

**CITY COMMISSION
AGENDA
REGULAR MEETING
AUGUST 20, 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, AUGUST 20, 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) Mayor's Business of the Month - "Creasey's Bowl"
- 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 May 7, 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 authorizing the City Manager to accept a grant award from the Texas A&M Forest Service and to sign the subrecipient agreement. Attachment **(Special Projects Department)**
 - b) Consideration and possible action to approve the installation of speed humps in the following location(s): **(This item was requested by Commissioner Frank Morales and Mayor Pro-Tem Ford Kinsley)**
 1. 3500 Block of Lamb Avenue
 2. 200-300 East Taft
 3. 300 East Buchanan
 4. 1200/1300 South "B" Street
 5. Between S. Belagio Circle and S. Tamm Lane
 6. On Heights S. between Red Oak Ave. and Green Jay Ct.
 7. On Paloma Ln. between Paloma Circle N. and Garcias Lane
- 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
- 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 on the adoption of the City of Harlingen's Annual Budget for Fiscal Year 2026. **(Finance Dept.)**
 - b) Public hearing on the proposed tax rate for Fiscal Year 2026. **(Finance Dept.)**
 - c) Public hearing for a Special Use Permit (SUP) for a Food Truck Park in a General Retail (GR) District located at 2906 South Expressway 83, bearing a legal description of Lot 1, E & L Subdivision. Applicant: James Kendrick Judkins Attachment **(Planning & Development)**
 - d) Public hearing for a rezoning request from Not Designated ("N") District to Residential, Single Family ("R-1") District for 25.78 acres of land out of Survey 140, L.L. Adams Subdivision, located on the east side of Rodeo Drive, approximately 4,696 feet north of W. Expressway 83. Applicant: Moore Land Surveying, LLC c/o Zarate Management, LLC. Attachment **(Planning & Development)**
 - e) Public hearing amending the City of Harlingen Comprehensive Plan, One Vision, One Harlingen, Chapter 2, Figure 2.1, Thoroughfare Plan, by removing the proposed extension of New Hampshire Street as a major collector road south of Morris Road to Park Bend. Applicant: City of Harlingen. Attachment. **(Planning & Development)**
 - f) Public hearing amending the City of Harlingen Code of Ordinances Chapter 28, Licenses, Permits, and Miscellaneous Regulations, Article VI, Limousines, Vans and Other Commercial Passenger Vehicles by amending definitions, supplemental operating permit requirements, fees, and conditions for supplemental vehicles; and by amending Chapter 18, Fees and Charges to Reflect Updated Fees for Limousine Services. Applicant: City of Harlingen. Attachment. **(Planning & Development)**
- 10) Revised Presentation by Schneider Electric on potential energy savings. **(Public Works)**
- 11) **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 approve an ordinance on first reading adopting the City of Harlingen's budget for fiscal year 2026 by record vote. Attachment **(Finance Dept.)**
- b) Consideration and possible action to approve an ordinance on first reading adopting the Tax Year 2025 ad valorem tax rate for maintenance and operations (M&O) together with the interest and sinking (I&S) rate for Fiscal Year 2026 by record vote. Attachment **(Finance Dept.)**
- c) Consideration and possible action to approve an ordinance on first reading for a Special Use Permit (SUP) for a Food Truck Park in a General Retail (GR) District located at 2906 South Expressway 83, bearing a legal description of Lot 1, E & L Subdivision. Applicant: James Kendrick Judkins Attachment. **(Planning & Development)**

- d) Consideration and possible action to approve an ordinance on first reading for a rezoning request from Not Designated ("N") District to Residential, Single Family ("R-1") District for 25.78 acres of land out of Survey 140, L.L. Adams Subdivision, located on the east side of Rodeo Drive, approximately 4,696 feet north of W. Expressway 83. Applicant: Moore Land Surveying, LLC c/o Zarate Management, LLC. Attachment. **(Planning & Development)**
- e) Consideration and possible action to approve an ordinance on first reading amending the City of Harlingen Comprehensive Plan, One Vision, One Harlingen, Chapter 2, Figure 2.1, Thoroughfare Plan, by removing the proposed extension of New Hampshire Street as a major collector road south of Morris Road to Park Bend. Applicant: City of Harlingen. Attachment **(Planning & Development)**
- f) Consideration and possible action to approve an ordinance amending the City of Harlingen Code of Ordinances Chapter 28, Licenses, Permits, and Miscellaneous Regulations, Article VI, Limousines, Vans and Other Commercial Passenger Vehicles by amending definitions, supplemental operating permit requirements, fees, and conditions for supplemental vehicles; and by amending Chapter 18, Fees and Charges to Reflect Updated Fees for Limousine Services. Applicant: City of Harlingen. Attachment **(Planning & Development)**
- g) Consideration and possible action to adopt an ordinance on second and final reading for a rezoning request from Not Designated (N) District to Planned Development (PD) District for Single Family residential use with smaller lot sizes and 32 ft. wide paved streets within 50 feet of right-of-way for a 77.89 acre tract of land being Part of Block 15 and all of Block 16, Harlingen Land and Water Company Subdivision "C," located on the south side of Kroger Avenue between McCullough Street and Chester Park Road. Applicant: Javier Hinojosa, c/o Carlos I. Garza and Jason E. Garza. Attachment. **(Planning & Development)**

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- h) Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Sun Country Estates Phase III Subdivision, bearing a legal description Tract I: 3.626 acres comprised of Lots 4-A, 4-B, and 4-C out of Block 4, Sun Country Subdivision Phase I, Tract II: 3.626 acres comprised of Lots 5-A, 5-B, and 5-C, Block 5, Sun Country Subdivision Phase I and Tract III, and 5.108 acres comprised of Lots 6-A and 6-B out of Block 6, Sun Country Subdivision Phase I, located north of Marco Avenue, approximately 811.63 feet west of Chester Park Road. Applicant: Oscar A. Chavez, P.E., R.P.L.S c/o Marco Antonio Castellanos & Beatriz Castellanos Reiner. Attachment **(Planning & Development)**
 - i) Consideration and possible action to name the Bonito & Duval Park Project in District 2 as "Gayle Butterfly Garden Park" **(Parks & Recreation Dept)**
 - j) Consideration and possible action to approve a list of priority in-house drainage improvement projects for FY2026–2027 in coordination with Cameron County Drainage Districts and Irrigation Districts, and authorize the City Manager to proceed with implementation. Attachment **(Engineering Dept.)**
 - k) Consideration and possible action to award a contract to Scheibe Consulting in the amount of \$332,355.25 for professional engineering services for the design and environmental permitting of the Arroyo Colorado Hike and Bike Trail Extension Project Phase III, and authorize the City Manager to execute the agreement. Attachment **(Engineering Dept.)**
 - l) Consideration and possible action to approve a resolution accepting the Harlingen Waterworks System's Budget for Fiscal Year 2025-2026. Attachment **(HWWS)**

12) **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 (2)
Audit Committee (Terms expire in June)
Charter Review Committee (Ad Hoc)
Civil Service Commission
Community Development Advisory Board
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
useum 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

- 13) **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) Discussion Pursuant to Texas Government Code 551.074 (1)-to deliberate on the employment of the City Manager (i.e. regarding any possible extension and/or modification of the City Manager's Contract). **(City Attorney)**
- 14) **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 13(a) as discussed in executive session.
- 15) **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 **THURSDAY, AUGUST 14, 2025**, at or before 3:30 a.m./p.m. and remained so posted for at least 72 hours preceding the time of said meeting.

Dated this 14th day of **AUGUST 2025**

Melinda Gonzalez
For: Mayra Herrera, City Secretary

REGULAR MEETING

CITY COMMISSION

HARLINGEN, TEXAS

May 7, 2025

A Regular Meeting of the Harlingen City Commission was held May 7, 2025 at 5:30 pm 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
Daniel N. Lopez, Commissioner District 2
Michael Mezmar, Commissioner District 3
Frank Morales, Commissioner District 4
Rene Perez, Commissioner District 5

City Staff

Gabriel Gonzalez, City Manager
Hermelinda Gonzales, Interim City Secretary
Mark Sossi, City Attorney

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 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 declared.

3. **Announcements –**

a) Mayor's Announcements –

Mayor Sepulveda announced that Mr. Javier Segura of the Harlingen Convention Center has generously hosted and provided breakfast to Harlingen High School's JROTC for the past three years. This year, the team returned as national champions, and the Mayor extended her congratulations.

Mayor Sepulveda also invited the community to the annual Mother's Day event at the Harlingen Auditorium, starting at 5:30 p.m. The celebration honors all who serve in the role of raising children. HCISD is partnering with the city, and the event will feature special presentations.

b) City Manager's Announcements-

City Manager Gabriel Gonzalez announced that the third "Let's Get Down to Business" event will be held on Saturday, May 10, 2025, from 10 a.m. to 2 p.m. at the Harlingen Convention Center. The event is geared toward those interested in starting a business.

c) City Commission Member Announcements –

Mayor Pro-Tem Kinsley thanked Code Compliance, Public Works and Assistant city manager Josh Ramirez for their assistance at Community Cleanup that took place the previous Saturday. He noted that over 140 tires were turned in and that's 140 tires that won't be laying around the city's alleys or canal banks. He encouraged citizens to take advantage of Community Cleanup.

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

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

Sochi, a 4-year-old Blue Heeler mix is the longest resident at the shelter, having been there since March 21st. She's exceptionally kind, lovable, and playful, just waiting for the perfect home.

The Harlingen animal shelter is open Tuesday through Saturday, from 1 PM to 6 PM for anyone wishing to adopt or foster a pet.

b) Proclamation - "Food Allergy Awareness Week"

The week of May 11-17, 2025 was officially proclaimed as Food Allergy Awareness Week in Harlingen, recognizing the 32 million Americans living with food allergies, including 6 million children. With no known cure, education and prevention remain essential. The City of Harlingen encouraged all residents to deepen their understanding and awareness of this potentially life-threatening medical condition.

c) Proclamation- National Tennis Month

May 2025 was officially proclaimed as National Tennis Month. Tennis promotes physical fitness, mental well-being, and social connection, encouraging active and healthy lifestyles for people of all ages. The City of Harlingen encourages all residents to take advantage of opportunities to play tennis, enhance their health, and help build a stronger community.

d) Certificate of Recognition- Gutierrez Middle School Boy's & Girls Golf Team

The City of Harlingen congratulated the Gutierrez Middle School Golf Team for their outstanding performance at the district level, earning 3rd place in the boys division and 1st place in the girls division.

e) Recognition Award - HHSS Boys & Girls Swim Team

The City of Harlingen congratulated the Harlingen High School South "Hawks" boys and girls swimming and diving teams on a historic achievement, winning both district championships for the first time in South Texas.

f) Recognition Award - HHSS Boys Soccer Team

The City of Harlingen congratulated the Harlingen High School South "Hawks" boys soccer team on an exceptional season and remarkable accomplishments. The team achieved a 19-5-1 record, secured 2nd place in District 32-5A, qualified for the regional semi-finals, and earned titles as bi-district and area champions. Notably, they made the school's first-ever Sweet 16 appearance in program history.

5. **Citizen Communication:**

- Wandy Cruz-Velazquez - 16438 Los Ranchitos - Flood and Drainage problem
- Milton A. Beadle Jr. 28214 COOK LN - Drainage issues (Absent)
- Jeff Mayor - 2625 FM 508 - Regional Drainage District
- Dawn Graves - 1605 East Crockett Ave - RGV Coalition of Drainage Advocates (CODA)
- Peter Rettenhaber - 21716 Beckham Rd - Flooding
- Dawn Rae Leonard - 1625 Bobcat Lane- Airport
- Evan Mann 8412 Baker Potts Rd - Airport Privatization of ARFF Services
- Raymond Reyes - 706 Nantucket Drive - Transparency and commitment to citizens
- Robert A Leftwich - 909 E Parkwood Dr - waste and high taxes

6. **Approval of Minutes:**

a) Regular Meeting of February 5, 2025

Motion was made by Commissioner Lopez and seconded by Mayor Pro-Tem Kinsley to approve the minutes of Regular City Commission Meeting of February 5, 2025. Motion carried unanimously.

7. **Consent Agenda:**

- a) Consideration and possible action to approve a resolution accepting Valley International Airport's Mid-Year Budget amendment for FY 2025.
- 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: Gilberta Lucio.

ORDINANCE NO. 2025-25

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 BURE 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.

PASSED AND APPROVED on first reading this the 16th day of April 2025.

PASSED AND APPROVED on the second and final reading this the 7th day of May 2025.

ATTEST:

/s/ Hermelinda Gonzales, Interim City Secretary

CITY OF HARLINGEN

/s/Norma Sepulveda, Mayor

- 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.

ORDINANCE NO. 25-26

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"

PASSED AND APPROVED on first reading this the 16th day of April 2025.

PASSED AND APPROVED on the second and final reading this the 7th day of May 2025.

ATTEST:

/s/ Hermelinda Gonzales, Interim City Secretary

CITY OF HARLINGEN

/s/Norma Sepulveda, Mayor

- 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.

- 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.
- 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).
- 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).
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- p) Consideration and possible action to authorize the City Manager to purchase equipment utilizing the Enterprise Fund.
- 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.
- 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.

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

Motion made by Commissioner Perez and seconded by Commissioner Lopez to approve remaining items (7a-c, e-m, q-r). Motion carried unanimously.

Motion to approve was made by Mayor Pro-Tem Kinsley and seconded by Commissioner Lopez to approve item 7(d). Motion carried as follows: FOR: Mayor Pro-Tem Ford Kinsley, Commissioners: Lopez, Mezmar, Morales; AGAINST: None; ABSTAINED: Commissioner Perez (Vote: 4-0-1).

Commissioner Lopez in reference to item 7(n) noted an increase in speed bump requests and asked the Commission to consider allowing City staff to explore the possibility of lowering speed limits in certain areas. He suggested that while drivers may appear to be speeding, they could simply be traveling at the posted speed limit. He recommends that City staff evaluate specific neighborhoods where reduced speed limits may be appropriate.

Mayor Sepulveda suggested that each Commissioner could identify specific areas within their respective districts, as they are most familiar with them, to help ensure efficiency in the process.

Commissioner Morales added 300/400 Block of Louisiana St.

Motion was made by Commissioner Lopez and seconded by Mayor-Pro Tem Kinsley to approve 7 (n) with the amendment of adding 300/400 Block of Louisiana St. Motion Carried unanimously.

Mr. Gonzalez advised that for item 7(o) the recommended equipment is necessary due to the flooding event that occurred in March and to ensure the City has additional resources available for future rescue operations. If the equipment list is approved, additional staff will be required to operate the vehicles and equipment. The estimated cost for staffing is \$278,000 for four positions, which would be requested at a later date, contingent upon Commission approval of the vehicles. Mr. Gonzalez clarified that funding for the vehicles will be sourced from the Vehicle Replacement Fund, which currently totals \$4 million.

Commissioner Lopez noted that extender hoses are also needed, with an estimated cost of \$4,200.

A discussion followed regarding:

- The specific items being purchased
- The expected time frame for acquiring the equipment
- Tariff-related cost increases
- The division of responsibility among various entities for flood control and maintenance across different areas of the city

Mr. Chris Torres, Public Works Director, reported that the vehicles are expected to arrive within 4 to 7 weeks, and he is working to secure delivery before June to avoid a 25% tariff increase. The equipment being purchased is intended to:

- Ensure the City remains proactive in maintaining streets
- Help alleviate flooding when it occurs
- Support rescue operations for residents needing evacuation from flooded areas

The City is responsible for maintaining approximately 9 miles of ditches. However, many ditches within city limits fall under the jurisdiction of other entities, including:

- TX DOT
- Drainage District 5
- Drainage District 6
- Irrigation District 1
- Irrigation District 2

The City will continue to coordinate with these entities and notify them when their respective ditches require maintenance.

Motion was made by Commissioner Lopez and seconded by Commissioner Perez to approve item 7(o) with the amendment to include purchasing extender hoses. Motion carried unanimously.

Motion was made by Commissioner Lopez and seconded by Commissioner Perez to approve item 7(p). Motion carried unanimously.

8. Staff Reports and Other Discussion Items:

a) City Manager's Report-
None

b) Staff Reports - Sandee Alvarez-(CDBG Director)
Rescheduled to City Commission Meeting of May 21, 2025

9. Public Hearings:

Mayor Sepulveda announced Items (9 – a and b) are public hearings, and anyone wishing to speak for or against them could do so.

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)

- Item 9(a)- None

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)

Bobby Calvillo, CEO of Affordable Homes of South Texas, advised that the organization provides affordable housing options for low-income families. He expressed hope that they will be permitted to proceed with the development of their proposed homes, which will range in size from 1,100 to 1,800 square feet, depending on the needs of the purchaser. The estimated cost per home is between \$100,000 and \$150,000.

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

10. Action Items:

Ordinances:

a) Consideration and possible action to adopt an ordinance on first reading 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)

1 Motion was made by Commissioner Mezmar and seconded by Commissioner Morales to adopt an
2 ordinance on first reading amending the City of Harlingen Code of Ordinances Chapter 111 , Zoning,
3 Article XVIII, Section 111-505(a) Special Use Permits; by eliminating the need for a special use permit
4 to receive a recommendation from the Downtown Improvement District Board and eliminating the
5 language to not allow an adult business in the Downtown District Overlay. Motion carried as follows
6 FOR: Mayor Pro-Tem Kinsley, Commissioners: Mezmar, Perez, Morales AGAINST: Commissioner
7 Lopez, ABSTAINED: None. (Vote: 4-1-0).

- 8
9 b) Consideration and possible action to approve an ordinance on first reading for a request to rezone
10 from Residential, Single Family ("R-1") District to Planned Development ("PD") District to allow 32-
11 foot wide paved streets with 50 feet of right-of-way and smaller lots for Lots 4, 8, 18, 22, 25, 26, 42,
12 53, 57 for a 140 lot single-family residential development on a property bearing a legal description
13 of the West 19.5500 acres and the North 9.5500 acres of Block 76, Lon C. Hill Subdivision, located
14 at the southwest corner of Lipscomb Avenue and West New Hampshire Street. Applicant: Ricardo
15 Garcia c/o Affordable Homes of South Texas Inc. Attachment (Planning & Development)

16
17 Motion was made by Commissioner Mezmar and seconded by Commissioner Morales to approve
18 an ordinance on first reading for a request to rezone from Residential, Single Family ("R-1 ") District to
19 Planned Development ("PO") District to allow 32-foot wide paved streets with 50 feet of right-of-way
20 and smaller lots for Lots 4, 8, 18, 22, 25, 26, 42, 53, 57 for a 140 lot single-family residential
21 development on a property bearing a legal description of the West 19.5500 acres and the North 9.5500
22 acres of Block 76, Lon C. Hill Subdivision, located at the southwest corner of Lipscomb Avenue and
23 West New Hampshire Street. Motion carried unanimously.

- 24
25 c) Consideration and possible action to approve an ordinance on first reading authorizing Visit
26 Harlingen (Harlingen CVB) to sell souvenir items at the Downtown Improvement District office.
27 Attachment (CVB)

28 Motion was made by Commissioner Perez and seconded by Mayor Pro-Tem Kinsley to approve
29 an ordinance on first reading authorizing Visit Harlingen (Harlingen CVB) to sell souvenir items at the
30 Downtown Improvement District office. Motion carried unanimously.

- 31
32 d) Consideration and possible action to approve the preliminary construction plans and final plat with
33 conditions of the proposed Kingswood Subdivision, bearing a legal description of 9.815 acres out
34 of Lot 17, Cunningham's Subdivision, located on the Southside of Primera Road, approximately
35 515.48 feet west of Southbound Frontage Road of Expressway 77. Applicant: Melden & Hunt c/o
36 Prisma Development, LLC. Attachment (Planning & Development)

37
38 Motion was made by Commissioner Lopez and seconded by Commissioner Mezmar to approve
39 the preliminary construction plans and final plat with conditions of the proposed Kingswood Subdivision,
40 bearing a legal description of 9.815 acres out of Lot 17, Cunningham's Subdivision, located on the
41 Southside of Primera Road, approximately 515.48 feet west of Southbound Frontage Road of
42 Expressway 77. Motion carried unanimously.

- 43
44 e) Consideration and possible action to approve the Development Corporation of Harlingen, Inc.
45 funding for the TSTC Goal Line Assistance Program and TSTC CTE Signing Day Scholarship
46 Program. Attachment (HEDC)

47
48 Motion was made by Commissioner Morales and seconded by Commissioner Lopez to approve
49 the Development Corporation of Harlingen, Inc. funding for the TSTC Goal Line Assistance Program
50 and TSTC CTE Signing Day Scholarship Program. Motion carried unanimously.

- 51
52 f) Consideration and possible action to approve a resolution supporting the conceptual creation of
53 the Rio Grande Valley Flood Control District. Attachment (This item was requested by
54 Commissioner Rene Perez and Mayor Pro-Tem Ford Kinsley).
55 Commissioner Mezmar noted that a meeting with Drainage Districts 5 and 6 is scheduled for
56 Monday, May 12, 2025, and suggested tabling the item until after that meeting.

Commissioner Lopez expressed interest in proceeding with the presentation, stating that if the Commission ultimately decides to table the item, having additional information would be beneficial for that discussion.

A representative from the Rio Grande Coalition of Drainage Advocates (RGV CODA), a civilian-led organization comprised of individuals affected by flooding, presented on their advocacy efforts. RGV CODA promotes adequate drainage infrastructure to support community well-being. She shared that RGV CODA has several Texas legislative initiatives, including:

- Advocating for increased funding for the RGV
- Educating the public on drainage issues
- Connecting congressional leaders, scientists, and experts across the region

She continued by explaining that the proposed RGV Flood Control District focuses on flood mitigation using natural watershed boundaries. The district would encompass existing watersheds across Hidalgo, Cameron, and Willacy Counties and collaborate with municipal water supply systems to support water conservation. She emphasized that the resolution being presented carries high impact but imposes minimal legal commitment on the City.

City Manager Luis Vargas noted that he serves as the City's Floodplain Manager.

Mayor Sepulveda and the Commissioners thanked RGV CODA for their presentation and participation in the meeting.

A discussion followed regarding the increasing severity and frequency of storms in the RGV, with some being classified as 100-to-1,000-year events. The conversation also addressed the recurring flooding in Harlingen.

Mayor Sepulveda highlighted the City's success in securing millions in federal and state funding for drainage improvements through strong relationships in Washington and Austin. Despite progress, she acknowledged that flooding remains a serious issue and emphasized the need for additional resources. She expressed support for regional collaboration but stressed that Harlingen's needs must take priority. She recommended that the Commission not table the item and advocated:

- Ensuring Harlingen's protection
- Requiring local stakeholder involvement
- Guaranteeing that funds remain within the community

Commissioner Lopez drafted a resolution based on the discussion, incorporating additional actionable steps for the City. He offered to share the draft with the Commission for review.

Commissioner Morales suggested tabling the item until after Monday's meeting with the drainage and irrigation districts. A discussion followed regarding whether to proceed or table the item.

Mayor Pro-Tem Kinsley asked City Attorney Mark Sossi whether the resolution would commit the City to any specific action. Mr. Sossi clarified that the resolution expresses support for the concept but does not obligate the City to any structure or agreement. Any formal commitment would require further negotiation among the entities involved.

