SHSP-R).
- m) Consideration and possible action to approve a \$10 discount for any of the following full, half, 5K, and relay races at the Harlingen Marathon, with a one-time code administered for each to increase the number of participants.
 - Running clubs
 - HCISD employees
 - Veterans & Military
 - City of Harlingen employees and Elected Officials

Commissioner Perez asked to remove Item 7(m) from the consent agenda.

Motion made by Commissioner Perez and seconded by Mayor Pro-Tem Kinsley to approve remaining items (b-l). Motion carried unanimously.

City Manager, Gabriel Gonzalez recommended removing 7(a) from consent agenda. After discussion, Mr. Gonzalez recommended approving 7(a) SUP subject to completion of CBA and selecting a project to work on.

Motion was made by Commissioner Lopez and seconded by Commissioner Perez. Motion carried unanimously.

7(m) Commissioner Lopez requested to include first responders and Commissioner Perez requested to include students with a school Identification Card.

Motion was made by Commissioner Mezmar and seconded by Commissioner Perez to approve with adjustments. Motion carried unanimously.

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

a) City Manager's Report - NONE

b) Staff Reports - Presentation by Donna Campbell -Harlingen Public Library:

Donna Campbell, Library Director, delivered a presentation outlining the Harlingen Library's mission and services. Her presentation began with the library's mission statement:

"We exist to build bridges that strengthen the ties of our community. We create innovative pathways for people to connect with information and each other. Working together, the people of our community can experience infinite opportunities and growth. We are the bridge builders; we make ways where none exist."

She highlighted key library services, including service desks, self-checkout machines, and a library administration office. The library employs a total of 23 staff members who manage meeting room rentals, library purchases, account creation, and assist with book checkouts. Staff also provide support and manage the computer lab and reference desk, ensuring public access to these resources. The library is dedicated to offering special workshops and programs that enrich the community.

Donna Campbell shared a detailed account of the upgrades completed throughout the library. She noted that the library houses a collection of over 100,000 items, including books, DVDs, and Blu-rays. In the past year, there were 141,229 checkouts and over 90,000 visitors to the library. She emphasized the positive impact of Community Partnership programming, which has contributed significantly to staffing, renovations, and donations. However, she stressed the library's pressing needs for additional staff, repairs, renovations, furniture, and computers to enhance its operations and services.

Commissioner Mezmar underscored the significance of the library as a resource for intellectual enrichment, expressing gratitude for the library's contributions to the community.

Mayor Sepulveda acknowledged the library's limited resources and will be exploring budget options and grants and attempt to provide support.

Commissioner Lopez inquired about bathroom renovations and whether they were part of the Junior League's renovations. Donna Campbell clarified that these renovations were not included.

9. **Public Hearings:**

Mayor Sepulveda announced Items 9 (a through c) are public hearings, and anyone wishing to speak for or against them could do so. She did advise that item 9 (c) will be withdrawn but if citizens would like to speak on the item, they can do so.

a) Public hearing to participate in the Texas Enterprise Zone Program and nominate VHS Harlingen Hospital Company, LLC, 2101 Pease Street, Harlingen, Texas 78550, to the Office of the Governor as an Enterprise Project.

Item 9(a) - Orlando Campos, CEO, Harlingen Economic Development- provided some background information on Applicant and Texas Enterprise Zone Program.

b) Public hearing for the voluntary annexation of a 479.25-acre tract of land out of Survey 279, and all the existing right-of-way from the three county roads adjacent to the subject property also known as Bob Youker Street from Rio Hondo Road to Woodall Avenue, Woodall Avenue from Bob Youker Street west 764.44 feet and the unnamed County right-of-way along the eastside of the subject property, located along the north side of Rio Hondo Road approximately 8,540 feet east of Loop 499. Applicant: City of Harlingen.

Item 9(b)- None

- c) Public hearing for a rezoning request from Residential, Single-Family ("R-1 ") District to Residential, Duplex ("R-2") District for a 6.953 acre tract of land out of the Reserve Lot of Stuart Place Section 1, located at the northeast corner of Beckham and Queen Sago Roads. Applicant: Scheibe Consulting, LLC c/o Kemp Dubea.

Item 9(c) - Jeffery Martin, 6117 Hemplock Avenue, Harlingen, TX, opposed based on concerns about increased traffic, the fact that the area is not subject to the restrictive covenants of the subdivision, and the potential negative impact on property values.

There being no further comments from the public, except for Items 9(a) and 9(c), Mayor Sepulveda closed the public hearings.

10. Action Items: Ordinances:

- a) Consideration and possible action to approve an ordinance on first reading, amending Ordinance No. 2010-37 to ensure full compliance with Chapter 2303 of the Texas Government Code.

Commissioner Lopez inquired whether equipment would be purchased from Fort Worth or Dallas. Nick Lacola, from the Tax Accounting Firm representing the company, stated that the location of purchase is currently undetermined. Commissioner Lopez sought clarification, to which Mr. Lacola responded that the equipment will be procured for a Harlingen facility, and all purchases will be made from Harlingen.

Commissioner Lopez further inquired whether Valley Baptist would be requesting any additional incentives. Mr. Lacola clarified that no additional incentives would be sought, and the company intends to adhere to the ordinance. He also mentioned that a project description could be provided at a later time.

Lastly, Mr. Lacola clarified that the retention of 490 jobs is noted for application purposes, emphasizing that this does not preclude the possibility of retaining more jobs.

Motion was made by Commissioner Mezmar and seconded by Commissioner Perez to approve an ordinance on first reading, amending Ordinance No. 2010-37 to ensure full compliance with Chapter 2303 of the Texas Government Code. Motion carried unanimously.

- b) Consideration and possible action to adopt an ordinance on second and final reading for the voluntary annexation of a 479.25-acre tract of land out of Survey 279, and all the existing right of-way from the three county roads adjacent to the subject property also known as Bob Youker Street from Rio Hondo Road to Woodall Avenue, Woodall Avenue from Bob Youker Street west 764.44 feet and the unnamed County right-of-way along the east side of the subject property, located along the north side of Rio Hondo Road approximately 8,540 feet east of Loop 499. Applicant: City of Harlingen.

Motion was made by Commissioner Morales and seconded by Commissioner Lopez to adopt an ordinance on second and final reading for the voluntary annexation of a 479.25-acre tract of land out of Survey 279, and all the existing right of-way from the three county roads adjacent to the subject property also known as Bob Youker Street from Rio Hondo Road to Woodall Avenue, Woodall Avenue from Bob Youker Street west 764.44 feet and the unnamed County right-of-way along the east side of the subject property, located along the north side of Rio Hondo Road approximately 8,540 feet east of Loop 499. Motion carried unanimously.

- c) 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 6.953

acre tract of land out of the Reserve Lot of Stuart Place Section 1, located at the northeast corner of Beckham and Queen Sago Roads. Applicant: Scheibe Consulting, LLC c/o Kemp Dubea.

Item 10 (c) was withdrawn by applicant. No action was taken on this matter.

- d) Consideration and possible action to adopt an ordinance on second and final reading for a zoning request from Light Industry ("LI") District to Planned Development ("PO") District to allow 32 ft. wide streets with 50 ft. right-of-way and smaller lot sizes for a 393-lot single family development on a property bearing a legal description for a 73.69 acre tract of land, more or less, out of and forming a part of Blocks 28, 36 and 37, Palmetal Subdivision, located along the south side of Grimes Avenue approximately 6,500 feet east of Loop 499. Applicant: Francisco Arriaga, c/o Solid Development Inc.

Motion was made by Commissioner Mezmar and seconded by Commissioner Lopez to adopt an ordinance on second and final reading for a zoning request from Light Industry ("LI") District to Planned Development ("PO") District to allow 32 ft. wide streets with 50 ft. right-of-way and smaller lot sizes for a 393-lot single family development on a property bearing a legal description for a 73.69 acre tract of land, more or less, out of and forming a part of Blocks 28, 36 and 37, Palmetal Subdivision, located along the south side of Grimes Avenue approximately 6,500 feet east of Loop 499. Motion carried as follows: FOR: Mayor Pro-Tem Ford Kinsley, Commissioners: Lopez, Mezmar, Perez; AGAINST: Commissioner Morales; ABSTAINED: None (Vote: 4-1-0).

- e) Consideration and possible action to approve a variance to the City of Harlingen Code of Ordinances to allow a subdivision with two single-family residential lots to be without access to a public road for the proposed SM Estates Subdivision, bearing a legal description of 10.34 acres out of Blocks 3 and 4 Resubdivision of Blocks 18, 19 and 20 in Survey 28, Briggs and Coleman Subdivision, located along the south side of Tovar Road, approximately 3,115 feet west of FM 507. Applicant: Scheibe Consulting, LLC c/o Santos and Nancy Carrizales.

It was noted that the property currently contains an existing single-family residential structure. The applicant has requested to subdivide the property to enable a family member to construct a residence on the property. Private driveways connecting to Tovar Road were developed and financed entirely by the applicant.

Motion was made by Mayor Pro-Tem Kinsley and seconded by Commissioner Perez to approve a variance to the City of Harlingen Code of Ordinances to allow a subdivision with two single-family residential lots to be without access to a public road for the proposed SM Estates Subdivision, bearing a legal description of 10.34 acres out of Blocks 3 and 4 Resubdivision of Blocks 18, 19 and 20 in Survey 28, Briggs and Coleman Subdivision, located along the south side of Tovar Road, approximately 3,115 feet west of FM 507. Motion carried unanimously.

- f) Consideration and possible action to approve the evaluation committee's ranking of firms and authorize the City Manager to negotiate and execute a contract for associated engineering services pursuant to the City's Request for Qualifications No. 2025-01 for Professional Engineering Services for the Design and Environmental Permitting for the Arroyo Colorado Hike and Bike Trail Extension Project Phase III.

Javier Mendez, the Parks and Recreation Director, shared that four proposals were reviewed, and Hanson Professional Services ranked highest. He recommended moving forward with this firm. City Manager Gabriel Gonzalez explained that TX DOT had additional requirements beyond the usual federal guidelines, prompting amendments to the city's purchasing policy.

Commissioner Mezmar voiced opposition to the Arroyo Colorado Hike and Bike Trail extension due to eminent domain concerns. Mr. Mendez clarified that this is for a planning grant, not construction, and is to determine if the extension is feasible. When asked about costs, Mr. Mendez stated it's a 25% matching grant. Commissioner Mezmar reiterated his stance, emphasizing his reluctance to spend taxpayer money on the project.

Motion was made by Commissioner Lopez and seconded by Commissioner Perez to approve the evaluation committee's ranking of firms and authorize the City Manager to negotiate and execute a contract for associated engineering services pursuant to the City's Request for Qualifications No. 2025-01 for Professional Engineering Services for the Design and Environmental Permitting for the Arroyo Colorado Hike and Bike Trail Extension Project Phase III. Motion Failed as Follows: FOR: Commissioners: Lopez, and Perez; AGAINST: Mayor Pro-Tem Ford Kinsley, Commissioners: Mezmar, and Morales; ABSTAINED: None (Vote: 2-3-0). Motion dies.

- g) Consideration and possible action on the proposal from Boy Scout Jesus Medrano, who will fund and construct improvements at Hugh Ramsey Nature Park as part of his Eagle Scout Project.

Javier Mendez, the Parks and Recreation Director advised that Jesus Medrano, a Boy Scout, is working on an Eagle Scout project to build a bridge crossing in Hugh Ramsey Nature Park. The Parks and Recreation Advisory Board reviewed his proposal and has recommended its approval.

Jesus Medrano, from Troop 25 stated this project is to work towards becoming an eagle scout and added that project will be within ADA Compliance.

Motion was made by Commissioner Mezmar and seconded by Commissioner Morales to approve the proposal from Boy Scout Jesus Medrano, who will fund and construct improvements at Hugh Ramsey Nature Park as part of his Eagle Scout Project. Motion carried unanimously.

- h) Consideration and possible action to authorize the City Manager to proceed with the removal and disposal of 1,200 yards of contaminated Class 2 soil associated with the Fuel Tanks Project at the Recycling Center located at 1006 S. Commerce St.

Item 10 (h) was removed from agenda. No action was taken on this matter.

- i) Consideration and possible action to over hire two (2) firefighters this calendar year.

City Manager, Gabriel Gonzalez, shared the fire department is starting an academy and seeks approval to temporarily over-hire two firefighters to fill expected vacancies later in the year. Academy will begin in February, and they will be two short for future needs. The Chief assured that the salaries can be covered within the existing budget.

Motion was made by Commissioner Lopez and seconded by Commissioner Perez to approve to over hire two (2) firefighters this calendar year.

11. Board Appointments:

Motion was made by Commissioner Perez and seconded by Commissioner Mezmar to remove Board Appointments from tabled items during January 15th, 2025 City Commissioner Meeting. Motion carried unanimously.

Commissioner Mezmar appointed Scott Alex to the Harlingen Waterworks/Utility Board of Trustees and Jennifer Colton to the Zoning Board of Adjustments.

Motion was made by Commissioner Mezmar and seconded by Commissioner Perez to approve the appointments of Scott Alex to the Harlingen Waterworks/Utility Board of Trustees and Jennifer Colton to the Zoning Board of Adjustments. Motion carried unanimously.

Commissioner Morales appointed Dawn Rae Sealy-Leonard to the Harlingen Waterworks/Utility Board of Trustees.

Motion was made by Commissioner Morales to approve the appointment of Dawn Rae Sealy-Leonard to the Harlingen Waterworks/Utility Board of Trustees. Having no second, motion dies.

Commissioner Perez appointed Vanessa Cobarrubias to the Community Development Advisory Board (CDBG).

Motion was made by Commissioner Perez and seconded by Commissioner Mezmar to approve the appointment of Vanessa Cobarrubias to the Community Development Advisory Board (CDBG). Motion carried unanimously.

Commissioner Lopez appointed Linda Gonzales to the Parks Advisory Board.

Motion was made by Commissioner Lopez and seconded by Commissioner Perez to approve the appointment of Linda Gonzales to the Parks Advisory Board. Motion carried unanimously.

12. Executive Session:

- a) Consultation with legal counsel pursuant to Texas Government Code 551.0171 (2) on a matter in which the duty of the attorney to the government body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflicts with Chapter 551 of the Texas Government Code, ie: Communication with legal counsel protected by the attorney-client communication privilege and attorney work product privilege.

At 6:56 p.m., Mayor Sepulveda announced the City Commission would convene into Executive Session to discuss Item 12 (a).

Motion was made by Commissioner Perez and seconded by Commissioner Kinsley to go into executive session. Motion carried unanimously.

13. Action on Executive Session Items:

At 7:22 p.m., Mayor Sepulveda announced the City Commission had completed its Executive Session and declared the meeting open to the public.

- a) Consideration and possible action on Item 12 (a) as discussed in Executive Session.

No action was taken regarding Executive Session Item 12 (a).

14. Adjournment:

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

City of Harlingen

ATTEST:

Norma Sepulveda, Mayor

Hermelinda Gonzales, Interim City Secretary

7(2)

**AGENDA ITEM
EXECUTIVE SUMMARY**

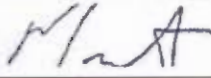
Meeting Date: **Wednesday, May 7, 2025**

Agenda Item:

Consideration and possible action to approve a resolution to accept the Valley International Airport's Mid-Year Budget amendment for FY 2025. Attachment (**Airport**)

Prepared By: Marv Esterly

Title: Director of Aviation

Signature: 

Brief Summary:

The proposed mid-year budget update for Fiscal Year 2025 for the Valley International Airport shows operating revenues anticipated to be less than the adopted budget by One Hundred Sixty-Seven Thousand, Seventy Hundred Fifty-Eight Dollars and no/100 (\$167,758). This decrease will change the budgeted operating revenue to Nine Million, One Hundred Twenty Thousand, Fifty-One Dollars, and no/100 (\$9,120,051). The total operating expenses increased by Three Hundred Thirteen Thousand, Two Hundred Fifty-Five Dollars, and no/100 (\$313,255). This increases the budgeted operating expense to Nine Million, Six Hundred Thousand, Five Hundred Ninety-Five Dollars and no/100 (\$9,600,595). The net income before depreciation is anticipated to be less than the adopted budget by Four Hundred Eighty-One Thousand, Thirteen Dollars, and no/100 (\$481,013). This decrease will change the budgeted net loss to Four Hundred Eighty Thousand, Five Hundred Forty-Three Dollars, and no/100 (\$480,543). The total capital expense/capital improvement budget is anticipated to be greater than the adopted budget by Four Million, Eight Thousand, Five Hundred Dollars, and no/100 (\$4,008,500). This increase will change the capital expense/capital improvement budget to Five Million, Forty-Eight Thousand Dollars, and no/100 (\$5,048,000).

Funding (if applicable):

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

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

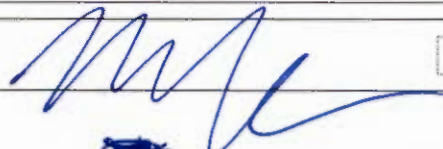
Finance Director's approval: ☐ Yes ☐ No ☐ N/A

Staff Recommendation:

The staff recommends acceptance of the Valley International Airport's mid-year budget amendment for FY 2025.

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

Comments:

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

2025 Mid-Year

City Commission Meeting

May 7, 2025



2025 Mid Year - Major Assumptions

1	Economy	Inflation approximate 3%, softening customer demand
2	Enplanements	Mid Year - 1,329/day or 485,000 annually compared to Budget of 1,425/day or 520,000 annually. No immigrant traffic, softening demand, loss of Delta Austin flight, flood 4 days
3	Airlines	Loss of Delta Austin flight
4	HAC Building (Harlingen Aerospace Center)	No new rental income - potential suitors, JLL contract renewed, Annual Building maintenance expense \$120K
5	Bodenheimer (North) Hangar	GSA Contract - North Hangar
6	Salary & Benefits	Additional custodial headcount, Insider threat program requires GH to monitor doors
7	POE - Port of Entry	Remain a user fee airport @ \$600K in budget Reauthorization Bill - May 2025
8	ARFF	City 3 year contract +6%, 7%, 8%
9	Marketing budget	Approximate budget
10	Special Events	SWA 50th anniversary, Delta inaugural flight, terminal art, table sponsorships
11	Flood - 3/28/25 to 3/31/25	Insurance recovery and expense approximate \$2M
12	Land Sale - TSTC	Proceeds \$1,914K, Disposal \$36K = Net \$1,878K
13	Control Tower	Project cost @ \$24.1M, AIP \$21.1M, PFC \$3.0M
14	South West Ramp Project	Capital Spending \$6.0M mainly FY 2026 Funding - AIG \$3.8M, PFC remainder



REVENUE	YTD Actual February 2025	2025 Budget	2025 Mid-Year	Increase (Decrease)	%	Comments
Terminal Building	\$1,868,013	\$4,410,686	\$4,323,813	\$ (86,873)	-2.0%	Enplanements down --> affected by immigration, softening demand, loss of Delta Austin flight, flood
Airfield	\$ 433,322	\$ 928,701	\$ 987,022	\$ 58,321	6.3%	Current run rates including adjustments
Industrial Park	\$ 453,185	\$ 822,983	\$ 856,143	\$ 33,160	4.0%	Building & Hangar increases - Fedex
Terminal Support	\$1,413,735	\$3,125,440	\$2,953,073	\$ (172,366)	-5.5%	Enplanements down reducing parking revenue
TOTAL	\$4,168,255	\$9,287,809	\$9,120,051	\$ (167,758)	-1.8%	



EXPENSE	YTD Actual February 2025	2025 Budget	2025 Mid-Year	Increase (Decrease)	%	Comments
Personnel Services	\$1,801,567	\$4,369,687	\$4,384,448	\$ 14,761	0.3%	One Additional headcount effective 5/1/25
Contracted Services	\$1,348,535	\$3,369,739	\$3,501,738	\$ 132,000	3.9%	Mainly HAC expense (Harlingen Aerotropolis Center), price pressure
Material & Supplies	\$ 350,400	\$ 802,000	\$ 801,999	\$ (1)	0.0%	On Budget
Other Charges	\$ 345,984	\$ 745,914	\$ 912,410	\$ 166,495	22.3%	Flood expense, Special Events, Insurance
TOTAL	\$3,846,486	\$9,287,340	\$9,600,595	\$ 313,255	3.4%	



NET INCOME	YTD Actual February 2025	2025 Budget	2025 Mid-Year	Increase (Decrease)	%	Comments
REVENUE	\$4,168,255	\$9,287,809	\$9,120,051	\$ (167,758)	-1.8%	Reduction in enplanements
EXPENSE	\$3,846,486	\$9,287,340	\$9,600,595	\$ 313,255	3.4%	HAC expense, flood expense and inflationary price increases
INCOME (LOSS)	\$ 321,769	\$ 469	\$ (480,543)	\$ (481,013)		



CAPITAL MID YEAR 2025
FISCAL YEAR END SEPTEMBER 30, 2025

Projects	BUDGET	INCREASE/ (DECREASE) to BUDGET	MID YEAR
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Capital Purchases

¹ Parking Revenue Control System	\$ 300,000	\$ -	\$ 300,000
² Ditch Mower	260,000	-	260,000
³ Fire Suppression Repair	100,000	-	100,000
⁴ SMS Manual and Program	100,000	50,000	150,000
⁵ ARFF - Proximity Suits	75,000	(20,000)	55,000
⁶ Pick-up Truck (1)	60,000	-	60,000
⁷ Air IT Cloud Based System	50,000	125,000	175,000
⁸ Push Back	50,000	(32,000)	18,000
⁹ Radios - 2 Police, 2 Custodial, 2 Maintenance	18,000	-	18,000
¹⁰ Resurface Terminal Wayfinding Signs	7,500	-	7,500
¹¹ Metric Bolt Set	7,000	-	7,000
¹² Floor Buffers (3)	6,000	-	6,000
¹³ Tasers	4,000	-	4,000
¹⁴ ARFF - Hand held tower radios	2,000	-	2,000
¹⁵ Pump for Cooling Tower	-	16,500	16,500
¹⁶ GH Counters	-	5,000	5,000
¹⁷ ARFF AC	-	14,000	14,000
¹⁸ FIDS & PA (Flight Information System)	-	350,000	350,000
¹⁹ Hangar Renovation	-	1,250,000	1,250,000
²⁰ QTA Stalls	-	750,000	750,000
Total Capital Expenses	\$ 1,039,500	\$ 2,508,500	\$ 3,548,000

Capital Improvements

¹ Master Plan Update	\$ -	1,500,000	\$ 1,500,000
Total Capital Improvements	\$ -	\$ 1,500,000	\$ 1,500,000
Total Capital Expenses and Capital Improvements	\$ 1,039,500	\$ 4,008,500	\$ 5,048,000

SOURCE OF FUNDS			
FAA	PFC	LOCAL	Other

\$ -	\$ -	\$ 300,000	\$ -
-	-	260,000	-
-	-	100,000	-
-	-	150,000	-
-	-	55,000	-
-	-	60,000	-
-	-	175,000	-
-	-	18,000	-
-	-	18,000	-
-	-	7,500	-
-	-	7,000	-
-	-	6,000	-
-	-	4,000	-
-	-	2,000	-
-	-	16,500	-
-	-	5,000	-
-	-	14,000	-
-	-	350,000	-
-	-	1,250,000	-
-	-	750,000	-
\$ -	\$ -	\$ 3,548,000	\$ -

\$ 1,350,000	\$ 150,000	\$ -	\$ -
\$ 1,350,000	\$ 150,000	\$ -	\$ -
\$ 1,350,000	\$ 150,000	\$ 3,548,000	\$ -



**PROPOSED CASH FLOW - Budget
FOR FISCAL YEARS 2025 - 2027**

	YTD Actual Feb 2025	Proposed FY 2025	Proposed FY 2026	Proposed FY 2027
Begin Cash & Investments Balance:	\$ 10,798,695	\$ 10,798,695	\$ 7,946,280	\$ 2,522,050
Uses of Cash				
Personnel Services	1,801,567	4,384,448	4,515,982	4,651,461
Contracted Services	1,348,535	3,501,738	3,653,994	3,826,749
Material & Supplies	350,400	801,999	826,059	850,840
Other Charges	345,984	912,410	939,782	967,975
Capital Purchases	827,343	1,800,574	2,191,450	200,000
Capital Improvements	1,523,053	5,613,053	19,868,591	3,127,916
Insurance Expense		2,000,000		
Balance Sheet Items				
AR, AP, Prepaid	2,030,091	2,030,091	-	-
Asset Disposal	35,682	35,682	-	-
Total Uses of Cash	<u>\$ 8,262,656</u>	<u>\$ 21,079,995</u>	<u>\$ 31,995,858</u>	<u>\$ 13,624,942</u>
Sources of Cash				
Terminal Building	1,868,013	4,323,813	4,357,758	4,392,381
Airfield	433,322	987,022	1,002,836	1,018,966
Industrial Park	453,185	856,143	731,826	731,826
Terminal Support	1,413,735	2,953,073	2,915,113	2,915,113
Interest Income	194,784	357,784	50,000	50,000
PFC Collections	813,804	1,887,404	1,887,404	1,887,404
FAA Grant Money	545,200	2,947,842	15,626,692	4,671,000
Asset Sale	1,914,500	1,914,500	-	-
Insurance Recovery		2,000,000		
Balance Sheet Items				
Deferred Revenue ULA	-	-	-	-
Total Sources of Cash	<u>\$ 7,636,542</u>	<u>\$ 18,227,580</u>	<u>\$ 26,571,628</u>	<u>\$ 15,666,690</u>
End Cash & Investments Balance:	<u>\$ 10,172,581</u>	<u>\$ 7,946,280</u>	<u>\$ 2,522,050</u>	<u>\$ 4,563,798</u>



RESOLUTION NO. _____

STATE OF TEXAS §

COUNTY OF CAMERON §

WHEREAS, the Harlingen Airport Board has submitted its mid-year budget for Valley International Airport for the Fiscal Year 2025; and

WHEREAS, the Elective Commission of the City of Harlingen, Texas, has reviewed the mid-year budget for Fiscal Year 2025 submitted by the Harlingen Airport Board; and

WHEREAS, the mid-year budget for Fiscal Year 2025 for the Valley International Airport was approved by the Harlingen Airport Board during its regular meeting of April 15, 2025; and

WHEREAS, the proposed mid-year budget update for Fiscal Year 2025 for the Valley International Airport shows operating revenues anticipated to be less than the adopted budget by One Hundred Sixty-Seven Thousand, Seventy Hundred Fifty-Eight Dollars and no/100 (\$167,758). This decrease will change the budgeted operating revenue to Nine Million, One Hundred Twenty Thousand, Fifty-One Dollars, and no/100 (\$9,120,051); and

WHEREAS, the total operating expenses increased by Three Hundred Thirteen Thousand, Two Hundred Fifty-Five Dollars, and no/100 (\$313,255). This increases the budgeted operating expense to Nine Million, Six Hundred Thousand, Five Hundred Ninety-Five Dollars and no/100 (\$9,600,595); and

WHEREAS, the net income before depreciation is anticipated to be less than the adopted budget by Four Hundred Eighty-One Thousand, Thirteen Dollars, and no/100 (\$481,013). This increase will change the budgeted net loss to Four Hundred Eighty Thousand, Five Hundred Forty-Three Dollars, and no/100 (\$480,543); and

WHEREAS, the total capital expense/capital improvement budget is anticipated to be greater than the adopted budget by Four Million, Eight Thousand, Five Hundred Dollars, and no/100 (\$4,008,500). This increase will change the capital expense/capital improvement budget to Five Million, Forty-Eight Thousand Dollars, and no/100 (\$5,048,000); and

BE IT RESOLVED BY THE CITY OF HARLINGEN:

That the mid-year budget for Fiscal Year 2025 for the Valley International Airport as recited herein above is hereby adopted.

CONSIDERED AND ADOPTED this 7th day of May 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

BY: _____
Norma Sepulveda, Mayor

ATTEST:

Hermelinda Gonzalez, Interim City Secretary

**AGENDA ITEM
EXECUTIVE SUMMARY**

7(b)

Meeting Date: **May 7, 2025**

Agenda Item:

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 119 W. Van Buren Avenue, Suite 7, bearing a legal description of Lots 1, 2, 3, and 4, Block 69, Harlingen Original Townsite. Applicant: Gilberto Lucio. Attachment **(Planning & Development)**

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

Signature: *Soledad A. Núñez*

Brief Summary:

Project Timeline

- February 11, 2025 – Application for a Special Use Permit ("SUP") submitted to the City. **(ATTACHMENT I)**
- March 26, 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 29, 2025 – In accordance with State and local law, notice of required public hearings published in the Valley Morning Star.
- April 9, 2025 - Public hearing and consideration of requested Special Use Permit by the Planning and Zoning Commission ("P&Z").
- April 16, 2025 – Public hearing and consideration of the requested SUP via 1st Ordinance reading scheduled before the City Commission.
- May 7, 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 119 W. Van Buren Avenue, Suite 7 under the name, "The Other Room Wine Bar & Coffee". The suite floor area is approximately 11,550 square feet. Based on the floor plan provided, there will be approximately 33 seats. The proposed hours of operation will be seven days a week, 8am to 12 am. Because the property is within the Downtown District Overlay, the property is exempt from off-street parking requirements. **(ATTACHMENT II)**.
- The surrounding properties are zoned General Retail ("GR") District to the north, east, south, and west to the subject property. **(ATTACHMENT IV)**. Uses within the plaza include a restaurant. Surrounding land uses include a restaurant to the northwest, a florist and event center to the north, a mixed-use office (restaurant, dentist office) to the east, a parking lot to the south, a tire shop to the southwest,

and a vacant commercial property to the west. **(ATTACHMENT V).**

- The SUP request was routed to the Building Inspections Department, Health Department, Fire Prevention Department, Downtown Improvement District, and Police Department for review. The Fire Prevention Bureau, Downtown Improvement District, and Police Department reported no objections subject to applying for all applicable permits and compliance with all city ordinances, codes and standards. The Health and Building Inspections Department an approval with conditions, the conditions being that they comply with their requirements. **(ATTACHMENT VI).**
- The applicant must obtain and maintain the proper State and TABC permits.
- At present, the Planning and Zoning Department has not received any calls in opposition. Staff mailed out 10 legal notices.
- In accordance with the Code of Ordinances, the P&Z and City Commissions 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*

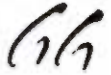
*If no, specify source of funding and amount requested:

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

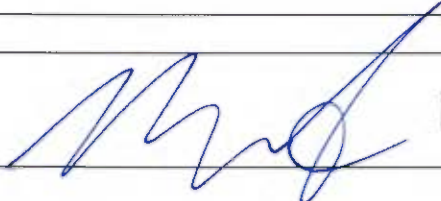
Staff Recommendation:

Staff recommends approval subject to complying with the following conditions:

1. Must obtain and maintain the proper State and City permits;
2. Must provide video surveillance with a minimum 30-day retention; and,
3. Must comply with the requirements administered by Planning and Zoning, Building Inspections, Fire Prevention, Health, Downtown Improvement District, and Police Departments.
4. Hours of operation shall be seven days a week from 8:00am to 12:00 am.