Commissioner Perez noted that the resolution offers flexibility, expressing interest in a Regional Flood Control approach without binding the City to a specific structure. He emphasized the importance of improved communication among drainage entities and cited recent outreach efforts and neighborhood assessments.

Motion was made by Mayor Pro-Tem Kinsley and seconded by commissioner Perez to approve the original resolution.

**AGENDA ITEM
EXECUTIVE SUMMARY**

725

Meeting Date: **August 20, 2025**

Agenda Item:

Consideration and possible action authorizing the City Manager to accept a grant award from the Texas A&M Forest Service and to sign the subrecipient agreement. Attachment (***Special Projects Department***)

Prepared By (Print Name): Ana Hernandez, AICP, CNU-A
Title: Planning & Development Director

Signature: *Ana Hernandez*

Brief Summary:

The Texas A&M Community Forestry Program – Tree Planting Category provides funding to implement tree planting programs to increase the urban and community tree canopy coverage. The City of Harlingen has been awarded a \$20,000.00 matching grant to plant trees across ten city parks and trails. Funds may be used for contracting, preparing educational materials and events, supplies for tree relocation and planting, and related costs.

The period of performance for this agreement commences on August 1st, 2025, and terminates on July 31st, 2026, unless extended by agreement in writing between the parties or unless terminated by the Texas A&M Forest Service.

Grant Award: \$20,000
Match: \$20,000
Total Project: \$40,000

Funding (if applicable):

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

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

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

Staff Recommendation:

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

Comments:

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

RESOLUTION NO. 2025 - ____

A RESOLUTION TO THE CITY COMMISSION OF THE CITY OF HARLINGEN, TEXAS, AUTHORIZING THE CITY MANAGER TO ACCEPT A GRANT AWARD FROM THE TEXAS A&M FOREST SERVICE AND TO SIGN THE SUBRECIPIENT AGREEMENT

WHEREAS, the Texas A&M Community Forestry Program awards grants to establish sound urban and community forestry principles that promote the protection and enhancement of urban and community forest ecosystems throughout the state of Texas

WHEREAS, the Texas A&M Forest Service awarded the City of Harlingen a \$20,000 matching grant in the tree planting category to increase the urban and community tree canopy coverage, engage the community, and promote the many benefits of trees in built environments

WHEREAS, the Harlingen City Commission finds it in the best interest of the residents of Harlingen, Texas, to accept a grant award of \$20,000 from the Texas A&M Forest Service to plant trees across ten park and trail locations

NOW, THEREFORE, BE IT RESOLVED that the Harlingen City Commission approves the acceptance of \$20,000 from the Texas Forest Service, the required \$20,000 city match, and authorizes the City Manager to sign the subrecipient agreement.

CONSIDERED and **ADOPTED** this 20th day of August 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.

CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

Mayra Herrera, City Secretary

City of Harlingen
Agenda Item Request Form

We, hereby request the following item to be added to the August 20, 2025, City Commission Agenda:

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

1. 3500 Block of Lamb Avenue
2. 200-300 East Taft
3. 300 East Buchanan
4. 1200/1300 South "B" Street
5. Between S. Belagio Circle and S. Tamm Lane
6. On Heights S. between Red Oak Ave. and Green Jay Ct.
7. On Paloma Ln. between Paloma Circle N. and Garcias Lane


Frank Morales, Commissioner Dist. 4
Ford Kinsley, Mayor Pro-Tem

9(2)

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **August 20, 2025**

Agenda Item:

Public hearing on the adoption of the City of Harlingen's Annual Budget for Fiscal Year 2026.

Prepared By (Print Name): Robert Rodriguez

Title: Finance Director

Signature: 

Brief Summary:

A public hearing is required to hear comments for or against the City's proposed budget for fiscal year 2026. This gives the citizens an opportunity to voice their comments on the proposed budget. The proposed budget was filed with the City Secretary as required by law. In addition, an electronic version has been posted on the City's website as required by law.

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:

No action is necessary for a public hearing.

City Manager's approval:



☐ Yes ☐ No ☒ N/A

Comments:

City Attorney's approval:



☒ Yes ☐ No ☐ N/A

NOTICE OF PUBLIC HEARING ON PROPOSED BUDGET

The City Commission of the City of Harlingen, Texas, will hold a public hearing on the proposed fiscal year 2025-2026 annual budget on Wednesday, August 20th, 2025, at 5:30 p.m., at the City of Harlingen City Hall, Town Hall Meeting Room, 2nd Floor, located at 118 East Tyler Avenue in Harlingen, Texas 78550.

This budget will raise more total property taxes than last year's budget by \$1,651,197 or 6.12%, and of that amount \$572,611 is tax revenue to be raised from new property added to the tax roll this year.

A copy of the proposed budget is available for inspection during normal business hours at the Office of the City Secretary of the City of Harlingen at City Hall, 118 East Tyler Avenue, Harlingen, Texas 78550, and is also located on the City's website at www.harlingentx.gov.

9(b)

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **August 20, 2025**

Agenda Item:

Public hearing on the proposed tax rate for Fiscal Year 2026.

Prepared By (Print Name): Robert Rodriguez

Title: Finance Director

Signature: 

Brief Summary:

A taxing unit is required to hold a public hearing to adopt a tax rate that exceeds the no-new-revenue tax rate. The tax rate being proposed is \$0.526060 per \$100 valuation. This tax rate has been factored into the proposed Fiscal Year 2026 budget, as presented to the City Commission.

No-new-revenue tax rate is \$0.509129 per \$100 valuation

Voter-approval tax rate is \$0.528560 per \$100 valuation

Current tax rate is \$0.527524 per \$100 valuation

Proposed tax rate is \$0.526060 per \$100 valuation

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:

No action is necessary for a public hearing.

City Manager's approval:



☐

Yes

☐

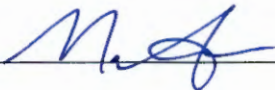
No

☒

N/A

Comments:

City Attorney's approval:



☒

Yes

☐

No

☐

N/A

NOTICE OF PUBLIC HEARING ON TAX INCREASE

A tax rate of \$0.526060 per \$100 valuation has been proposed by the governing body of the City of Harlingen.

PROPOSED TAX RATE	\$0.526060 per \$100
NO-NEW-REVENUE TAX RATE	\$0.509129 per \$100
VOTER-APPROVAL TAX RATE	\$0.528560 per \$100

The no-new-revenue tax rate is the tax rate for the 2025 tax year that will raise the same amount of property tax revenue for the City of Harlingen from the same properties in both the 2024 tax year and the 2025 tax year.

The voter-approval rate is the highest tax rate that the City of Harlingen may adopt without holding an election to seek voter approval of the rate.

The proposed tax rate is greater than the no-new-revenue tax rate. This means that the City of Harlingen is proposing to increase property taxes for the 2025 tax year.

A PUBLIC HEARING ON THE PROPOSED TAX RATE WILL BE HELD ON August 20, 2025 at 5:30 PM at City Hall.

The proposed tax rate is not greater than the voter-approval tax rate. As a result, the City of Harlingen is not required to hold an election at which voters may accept or reject the proposed tax rate. However, you may express your support for or opposition to the proposed tax rate by contacting the members of the finance department of the City of Harlingen at their offices or by attending the public hearing mentioned above.

YOUR TAXES OWED UNDER ANY OF THE RATES MENTIONED ABOVE CAN BE CALCULATED AS FOLLOWS:

$$\text{Property tax amount} = (\text{tax rate}) \times (\text{taxable value of your property}) / 100$$

FOR the proposal:

Norma Sepulveda, Ford Kinsley, Daniel Lopez, Michael Mezmar, and Rene Perez

AGAINST the proposal:

Frank Morales

PRESENT and not voting:

None

ABSENT:

None

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

The following table compares the taxes imposed on the average residence homestead by City of Harlingen last year to the taxes proposed to be imposed on the average residence homestead by City of Harlingen this year.

	2024	2025	Change
Total tax rate (per \$100 of value)	\$0.527524	\$0.526060	decrease of \$0.001464 per \$100, or -0.3%
Average homestead taxable value	\$133,818	\$154,128	increase of \$20,310, or 15.2%
Tax on average homestead	\$706	\$811	increase of \$105, or 14.9%
Total tax levy on all properties	\$27,547,928	\$29,232,823	increase of \$1,684,895, or 6.1%

For assistance with tax calculations, please contact the tax assessor for the City of Harlingen at (956) 544-0800 or robertr@harlingentx.gov, or visit www.harlingentx.gov.

**AGENDA ITEM
EXECUTIVE SUMMARY**

9(c)

Meeting Date: **August 20, 2025**

Agenda Item:

Public hearing for a Special Use Permit (SUP) for a Food Truck Park in a General Retail (GR) District located at 2906 South Expressway 83, bearing a legal description of Lot 1, E & L Subdivision. Applicant: James Kendrick Judkins. Attachment **(Planning & Development)**

Prepared By: Ana Hernandez, AICP, CNU-A
Title: Planning and Development Director/
Special Projects Director

Signature: *Ana Hernandez*

Brief Summary:

Project Timeline

- July 21, 2025 – Application for Special Use Permit (SUP) submitted to the City. **(ATTACHMENT I)**
- July 30, 2025 – In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract.
- August 02, 2025 – In accordance with State and local law, notice of required public hearings published in the Valley Morning Star.
- August 13, 2025 - Public hearing and consideration of requested Special use permit by the Planning and Zoning Commission (P&Z).
- August 20, 2025 – Public hearing and consideration of requested SUP via 1st ordinance reading scheduled before the City Commission.
- September 03, 2025 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- Pursuant to the Code of Ordinances, a Food Truck Park in a General Retail (GR) District requires the approval of a Special Use Permit (SUP) by the City Commission.
- James Kendrick Judkins, the applicant, is requesting a special use permit to allow a Food Truck Park with a maximum of 10 food trucks to be located at the southeast corner of Louisiana Avenue and Expressway 83 frontage road. **(ATTACHMENT II AND III).**
- There is an existing 8,892 sq. ft. commercial building on the property. The subject property has 256 feet of frontage on Expressway 83 and 300 feet of frontage on Louisiana Street.
- Based on the site plan and the information submitted by the applicant, the proposed food truck park is to be located at Spectacular Solutions Plaza on the southeast side of the property. The proposed days and hours of operation are Sunday through Wednesday from 6 a.m. to 6 p.m. On Thursday, Friday and Saturday the proposed hours of operation are from 6 a.m. to 12 a.m. Nine parking spaces are required and approximately 63 parking spaces are provided in a common parking area as shown on the existing commercial building on the

subject property. The building houses JKJ Workforce, Ezy Mail shipping outlet, and Trump Store. **(ATTACHMENT III and IV).**

- Adjacent zoning is GR District to the east, west, and to the north across Expressway 77/83. There is R-1 (single family residential) District to the south and west. The surrounding land uses consist of Spectrum offices to the north, Victoria Steel building to the east, and single-family residences to the south and west. **(ATTACHMENTS V and VI).**
- The City of Harlingen Building Inspections, Fire Prevention, Health, Police and Public Works Departments reviewed the SUP application. The Building Inspection, Fire Prevention, and Police Departments reported no objection to the proposed request subject to adhering to the Harlingen Code of Ordinances and procedures administered by each department. **(ATTACHMENTS VII-IX).**
- The applicant must obtain and maintain the proper State and City permits.
- Presently, the Planning and Zoning Department has not received any objections to the request from surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Commissions may impose requirements and conditions of approval as needed to ensure that a use requested by a SUP is compatible and complementary to adjacent properties.

Funding (if applicable):

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

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

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

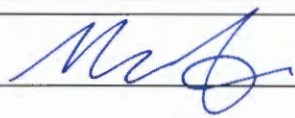
Staff Recommendation:

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

1. Obtaining and maintaining the proper State and City permits;
2. Providing and maintaining the required parking in accordance with city regulations;
3. Hours of operation are from 6 AM – 6 PM, Sunday through Wednesday; 6 AM – 12 AM Thursday through Saturday;
4. Providing video surveillance with a thirty-day video retention; and
5. Complying with the requirements administered by Planning and Zoning, Building Inspections, Fire Prevention, Health, and Police Departments.

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

Comments:

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

PLANNING AND ZONING COMMISSION

August 13, 2025

- 4. Public hearing and take action to consider a request for a Special Use Permit (SUP) to allow a food truck park in a General Retail ("GR") District, located at the JKJ Workforce, located at 2906 S. Expressway 83, bearing a legal description of Lot 1, E & L Subdivision. Applicant: James Kendrick Judkins**

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

- Mr. Sanchez stated that the applicant was requesting a Special Use permit to allow a food truck [park] to be located at the southeast corner of Louisiana Avenue and the Expressway 83 Frontage Road.
- Based on the Site Plan submitted, the proposed days and hours of operation are Sunday through Wednesday from 6:00 a.m. to 6:00 p.m. and Thursday through Saturday, from 6:00 a.m. to 12:00 a.m. (midnight).
- The City of Harlingen's Building Inspections, Fire Prevention, Health Department, Police and Public Works reviewed the application and did not have any objections to the request.
- There were also no objections that were received from any of the public.
- Staff is recommending approval of the request subject to compliance with the items listed in the report, as follows:
 - Obtaining and maintain the proper State and City permits;
 - Maintaining the required parking;
 - Keeping the proposed hours of operation;
 - Providing Video Surveillance with a thirty (30) day retention period; and
 - Complying with the requirements from Planning and Zoning, Building Inspections, Fire Prevention, Health and the Police Departments.

Vice Chairman Sanchez thanked Mr. Sanchez. He asked the Board if they had any questions for Staff.

Cmr. Perez asked if there was enough parking. Mr. Sanchez said yes. He explained that there was only one (1) major business aside from whatever food trucks are going to go in. He said parking was sufficient for the business and the businesses that will be there. Mr. Perez compared the one in McAllen he has visited. He said they have a huge parking lot and that it usually gets pretty busy. He said that this one seemed small. Mr. Sanchez stated that the number of food trucks may actually vary so they may not get to the maximum.

Vice Chairman Sanchez asked if there were any other questions. Cmr. Cruz-Velázquez asked Mr. Sanchez to repeat the hours of operation. Mr. Sanchez said that the hours of operation listed in the report are Sunday through Wednesday from 6:00 a.m. to 6:00 p.m. and Thursday through Saturday, from 6:00 a.m. to 12:00 a.m. (midnight).

Vice Chairman Sanchez stated that the item calls for a Public Hearing. The Public Hearing was opened. The Vice Chairman asked if there was anybody present that would like to speak in favor or against this item. He asked that they please step forward, state their name and address and then share any comments.

James K. Judkins, applicant

Mr. Judkins introduced himself before the Board. He said he wanted to clarify that the hours of operation shared were a maximum. He explained that their intended hours of operation would be basically from eight (8) in the morning till six (6) in the afternoon, Monday to Friday. He said that this is what they would actually be doing. He clarified that they don't have any food trucks hired right now until they are permitted first before they try to set anything up. He also added that they will have water and City electric and boxes that are set-up so they won't have the noise from generators, and they wouldn't have the gas and fumes from generators. He said they would probably start with one (1) or two (2) [food trucks] and then eventually, hopefully, get to the full capacity. He said the idea was to have it during normal business hours for all the businesses in the area where there are not very many options for food in that general area. He said they asked for the later hours on Wednesday, Thursday and Friday based on what they were told at the initial meeting with the City. He said he was told that it was best to ask for your final ask instead of asking in pieces. He stated that it was not their intention to have late night activities there at all. He said there are other places for late night activities and that this would be mainly for their employees to have options for food. He said there are other businesses in the area and that there have been a lot that have popped up there. He mentioned Spectrum across the way and that there are a lot of smaller businesses that they feel this would be a good place to have an area to eat, adding that they have a covered picnic area and also have handicap parking and all that. He said they were just trying to go through the City rules and try to make sure it was going to be conforming. The Vice Chairman remarked that they appreciated that.

Cmr. Cruz-Velázquez asked about restrooms for the patrons. Mr. Judkins responded that there are restrooms that are internal at the back. Cmr. Cruz-Velázquez asked if they were in the building. Mr. Judkins said they were in the building. He said there were two (2) sets of restrooms. He said they'd initially open the ones in the back and that they already have a way to block it off so that it would be available to anybody there. He said there was a handicap and regular. The Vice Chairman acknowledged the information and thanked Mr. Judkins. Mr. Judkins thanked the Board for listening.

Vice Chairman Sanchez asked if there was anyone else present that would like to make a statement. Upon hearing none, the Public Hearing was closed.

Vice Chairman Sanchez asked if there was a motion. Cmr. Perez made the motion to approve. Cmr. Cruz-Velázquez seconded the motion. The motion was taken to a vote. The motion passed unanimously.

9(d)

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **August 20, 2025**

Agenda Item:

Public Hearing for a rezoning request from Not Designated ("N") District to Residential, Single Family ("R-1") District for 25.78 acres of land out of Survey 140, L.L. Adams Subdivision, located on the east side of Rodeo Drive, approximately 4,696 feet north of W. Expressway 83. Applicant: Moore Land Surveying, LLC c/o Zarate Management, LLC. Attachment (**Planning & Development**)

Prepared By: Ana Hernandez, AICP, CNU-A
Title: Planning and Development Director/
Special Projects Director

Signature: *Ana Hernandez*

Brief Summary:

Project Timeline

- July 15, 2025 – Application for rezoning submitted (**ATTACHMENT I**).
- August 1, 2025 – In accordance with State and local law, notice of the required public hearing was mailed to all property owners within a 200 feet radius of subject tract.
- August 2, 2025 – In accordance with Statute 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
- August 13, 2025 – Public hearing and consideration of requested rezoning by the Planning and Zoning Commission (P&Z).
- August 20, 2025 – Public hearing and consideration of requested rezoning via 1st ordinance reading scheduled before the City Commission.
- September 3, 2025 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- The applicant is requesting to rezone the subject properties from Not Designated ("N") District to Residential, Single Family ("R-1") District to allow for the development of a single-family residential subdivision on the subject property.
- The subject property was annexed into the city limits on November 2008, and is currently vacant. The property has 613 feet of frontage on Altas Palmas Road and a depth of 1,881 feet at its longest point. Altas Palmas is currently a two lane 22 ft. wide paved street without curb and gutter. (**ATTACHMENT II-V**).
- The surrounding properties are zoned Not Designated ("N") District to the north and south, and Residential, Single Family ("R-1") District to the east. West of the subject property is outside the city limits. (**ATTACHMENT II**). Surrounding land use consists of vacant land in agriculture use to the north and south and residential single family use to the east. (**ATTACHMENT VI**).

- The Future Land Use Plan component of the City of Harlingen Comprehensive Plan One Vision, One Harlingen shows this area as low density residential. The request is consistent with the Future Land Use Plan and consistent with the surrounding zoning and land use. (**ATTACHMENT VII**).
- To the present, the Planning and Development Department has not received any calls in opposition to the requested rezoning from surrounding property owners.

Funding (if applicable):

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

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

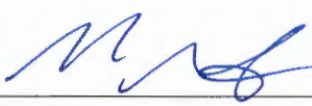
Finance Director's approval: ☐ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approval.

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

Comments:

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

PLANNING AND ZONING COMMISSION

August 13, 2025

- 5. Public hearing and take action to consider a request to rezone from Not Designated ("N") District to Residential, Single-Family ("R-1") District for 25.78 acres of land out of Survey 140, L.L. Adams Subdivision, located on the east side of Rodeo Drive, approximately 4,696 feet north of West Expressway 83. Applicant: Moore Land Surveying, LLC c/o Zarate Management, LLC**

Assistant Director, Joel Olivo, presented the following information regarding the request to rezone, as follows:

- Mr. Olivo stated that the reason for the request to rezone was to allow for the development of a residential subdivision.
- The Legal Notice Map with the subject property highlighted in black was presented.
- The Subject Property is on the east side of Altas Palmas Road about forty-six hundred (4,600) feet north of the Expressway.
- An Aerial View of the subject property was presented.
- The property was annexed in November of 2008. As shown on the map, it is currently vacant.
- Surrounding Land Use is vacant land and agricultural use to the north, single-family residential use to the east and to the south, and to the west is outside the City Limits.
- The subject property has six hundred and thirteen (613) feet of frontage on Altas Palmas and a depth of approximately one thousand and eight hundred, eighty-one (1,881) feet at its longest point.
- The Survey which consists of two (2) tracts was presented.
- A Street View from the west and southwest on Altas Palmas Road were presented.
- The Future Land Use Map shows this property as low density residential. The request is consistent with the Future Land Use Plan and consistent with the surrounding zoning in the area.
- Property owners with a two hundred (200) foot radius were notified. Five (5) property owners received notifications. Staff did receive one (1) visit from one (1) property owner who had no objections. At this point, Staff has not received any objections on the requested rezoning.
- Staff is recommending approval of the request.
- Mr. Olivo made himself available for any questions. He informed that Board that the applicant was also present for questions.

Vice Chairman Sanchez asked if there were any questions for Staff. Upon hearing none, the Vice Chairman stated this item called for a Public Hearing. The Public Hearing was opened. The Chairman asked if there was anybody present that would like to speak in favor or against this item. He asked that they please step forward and state their name and address for the record.

Greg Bauer, 24783 Altas Palmas

Mr. Bauer introduced himself before the Board. He said that he lived next door, located south of the two hundred (200) feet. He asked if this was going to be, he assumed, a subdivision. He

asked where all the traffic was going to go. He started to calculate how many lots would be on the twenty-six (26) acres. Mr. Olivo responded by saying that they are proposing two (2) entrances off Altas Palmas Road and an entrance off Beckham Road. Mr. Bauer asked if it would then go across the drainage ditch on the backside. Vice Chairman Sanchez asked if there was a proposed layout by chance. Mr. Olivo said they did but that it wasn't included in the packet because it is not on the agenda for the approval of the subdivision. He said it was the zoning that was being approved and that the configuration could always be changed. Mr. Bauer said he was just trying to address flooding. He said that as you start building more houses, that they don't have a way to get the water off the property. He said they had never had flood problems before but that now, things have started changing. Mr. Bauer confirmed that the land had been annexed into the City Limits. Mr. Bauer asked if this was all to be continued as far as how they would be accessing and all the other stuff. Mr. Bauer said that the City has always shown Altas Palmas going all the way to Wilson Road and he said that it has not transpired and so that means everybody is coming back this way.

Dustin Moore, Moore Land Surveying, LLC

Mr. Moore introduced himself before the Board and to Mr. Bauer. Mr. Moore said this was a first start. He clarified further that this was the first of a couple of phases. He explained that currently the ditch makes a sort of a "S" that goes from the west and goes across the middle of all of this and then goes down east and there is a ditch to the south. Mr. Moore said all of those will be expanded. He said that from Alta Palmas, to Wilson, on both sides and across and to the south, that they will take them from a fifty (50) foot right-of-way on ditches to a one hundred and fifty (150) right of way. He said that all of this would be excavated and widened as a part of what will someday be submitted. Mr. Bauer asked if they were going north back to the drainage ditch. Mr. Moore said that was correct. He said the whole property is going to be surrounded by drainage ditches, about one hundred and fifty (150) feet wide. He added that Beckham will cross the ditch and that Altas Palmas will have two (2) and that when it is done, Beckham will go all the way to Wilson, as well as Altas Palmas. Mr. Moore told Mr. Bauer he will be able to drive from Wilson to the Expressway on Altas Palmas and Beckham when all is said and done. Mr. Bauer asked if the old Myer's old house was getting torn down. Mr. Moore confirmed this and said that this is who they had purchased the land from. Mr. Bauer acknowledged this.