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 119 W. Van Buren Ave Nearest Intersection Van Buren & Commerce St
(Proposed) Subdivision Name Hurlinger Original Tract Lot Lot 1, 2, 3, 4 Block 69
Existing Zoning Designation Offices Future Land Use Plan Designation wine lounge

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Gilberto Lucio Phone 720-980-1156 FAX _____
Email Address (for project correspondence only): lucio9428@gmail.com
Mailing Address 5001 Sumatra Cr City Palm Valley State TX Zip 78552
Property Owner SOG Properties LLC Phone 956-300-7644 FAX _____
Email Address (for project correspondence only): nicole@soginter.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/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 Other Room Wine Bar & Coffee
is being designed to provide a curated wine lounge with wine
retail, locally sourced in the area. It will have a limited food menu
with tasting events.

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: 02-11-2025

Property Owner(s) Signature: _____ Date: _____

Accepted by: _____ Date: _____

Attachment I - Application

SOG Properties, LLC
PO BOX 1545
Harlingen, TX 78551
956-300-7644
nicole@soginter.com
February 11, 2025

City of Harlingen
Planning and Development
502 E. Tyler Ave
Harlingen, TX 78550

Dear Esteefania Hernandez, City Planner

I am writing to formally notify the City of Harlingen that I, Luis H. Villarreal am the legal owner and managing member of the property located at 119 W Van Buren Ave, Harlingen TX 78550 Suite 7. I am authorizing my tenant, The Other Room Wine Bar and Coffee, LLC, to apply for a special use permit for the intended purpose of selling and serving alcohol on the premises as part of its daily operations.

We believe, The Other Room Wine Bar and Coffee, LLC is committed to adhering to applicable regulations and guidelines to ensure the responsible service and consumption of alcohol on the premises.

We also believe The Other Room Wine Bar and Coffee, LLC's business vision will enhance not only our building, but the surrounding community by contributing to our local economy, creating more jobs opportunities in downtown Harlingen and providing a unique recreational space for our community.

This letter serves as confirmation of the tenant's right to request this special use permit on behalf of the property, with my full consent and authorization.

Should you require any further documentation to verify ownership or additional details regarding this request, please do not hesitate to contact me at 956-300-7644 or nicole@soginter.com/luis@soginter.com

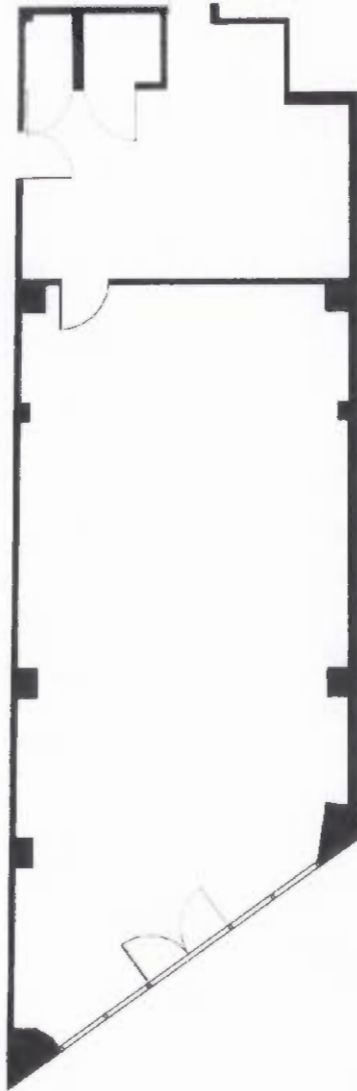
Thank you for your attention to this matter. I look forward to your prompt processing of this request.

Sincerely,
Luis H. Villarreal
Property Owner

Attachment II – Floor Plan



CONTRACTOR SHALL REPORT ANY
CONSTRUCTION VIOLATIONS TO THE
APPROPRIATE AGENCIES FOR
ENFORCEMENT. THE CONTRACTOR
SHALL BE RESPONSIBLE FOR
OBTAINING ALL NECESSARY
PERMITS AND SHALL BE RESPONSIBLE
FOR THE PROTECTION OF ALL
EXISTING UTILITIES. THE CONTRACTOR
SHALL BE RESPONSIBLE FOR THE
PROTECTION OF ALL EXISTING
STRUCTURES AND SHALL BE
RESPONSIBLE FOR THE PROTECTION
OF ALL EXISTING UTILITIES.



PROJECT LOCATION
118 N. New South Ave. Houston, TX 77056
DATE
FEBRUARY 2023
SCALE
1/8" = 1'-0"

EXISTING WALLS

EXISTING FLOOR PLAN
SUITE 7

WINE BAR
PROJECT OWNER
WINEBAR

SHEET #
2

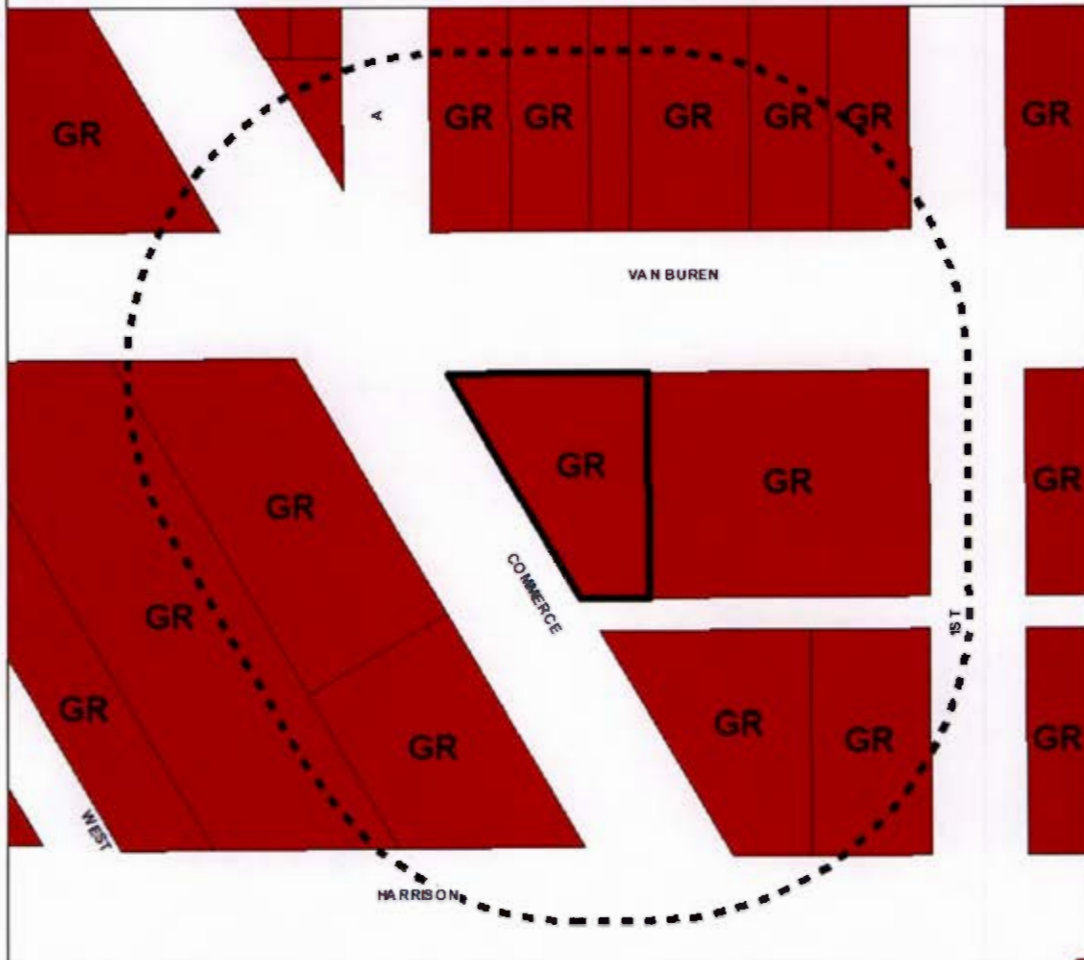
Attachment III – Street View



Attachment IV – Legal Notice



Request for a Special Use Permit ("SUP") to allow a bar/lounge in a General Retail ("GR") District located at 119 W. Van Buren Avenue, Suite 7, bearing a legal description of Lots 1, 2, 3, and 4, Block 69, Harlingen Original Townsite. Applicant: Gilberto Lucio



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 03.21.2025

Attachment V – Aerial View



Attachment VI – Building Inspections



Specific Use Permit ("SUP") Routing Slip

Applicant: Gilberto Lucio

Phone No.: (720) 980-1156

Location: 119 W. Van Buren Avenue

Project Description: Request for a Special Use Permit ("SUP") to allow a bar/lounge in a General Retail ("GR") District located at 119 W. Van Buren Avenue, Suite 7, bearing a legal description of Lots 1, 2, 3, and 4, Block 69, Harlingen Original Townsite.

Department: Building Permits and Inspections Department

Approval: ☐ YES ☐ NO ☒ PENDING

Comments:

If request is approved by the Planning Department, A Building Permit application, a site plan, existing floor plan and proposed floor plan with a code analysis for the proposed use must be submitted to the Building Department. The construction documents must comply with the 2018 International Building Code and Family of Codes. The city commission adopted the new 2024 family of codes which will take effect on May 6, 2025. Any building permit applications received after that date will have to follow the new codes.

Raul Rodriguez

Signature

03/31/2025

Date

Attachment VI – Fire Prevention Bureau



Specific Use Permit ("SUP") Routing Slip

Applicant: Gilberto Lucio

Phone No.: (720) 980-1156

Location: 119 W Van Buren Avenue Suite 7

Project Description: Request for a Special Use Permit (SUP) to allow a bar/lounge in a General Retail ("GR") District located at 119 W Van Buren Avenue Suite 7, bearing a legal description of Lots 1, 2, 3, and 4, Block 69, Harlingen Original Townsite.

Department: Fire Prevention Bureau

Approval: X YES NO

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

Fire Marshal Juan Saucedo Jr.

Juan Saucedo Jr.

Date: March 26, 2025

Attachment VI – Health Department



Specific Use Permit ("SUP") Routing Slip

Applicant: Gilberto Lucio

Phone No.: (720) 980-1156

Location: 119 W. Van Buren Avenue

Project Description: Request for a Special Use Permit ("SUP") to allow a bar/lounge in a General Retail ("GR") District located at 119 W. Van Buren Avenue, Suite 7, bearing a legal description of Lots 1, 2, 3, and 4, Block 69, Harlingen Original Townsite.

Department: Health

Approval: YES NO

Comments: Approval X Pending ... The site plans recently submitted still do not show the proper equipment needed for this type of establishment. Since this bar/lounge will be serving drinks and foods, a 3-compartment sink, handwash sink, mop sink, a grease trap or grease interceptor will be required and need to be shown in the site plans. Additionally, depending on the foods that will be served, the proper cooking equipment also needs to be listed, such as, hood oven suppression system, grills, deep fryers, freezers and refrigerators. Need more information.



Signature

4-2-202

Date

Attachment VI – Harlingen PD



Specific Use Permit ("SUP") Routing Slip

Applicant: Gilberto Lucio

Phone No.: (720) 980-1156

Location: 119 W. Van Buren Avenue

Project Description: Request for a Special Use Permit ("SUP") to allow a bar/lounge in a General Retail ("GR") District located at 119 W. Van Buren Avenue, Suite 7, bearing a legal description of Lots 1, 2, 3, and 4, Block 69, Harlingen Original Townsite.

Department: HARLINGEN POLICE DEPT.

Approval: ☒ YES ☐ NO

Comments: APPROVED WITH THE UNDERSTANDING THAT INSPECTIONS WILL BE CONDUCTED DURING CONSTRUCTION AND UPON COMPLETION OF BUILDING.

A handwritten signature in black ink, appearing to be 'A' followed by a stylized flourish.

Alfredo Alvear, ASCL, CFM
Interim Chief of Police

4/2/25

Date

Attachment VI – Downtown Improvement District



Downtown Harlingen

P.O. Box 2207, Harlingen, TX 78551-2207
(Office at 209 W. Jackson)
Phone: (956) 216-4910 Fax: (956) 216-8037
www.downtownharlingen.com

03/19/2025

Gilberto Lucio
119 W. Van Buren Ste. 7
Harlingen, Texas 78550

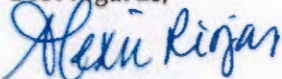
On behalf of the Downtown Improvement District Office, our D.I.D. Board approved the following on March 18, 2025:

- **Consideration and possible action to approve the Special Use Permit for the property located at 119 W. Van Buren Ste. 7- *The D.I.D. Board has approved the SUP application.***

Please proceed to the Building Permits department for permits needed to complete the project.

We appreciate your patience and cooperation. Please contact the office for any additional information at 956-216-4910.

Best regards,



Alexis Riojas
Downtown Director

ORDINANCE NO. 25-

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF HARLINGEN: A SPECIAL USE PERMIT (SUP) ISSUED TO GILBERTO LUCIO TO ALLOW A BAR/LOUNGE IN A GENERAL RETAIL ("GR") DISTRICT LOCATED AT 119 WEST VAN BUREN AVE, SUITE 7, BEARING A LEGAL DESCRIPTION OF LOTS 1, 2, 3, AND 4, BLOCK 69, 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) issued to Gilberto Lucio to allow a bar/lounge in a General Retail ("GR") District located at 119 West Van Buren, Suite 7, bearing a legal description of Lot 1, 2, 3, and 4, Block 69, Harlingen Original Townsite.

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 provide video surveillance with a minimum 30-day retention; and,
3. Must comply with the requirements administered by Planning and Zoning, Building Inspections, Fire Prevention, Health, Downtown Improvement District, and Police Departments.
4. Hours of operation shall be seven days a week from 12:00 pm to 12:00 am.
5. A licensed security officer must be on-site during the peak hours of Thursday to Saturday from 9:00pm to 12:00am.

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.

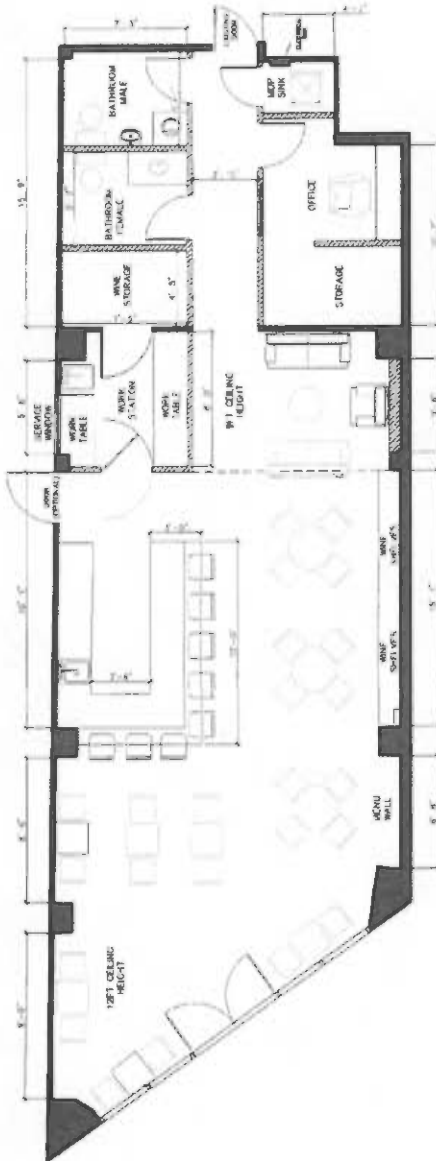
CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

Hermelinda Gonzales, Interim City Secretary

LOYAL
CONSTRUCTIONS
956 442 3630
956 559 9010



119 W. Elm Street, Arlington, TX 76010

1

FEBRUARY 2015
GOLF

1

FEBRUARY 2015
KAM
M. 1.3

NEW FRAME WALLS

EXISTING WALLS

PROPOSED FLOOR PLAN
SUITE 7

WINE BAR
PROJECT OWNER
GILBERTO MARCHI

**AGENDA ITEM
EXECUTIVE SUMMARY**

7(c)

Meeting Date: **May 7, 2025**

Agenda Item:

Consideration and possible action to adopt an ordinance on second and final reading for the waiving of certain permit fees within the City of Harlingen caused by the recent State of Emergency, and amending the City of Harlingen Code of Ordinances, Chapter 103, "Buildings and Building Regulations" to add Section 103-6, "Waiver of Permit Fees for Rehabilitation during Declared State of Emergency". Applicant: City of Harlingen. Attachment (**Planning & Development**)

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

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.

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

Comments:

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

ORDINANCE NO. 25----

**AN ORDINANCE WAIVING CERTAIN PERMIT FEES
WITHIN THE CITY OF HARLINGEN CAUSED
BY THE RECENT STATE OF EMERGENCY, AND
AMENDING THE CITY OF HARLINGEN CODE
OF ORDINANCES AT CHAPTER 103, "BUILDINGS
AND BUILDING REGULATIONS" TO ADD SECTION 103-6
"WAIVER OF PERMIT FEES FOR REHABILITATION
DURING DECLARED STATE OF EMERGENCY"**

WHEREAS, on March 28th, 2025, Harlingen Mayor Norma Sepulveda declared a state of disaster within the City of Harlingen because of widespread flooding in the city which both damaged property and endangered human life, and

WHEREAS, one day later, on March 29th, 2025, the Governor of the State of Texas also declared a state of disaster in Cameron County due to severe flooding affecting both Cameron and Hidalgo Counties, and

WHEREAS, the flooding throughout the City of Harlingen has caused widespread property damage which in turn has imposed a financial burden on many citizens and residents who need to immediately remediate their property, and

WHEREAS, this financial burden has been made even more pressing because of widespread lack of affordable home insurance for flood events, and

WHEREAS, the Harlingen City Commission wishes to assist Harlingen residents dealing with this hardship by waiving to the extent that those residents may have been impacted by the severe storms beginning March 27th, 2025, and

WHEREAS, the City Commission also wishes to establish a standard procedure in the Harlingen Code of Ordinance so that in the event of any future declared state of disaster such relief might be provided, and

WHEREAS, The City Commission of the City of Harlingen finds that it is in the best interests of the citizens of Harlingen to amend the Code of Ordinances as set forth below;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSIONER
OF THE CITY OF HARLINGEN, TEXAS, THAT:**

- 1.01. The City Commission of the City of Harlingen hereby waives for qualified applicants all building permit fees for rehabilitation caused by the storm and flooding event of March 27th, 2025, in the City of Harlingen. Said fees will be waived for such building rehabilitation related residential and commercial permit applications from March 27th, 2025, to June 27th, 2025, only.
- 1.02. To establish qualifications for the waiver of fees, the applicant must submit to the City evidence and documentation of property damage caused by the storm and flooding events of March 27th, 2025. (the declared state of emergency) to their property.

**IT IS FURTHER ORDAINED BY THE CITY COMMISSION OF THE CITY OF HARLINGEN,
THAT**

- 2) The Harlingen Code of Ordinances at. Chapter 103, Buildings and Building Regulations, Article 1, Section 103 is hereby amended to add section 103-6 which shall state as follows:

**103-6 Residential and Commercial Rehabilitation Related Permit Fees Incurred
Because of a Declared State of Emergency**

- a.) If a state of emergency is declared by the Mayor of the City, the Mayor may waive building and permit fees and mechanical permit fees for reasonable and necessary repairs made necessary by the events triggering the state of emergency for a period not to exceed fourteen days from the date the state of emergency is declared in the City. The Harlingen City Commission may, by resolution, waive said fees for a period of up to a total of 90 days including any time waived by the mayor.
- b.) To establish qualifications for the waiver of fees, the applicant must submit to the City evidence and documentation of property damage caused by the storm and flooding events of March 27th, 2025. (the declared state of emergency) to their property.

The provisions of this ordinance shall become effective from the date of the declared state of emergency on March 27th, 2025. This Ordinance was adopted by the Harlingen City Commission 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.

Executed this ____ day of April, 2025.

CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

Hermelinda Gonzales, Interim City Secretary

7(d)

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **May 7, 2025**

Agenda Item:

Consideration and possible action to approve a request from the Harlingen Consolidated Independent School District (HCISD) for street closures for HCISD's graduation ceremonies being held on Friday, May 23, 2025 and Saturday, May 24, 2025 from 5:30 p.m. to 11:00 p.m. or until the ceremonies have ended. Attachment (Police).

- Eastside alley at the 300 Block of North 12th Street
- Eastside (partially) intersection of 12th Street / Madison Avenue
- Eastside alley at the 200 Block of North 12th Street
- Eastside intersection of 12th Street / Monroe Avenue
- Eastside alley at the 100 Block of North 12th Street
- Eastside (partially) intersection of 12th Street / Jackson Avenue
- Eastside alley at the 100 Block of South 12th Street
- Eastside intersection of 12th Street / East Van Buren Avenue
- Eastside alley at the 200 Block of South 12th Street
- Southside intersection of 13th Street and Jefferson Avenue
- Northside intersection of 13th Street and Harrison Avenue

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

Signature: 

Brief Summary:

Daniel Castillo, Director of Emergency Management & School Safety for the Harlingen Consolidated Independent School District (HCISD) is requesting street closures for HCISD's graduation ceremonies being held on Friday, May 23, 2025 and Saturday, May 24, 2025 from 5:30 p.m. to 11:00 p.m. or until the ceremonies have ended.

- Eastside alley at the 300 Block of North 12th Street
- Eastside (partially) intersection of 12th Street / Madison Avenue
- Eastside alley at the 200 Block of North 12th Street
- Eastside intersection of 12th Street / Monroe Avenue
- Eastside alley at the 100 Block of North 12th Street
- Eastside (partially) intersection of 12th Street / Jackson Avenue
- Eastside alley at the 100 Block of South 12th Street
- Eastside intersection of 12th Street / East Van Buren Avenue
- Eastside alley at the 200 Block of South 12th Street
- Southside intersection of 13th Street and Jefferson Avenue
- Northside intersection of 13th Street and Harrison Avenue

The street closures will help to ensure the safety of the visitors attending these events. The Harlingen 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:

GG

☒

Yes

☐

No

☐

N/A

Comments:

City Attorney's approval:

MA

☒

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: 4/21/25

FROM: District Representative Sandra Moreno # 3997

SOUTH H.S.

RE: Street Closure for HCISD Harlingen High School South Graduation

Requestor: Daniel Castillo Director of Emergency Management & School Safety

Event Date: Saturday, May 24, 2025

Time: 5:00 pm- 11:00 pm

Location: Boggus Stadium (198 N. 13th Street, Harlingen, Texas)

Daniel Castillo is requesting street closures, on behalf of the HCISD, for the upcoming Harlingen High School South Graduation Ceremony 2025. Daniel Castillo is requesting the closure of the following streets, for the safety of the public in attendance, during the graduation ceremony.

- Close the east side alley at the 300 Block of North 12th Street
- Partially close the east side intersection of 12th Street / Madison Ave.
- Close the east side alley at the 200 Block of North 12th Street
- Close the east side intersection of 12th Street / Monroe Ave.
- Close the east side alley at the 100 Block of North 12th Street
- Partially close the east side intersection of 12th Street / Jackson Ave.
- Close the east side alley at the 100 Block of South 12th Street
- Close the east side intersection of 12th Street / East Van Buren Ave.
- Close the east side alley at the 200 Block of South 12th Street
- Close the south side intersection of 13th Street and Jefferson Ave.
- Close the north side intersection of 13th Street and Harrison Ave.

If approved, barricades are to be delivered by the City of Harlingen Streets Department prior to 3:00 pm on

	SIGNATURE	ID#	DATE
OFFICER / EMPLOYEE	<i>Sandra Moreno</i>	3997	4/21/2025
SERGEANT / SUPERVISOR	<i>Sgt M. B. Del</i>	2885	4/21/2025
COMMANDER / MANAGER	<i>[Signature]</i>	3022	4-21-25
DEPUTY CHIEF	<i>H. Seal</i>	1933	4-21-25
ASSISTANT CHIEF			
CHIEF OF POLICE	<i>[Signature]</i>	2743	4/21/25



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

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

May 24, 2025. Barricades are to be removed from the roadway by 11:00 PM on May 24, 2025. A copy of the map is attached to this IDC.

	SIGNATURE	ID#	DATE
OFFICER / EMPLOYEE	<i>Danda M. [unclear]</i>	3997	4/21/2025
SERGEANT / SUPERVISOR	<i>Sgt. [unclear]</i>	2885	4/21/2025
COMMANDER / MANAGER			
DEPUTY CHIEF			
ASSISTANT CHIEF			
CHIEF OF POLICE	<i>M</i>	2743	4/21/25



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: 4/21/25

FROM: District Representative Sandra Moreno # 3997

RE: Street Closure for HCISD Graduation

*Harlingen H.S.
(NORTH)*

Requestor: Daniel Castillo Director of Emergency Management & School Safety

Event Date: Friday, May 23, 2025

Time: 5:00 pm- 11:00 pm

Location: Boggus Stadium (198 N. 13th Street, Harlingen, Texas)

Daniel Castillo is requesting street closures, on behalf of the HCISD, for the upcoming Harlingen High School Graduation Ceremony 2025. Daniel Castillo is requesting the closure of the following streets, for the safety of the public in attendance, during the graduation ceremony.

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- Partially close the east side intersection of 12th Street / Madison Ave.
- Close the east side alley at the 200 Block of North 12th Street
- Close the east side intersection of 12th Street / Monroe Ave.
- Close the east side alley at the 100 Block of North 12th Street
- Partially close the east side intersection of 12th Street / Jackson Ave.
- Close the east side alley at the 100 Block of South 12th Street
- Close the east side intersection of 12th Street / East Van Buren Ave.
- Close the east side alley at the 200 Block of South 12th Street
- Close the south side intersection of 13th Street and Jefferson Ave.
- Close the north side intersection of 13th Street and Harrison Ave.

If approved, barricades are to be delivered by the City of Harlingen Streets Department prior to 3:00 pm on

	SIGNATURE	ID#	DATE
OFFICER / EMPLOYEE	<i>Sandra Moreno</i>	3997	4/21/2025
SERGEANT / SUPERVISOR	<i>Sgt. [Signature]</i>	2887	4/21/2025
COMMANDER / MANAGER	<i>[Signature]</i>	3022	4-21-25
DEPUTY CHIEF			
ASSISTANT CHIEF			
CHIEF OF POLICE	<i>[Signature]</i>	2793	4/21/25

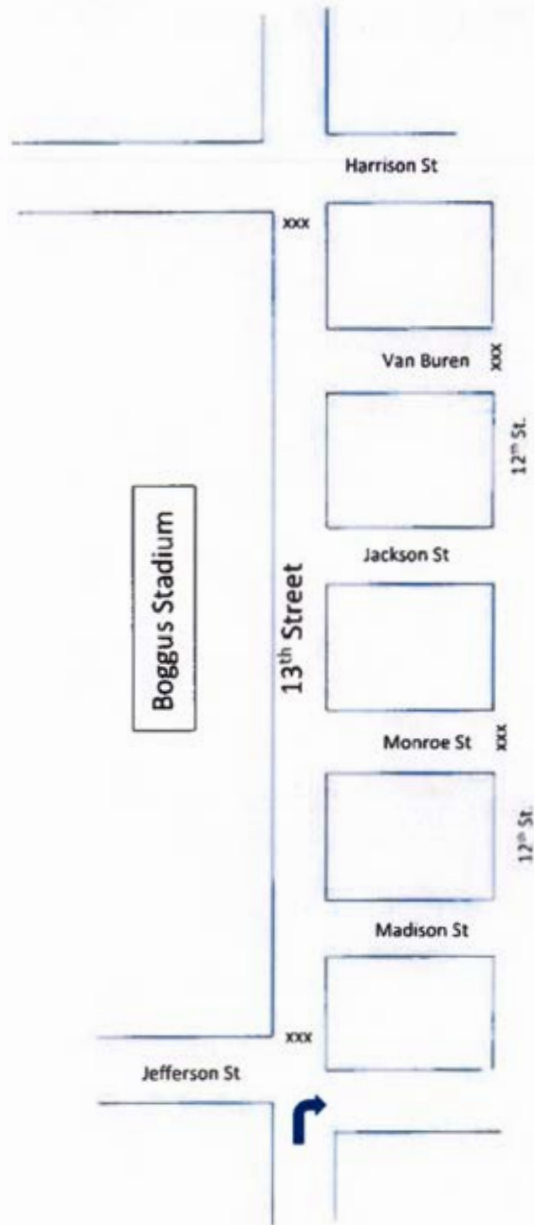


HARLINGEN POLICE DEPARTMENT
1018 FAIR PARK BLVD., HARLINGEN, TX 78550

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

May 23, 2025. Barricades are to be removed from the roadway by 11:00 PM on May 23, 2025. A copy of the map is attached to this IDC.