Mr. Bauer asked about the widening of the streets. Mr. Moore said that right now this was all TBD. He said they have a traffic study that is being done but that they can't start the count until school is in session. He said they will run traffic counts, explaining that this is one of the requirements they have to submit to the City. He mentioned that they might have to widen Altas Palmas, and they might have to do a middle lane on Wilson. He said they will see what is reported back since this is a third-party consultant that conducts this. Mr. Bauer jokingly added to shoot them north. There was laughter.

The Vice Chairman thanked Mr. Bauer for his comments and said it was good feedback. The Vice Chairman restated that the item before them was to rezone the property which will then allow the applicant to continue their planning process for the layout of the subdivision – the entrances, the appropriate drainage or floodplain management, and so that will come at a separate phase and at that point the Board will entertain the approval of that subdivision plat at that point.

The Vice Chairman asked if there was anyone else that would like to speak in favor or against this item. Upon hearing none, he closed the Public Hearing. He asked to entertain a motion. Cmr. Perez made the motion to approve. Cmr. Flores seconded the motion. The motion was moved to vote. The motion passed unanimously.

**AGENDA ITEM
EXECUTIVE SUMMARY**

9(c)

Meeting Date: **August 20, 2025**

Agenda Item:

Public hearing to amend the City of Harlingen Comprehensive Plan, One Vision, One Harlingen, Chapter 2, Figure 2.1, Thoroughfare Plan, by removing the proposed extension of New Hampshire Street as a major collector road south of Morris Road to Park Bend. Applicant: City of Harlingen. Attachment (**Planning & Development**)

Prepared By: Ana Hernandez, AICP, CNU-A

Title: Planning and Development Director/
Special Projects Director

Signature: *Ana Hernandez*

Brief Summary:

Project Timeline

- August 2, 2025 – In accordance with State and local law, notice of the required public hearing was published in the Valley Morning Star. (**ATTACHMENT II**)
- August 13, 2025 - Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission (P&Z).
- August 20, 2025 – Public hearing and consideration of requested rezoning via 1st ordinance reading scheduled before the City Commission.
- September 3, 2025 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- The Thoroughfare Plan is a component of the Comprehensive Plan and outlines the City Commission's adopted policy relative to the development of the Harlingen roadway network. To implement the plan, right-of-way dedication and paving standards are required from developers during the processing of new subdivisions.
- The City of Harlingen is requesting an amendment to the City of Harlingen Thoroughfare Plan to remove the proposed extension of New Hampshire Street south of Morris Road to Park Bend. The City has received interest from developers regarding the development of property in this area, including the potential annexation of the land into the City limits.
- According to the City's Thoroughfare Plan, the proposed extension of New Hampshire Street—south of Morris Road—is classified as a major collector, requiring a minimum right-of-way of 80 feet. However, the planned extension would terminate directly behind two existing homes in a residential subdivision.
- Due to changes in development patterns and the full build-out of the surrounding subdivision, the continuation of New Hampshire Street as a designated thoroughfare is no longer feasible or necessary. The existing street network in the area along with the new residential streets in the proposed subdivision will provide adequate traffic circulation connectivity, and no circulation issues have been

identified that would require the planned extension.

- The surrounding area consists of vacant land and a residential subdivision to the south and east, vacant land to the west, and to the north are residential subdivisions.
- The request was reviewed by the Engineering Department. The Engineering Department has no objections to removing the proposed extension of New Hampshire Street from the Thoroughfare Plan. **(Attachment III)**
- As a result, staff recommends removing the planned extension of New Hampshire Street from the Future Thoroughfare Plan to reflect current development conditions and prevent future right-of-way conflicts with existing homes and infrastructure.

Funding (if applicable):

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

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

Finance Director's approval:

☐ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approval of the Thoroughfare Amendment.

City Manager's approval:

GG

☐ Yes ☐ No ☒ N/A

Comments:

City Attorney's approval:

MSH

☒ Yes ☐ No ☐ N/A

PLANNING AND ZONING COMMISSION

August 13, 2025

- 6. Public hearing and take action to consider a request to amend the City of Harlingen Comprehensive Plan, One Vision, One Harlingen, Chapter 2, Figure 2.1, Thoroughfare Plan, by removing the proposed extension of New Hampshire Street south of Morris Road to Park Bend. Applicant: City of Harlingen**

City Planner Soledad Núñez presented the following information related to the request to amend the City of Harlingen Comprehensive Plan, as follows:

- Ms. Núñez presented the proposed extension of New Hampshire, south of Morris Road. She pointed out Park Bend on the map.
- The Thoroughfare Plan is a component of the comprehensive plan and outlines the cities commissions adopted policy relative to the development of the Harlingen roadway network.
- Currently, New Hampshire would continue down South of Morris Road and hit right behind the Water's Edge Subdivision
- The Thoroughfare Plan was done back in 2016, and things have changed since then. According to the City's Thoroughfare Plan, this is considered a major collector which would require eighty (80) feet of Right-of-Way. Ms. Núñez explained that there is a proposed subdivision or development coming in the area. She said the extension of New Hampshire is just not feasible at this point.
- [New Hampshire Street] dead ends into two (2) already development lots so essentially you would have a road leading to nowhere. Ms. Núñez said that she didn't know if the intent had been for it to curve down and hit Park Bend but that is not what is shown.
- Staff feel that it would not only benefit the property itself and that in essence, but that it is also just not feasible to continue the extension.
- Ms. Núñez stated that there is adequate traffic flow through Water's Edge [Subdivision]. Currently it is a public subdivision. She added that if the other property is developed, they will have extra entrances off Morris Road.
- The Surrounding Area consists of vacant land. The are areas outside City Limits. North of Morris Road is inside City Limits. There is also a resident subdivision to the south and east and vacant land to the west. There are also residential subdivisions to the north.
- The proposed layout of the potential development for that area was presented.
- The request was reviewed by the Engineering Department, and they do agree with amending the Thoroughfare Plan to do away with the extension.
- As a result of this, Staff is recommending approval of the amendments to the Thoroughfare Plan pertaining to New Hampshire street.

Vice Chairman Sanchez asked if there were any questions for Staff. Upon hearing none, the Vice Chairman proceeded with his question. He asked if there was any existing Right-of-Way for the Thoroughfare alignment to New Hampshire, the portion that is being eliminated. Ms. Núñez said that there was none. She said that the area was completely vacant. She again said she wasn't sure why it shows it on the Thoroughfare Plan and said that maybe back in 2016 there

was a plan for it. She said that given where we are today, there is no Right-of-Way dedication or anything really out there. It is just vacant land.

The Vice Chairman again asked if there were any questions for Staff and upon hearing none, proceeded to the Public Hearing on this item. The Public Hearing was opened. The Vice Chairman asked if there was anybody present that would like to speak in favor or against this item. Upon hearing and seeing none, the Public Hearing was closed.

The Vice Chairman said he would now entertain a motion. Cmr. Cruz-Velázquez made the motion to approve. Cmr. Cantu seconded the motion. The motion was taken to a vote. The motion passed unanimously.

9(F)

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **August 20, 2025**

Agenda Item:

Public hearing amending the City of Harlingen Code of Ordinances Chapter 28, Licenses, Permits, and Miscellaneous Regulations, Article VI, Limousines, Vans and Other Commercial Passenger Vehicles by amending definitions, supplemental operating permit requirements, fees, and conditions for supplemental vehicles; and by amending Chapter 18, Fees and Charges to Reflect Updated Fees for Limousine Services. Applicant: City of Harlingen. Attachment **(Planning & Development)**

Prepared By: Ana Hernandez, AICP, CNU-A
Title: Planning and Development Director/
Special Projects Director

Signature: *Ana Hernandez*

Brief Summary:

The City of Harlingen regulates the operation of limousines, vans, and other commercial passenger vehicles to protect the health, safety, and welfare of residents and visitors. These rules ensure vehicles are operated safely, drivers are qualified, and businesses comply with consistent standards. The City's current regulations have been in place for several years and require updates to reflect current industry practices, add flexibility for peak demand, and revise associated fees.

Summary of Proposed Key Amendments:

1. New Supplemental Operating Permit:

- Allows operators to temporarily add vehicles during peak demand (up to 10 consecutive days per request).
- Requires proof of another Texas city operating permit, insurance, and registration for each vehicle.
- Sets a fee of \$10 per day per vehicle, payable in advance.
- Permits use of rented or leased vehicles.

2. Fee Schedule Updates:

- Updates Chapter 18 of the City Code to include the supplemental operating permit fee and change limousine service rate limits, from a maximum of \$60 for the first full hour and \$40 for each additional hour to a minimum of \$60 per hour. It also establishes a new fee of \$10 per day for a maximum of 10 days for supplemental operating permits.

These updates will give operators flexibility to meet short-term demand, strengthen consumer transparency through posted rates, and ensure fees cover administrative oversight. The City Attorney has reviewed and approved the proposed amendments.

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 recommend approval of this Ordinance.

City Manager's approval:

GG

☐

Yes

☐

No

☒

N/A

Comments:

City Attorney's approval:

[Signature]

☒

Yes

☐

No

☐

N/A

(10)

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **August 20, 2025**

Agenda Item:
Revised Presentation by Schneider Electric on potential energy savings. <i>(Public Works)</i>
Prepared By: <i>Christopher D. Torres</i>
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: <i>GH</i>
Comments:
City Attorney's approval: <i>[Signature]</i>



City of Harlingen

Deferred Maintenance Project

Presented By: Aaron Garcia & Ryan Wunder
August 6, 2025

Life Is On

Schneider
Electric

Agenda

| Introductions

| Addressing Your Challenges and Goals

| Energy Savings Breakdown

| Project Budget Estimates

| Comprehensive Design Solution

| Next Steps & Proven Performance



Project Goals



Create a capital asset plan for the city



Maximize utility savings to help fund and offset project cost



Significantly reduce deferred maintenance and operational costs



Modernize City buildings



Develop a solution that demonstrates wise stewardship of the City's funds



Provide a better quality of life for City Residents

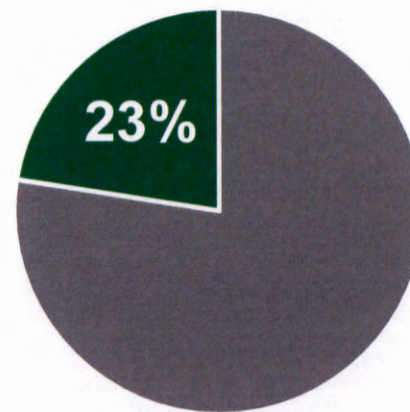
Energy and Savings Breakdown

\$95,000 – \$115,000

estimated annual utility cost and O&M savings

\$2.9M – \$3.5M

estimated savings over 20 yrs with 4.5% escalation



Ongoing
Operational &
Maintenance
Savings

Project Budget Estimates

Budget

- Option 1 - Projected Budget: \$3M – Self funded by savings
- Option 2 - Projected Budget: \$10M – Comprehensive Project savings pays for \$0.33 on the dollar
- Annual O&M Savings: TBD
- Reduce Utility Usage by up to 23%

Scope

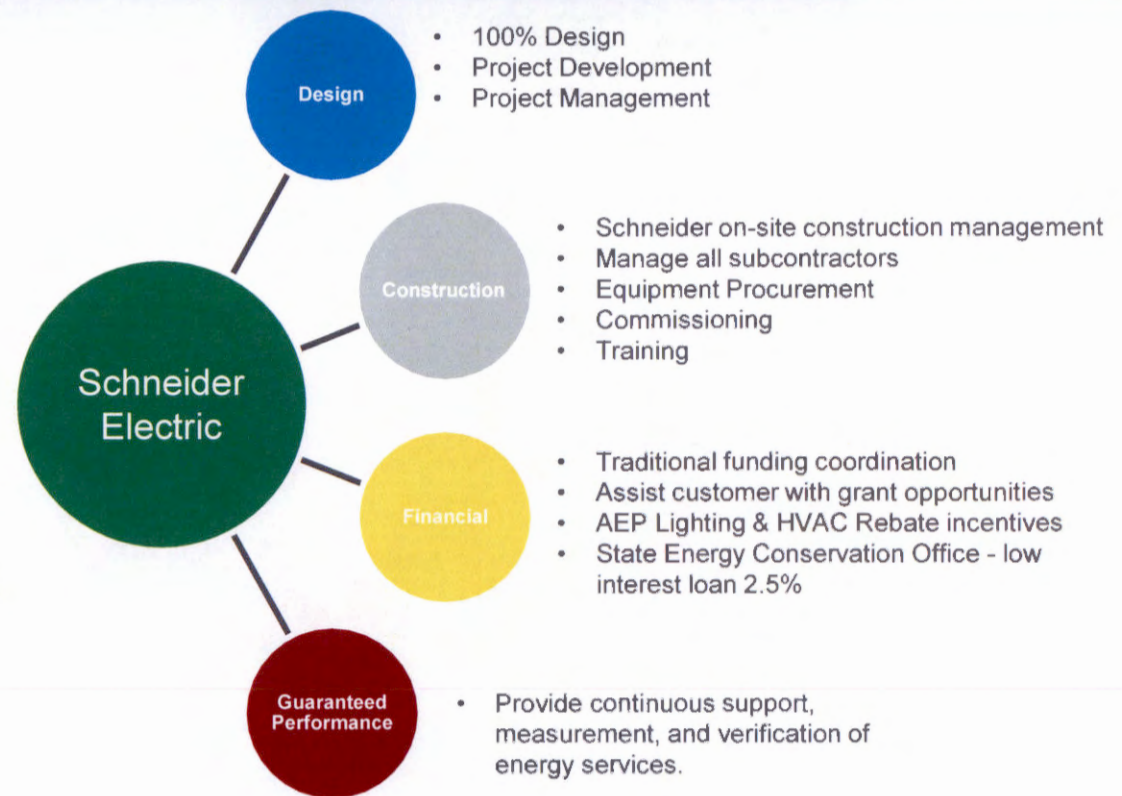
Site	Need
Casa de Amistad	Lighting, HVAC, BAS
Municipal Auditorium	Lighting, HVAC, BAS
Community Center	Lighting, HVAC, BAS
Library	BAS & Windows
Cultural Arts Center	Lighting, HVAC, BAS & Roofing
Arts & Heritage Museum	Roofing, Lighting
Lon C Hill	Lighting, Roofing, Electrical
City Hall	Lighting, HVAC & Roofing
Police Station	Lighting, HVAC, BAS
Fire Station 1	Lighting, HVAC, BAS, Roofing
Fire Station 2	HVAC, BAS, Lighting
Fire Station 3	HVAC, BAS, Lighting
Fire Station 4	HVAC, BAS, Lighting
Fire Station 6	HVAC, BAS, Lighting
Sports Park Field Lighting	Lighting
Soccer Complex	Soccer Field Lighting
Sports Complex	Softball/Baseball Field Lighting
Lon C. Hill Park	Pool and Basketball Lighting
Victor Park	Soccer/Baseball Field Lighting

Schedule

- Start Design & Development Summer of 2025

Comprehensive Design Solution

- Conceptual Design
- 30% - 60% & 90% Review
- Turnkey
- Firm Fixed Price
- \$57,000 IGA (Design Phase) Fee





Next Steps



Step	Target Date	Meeting/Milestone
1	June - July	Present Findings to Public Works and Administration
2	August 6	Present Business Case Findings and Investment Grade Audit Present business case to the city council and request approval of the design phase via TIPS
3	August - Dec	Design and Develop Scope of Work 30, 60 & 90% Conceptual design, prioritize scope and possible phases if needed
4	January 2026	Construction Kick-off Final design and plan set development. Preliminary construction schedule.
5	December 2026	Construction Completion Schneider Electric will manage the entire construction project around achieving long-term performance goals.





Proven Performance



1000+

Successful projects nationwide

30 Years

Performance Contracting experience

55+

Clients who have chosen us for multiple project phases

15

Texas offices locations - local representation in **Pharr**, Corpus Christi, San Antonio & Austin

Ranked #1

ESCO by third-party research company - Navigant Research



Delivered over 270+ TX Projects

Client	Project Value	Annual Savings
TX Local Government		
City of Harlingen – Multiple Phases	\$1,916,394	\$128,040
Valley International Airport – Multiple Phases	\$2,729,723	\$80,549
City of Dallas – Multiple Phases	\$9,468,570	\$1,282,834
Webb County	\$7,769,930	\$244,7742
City of Raymondville	\$1,665,035	\$254,049
City of Del Rio	\$729,212	\$108,391
Jim Hogg County Water District – Multiple Phases	\$3,692,558	\$257,399
City of Alamo	\$4,470,121	\$245,638
City of Abilene – Multiple Phases	\$10,815,892	\$448,961
City of Sweetwater	\$293,932	\$42,178
Nolan County	\$412,525	\$62,742
Fort Bend County – Multiple Phases	\$5,936,031	\$233,581
Travis County	\$27,147,357	\$2,806,112
City of Houston – Multiple Phases	\$32,812,532	\$2,801,359

Project Opportunities and Solutions

Mechanical: Roof Top Units, Chillers, Boilers, VAV Boxes



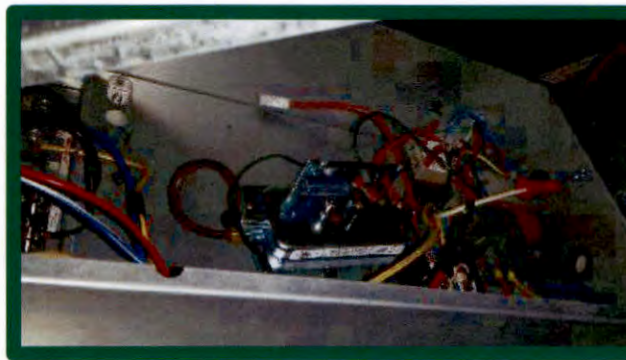
Roof Top Unit at City Hall from 2004



Aging/failing boiler at the Community Center



Aging/failing Roof Top unit at the Police Station



Problematic VAV box at the Police Station

Current Challenges

- Increasing maintenance and repair costs on older units
- Comfort issues caused by failing equipment
- Chillers/Units with obsolete refrigerant causing costly repairs

Impact & Solutions

- Reduce Maintenance – New equipment will minimize maintenance calls currently experienced for aged/failing equipment.
- Reduce Energy Costs – High efficiency equipment will improve heating /cooling efficiency
- Improve Occupant Comfort – Equipment will operate more effectively to provide better building comfort.

Project Opportunities and Solutions

Electrical Infrastructure



Solar Photo Voltaic Panels at Lon C Hill

Inverter and electric panels for the Solar PV at Lon C Hill



Current Challenges

- Constantly tripping breakers due to improper sizing
- Existing electrical infrastructure not designed for current building/space usage

Impact & Solutions

- Right Sized Equipment – Replacement allows for equipment to be sized for known, existing conditions.
- Improve Operations – Improve maintenance and allow for load switching in the future.
- Metering Feedback – New systems typically have metering functionality built into them allowing the operational team to better understand the electrical load distribution.

Project Opportunities and Solutions

LED Lighting Solutions



Casa De Amistad inefficient fluorescent lighting



Harlingen Community Center inefficient fluorescent lighting



Library inefficient fluorescent lighting



Lon C Hill inefficient fluorescent lighting

Current Challenges

- Variety of LED, T8/T12 & HID Exterior Fixtures
- Varied types and temperatures
- Some remaining inefficient, outdated lighting
- Maintenance Costs & Inconsistent lighting technologies

Impact & Solutions

- Updated environment & better lighting for employees and residents
- Improved exterior safety and security
- Consistent lighting experience between buildings
- Provide uniform lighting levels between spaces

Project Opportunities and Solutions

LED Field Lighting Solutions



Soccer Complex HID lighting



Harlingen Sporting Complex HID lighting



HEB Tennis HID lighting



Current Challenges

- Variety of HID Exterior Fixtures
- Varied types and color temperatures
- High energy and maintenance costs & Inconsistent lighting technologies

Impact & Solutions

- Higher efficiency & better-quality lighting
- Consistent lighting experience between sites
- Reduction/eliminate bulb and ballast maintenance

Life Is On | Schneider Electric

Project Opportunities and Solutions

Building Envelope



Casa Del Sol roof edge in need of Repair



Lon C Hill roof at or past expected service life



City Hall roof at or past expected service life



Single-pane windows at the Harlingen Public Library

Current Challenges

- Aging/Failing roofs
- Interior/asset damage due to roof leaks
- Comfort issues due to water and air infiltration

Impact & Solutions

- Increase Occupant Comfort: new windows and improved envelope reduces air infiltration and improves overall occupant comfort
- Update building aesthetics
- Reduce/Eliminate asset damage caused by water

Project Opportunities and Solutions

Capital Asset Planning (CAP)



Build a searchable inventory of all systems including mechanical, envelope, telecom, utilities and more



Track key data including square footage, equipment type, maintenance history and expected costs



Visually inspect linked relationships and drill down for more details



Optimize maintenance and replacement schedules

Impact & Solutions

- User-friendly software makes it easy to understand the condition and operational readiness of your entire capital asset portfolio
- Real-time support
- Improve master planning & budgeting
- Ensure reliable & resilient facilities
- Optimize maintenance schedules & staff

11(2)

**AGENDA ITEM
EXECUTIVE SUMMARY**

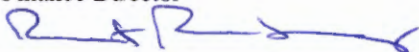
Meeting Date: **August 20, 2025**

Agenda Item:

Consideration and possible action to approve an ordinance on first reading adopting the City of Harlingen's budget for fiscal year 2026 by record vote.

Prepared By (Print Name): Robert Rodriguez

Title: Finance Director

Signature: 

Brief Summary:

Texas Local Government Code Section 102.007 requires the City Commission's vote to adopt a budget to be a record vote. Exhibit A displays total proposed revenues and expenditures, and estimated fund balances by fund for fiscal year 2026.

Total Proposed Revenues – \$119,595,578

Total Proposed Expenditures – \$117,534,130

Revenues and expenditures for the Community Development Block Grant, Harlingen Economic Development Corporation, Harlingen Community Improvement Board, Harlingen Waterworks System, and Valley International Airport budgets are excluded.

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:

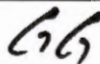
Finance Director's approval:

☒ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approval.