	SIGNATURE	ID#	DATE
OFFICER / EMPLOYEE	<i>Dandia Moreno</i>	3997	4/21/2025
SERGEANT / SUPERVISOR	<i>SP ALS M</i>	2885	4/21/2025
COMMANDER / MANAGER			
DEPUTY CHIEF			
ASSISTANT CHIEF			
CHIEF OF POLICE	<i>///</i>	2743	4/21/25



Frances Pena - HPD

From: Alfredo Alvear - HPD
Sent: Thursday, April 17, 2025 2:16 PM
To: Danny Villarreal - HPD; Hector Leal - HPD; J.L. Garcia - HPD
Cc: Frances Pena - HPD
Subject: Re: 2025 HCISD Graduations- Street Closure Requests
Attachments: image001.png; Graduation Street Closures Map copy.docx

To all,
Reminder to please follow up.
Chief Alvear

Get [Outlook for iOS](#)

From: Danny Castillo <danny.castillo@hcisd.org>
Sent: Thursday, April 3, 2025 9:02:58 AM
To: Alfredo Alvear - HPD <aalvear@harlingentx.gov>; Danny Villarreal - HPD <dvillarreal@harlingentx.gov>
Cc: Kenneth Lee <kenneth.lee@hcisd.org>; Oscar Tapia <oscar.tapia@hcisd.org>; Fernando Reyes <fernando.reyes@hcisd.org>; Tonya Sandoval <tonya.sandoval@hcisd.org>; michelle mendez <michelle.mendez@hcisd.org>
Subject: 2025 HCISD Graduations- Street Closure Requests

Chief Alvear/Asst. Chief Villarreal-

Greetings from HCISD. Please accept this email as a request from HCISD to the City of Harlingen for street closures at 13th, Van Buren, and Monroe streets by Boggus Stadium similar to football game events. These requests will be for our upcoming graduation ceremonies to be held as follows:

- Harlingen High School's graduation ceremony will take place on **Friday, May 23, 2025** beginning at 8:00pm at Boggus Stadium.
- Harlingen High School South's graduation ceremony will take place on **Saturday, May 24, 2025** beginning at 8:00pm at Boggus Stadium.

We are requesting that 13th Street area be closed/barricaded at **Harrison/13th, Jefferson/13th, Monroe/12th, and Van Buren/12th** on both May 23rd and May 24th beginning at **5:00pm** until approximately **10:30pm**, or until ceremonies are over (for both dates of 5/23 and 5/24).

I have attached a street closure map for your review and reference. Please do not hesitate to reach out to me if there is anything else needed from HCISD regarding this request.

Respectfully Submitted-

7(e)

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **May 7, 2025**

Agenda Item:

Consideration and possible action to approve a resolution authorizing the submission of a grant to the Office of the Governor for the Fiscal Year 2026 General Victim Assistance Grant Program. Attachment (*Special Projects Department*)

Prepared By: Ana Hernandez, Mobility & Special Projects Director

Brief Summary:

This is an administrative correction to a previously approved resolution, which now includes the necessary assurance that the city will fully return the grant funds in the event of any loss or misuse of the Office of the Governor's funds. Additional changes have been made to ensure the resolution complies with all assurance requirements set by the Office of the Governor. These revisions are needed for the City to access these grant funds.

On February 5th, 2025, the Harlingen City Commission approved the submission of the application. This resolution has been revised accordingly.

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 HARLINGEN CITY COMMISSION AUTHORIZING THE SUBMISSION OF A GRANT TO THE OFFICE OF THE GOVERNOR FOR THE FY 2026 GENERAL VICTIM ASSISTANCE GRANT PROGRAM TO CONTINUE TO FUND THE HARLINGEN POLICE DEPARTMENT'S CRIME VICTIM LIAISON POSITION

WHEREAS, the City of Harlingen finds it in the best interest of the citizens of Harlingen, Texas, and the region to submit an application for funding the Crime Victim Liaison position at the Harlingen Police Department; and

WHEREAS, the governing body of the City of Harlingen had considered the proposed grant funding opportunity under the General Victim Assistance Program, FY2026, in the proposed amount of \$45,884.00, with the city being responsible for a 20% match in the amount of \$11,471.01. Total project cost: \$57,355.01

WHEREAS, the Harlingen City Commission agrees to provide any applicable matching funds for the said project as required by the FY 26 General Victim Assistance Grant Program; and,

WHEREAS, the Harlingen City Commission agrees that in the event of loss or the misuse of the Texas Office of the Governor funds, the Harlingen City Commission assures that the funds will be returned to the Office of the Governor in full; and,

WHEREAS, the City Commission designates the Mobility & Special Projects Director as the grantee's authorized official. 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 Harlingen City Commission approves the submission of the grant application to the Office of the Governor to continue funding the Harlingen Police Department's Crime Victim Liaison position.

CONSIDERED AND ADOPTED this 7th day of May 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.

Grant Number: 2555211

Norma Sepulveda, Mayor

Hermelinda Gonzales, Interim City Secretary

7(F)

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **May 7, 2025**

Agenda Item:

Consideration and possible action to approve a resolution authorizing the submission of a grant to the Office of the Governor for the Fiscal Year 2025 State Homeland Security Program – Regular Projects (SHSP-R) Attachment (*Special Projects Department*)

Prepared By: Ana Hernandez, Mobility & Special Projects Director

Brief Summary:

This is an administrative correction to a previously approved resolution, which now includes the necessary assurance that the city will fully return the grant funds in the event of any loss or misuse of the Office of the Governor's funds. Additional changes have been made to ensure the resolution complies with all assurance requirements set by the Office of the Governor. These revisions are needed for the City to access these grant funds.

On February 5th, 2025, the Harlingen City Commission approved the submission of the application. This resolution has been revised accordingly.

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 HARLINGEN CITY COMMISSION AUTHORIZING THE SUBMISSION OF A GRANT TO THE OFFICE OF THE GOVERNOR FOR THE FY 2025 STATE HOMELAND SECURITY PROGRAM – REGULAR PROJECTS (SHSP-R) TO FUND HAZMAT RESPONSE EQUIPMENT FOR THE HARLINGEN FIRE DEPARTMENT

WHEREAS, the Office of the Governor’s Homeland Security Grants Division, through its Fiscal Year 2025 State Homeland Security Program – Regular Projects, for projects that support state and local efforts to prevent terrorism and targeted violence and prepare for the threats and hazards that pose the greatest risk to the security of Texas citizens; and

WHEREAS, the grant program’s Federal funds are authorized under Section 2002 of the Homeland Security Act of 2002, as amended (Pub. L. No. 107-296), (6 U.S.C. 603).

WHEREAS, the City Commission finds it in the best interest of the citizens of Harlingen, Texas, that the city submit an application to enhance equipment used by the Harlingen Fire Department for hazmat response and,

WHEREAS, the Harlingen City Commission agrees to provide any applicable matching funds for the said project as required by the FY 25 State Homeland Security Program; and,

WHEREAS, the Harlingen City Commission agrees that in the event of loss or the misuse of the Texas Office of the Governor funds, the Harlingen City Commission assures that the funds will be returned to the Office of the Governor in full; and,

WHEREAS, the City Commission designates the Mobility & Special Projects Director as the grantee’s authorized official. 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 Harlingen City Commission approves the submission of the grant application to the Office of the Governor to fund hazmat response equipment for the Harlingen Fire Department.

CONSIDERED AND ADOPTED this 7th day of May 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.

Grant Number: 5498801

Norma Sepulveda, Mayor

Hermelinda Gonzales, Interim City Secretary

7/9)

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **May 7, 2025**

Agenda Item:

Consideration and possible action to approve a resolution authorizing the submission of a grant to the Office of the Governor for the Fiscal Year 2025 State Homeland Security Program (SHSP-L) Attachment (*Special Projects Department*)

Prepared By: Ana Hernandez, Mobility & Special Projects Director

Brief Summary:

This is an administrative correction to a previously approved resolution, which now includes the necessary assurance that the city will fully return the grant funds in the event of any loss or misuse of the Office of the Governor's funds. Additional changes have been made to ensure the resolution complies with all assurance requirements set by the Office of the Governor. These revisions are needed for the City to access these grant funds.

On February 5th, 2025, the Harlingen City Commission approved the submission of the application. This resolution has been revised accordingly.

Funding (if applicable):

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

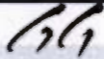
*If no, specify source of funding and amount requested:

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

Staff Recommendation:

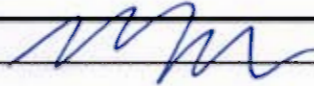
Staff recommends approval of this Resolution.

City Manager approval:



Comments:

City Attorney's approval:



RESOLUTION No. 2025 - ____

A RESOLUTION OF THE HARLINGEN CITY COMMISSION AUTHORIZING THE SUBMISSION OF A GRANT TO THE OFFICE OF THE GOVERNOR FOR THE FY 2025 STATE HOMELAND SECURITY PROGRAM – LETPA PROJECTS (SHSP-L) TO FUND BALLISTIC HELMETS FOR THE HARLINGEN POLICE DEPARTMENT SWAT TEAM.

WHEREAS, the grant program's Federal funds are authorized under Section 2002 of the Homeland Security Act of 2002, as amended (Pub. L. No. 107-296), (6 U.S.C. 603).

WHEREAS, the City of Harlingen finds it in the best interest of the citizens of Harlingen, Texas, and the region to apply for funding from the Office of the Governor, which will be used to fund ballistic helmets for the Harlingen Police Department SWAT team; and

WHEREAS, the Harlingen City Commission agrees to provide any applicable matching funds for the said project as required by the FY 25 State Homeland Security Program; and,

WHEREAS, the Harlingen City Commission agrees that in the event of loss or the misuse of the Texas Office of the Governor funds, the Harlingen City Commission assures that the funds will be returned to the Office of the Governor in full; and,

WHEREAS, the City Commission designates the Mobility & Special Projects Director as the grantee's authorized official. 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 Harlingen City Commission approves the submission of the grant application to the Office of the Governor to fund ballistic helmets for the Harlingen Police Department SWAT Team.

CONSIDERED AND ADOPTED this 7th day of May 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.

Grant Number: 5366201

Norma Sepulveda, Mayor

Hermelinda Gonzales, Interim City Secretary

7(h)

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **May 7, 2025**

Agenda Item:

Consideration and possible action authorizing the City Manager to submit a grant application to the Texas Parks and Wildlife Outdoor Recreation Legacy Partnership (ORLP) Program.
Attachment (*Special Projects Department*)

Prepared By: Ana Hernandez, Mobility & Special Projects Director

Brief Summary:

This is a staff request to retroactively approve the submission of a grant application via resolution to the Texas Parks and Wildlife (TPWD) Outdoor Recreation Legacy Partnership Program (ORLP) Grant for the Harlingen Soccer Complex. ORLP grant guidelines require the applying entity to adopt a resolution authorizing the submittal of the grant application. Recent massive flooding events and the uncertainty of the project in the aftermath delayed the submission of this resolution, as well as the planned public engagement for the project. Although city staff received notification that the ORLP Grant is temporarily paused, TPW staff advised city staff to continue preparing/completing any outstanding items needed by the application.

To comply with the grant application deadline, city staff submitted a grant application on April 15th, 2025. Through this application, the city is proposing the renovation of its only dedicated community-level soccer facility, which serves as a hub for youth sports, league play, and community gatherings. The proposed improvements include the installation of artificial turf on 14 youth and high-use fields and restoring up to 7 natural fields with new sod and irrigation. Additional upgrades include new bleachers, benches, a mini-pitch, a renovated playground, improved ADA access, pond and drainage enhancements, expanded parking, and native landscaping. The project will be completed within 27 months of the execution of the grant.

The ORLP grant requires a 1:1 (50%) non-federal match requirement. Cost estimates and conceptual site plans are included as attachments.

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:





Local Park Grant Program Resolution Authorizing Application

A resolution of the Harlingen City Commission as hereinafter referred to as "Applicant," designating certain officials as being responsible for, acting for, and on behalf of the Applicant in dealing with the Texas Parks & Wildlife Department, hereinafter referred to as "Department," for the purpose of participating in the Local Park Grant Program/ORLP, hereinafter referred to as the "Program"; certifying that the Applicant is eligible to receive program assistance; certifying that the Applicant matching share is readily available; and dedicating the proposed site for permanent (or for the term of the lease for leased property) public park and recreational uses.

WHEREAS, the Applicant is fully eligible to receive assistance under the Program; and

WHEREAS, the Applicant is desirous of authorizing an official to represent and act for the Applicant in dealing with the Department concerning the Program;

BE IT RESOLVED BY THE APPLICANT:

SECTION 1: That the Applicant hereby certifies that they are eligible to receive assistance under the Program, and that notice of the application has been posted according to local public hearing requirements.

SECTION 2: That the Applicant hereby certifies that the matching share for this application is readily available at this time.

SECTION 3: That the Applicant hereby authorizes and directs the City Manager to act for the Applicant in dealing with the Department for the purposes of the Program, and that City Manager is hereby officially designated as the representative in this regard.

SECTION 4: The Applicant hereby specifically authorizes the official to make application to the Department concerning the site to be known as Harlingen Soccer Complex in the City of Harlingen for use as a park site and is hereby dedicated (or will be dedicated upon completion of the proposed acquisition) for public park and recreation purposes in perpetuity (or for the lease term, if legal control is through a lease). Projects with federal monies may have differing requirements.

Introduced, read and passed by an affirmative vote of the "Applicant" on this 7th day of May, 2025.

Signature of Local Government Official

Gabriel Gonzalez, City Manager

Typed Name and Title

ATTEST:

Signature

Hermelinda Gonzales, Interim City Secretary

Typed Name and Title

Harlingen Soccer Complex Renovation



Harlingen Soccer Complex Budget	
Description	Estimated Cost
Covered Bleachers Subtotal	\$ 645,000
4 covered bleachers for 4 11 vs 11 full size fields (located east) \$15K ea.	\$ 60,000
4 covered bleachers for 7 vs 7 mid size fields (north of existing parking lot) \$15K ea.	\$ 60,000
8 covered bleachers for 8 children fields (smallest fields in exhibit) \$15K ea.	\$ 120,000
3 covered bleachers for 3 mid size fields (west of children fields) \$15K ea.	\$ 45,000
12 covered bleachers for 2 championship fields (elevated bleachers), 6 per field, \$30K ea. bleacher	\$ 360,000
Covered Benches Subtotal	\$ 210,000
8 covered benches for 4 11 vs 11 full size fields (located east) \$5K ea.	\$ 40,000
8 covered benches for 4 7 vs 7 mid size fields (north of existing parking lot) \$5K ea.	\$ 40,000
16 covered benches for 8 children fields (smallest fields in exhibit) \$5K ea.	\$ 80,000
6 covered benches for 3 mid size fields (west of children fields) \$5K ea.	\$ 30,000
4 covered benches for 2 championship fields \$5K ea.	\$ 20,000
New Lighted Mini Soccer Pitch	\$ 100,000
Replace Existing Playground with New	\$ 200,000
New Covered Picnic Areas	\$ 50,000
2 new picnic areas next to west pond, \$25K each	
Parking Lot Extension	\$ 200,000
Trail Renovation and Extension	\$ 315,000
\$165K to renovate existing trail. 6,550 feet at \$25/ft	
\$150K to extend trail. 3,000 feet at \$50/ft	
New Fencing around championship fields	\$ 170,000
2,250 feet at \$75/ft	
New Scoreboards (for two championship fields, \$25K ea.)	\$ 50,000
Landscaping Improvements	\$ 60,000
100 trees approx. of 1-2" caliper at \$200 ea.	\$ 20,000
60 trees approx. of 5" caliper at \$500 ea.	\$ 30,000
Existing landscaping improvements	\$ 10,000
ADA Walkways/paths	\$ 250,000
New Artificial Grass (turf) Fields	\$ 2,400,000
Includes 1 championship field for 11 vs 11 games, east field	\$ 600,000
Includes 1 field that is split into 2 mid size fields for 7 vs 7 games	\$ 600,000
Includes 1 field that is split into 8 children fields	\$ 600,000
Includes 1 field that is split into 3 mid size fields for 5 vs 5 or 6 vs 6 games	\$ 600,000
Restoration of 6 existing fields with new soil and natural grass (\$100K ea.)	\$ 600,000
Irrigation System Improvements for existing fields (\$10K ea. for 6 fields)	\$ 60,000
Pond Improvements (pond erosion control and new aereators)	\$ 75,000
Drainage Improvements of fields and parking	\$ 75,000
Construction subtotal (Sum of Items 1 to 14 and A and B)	\$ 5,460,000
Engineering design (includes surveying, testing, and final plans)	\$ 250,000
Design and Construction Total	\$ 5,710,000
Contingency of 5%	\$ 285,500.00
Grand Total	\$ 5,995,500



Grant Request \$2,997,750
Match \$2,997,750

[Signature]
April 15, 2025

7(i)

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **May 7, 2025**

Agenda Item:

Consideration and possible action to approve a resolution authorizing the acceptance of a grant award from the Office of the Governor State and Local Cybersecurity Grant Program (SLCGP) – Assessment and Evaluation Projects, FY 2025. Attachment (*Special Projects Department*)

Prepared By: Ana Hernandez, Mobility & Special Projects Director

Brief Summary:

The City of Harlingen has been awarded \$14,486.50 to hire a consulting firm to conduct penetration testing (pen test) of the City's IP addresses. A pen test is an authorized simulated attack performed on computer systems to evaluate their security and identify specific weaknesses.

As part of the grant requirements, the city must contribute a 10% local match. However, due to a lower-than-requested grant award and an increase in the cost of the pen test, city staff are requesting authorization to allocate additional funds to cover the full cost of the project. The additional funds needed can be sourced from either the MIS Department's current operating budget or the General Fund, depending on availability.

The proposed breakdown is as follows:

Pen Testing Cost: \$16,500

Grant Award: \$14,486.50

10% local match: \$1,449

Additional local funds needed: \$565

The State and Local Cybersecurity Grant Program (SLCGP) supports cybersecurity efforts to address imminent cybersecurity threats to local information systems, including implementing investments that support local governments with managing and reducing systemic cyber risk associated with the SLCGP objective listed below:

Objective 2 – Assessment and Evaluation: Understand the current cybersecurity posture and areas for improvement based on continuous testing, evaluation, and structured assessments. Federal funds are authorized under Section 2220A of the Homeland Security Act of 2002, as amended (Pub. L. No. 107-296) (6 U.S.C. § 665g). State and Local Cybersecurity Grant Program (SLCGP) funds are made available through a Congressional appropriation to the United States Department of Homeland Security (DHS).

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 HARLINGEN CITY COMMISSION
AUTHORIZING THE ACCEPTANCE OF A GRANT AWARD FROM THE
OFFICE OF THE GOVERNOR STATE AND LOCAL CYBERSECURITY
GRANT PROGRAM (SLCGP) – ASSESSMENT AND EVALUATION
PROJECTS, FY 2025**

WHEREAS, the State and Local Cybersecurity Grant Program supports cybersecurity efforts to address imminent cybersecurity threats to local information systems, including implementing investments that support local governments with managing and reducing systemic cyber risk;

WHEREAS, the Harlingen City Commission finds it in the best interest of the residents of Harlingen, Texas, to accept a grant award of \$14,486.50 to hire a consulting firm to complete pen testing of the city's current IT environment of IP addresses; and,

WHEREAS, the Harlingen City Commission agrees to provide any applicable matching funds and/or additional local funds for said project as required by the State and Local Cybersecurity Grant Program;

WHEREAS, the Harlingen City Commission agrees that in the event of loss or the misuse of the Texas Office of the Governor funds, the Harlingen City Commission assures that the funds will be returned to the Office of the Governor in full; and,

WHEREAS, the City Commission designates the Special Projects Director as the grantee's authorized official. 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 Harlingen City Commission approves the acceptance of a grant award from the Office of the Governor for the State and Local Cybersecurity Grant Program Assessment and Evaluation Projects, FY 2025.

CONSIDERED AND ADOPTED this **7th day of May 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

Hermelinda Gonzales, Interim City Secretary

Grant Number: 5181301

7(3)

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **May 7, 2025**

Agenda Item:

Consideration and possible action to approve a resolution authorizing the acceptance of a grant award from the Office of the Governor State and Local Cybersecurity Grant Program (SLCGP) – Mitigation Projects, FY 2025. Attachment (*Special Projects Department*)

Prepared By: Ana Hernandez, Mobility & Special Projects Director

Brief Summary:

The City of Harlingen has been awarded \$28,496.00 to hire a consulting firm to prepare and implement Cisco Duo multifactor authentication on city owned computers. Multifactor authentication requires multiple methods to verify a user's identity and enhances security by adding additional layers of verification beyond just a username and password.

The State and Local Cybersecurity Grant Program (SLCGP) supports cybersecurity efforts to address imminent cybersecurity threats to local information systems, including implementing investments that support local governments with managing and reducing systemic cyber risk associated with the SLCGP objective listed below:

Objective 3 - Mitigation: Implement security protections commensurate with risk. Federal funds are authorized under Section 2220A of the Homeland Security Act of 2002, as amended (Pub. L. No. 107-296) (6 U.S.C. § 665g). State and Local Cybersecurity Grant Program (SLCGP) funds are made available through a Congressional appropriation to the United States Department of Homeland Security (DHS).

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 HARLINGEN CITY COMMISSION
AUTHORIZING THE ACCEPTANCE OF A GRANT AWARD FROM THE
OFFICE OF THE GOVERNOR STATE AND LOCAL CYBERSECURITY
GRANT PROGRAM (SLCGP) – MITIGATION PROJECTS, FY 2025**

WHEREAS, the State and Local Cybersecurity Grant Program supports cybersecurity efforts to address imminent cybersecurity threats to local information systems, including implementing investments that support local governments with managing and reducing systemic cyber risk;

WHEREAS, the Harlingen City Commission finds it in the best interest of the residents of Harlingen, Texas, to accept a grant award of \$28,496 to hire a consulting firm to prepare and implement Cisco Duo multifactor authentication and provide post-project and end-user support; and,

WHEREAS, the Harlingen City Commission agrees to provide any applicable matching funds and/or additional local funds for said project as required by the State and Local Cybersecurity Grant Program;

WHEREAS, the Harlingen City Commission agrees that in the event of loss or the misuse of the Texas Office of the Governor funds, the Harlingen City Commission assures that the funds will be returned to the Office of the Governor in full; and,

WHEREAS, the City Commission designates the Special Projects Director as the grantee's authorized official. 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 Harlingen City Commission approves the acceptance of a grant award from the Office of the Governor for the State and Local Cybersecurity Grant Program Mitigation Projects, FY 2025.

CONSIDERED AND ADOPTED this **7th day of May 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

Hermelinda Gonzales, Interim City Secretary

Grant Number: 5196801

7(K)

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **May 7, 2025**

Agenda Item:

Consideration and possible action to approve a resolution authorizing the acceptance of a grant award from the Office of the Governor State and Local Cybersecurity Grant Program (SLCGP) – Governance and Planning Projects, FY 2025. Attachment (*Special Projects Department*)

Prepared By: Ana Hernandez, Mobility & Special Projects Director

Brief Summary:

The City of Harlingen has been awarded \$16,893 to hire a consulting firm to develop a comprehensive Incident Response Plan (IRP) outlining procedures for detecting, responding to, and mitigating security incidents promptly and to create a robust Disaster Recovery Plan (DRP) detailing strategies for the timely recovery of critical business functions and data in the event of a disaster or disruptive incident.

As part of the grant requirements, the city must contribute a 10% local match. However, due to a lower-than-requested grant award and an increase in the cost of the plan development, city staff are requesting authorization to allocate additional funds to cover the full cost of the project. The additional funds needed can be sourced from either the MIS Department's current operating budget or the General Fund, depending on availability.

The proposed breakdown is as follows:

Plan Development: \$19,680

Grant Award: \$16,893

10% local match: \$1,689

Additional local funds needed: \$1,098

The State and Local Cybersecurity Grant Program (SLCGP) supports cybersecurity efforts to address imminent cybersecurity threats to local information systems, including implementing investments that support local governments with managing and reducing systemic cyber risk associated with the SLCGP objective listed below:

- Objective 1 – Governance and Planning: Develop and establish appropriate governance structures, including developing, implementing, or revising cybersecurity plans, to improve capabilities to respond to cybersecurity incidents and ensure continuity of operations.

Federal funds are authorized under Section 2220A of the Homeland Security Act of 2002, as amended (Pub. L. No. 107-296) (6 U.S.C. § 665g). State and Local Cybersecurity Grant Program (SLCGP) funds are made available through a Congressional appropriation to the United States Department of Homeland Security (DHS).

Funding (if applicable):

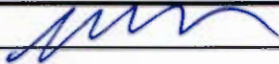
Are funds specifically designated in the current budget for the full amount (Yes/No):

*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 HARLINGEN CITY COMMISSION
AUTHORIZING THE ACCEPTANCE OF A GRANT AWARD FROM THE
OFFICE OF THE GOVERNOR STATE AND LOCAL CYBERSECURITY
GRANT PROGRAM (SLCGP) – GOVERNANCE AND PLANNING
PROJECTS, FY 2025**

WHEREAS, the State and Local Cybersecurity Grant Program supports cybersecurity efforts to address imminent cybersecurity threats to local information systems, including implementing investments that support local governments with managing and reducing systemic cyber risk;

WHEREAS, the Harlingen City Commission finds it in the best interest of the residents of Harlingen, Texas, to accept a grant award of \$16,893 to hire a consulting firm to develop a comprehensive Incident Response Plan (IRP) and a robust Disaster Recovery Plan (DRP); and,

WHEREAS, the Harlingen City Commission agrees to provide any applicable matching funds and/or additional local funds for said project as required by the State and Local Cybersecurity Grant Program;

WHEREAS, the Harlingen City Commission agrees that in the event of loss or the misuse of the Texas Office of the Governor funds, the Harlingen City Commission assures that the funds will be returned to the Office of the Governor in full; and,

WHEREAS, the City Commission designates the Special Projects Director as the grantee's authorized official. 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 Harlingen City Commission approves the acceptance of a grant award from the Office of the Governor for the State and Local Cybersecurity Grant Program Governance and Planning Projects, FY 2025.

CONSIDERED AND ADOPTED this **7th day of May 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

Hermelinda Gonzales, Interim City Secretary

Grant Number: 5204201

7(L)

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **May 7, 2025**

Agenda Item:

Consideration and possible action to approve a resolution authorizing the City Manager to submit a grant application to the 2025 ASPCA "The Rescue Effect" Campaign. Attachment
(Special Projects Department)

Prepared By: Ana Hernandez, Mobility & Special Projects Director

Brief Summary:

The American Society for the Prevention of Cruelty to Animals (ASPCA) is offering up to \$1.8 million in grants to support adoption at shelters and rescues during the 2025 "The Rescue Effect", a nationwide campaign that highlights the positive chain of events that occurs when people adopt, foster, volunteer, advocate and donate.

The Rescue Effect will run through the months of August, September, and October* 2025, during which the grantee must offer a minimum of two (2) fee-waived adoption events each month.

The ASPCA grant amounts will be based on the city's 2024 total intake of cats and dogs and the number of fee-waived events they will be required to hold. The city will be applying for Tier 3 funding:

- For 2024 Total Intake (Dogs+ Cats) between 1,500-3,499, the grant amount will be between \$13,300 - \$20,000. The Harlingen Animal Shelter 2024 intake number was: 2,218.

There is no match required. The grant term for most organizations will run from July 1 through October 31, 2025. For organizations receiving other funding through the ASPCA to support adoption in October 2025, the grant term will run from July 1 through September 30, 2025.

Funding (if applicable):

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

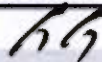
*If no, specify source of funding and amount requested:

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 HARLINGEN CITY COMMISSION AUTHORIZING
THE CITY MANAGER TO SUBMIT A GRANT APPLICATION TO THE 2025
ASPCA THE RESCUE EFFECT CAMPAIGN.**

WHEREAS, The American Society for the Prevention of Cruelty to Animals® (ASPCA) is offering up to \$1.8 million in grants to support adoption at shelters and rescues during the 2025 “The Rescue Effect”, a nationwide campaign that highlights the positive chain of events that occurs when people adopt, foster, volunteer, advocate and donate.

WHEREAS, the Rescue Effect will run through the months of August, September, and October 2025, during which grantees must offer a minimum of two (2) fee-waived adoption events each month.

WHEREAS, the city will apply for Tier 3 (Intake 1500-3499) funding, which ranges from \$13,300 to \$20,000 based on the 2024 intake data.

WHEREAS, grant funds may be used for make-ready costs for cats/dogs available for adoption during the grant term, marketing/advertising costs, waived adoption fees, foster program expansion/ramp up and operating costs related to supporting participation in The Rescue Effect campaign.

NOW, THEREFORE, BE IT RESOLVED that the Harlingen City Commission approves the submission of the grant application to the 2025 ASPCA The Rescue Effect Campaign

BE IT FURTHER RESOLVED that the City Manager is hereby authorized to accept the grant award and execute the corresponding grant agreement, if awarded.

CONSIDERED AND ADOPTED this 7th day of May 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.

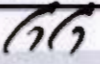
Norma Sepulveda, Mayor

Hermelinda Gonzales, Interim City Secretary

7(m)

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **May 7, 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 – Criminal Justice Program, FY2026. Attachment (<i>Special Projects Department</i>)
Prepared By: Kareem Abdullah, Deputy Finance Director Ana Hernandez, Mobility & Special Projects Director
Brief Summary:
This is an administrative correction to a previously approved resolution, which now includes the necessary assurance that the city will fully return the grant funds in the event of any loss or misuse of the Office of the Governor's funds. Additional changes have been made to ensure the resolution complies with all assurance requirements set by the Office of the Governor. These revisions are needed for the City to access these grant funds.
On February 5 th , 2025, the Harlingen City Commission approved the submission of the application. This resolution has been revised accordingly.
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 HARLINGEN CITY COMMISSION AUTHORIZING
THE SUBMISSION OF A GRANT APPLICATION TO THE OFFICE OF THE
GOVERNOR FOR THE FY 2026 CRIMINAL JUSTICE PROGRAM TO FUND
RADIOS FOR PATROL CARS OF THE HARLINGEN POLICE DEPARTMENT**

WHEREAS, the grant program's Federal Funds are authorized under 34 U.S.C. §10152 Edward Byrne Memorial Justice Assistance Grant Program (JAG).

WHEREAS, the City of Harlingen finds it in the best interest of the citizens of Harlingen, Texas, and the region to apply for funding from the Office of the Governor to fund radios for patrol cars of the Harlingen Police Department; and

WHEREAS, the Harlingen City Commission agrees to provide any applicable matching funds for the said project as required by the FY 2026 Criminal Justice Program; and,

WHEREAS, the Harlingen City Commission agrees that in the event of loss or the misuse of the Texas Office of the Governor funds, the Harlingen City Commission assures that the funds will be returned to the Office of the Governor in full; and,

WHEREAS, the City Commission designates the Mobility & Special Projects Director as the grantee's authorized official. 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 Harlingen City Commission approves the submission of the grant application to the Office of the Governor to fund radios for patrol cars of the Harlingen Police Department.

CONSIDERED AND ADOPTED this 7th day of May 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.

Grant Number: 5366101

Norma Sepulveda, Mayor

Hermelinda Gonzales, Interim City Secretary

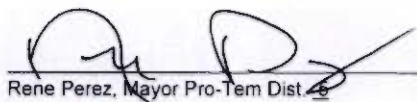
City of Harlingen
Agenda Item Request Form

We hereby request the following item to be added to the May 7, 2025, City Commission Agenda:

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

1. 600 Block of North "P", "Q", and "S" Streets
2. 200 Block of West McKinley
3. 1800 Block of East Van Buren
4. 1300/1400 Block of White Oak Blvd.
5. Ramsy Rd., Between Wood Ave. and Hodes Ave.
6. 1200/1300 South "B" Street
7. 1300 Block of W. Grant


Frank Morales, Commissioner Dist. 4


Rene Perez, Mayor Pro-Tem Dist. 4

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: May 7, 2025

Agenda Item: Consideration and possible action to authorize the City Manager to purchase equipment utilizing General Funds. Attachment (<i>Public Works</i>)	
Brief Summary: The Public Works Department is currently facing significant challenges in maintaining the efficiency and safety of daily operations due to the deteriorating condition and lack of essential equipment. Immediate action is required to procure new equipment to ensure the continuity of services and uphold the department's operation. Attached is a listing of equipment needed. Total equipment cost: • \$4,008,408.33	
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:	<i>66</i>
Comments:	
City Attorney's approval:	<i>[Signature]</i>



Public Works Department

Equipment Quotes (General Fund)

Equipment	Source	Price	Personnel	Comments
Pump	HGAC	\$87,021.50		This is for two (2) 4 inch pumps
Pump	HGAC	\$141,271.75		This is for three (3) 6 inch pumps
Pump	HGAC	\$148,600.00		This is for one (2) 8 inch pump
Motor Grader	Sourcewell	\$363,214.90		This equipment is a 2004 model and we have spent a lot on maintenance, we really need to replace this now, it is used every single day.
Sweeper	HGAC	\$365,300.00	1 Equipment Operator	
Sweeper	HGAC	\$365,300.00	1 Equipment Operator	
Vactor	BuyBoard	\$572,721.20	2 Equipment Operators	
Long Reach Excavator	Sourcewell	\$365,000.00		We rent this equipment every year for maintenance of drain ditches
Loader	BuyBoard	\$200,374.03		This is a 2010 model with 3,982 hours, we really need to replace this now.
(2) Dump Truck	Tips	\$420,434.00		
(2) F-250	Tips	\$117,776.00		High profile trucks for use of emergency management for Public Works.
(3) F-250	Tips	\$176,664.00		High profile trucks for use of emergency management for Fire Department.
Tractor & Boom Mower	BuyBoard	\$284,000.00		
Roller	Sourcewell	\$77,063.00		Existing unit is a 2004 and cannot be repaired.
F-150 Super Cab	Tips	\$40,325.00		Replace unit 187, unit was burned and deemed a total loss by TML.
Cargo Van	Tips	\$45,925.00		Replace unit 198, unit is a 2009 with 120,108 miles.
P-Cade Barricades	Cables Ties and More	\$5,100.00		Purchase 50 barricades.
Traffic Safety Warehouse	Channelizer	\$3,050.00		Purchase 50 channelizers.
Deuce and a half	Surplus	\$20,000.00		Purchase two vehicles for emergency response during flooding for Fire Department.
Deuce and a half upgrades		\$40,000.00		Funds will be utilized to upgrade vehicles for the Fire Department (deuce and a half).
Deuce and a half	Surplus	\$20,000.00		Purchase two vehicles for emergency response during flooding for Police Department.
Deuce and a half upgrades		\$40,000.00		Funds will be utilized to upgrade vehicles for the Police Department (deuce and a half).

Deuce and a half	Surplus	\$20,000.00	Purchase two vehicles for emergency response during flooding for Police Department.
Deuce and a half upgrades		\$40,000.00	Funds will be utilized to upgrade vehicles for the Police Department (deuce and a half).
Deuce and a half	Surplus	\$20,000.00	Purchase two vehicles for emergency response during flooding for Public Works Department.
Deuce and a half upgrades		\$40,000.00	Funds will be utilized to upgrade vehicles for Public Works (deuce and a half).
Fire Engine #8	MTG - Mobile Transportation Group	\$34,691.23	Funds to make the necessary repairs to vehicle damaged during the March floods. Repairs needed: engine rebuild, replacement of alternator, air dryer, and EGR valve.
2022 F-250	MTG - Mobile Transportation Group	\$9,592.00	Funds to make the necessary repairs to vehicle damaged during the March floods. Repairs needed: replacement of fuel pump, flush out fuel lines and fuel rails, replace engine.
2010 Pierce Velocity	MTG - Mobile Transportation Group	\$1,788.02	Funds to make the necessary repairs vehicle damaged during the March floods.
2015 Ferrara Engine	MTG - Mobile Transportation Group	\$3,196.70	Funds to make the necessary repairs to vehicle damaged during the March floods. Repairs needed: preventative maintenance due to engine unable to start and replacement of all filters including fluids.
	Total	\$4,008,408.33	

7(p)

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **May 7, 2025**

Agenda Item:

Consideration and possible action to authorize the City Manager to purchase equipment utilizing the Enterprise Fund. Attachment (*Public Works*)

Prepared By: Christopher D. Torres, Director

Brief Summary:

The Public Works Department is currently facing significant challenges in maintaining the efficiency and safety of daily operations due to the deteriorating condition and lack of essential equipment. Immediate action is required to procure new equipment to ensure the continuity of services and uphold the department's operation. Attached is a listing of equipment needed.

Total equipment cost:

• \$ 1,315,633.26

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:



Public Works Department

Equipment Quotes (Enterprise Fund)

Equipment	Source	Price	Comments
Roll-Off	Tips	\$253,644.00	We need to replace unit 430, it is a 2014 with 267,502 miles
Grapple Truck	Tips	\$271,076.20	We need to replace unit 490, it is a 2015 with 195,254 miles
Brush Truck	Tips	\$196,329.02	We need to replace unit 561, it is a 2017 with 97,981 miles
Brush Truck	Tips	\$196,329.02	We need to replace unit 562, it is a 2017 with 98,865 miles
Brush Truck	Tips	\$196,329.02	We need to replace unit 490, it is a 2017 with 103,669 miles
Day Cab	Tips	\$201,926.00	We need to replace unit 373, it is a 2013 with 531,754 miles
	Total	\$1,315,633.26	

AGENDA ITEM
EXECUTIVE SUMMARY

7(a)

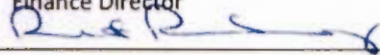
Meeting Date: November 6, 2024

Agenda Item:

Investment Report for the City of Harlingen for *the quarter* ending September 30, 2024, and for *year* ending September 30, 2024.

Prepared By (Print Name): Robert Rodriguez

Title: Finance Director

Signature: 

Brief Summary:

The investment report shows the total amount of cash and investments in summary and detail. The report includes types of investments, interest rates, maturity dates and portfolio composition.

Highlights:

\$74,037,227 Total Book Value of all City funds at September 30, 2024
\$ 881,588 Interest earned during *quarter*
\$ 3,774,940 Interest earned during *year*
\$ 117,004 Net Amortization/Accretion during *quarter*
\$ 460,224 Net Amortization/Accretion during *year*
5.134% Weighted Average

The graphical summary of the City's portfolio is displayed on pages 5 - 9. The City of Harlingen manages and invests funds with three objectives, listed in order of priority: Preservation and Safety of Principal, Liquidity, and Yield. All investments comply with the Public Funds Investments Act (PIFA).

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

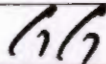
☐ No

☐ N/A

Staff Recommendation:

Staff recommends approval.

City Manager's approval:



☐ Yes

☐ No

☐ N/A

Comments:

City Attorney's approval:



☒ Yes

☐ No

☐ N/A

INVESTMENT REPORT

FOR THE QUARTER

JANUARY 1, 2025 TO MARCH 31, 2025

May 7, 2025

Presented by:
Robert Rodriguez
Finance Director



Portfolio Overview

Portfolio Summary

	Prior 31 Dec-24	Current 31 Mar-25
Par Value	85,186,412.42	80,924,658.81
Original Cost	85,130,162.42	80,867,908.81
Book Value	85,132,426.97	80,882,421.06
Market Value	85,133,287.42	80,899,678.81
Accrued Interest	302,173.91	132,412.79
Book Value Plus Accrued	85,434,600.88	81,014,833.85
Market Value Plus Accrued	85,435,461.33	81,032,091.60
Net Unrealized Gain/(Loss)	860.45	17,257.75

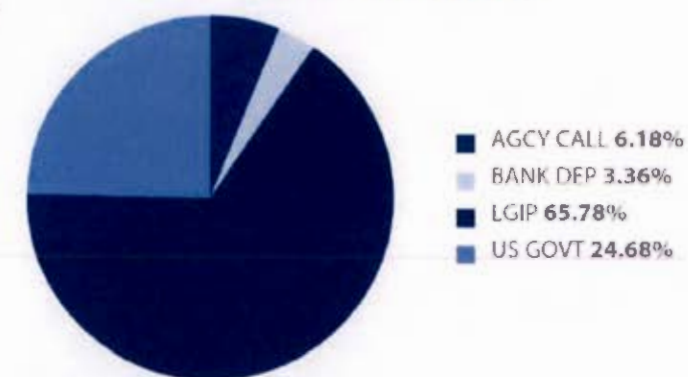
Income Summary

Current Period	1 Jan-25 to 31 Mar-25
Interest Income	882,101.68
Net Amortization/Accretion	12,247.70
Realized Gain/(Loss)	0.00
Net Income	894,349.38
Fiscal Year-to-Date	1 Oct-24 to 31 Mar-25
Net Income	1,851,243.71

Portfolio Characteristics

	Prior 31 Dec-24	Current 31 Mar-25
Yield to Maturity	4.468%	4.341%
Yield to Worst	4.468%	4.341%
Days to Final Maturity	97	190
Days to Effective Maturity	97	88
Duration	1.07	0.75

Asset Allocation

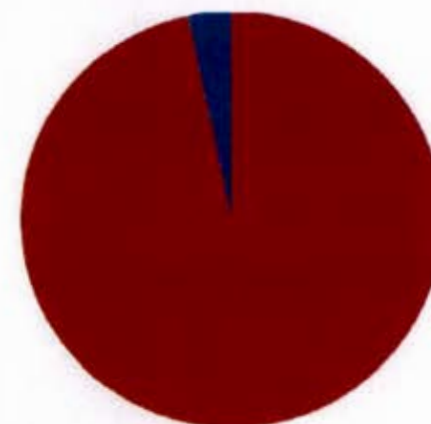


Credit Rating Summary

Rating Distribution

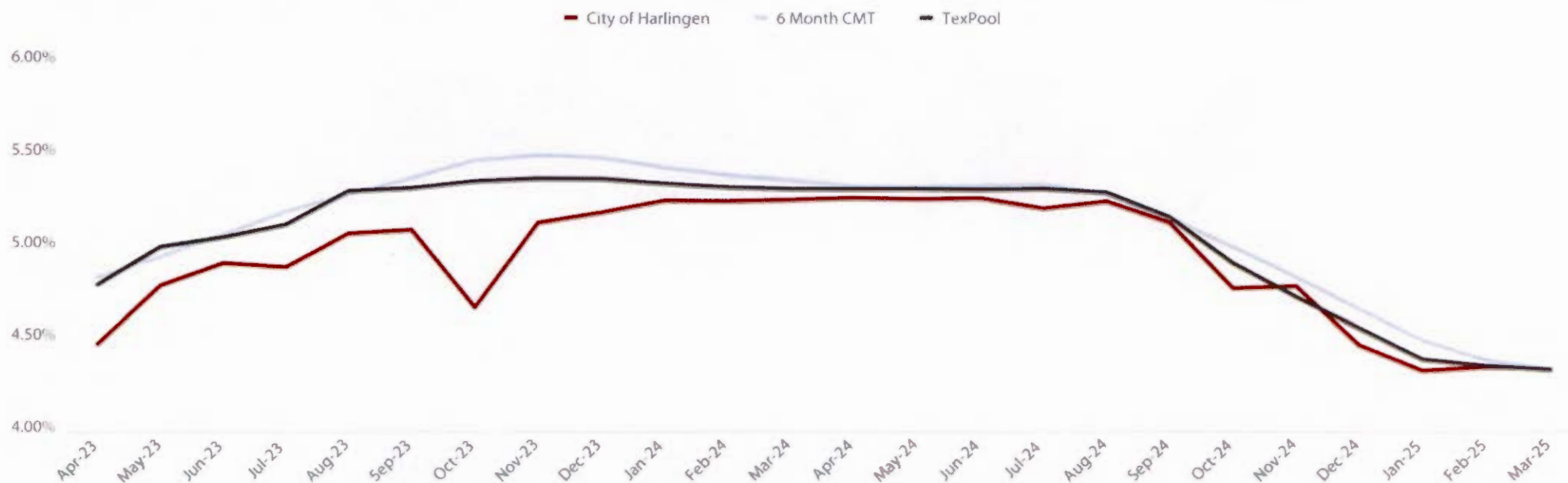
	Book Value	Portfolio Allocation
Secured Deposits (Insured or Collateralized)		
Demand Deposits	2,720,514.49	3.36%
Total Secured Deposits	2,720,514.49	3.36%
Local Government Investment Pools & Money Market Funds		
AAA	53,204,144.32	65.78%
Total Local Government Investment Pools & Money Market Funds	53,204,144.32	65.78%
Long Term Rating Distribution		
AAA	24,957,762.25	30.86%
Total Long Term Rating Distribution	24,957,762.25	30.86%
Portfolio Total	80,882,421.06	100.00%

Allocation by Rating



■ AAA 96.64% ■ SD 3.36%

Benchmark Comparison



Yield Overview

	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	Jan-25	Feb-25	Mar-25
City of Harlingen	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	4.33	4.35	4.34
6 Month CMT	4.84	4.95	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	4.50	4.39	4.34
TexPool	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	4.39	4.36	4.33

7(r)

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **May 7, 2025**

Agenda Item:

Consideration and possible action to approve an AMENDED 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. since vendors will now be setting up on the 200 Block of West Jackson Avenue. Attachment (**Police**).

- Eastside intersections of Commerce Street and Jackson Avenue
- West and southside intersections of "A" Street and Jackson Avenue
- Northside intersection of "A" Street and Van Buren Avenue

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

Signature: 

Brief Summary:

Alexis Riojas, Downtown Director is requesting to amend the street closures for the Downtown at Sundown events from 7:00 p.m. to 10:00 p.m. because vendors will be setting up on the 200th Block of West Jackson Avenue:

- Eastside intersections of Commerce Street and Jackson Avenue
- West and southside intersections of "A" Street and Jackson Avenue
- Northside intersection of "A" Street and Van Buren Avenue

The barricades are to be delivered by the City's Streets Department prior to 3:00 p.m. on the day before each event and barricades will be removed by 11:00 p.m. on the day of each event.

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

	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:

MG

☐ Yes

☐ No

☐ N/A

Comments:

City Attorney's approval:

Man [Signature]

☒ 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: 4/25/25

FROM: District Representative Sandra Moreno #3997

RE: Street Closure Amendment Request for Downtown at Sundown 2025 Calendar Year

Requestor: Harlingen Downtown Director Alexis Alaniz Riojas

This IDC is in reference to amendment requests for the Street Closures of the 2025 Downtown at Sundown calendar year that will run until September 2025. Downtown at Sundown is a family and pet friendly event that includes a market, beer garden and concert. The vendor booths will now be set up at 200 Block of West Jackson Avenue. 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 remaining 2025 Downtown at Sundown calendar year:

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

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

- Close the east side intersections of Commerce and Jackson Avenue.
- Close the west and south side intersections of A Street and Jackson Avenue.

	SIGNATURE	ID#	DATE
OFFICER / EMPLOYEE	<i>Sandra Moreno</i>	3997	4/25/2025
SERGEANT / SUPERVISOR	<i>Sgt. MBR</i>	2885	4/29/2025
COMMANDER / MANAGER			
DEPUTY CHIEF			
ASSISTANT CHIEF			
CHIEF OF POLICE	<i>[Signature]</i>	2743	4/29/25



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

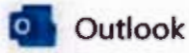
INTER-DEPARTMENTAL COMMUNICATION
FRONT DESK: (956) 216-5401 ADMINISTRATION: (956) 216-5403

- Close the north side intersection of A Street and Van Buren Avenue.

If approved, barricades are to be delivered by the City of Harlingen Streets Department prior to 3:00 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.

	SIGNATURE	ID#	DATE
OFFICER / EMPLOYEE	<i>Darcia Mcenelly</i>	3997	4/25/2025
SERGEANT / SUPERVISOR	<i>Sgt. M. S. R.</i>	2885	4/28/2025
COMMANDER / MANAGER			
DEPUTY CHIEF			
ASSISTANT CHIEF			
CHIEF OF POLICE			





Outlook

FW: UPDATED: Street Closures for Downtown at Sundown

From Benito Bravo - HPD <bbravo@harlingentx.gov>

Date Fri 4/25/2025 12:33 PM

To Sandra Moreno - HPD <Smoreno@harlingentx.gov>

 1 attachment (2 MB)

Downtown at Sundown Street Closures May 2025 - September 2025 .pdf;

From: Alexis Riojas <ariojas@harlingentx.gov>

Sent: Tuesday, April 22, 2025 9:37 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 <jjlopez@harlingentx.gov>; Benito Bravo - HPD <bbravo@harlingentx.gov>; Danny Villarreal - HPD <dvillarreal@harlingentx.gov>

Subject: UPDATED: Street Closures for Downtown at Sundown

Good morning,

Please see the attached updated street closure layout for the remainder of the Downtown at Sundown season. We made these adjustments to better prioritize pedestrian safety during the event. The new layout will go into effect starting **May 17th**.

If you have any questions or concerns, please feel free to reach out.

Thank you,

9(a)

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **May 7, 2025**

Agenda Item:

Public hearing amending the City of Harlingen Code of Ordinances Chapter 111, Zoning, Article XVIII, Section 111-505(a) Special Use Permits; by eliminating the need for a special use permit to receive a recommendation from the Downtown Improvement District Board and eliminating the language to not allow an adult business in the Downtown District Overlay. Applicant: City of Harlingen. Attachment (**Planning & Development**)

Prepared By: Soledad A. Núñez, CNU-A

Title: Interim Planning and Development Director

Signature: *Soledad A. Núñez*

Brief Summary:

Project Timeline

- April 1, 2025 – The DID Board approved the Ordinance Amendment.
- April 12, 2025 – In accordance with State and local law, notice of required public hearings published in the Valley Morning Star.
- April 23, 2025 - Public hearing and consideration of requested amendment by the Planning and Zoning Commission (P&Z).
- May 7, 2025 – Public hearing and consideration of requested amendment via 1st ordinance reading scheduled before the City Commission.
- May 16, 2025 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- The City of Harlingen is proposing an amendment to the Code of Ordinances, Chapter 111 – Zoning, Article XVIII, Section 111-505 – *Special Use Permits*. This amendment is being introduced to support and encourage growth and development within the City of Harlingen, with particular emphasis on enhancing opportunities in the Downtown District Overlay. (**ATTACHMENT I AND II**).
- The proposed amendment to the Code of Ordinances would eliminate the need for businesses requiring a Special Use Permit in the Downtown District Overlay to receive a recommendation from the Downtown Improvement board prior to proceeding to public hearings with the Planning and Zoning Commission and City Commission.
- The amendment would also allow new adult businesses, i.e. permanent makeup, tattoo studios, etc., in the Downtown District. Under the current ordinance, adult businesses are not allowed, with the exception of bars/lounges with a Special Use Permit. (**ATTACHMENT III**)
- The proposed changes to the Code of Ordinances have been reviewed and approved by the Downtown Board and the City Attorney. (**ATTACHMENT IV**).
- The proposed changes to the Code of Ordinances are outlined in the attached ordinance, with deletions indicated by strikethrough text.

- To date, the Planning and Zoning Department has received two calls from the affected property owners within the district or from the surrounding property owners on the proposed amendments. The individuals called to inquire about the legal notice they had received. There have been no calls in opposition. Staff mailed out 207 notices.

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 subject to the ordinance.

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 consider an ordinance amending the City of Harlingen Code of Ordinances Chapter 111, Zoning, Article XVIII, Section 111-505(a) Special Use Permits; by eliminating the need for a special use permit to receive a recommendation from the Downtown Improvement District Board and eliminating the language to not allow an adult business in the Downtown District Overlay. Applicant: City of Harlingen

Interim Planning and Development Director, Soledad Núñez, presented the following information related to the request to consider an ordinance amendment, as follows:

- Ms. Núñez explained that this ordinance amendment pertaining to the Downtown District overlay came about because of the need for and want for streamlining, Special Use Permits. She said that currently the businesses in the Downtown District, before a Special Use Permit can even come to planning and zoning, it has to go to their board for approval. If they approve it, it comes to Planning and Zoning and then follows the process it needs to. The only change would be that now it doesn't have to go to the Downtown District Board, and it comes directly to Planning and Zoning. The Downtown District Board still approves or gives their recommendations, similar to how Buildings gives the recommendation, Fire and so on and so forth. Ms. Núñez said this is coming from the want to support and encourage growth and development, especially in the Downtown District. She said that she thought that currently in the City, we are seeing the push for growth and development in all aspects.
- Ms. Núñez stated that it was also eliminating language pertaining to adult businesses. She said that currently in the downtown district, if you have an adult business, meaning your bars, lounges, things of that nature, tattoo studios, makeup studios, they're not allowed unless you're renewing something that already has a Special Use Permit. She explained that the amendment to delete the need for adult business, you would automatically now allow new businesses to go in there [such as] tattoo shops, permanent makeup studios, your microblading studios, and things of that nature.
- The Outline of the Downtown District was presented.
- A slide with the New Language for the ordinance was presented. Ms. Nunez explained that the red highlights the language that would be deleted from this particular section, Section 111-505. She added that the Downtown District doesn't allow sexually oriented business and they will not allow sexually oriented business. She clarified that the only language being deleted is pertaining to adult businesses, new adult businesses.
- Ms. Núñez stated that the proposed changes have been reviewed by the Downtown District Board and that minutes from the meeting are in the packet. She said that the amendments did get approved.
- The Legal Notice that was sent out was presented. Ms. Núñez indicated that property owners within the Downtown District Overlay and withing two hundred (200) foot radius of the Downtown District Overlay were notified. She said that Staff got several calls in inquiry but no calls in opposition.
- Staff is recommending approval of the ordinance amendments.

Chairman Consiglio thanked Ms. Núñez. HE asked whether this was organic from the Downtown Board or the Community at-large. Ms. Núñez said that this was coming from the Commission. She said that they feel at times, that the process is too lengthy thus turning people

away just because of the process of having to wait not just a month and half (1 ½) but two (2) or three (3) months because you are having to go to the Downtown Board to get an approval on your Special Use Permit before you come to Planning and Zoning. She said that the only thing that is eliminated is having to go to their Board first, meaning having to schedule a meeting with the Downtown District Improvement Board. She reiterated that the Board would still be reviewing all of the Special Use Permits and providing us recommendations for these, similar to Building Inspections, Fire Marshall's office and Engineering.

Cmr. Sanchez asked how often the Downtown Board met. Ms. Núñez said that they meet once a month but added that sometimes their meetings do get cancelled. She said she believed that this might be where this came from. The Cmr. commented that the items would still need to go to the Downtown District Office. Ms. Núñez said no and said they would go to the Downtown District Office. She explained that when Staff gets Special Use Permits, they send out calendar invites to all the departments that need to review. She said that they give them a week or two (2) to review it and then they provide the comments to Staff. She said it would be similar to that. Cmr. Sanchez asked if it wouldn't delay the process. Ms. Núñez said it won't.

Chairman Consiglio asked if there were any questions for Staff.

Cmr. Cruz-Velázquez confirmed that the in the language of the ordinance whether the wording "Downtown Board" was being completely eliminated. Ms. Núñez said that was correct. Cmr. Cruz-Velázquez pointed out a wording redundancy. Ms. Núñez acknowledged the feedback. The Chairman said this was a good catch.

Chairman Consiglio asked if there were any other comments or [questions for] Staff. Upon hearing none, he proceeded to the Public Hearing on the item.

The Public Hearing was opened. He asked for anyone wanting to speak on this item, to approach the podium and speak for or against the item. The Chairman identified an individual in the audience. He encouraged Ms. Flores to approach the podium.

Elaine Flores, 821 East Jackson

Ms. Flores indicated that they hadn't planned on speaking about the letter. She commented that she felt that the letter was misleading about what the meeting would be about but that they were still glad they came.

Ms. Flores referred to the changes in the language where it says no Special Use Permit applications for any adult businesses. She asked if sexually oriented business in the district should also be omitted or whether she was reading it wrong. The Chairman explained that the way he was reading was that you can't have a sexually oriented business within the district and started to define what an adult business was, such as a bar. Ms. Flores said okay and said that she had just wanted to clarify. She said that she was at the [City] Commission meeting when they voted on no sexually oriented business after they, those of them that are related to businesses here in the downtown, brought it up. She said that as it was mentioned, they are really trying for growth of the Downtown and that sexually oriented businesses are totally against what Harlingen is looking for as far as it's population and making it a family city. The

Chairman agreed with her. Cmr. Cruz-Velázquez assured her that this is what it would say. The Chairman added that this is keeping that intact. Ms. Flores repeated that she just wanted to clarify and thanked the Board. Ms. Flores asked if she was needed for anything else and finished identifying herself before the Board. The Chairman thanked her. Cmr. Cruz-Velázquez assured her that this was a good question and agreed that these things are hard to read. Ms. Flores agreed and said that the way she had read it was that it would be allowed and said she had fought so hard against it. There was some continued discussion about it being hard to understand and that it was a legitimate concern.

Chairman Consiglio if there was anyone else. Upon hearing none, the Public Hearing was closed.

The Chairman asked if there was a motion or any further questions. Cmr. Perez motioned to approved.