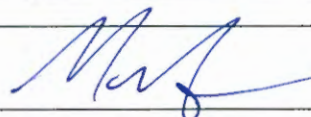
City Manager's approval:



☒ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval:



☒ Yes ☐ No ☐ N/A

Departmental Budget Projections and Requests
Department Request
Fiscal Year 2026

Exhibit A

174 Days of Operation

Fund	Estimated Beginning Fund Balance	Projected Revenues	Requested Expenditures	Revenues Over(Under) Expenditures	Estimated Ending Fund Balance
General Fund	\$ 33,256,122	\$ 69,523,004	\$ 69,629,428	\$ (106,424)	\$ 33,149,698
Tennis Court	234,574	231,554	236,481	(4,927)	229,647
Hotel / Motel	4,085,585	1,852,000	1,207,521	644,479	4,730,064
Catastrophic Emergency	893,316	35,040	30,000	5,040	898,356
Downtown Improvement District	34,865	479,000	440,352	38,648	73,513
Free Trade Bridge	1,194,704	260,000	111,500	148,500	1,343,204
Convention and Visitors Bureau	159,181	706,062	713,965	(7,903)	151,278
Award Programs - Restricted	162,887	15,911,676	15,954,140	(42,464)	120,423
Public, Educational, and Governmental Programming	848,331	105,000	100,000	5,000	853,331
Harlingen Convention Center	1,632,252	36,000	-	36,000	1,668,252
Federal Forfeitures	672,241	350,000	330,000	20,000	692,241
State Forfeitures	120,700	146,000	140,000	6,000	126,700
Tax Increment Financing No. 1	872,792	422,000	500	421,500	1,294,292
Tax Increment Financing No. 2	4,036,036	613,000	500	612,500	4,648,536
Tax Increment Financing No. 3	1,191,348	861,000	500,500	360,500	1,551,848
Sponsorships Fund	192,980	163,000	140,000	23,000	215,980
Animal Shelter Fund	9,095	9,000	-	9,000	18,095
Debt Service	739,453	4,758,217	4,619,326	138,891	878,344
Infrastructure	1,516,784	1,605,000	1,516,200	88,800	1,605,584
Municipal Auditorium	801,904	183,210	173,300	9,910	811,814
Sanitation/Sanitary Landfill	9,270,556	11,135,000	11,265,143	(130,143)	9,140,413
Harlingen Arts and Heritage Museum	39,964	227,265	230,267	(3,002)	36,962
Municipal Golf Course	3,740,725	1,179,850	1,545,290	(365,440)	3,375,285
Motor Vehicle Warehouse	3,025,486	2,620,000	2,451,717	168,283	3,193,769
Health Insurance	624,440	6,149,200	6,129,000	20,200	644,640
Lon C. Hill Memorial Library	14,874	34,500	69,000	(34,500)	(19,626)
Total	<u>\$ 69,371,195</u>	<u>\$ 119,595,578</u>	<u>\$ 117,534,130</u>	<u>\$ 2,061,448</u>	<u>\$ 71,432,643</u>

*Working capital presented in place of fund balance.

ORDINANCE NO. 25 - ____

AN ORDINANCE ADOPTING THE REVENUE AND EXPENDITURE BUDGET FOR THE CITY OF HARLINGEN, TEXAS, FOR THE FISCAL YEAR OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026. PROVIDING FOR PUBLICATION OF THE CAPTION OF THIS ORDINANCE AND ORDAINING OTHER MATTERS RELATED TO THE FOREGOING.

WHEREAS, the City Manager of the City of Harlingen has prepared and presented to the City Commission a budget for the fiscal year October 1, 2025 through September 30, 2026; and,

WHEREAS, a public hearing on said budget was called for the 20th day of August, 2025 at 5:30 p.m. by publication in a newspaper of general circulation at least ten days and not more than thirty days before the public hearing to be held at City Hall, in the City of Harlingen, Texas, where and when any and all interested persons might appear and be heard with reference to any item contained in said budget; and,

WHEREAS, on the 20th day of August 2025, the City Commission voted to adopt the said budget by record vote, as per the requirements of Section 102.007, Texas Local Gov't Code; and,

WHEREAS, a first reading of said Ordinance is required by the City Charter for the City of Harlingen, Article V, Section 5:

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

SECTION I. That the budget for revenues and expenditures of the City of Harlingen, Texas for the fiscal year October 1, 2025 and ending September 30, 2026 (exclusive of the revenues and expenditures of the Community Development Block Grant Fund, Harlingen Economic Development Corporation Fund, Harlingen Community Improvement Board Fund, Harlingen Waterworks System, and the Valley International Airport) in the total amount of One Hundred Nineteen Million, Five Hundred Ninety-Five Thousand, Five Hundred and Seventy-Eight Dollars (\$119,595,578) in revenues and One Hundred Seventeen Million, Five Hundred Thirty-Four Thousand, One Hundred and Thirty Dollars (\$117,534,130) in expenditures is

hereby adopted. A summary of the budget adopted is hereby attached to this Ordinance and incorporated herein as Exhibit A and the complete detailed budget adopted by this Ordinance is incorporated herein by reference and shall be made available for public inspection at the office of the City Secretary during regular business hours and made available on the City of Harlingen website.

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

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

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

FINALLY ENACTED THIS _____ day of _____, 2025 at a regular meeting of the Elective Commission of the City of Harlingen, Texas at in compliance with TEXAS GOVERNMENT CODE, TITLE 5, SUBTITLE A., CHAPTER 551 and applicable law.

CITY OF HARLINGEN, TEXAS

Norma Sepulveda, Mayor

ATTEST:

Mayra Herrera, City Secretary

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **August 20, 2025**

Agenda Item:

Consideration and possible action to approve an ordinance on first reading adopting the Tax Year 2025 ad valorem tax rate for maintenance and operations (M&O) together with the interest and sinking (I&S) rate for Fiscal Year 2026 by record vote.

Prepared By (Print Name): Robert Rodriguez

Title: Finance Director

Signature: 

Brief Summary:

Chapter 26 of the Texas Government Tax Code requires the City Commission's vote to adopt the City's tax rate to be a record vote. The proposed maintenance and operations rate for Tax Year 2025 is \$0.458038 per \$100 valuation. Together with the interest and sinking rate of \$0.068022 per \$100 valuation the total proposed tax rate is \$0.526060 per \$100 valuation. All legal requirements have been met for the adoption of the tax rate.

The proposed tax rate is 0.001464 per \$100 valuation less than the current tax rate in effect.

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:

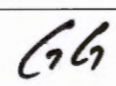
Finance Director's approval:

☒ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approval.

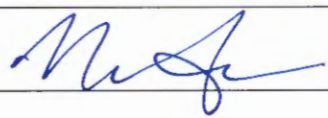
City Manager's approval:



☒ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval:



☒ Yes ☐ No ☐ N/A

ORDINANCE NO. 2025 - ____

**AN ORDINANCE OF THE CITY OF HARLINGEN, TEXAS
LEVYING AD VALOREM TAXES FOR USE AND SUPPORT
OF THE MUNICIPAL GOVERNMENT OF THE CITY FOR
THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND
TERMINATING SEPTEMBER 30, 2026; PROVIDING FOR
APPORTIONING EACH LEVY FOR SPECIFIC PURPOSES;
PROVIDING WHEN TAXES SHALL BECOME DUE AND
WHEN SAME SHALL BECOME DELINQUENT IF NOT PAID;
PROVIDING FOR PUBLICATION AND AN EFFECTIVE
DATE; AND ORDAINING OTHER MATTERS RELATED TO
THE FOREGOING.**

WHEREAS, the tax rolls of all taxable property in the City of Harlingen, Texas have been prepared and submitted to the Director of Finance of the City of Harlingen, Texas by the Chief Appraiser of the Cameron County Appraisal District:

WHEREAS, such tax rolls as certified by the Chief Appraiser show a taxable valuation, after making deductions for all exemptions authorized under State law and under ordinances of the City of Harlingen, Texas of Five Billion, Five Hundred Fifty-Six Million, Nine Hundred Thirty-Seven Thousand, Fifty-Four Dollars (\$5,556,937,054);

WHEREAS, the City Commission approved the municipal budget for the fiscal year beginning October 1, 2025 and ending September 30, 2026;

WHEREAS, the City Commission ratified the property tax revenue increase reflected in the fiscal year 2025-2026 approved budget;

WHEREAS, the property tax rate reflected in the budget also represents a decrease of .3% as compared to the rate adopted by the City Commission for fiscal year 2024-2025;

WHEREAS, it is necessary that an ordinance be passed levying an ad valorem tax on all property, both real and personal, within the corporate limits of the City of Harlingen, Texas in accordance with such budget and the Texas Tax Code;

WHEREAS, The City of Harlingen has complied with all of the legal, procedural, and notice requirements to enact this ordinance fixing the ad valorem tax rate for the City for the tax year 2025;

WHEREAS, THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE; and

WHEREAS, THE TAX RATE WILL EFFECTIVELY BE RAISED BY 3.33% AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$16.93;

BE IT ORDAINED BY THE CITY OF HARLINGEN:

The following ad valorem tax rate is adopted per \$100.00 valuation:

\$ 0.458038 For Maintenance and Operation (M&O)

\$ 0.068022 For Debt Service (I&S)

\$ 0.526060 Total Tax Rate

WHEREAS, that unless the due date has been extended, taxes levied under this ordinance shall be due October 1, 2025 and if not paid on or before January 31, 2026 shall immediately becomes delinquent.

WHEREAS, that a tax rate set at the foregoing rate is hereby levied on all properties subject to taxation, real and personal, located within the City of Harlingen, Texas and a lien against such property to secure the payment of such taxes levied is hereby established.

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

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

CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

Mayar Herrera, City Secretary

11(c)

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **August 20, 2025**

Agenda Item:

Consideration and possible action to approve an ordinance on first reading for a Special Use Permit (SUP) for a Food Truck Park in a General Retail (GR) District located at 2906 South Expressway 83, bearing a legal description of Lot 1, E & L Subdivision. Applicant: James Kendrick Judkins. Attachment (**Planning & Development**)

Prepared By: Ana Hernandez, AICP, CNU-A
Title: Planning and Development Director/
Special Projects Director

Signature: *Ana Hernandez*

Brief Summary:

Project Timeline

- July 21, 2025 – Application for Special Use Permit (SUP) submitted to the City. (**ATTACHMENT I**)
- July 30, 2025 – In accordance with State and local law, notice of required public hearings mailed to all property owners within 1,000 feet of subject tract.
- August 02, 2025 – In accordance with State and local law, notice of required public hearings published in the Valley Morning Star.
- August 13, 2025 - Public hearing and consideration of requested Special use permit by the Planning and Zoning Commission (P&Z).
- August 20, 2025 – Public hearing and consideration of requested SUP via 1st ordinance reading scheduled before the City Commission.
- September 03, 2025 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- Pursuant to the Code of Ordinances, a Food Truck Park in a General Retail (GR) District requires the approval of a Special Use Permit (SUP) by the City Commission.
- James Kendrick Judkins, the applicant, is requesting a special use permit to allow a Food Truck Park with a maximum of 10 food trucks to be located at the southeast corner of Louisiana Avenue and Expressway 83 frontage road. (**ATTACHMENT II AND III**).
- There is an existing 8,892 sq. ft. commercial building on the property. The subject property has 256 feet of frontage on Expressway 83 and 300 feet of frontage on Louisiana Street.
- Based on the site plan and the information submitted by the applicant, the proposed food truck park is to be located at Spectacular Solutions Plaza on the southeast side of the property. The proposed days and hours of operation are Sunday through Wednesday from 6 a.m. to 6 p.m. On Thursday, Friday and Saturday the proposed hours of operation are from 6 a.m. to 12 a.m. Nine parking spaces are required and approximately 63 parking spaces are provided in a common parking area as shown on the existing commercial building on the

subject property. The building houses JKJ Workforce, Ezy Mail shipping outlet, and Trump Store. **(ATTACHMENT III and IV).**

- Adjacent zoning is GR District to the east, west, and to the north across Expressway 77/83. There is R-1 (single family residential) District to the south and west. The surrounding land uses consist of Spectrum offices to the north, Victoria Steel building to the east, and single-family residences to the south and west. **(ATTACHMENTS V and VI).**
- The City of Harlingen Building Inspections, Fire Prevention, Health, Police and Public Works Departments reviewed the SUP application. The Building Inspection, Fire Prevention, and Police Departments reported no objection to the proposed request subject to adhering to the Harlingen Code of Ordinances and procedures administered by each department. **(ATTACHMENTS VII-IX).**
- The applicant must obtain and maintain the proper State and City permits.
- Presently, the Planning and Zoning Department has not received any objections to the request from surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Commissions may impose requirements and conditions of approval as needed to ensure that a use requested by a SUP is compatible and complementary to adjacent properties.

Funding (if applicable):

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

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

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

Staff Recommendation:

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

1. Obtaining and maintaining the proper State and City permits;
2. Providing and maintaining the required parking in accordance with city regulations;
3. Hours of operation are from 6 AM – 6 PM, Sunday through Wednesday; 6 AM – 12 AM Thursday through Saturday;
4. Providing video surveillance with a thirty-day video retention; and
5. Complying with the requirements administered by Planning and Zoning, Building Inspections, Fire Prevention, Health, and Police Departments.

City Manager's approval: *66* ☒ Yes ☐ No ☐ N/A

Comments:

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

Attachment I

CITY OF HARLINGEN PLANNING AND DEVELOPMENT DEPARTMENT MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 2906 S Expressway 83 Nearest Intersection Expressway 83 & Louisiana
(Proposed) Subdivision Name Spectacular Solutions Food Truck Park Lot 1 E&L Sub Block
Existing Zoning Designation GR Future Land Use Plan Designation

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent James Kendrick Judkins Phone 956-440-8720 FAX 510-588-5547
Email Address (for project correspondence only): James.K.Judkins@JKJWorkforce.com
Mailing Address 2906 S Expressway 83 City Harlingen State TX Zip 78552
Property Owner James K Judkins (Spectacular Solutions LLC) Phone 956-440-8720 FAX 510-588-5547
Email Address (for project correspondence only): James.K.Judkins@JKJWorkforce.com
Mailing Address 2906 S Expressway 83 City Harlingen State TX Zip 78552

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: Special Use Permit Request for Food Truck Park as per
Sec 111-335 of Harlingen, TX Code of Ordinances.

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

Applicant's Signature: [Signature] Date 07/21/2025

Property Owner(s) Signature: [Signature] Date 07/21/2025

Accepted by: [Signature] Date

The map displays a complex network of land use zones and transportation corridors. Key features include:

- Land Use Zones:**
 - GR (General Residential):** Red-shaded areas, primarily located along major highways and in the central and upper portions of the map.
 - R1 (Single-Family Residential):** Yellow-shaded areas, concentrated in the lower-left and central portions.
 - LI (Light Industrial):** Blue-shaded areas, primarily located along the Los Angeles River and in the upper-right portion.
 - PD (Public Use):** Grey-shaded area, located in the lower-right corner.
- Transportation Infrastructure:**
 - Highways:** US Highway 77, US Highway 83, and Interstate 60 are shown as major thoroughfares.
 - Local Streets:** Numerous streets are labeled, including Calle Duquesa, Calle Princesa, Calle Condesa, Calle Reina, and others.
 - Rivers:** The Los Angeles River and the San Gabriel River are depicted as winding waterways.
- Other Features:**
 - Arroyo Vista:** A specific area labeled in the upper-right portion.
 - Los Alamos:** A specific area labeled in the lower-right portion.



 Harlingen city limits.shp
 Notification Boundary
 Subject Property

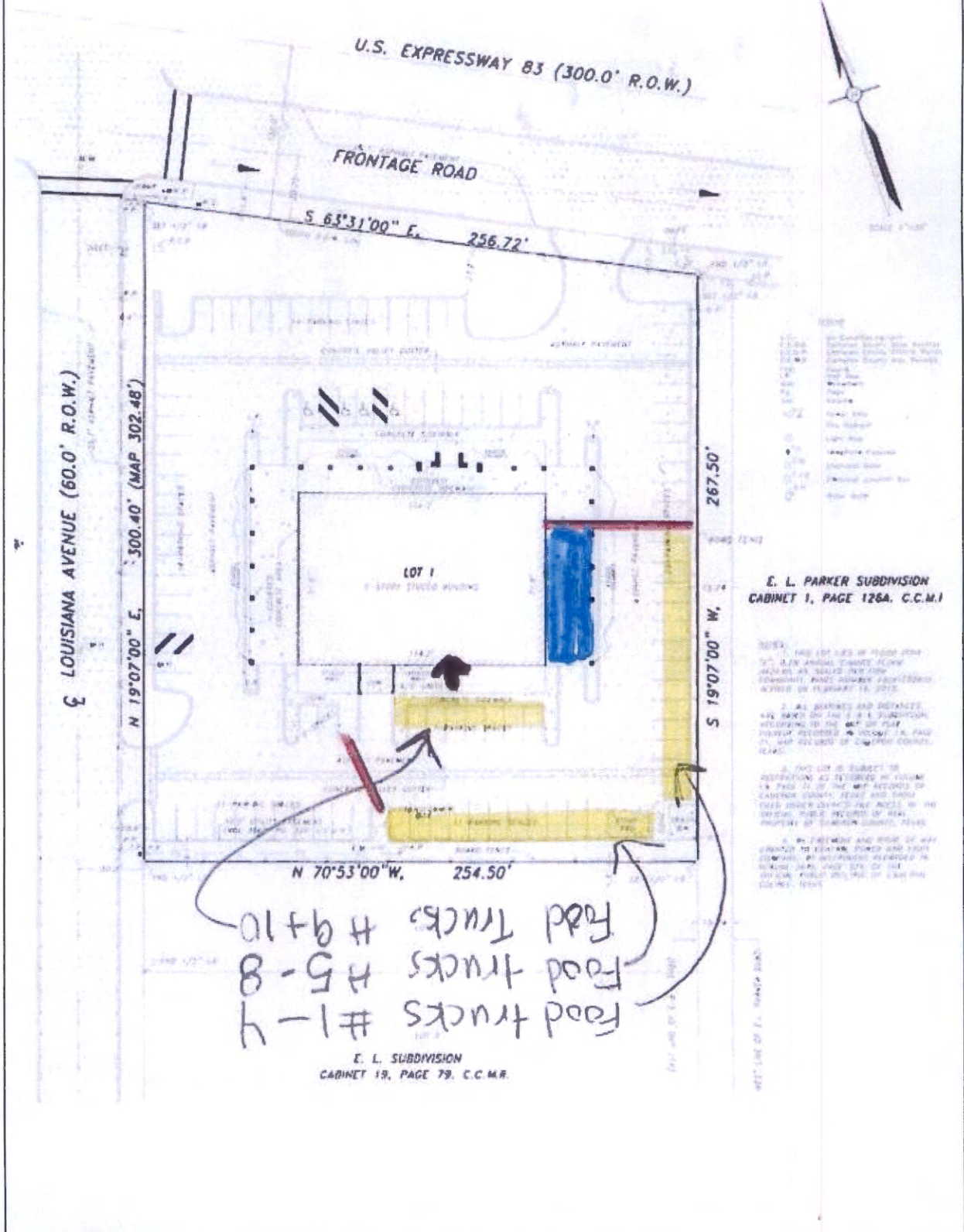
General Retail (GR)	Multi Family Residential (M2)	Office (O)
Heavy Industry (HI)	Mobile Home Residential (MH)	Planned Development (PD)
Light Industry (LI)	Not-Designated (N)	Single Family Residential (R1)
3/4 Plex Residential (M1)	Neighborhood Services (NS)	Duplex Residential (R2)
		Residential Patio 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 07.28.2025

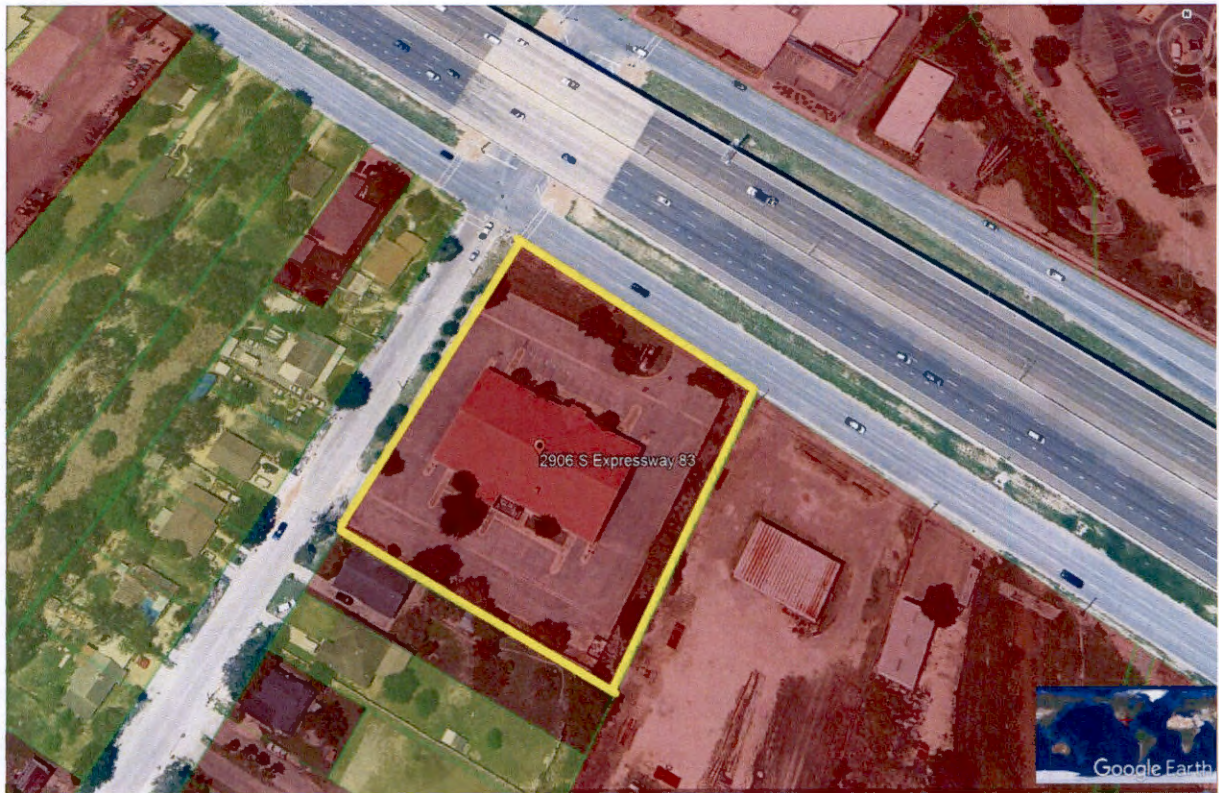
Attachment III



SITE PLAN



Attachment V



Attachment VI



Specific Use Permit ("SUP") Routing Slip

Applicant: James Kendrick Judkins

Phone No.: (956) 440-8720

Location: 2906 South Expressway 83

Project Description: Request for a Special Use Permit (SUP) to allow a Food Truck Park

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 and construction documents must be submitted to the Building Department for review. 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 October 1, 2025. Any building permit applications received after that date will have to follow the new codes.

Raul Rodriguez

Signature

08/11/2025

Date

Attachment VII



Specific Use Permit ("SUP") Routing Slip

Applicant: James Kendrick Judkins

Phone No.: (956) 440-8720

Location: 2906 South Expressway 83

Project Description: Request for a Special Use Permit (SUP) to allow a Food Truck Park

Department: HARLINGEN POLICE DEPARTMENT

Approval: / YES NO

Comments:


Alfredo Alvear, BSCJ, CPM
Chief of Police

8/5/25
Date

Attachment VIII



Specific Use Permit ("SUP") Routing Slip

Applicant: James Kendrick Judkins

Phone No.: (956) 440-8720

Location: 2906 S Expressway 83

Project Description: Request for a Special Use Permit (SUP) to allow a Food Truck Park

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: August 1, 2025

Attachment IX



Specific Use Permit ("SUP") Routing Slip

Applicant: James Kendrick Judkins

Phone No.: (956) 440-8720

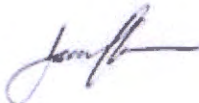
Location: 2906 South Expressway 83

Project Description: Request for a Special Use Permit (SUP) to allow a Food Truck Park

Department: Health

Approval: ☒ YES ☐ NO

Comments: After reviewing comments and site plans from Mr. James Judkins owner of Spectacular Solutions Food Truck Park located at 2906 S. Expressway 83, Harlingen, TX. 78552. Approval for SUP will be granted with the conditions that all food trucks/trailers must be inspected by the Health Department and Fire Prevention Department. Additionally; Food truck park must meet city food truck park ordinance requirements.