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

**AGENDA ITEM
EXECUTIVE SUMMARY**

9(b)

Meeting Date: **May 7, 2025**

Agenda Item:

Public hearing for a rezoning request from Residential, Single Family ("R-1") District to Planned Development ("PD") District to allow 32 foot wide paved streets with 50 feet of right-of-way and smaller lots for Lots 4, 8, 18, 22, 25, 26, 42, 53, 57 for a 140 lot single-family residential development on a property bearing a legal description of the West 19.5500 acres and the North 9.5500 acres of Block 76, Lon C. Hill Subdivision, located at the southwest corner of Lipscomb Avenue and West New Hampshire Street. Applicant: Ricardo Garcia c/o Affordable Homes of South Texas Inc. Attachment (**Planning & Development**)

Prepared By:	Soledad A. Núñez, CNU-A
Title:	Interim Planning and Development Director
Signature:	<i>Soledad A. Núñez</i>

Brief Summary:

Project Timeline

- March 25, 2025 – Application for a rezoning submitted to the City. (**ATTACHMENT I**)
- March 31, 2025- Drainage report approved by the Engineering Department.
- April 8, 2025- In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract.
- April 12, 2025 – In accordance with State and local law, notice of required public hearings published in the Valley Morning Star and mailed to all property owners within 200 feet of subject tract.
- April 23, 2025- Public hearing and consideration of requested rezoning by the Planning and Zoning Commission (P&Z).
- May 7, 2025– Public hearing and consideration of requested rezoning via 1st ordinance reading scheduled before the City Commission.
- May 21, 2025 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- Affordable Homes of South Texas, the applicant and property owner, is requesting to rezone the subject property from Residential, Single-Family ("R-1") District to Planned Development ("PD") District to allow for a single-family residential development with smaller lot sizes, 32-foot-wide paved streets, and 50 feet of right-of-way. (**ATTACHMENT III**).
- The properties are currently vacant. They have 1,345.27 feet of frontage on New Hampshire Street and 997.52 feet of frontage on Lipscomb Avenue. New Hampshire Street is classified as a local road and is currently a dirt road without curb and gutter. Lipscomb Avenue is classified as a local road and is currently a

dirt road without curb and gutter. The developer will be required to provide 24-feet of pavement width, for a rural road for both New Hampshire Street and Lipscomb Avenue. **ATTACHMENT III).**

- According to the Planned Development ("PD") site plan, the developer is proposing a 140-lot single family residential development with 32-foot-wide paved streets with 50 feet of right-of-way. All lots will front an interior public street. The lots vary in size from 5,002 square feet to 7,353 square feet. All but 8 of the lots meet the 6,000 square foot lot requirement. The setbacks will be 20 feet in the front setback, 5 feet on the sides, 10 feet if it is on a corner side, and 10 feet in the rear setback. **(ATTACHMENT IV).**
- The surrounding properties are zoned Planned Development ("PD") District to the north, Residential, Single-Family ("R-1") to the east, south, and west. The surrounding land uses consist of vacant land in agriculture use to the south and west, to the east are single family homes, and to the north is a proposed multi-family subdivision. **(ATTACHMENT VI).**
- The request was reviewed and approved by the Building Inspections, Engineering and Fire Prevention Departments, subject to complying with all applicable codes. **(ATTACHMENT VII - IX).**
- The Future Land Use Plan (FLUP) component of the City of Harlingen's Comprehensive Plan One Vision One Harlingen shows this area as low density residential. The request is consistent with the Future Land Use Plan and generally consistent with the surrounding land use to the south, east, and west. **(ATTACHMENT X).**
- To the present, the Planning and Development Department has not received any calls from surrounding property owners in opposition to the requested rezoning.

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 of the request

City Manager's approval:

MB

☐

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 ("R1") District to Planned Development ("PD") District to allow 32 feet wide streets with 50 feet of right-of-way and smaller lots for Lots 4, 8, 18, 22, 25, 26, 42, 53, 57 for a 140 lot single-family development on a property bearing a legal description of the West 19.5500 acres and the North 9.5500 acres of Block 76, Lon C. Hill Subdivision, located at the southwest corner of Lipscomb Avenue and West New Hampshire Street. Applicant: Ricardo Garcia c/o Affordable Homes of South Texas Inc.

Interim Planning and Development Director, Soledad Núñez, presented the following information related to the request to rezone, as follows:

- Ms. Núñez reiterated that Affordable Homes of South Texas was requesting to rezone.
- Ms. Núñez said that the properties are currently vacant and that they have one thousand three hundred, forty-five point twenty-seven (1,345.27) feet of frontage on New Hampshire Street, and nine hundred ninety-seven point, fifty-two (997.52) feet of frontage along Lipscomb Avenue.
- The Site Plan that was provided by the applicant was presented.
- Ms. Núñez shared that currently New Hampshire Street is classified as a local road on the City's Thoroughfare Map, and it is currently a dirt road without curb and gutter. Lipscomb Avenue is also classified as a local road and is also currently a dirt road with no curb and gutter. She said that the developer will be required to provide twenty-four (24) feet of pavement width for a rural road for both New Hampshire Street and Lipscomb Avenue.
- A Street View from New Hampshire Street was presented.
- Ms. Núñez shared that according to the Planned Development Site Plan, the developer is proposing a one hundred and forty (140) lot single-family residential development with thirty-two (32) foot wide paved streets with fifty (50) feet of right of way. All lots will front an interior public street, and the lots vary in size from five thousand two (5,002) square feet to seven thousand, three hundred fifty-three (7,353) square feet. Ms. Núñez specified that all but eight (8) of the lots meet the minimum six thousand (6,000) square foot requirement. The setbacks will be twenty (20) feet in the front, five (5) feet on the sides, ten (10) feet on the corner side and ten (10) feet in the rear.
- Surrounding properties are zoned plan development district to the north, residential, single-family to the east, south and west.
- Surrounding land uses consist of vacant land and agricultural use to the south and west, to the east are single-family homes, and to the north is a proposed multi-family development.
- surrounding properties are zoned plan development district.
- Ms. Núñez stated that the request was reviewed by Building Inspections, the Fire Department and Engineering and all approved of the Planned Development request subject to compliance with all applicable codes.
- The Future Land Use Map with the subject property highlighted was presented. Ms. Núñez said that the Future Land Use Plan component of the City of Harlingen's One Vision, One Harlingen shows this area as low density. She pointed out the subject property highlighted on the map. She stated that the request is consistent with the Future Land Use Plan and is generally consistent with the surrounding land uses.

- To the present, Staff has not received any phone calls regarding this rezoning request.
- Staff is recommending approval of the request, subject to complying with all building codes and regulations and compliance with drainage requirements and all applicable requirements from the Engineering Department.

Chairman Consiglio thanked Ms. Núñez. He confirmed that this item was just for the rezoning and asked whether there would be further actions by this Commission regarding the actual subdivision or anything else. Ms. Núñez said that was correct and explained that they were currently going through the subdivision review. She said that once the review team has approved them, then the subdivision would come before this Board for approval. The Chairman confirmed that there were a couple more steps between now and moving dirt. Again, Ms. Núñez told him that he was correct. The Chairman said he wanted to focus on the rezone to Planned Development (PD). He asked if the street widths were all part of the consideration that is part of the Planned Development (PD). Ms. Núñez again said that was correct. The Chairman then asked if the drainage would come later. Ms. Núñez said that was correct and further explained that through the subdivision phase, they will have to meet all the requirements of the fifty (50) year storm, similar to all subdivisions. The Chairman asked about the park assessments and etcetera, etcetera. Ms. Núñez said that this would be at the subdivision approval phase.

Chairman Consiglio asked about the roads and referred to all the access roads like Lipscomb Avenue. He asked whether it would be the applicant or the City that would have to upgrade those. Ms. Núñez said it would be the applicant. She said that currently it was all rural road out there – dirt road and caliche. She added that there were a few homes sprinkled out on Lipscomb Avenue but that there was really a lot of undeveloped agricultural land. The Chairman asked why Planned Development (PD) versus keeping it Residential (R1). Ms. Núñez said it was for the reduced right-of-way of fifty (50) feet. She said it was typically sixty (60) feet of right away with thirty-seven (37) feet wide paved streets. The Chairman asked why the City thinks that going Planned Development (PD) to keep the streets narrower is better. He commented that it was one hundred and forty (140) lots and not twenty (20) or thirty (30) lots. He asked why this was something Staff would want to recommend. Ms. Núñez said that given the way the current site plan is configured, if they were to sixty (60) with thirty-seven (37), they would have to eliminate some lots, and that this is an affordable home development, and the City is in line with affordable housing. The Chairman indicated he understood what she was saying and that there was no doubt we need affordable housing. He questioned giving up street right of way and access to fire engine trucks. Ms. Núñez said that prior to even bringing the Planned Development (PD) request before the Board, she said there are various departments including the Fire Department, that have to review those to make sure that what the applicant is requesting does comply and it doesn't get in the way of emergency services or anything like that. She said it is in line with what they are requesting. Mr. Olivo, Assistant Planning and Development Director, added that Planned Development (PD) allows for flexible, legally smaller lot size. The Chairman asked if for Planned Development (PD) they have to get both – smaller lots and the smaller streets or what if they just got one or the other. He said that what happens is that there is no garage and so then everyone is parked on the street and then it is not possible for two (2) cars to pass. He said that we keep doing this. Ms. Núñez said this was correct and said that they have had extensive conversations with the Fire Marshall's Office since they are the ones that handle emergency services, and their fire trucks get in there. She said that she knew of a couple of

subdivisions that have been approved in the past in which part of the requirements was that there is no parking on the street. She mentioned that the applicant was present and that he could touch more on what their exact plan for this subdivision is. The Chairman said that we had all seen the dramatic footage out of California where they were bulldozing cars out of the way because emergency vehicles couldn't get up to where the fire was at. He said he understood there were other issues there but still, that we've seen this narrow road business, He said he didn't think it serves our community and the residents very well.

The Chairman asked if there were any other questions for Staff.

Cmr. Sanchez indicated he had a question. He referenced a Planned Unit Development shown on the Zoning map just to the North. He said he knew they were not considering the requirements as far as roadway at this point, and that it was only zoning. He asked if New Hampshire Street to the north was curb and gutter as well. He asked if Staff was following the same characteristics of that roadway to the south. Ms. Núñez pointed out the area he was referring to. Mr. Olivo said that to the North it was. Ms. Núñez explained that to the south it was not. She explained that it was not captured on the map shown, but that there was a barrier and so the two did not connect. She pointed out the area where the actual barrier is and said that it blocks the north half from the south half. She said that they will have to do significant improvements. She also said there is a ditch that runs adjacent to that property – the Lipscomb Ditch. She said their engineers are making sure that everything does comply to as safe as possible for this subdivision. Cmr. Sanchez said he guessed a rural roadway cross section would make more sense or better sense at that point.

Chairman Consiglio asked for clarification that New Hampshire Street was not curb and gutter over by the Border Patrol side when you go west. Ms. Núñez said it was on the Border Patrol side. Cmr. Flores said it was all the way down to where that last house is going South. Ms. Núñez pointed it out on the map. He was told that all that way up until that point it was curb and gutter. The Chairman acknowledged the response and then asked if this would request that it be curb and gutter all the way through. Ms. Núñez said no and that it would be a rural road meaning it just going to be twenty-four (24) feet of pavement/asphalt. Cmr. Sanchez added that it would have side ditches. Ms. Núñez agreed. Cmr. Sanchez reiterated that there was no connection or planned connectivity between the north portion of New Hampshire Street and the rest.

Robert Hernandez, Assistant City Engineer

Mr. Hernandez stated that they are making them do the connection. He explained that they are doing a transition at that intersection on the northeast corner, from the thirty-two (32) back-to-back, the curb and gutter section, to this development. He added that they are providing that New Hampshire Street connectivity going south but with the rural cross section and that it was connecting to Lipscomb Avenue. He said they are also improving Lipscomb Avenue and what they are fronting. Chairman Consiglio asked why they weren't requiring improvement to the street, like the thirty-two (32) back-to-back. Mr. Hernandez said that it was because it was an unimproved road right now, that it was just dirt. He said that it was his understanding of the City Ordinance, that whenever there is a new development that comes in, they are able to do the rural cross section. He said it would have to be changed to require them to do the rural cross section.

The Chairman commented that part of the Boards name is Planning and Zoning. He questioned that when we continue to develop north, we are going to have twenty-four (24) foot wide roads everywhere like they do in Hidalgo County everywhere. Mr. Hernandez said yes for the moment and explained that everything south of this development, whenever it connects eventually, it would look like that. He said it was unpaved. The Chairman asked if they would have bar ditches on each side. Mr. Hernandez said that was correct and said they would continue the rural cross section unless the City comes in and improves it. He said we would have the right-of-way and that then they would just be adding the additional lanes and storm infrastructure. The Chairman acknowledged the response.

Chairman Consiglio asked if there were any other questions for Staff. Upon hearing none, he proceeded to the Public Hearing.

The Public Hearing was opened. The Chairman asked if anyone wanted to speak on this item, for or against, and asked them to approach the podium. Upon seeing none, the Public Hearing was closed.

The Chairman stated that the applicant was present. He asked if there were any questions for the applicant. Upon hearing none, the Chairman stated there were no questions for the applicant. He Chairman stood by his stance that he does not like these narrow streets and said he did not think they served our community well. He said he didn't think it allows for proper flow of traffic and that he thought it would create a mess. He said that this has been seen in Treasure Hills where there are a couple of Planned Developments (PD) there. He encouraged others to drive them, at different times of day. He referenced the Planned Developments (PD) with the narrow streets and no garage so there are cars just parked everywhere. He stated that he didn't think that if you get the smaller lots that you also should get the smaller streets. He commented that they were getting the best of both worlds, and that financial hardship is not a condition for any variance or for any consideration of what they do.

He said that he would let that be. The Chairman stated that if there was a motion, he would entertain a motion right now.

Mr. Sanchez made the motion to approve the rezoning request taking into consideration that the developer still needs to cross several hurdles as far as complying with the number of lots and the dimensions of those lots and so forth. He said he didn't think they could place any conditions. Ms. Núñez confirmed that they couldn't place conditions on Zonings. Mr. Sanchez this was something for them to seriously consider that when they get to the next hurdle as far as lot sized and stuff, that the variance might not be there or not get approved or will get looked at a little bit more closely. He said that if he understood correctly, there were two (2) or three (3) lots that did not meet the depth or width requirement. Ms. Núñez said there were nine (9) lots out of one hundred and forty (9-140). The Chairman commented that it was a long motion. (There was laughter among the Board members.) The Chairman regrouped and stated that there was a motion for approval. He stated that this [item] will come back to them. He said they had a right to have a hearing and that this was what they were doing. The Chairman asked if there was a second. Mr. Perez seconded the motion with those considerations. The Chairman asked if

there was any further discussion and upon hearing none moved the motion to a vote. The motion passed unanimously.

**AGENDA ITEM
EXECUTIVE SUMMARY**

10(a)

Meeting Date: **May 7, 2025**

Agenda Item:

Consideration and possible action to adopt an ordinance on first reading amending the City of Harlingen Code of Ordinances Chapter 111, Zoning, Article XVIII, Section 111-505(a) Special Use Permits; by eliminating the need for a special use permit to receive a recommendation from the Downtown Improvement District Board and eliminating the language to not allow an adult business in the Downtown District Overlay. Applicant: City of Harlingen. Attachment (***Planning & Development***)

Prepared By: Soledad A. Núñez, CNU-A

Title: Interim Planning and Development Director

Signature: *Soledad A. Núñez*

Brief Summary:

Project Timeline

- April 1, 2025 – The DID Board approved the Ordinance Amendment.
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Summary

- The City of Harlingen is proposing an amendment to the Code of Ordinances, Chapter 111 – Zoning, Article XVIII, Section 111-505 – *Special Use Permits*. This amendment is being introduced to support and encourage growth and development within the City of Harlingen, with particular emphasis on enhancing opportunities in the Downtown District Overlay. (**ATTACHMENT I AND II**).
- The proposed amendment to the Code of Ordinances would eliminate the need for businesses requiring a Special Use Permit in the Downtown District Overlay to receive a recommendation from the Downtown Improvement board prior to proceeding to public hearings with the Planning and Zoning Commission and City Commission.
- The amendment would also allow new adult businesses, i.e. permanent makeup, tattoo studios, etc., in the Downtown District. Under the current ordinance, adult businesses are not allowed, with the exception of bars/lounges with a Special Use Permit. (**ATTACHMENT III**)
- The proposed changes to the Code of Ordinances have been reviewed and approved by the Downtown Board and the City Attorney. (**ATTACHMENT IV**).
- The proposed changes to the Code of Ordinances are outlined in the attached ordinance, with deletions indicated by strikethrough text.

- To date, the Planning and Zoning Department has received two calls from the affected property owners within the district or from the surrounding property owners on the proposed amendments. The individuals called to inquire about the legal notice they had received. There have been no calls in opposition. Staff mailed out 207 notices.

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 subject to the ordinance.

City Manager's approval:

GH

☒ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval:

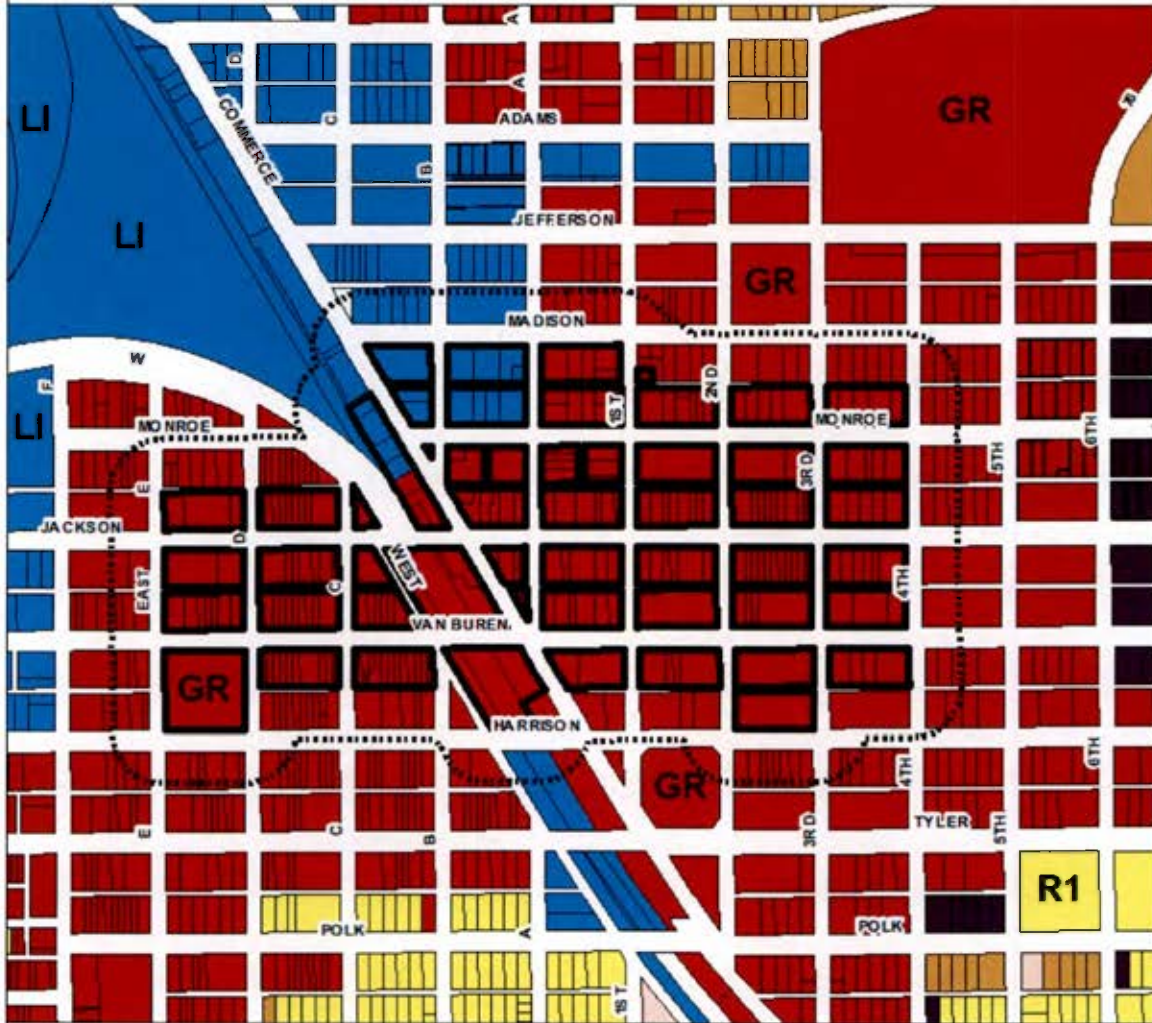
Mark D. J.

☒ Yes ☐ No ☐ N/A

ATTACHMENT I



Request to consider an ordinance amending the City of Harlingen Code of Ordinances Chapter 111, Zoning, Article XVIII, Section 111-505(a) Special Use Permits; by eliminating the need for a special use permit to receive a recommendation from the Downtown Improvement District Board.
Applicant: City of Harlingen



Boundary lines

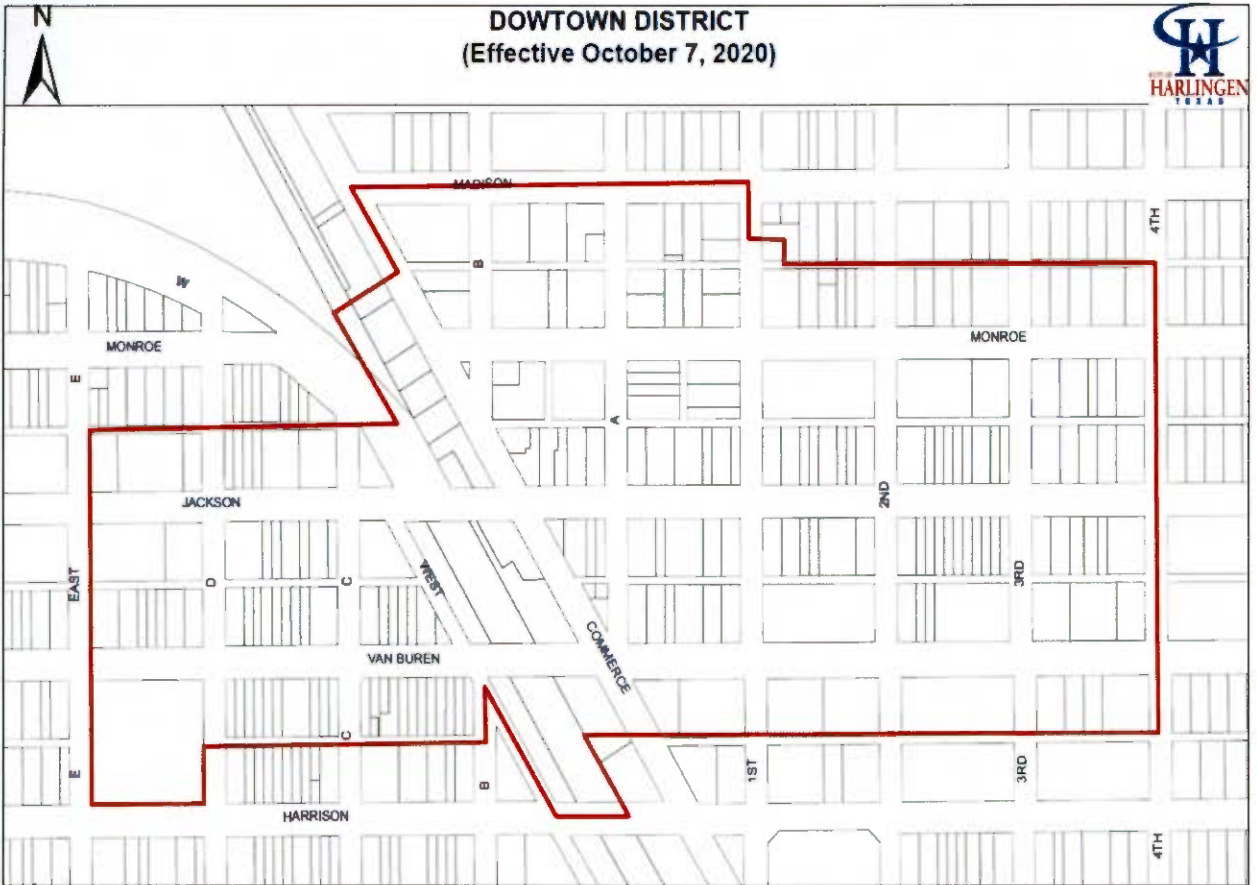
- Harlingen city limits shp
- 200' Notification Boundary
- Subject Property

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 04.07.2025

DOWTOWN DISTRICT
(Effective October 7, 2020)



ATTACHMENT III

Board Minutes Public Improvement Assessment District Regular Meeting

Tuesday, April 1, 2025

MEMBERS PRESENT: Bill DeBrooke, Raymond Reyes, Laisa Macias, Joe Martinez, John Percy, Fidi Guillen, Jesus Pena

ABSENT MEMBERS: Reyes Ruelas Jr., Jo Wagner, Wayne Lowry, Jessica Garcia

OTHERS PRESENT: Alexis Riojas, Downtown Director; Angela Anderson, Events & Promotions Manager; Norma Gonzalez, Redevelopment Specialist

Chairman, Lars Keim called the meeting to order at 5:27 p.m., April 1, 2025, at 209 W. Jackson, Downtown Improvement District Board Room, Harlingen, Texas.

Agenda Item No. I WELCOME AND INTRODUCTIONS

Mr. Percy welcomed board members and staff.

Agenda Item No. II 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?

None.

Agenda Item No. III CITIZEN COMMUNICATION

None.

Agenda Item No. IV MINUTES FOR APPROVAL: REGULAR MEETING ON MARCH 18, 2024.

Mr. Percy asked members of the board if there was a motion to approve the minutes of the regular meeting on March 18, 2024. Mr. DeBrooke made a motion to approve, which was seconded by Mr. Reyes. Mr. Percy made a correction on the minutes to item #5 that the property owners be reminded of the window ordinance. Mr. Percy called for a vote. The motion carried unanimously.

Agenda Item No. V FINANCIAL UPDATE: SPECIAL ASSESSMENTS & PUBLIC IMPROVEMENTS

Mr. Percy invited Mrs. Riojas to address this item. Mrs. Riojas reported in our Special Assessment Grant; we have a remaining balance of \$12,591.18. Additionally, in the Public Improvements there is a remaining balance of \$8,900.00.

ATTACHMENT III

Agenda Item No. VI CONSIDER AND TAKE POSSIBLE ACTION TO APPROVE AN ORDINANCE OF FIRST READING, AMENDING THE HARLINGEN CODE OF ORDINANCES, CHAPTER 111 (ZONING). ARTICLE XVIII (DOWNTOWN DISTRICT OVERLAY), SECTION 111-505, REGARDING THE SPECIAL USE PERMITS.

Mr. Reyes made a motion, seconded by Mrs. Guillen. Mrs. Riojas explained this item was on the last City's Commission agenda. There was a recommendation to get the Downtown Improvement District's recommendation on the item. There is an edit as far as the SUP process for approval will go straight to Planning & Zoning for any applications. Discussion followed. Mr. DeBrooke said we are up for renewal and do not know the City Commissioner's plans for the Downtown District. Mr. Reyes commented they might remove the program because that was discussed. Mr. DeBrooke added that in 30 years the property values have gone up three or four times what they were. The occupancy rate back in the 90's was empty buildings and now we have full occupancy. Mr. Percy called for a vote, and the motion was five, yes and two no. The motion passed.

Agenda Item No. VII CONSIDER AND TAKE POSSIBLE ACTION TO APPROVE THE SIGNAGE IMPROVEMENTS FOR THE PROPERTY LOCATED AT 214 N. A STREET (COMMINOS STUDIO) IN ACCORDANCE IN WITH ARTICLE XVIII – DOWNTOWN DISTRICT OVERLAY.

Mr. Reyes made a motion, seconded by Mrs. Macias. Mrs. Riojas explained that all signage meets allowance. Mr. Percy called for a vote, and the motion carried unanimously.

Agenda Item No. VIII CONSIDER AND TAKE POSSIBLE ACTION TO APPROVE THE STOREFRONT IMPROVEMENTS FOR THE PROPERTY LOCATED AT 122 E. JACKSON (VINTAGE GALLERY) IN ACCORDANCE IN WITH ARTICLE XVIII – DOWNTOWN DISTRICT OVERLAY.

Mr. Reyes made a motion, seconded by Mr. DeBrooke. Mrs. Riojas explained attached to the packet are older photos of the building regarding the painting of how it was done before. There was a question from our Executive Board regarding the trim. If it had always been painted with a trim color and no it has not. The trim would be the signage that was original to the façade but other than that anything above the windows has always been a badge color. You have what the building is now, and I the proposed color is snowbound which is a white color. Mr. Percy called for a vote, and the motion carried unanimously.

Agenda Item No. IX CONSIDER AND TAKE POSSIBLE ACTION TO APPROVE THE HARLINGEN MAIN STREET CONTRACT.

Mr. DeBrooke made a motion, seconded by Mr. Reyes. Mrs. Riojas presented in this next commission meeting next Monday, the city management for these next agenda items are membership and contracts that we have been affiliated with for the past 30 years. The first one is the Texas Main Street contract, which gets renewed every year. It's a \$2,600.00 membership that comes with resources provided to us as far as design workshops, and new board member training. The conference that we go to network meetings like I had today. Keeping us in the know but also requires reporting. I must do quarterly reporting and at the end of the year an annual report. Which is affiliated with National Main Street, to be accredited or affiliated. This is why I was asking this previous year for volunteers to report on the hours that is listed on the report. This is the 2025 contract for renewal. Mr. Percy added, some concerns and opposing viewpoints from this group is Mrs. Riojas is spending too much time on events and so they wrote a letter to the city commissioners. The city wants to do more events, so no changes were made by city management. And it's a lot of reporting by the staff. Discussion followed. Mr. DeBrooke stated that 15 years ago I said this takes up a lot of the offices time to keeping Main Street happy. Mrs. Riojas discussed the expectations required and the benefits of the program. Mr. Percy called for a vote, and the motion carried unanimously.

ATTACHMENT III

Agenda Item No. X CONSIDER AND TAKE POSSIBLE ACTION TO APPROVE THE TEXAS DOWNTOWN ASSOCIATION MEMBERSHIP FOR 2025.