Signature 

Date: 8-5-2025

Attachment X

From: Ramiro Robledo
Sent: Thursday, July 31, 2025 11:11 AM
To: Christopher Torres; Rodrigo Sanchez; Alfredo Alvear - HPD; Frances Pena - HPD; George Martinez; Juan Saucedo Jr. - HFD; James Padilla; David Vasquez - HWWS
Cc: Joel Olivo; Sol Nunez; Sabina Ramirez; Ana Hernandez; Ruth Trevino; Roberto Gloria; Rosemary Medrano
Subject: RE: Proposed food truck park

Trash Enclosure Requirement:

Please note that the site must include a designated trash enclosure that complies with local refuse service requirements. The enclosure must be located in an area that provides unobstructed access for a standard refuse collection vehicle, ensuring safe and efficient pickup without requiring excessive maneuvering. Additionally, the site plan must include a fully detailed drawing of the proposed trash enclosure. This detail should clearly indicate construction materials, dimensions, screening methods, access gates, and any applicable setbacks. The enclosure must meet all municipal codes and sanitation department guidelines regarding accessibility, durability, and aesthetics. Please ensure this information is incorporated into the next plan submittal for review and approval.

Ramiro Robledo, CPM

Sanitation Superintendent

City of Harlingen Public Works

404 S. 54th St. Harlingen, TX 78550
(956)216-5300 | rrobledo@harlingentx.gov



This e-mail may contain confidential and/or privileged information. If you are not an addressee or otherwise authorized to receive this message, you should not use, copy, disclose or take any action based on this e-mail or any information contained in this message. If you have received this material in error, please advise the sender immediately by reply e-mail and delete this message.

ATTENTION PUBLIC OFFICIALS: a "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender. Please note that any correspondence, such as e-mail or letters, sent to City staff or City officials may become a public record and made available for public/media review.

ORDINANCE NO. 25-_____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES (ORDINANCE NO. 16-8) OF THE CITY OF HARLINGEN: TO ISSUE A SPECIAL USE PERMIT (SUP) TO JAMES KENDRICK JUDKINS TO ALLOW A FOOD TRUCK PARK IN A GENERAL RETAIL (GR) DISTRICT LOCATED AT 2906 SOUTH EXPRESSWAY 83, BEARING A LEGAL DESCRIPTION OF LOT 1, E & L SUBDIVISION.

WHEREAS, the Planning and Zoning Commission of the City of Harlingen pursuant to Harlingen's Zoning Ordinance procedure, has recommended a special use permit 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 special use permit having been fully made and complied with as required by said Code of Ordinances 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:

To Special Use Permit (SUP) to James Kendrick Judkins to allow a Food Truck Park in a General Retail (GR) District located at 2906 South Expressway 83, bearing a legal description of parts of Lot 1, E & L Subdivision as shown in Exhibit "A" subject to:

1. Obtaining and maintaining the proper State and City permits;
2. Providing and maintaining the required parking in accordance with city regulations;
3. Hours of operation are from 6 a.m. – 6 p.m., Sunday through Wednesday; 6 a.m. to 12 a.m. Thursday through Saturday;
4. Provide video surveillance with a thirty-day video retention; and
5. Complying with the requirements administered by Planning and Zoning, Building Inspections, Fire Prevention, Health, Police, and Public Works Departments.

A copy of the Zoning Map constituting a part and parcel of the Code of Ordinances, as filed with the Building Inspection Inspector and for the joint use and information of the Planning and Zoning Commission shall, upon final enactment hereof, be and the same is herewith amended and revised to reflect that the above described property is zoned for land use purposes as above indicated by the boundaries thereof

being outlined in pronounced heavy line markings and such heavy line marking boundary enclosure being indicated within by the appropriate initials for that portion herewith zoned for particular land uses; with the Planning and Development Director being herewith instructed and authorized to document such Zoning Map changes and revisions.

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

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

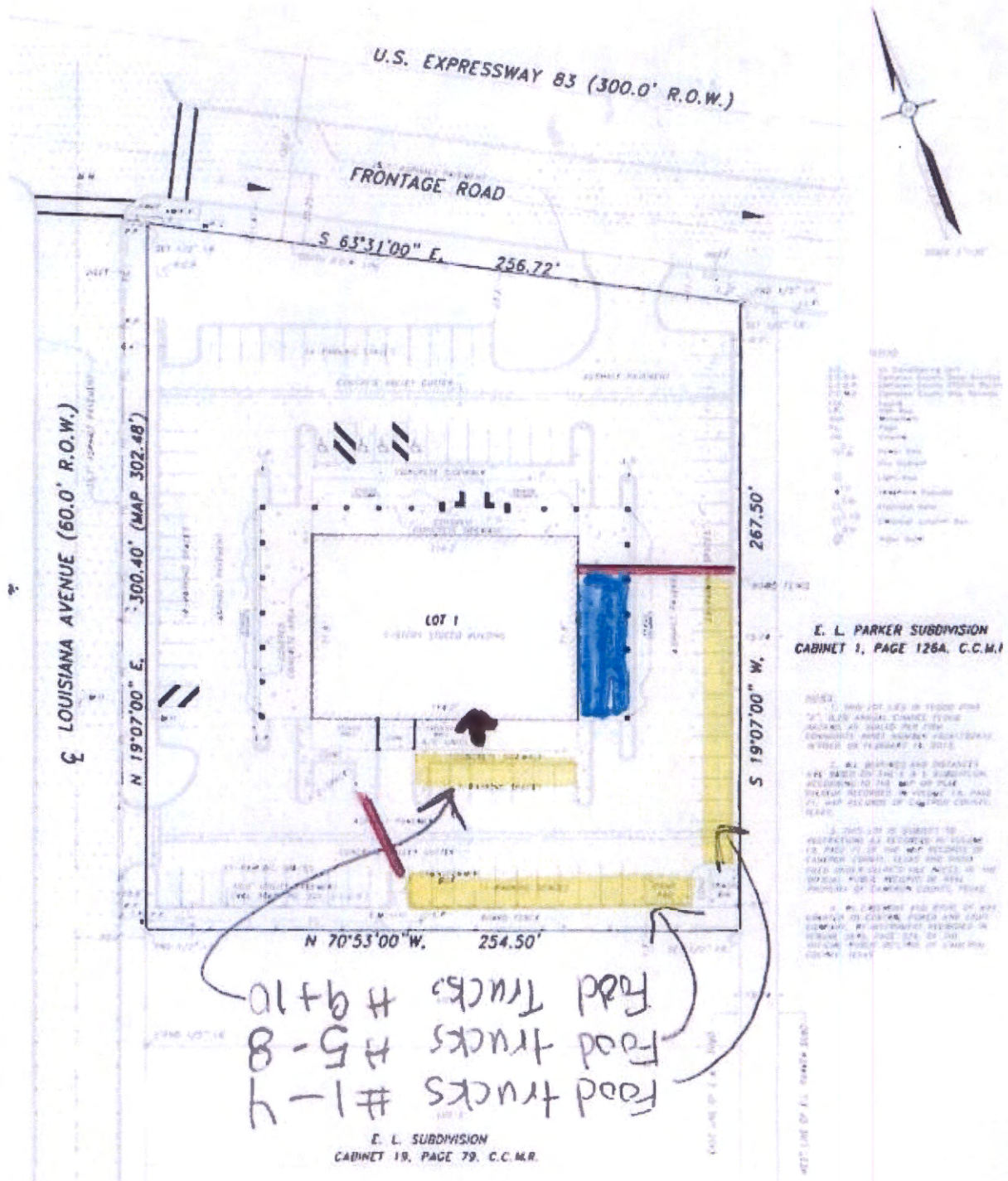
CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

Mayra Herrera, City Secretary

Exhibit "A"



**AGENDA ITEM
EXECUTIVE SUMMARY**

11(d)

Meeting Date: **August 20, 2025**

Agenda Item:

Consideration and possible action to approve an ordinance on first reading for a rezoning request from Not Designated ("N") District to Residential, Single Family ("R-1") District for 25.78 acres of land out of Survey 140, L.L. Adams Subdivision, located on the east side of Rodeo Drive, approximately 4,696 feet north of W. Expressway 83. Applicant: Moore Land Surveying, LLC c/o Zarate Management, LLC. Attachment (**Planning & Development**)

Prepared By: Ana Hernandez, AICP, CNU-A
Title: Planning and Development Director/
Special Projects Director

Signature: *Ana Hernandez*

Brief Summary:

Project Timeline

- July 15, 2025 – Application for rezoning submitted (**ATTACHMENT I**).
- August 1, 2025 – In accordance with State and local law, notice of the required public hearing was mailed to all property owners within a 200 feet radius of subject tract.
- August 2, 2025 – In accordance with Statute 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
- August 13, 2025 – Public hearing and consideration of requested rezoning by the Planning and Zoning Commission (P&Z).
- August 20, 2025 – Public hearing and consideration of requested rezoning via 1st ordinance reading scheduled before the City Commission.
- September 3, 2025 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- The applicant is requesting to rezone the subject properties from Not Designated ("N") District to Residential, Single Family ("R-1") District to allow for the development of a single-family residential subdivision on the subject property.
- The subject property was annexed into the city limits on November 2008, and is currently vacant. The property has 613 feet of frontage on Altas Palmas Road and a depth of 1,881 feet at its longest point. Altas Palmas is currently a two lane 22 ft. wide paved street without curb and gutter. (**ATTACHMENT II-V**).
- The surrounding properties are zoned Not Designated ("N") District to the north and south, and Residential, Single Family ("R-1") District to the east. West of the subject property is outside the city limits. (**ATTACHMENT II**). Surrounding land use consists of vacant land in agriculture use to the north and south and residential single family use to the east. (**ATTACHMENT VI**).

- The Future Land Use Plan component of the City of Harlingen Comprehensive Plan One Vision, One Harlingen shows this area as low density residential. The request is consistent with the Future Land Use Plan and consistent with the surrounding zoning and land use. (**ATTACHMENT VII**).
- To the present, the Planning and Development Department has not received any calls in opposition to the requested rezoning from surrounding property owners.

Funding (if applicable):

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

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

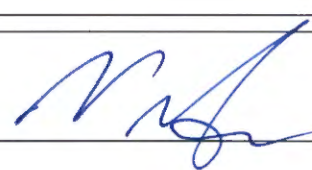
Finance Director's approval: ☐ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approval.

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

Comments:

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

Attachment I—Application

CITY OF HARLINGEN PLANNING AND DEVELOPMENT DEPARTMENT MASTER APPLICATION

PROPERTY INFORMATION (Please PRINT or TYPE)Project Address ALTAS PALMAS Nearest Intersection RODEO DR. & ALTAS PALMAS(Proposed) Subdivision Name ALTAS PALMAS PHASE I Lot 110 Block 1Existing Zoning Designation ND Future Land Use Plan Designation SF-1**OWNER/APPLICANT INFORMATION:** (Please PRINT or TYPE)Applicant/Authorized Agent EMILIANO ROSEL Phone 956-929-1615 FAX _____Email Address (for project correspondence only) EROSL.MLS@GMAIL.COMMailing Address 14216 PALIS DR. City LA FERIA State TX Zip 78552Property Owner ZARATE MANAGEMENT, LLC Phone 956-561-9587 FAX _____

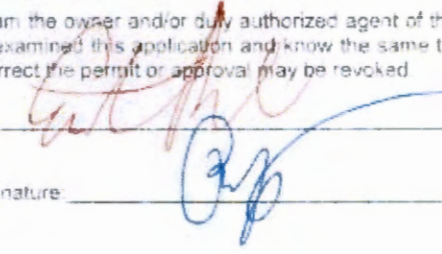
Email Address (for project correspondence only) _____

Mailing Address 1992 DATE PALM DR. City MERCEDES State TX Zip 78570**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: PROPOSED 110 SINGLE FAMILY RESIDENTIAL SUBDIVISION

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: 7/15/25

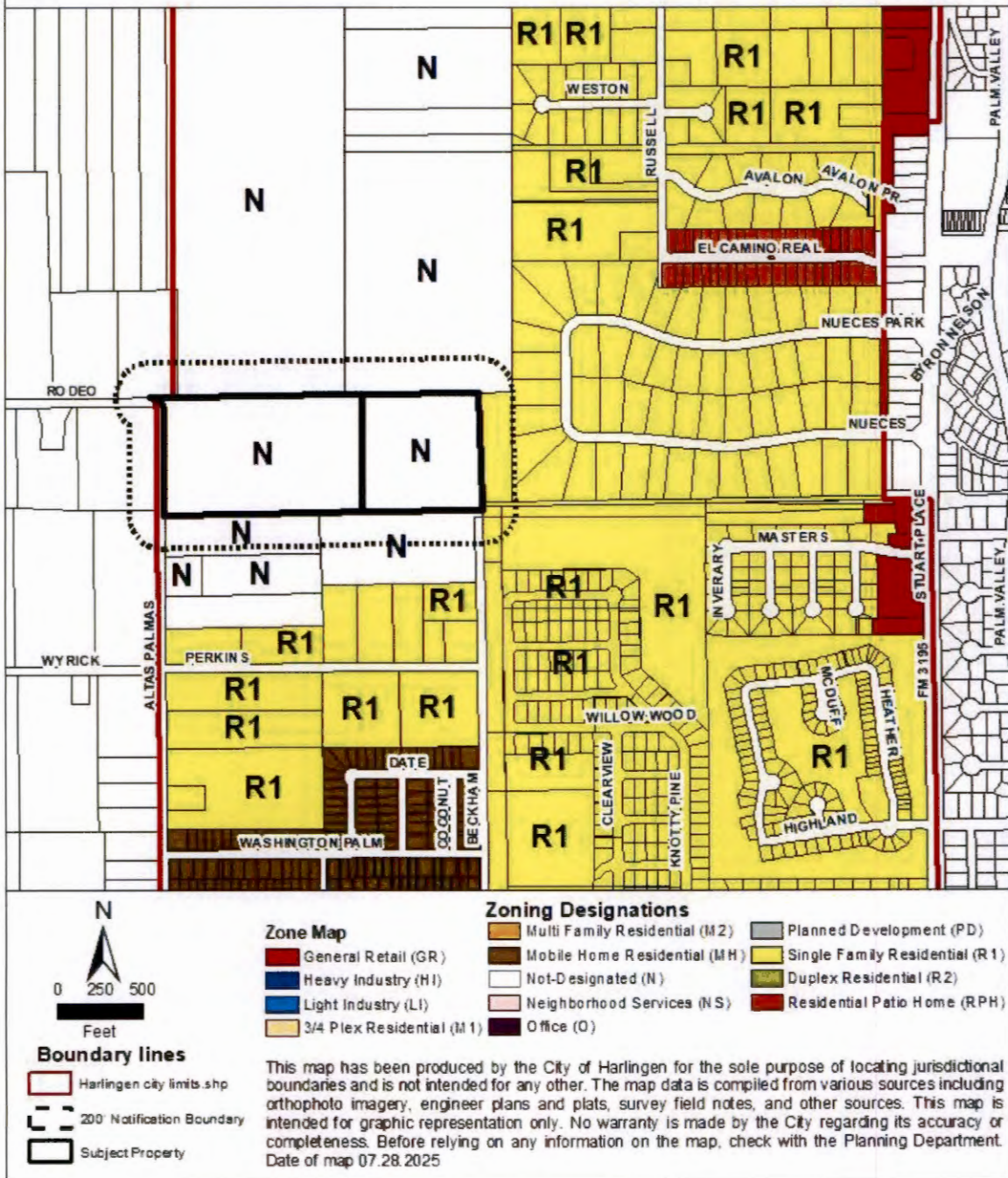
Property Owner(s) Signature: _____ Date: _____

Accepted by: _____ Date: _____

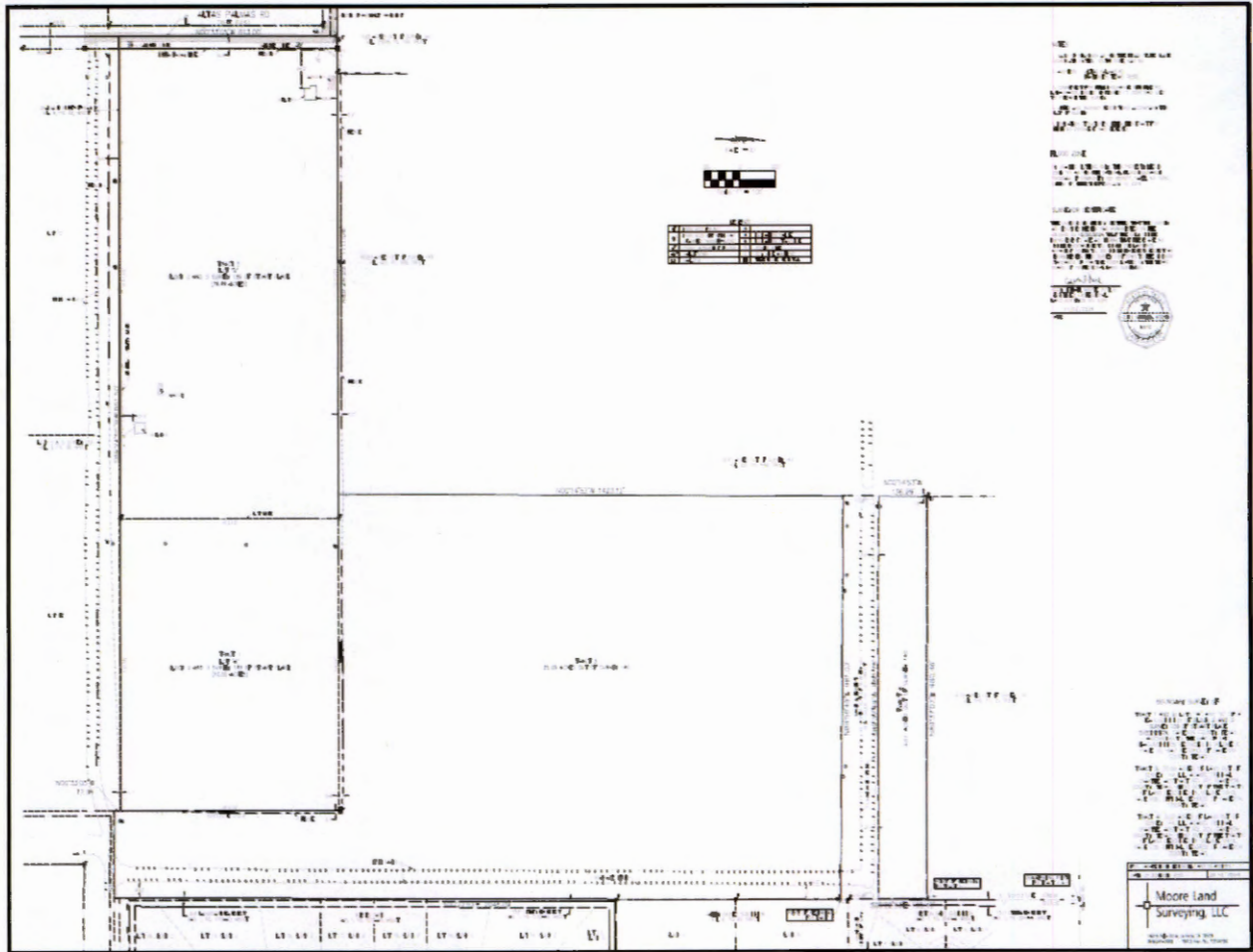
Attachment II—Legal Notice



Request to rezone from Not Designated (N) District to Residential, Single-Family ("R-1") District for single family residential use with for 25.78 acres of land out of Survey 140, L.L. Adams Subdivision. Applicant: Moore Land Surveying, LLC c/o Zarate Homes & Design



Attachment III—Survey



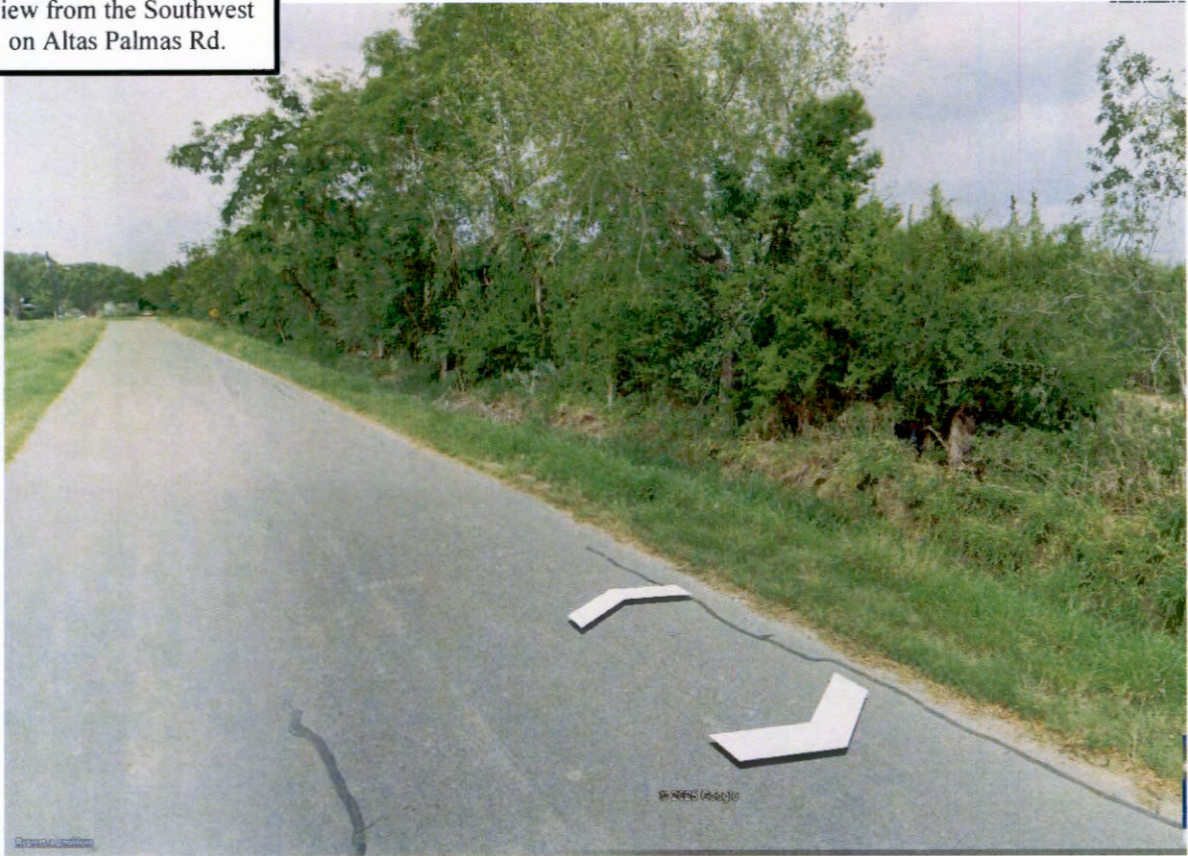
Attachment IV

View from west on Altas
Palmas Road



Attachment V-

View from the Southwest
on Altas Palmas Rd.



Attachment VI—Aerial



CITY OF
HARLINGEN
 TEXAS

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



ORDINANCE NO. 25-

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF HARLINGEN: REZONING FROM NOT DESIGNATED ("N") DISTRICT TO RESIDENTIAL, SINGLE FAMILY ("R-1") DISTRICT FOR 25.78 ACRES OF LAND OUT OF SURVEY 140, L.L. ADAMS SUBDIVISION, LOCATED ON THE EAST SIDE OF RODEO DRIVE, APPROXIMATELY 4,696 FEET NORTH OF WEST EXPRESSWAY 83.

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

BE IT ORDAINED BY THE CITY OF HARLINGEN

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

Rezoning from Not Designated ("N") District to Residential, Single Family ("R-1") District for 25.78 acres of land out of Survey 140, L.L. Adams Subdivision, located on the east side of Rodeo Drive, approximately 4.696 feet north of West Expressway 83 as shown in Exhibit "A".

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

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

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

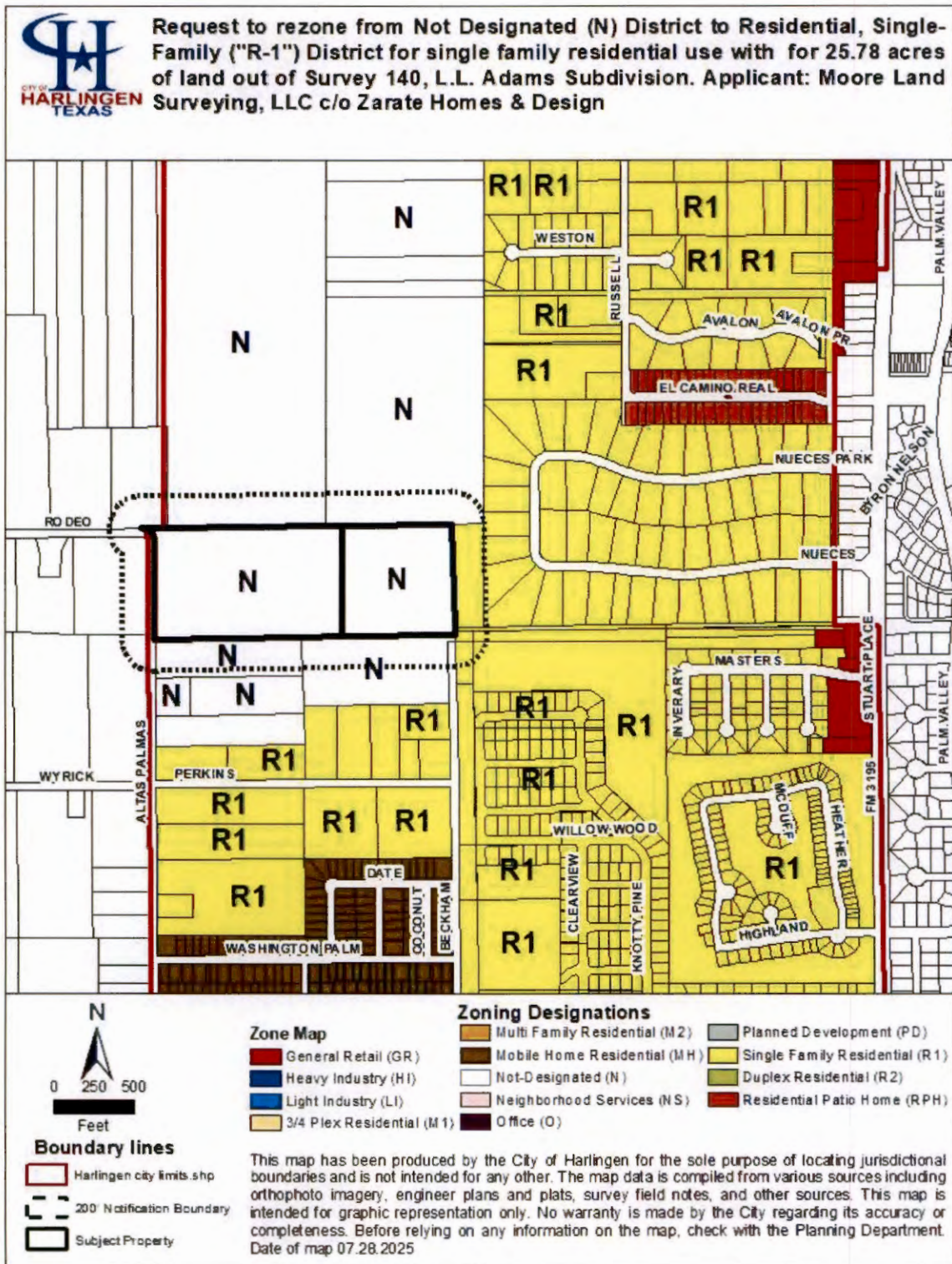
CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

Amanda C. Elizondo, City Secretary

EXHIBIT "A"



**AGENDA ITEM
EXECUTIVE SUMMARY**

11(e)

Meeting Date: **August 20, 2025**

Agenda Item:

Consideration and possible action to approve an ordinance on first reading for a request to amend the City of Harlingen Comprehensive Plan, One Vision, One Harlingen, Chapter 2, Figure 2.1, Thoroughfare Plan, by removing the proposed extension of New Hampshire Street as a major collector road south of Morris Road to Park Bend. Applicant: City of Harlingen. Attachment (***Planning & Development***)

Prepared By: Ana Hernandez, AICP, CNU-A

Title: Planning and Development Director/
Special Projects Director

Signature: *Ana Hernandez*

Brief Summary:

Project Timeline

- August 2, 2025 – In accordance with State and local law, notice of the required public hearing was published in the Valley Morning Star. (**ATTACHMENT II**)
- August 13, 2025 - Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission (P&Z).
- August 20, 2025 – Public hearing and consideration of requested rezoning via 1st ordinance reading scheduled before the City Commission.
- September 3, 2025 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- The Thoroughfare Plan is a component of the Comprehensive Plan and outlines the City Commission's adopted policy relative to the development of the Harlingen roadway network. To implement the plan, right-of-way dedication and paving standards are required from developers during the processing of new subdivisions.
- The City of Harlingen is requesting an amendment to the City of Harlingen Thoroughfare Plan to remove the proposed extension of New Hampshire Street south of Morris Road to Park Bend. The City has received interest from developers regarding the development of property in this area, including the potential annexation of the land into the City limits.
- According to the City's Thoroughfare Plan, the proposed extension of New Hampshire Street—south of Morris Road—is classified as a major collector, requiring a minimum right-of-way of 80 feet. However, the planned extension would terminate directly behind two existing homes in a residential subdivision.
- Due to changes in development patterns and the full build-out of the surrounding subdivision, the continuation of New Hampshire Street as a designated thoroughfare is no longer feasible or necessary. The existing street network in the area along with the new residential streets in the proposed subdivision will provide

adequate traffic circulation connectivity, and no circulation issues have been identified that would require the planned extension.

- The surrounding area consists of vacant land and a residential subdivision to the south and east, vacant land to the west, and to the north are residential subdivisions.
- The request was reviewed by the Engineering Department. The Engineering Department has no objections to removing the proposed extension of New Hampshire Street from the Thoroughfare Plan. **(Attachment III)**
- As a result, staff recommends removing the planned extension of New Hampshire Street from the Future Thoroughfare Plan to reflect current development conditions and prevent future right-of-way conflicts with existing homes and infrastructure.

Funding (if applicable):

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

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

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

Staff Recommendation:

Staff recommends approval of the Thoroughfare Amendment.

City Manager's approval:

66

☒ Yes

☐ No

☐ N/A

Comments:

City Attorney's approval:

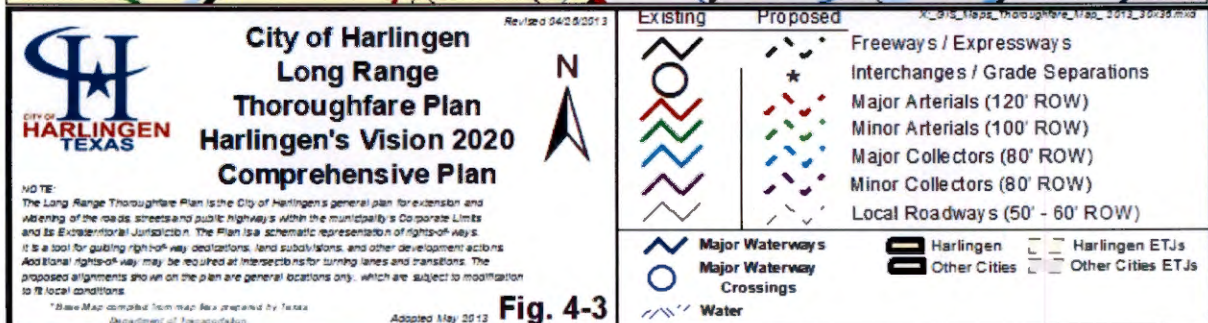
[Signature]

☒ Yes

☐ No

☐ N/A

The map displays a section of the Rio Grande Valley, Texas, with a focus on the proposed extension of the McAllen Bypass. The bypass is shown as a red line with blue dashed segments, running from the south towards the north. Key roads include FM 1478 (Rangerville Rd) running diagonally from the top left, FM 1001 (Sed Carey Dr) running diagonally from the bottom left, and FM 309 (Pasquel Highway) running horizontally across the middle. Other roads shown include Louisiana St, Morris Rd, China Berry Rd, Thieme Rd, Simmons Rd, W Lamb Ave, Lipscomb Ave, H Ciudad Rd, Selen Dr, Oak St, Wilcox Cir, Maggie Ln, Whalen Rd, Barber Rd, Charles Barber Rd, Timothy St, Zillock Rd, and Ratliff Rd. The Rio Grande river is shown as a blue line, and various local landmarks and businesses are labeled, such as 'McAllen Bypass' and 'McAllen Bypass Extension'.



Attachment II



Attachment III

From: [Roberto Hernandez](#)
To: [Sol Nunez](#); [Joel Olivo](#); [Ana Hernandez](#)
Cc: [Luis A. Vargas](#)
Subject: Re: New Hampshire ROW
Date: Tuesday, July 22, 2025 2:42:16 PM
Attachments: [image001.png](#)
[image002.png](#)
[Outlook-irvra3wi.png](#)

Hello Sol,

The proposed ROW abandonment appears acceptable, as the road does not connect to any major thoroughfares south of the site. Currently, it terminates behind two existing homes near the southern boundary. As part of the subdivision, the development will introduce new residential streets that will ensure adequate traffic circulation and provide future street stub-outs to accommodate potential development to the east and west of the master plan area.

Thanks,

Roberto Hernandez, PE, CFM
Assistant City Engineer
City of Harlingen
24200 FM 509, Harlingen, TX 78550
Office: (956) 216-5284



From: Sol Nunez <soln@harlingentx.gov>
Sent: Thursday, July 3, 2025 7:56 AM
To: Luis A. Vargas <lvargas@harlingentx.gov>; Roberto Hernandez <rhernandez@harlingentx.gov>
Subject: FW: New Hampshire ROW

Good Morning,

Please see the questions below regarding Horseshoe Pointe. The Thoroughfare map shows an extension of New Hampshire along the east side of the subdivision. There is also a parcel of land that has not been developed east of that. We have not processed the annexation yet, because there are still pending answers on the sanitary sewer. Please let me know your thoughts with regards to abandoning the New Hampshire ROW. Thank you.

ORDINANCE NO. 25-_____

AN ORDINANCE OF THE CITY OF HARLINGEN COMPREHENSIVE PLAN ONE VISION ONE HARLINGEN, CHAPTER 2, FIGURE 2.1 THOROUGHFARE PLAN, BY REMOVING THE PROPOSED EXTENSION OF NEW HAMPSHIRE STREET AS A MAJOR COLLECTOR ROAD SOUTH OF MORRIS ROAD TO PARK BEND; PROVIDING FOR PUBLICATION AND ORDAINING OTHER MATTERS RELATED TO THE FOREGOING

BE IT ORDAINED BY THE CITY OF HARLINGEN

SECTION I: The City of Harlingen Comprehensive Plan One Vision One Harlingen, Chapter 2, Figure 2.1 Thoroughfare Plan is hereby amended by removing the proposed extension of New Hampshire Street as a major collector road south of Morris Road to Park Bend as shown on Exhibit "A".

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

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

CITY OF HARLINGEN

Norma Sepulveda, Mayor

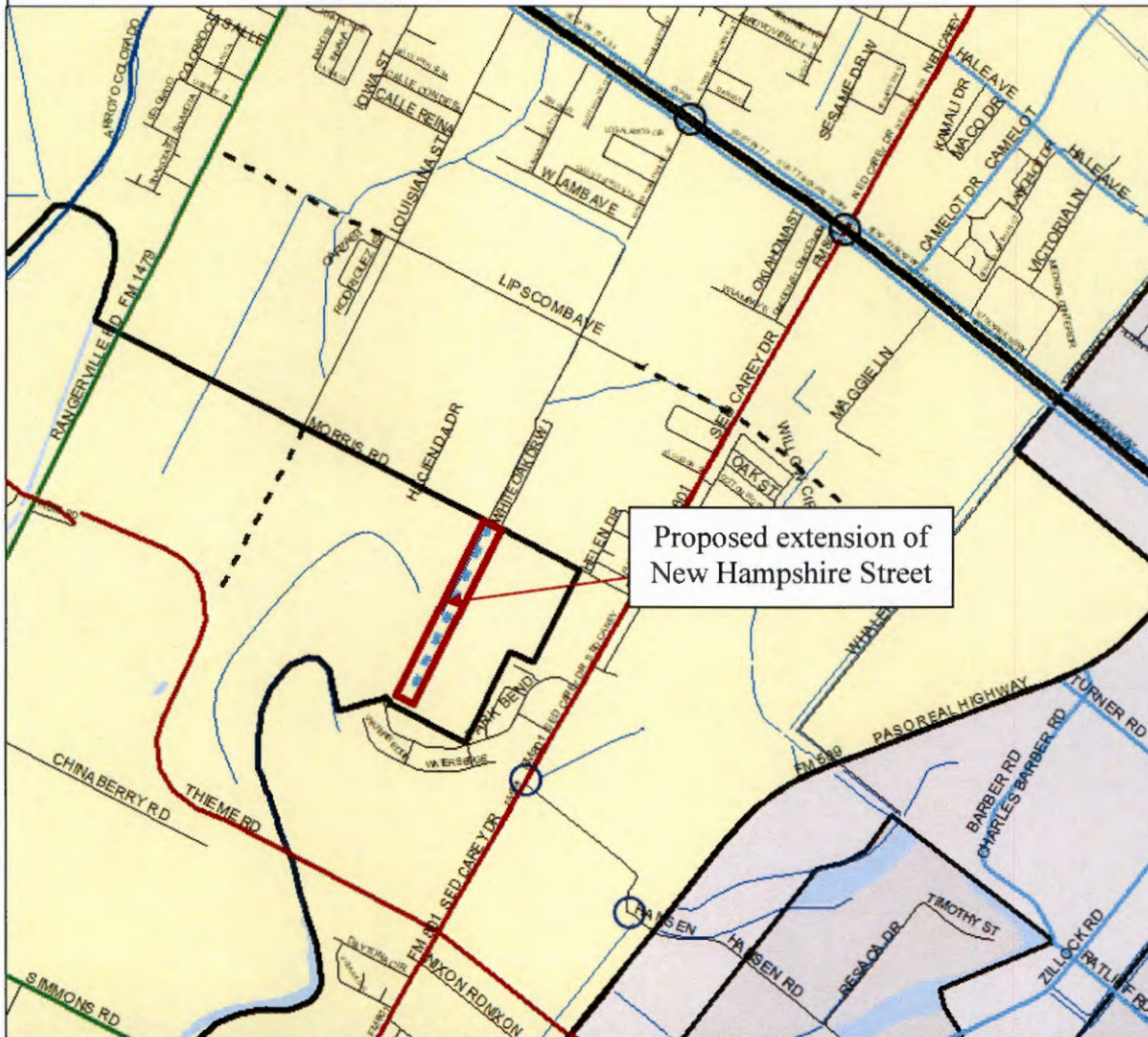
ATTEST:

Mayra Herrera, City Secretary

"Exhibit A"



Request to amend the City of Harlingen Comprehensive Plan, One Vision, One Harlingen, Chapter 2, Figure 2.1, Thoroughfare Plan, by removing the proposed extension of New Hampshire Street south of Morris Road to Park Bend. Applicant: City of Harlingen



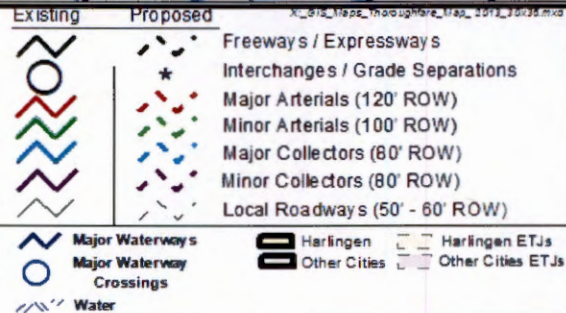
City of Harlingen Long Range Thoroughfare Plan Harlingen's Vision 2020 Comprehensive Plan

NOTE:
The Long Range Thoroughfare Plan is the City of Harlingen's general plan for extension and widening of the roads, streets and public highways within the municipality's Corporate Limits and for Extrajurisdictional. The Plan is a schematic representation of right-of-ways. It is a tool for guiding right-of-way dedications, land subdivisions, and other development actions. Additional right-of-way may be required at intersections for turning lanes and transitions. The proposed alignments shown on the plan are general locations only, which are subject to modification to fit local conditions.

*Base Map compiled from map data prepared by Texas Department of Transportation

Adopted May 2013

Fig. 4-3



11(E)

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **August 20, 2025**

Agenda Item:

Consideration and possible action to approve for an ordinance amending the City of Harlingen Code of Ordinances Chapter 28, Licenses, Permits, and Miscellaneous Regulations, Article VI, Limousines, Vans and Other Commercial Passenger Vehicles by amending definitions, supplemental operating permit requirements, fees, and conditions for supplemental vehicles; and by amending Chapter 18, Fees and Charges to Reflect Updated Fees for Limousine Services. Applicant: City of Harlingen. Attachment (**Planning & Development**)

Prepared By: Ana Hernandez, AICP, CNU-A
Title: Planning and Development Director/
Special Projects Director
Signature: *Ana Hernandez*

Brief Summary:

The City of Harlingen regulates the operation of limousines, vans, and other commercial passenger vehicles to protect the health, safety, and welfare of residents and visitors. These rules ensure vehicles are operated safely, drivers are qualified, and businesses comply with consistent standards. The City's current regulations have been in place for several years and require updates to reflect current industry practices, add flexibility for peak demand, and revise associated fees.

Summary of Proposed Key Amendments:

1. New Supplemental Operating Permit:
 - Allows operators to temporarily add vehicles during peak demand (up to 10 consecutive days per request).
 - Requires proof of another Texas city operating permit, insurance, and registration for each vehicle.
 - Sets a fee of \$10 per day per vehicle, payable in advance.
 - Permits use of rented or leased vehicles.
2. Fee Schedule Updates:
 - Updates Chapter 18 of the City Code to include the supplemental operating permit fee and change limousine service rate limits, from a maximum of \$60 for the first full hour and \$40 for each additional hour to a minimum of \$60 per hour. It also establishes a new fee of \$10 per day for a maximum of 10 days for supplemental operating permits.

These updates will give operators flexibility to meet short-term demand, strengthen consumer transparency through posted rates, and ensure fees cover administrative oversight. The City Attorney has reviewed and approved the proposed amendments.

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 recommend approval of this Ordinance.

City Manager's approval:

66

☒

Yes

☐

No

☒

N/A

Comments:

City Attorney's approval:

MS

☒

Yes

☐

No

☐

N/A

ORDINANCE NO. 2025-_____

AN ORDINANCE OF THE CITY OF HARLINGEN AMENDING THE CODE OF ORDINANCES CHAPTER 28, LICENSES, PERMITS AND MISCELLANEOUS REGULATIONS, ARTICLE VI, LIMOUSINES, VANS AND OTHER COMMERCIAL PASSENGER VEHICLES TO REVISE DEFINITIONS, SUPPLEMENTAL OPERATING PERMIT REQUIREMENTS, FEES, AND CONDITIONS FOR SUPPLEMENTAL VEHICLES; FURTHER AMENDING CHAPTER 18, FEES AND CHARGES TO UPDATE THE FEE SCHEDULE FOR LIMOUSINE SERVICES; PROVIDING FOR A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Harlingen finds that the health, safety, and welfare of its citizens and the public in general require the adoption of additional rules and procedures which will regulate limousines, vans, and other commercial passenger vehicles; and,

WHEREAS, the City is authorized to enact and enforce such regulations pursuant to Chapter 215 of the Texas Local Government Code; 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 CITY COMMISSION OF THE CITY OF HARLINGEN, TEXAS, THAT:

SECTION I: That the City of Harlingen Code of Ordinances, Chapter 28, License Permit and Miscellaneous Regulations; Article VI, Limousines, Vans and Other Commercial Passenger Vehicles, Section 28-376, Definitions, Section 28-379, Rates for limousine services found in the city fee schedule in Chapter 18, Section 28-383, Supplemental Operating Permit, through Section 28-385, Conflicts with state law, is hereby amended by adding the language underlined (added) and deleted (~~stricken thru~~) to read in full as follows.

Sec. 28-376. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Any other commercial passenger vehicle means any other type of motor vehicle, exclusive of buses and taxicabs, but in addition to vans and limousines,

as described in this section, constructed, designed, and used for the commercial transportation of passengers and attendant luggage.

Limousine means a chauffeured motor vehicle, other than a taxicab, a van, a bus, or a touring vehicle, with a rated passenger capacity of not less than nine or more than 11 passengers, charging an hourly rate to passengers, and not operating upon a fixed schedule or over a fixed route, but where the charge for such vehicle is determined by the length of time for which the vehicle is engaged and not based upon the distance traveled.

Van means a motor vehicle constructed and designed in form generally known as a van type motor vehicle, and having a rectangular-shaped, panel-type body with four or more doors located on either side thereof, and containing interior seats for the transportation of six or more persons and attendant luggage.

Sec. 28-377. - Limousine permit conditions and fees.

No limousine as defined in this article shall engage in the business of transporting passengers and/or passengers and luggage without first having complied with the provisions of article V, division 2, of this chapter in the same manner, and upon the same terms and conditions and with the same fees as provided for taxicabs in said division. The provisions of such division are adopted hereby for limousines, as if the same were fully set forth in subsequent sections of this article.

Sec. 28-378. - Limousine drivers to obtain driver's permit.

It shall be unlawful for any person to drive a limousine in the city without first having obtained a limousine driver's permit in the same manner as a taxi driver obtaining a taxi driver's permit and without first having complied with article V, division 3, of this chapter. The provisions of such division governing taxi drivers are adopted hereby for limousine drivers, as if the same were fully set forth in subsequent sections of this article.

Sec. 28-379. - Rates for limousine service, found in the city fee schedule in Chapter 18.

The rate to be charged for transportation by limousine in this city shall be as established in the city's fee schedule in Chapter 18 ~~for the first hour of such limousine by one or more passengers, and no more than the rate as established in the city fee schedule per hour for each additional hour.~~ The limousine operator shall post a schedule ~~in each limousine operated by him of rates for their services in each limousine they operate, in a conspicuous place in view of the passengers to be conveyed, a schedule of rates to be charged for such service.~~ Such a schedule shall be printed on a card placed in a conspicuous location that is easily visible to passengers. ~~card in not less than 24 point black faced type, letter spaced and stating the maximum hourly rate~~

~~chargeable by such limousine. Posted rates shall be illuminated between the hours of sunset and sunrise. The schedule must be printed on a legible card and should clearly state the minimum hourly rate that can be charged for the limousine service.~~

Sec. 28-380. - Maintenance of fixed place of business; exceptions for Valley International Airport ground transportation limousine service permit holders.