Mr. Reyes made a motion, seconded by Mrs. Guillen. Mrs. Riojas explained this is the Texas Downtown Association membership and is \$350.00 with more resources to benefit our office. The Texas Downtown Conference is our annual conference that staff attend, and we love going to them. There is a Anice Reed Grant available and webinars that are offered to us. They also do newsletters for us, and we have won awards based on renovations we've done that were submitted through applications. Just this last year, I was appointed to the Texas Downtown Conference Board. We enjoy networking with other members at these conferences. This is a great membership to be a part of. Mr. Percy called for a vote, and the motion carried unanimously.

Agenda Item No. XI CONSIDER AND TAKE POSSIBLE ACTION TO APPROVE THE NATIONAL MAIN STREET CENTER MEMBERSHIP FOR 2025.

Mr. Reyes made a motion, seconded by Mr. Guillen. Mrs. Riojas explained this membership was used to do the historic research survey. We can still be a Mainstreet American member even if you're not a part of the Texas Main Street Program. The affiliate and ranking affect you. The Texas Main Street staff are able to provide you with training to make sure the reporting is done correctly. Mr. Percy called for a vote, and the motion carried unanimously.

Agenda Item No. XII APPOINTMENT OF CHAIRPERSON AND VICE CHAIRPERSON FOR THE DOWNTOWN IMPROVEMENT DISTRICT BOARD (2025 – 2027 TERM).

Mr. Percy explained that Mr. Keim has resigned from the board, and we will now be taking nominations. Mrs. Riojas explained the expectations. Discussion followed. Mr. Reyes made a motion to appoint Mr. DeBrooke as Chair, Mr. Percy as Vice Chair and Mrs. Guillen as Advisor. Mr. Percy called for a vote, and the motion carried unanimously.

Agenda Item No. XIII MARKETING REPORT

Mrs. Anderson asked if they had any questions about the marketing report.

Agenda Item No. XIV DIRECTOR'S REPORT

Mrs. Riojas asked if they had any questions about the marketing report.

Agenda Item No. XV ADJOURN

With no further items to discuss, Mr. Percy called a motion to adjourn. Mr. Reyes made. Mrs. Macias seconded. Mr. Percy adjourned the meeting.

The meeting was adjourned at approximately 6:01 p.m.

Respectfully submitted,


Norma Gonzalez

ORDINANCE NO. 25-_____

AN ORDINANCE AMENDING THE CITY OF HARLINGEN CODE OF ORDINANCES CHAPTER 111, ZONING, ARTICLE XVIII, SECTION 111-505(a) SPECIAL USE PERMITS; BY ELIMINATING THE NEED FOR A SPECIAL USE PERMIT IN THE DOWNTOWN DISTRICT OVERLAY TO RECEIVE A RECOMMENDATION FROM THE DOWNTOWN IMPROVEMENT DISTRICT BOARD AND ELIMINATING THE LANGUAGE TO NOT ALLOW AN ADULT BUSINESS IN THE DOWNTOWN DISTRICT OVERLAY; PROVIDING FOR PUBLICATION AND ORDAINING OTHER MATTERS RELATED TO THE FOREGOING

WHEREAS, The amendment is also consistent with the goals of the One Vision One Harlingen Comprehensive Plan of streamlining the development policies to promote Harlingen as an attractive and development option; and

WHEREAS, The amendment is also consistent with Chapter 211, Municipal Zoning Authority, Section 211.008; and

WHEREAS, The Planning and Zoning Commission has reviewed the proposed amendment and has recommended approval; and

WHEREAS, The City of Harlingen has complied with all notices and public hearings as required by law; and

WHEREAS, The City Commission of the City of Harlingen finds that it is in the best interests of the citizens of Harlingen to amend the Code of Ordinances as set forth below;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF HARLINGEN, TEXAS, THAT:

SECTION I: That the City of Harlingen Code of Ordinances, Chapter 111, Zoning, Article XVIII, Section 111-505 (a), Special use permits is hereby amended by deleting the language that is stricken (~~stricken~~) through to read in full as follows.

Sec. 111-505 – Special use permits.

(a) No special use permit application for this district shall be heard by the city commission until it has received a recommendation from the ~~downtown board and the~~ planning and zoning commission.

(b) No special use permit application for any ~~adult business or~~ sexually oriented business in this district will be considered ~~with the exception of renewals of existing special use permits for bars/lounges in accordance with sections 111-506 and 111-507.~~

(c) With the above conditions excepted, special use permits are obtained as specified in this chapter.

SECTION II: That the City Secretary of the City of Harlingen, Texas is hereby authorized and directed to cause a true copy of the caption of this ordinance to be published in a newspaper having general circulations in the City of Harlingen, Cameron County, Texas.

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 Gonzales, Interim City Secretary

**AGENDA ITEM
EXECUTIVE SUMMARY**

10(b)

Meeting Date: **May 7, 2025**

Agenda Item:

Consideration and possible action to approve an ordinance on first reading for a request to rezone from Residential, Single Family ("R-1") District to Planned Development ("PD") District to allow 32 foot wide paved streets with 50 feet of right-of-way and smaller lots for Lots 4, 8, 18, 22, 25, 26, 42, 53, 57 for a 140 lot single-family residential development on a property bearing a legal description of the West 19.5500 acres and the North 9.5500 acres of Block 76, Lon C. Hill Subdivision, located at the southwest corner of Lipscomb Avenue and West New Hampshire Street. Applicant: Ricardo Garcia c/o Affordable Homes of South Texas Inc. Attachment (***Planning & Development***)

Prepared By:	Soledad A. Núñez, CNU-A
Title:	Interim Planning and Development Director
Signature:	<i>Soledad A. Núñez</i>

Brief Summary:

Project Timeline

- March 25, 2025 – Application for a rezoning submitted to the City. (**ATTACHMENT I**)
- March 31, 2025- Drainage report approved by the Engineering Department.
- April 8, 2025- In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract.
- April 12, 2025 – In accordance with State and local law, notice of required public hearings published in the Valley Morning Star and mailed to all property owners within 200 feet of subject tract.
- April 23, 2025- Public hearing and consideration of requested rezoning by the Planning and Zoning Commission (P&Z).
- May 7, 2025– Public hearing and consideration of requested rezoning via 1st ordinance reading scheduled before the City Commission.
- May 21, 2025 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- Affordable Homes of South Texas, the applicant and property owner, is requesting to rezone the subject property from Residential, Single-Family ("R-1") District to Planned Development ("PD") District to allow for a single-family residential development with smaller lot sizes, 32-foot-wide paved streets, and 50 feet of right-of-way. (**ATTACHMENT III**).
- The properties are currently vacant. They have 1,345.27 feet of frontage on New Hampshire Street and 997.52 feet of frontage on Lipscomb Avenue. New Hampshire Street is classified as a local road and is currently a dirt road without curb and gutter. Lipscomb Avenue is classified as a local road and is currently a

dirt road without curb and gutter. The developer will be required to provide 24-feet of pavement width, for a rural road for both New Hampshire Street and Lipscomb Avenue. **ATTACHMENT III).**

- According to the Planned Development ("PD") site plan, the developer is proposing a 140-lot single family residential development with 32-foot-wide paved streets with 50 feet of right-of-way. All lots will front an interior public street. The lots vary in size from 5,002 square feet to 7,353 square feet. All but 8 of the lots meet the 6,000 square foot lot requirement. The setbacks will be 20 feet in the front setback, 5 feet on the sides, 10 feet if it is on a corner side, and 10 feet in the rear setback. **(ATTACHMENT IV).**
- The surrounding properties are zoned Planned Development ("PD") District to the north, Residential, Single-Family ("R-1") to the east, south, and west. The surrounding land uses consist of vacant land in agriculture use to the south and west, to the east are single family homes, and to the north is a proposed multi-family subdivision. **(ATTACHMENT VI).**
- The request was reviewed and approved by the Building Inspections, Engineering and Fire Prevention Departments, subject to complying with all applicable codes. **(ATTACHMENT VII - IX).**
- The Future Land Use Plan (FLUP) component of the City of Harlingen's Comprehensive Plan One Vision One Harlingen shows this area as low density residential. The request is consistent with the Future Land Use Plan and generally consistent with the surrounding land use to the south, east, and west. **(ATTACHMENT X).**
- To the present, the Planning and Development Department has not received any calls from surrounding property owners in opposition to the requested rezoning.

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 of the request

City Manager's approval:

CM

☒

Yes

☐

No

☐

N/A

Comments:

City Attorney's approval:

[Signature]

☒

Yes

☐

No

☐

N/A

Attachment I

CITY OF HARLINGEN PLANNING AND DEVELOPMENT DEPARTMENT MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address _____ Nearest Intersection W. New Hampshire
(Proposed) Subdivision Name Sunrise Meadows Lot _____ Block 76
Existing Zoning Designation _____ Future Land Use Plan Designation _____

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Ricardo Geron (956) Phone 650-0287 FAX _____
Email Address (for project correspondence only): _____
Mailing Address 1420 Erie Ave. City McAllen State TX Zip 78501
Property Owner Affordable Homes of South Texas Phone 279-3221 (Cell) 956-662- FAX 9751
Email Address (for project correspondence only): rgeron004@gmail.com / rcolvin004@gmail.com
Mailing Address Same as above 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> | |

Please provide a basic description of the proposed project: A single family affordable subdivision consisting of 149 lots

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: 3-24-2025

Property Owner(s) Signature: _____ Date: 3/24/2025

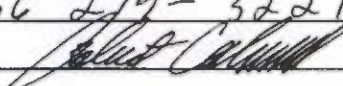
Accepted by: _____ Date: _____

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: Affordable Homes of South Texas Date: 3-24-2025
Owner Address: 1420 Eric Ave. McAllen, TX 78501
Phone/Fax: 956 279-3221 (cell)
Signature: 

Attachment II



ROBLES &
ASSOCIATES, PLLC

FIRM No. 10096700

PROFESSIONAL LAND SURVEYORS

P.O. BOX 476

WESLACO, TEXAS 78599-0476

PHONE (956) 968 - 2422

FAX (956) 969 - 2011

DESCRIPTION OF 30.761 ACRES OF LAND
OUT OF BLOCK 76 AND IRRIGATION CANAL RIGHT OF WAY
LON C. HILL'S SUBDIVISION, CAMERON COUNTY, TEXAS

Being 30.761 acres of land situated in Cameron County, Texas, and being out of Block 76 and an Irrigation Canal Right of Way on the north side of said Block 76, Lon C. Hill's Subdivision as per map recorded in Volume 2, Page 25, Cameron County Map Records, and said 30.761 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rod with a plastic cap stamped "R&A" set for the southwest corner of said Block 76, the southeast corner of Block 62, the northwest corner of Block 75 and the southwest corner of said tract herein described;

THENCE, North 26°56'31" East (deed North 19°07'00" East), with the west line of said Block 76 and the east line of said Block 62, at a distance of 1290.00 feet (deed 1283.27 feet) pass the northwest corner of said Block 76 and continuing for a total distance of 1343.27 feet to a ½-inch iron rod with a plastic cap stamped "R&A" set for the northwest corner of said tract herein described and the southwest corner of U.S.B.P. Subdivision as per map recorded in Cabinet 1, Page 1739A, Cameron County Map records, and from which a found ½-inch iron rod bears South 63°03'29" East 0.68 feet;

THENCE, South 63°03'29" East (deed South 70°53'00" East), 997.52 feet, with the south line of said U.S.B.P. Subdivision to a ½-inch iron rod found for the northeast corner of said tract herein described;

THENCE, South 26°56'31" West (deed South 19°07'00" West), at a distance of 53.27 feet pass the north line of said Block 76 and the northwest corner of a 0.253 acre tract described in deed recorded in Volume 15172, Page 219, Cameron County Deed Records, at a distance of 200.85 feet pass the southwest corner of said 0.253 acre tract, and continuing with the west line of a residue tract of land described in deed recorded in Volume 16723, Page 9, Cameron County Deed Records, for a total distance of 1343.27 feet to a ½-inch iron rod found for the southwest corner of said residue tract described in Volume 16723, Page 9, Cameron County Deed Records and the southeast corner of said tract herein described;

THENCE, North 63°03'29" West (deed North 70°53'00" West), 997.52 feet, with the south line of said Block 76 and the north line of said Block 75 to the POINT OF BEGINNING and containing 30.761 acres of land more or less.

Surveyed: November 8, 2024

Basis of bearings: Texas State Plane Coordinate System, South Zone

21965

11-18-2024



Reynaldo Robles
Reynaldo Robles, R.P.L.S. #4032

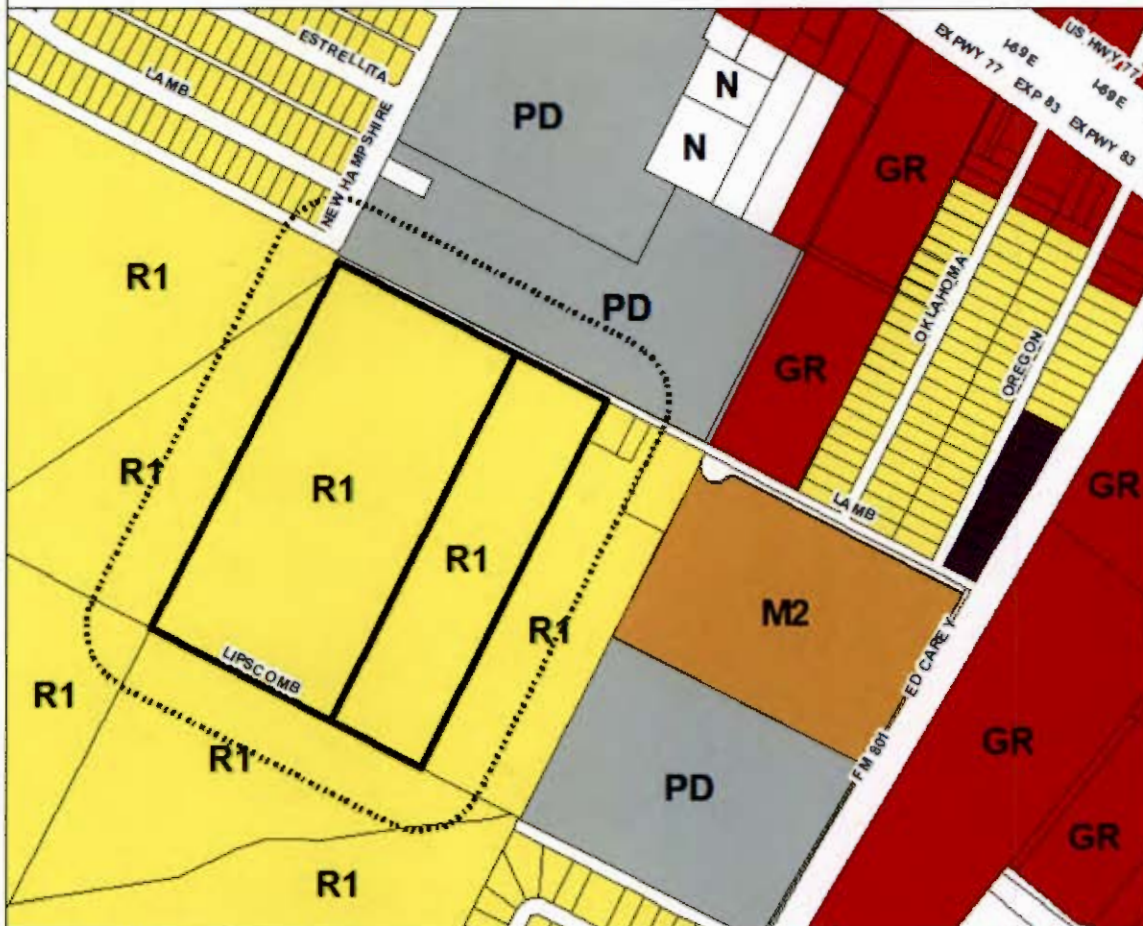
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Attachment IV



Request to rezone from Residential, Single Family ("R1") District to Planned Development ("PD") District to allow 32 feet wide streets with 50 feet of right-of-way and smaller lots for Lots 4, 8, 18, 22, 25, 26, 42, 53, 57 for a 140 lot single-family development on a property bearing a legal description of the West 19.5500 acres and the North 9.5500 acres of Block 76, Lon C. Hill Subdivision, located at the southwest corner of Lipscomb Avenue and West New Hampshire Street. Applicant: Ricardo Garcia c/o Affordable Homes of South Texas Inc.



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 03.27.2025

Attachment V

View from New
Hampshire Street



Attachment V

View from Lipscomb
Avenue



Attachment VI



Attachment VII



Planned Development ("PD") District Routing Slip

Applicant: Ricardo Garcia c/o Affordable Homes of South Texas

Phone No.: (956) 650-0287

Location: Located at the southwest corner of Lipscomb Avenue and West New Hampshire Street.

Project Description: Request to rezone from Residential, Single Family ("R1") District to Planned Development ("PD") District to allow 32 feet wide streets with 50 feet of right-of-way and smaller lots for Lots 4, 8, 18, 22, 25, 26, 42, 53, 57 for a 140 lot single-family development on a property bearing a legal description of the West 19.5500 acres and the North 9.5500 acres of Block 76, Lon C. Hill Subdivision, located at the southwest corner of Lipscomb Avenue and West New Hampshire Street. Applicant: Ricardo Garcia c/o Affordable Homes of South Texas Inc.

Department: Building Permits and Inspections Department

Approval: ☒ YES ☐ NO

Comments: If request is approved by the Planning Department, A Building Permit application and complete set of construction documents for the proposed use must be submitted to the Building Department. The construction documents must comply with the 2018 International Residential Code and Family of Codes. Windstorm Engineered plans are required with min. 140 mph wind speeds. The city commission adopted the new 2024 family of codes which will take effect on October 1, 2025. Any building permit applications received after that date will have to follow the new codes.

Raul Rodriguez

04/14/2025

Signature

Date

Attachment VIII



Planned Development ("PD") District Routing Slip

Applicant: Ricardo Garcia c/o Affordable Homes of South Texas

Phone No.: (956) 650-0287

Location: Located at the southwest corner of Lipscomb Avenue and West New Hampshire Street

Project Description: Request to rezone from Residential, Single Family ("R1") District to Planned Development ("PD") District to allow 32 feet wide streets with 50 feet of right-of-way and smaller lots for Lots 4, 8, 18, 22, 25, 26, 42, 53, 57 for a 140 lot single-family development on a property bearing a legal description of the West 19.5500 acres and the North 9.5500 acres of Block 76, Lon C. Hill Subdivision, located at the southwest corner of Lipscomb Avenue and West New Hampshire Street. Applicant: Ricardo Garcia c/o Affordable Homes of South Texas Inc.

Department: Engineering

Approval: ☒ YES ☐ NO

Comments: Development must comply with all city requirements during the subdivision stage.

Roberto Hernandez
Signature

04-16-2025
Date

Attachment IX



Planned Development (PD) Request Routing Slip

Applicant: Ricardo Garcia c/o Affordable Homes of South Texas

Phone No.: (956) 650-0287

Location: Located at the southwest corner of Lipscomb Avenue and West New Hampshire Street

Project Description: Request to rezone from Residential, Single Family ("R1") District to Planned Development ("PD") District to allow 32 feet wide streets with 50 feet of right-of-way and smaller lots for Lots 4, 8, 18, 22, 25, 26, 42, 53, 57 for a 140 lot single-family development on a property bearing a legal description of the West 19.5500 acres and the North 9.5500 acres of Block 76, Lon C. Hill Subdivision, located at the southwest corner of Lipscomb Avenue and West New Hampshire Street.
Applicant: Ricardo Garcia c/o Affordable Homes of South Texas Inc.

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.

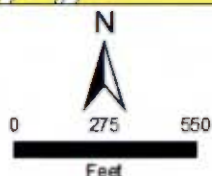
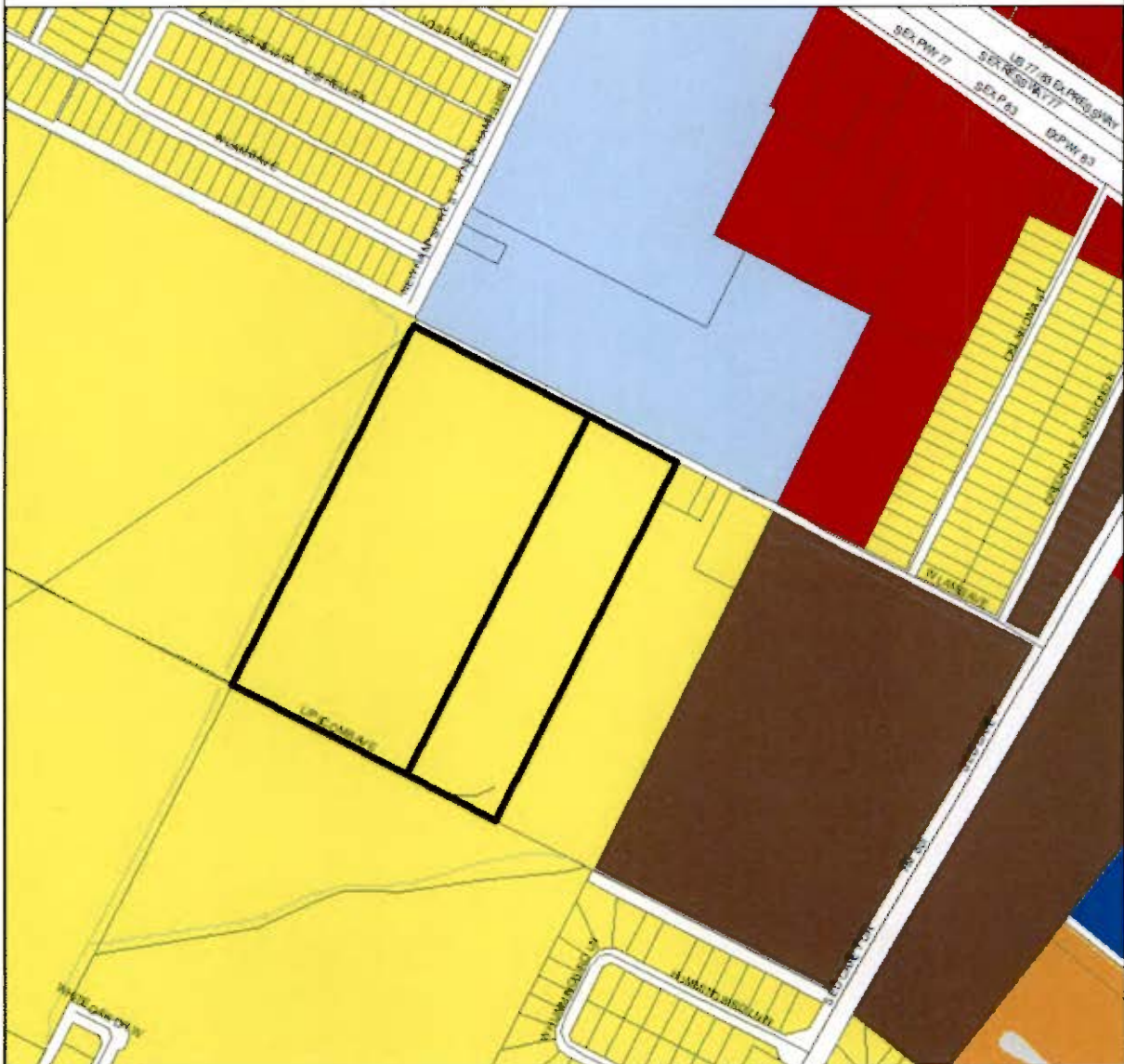
Juan Saucedo Jr

Date: April 11, 2025

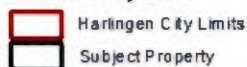


Future Land Use Map

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



Boundary Lines



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 PLANNED DEVELOPMENT ("PD") DISTRICT TO ALLOW 32-FOOT-WIDE PAVED STREETS WITH 50 FEET OF RIGHT-OF-WAY AND SMALLER LOT SIZES FOR LOTS 4, 8, 18, 22, 25, 26, 42, 53, AND 57 FOR A 140 LOT SINGLE-FAMILY DEVELOPMENT ON A PROPERTY BEARING A LEGAL DESCRIPTION OF THE WEST 19.5500 ACRES AND THE NORTH 9.5500 ACRES OF BLOCK 76, LON C. HILL SUBDIVISION, LOCATED AT THE SOUTHWEST CORNER OF LIPSCOMB AVENUE AND WEST NEW HAMPSHIRE STREET ; 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:

Rezoning from Residential, Single Family ("R1") District to Planned Development ("PD") District to allow 32 feet wide paved streets with 50 feet of right-of-way and smaller lots for Lots 4, 8, 18, 22, 25, 26, 42, 53, 57 for a 140 lot single-family development on a property bearing a legal description of the West 19.5500 acres and the North 9.5500 acres of Block 76, Lon C. Hill Subdivision, located at the southwest corner of Lipscomb Avenue and West New Hampshire Street.
Applicant: Ricardo Garcia c/o Affordable Homes of South Texas Inc. as shown on Exhibit "A" and "B".

The provisions prohibiting the violation of the Code of Ordinances shall continue in full force and effect and apply to this ordinance.

The provisions amendment 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 "B".

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 Gonzales, Interim City Secretary

SUNRISE MEADOWS SUBDIVISION

LEGAL DESCRIPTION: A certain portion of the Southeast Quarter of Section 10, Township 35 North, Range 12 East, County of Harris, State of Texas, containing approximately 100.00 acres, more or less, as shown on the attached plat.

OWNER: [Name of Owner]

DATE OF MAP: [Date]

BY: [Surveyor Name]

LEGEND:

- 1. EASEMENT
- 2. RIGHT OF WAY
- 3. EASEMENT
- 4. EASEMENT
- 5. EASEMENT
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- 99. EASEMENT
- 100. EASEMENT

TABLES:

LOT	AREA	WIDTH	DEPTH	LEGAL DESCRIPTION
1	1.00	10.00	10.00	1.00
2	1.00	10.00	10.00	2.00
3	1.00	10.00	10.00	3.00
4	1.00	10.00	10.00	4.00
5	1.00	10.00	10.00	5.00
6	1.00	10.00	10.00	6.00
7	1.00	10.00	10.00	7.00
8	1.00	10.00	10.00	8.00
9	1.00	10.00	10.00	9.00
10	1.00	10.00	10.00	10.00
11	1.00	10.00	10.00	11.00
12	1.00	10.00	10.00	12.00
13	1.00	10.00	10.00	13.00
14	1.00	10.00	10.00	14.00
15	1.00	10.00	10.00	15.00
16	1.00	10.00	10.00	16.00
17	1.00	10.00	10.00	17.00
18	1.00	10.00	10.00	18.00
19	1.00	10.00	10.00	19.00
20	1.00	10.00	10.00	20.00
21	1.00	10.00	10.00	21.00
22	1.00	10.00	10.00	22.00
23	1.00	10.00	10.00	23.00
24	1.00	10.00	10.00	24.00
25	1.00	10.00	10.00	25.00
26	1.00	10.00	10.00	26.00
27	1.00	10.00	10.00	27.00
28	1.00	10.00	10.00	28.00
29	1.00	10.00	10.00	29.00
30	1.00	10.00	10.00	30.00
31	1.00	10.00	10.00	31.00
32	1.00	10.00	10.00	32.00
33	1.00	10.00	10.00	33.00
34	1.00	10.00	10.00	34.00
35	1.00	10.00	10.00	35.00
36	1.00	10.00	10.00	36.00
37	1.00	10.00	10.00	37.00
38	1.00	10.00	10.00	38.00
39	1.00	10.00	10.00	39.00
40	1.00	10.00	10.00	40.00
41	1.00	10.00	10.00	41.00
42	1.00	10.00	10.00	42.00
43	1.00	10.00	10.00	43.00
44	1.00	10.00	10.00	44.00
45</				

EXHIBIT "B"

SUNRISE MEADOWS SUBDIVISION

30.761 ACRES OF LAND SITUATED IN CAMERON COUNTY, TEXAS, AND BEING OUT OF BLOCK 76 AND AN IRRIGATION CANAL RIGHT OF WAY ON THE NORTH SIDE OF SAID BLOCK 76, LON C. HILL'S SUBDIVISION AS PER MAP RECORDED IN VOLUME 2, PAGE 25, CAMERON COUNTY MAP RECORDS

GENERAL NOTES:

- 1.- FLOOD CLASSIFICATION
ZONE "AH" AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET; BASE FLOOD ELEVATIONS ARE SHOWN, BUT NOT FLOOD HAZARD FACTORS ARE DETERMINED.

ZONE "AH" (BFE43), FLOOD INSURANCE RATE MAP PANE. NO. 48061C0270F MAPS DATED FEB. 16, 2018.

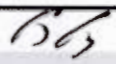
THIS PROPERTY HAS BEEN REMOVED FROM THE SFHA. PLEASE REFER TO FEMA CASE NO. 25-08-0691C FOR THE EXACT METES AND BOUNDS OF THE REMOVAL.

CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- 2.- FINISHED FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN ELEVATION 43.00 (NGVD 29) OF 16" ABOVE CENTER LINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATION. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION. ALL FILL FOR LOTS WILL BE CONSTRUCTED AT BUILDING PERMIT STAGE.
- 3.- BASIS OF BEARINGS: AS PER STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
- 4.- SETBACKS:
 - A) FRONT = 20 FEET
 - B) SIDE = 5 FEET
 - C) REAR = 10 FEET*COMPLY WITH SETBACKS OR EASEMENTS WHICHEVER IS GREATER.
- 5.- THIS SUBDIVISION IS IN COMPLIANCE WITH THE REQUIREMENTS OF LOCAL GOVERNMENT CODE 232.032 AND WATER, AND ELECTRICAL CONNECTIONS TO THE LOTS WILL MEET ALL MINIMUM STATE STANDARDS.
 - A) WATER WILL BE PROVIDED BY: HARLINGEN WATERWORKS SYSTEM
 - B) ELECTRICAL WILL BE PROVIDED BY: MEP
 - C) WASTEWATER SERVICE WILL BE PROVIDED BY HARLINGEN WATERWORKS SYSTEM
 - D) GARBAGE WASTE WILL BE DISPOSED OF BY CITY OF HARLINGEN.
- 6.- ALL INTERIOR CORNERS ARE MADE BY A 1/2 INCH ROD WITH PLASTIC CAP STAMPED "J&A".
- 7.- PROPERTY IS ZONED IN ACCORDANCE WITH THE CITY AS RESIDENTIAL, MULTY-FAMILY (PD) AND SHALL BE USED ONLY FOR THOSE PURPOSES.
- 8.- A PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION OR OTHER DEVELOPMENT BEGINS INCLUDING THE INITIAL DISTURBANCE OF SOILS ASSOCIATED WITH CLEARING, GRADING OR EXCAVATION ACTIVITIES. THE CONSTRUCTION OR OTHER DEVELOPMENT SHALL COMPLY WITH THE LATEST CAMERON COUNTY FLOOD PLAIN MANAGEMENT REGULATIONS.
- 9.- THERE ARE NO EXISTING WATER WELLS WITHIN 150' OF THIS PROPERTY.
- 10.- THIS TRACT LIES WITHIN THE CITY LIMITS OF THE CITY OF HARLINGEN.
- 11.- A 5' SIDEWALK ALONG NEW HAMPSHIRE WILL BE CONSTRUCTED AT SUBDIVISION PHASE AND A 5' SIDEWALK WILL BE REQUIRED AT BUILDING PERMIT PHASE ALONG INTERIOR STREETS OF THIS SUBDIVISION.
- 12.- ANY LOTS WITHIN 100 FEET OF A DRAINAGE INLET SHALL BE 6" HIGHER AS COMPARED TO THE OTHER FINISHED FLOORS WITHIN THE SUBDIVISION.

**AGENDA ITEM
EXECUTIVE SUMMARY**

10(c)

Meeting Date: **May 7, 2025**

Agenda Item:
Consideration and possible action to approve an ordinance on first reading authorizing Visit Harlingen (Harlingen CVB) to sell souvenir items at the Downtown Improvement District office. Attachment <i>(CVB)</i>
Prepared By: Cassandra Consiglio, Visit Harlingen Director
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:

ORDINANCE NO. 2025-__

AN ORDINANCE AMENDING CHAPTER 18 "MASTER FEE SCHEDULE" OF THE HARLINGEN CODE OF ORDINANCES TO AUTHORIZE THE SALE OF SOUVENIR ITEMS AT THE DOWNTOWN IMPROVEMENT DISTRICT OFFICE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City of Harlingen seeks to promote economic development, tourism, and local identity through the sale of branded souvenir items within the Downtown Improvement District; and

WHEREAS, the city finds that providing necessary and appropriate sale of such items at the Downtown Improvement District Office and incorporate such authorization and related fees into the City's Master Fee Schedule;

BE IT ORDAINED BY THE CITY OF HARLINGEN, TEXAS:

Section 1. That Chapter 18, Master Fee Schedule of the Harlingen Code of Ordinances, is hereby amended to include the following:

The sale of souvenir items at the Downtown Improvement District Office is hereby authorized. Items for sale shall include, but are not limited to:

Clothing, stationery, writing equipment, postcards, promotional materials, drinkware and the prices may change in accordance with their purchase price. Discounts may be applied to city employees and other groups established by the city commission.

FINALLY ENACTED this ____ day of ____, 2025 at a regular meeting of the Elective Commission, which was held in accordance with TEXAS GOVERNMENT CODE, CHAPTER 551.

CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

Hermelinda Gonzales, Interim City Secretary

EXECUTIVE SUMMARY

10(d)

Meeting Date:

May 7, 2025

Agenda Item:

Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Kingswood Subdivision, bearing a legal description of 9.815 acres out of Lot 17, Cunningham's Subdivision, located on the Southside of Primera Road, approximately 515.48 feet west of Southbound Frontage Road of Expressway 77. Applicant: Melden & Hunt c/o Prisma Development, LLC. Attachment (**Planning & Development**)

Prepared By: Soledad A. Núñez, CNU-A

Title: Interim Planning & Development Director

Signature: *Soledad A. Núñez*

Brief Summary:

Project Timeline

- January 27, 2025 – Original Preliminary Construction Plans and Final Plat application submitted to the City. (**ATTACHMENT I**)
- February 17, 2025 – Letter sent to applicant outlining deficiencies; application deemed incomplete.
- April 7, 2025 – Preliminary and final plat resubmitted to the City.
- April 17, 2025 – Preliminary construction plans and final plat deemed complete.
- April 23, 2025 – Consideration of the preliminary construction plans and final plat with conditions by the Planning and Zoning Commission.
- May 7, 2025 – Consideration of the preliminary construction plans and final plat by the City Commission.

Summary:

- The proposed Kingswood Subdivision consists of 60 patio-home residential lots. It is located on the south side of Primera Road and Southbound Frontage Road of Expressway 77.
- The proposed development is consistent with the Planned Development zoning.
- Drainage requirements meet the current standard for a 50-year storm.
- Water and wastewater services will be provided by City of Primera.
- Park fees must be paid for the subdivision. Park fees are \$475 per dwelling unit. A total of \$28,500 will have to be paid in park fees prior to subdivision recording. The fees will go to Park Zone 4 (the northwest zone). (**ATTACHMENT IV**)
- All items on the preliminary and final plat checklist will be addressed prior to the recording of the final plat.

Staff Recommendation:

Staff recommends approval of the preliminary construction plans and final plat subject to the following conditions:

1. Compliance with the requirements from the Engineering, HWWS, Fire Department, and Planning Department please see attached comments (ATTACHMENT VI – IX).

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

City Manager's approval:

LG

☒

Yes

☐

No

☐

N/A

Comments:

City Attorney's approval:

[Signature]

☒

Yes

☐

No

☐

N/A

Attachment I—Subdivision Application

CITY OF HARLINGEN PLANNING AND DEVELOPMENT DEPARTMENT MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 18552 Primera Road Nearest Intersection Hwy 77 & Primera Road
(Proposed) Subdivision Name Kingswood Subdivision Lot 17 Block _____
Existing Zoning Designation Single Family Res. Future Land Use Plan Designation RPH

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Melden & Hunt, Inc. Phone (956) 381-0981 FAX _____
Email Address (for project correspondence only): ruben@meldenandhunt.com
Mailing Address 115 W. McIntyre Street City Edinburg State TX Zip 78541
Property Owner Prisma Developments LLC Phone _____ FAX _____
Email Address (for project correspondence only): _____
Mailing Address 2035 N. Central Avenue City Brownsville State TX Zip 78521

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: _____

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: 8-21-24

Property Owner(s) Signature: _____

Date: _____

Accepted by: _____

Date: _____

Attachment I—Subdivision 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.

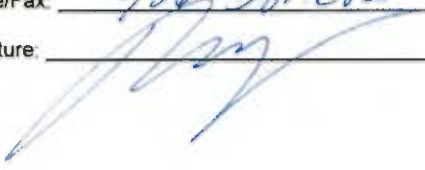
Complete

- ☐ 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: RUBEN JAMES DE JESUS Date 8-21-24

Owner Address: 115 W. MCINTYRE

Phone/Fax: 956-381-2826

Signature: 

Attachment II — Final Plat

FINAL PLAT OF KINGSWOOD SUBDIVISION

9.815 ACRES BEING OUT OF LOT 17,
CUNNINGHAM'S SUBDIVISION
VOLUME 2 PAGE 36, C.C.M.R.
CITY OF HARLINGEN
CAMERON COUNTY, TEXAS

NOTES AND REASON THEREFOR

1. THIS PLAT IS A RE-PLAT OF THE KINGSWOOD SUBDIVISION, BEING OUT OF LOT 17, CUNNINGHAM'S SUBDIVISION, VOLUME 2 PAGE 36, C.C.M.R., CITY OF HARLINGEN, CAMERON COUNTY, TEXAS, AND IS SUBJECT TO THE SAME EASEMENTS, COVENANTS, AND CONDITIONS AS ARE SET FORTH IN SAID VOLUME 2 PAGE 36, C.C.M.R., CITY OF HARLINGEN, CAMERON COUNTY, TEXAS.

2. THE TOTAL AREA OF THE KINGSWOOD SUBDIVISION IS 9.815 ACRES, BEING OUT OF LOT 17, CUNNINGHAM'S SUBDIVISION, VOLUME 2 PAGE 36, C.C.M.R., CITY OF HARLINGEN, CAMERON COUNTY, TEXAS.

3. THE TOTAL AREA OF THE KINGSWOOD SUBDIVISION IS 9.815 ACRES, BEING OUT OF LOT 17, CUNNINGHAM'S SUBDIVISION, VOLUME 2 PAGE 36, C.C.M.R., CITY OF HARLINGEN, CAMERON COUNTY, TEXAS.

4. THE TOTAL AREA OF THE KINGSWOOD SUBDIVISION IS 9.815 ACRES, BEING OUT OF LOT 17, CUNNINGHAM'S SUBDIVISION, VOLUME 2 PAGE 36, C.C.M.R., CITY OF HARLINGEN, CAMERON COUNTY, TEXAS.

5. THE TOTAL AREA OF THE KINGSWOOD SUBDIVISION IS 9.815 ACRES, BEING OUT OF LOT 17, CUNNINGHAM'S SUBDIVISION, VOLUME 2 PAGE 36, C.C.M.R., CITY OF HARLINGEN, CAMERON COUNTY, TEXAS.

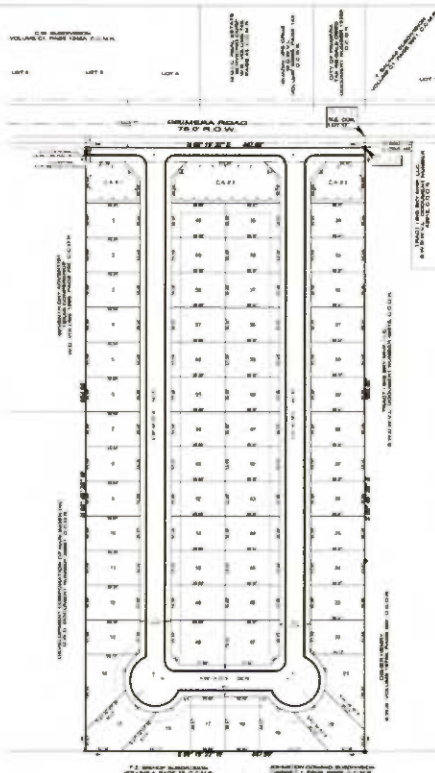
REASON FOR RE-PLAT

1. THE REASON FOR RE-PLAT IS THAT THE ORIGINAL PLAT OF THE KINGSWOOD SUBDIVISION, BEING OUT OF LOT 17, CUNNINGHAM'S SUBDIVISION, VOLUME 2 PAGE 36, C.C.M.R., CITY OF HARLINGEN, CAMERON COUNTY, TEXAS, WAS FOUND TO BE IN ERROR IN THE TOTAL AREA OF THE SUBDIVISION.

2. THE REASON FOR RE-PLAT IS THAT THE ORIGINAL PLAT OF THE KINGSWOOD SUBDIVISION, BEING OUT OF LOT 17, CUNNINGHAM'S SUBDIVISION, VOLUME 2 PAGE 36, C.C.M.R., CITY OF HARLINGEN, CAMERON COUNTY, TEXAS, WAS FOUND TO BE IN ERROR IN THE TOTAL AREA OF THE SUBDIVISION.

3. THE REASON FOR RE-PLAT IS THAT THE ORIGINAL PLAT OF THE KINGSWOOD SUBDIVISION, BEING OUT OF LOT 17, CUNNINGHAM'S SUBDIVISION, VOLUME 2 PAGE 36, C.C.M.R., CITY OF HARLINGEN, CAMERON COUNTY, TEXAS, WAS FOUND TO BE IN ERROR IN THE TOTAL AREA OF THE SUBDIVISION.

PROJECT LOCATION



LOT	AREA	AREA	AREA
1	0.100	0.100	0.100
2	0.100	0.100	0.100
3	0.100	0.100	0.100
4	0.100	0.100	0.100
5	0.100	0.100	0.100
6	0.100	0.100	0.100
7	0.100	0.100	0.100
8	0.100	0.100	0.100
9	0.100	0.100	0.100
10	0.100	0.100	0.100
11	0.100	0.100	0.100
12	0.100	0.100	0.100
13	0.100	0.100	0.100
14	0.100	0.100	0.100
15	0.100	0.100	0.100
16	0.100	0.100	0.100
17	0.100	0.100	0.100
18	0.100	0.100	0.100
19	0.100	0.100	0.100
20	0.100	0.100	0.100
21	0.100	0.100	0.100
22	0.100	0.100	0.100
23	0.100	0.100	0.100
24	0.100	0.100	0.100
25	0.100	0.100	0.100
26	0.100	0.100	0.100
27	0.100	0.100	0.100
28	0.100	0.100	0.100
29	0.100	0.100	0.100
30	0.100	0.100	0.100
31	0.100	0.100	0.100
32	0.100	0.100	0.100
33	0.100	0.100	0.100
34	0.100	0.100	0.100
35	0.100	0.100	0.100
36	0.100	0.100	0.100
37	0.100	0.100	0.100
38	0.100	0.100	0.100
39	0.100	0.100	0.100
40	0.100	0.100	0.100
41	0.100	0.100	0.100
42	0.100	0.100	0.100
43	0.100	0.100	0.100
44	0.100	0.100	0.100
45	0.100	0.100	0.100
46	0.100	0.100	0.100
47	0.100	0.100	0.100
48	0.100	0.100	0.100
49	0.100	0.100	0.100
50	0.100	0.100	0.100
51	0.100	0.100	0.100
52	0.100	0.100	0.100
53	0.100	0.100	0.100
54	0.100	0.100	0.100
55	0.100	0.100	0.100
56	0.100	0.100	0.100
57	0.100	0.100	0.100
58	0.100	0.100	0.100
59	0.100	0.100	0.100
60	0.100	0.100	0.100
61	0.100	0.100	0.100
62	0.100	0.100	0.100
63	0.100	0.100	0.100
64	0.100	0.100	0.100
65	0.100	0.100	0.100
66	0.100	0.100	0.100
67	0.100	0.100	0.100
68	0.100	0.100	0.100
69	0.100	0.100	0.100
70	0.100	0.100	0.100
71	0.100	0.100	0.100
72	0.100	0.100	0.100
73	0.100	0.100	0.100
74	0.100	0.100	0.100
75	0.100	0.100	0.100
76	0.100	0.100	0.100
77	0.100	0.100	0.100
78	0.100	0.100	0.100
79	0.100	0.100	0.100
80	0.100	0.100	0.100
81	0.100	0.100	0.100
82	0.100	0.100	0.100
83	0.100	0.100	0.100
84	0.100	0.100	0.100
85	0.100	0.100	0.100
86	0.100	0.100	0.100
87	0.100	0.100	0.100
88	0.100	0.100	0.100
89	0.100	0.100	0.100
90	0.100	0.100	0.100
91	0.100	0.100	0.100
92	0.100	0.100	0.100
93	0.100	0.100	0.100
94	0.100	0.100	0.100
95	0.100	0.100	0.100
96	0.100	0.100	0.100
97	0.100	0.100	0.100
98	0.100	0.100	0.100
99	0.100	0.100	0.100
100	0.100	0.100	0.100

STATE OF TEXAS
COUNTY OF CAMERON

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 20__.

NOTARY PUBLIC
My Comm. Expires _____



STATE OF TEXAS
COUNTY OF CAMERON

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 20__.

NOTARY PUBLIC
My Comm. Expires _____

STATE OF TEXAS
COUNTY OF CAMERON

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 20__.

NOTARY PUBLIC
My Comm. Expires _____



Attachment II —Final Plat

1

Lot Area Table		
Lot #	SQ. FT.	Area
1	4783.62	0.110
2	4783.63	0.110
3	4783.63	0.110
4	4783.63	0.110
5	4783.63	0.110
6	4783.63	0.110
7	4783.63	0.110
8	4783.63	0.110
9	4783.63	0.110
10	4783.63	0.110
11	4783.63	0.110
12	4783.63	0.110
13	4645.68	0.107
14	5842.58	0.134
15	5927.90	0.136
16	5839.19	0.134
17	4783.08	0.110
18	4783.08	0.110
19	5839.19	0.134
20	5927.90	0.136

Lot Area Table		
Lot #	SQ. FT.	Area
21	5842.58	0.134
22	4645.70	0.107
23	4783.62	0.110
24	4783.62	0.110
25	4783.62	0.110
26	4783.62	0.110
27	4783.62	0.110
28	4783.62	0.110
29	4783.62	0.110
30	4783.62	0.110
31	4783.62	0.110
32	4783.62	0.110
33	4783.62	0.110
34	4783.63	0.110
35	4783.63	0.110
36	4783.63	0.110
37	4783.63	0.110
38	4783.63	0.110
39	4783.63	0.110
40	4783.63	0.110

Lot Area Table		
Lot #	SQ. FT.	Area
41	4783.63	0.110
42	4783.63	0.110
43	4783.63	0.110
44	4783.63	0.110
45	4783.63	0.110
46	4783.20	0.110
47	5975.75	0.137
48	5975.75	0.137
49	4783.19	0.110
50	4783.63	0.110
51	4783.63	0.110
52	4783.63	0.110
53	4783.63	0.110
54	4783.63	0.110
55	4783.63	0.110
56	4783.63	0.110
57	4783.63	0.110
58	4783.63	0.110
59	4783.63	0.110
60	4783.63	0.110

Attachment II —Final Plat

GENERAL NOTES:

THIS SUBDIVISION IS LOCATED IN FLOOD ZONE "X" (UNSHADED) & "A" ZONE "X" (UNSHADED) ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN. ZONE "A" ARE SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE OF FLOOD. NO BASE FLOOD ELEVATIONS DETERMINED. COMMUNITY PANEL No. 485477 027 F, EFFECTIVE DATE: FEBRUARY 16, 2018

1. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION FOR ALL BUILDING IMPROVEMENTS SHALL BE 24" ABOVE TOP OF CURB OR HIGHEST POINT OF STREET (ALONG THE FRONT OF THE LOT), WHICHEVER IS HIGHER. AN ELEVATION CERTIFICATE IS REQUIRED, AT THE BUILDING PERMIT STAGE. FINISH FLOOR FOR ANY LOTS WITHIN 100 FEET OF A DRAINAGE INLET SHALL BE 6 INCHES HIGHER AS COMPARED TO THE OTHER FINISH FLOORS WITHIN THE SUBDIVISION
2. SETBACKS AS PER CITY OF HARLINGEN SUBDIVISION ORDINANCE:
FRONT: 20 FEET OR GREATER FOR EASEMENT
REAR: 10 FEET OR GREATER FOR EASEMENT
SIDE: 5 FEET OR GREATER FOR EASEMENT
3. NO PERMANENT STRUCTURE SHALL BE BUILT OVER ANY EASEMENT.
4. BENCH MARK: SQUARE CUT ON TOP OF CURB INLET LOCATED 1,227' WEST FROM CENTERLINE OF F.M. 509 AND 25' SOUTH FROM CENTERLINE OF EAST TREASURE HILL BOULEVARD.
NORTHING: 16589159.5326
EASTING: 1263506.9725
ELEV. = 31.25
5. PRIMARY SUBDIVISION CORNERS MUST BE SET CONCRETE MONUMENTS. ALL OTHERS LOT CORNERS MUST ADHERE TO SEC. 663.17 OF THE TEXAS ENGINEERING AND LAND SURVEYING PRACTICE ACTS RULES OF THE APPLICABLE TEXAS LOCAL GOVERNMENT CODE.
6. ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED AT THE BUILDING PERMIT STAGE DEPENDING ON SIZE AND BUILDING TYPE OF CONSTRUCTION.
7. THIS SUBDIVISION IS WITHIN THE HARLINGEN CITY LIMITS.
8. ADDITIONAL DETENTION MAY BE REQUIRED AT TIME OF CONSTRUCTION.
9. THE DETENTION AREA IS TO BE MAINTAINED BY HOME OWNERS ASSOCIATION AND NOT THE CITY OF HARLINGEN.
10. ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.
11. THE HIGHEST ELEVATION WITHIN THIS SUBDIVISION IS 36.40 AND THE LOWEST IS 35.50.
13. SET No. 4 REBARS WITH PLASTIC CAP STAMPED MELDEN AND HUNT ON ALL LOT CORNERS.
14. BEARING BASIS AS PER TEXAS PLANE GRID COORDINATE SYSTEM NAD 83 TEXAS SOUTH ZONE (4205).
15. CERTIFICATE OF COMPLIANCE WITH THE REQUIREMENTS OF THE APPLICABLE TEXAS LOCAL GOVERNMENT CODE.
16. A 5' SIDEWALK WILL BE REQUIRED AT TIME OF CONSTRUCTION. A PERMIT IS REQUIRED FROM THE CITY OF HARLINGEN PRIOR TO CONSTRUCTION OF SIDEWALKS.
17. A 5 FOOT SIDEWALK WILL BE REQUIRED ALONG ALL INTERIOR STREETS AND FRONTING PRIMERA ROAD.
18. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES
19. PRIVATE TECHNOLOGY EASEMENT. OWNER RESERVES UNTO _____ DEVELOPMENT A TECHNOLOGY EASEMENT OVER THE PROPERTY IN THE LOCATION IDENTIFIED ON THIS PLAT (THE "TECHNOLOGY EASEMENT"). THE TECHNOLOGY EASEMENT SHALL BE AN EXCLUSIVE EASEMENT FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPLACING AND UPGRADING ANY AND ALL CABLE, FIBER, OR OTHER ANY TRANSPORT MEDIA REASONABLY NECESSARY FOR PROVIDING TECHNOLOGY SERVICES, INCLUDING BUT NOT LIMITED TO INTERNET, CABLE, SECURITY, AND RELATED SERVICES, TO THE LOTS CREATED BY THIS PLAT.
20. TERMS AND CONDITIONS AND RESERVATION OF TECHNOLOGY EASEMENTS DATED AUGUST 13, 2015, FILED NOVEMBER 25, 2015, BETWEEN HIDALGO COUNTY TEXAS CORPORATION, INC., TO M.L. RHODES LTD. A TEXAS LIMITED PARTNERSHIP RECORDED UNDER CLERK'S FILE NO. 2665226, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. EASEMENT PROPERTY DESCRIBED IN SAID DOCUMENT IS INCOMPLETE. EASEMENT PERTAINS TO AND IS FOR THE BENEFIT OF THE OWNER/RESERVIST. NO WIDTH SPECIFIED FOR EASEMENT. THE ACTUAL EASEMENT BOUNDARY IS NOT DESCRIBED, BUT IS WITHIN THE EASEMENT PROPERTY WHICH IS INCOMPLETE. EASEMENT MAY BE REVOKED OR AMENDED BY OWNER/ RESERVER AND IS EXCLUSIVE.

Attachment III — Aerial View

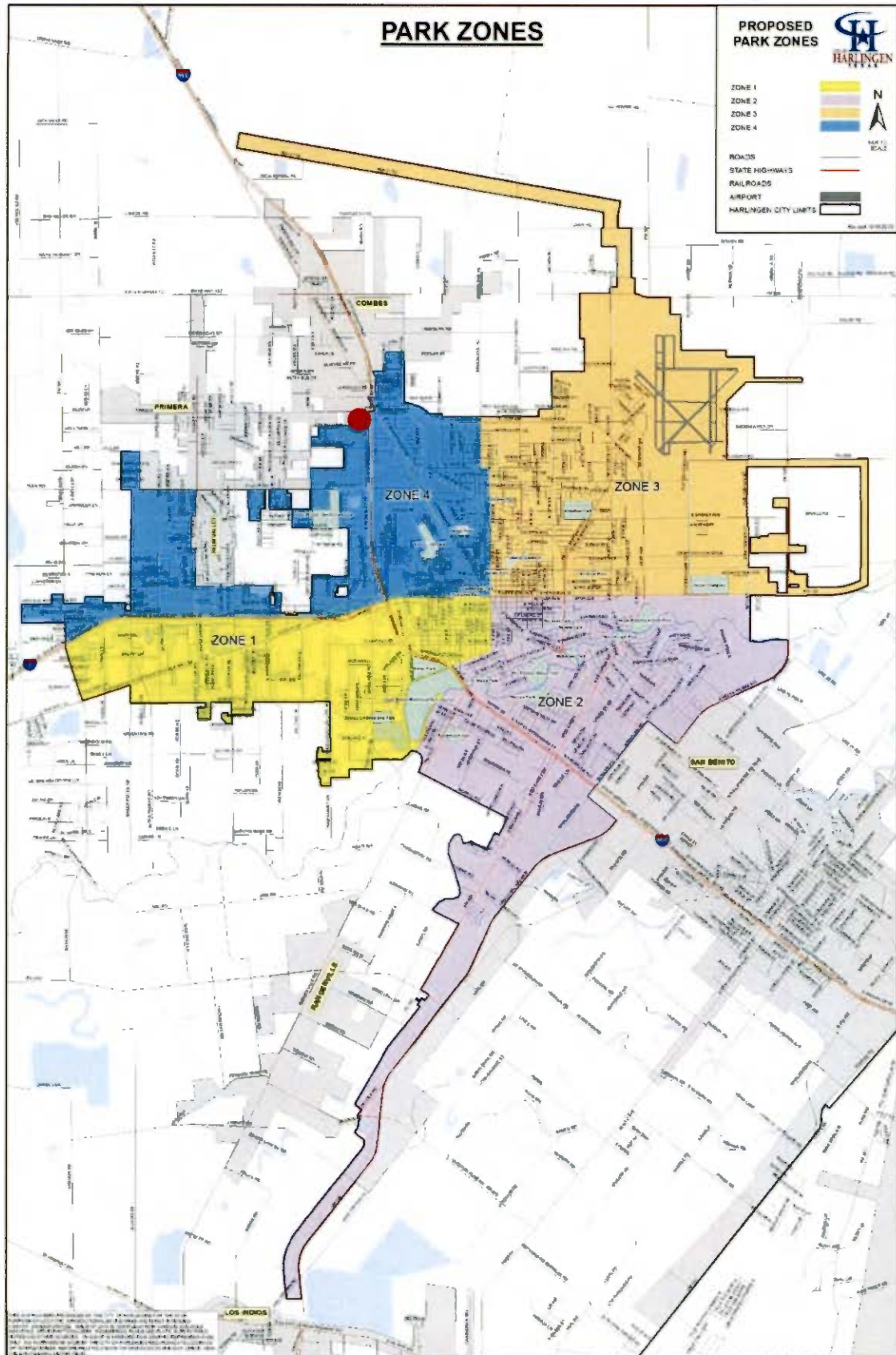


Attachment IV – Street View

View from Primera Road



Attachment IV – Park Zones Maps



Attachment V – Park Zones Fee Chart

PARK ZONE 4 – As of April 17, 2025					
RATE	SUBDIVISION NAME	TYPE AND NUMBER OF LOTS	SUBDIVISION STATUS	REQUIRED PARK FEES AMOUNT PRIOR TO SUBDIVISION RECORDING	PAID
\$450/dwelling unit	Stonebriar Phase 2	12 single family	Under review	\$ 5,400.00	NO
\$450/dwelling unit	Stonebriar Phase 3	125 single family	Under review	\$ 28,125.00	NO
\$450/dwelling unit	Ramos Acres	1 single family	Under review	\$ 450.00	NO
\$450/dwelling unit	Skyline District	3 <u>commercial</u> and possibly multifamily	Under review	Undetermined – funds will be collected during the building permit phase since we don't know how many units the apartment complex will have.	NO
\$475/dwelling unit	Kingswood	60 lot single family	Under review	\$ 28,500.00	NO
	Total			\$ 62,475.00	



Planning and Development Department
502 E. Tyler Avenue
Harlingen, TX 78550
(956) 216-5101
(956) 216-5168 (fax)

04/14/2025

Ruben J. de Jesus, PE
Melden & Hunt Inc.
115 W. McIntyre
Edinburg, Texas 78541

Re: Kingswood Subdivision

Dear Mr. de Jesus,

City staff reviewed the preliminary construction plans and final plat of the proposed "**Kingswood Subdivision**" submitted on April 7, 2025. The application is considered complete, subject to a list of conditions from different city departments. If you are in agreement with the listed conditions, please visit the Planning and Development office to pay the \$150.00 subdivision application fee. Once the payment is received, the proposed subdivision will be considered "filed" and staff will place the subdivision in the next scheduled meeting of the Planning and Zoning Commission.