(a) Every holder of a certificate for limousine service issued under the terms of this article shall maintain at least one fixed place of business with a location within the corporate limits of the city on private property at a place to be approved by the chief of police. The chief of police shall approve the proposed location unless in his opinion the installation of the limousine service at such location would create a traffic hazard, or unless the general welfare of the citizens of the city would be best served by not having a limousine service located at such place; provided, however, that no limousine service location shall be located at any place in the city if another ordinance of the city prohibits the location of such a business at such place.

(b) The requirement for maintenance of a fixed place of business under subsection (a) of this section does not apply to limousine service certificate holders with valid airport ground transportation permits for servicing passenger terminal of Valley International Airport under [Section 28-208](#), or applicants for such permits, that do not otherwise service or operate in the city.

Sec. 28-381. - Limousines to be kept on private premises when not in use.

Except when carrying passengers, or going to or from a garage or other place where automotive repairs are made, for the purpose of being repaired, all limousines shall be kept off the streets of the city and upon premises owned by or leased to and under the supervision and control of the holder of the certificate by virtue of which such limousine is being operated within the city. No limousine shall be kept upon the streets or other public places of the city longer than is necessary for the performance of the public service which such limousine is designed to render. Each limousine must stand and remain, except in the immediate act of discharging or taking on passengers upon or within private depot and grounds, upon private premises owned or leased to the holder of the certificate by virtue of which such limousine is being operated, and under the control of such holder. It shall be unlawful for any limousine to stand, waiting employment, upon any public street or public property within the corporate limits of the city.

Sec. 28-382. - Inspection of limousines.

Before being allowed to operate upon the streets of the city, each and every limousine shall be inspected and approved by the chief of police or his representatives. No limousine shall be driven or operated on the streets of the city unless same is in a safe condition and free from mechanical defects with

particular reference to, but not limited to, lights, brakes, tires, and steering apparatus.

Sec. 28-383. – Supplemental Operating Permit.

- (a) If a limousine service experience peak demand periods requiring the use of additional vehicles beyond those authorized in its existing permit or operating agreement, the permit holder may request authorization for supplemental vehicles. The permit holder must submit a written application for a supplemental operating permit. The application must include:
 - a. Proof of a current limousine operating permit issued by another Texas city.
 - b. Proof of valid insurance coverage for each requested vehicle; and
 - c. A current State of Texas vehicle registration document for each vehicle.
- (b) Supplemental vehicles approved under this permit shall be subject to the following conditions:
 - a. A fee of \$10 per day per vehicle shall be paid for each day of operation authorized under the supplemental permit.
 - b. Authorization shall not exceed 10 consecutive days per request. A new application is required for any extension.
 - c. All supplemental vehicles shall be subject to inspection by city authorized personnel. Any vehicle deemed unsafe may be immediately removed from service at the discretion of the city.
 - d. Each vehicle must hold a current operating permit from another Texas city and may be exempt from the city's local inspection requirements.
 - e. Supplemental vehicles are not required to be owned by the permit holder and may be rented or leased, if needed.
 - f. All applicable fees must be paid in advance before the vehicles are placed into service.

Sec. 28-383. – Enforcement of provisions by chief of police.

~~Except as otherwise herein explicitly specified, the chief of police is charged with the duty of enforcing this article and all police officers shall promptly report to him all violations of the provisions hereof or any facts coming to their attention showing a change in the conditions existing at the time the certificate was issued to the operator thereof.~~

Sec. 28-384 – Enforcement of provisions by chief of police

Except as otherwise herein explicitly specified, the chief of police is charged with the duty of enforcing this article, and all police officers shall promptly report to him all violations of the provisions hereof or any facts coming to their attention showing a change in the conditions existing at the time the certificate was issued to the operator thereof.

~~Sec. 28-384. - Conflicts with state law.~~

~~If any section of this article is in conflict with state law, then the state law shall govern.~~

Sec. 28-385. - Conflicts with state law.

If any section of this article is in conflict with state law, then the state law shall govern.

Secs. 28-386—28-411. - Reserved.

SECTION II. That the City of Harlingen Code of Ordinances, Chapter 18 – Fees and Charges, is hereby amended to revise the fee schedule related to limousine services under Chapter 28 – Licenses, Permits and Miscellaneous Regulations, as follows:

City Code Sec. No.	Description	Amount
Chapter 28. Licenses, Permits and Miscellaneous Regulations		
28-24	Initial processing fee for carnivals, circuses, religious activities or temporary amusements (nonrefundable)	\$150.00
28-25	Carnival fees	
	Permit fees (nonrefundable)	
	Up to five rides	\$100.00 base, plus 5.00 each ride, concession, show, etc.
	Six to ten rides	\$150.00 base, plus 5.00 each ride, concession, show, etc.
	11 or more rides	\$200.00 base, plus 5.00 each ride, concession, show, etc.
	Cleanup deposit (refundable)	200.00
	Circus fees	
	Permit fee (nonrefundable)	250.00
	Cleanup deposit (refundable)	200.00
	Temporary amusement/religious revival fees	
	Permit fee (nonrefundable)	150.00
	Cleanup deposit (refundable)	200.00
28-26	Garbage collection fee for carnival, circus or temporary amusement show or religious revival	
28-81	Commercial solicitor license fee (firm, corporation or other entity)	\$50.00
	Individual commercial solicitor	10.00
28-154	Itinerant or transient vendor annual license fee	\$100.00
28-184	Taxicab annual license fee for use of streets	25.00
28-208	Ground transportation permit for servicing passenger terminal of Valley International Airport	
28-314	Taxicab license fee	5.00

28-338	Transportation services and fares	
	Transportation of persons or passengers	
	First half mile, or fraction thereof, for first passenger	4.00
	Each additional half mile after first half mile for first passenger	0.55
	Charge for each additional passenger, regardless of distance	2.00
	Waiting time (at instance and request of passenger)	0.65 per minute for fractional parts of hour maximum 39.00 each full hour
	Transportation of items and animals	
	First 45 minutes consumed in move	Regular meter fare plus maximum 7.00
	Each minute thereafter	maximum 0.15 per minute
	Each animal transported	Fares for persons plus maximum 2.00 each animal
28-349	Reinspection of taxicab that does not pass annual inspection or found in noncompliance during random inspection	12.50
28-379	Rates for limousine service	
	First full hour, (maximum) minimum charge	60.00
	Each additional hour, maximum charge	40.00
	Supplemental operating permit – Per vehicle, per day (max 10 days)	10.00
28-445	Horse-drawn carriage annual permit	50.00
28-500	License fee for dealer engaged in business of buying used and/or scrap jewelry, precious and/or semiprecious articles or silverware, etc.	25.00
	Parade Fee	\$30.00 per float

SECTION III. SEVERABILITY

If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The governing body hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases may be declared invalid.

SECTION IV. EFFECTIVE DATE

This ordinance shall become effective immediately 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.

Norma Sepulveda, Mayor

ATTEST:

Mayra Herrera, City Secretary

**AGENDA ITEM
EXECUTIVE SUMMARY**

11/9/25

Meeting Date: **August 20, 2025**

Agenda Item:

Consideration and possible action to adopt an ordinance on second and final reading to rezone from Not Designated (N) District to Planned Development (PD) District for single family residential use with smaller lot sizes and 32 ft. wide paved streets within 50 feet of right-of-way for a 77.89 acre tract of land being Part of Block 15 and all of Block 16, Harlingen Land and Water Company Subdivision "C," located on the south side of Kroger Avenue between McCullough Street and Chester Park Road. Applicant: Javier Hinojosa, c/o Carlos I. Garza and Jason E. Garza. Attachment (**Planning & Development**)

Prepared By:	Ana Hernandez, AICP, CNU-A
Title:	Planning and Development Director
Signature:	<i>Ana Hernandez</i>

Brief Summary:

Project Timeline

- June 19, 2025 – Application for a rezoning submitted to the City. (**ATTACHMENT I**)
- July 7, 2025- Drainage report approved by the Engineering Department.
- July 9, 2025- In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract.
- July 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.
- July 23, 2025- Public hearing and consideration of requested rezoning by the Planning and Zoning Commission (P&Z).
- August 6, 2025– Public hearing and consideration of requested rezoning via 1st ordinance reading scheduled before the City Commission.
- August 20, 2025 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- Javier Hinojosa, the applicant is requesting to rezone the subject property from Not-designated ("N") 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 2,555.59 feet of frontage on Kroger Avenue/Lafayette Avenue 1,303.71 feet of frontage on McCullough Street, and 1,290.00 feet of frontage on Chester Park Road. McCullough Street, Kroger Avenue/Lafayette Avenue, and Chester Park Road are all classified as local roads. **ATTACHMENT III**).

- According to the Planned Development ("PD") site plan, the developer is proposing a 439-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 4,400.00 square feet to 9,550.7 square feet. All but 28 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 Residential, Single-Family ("R-1") District to the north, to the south, east, and west is County. The surrounding land uses consist of single family homes to the north, south, east, and west. **(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).**
- According to the Future Land Use Plan (FLUP) component of the City of Harlingen's Comprehensive Plan, *One Vision One Harlingen*, this area is designated as Agricultural/Rural Residential. The rezoning request is generally consistent with the FLUP and aligns with the existing land uses to the south, east, and west. **(ATTACHMENT X).**
- To date, the Planning and Development Department has received one call from a citizen inquiring about the rezoning. However, there have been no calls from surrounding property owners expressing 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:

GM

☒

Yes

☐

No

☐

N/A

Comments:

City Attorney's approval:

MA

☒

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 S.E. corner of McCullough St., and Kroger Ave.
(Proposed) Subdivision Name Los Arroyos Subdivision Lot _____ Block 15 & 16
Existing Zoning Designation N/A (Just Annexed) Future Land Use Plan Designation PDD

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Javier Hinojosa, P.E. Phone (956) 668-1588 FAX _____
Email Address (for project correspondence only): javier@javierhinojosaeng.com
Mailing Address 416 E. Dove Avenue City McAllen State TX Zip 78504
Property Owner Carlos I. Garza / Jason E. Garza (Applicant) Phone (956) 451-6390 FAX _____
Email Address (for project correspondence only): jason@wtcementers.com
Mailing Address P.O. Box 6105 City McAllen State TX Zip 78502

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: 76.08 acres out of Blocks 16 and 16, Harlingen Land Subdivision, Cameron County, Texas. Developer proposes a 439 lot single family residential subdivision.

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: Javier Hinojosa Date: June 19, 2025

Javier Hinojosa, P.E. (Authorized Agent)

Property Owner(s) Signature: _____ Date: _____

Accepted by: _____ Date: _____

**PLANNED DEVELOPMENT DISTRICT (PDD) REQUEST
SPECIFIC USE PERMIT (SUP) 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

- ☐ One (1) copy of a comprehensive site plan showing the proposed development of the property. The site plan shall consist of the following items, as applicable:

- ☐ Existing/proposed building footprints and building heights (or buildable areas for single and two-family residential); and
- ☐ Locations of proposed uses; and
- ☐ Ingress and egress to/from property;
- ☐ Existing/proposed streets in compliance with the City of Harlingen Long Range Thoroughfare Plan; and
- ☐ Existing/proposed sidewalks; and
- ☐ Existing/proposed utilities; and
- ☐ Existing/proposed drainage; and
- ☐ Existing/proposed parking spaces.

- ☐ A written statement describing the proposed use(s) of the subject property.

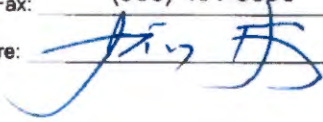
- ☐ Any other information (elevation drawings, pictures, etc.) in support of the subject request.

-
- 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 PDD or SUP request may be complete, the City Commission is the sole authority for the consideration and approval or denial of the request.
 - I understand that the purpose of a PDD or SUP is to allow for development not otherwise authorized in the Zoning Ordinance. Hence, the Planning and Zoning Commission and/or City Commission may impose development standards important to the health, safety, welfare, and protection of the proposed development and the adjacent property and its occupants.

Owner: Javier Hinojosa, P.E. (authorized agent) Date June 19, 2025

Owner Address: P.O. Box 6105, McAllen, Texas 78502

Phone/Fax: (956) 451-6390

Signature: 

Attachment II

METES & BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 77.89 ACRES OF LAND, SITUATED IN CAMERON COUNTY, TEXAS, BEING PART OR PORTION OF BLOCK 15 AND ALL OF BLOCK 16, HARLINGEN LAND AND WATER COMPANY SUBDIVISION "C" CAMERON COUNTY, TEXAS, MAP REFERENCE: VOLUME 1, PAGE 24, MAP RECORDS, CAMERON COUNTY, TEXAS, SAID 77.89 ACRES BEING PART OR PORTION OF A TRACT OF LAND DEEDED TO JOHNNY NORDIN, RECORDED IN DOCUMENT NUMBER 2022-32812 DEED RECORDS, CAMERON COUNTY, TEXAS AND SAID 77.89 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON A NAIL SET ON THE NORTHEAST CORNER OF SAID BLOCK 16, THE WEST RIGHT-OF-WAY LINE OF A 120.0 FOOT CANAL RIGHT-OF-WAY AND WITHIN THE RIGHT-OF-WAY OF LAFAYETTE AVENUE, SAID NAIL ALSO BEING THE NORTHEAST CORNER OF A 0.909 ACRE TRACT FOR LAFAYETTE AVENUE RIGHT-OF-WAY, DEEDED TO THE STATE OF TEXAS AND CAMERON COUNTY, RECORDED IN VOLUME 1436, PAGE 696, DEED RECORDS, CAMERON COUNTY, TEXAS, THENCE S 00°15'57" E, ALONG THE EAST LINE OF SAID BLOCK 16 AND THE WEST LINE OF SAID 120.0 FOOT CANAL RIGHT-OF-WAY, AT A DISTANCE OF 30.00 FEET PASS A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" SET, ON THE SOUTH RIGHT-OF-WAY LINE OF SAID LAFAYETTE AVENUE, FOR THE **POINT OF BEGINNING** AND NORTHEAST CORNER OF THIS TRACT;

THENCE S 00°15'57" E, CONTINUING ALONG THE EAST LINE OF SAID BLOCK 16 AND THE WEST LINE OF SAID 120.0 FOOT CANAL RIGHT-OF-WAY, A DISTANCE OF 1290.00 FEET, TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" SET ON THE SOUTHEAST CORNER OF SAID BLOCK 16, FOR THE SOUTHEAST CORNER HEREOF;

THENCE S 89°27'09" W, ALONG THE SOUTH LINE OF SAID BLOCK 16, AT A DISTANCE OF 1320.00 FEET PASS TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" SET ON THE COMMON SOUTH CORNER OF SAID BLOCKS 15 AND 16 AND CONTINUING ALONG THE SOUTH LINE OF SAID BLOCK 15, AT A DISTANCE OF 2507.64 FEET PASS TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" SET FOR REFERENCE, AND CONTINUING A TOTAL DISTANCE OF 2617.64 FEET TO THE SOUTHEAST CORNER OF LAS PALMAS SUBDIVISION NO. 3, RECORDED IN CABINET 1, PAGE 32, MAP RECORDS, CAMERON COUNTY, TEXAS, FOR THE SOUTHWEST CORNER HEREOF;

THENCE N 00°14'51" W, ALONG THE EAST LINE OF SAID LAS PALMAS SUBDIVISION NO. 3, AT A DISTANCE OF 110.00 FEET PASS TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" SET FOR REFERENCE, AND CONTINUING A TOTAL DISTANCE 1303.71 FEET, A ½" IRON ROD FOUND WITH A PLASTIC CAP STAMPED "CVO LS" SET, ON THE SOUTH RIGHT-OF-WAY LINE OF KROGER AVENUE AS RECORDED IN VOLUME 205, PAGE 54, DEED RECORDS, CAMERON COUNTY, TEXAS, FOR THE NORTHWEST CORNER HEREOF;

THENCE N 89°45'09" E, ALONG THE SOUTH RIGHT-OF-WAY OF SAID KROGER AVENUE, A DISTANCE OF 21.50 FEET, A ½" IRON ROD FOUND ON THE NORTHWEST CORNER OF A TRACT OF LAND DEEDED TO THE CITY OF HARLINGEN, AS RECORDED IN VOLUME 3034, PAGE 54, DEED RECORDS, CAMERON COUNTY, TEXAS, FOR AN OUTSIDE CORNER OF THIS TRACT;

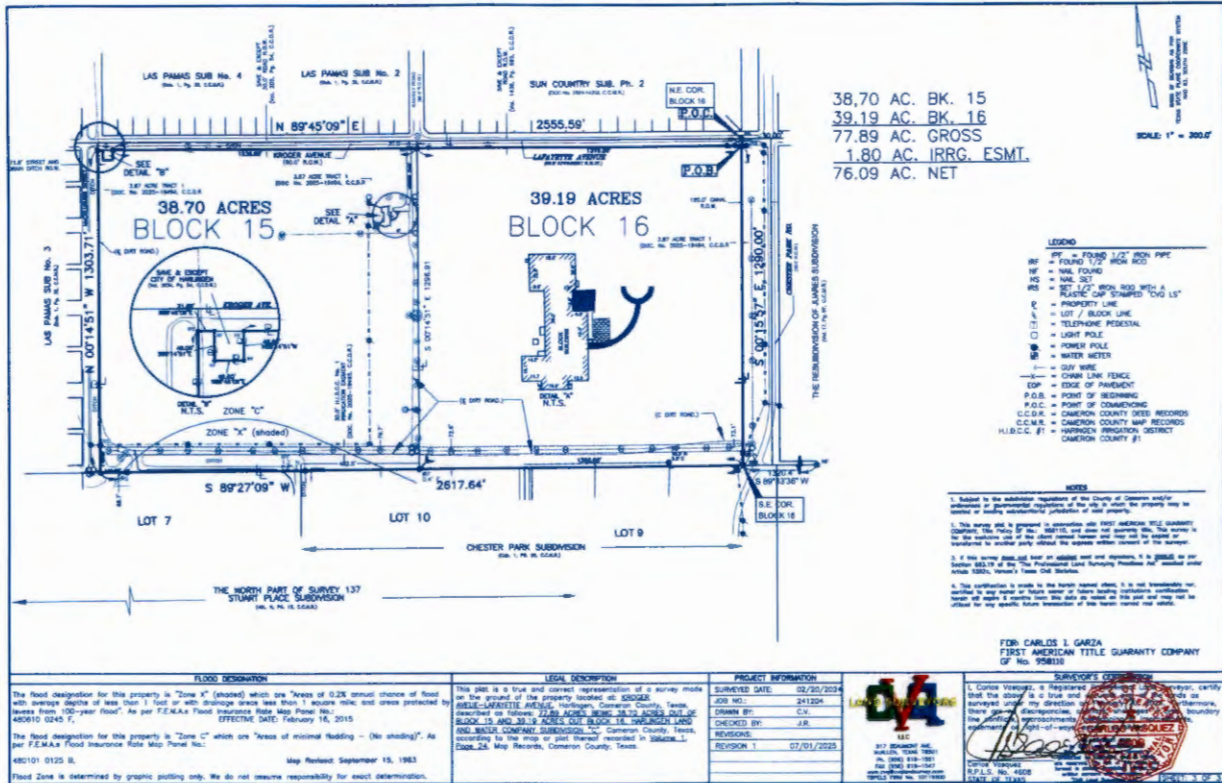
THENCE S 00°14'51" E, ALONG THE WEST LINE OF CITY OF HARLINGEN TRACT, A DISTANCE OF 40.00 FEET, TO A ½" IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID CITY OF HARLINGEN TRACT, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE N 89°45'09" E, ALONG THE SOUTH LINE OF SAID CITY OF HARLINGEN TRACT, A DISTANCE OF 40.00 FEET, TO A ½" IRON ROD FOUND ON THE SOUTHEAST CORNER OF SAID CITY OF HARLINGEN TRACT, FOR AN INSIDE CORNER OF THIS TRACT;

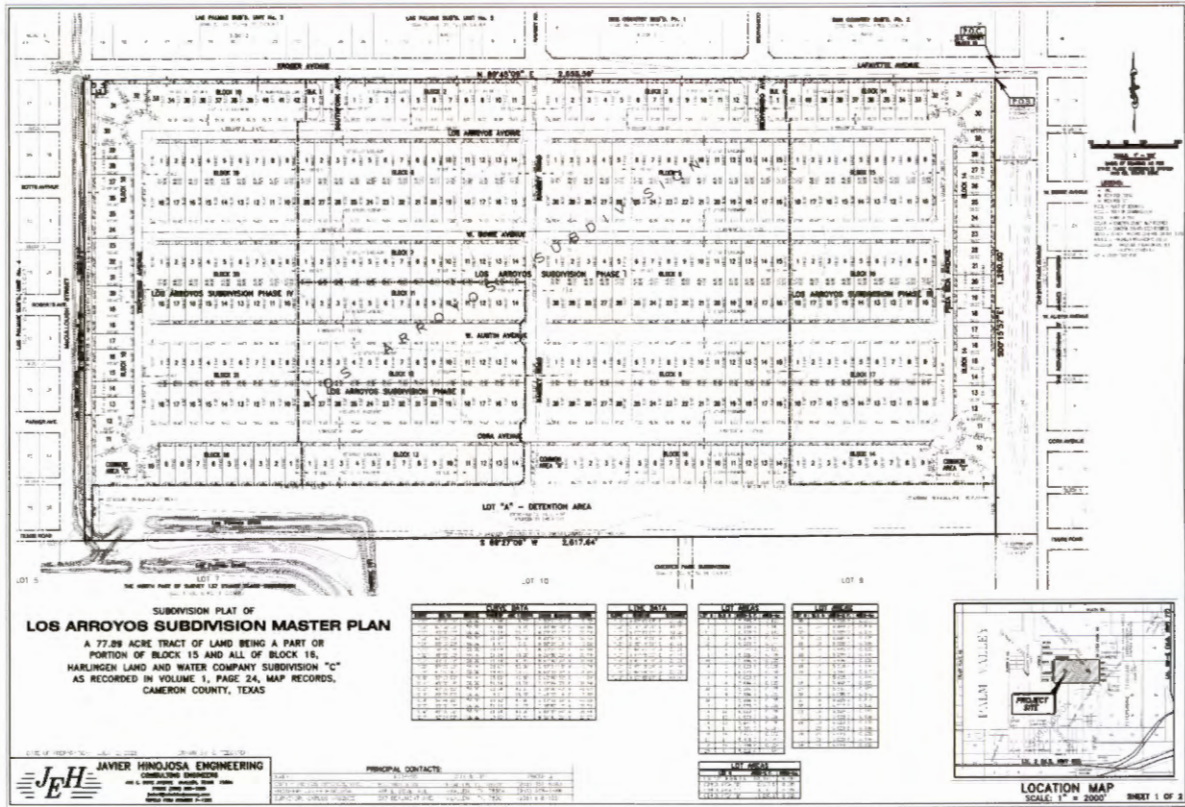
THENCE N 00°14'51" W, ALONG THE EAST LINE OF CITY OF HARLINGEN TRACT, A DISTANCE OF 40.00 FEET, TO A ½" IRON ROD FOUND ON THE NORTHEAST CORNER OF SAID CITY OF HARLINGEN TRACT AND THE SOUTH RIGHT-OF-WAY OF SAID KROGER AVENUE, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE N 89°45'09" E, ALONG THE SOUTH LINE OF KROGER AVENUE, AT A DISTANCE OF 1206.00 FEET PAST THE COMMON SOUTH CORNER OF SAID KROGER AVENUE TRACT AND LAFAYETTE AVENUE TRACT, AND CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID LAFAYETTE AVENUE, AT A DISTANCE OF 1236.00 FEET PASS A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" SET ON THE COMMON LOT LINE OF SAID BLOCK 15 AND 16 AND CONTINUING A TOTAL DISTANCE OF 2555.59 FEET TO THE **POINT OF BEGINNING**, CONTAINING 77.89 ACRES OF LAND, MORE OR LESS.