Preliminary and Final:

1. Pursuant to Sec. 109.91 – (c)(3)(e) of the Code of Ordinances Chapter 109 – Subdivisions, all new monuments set at subdivision corners shall be set to a sufficient depth to retain a stable and distinctive location, encased in concrete where location permits, shall be marked in a way that is traceable to the responsible surveyor, and shall conform to the appropriate state statutes.
 - a. Please provide elevations for these points.
2. Pursuant to Sec. 109.91 – (c)(3)(g) of the Code of Ordinances Chapter 109 – Subdivisions, please provide the names of all proposed streets.
3. Pursuant to Sec. 109.91 – (c)(3)(i) of the Code of Ordinances Chapter 109 – Subdivisions, please provide lot and block numbers for each lot of the subdivision.
4. Pursuant to Sec. 109.91(d)(4) of the Code of Ordinances Chapter 109 – Subdivisions, a street lighting plan (existing and proposed) must be submitted that indicates placement of a standard streetlight at all street intersections, cul – de – sac ends and where a block exceeds 600 feet in length, mid – block lighting shall be required.
5. Pursuant to Sec. 109.124 – (b)(3) of the Code of Ordinances Chapter 109 - Subdivisions, lot sizes, setback lines, rear yards, and side yards shall be in accordance with the zoning ordinance chapter 111 of the city ordinance.
 - a. The rezoning application from Residential, Single-family ("R-1") District to Planned Development ("PD") District City Commission for 2nd reading on Wednesday, April 16th.
6. Pursuant to Sec. 109.124 – (c)(11) of the Code of Ordinances Chapter 109 – Subdivisions, local streets which are looped off perimeter local streets, collectors or arterials, and cul-de-sacs not exceeding the maximum length of 600 feet may be 32

Attachment VI – Planning

feet in pavement width from the back of the curb to the back of the curb with a minimum right-of-way of 50 feet.

- a. Please include the proposed pavement width on the plat.
7. Pursuant to Sec. 109.124 – (c)(13)(g) of the Code of Ordinances Chapter 109 – Subdivisions, corner clips, the dedication of right-of-way for corner clips measured from the legs of the clips shall be provided as follows:
 - a. Please provide a 50 foot corner clip for all intersections on Primera Road.
 - b. For all interior streets, provide a 15x15 corner clip.
8. Pursuant to Sec. 109.124 – (f)(7) of the Code of Ordinances Chapter 109 – Subdivisions, a 5' interior sidewalk will be required at the time of home construction, and 15% of the total cost estimate of the subdivision prior to recording of the final plat.
9. Pursuant to Sec. 109.193 (a)(1)(c) of the Code of Ordinances Chapter 109 – Subdivisions, please note that there is a Park Land Dedication fee of \$475 per unit in a new subdivision.
10. Please include signature blocks for the City of Harlingen City Engineer, Mayor, City Secretary, and Harlingen Waterworks System Engineer.
 - a. For information on signature blocks, please review Sec. 109-225 of the Code of Ordinances Chapter 109 – Subdivisions.
11. Please include the right-of-way dedication for Primera Road. Primera Road is designated as a Major Arterial and requires 120 feet of R.O.W.
12. On plat note #14, please list the appropriate Local Government Code section (212).
13. Please coordinate with USPS on the cluster boxes for mail.
14. Please include a street sign plan.
15. Please include the electric provider, the solid waste provider, and the water and sewer provider for the subdivision.
16. All other applicable fees must be paid prior to recording of the final plat.

Please see attached comments from city staff and provide a comment response letter. Should you have any questions, please reach out to me at either 956-216-5101 or by email at ehernandez@harlingentx.gov.

Thank you,

Esteeffania Hernández

Esteeffania Hernández, CNU-A
City Planner



Engineering Department | 24200 FM 509, Harlingen, Texas 78550

April 16, 2025

Roberto Hernandez, PE, CFM
Assistant City Engineer

Mr. Joel Olivo
Assistant Director for Planning and Development
502 E. Tyler Ave., Harlingen, Texas 78550

RE: REVIEW OF KINGSWOOD SUBDIVISION PRELIM/FINAL – 2ND SUBMITTAL

Dear Mr. Olivo,

Please find comments below regarding the preliminary construction documents for the above-mentioned subdivision per Section 109-128.(a) of the City of Harlingen City Ordinances.

- ☐ Approved
- ☒ Approved with Conditions
- ☐ Disapproved

Please review and address the following repeated comments:

Drainage Report

- Include a full-sized copy of the sheet titled "STORM LAYOUT" from the drainage report to verify compliance with local standards. The copy included in the drainage report is illegible.
- Include cross-section details for the proposed detention to verify its accuracy with statements included in the drainage report and plat.
- Final sizing of pipes will be done during construction review phase.

Please note that this review shall be for conformance to subdivision regulations and the responsibility and liability for the adequacy of the design shall remain with the Engineer sealing the documents. If you have any questions, please feel free to contact me at (956) 216-5284 or via email at rhernandez@harlingentx.gov.

Sincerely,

Roberto Hernandez

Roberto Hernandez, PE, CFM



Subdivision Review

Subdivision Name: Kingswood – 2nd Submittal

Proposed Use: 64 Lots Single Family Residential Use

Location: South side of Primera Road and southbound frontage road of Expressway 77

Developer: Prisma Development, LLC

Engineer: Melden & Hunt, Inc. / (956) 381-0981
Mario@meldenandhunt.com

Approval: ☒ Yes ☐ Yes with Comments ☐ No

Comments: 1. No Comments

Juan Saucedo Jr. Fire Marshal
Departmental Official Signature

(956) 216-5790
Contact Number

Fire Prevention
Department

jsauceda@harlingentx.gov
Contact E-mail

April 8, 2025
Date

Juan Saucedo Jr
Signature

Attachment IX – Harlingen Water Works System

From: [David Vasquez](#)
To: [Esteefania Hernandez](#)
Subject: RE: Kingswood Subdivision, prelim/final, 2nd submittal
Date: Monday, April 14, 2025 2:33:07 PM
Attachments: [image003.png](#)

Good afternoon, it is out of our CCN.

David Vasquez
Engineering Technician
Office: (956) 430-6109
Email: dvasquez@hwws.com



HARLINGEN
WATERWORKS
SYSTEM

-----Original Appointment-----

From: Esteefania Hernandez <ehernandez@harlingentx.gov>

Sent: Monday, April 7, 2025 10:06 AM

To: Esteefania Hernandez, Amanda Claudio, Arnold Campos, Claudia Reyes, Isac Ramirez, Joel Olivo, Jose M. Aceves, Juan Saucedo Jr. - HFD, Luis A. Vargas, Oscar Garcia, Ramiro Robledo, Gabriel E. Trevino, Joseph A. Lunn, David Vasquez, egonzalez3@aep.com, Roberto Hernandez, Rudy Gonzalez Water Srv Opr Mgr, Sandee Alvarez-Ybarra, Sol Nunez, Roxanne Encinia - HFD, Josh Ramirez, Ruth Trevino, Christopher Torres, Sabina Ramirez, Daniel Diaz

Subject: Kingswood Subdivision, prelim/final, 2nd submittal

When: Monday, April 14, 2025 4:30 PM-5:00 PM (UTC-06:00) Central Time (US & Canada).

Where: Planning

3/08/2025, 4:30 PM: A water layout has been provided by the engineers on record.

Good morning,

[https://link.edgepilot.com/s/9872dc9a/G6lgzGrn6kGgUJNicNu8PA?
u=https://www.dropbox.com/sc/ffo/tzyzjzn1f4gsiylq655fq/AH-gVX18NgDAegt6kuFgt5Q?
rlkey=2s34yh2p5x6wd8pj7dtsi1a3a%26st=eiaogigk%26dl=0](https://link.edgepilot.com/s/9872dc9a/G6lgzGrn6kGgUJNicNu8PA?u=https://www.dropbox.com/sc/ffo/tzyzjzn1f4gsiylq655fq/AH-gVX18NgDAegt6kuFgt5Q?rlkey=2s34yh2p5x6wd8pj7dtsi1a3a%26st=eiaogigk%26dl=0)

Please see attached link for documents for the proposed Kingswood Subdivision, a 64-lot residential subdivision inside City Limits. This will be their 2nd submittal. Please review the plans and provide comments **on or before the expedited date of Monday, April 14th**. If you have any questions or require additional information, please reach out to me at 956-216-5261 or by email.

Thank you,

Esteefania Hernández, CNU-A
She/Her/Hers
City Planner - Planning and Development

Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Kingswood Subdivision, bearing a legal description of a 9.815 acres out of Lot 17, Cunningham's Subdivision, located on the southside of Primera Road, approximately 515.48 feet west of Southbound Frontage Road of Expressway 77.
Applicant: Melden & Hunt c/o Prisma Development, LLC

Interim Planning and Development Director, Soledad Núñez, presented the following information related to the proposed subdivision, as follows:

- An Aerial View of the proposed subdivision was presented. It is a proposed sixty (60) patio home residential lots, located on the south side of Primera Road and southbound frontage road of Expressway 77.
- Ms. Núñez reported that the proposed development is consistent with the Planned Development (PD) zoning. She added that this Planned Development zoning came before the Board a couple of months ago. She said it did get approved.
- Ms. Núñez stated that the drainage requirements do meet the fifty (50) year standard.
- Ms. Núñez described that park fees will have to be paid for this subdivision at four hundred seventy-five dollars (\$475) per dwelling unit.
- The Final Plat was presented.
- The Street View from Primera Road was presented.
- A Park Zone Fee Chart was presented. Ms. Núñez identified the subdivision in relation to the park zones. She said they would be going to park zone four (4), which is in the northwest zone.
- The Park Zones Fee Chart up until April of this year was presented. Ms. Núñez stated the total park fees to be paid are proposed to be twenty-eight thousand, five dollars (\$28,000).
- Staff recommended approval of the preliminary construction plans and final plat with the following conditions being that they meet all the requirements set forth by Engineering, Harlingen Water Works, Fire Department and Planning Department.

Chairman Consiglio thanked Ms. Núñez. He asked if the whole development was inside City Limits. Ms. Núñez said yes. She pointed out the City Limit line. The Chairman asked if it was a street or an alley. Ms. Núñez pointed at an area and said it was probably a makeshift alley. She identified that the property was currently vacant but that it did belong to the EDC (Economic Development Center).

The Chairman followed up and commented that it looked that like they are probably part of the Cameron County Drainage District Number Five (5). Ms. Núñez said that they are; that she believed so. She explained that their water and sewer CCN (Certificate of Convenience and Necessity) is actually belonging to Primera. She said they were outside of the Harlingen Water Works CCN.

Mr. Flores asked if this was the voluntary annexation done before. Ms. Núñez said no. She pointed out the property that had been annexed. She said that this one been in the City already.

The Chairman asked if there were any other questions for Staff.

Cmr. Sanchez indicated he had a couple of questions. He said it was mostly primary for engineering. Ms. Núñez asked if it was on drainage. Cmr. Sanchez said yes. He continued and said that on the drainage side, it was mentioned that the fifty (50) year storm is one of the requirements being applied to it. Ms. Núñez said that was correct. He started to say that he did see that Engineering... and then asked if anyone from the Engineering Department was present.

Roberto Hernandez, Assistant City Engineer

Cmr. Sanchez addressed Mr. Hernandez. He said that they approved it with conditions. He asked if those conditions had been addressed by the applicant already. Mr. Hernandez said yes and no. He explained that for the most part, they verify those conditions during the construction review phase. He said that after it gets preliminary approval, they [the applicant] will submit a full set of construction plans and that this is when they will ensure that the sizing of the pipes is in accordance. He stated that the preliminary analysis showed that they were in compliance hence the recommendation. Cmr. Sanchez confirmed that their construction plans have not been finalized. Mr. Hernandez said no and said that would happen next.

Cmr. Sanchez explained his line of questioning. He asked about the size of the detention pond and whether it was an adequate size or if it was looked at for the construction phase. Mr. Hernandez said yes. He explained that for the detention volume, it was adequate. He said they were providing a little over what would be required so that provided the approval there.

Chairman Consiglio asked where this was shown on the plat. Cmr. Sanchez said that was going to be his next question. Ms. Núñez pointed out the three lots on the top right corner of the plat.

Cmr. Sanchez continued to him next item/comment that he wanted to share. He referred to the Vicinity Map, which is shown on the lower left hand of the plat. He said he didn't know if the City has any standards to follow or for the applicants to follow. He pointed out that there were no road labels. He said Primera Road is not shown there nor the Expressway. He said that this made it difficult to identify the location. He said he didn't know if this was something that can be applied to, at this point, to this plan or to look at maybe revising the City's requirements on the details shown on Vicinity Maps. Ms. Núñez said that prior to the recording of the final plat, they could make them clean that up more to identify Primera Road and the Expressway to that it gives a clearer location of where the subdivision is.

Cmr. Sanchez said that last but not least, regarding the finished floors, he reiterated that that the area was susceptible to flooding and indicated he was somewhat familiar with the area. He stated that Primera Road will flood unfortunately. He asked about the outlets to this detention pond and whether it would go to Primera Road or whether there was a drainage canal that it ties into. Mr. Hernandez stated that it was tied into the TxDOT right-of-way infrastructure that is along Primera [Road], the bleeder line system. He said that the way they were looking at the curb and gutters within the road itself was that they were making sure that it is not below Primera. He said that in case it does happen, it will not be acting as a bowl. He added that in terms of the finished floor elevations, they have the requirement that it has to be eighteen (18) inches above the curb and said they would be looking at the elevations throughout and ensure that there is no house that is going to be below that elevation. It was established that Primera Road is not a TxDOT roadway. Cmr. Sanchez said that the proximity to the Expressway might

lead to that but that he was not certain. He said that this would be something to consider also in evaluating the adequacy of the design for the drainage system of the subdivision. Mr. Hernandez acknowledged this information. The Chairman added that even along the Expressway, that it was a lake at the intersection of Primera Road and the frontage all the way south to Prism Plastics. Cmr. Sanchez said Wilson Road. The Chairman added that it was impassible, Wilson [Road] and all of that. Cmr. Sanchez said it was understood that the storms that we have been experiencing here recently were probably a five hundred (500) year storm. He added that the storms experienced back in 2018 and 2019 were also up there, one hundred (100) or five hundred (500) year storms. Mr. Hernandez stated that the storms in 2018 and 2019 were five hundred (500) year storms and that the one that we had just recently was considered a thousand (1,000) year storm with a measure of twenty-one and half (21 ½) inches of rain measured in a thirty (30) hour time period. Cmr. Flores said he thought it was 1992. Mr. Hernandez said it beat one hundred (100) years and that it was the biggest storm they have had in one hundred (100) years. Cmr. Sanchez said he understood they can't decide for a five hundred (500) year storm or a thousand (1,000) much less, but that as a precautionary measure to the developer of the engineer that are here, that the finished floor is going up and above that eighteen (18) inches or twenty four (24) inches would be something wise to take into consideration and maybe look at or revisiting the retention pond concept. Mr. Hernandez said that they did have the engineers on record, so they could ask or if they could provide more information on the development itself. Cmr. Sanchez acknowledged this but said that he didn't know that they needed more information. He said a word to the developer or advice is to consider closely the finished floors because, although the flood zone in this area is flood zone sea, he believed that it had obviously proven that it is more serious than that and is more susceptible to flooding, even in a fifty (50) or one hundred (100) year storm. Mr. Hernandez acknowledged this information. Cmr. Sanchez said that was all he had.

Cmr. Flores added getting elevation certificates for the properties along to make sure that... He said it was a low area and that he had been out there. He said that even if you put the road a little bit higher than that and put that curb, there will be barely room for eighteen (18) inches to finish the floor to the elevation of the storm. He said that they might want to look at that too. Cmr. Flores said to believe him and shared that he used to work down the road from there and that when they used to get rains, it got bad.

Chairman Consiglio asked if there were any other comments. Upon hearing none, the Chairman confirmed there was no Public Hearing on this item. He was told that was correct. He stated that the representatives for the applicants were present, he though. He asked if there were any questions for the applicants, or if there was a motion. Cmr. Perez made the motion to approve. Cmr. Flores seconded the motion. The Chairman asked if there was any need for further discussion and upon hearing none moved the motion to a vote. The motion passed unanimously.

The Chairman stated that he hoped the Engineer on Record will hear the concerns from the Commission here about the recent flooding we had and the impact it had on our communities, in Harlingen and around Harlingen as well. The Chairman thanked them for their attention.

**AGENDA ITEM
EXECUTIVE SUMMARY**

10(e)

Meeting Date: **May 7, 2025**

Agenda Item:

Consider approval of Development Corporation of Harlingen, Inc. funding for the TSTC Goal Line Assistance Program and TSTC CTE Signing Day Scholarship Program.

Prepared By (Print Name): Orlando Campos
Title: Chief Executive Officer

Signature:



Brief Summary:

The Harlingen EDC has set aside 100,000 in their current 24-25 fiscal budget to fund scholarship programs at TSTC. On April 29, 2025, the Harlingen EDC board unanimously approved funding \$50,000 for the TSTC Goal Line Assistance Program and \$50,000 for the TSTC CTE National Signing Day Scholarship Program for Harlingen Students.

Since 2020 Harlingen EDC has provided scholarship funds to the TSTC Foundation for the Goal Line Assistance Program which assists Harlingen students financially in need, and who are in their final three semesters, reach their goal of completing their degree program or certificate. Over the past three years TSTC has hosted a CTE National Signing Day event that aligns with the NC3 National Signing Day occurring each year on April 20th which recognizes high school students pursuing a technical career and making a commitment to technical education. Past attendance at this event has drawn students from across the RGV. Last year TSTC awarded over \$75,000 in scholarships to 62 Harlingen students who attended the event and enrolled in the fall to the TSTC Harlingen Campus. Harlingen EDC funding for this program will go towards \$1000 Scholarships to Harlingen residents who attend CTE Signing Day and enroll at TSTC in Harlingen. Funding is available in the EDC 2025 budget.

Funding (if applicable):

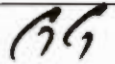
Are funds specifically designated in the current budget for the full amount ☒ Yes ☐ No*

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

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

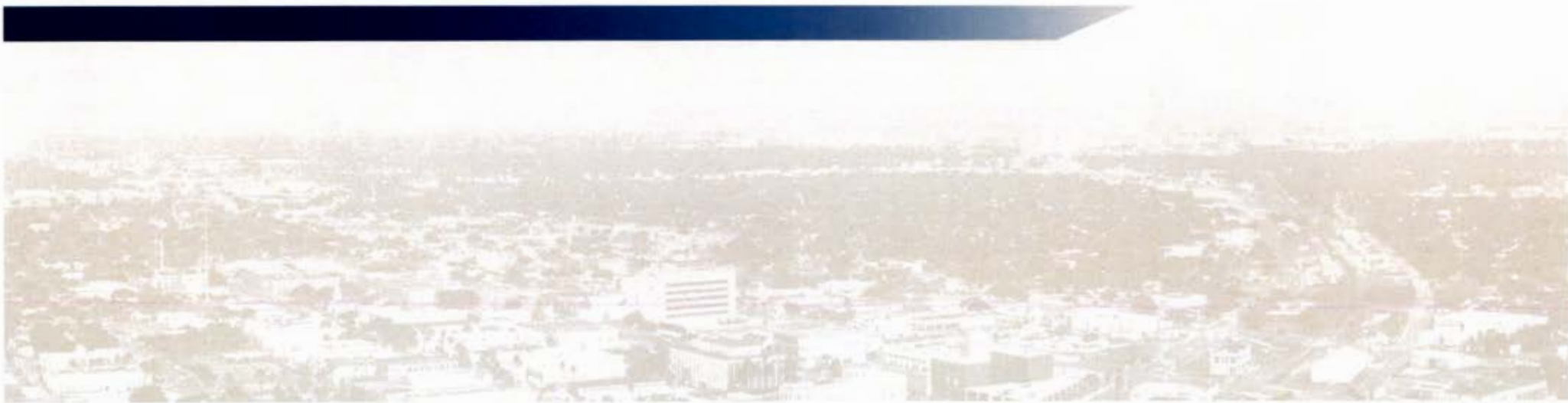
Staff Recommendation:

HEDC CEO and Board Members recommend approval.

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

Comments:

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



TSTC GOAL LINE ASSISTANCE PROGRAM



The TSTC Goal Line Assistance Program is a direct-to-student financial assistance program for students who reside in Harlingen and who are nearing graduation.

Eligibility Criteria:

- Enrolled full-time (12 or more credit hours), or part-time (3-11 credit hours)
- Enrolled in any TSTC program
- Must have a minimum 2.0 GPA and be in good standing
- Traditional and non-traditional students
- Must be in their final three semesters of study
- Resident of Harlingen

TSTC Enrollment Services will select students who need assistance.

Once students are found eligible, they can use the award money towards tuition, materials, uniforms, tolls, testing fees, and TSTC campus housing.



TSTC GOAL LINE ASSISTANCE PROGRAM



Success of program since beginning in 2020:

Funded	\$350,000
Awarded	\$350,000
Fund Balance	\$0
Students Awarded	300+
Graduates	190+



TSTC GOAL LINE ASSISTANCE PROGRAM



FY 23/24 Funding Impact:

- Awarded 62 students
- Close to \$75,000 in scholarships to support tuition, school materials, etc.
- Programs:
 - Electrical Line worker
 - HVAC Tech
 - Aviation Maintenance
 - Dental Hygiene
 - Welding Technology
 - Automotive Tech
 - LVN & RN
 - Mechatronics



TSTC GOAL LINE ASSISTANCE PROGRAM



- Requesting approval to fund up to \$50,000 to the TSTC Goal Line Assistance Program for the 24/25 fiscal year.
- Funds available in 24/25 HEDC budget



TSTC CTE SIGNING DAY SCHOLARSHIP PROGRAM



National recognition for high school students pursuing a technical career and making a commitment to technical education.

- CTE Signing Day is going on it's 4th year at TSTC.
- Alignment with the NC3 National Signing day on April 10th.
- Over 300 students from across the Valley and their families attended this year.
- TSTC Foundation offered \$1000 scholarships to any student that attended the CTE signing day and enrolled in the fall.
- Over 130 students enrolled and were awarded over \$130,000 in scholarships last fall.

This is proving to be a great recruitment tool and along with programs like goal line assistant programs, we are aiming to retain and graduate & place more and more students each year.



TSTC CTE SIGNING DAY SCHOLARSHIP PROGRAM



The TSTC CTE Program is a direct-to-student financial assistance program for students who reside in Harlingen and who recently graduated high school.

Eligibility Criteria:

- Enrolled full-time (12 or more credit hours), or part-time (3-11 credit hours)
- Enrolled in any TSTC program
- Traditional and non-traditional students
- Resident of Harlingen (**HCISD Boundaries**)
- Must have attended TSTC CTE signing day and enroll there after

Once students are found eligible, they can use the award money towards tuition, materials, uniforms, tolls, testing fees, and TSTC campus housing.



TSTC CTE SIGNING DAY SCHOLARSHIP PROGRAM



Success of program since beginning in 2024:

Funded	\$50,000
Awarded	\$46,000
Fund Balance	\$4,000
Students Awarded	46
Graduates	N/A



TSTC CTE SIGNING DAY SCHOLARSHIP PROGRAM



FY 23/24 Funding Impact:

- Awarded 46 students for a total of \$46,000 (*50 students were awarded)
- Programs:
 - Biomedical Tech
 - Mechatronics
 - Welding
 - Computer Science
 - Automotive Tech
 - HVAC Tech
 - Cybersecurity
 - Building Construction
 - Pre-Allied Health



TSTC CTE SIGNING DAY SCHOLARSHIP PROGRAM



- Requesting approval to fund \$50,000 to the TSTC CTE Signing Day Scholarship Program for the 24/25 fiscal year.
- Funds approved in 24/25 HEDC budget
- Scholarships from funding will go toward Harlingen Residents who attend CTE Signing Day and enroll at TSTC in Harlingen.



City of Harlingen

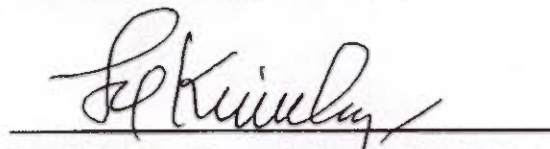
Agenda Item Request Form

We, hereby request the following item to be added to the May 7, 2025

City Commission Agenda:

Consideration and possible action to approve a resolution supporting the conceptual creation of the Rio Grande Valley Flood Control District.



Rene Perez-Commissioner, District 5

Ford Kinsley-Commissioner, District 1

RESOLUTION NO. 2025-_____

**A RESOLUTION EXPRESSING SUPPORT FOR THE
CONCEPTUAL CREATION OF A RIO GRANDE VALLEY FLOOD
CONTROL DISTRICT TO ADDRESS REGIONAL FLOODING
CHALLENGES AND REQUESTING LEGISLATIVE
CONSIDERATION DURING THE 89TH TEXAS LEGISLATIVE
SESSION.**

WHEREAS, the City of Harlingen recognizes the need for long-term, regional flood mitigation solutions to address the recurring flooding challenges affecting communities throughout Cameron County and the broader Rio Grande Valley region; and

WHEREAS, the City of Harlingen supports the conceptual creation of a Rio Grande Valley Flood Control District as a potential framework to improve drainage coordination, planning, and funding across jurisdictions; and

WHEREAS, this concept has gained momentum through the advocacy of grassroots residents who have been directly impacted by repeated flooding events and are calling for greater coordination, responsibility, and long-term solutions across the region; and

WHEREAS, the City of Harlingen supports the introduction and legislative consideration of enabling legislation during the 89th Texas Legislative Session and offers its initial support for the concept, while reserving the right to withdraw or reconsider that support upon review of the final structure, authority, and governance of any such district; and

WHEREAS, the City of Harlingen designates its Floodplain Administrator, or their designee, as the point of contact for any non-binding, preliminary discussions or coordination related to the proposed district; and

WHEREAS, the creation of a regional flood control district may present an opportunity to improve storm resilience, reduce infrastructure costs, and better protect lives, property, and economic activity across the region, including in the City of Harlingen.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HARLINGEN, TEXAS, that the City expresses its support for the conceptual creation of a Rio Grande Valley Flood Control District and encourages legislative consideration of such a proposal during the 89th Texas Legislative Session. The City's final position shall be subject to further review and consideration upon the formal establishment of any such district.

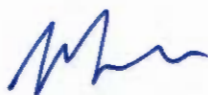
PASSED, APPROVED, AND ADOPTED this 7th day of May, 2025 at a Regular Meeting of the Elective Commission of the City of Harlingen, at which quorum was present, and which was held in accordance with Government Code Chapter 551.

City of Harlingen
Agenda Item Request Form

I, hereby request the following item to be added to the May 7, 2025, City Commission Agenda:

Consideration and possible action to approve a resolution supporting legislative action to amend the Texas Transportation Code to expand and enhance overweight corridor designations for improved freight mobility between ports of entry in Cameron and Hidalgo Counties.

(This item was requested by Mayor Norma Sepulveda)



RESOLUTION NO. 2025-__

**A RESOLUTION OF THE CITY OF HARLINGEN, TEXAS
SUPPORTING LEGISLATIVE ACTION TO AMEND THE
TEXAS TRANSPORTATION CODE TO EXPAND AND
ENHANCE OVERWEIGHT CORRIDOR DESIGNATIONS
FOR IMPROVED FREIGHT MOBILITY BETWEEN PORTS
OF ENTRY IN CAMERON AND HIDALGO COUNTIES**

WHEREAS, there is existing statutory authority which allows the Texas Transportation Commission to authorize a port authority to issue permits for the movement of oversize or overweight trucks carrying cargo on state highways in certain counties. An overweight corridor places a fee on overweight trucks transporting goods for the purpose of maintaining and operating the overweight corridor's highways. These overweight corridors allow for the efficient and safe movement of goods and incentivize cargo transport companies to call on these ports. And,

WHEREAS, the 84th Texas Legislature established an overweight corridor between the Free Trade International Bridge in Los Indios to the Port of Harlingen using Farm-to-Market Roads 509 and 106. And,

WHEREAS, recent bridge closures on the Mexican side and the existing statutory framework has made it difficult or impossible for overweight cargo vehicles to seek alternate routes to or from other Ports of Entry in either Cameron or Hidalgo Counties. This condition negatively affects economic activity and impacts operators at the Port of Harlingen and the Port of Brownsville and their operators. And,

WHEREAS, providing the option of multiple ports of entry options through an overweight corridor extension which includes a 13-mile stretch of U.S. Highway 281 that has not been designated as an overweight corridor, creating two new overweight corridors and authorizing the commission, through their rulemaking process, to designate other routes as overweight corridors, would fulfill the original intent of the legislation; And,

WHEREAS, The City of Harlingen, Texas, by resolution support the amendment of and pursuit of legislation in the 89th Legislative session Transportation Code to require the Texas Transportation Commission to designate, for a permit for the movement of oversize and overweight vehicles that is issued by a port authority located in a county that borders the United Mexican States, and with the consent of the port authority, the most direct route from the Free Trade International Bridge to the western Cameron County line using Farm-to-Market Road 509 and U.S. Highway 281. Authorizing the commission to designate another route in consultation with the port authority, And

WHEREAS, proposed legislation changes a location where the commission may authorize a regional mobility authority to issue permits for the movement of oversize or overweight vehicles carrying cargo in Hidalgo County from U.S. Highway 281 between that highway's intersection

with the Pharr- Reynosa International Bridge and Spur 29 to the highway between that highway's intersection with the bridge and the highway's intersection with the eastern Hidalgo County line.

THEREFORE, BE IT RESOLVED, The City of Harlingen, Texas affirms its support for amending Texas Transportation Code Section 623.219 and related overweight corridor statutes to allow for greater flexibility of movement between Ports of Entry in Cameron and Hidalgo Counties to the Port of Harlingen and the Port of Brownsville.

CONSIDERED AND ADOPTED this 7th day of May, **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.

CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

Hermelinda Gonzales, Interim City Secretary

10(h)

City of Harlingen
Agenda Item Request Form

I hereby request the following item to be added to the May 7, 2025, City Commission Agenda:

Discussion and possible action to establish specific dates for the upcoming Town Hall Meetings and Neighborhood Revitalization walks for Districts 1 through 5. To promote community engagement, address neighborhood concerns, and support revitalization efforts.

(This item was requested by Mayor Norma Sepulveda)