Attachment II



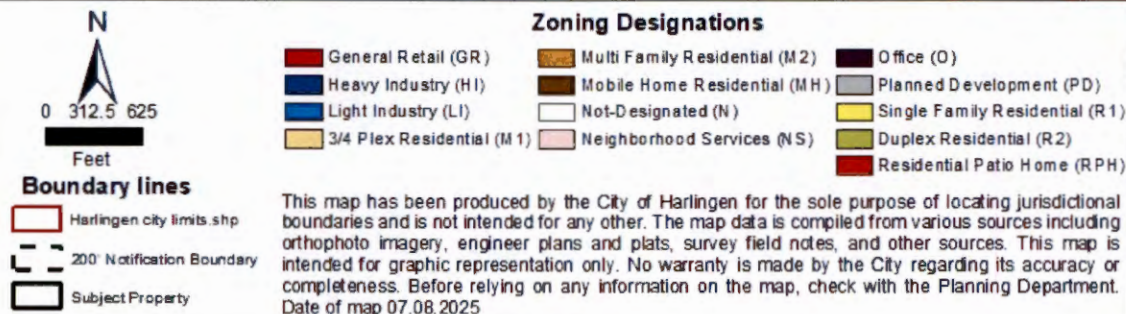
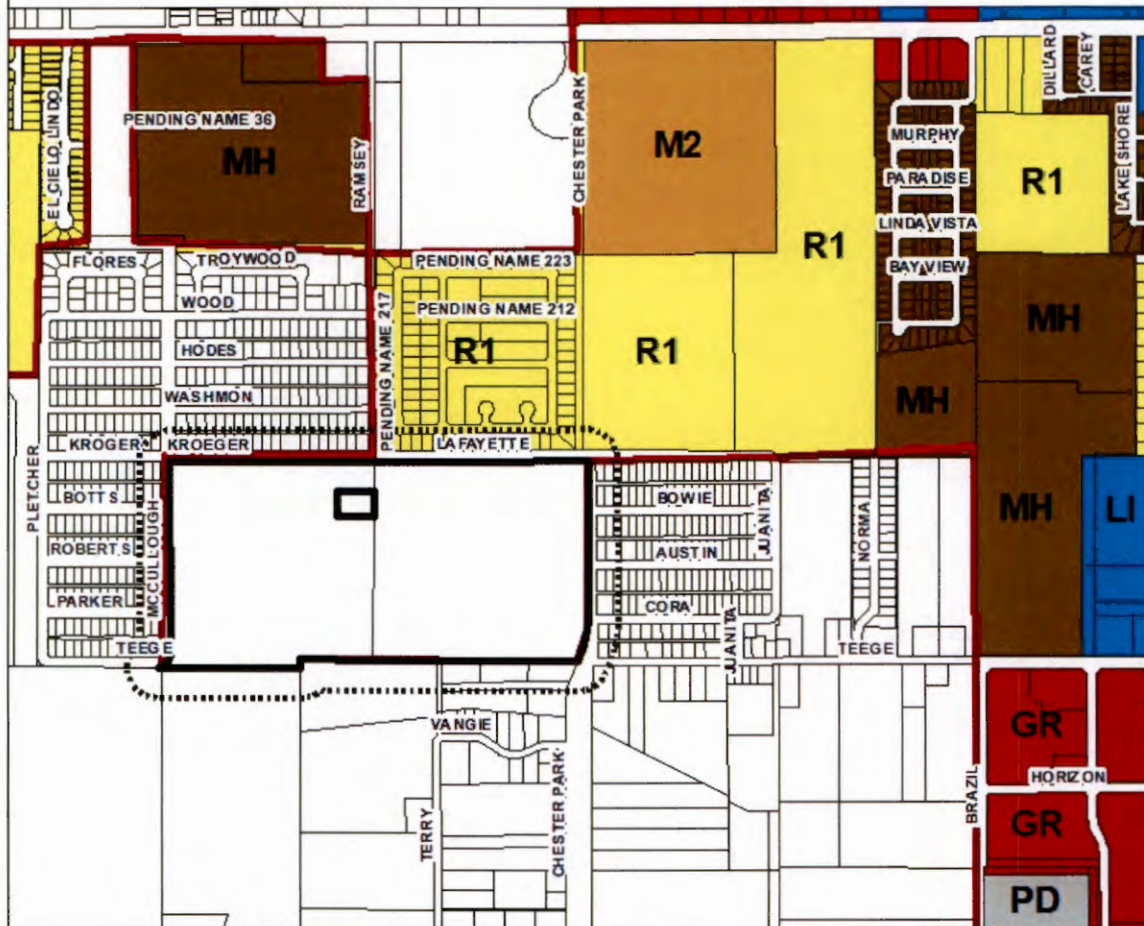
Attachment III



Attachment IV

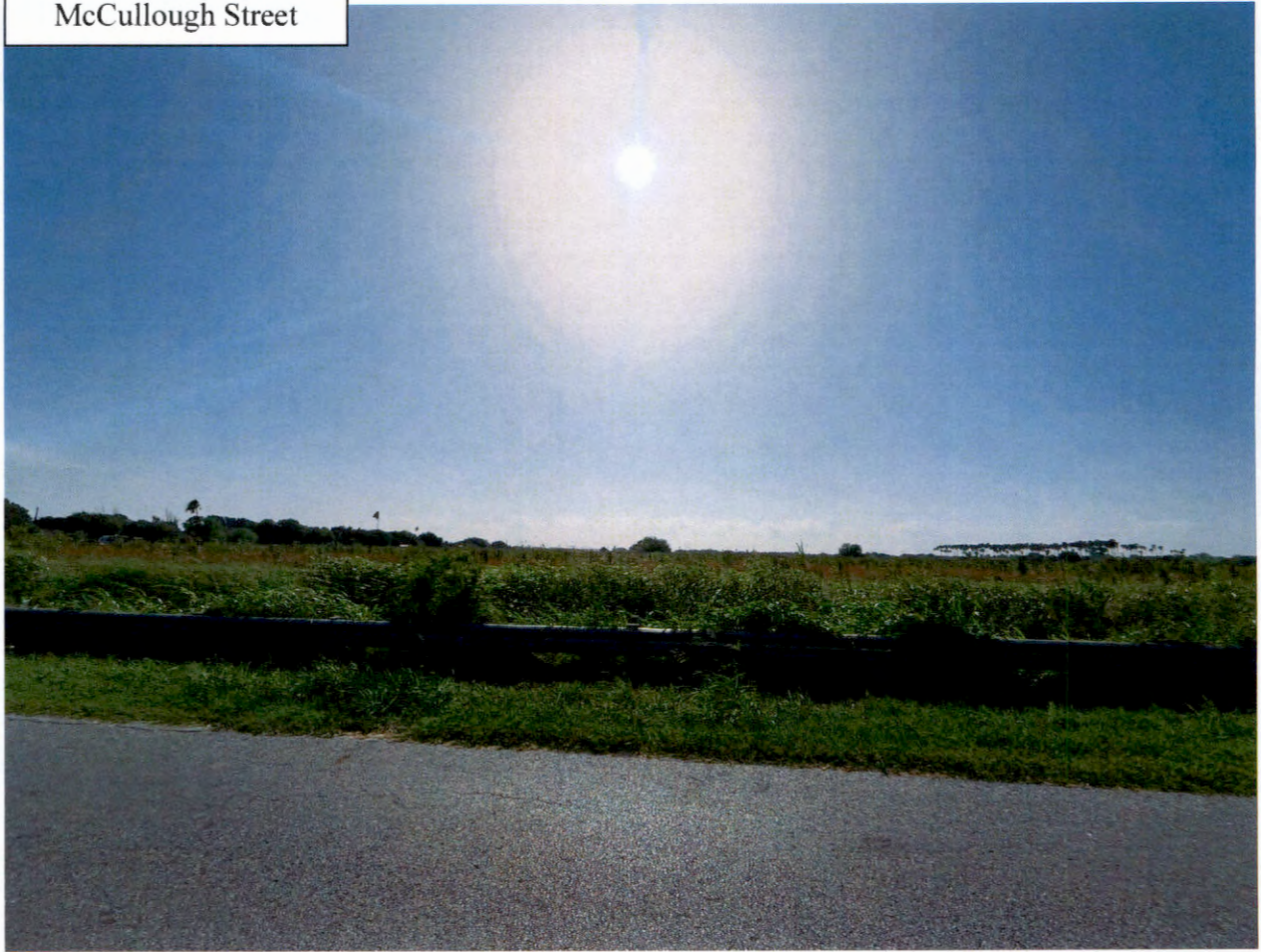


Request to rezone from Not Designated (N) District to Planned Development (PD) District for single family residential use with smaller lot sizes and 32 ft. wide paved streets within 50 feet of right-of-way for a 77.89 acre tract of land being Part of Block 15 and all of Block 16, Harlingen Land and Water Company Subdivision "C," located on the south side of Kroger Avenue between McCullough Street and Chester Park Road. Applicant: Javier Hinojosa, c/o Carlos I. Garza and Jason E. Garza.



Attachment V

View from
McCullough Street



Attachment V

View from
Kroger/Lafayette



Attachment V

View from Chester
Park Road



Attachment VI



Attachment VII

Pending Buildings

Attachment VIII



Engineering Department | 24200 FM 609, Harlingen, Texas 78660

July 7, 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 LOS ARROYOS SUBDIVISION PRELIM/FINAL - 1ST 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 comments:

Plat

- Provide a plat note with the intended use of the subdivision.
- Provide the name of all proposed streets within the subdivision, which shall not have the same name and spelling or be pronounced similar to the name of any other within the city.
- Add a plat note requiring 5 ft. wide sidewalks with ADA ramps along Kroger Ave. and McCullough St. at the time of the subdivision construction.
- Increase all Drainage Easements to be 20-ft. if the storm line is installed between two lots, and label the easement appropriately.
- Provide a rear 10-ft utility easement around the perimeter of the subdivision.
- As per the FEMA BFE report, the Base Flood Elevation is 42.0 ft, ensure on the first set of construction plans the lowest top of curb elevation is equal to 42' or higher.
- In residential subdivisions for any lots within 100 feet of a drainage inlet, a note on the plat shall indicate that the finished floor, for those specific lots, shall be 6 inches higher as compared to the other finished floors within the subdivision.
- Ensure that the finished floor elevation of any structure is 18 inches above BFE or above top-of-curb, whichever is higher.
- Need to provide Traffic Impact Analysis Report to mitigate future traffic in this area.

Drainage Report

- Proposed Detention Volume is approved as submitted on the drainage report dated 6-26-2023
- Final sizing of storm pipes will be done during the construction review.

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) 216-3284 or via email at rhernandez@harlingentx.gov.

Sincerely,

Roberto Hernandez, PE, CFM

Roberto Hernandez

Attachment IX



Planned Development (PD) Request Routing Slip

Applicant: Javier Hinojosa c/o Carlos I. Garza & Jason E. Garza

Phone No.: (956) 688-1588

Location: Located at the south side of Kroger Avenue between McCullough Street and Chester Park Road

Project Description: Request to rezone from Not Designated (N) District to Planned Development ("PD") District for single family residential use with smaller lot sizes and 32 ft. wide paved streets within 50 feet of right-of-way for a 77.89 acre tract of land being Part of Block 15 and all of Block 16, Harlingen Land and Water Company Subdivision "C," located on the south side of Kroger Avenue between McCullough Street and Chester Park Road. Applicant: Javier Hinojosa, c/o Carlos I. Garza and Jason E. Garza.

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.

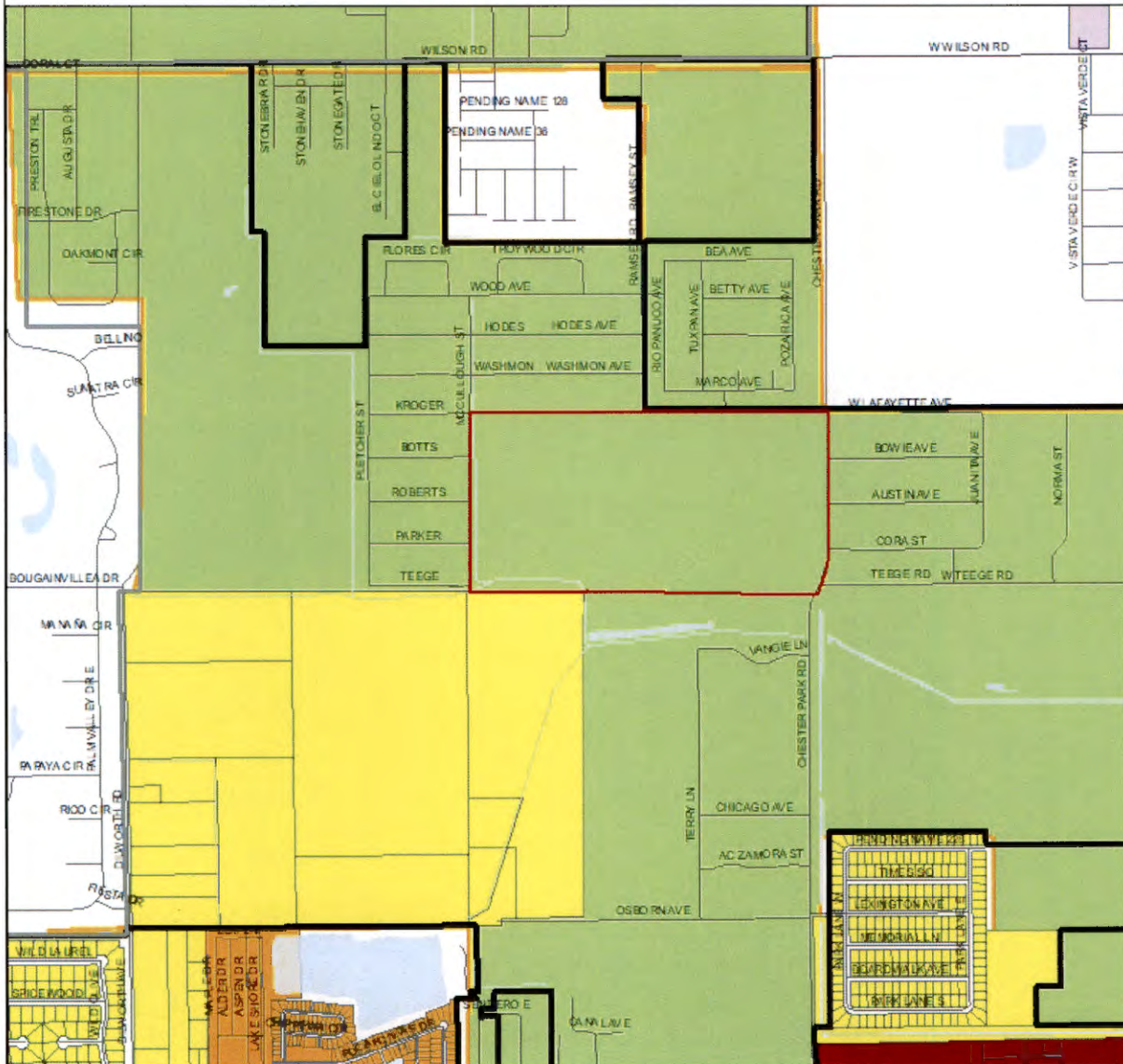
Date: July 16, 2025

Attachment X



Future Land Use Map

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



Boundary Lines

- Harlingen City Limits
- Subject Property

Future Land Use

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

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

**AN ORDINANCE AMENDING THE CODE OF
ORDINANCES OF THE CITY OF HARLINGEN: REZONING
FROM NOT DESIGNATED ("N") DISTRICT TO PLANNED
DEVELOPMENT ("PD") DISTRICT TO ALLOW 32-FOOT-
WIDE PAVED STREETS WITH 50 FEET OF RIGHT-OF-
WAY AND SMALLER LOT SIZES BEARING A LEGAL
DESCRIPTION OF 77.89 ACRE TRACT OF LAND BEING
PART OF BLOCK 15 AND ALL OF BLOCK 16,
HARLINGEN LAND AND WATER COMPANY
SUBDIVISION, LOCATED AT THE NORTHEAST CORNER
OF RODEO DRIVE AND ALTAS PALMAS ROAD;
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 Not Designated (N) District to Planned Development (PD) District for single family residential use with smaller lot sizes and 32 ft. wide paved streets within 50 feet of right-of-way for a 77.89 acre tract of land being Part of Block 15 and all of Block 16, Harlingen Land and Water Company Subdivision "C," located on the south side of Kroger Avenue between McCullough Street and Chester Park Road. Applicant: Javier Hinojosa, c/o Carlos I. Garza and Jason E. Garza 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:

Mayra Herrera, City Secretary

EXHIBIT "A"

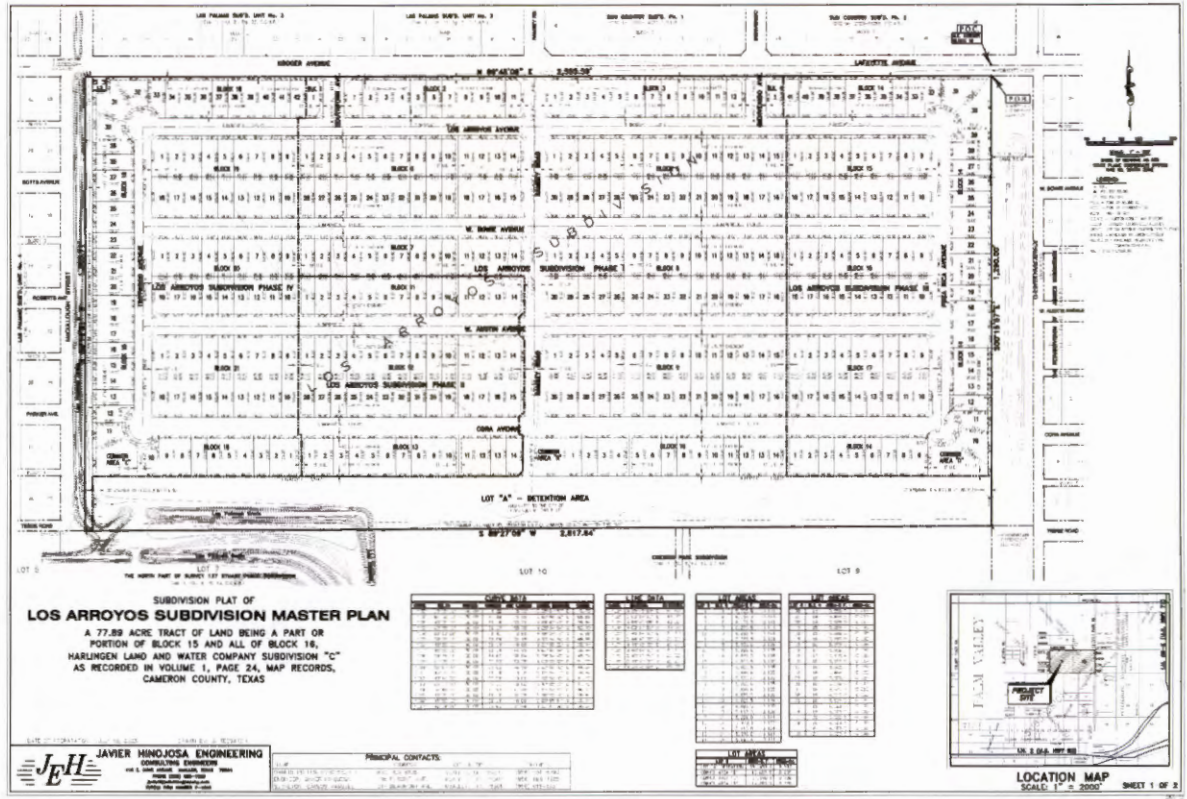


EXHIBIT "B"

[illegible]

**AGENDA ITEM
EXECUTIVE SUMMARY**

116)

Meeting Date: **August 20, 2025**

Agenda Item:

Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Sun Country Estates Phase III Subdivision, bearing a legal description Tract I: 3.626 acres comprised of Lots 4-A, 4-B, and 4-C out of Block 4, Sun Country Subdivision Phase I, Tract II: 3.626 acres comprised of Lots 5-A, 5-B, and 5-C, Block 5, Sun Country Subdivision Phase I and Tract III, and 5.108 acres comprised of Lots 6-A and 6-B out of Block 6, Sun Country Subdivision Phase I, located north of Marco Avenue, approximately 811.63 feet west of Chester Park Road. Applicant: Oscar A. Chavez, P.E., R.P.L.S c/o Marco Antonio Castellanos & Beatriz Castellanos Reiner. Attachment **(Planning & Development)**

Prepared By: Ana Hernandez, AICP, CNU-A
Title: Planning and Development Director/
Special Projects Director
Signature: *Ana Hernandez*

Brief Summary:

Project Timeline

- July 8, 2025 – Original Preliminary Construction Plans and Final Plat application submitted to the City. **(ATTACHMENT I)**
- August 4, 2025 – Preliminary construction plans and final plat deemed complete.
- August 13, 2025 – Consideration of the preliminary construction plans and final plat with conditions by the Planning and Zoning Commission.
- August 20, 2025 – Consideration of the preliminary construction plans and final plat with conditions by the Planning and Zoning Commission.

Summary:

- The proposed Sun Country Subdivision Phase III consists of 60 single family residential lots. It is located inside City limits at the southwest corner of Ramsey Road and Lafayette Avenue.
- The proposed development is consistent with the single-family residential zoning.
- Drainage requirements meet the current standard for a 50-year storm.
- Water and wastewater services will be provided by HWWS.
- Park fees in the amount of \$28,500 will need to be paid prior to recording of the final plat. The park fees will go to Park Zone 4, the northwest zone.
- 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: <i>6/3</i>	☒	Yes	☐ No ☐ N/A
Comments:			
City Attorney's approval: <i>MS</i>	☒	Yes	☐ No ☐ N/A

Attachment I—Subdivision Application

CITY OF HARLINGEN PLANNING AND ZONING DIVISION MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)Project Address Lafayette Rd. Nearest Intersection Lafayette Rd & Chester Park Rd.(Proposed) Subdivision Name Sun Country Subdivision Phase III Lot _____ Block _____Existing Zoning Designation R1 Future Land Use Plan Designation R1**OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)**Applicant/Authorized Agent Oscar A. Chavez P.E., R.P.L.S. Phone 956-909-6659 FAX _____Email Address (for project correspondence only): oachavezm@gmail.comMailing Address 755 Land O'Lakes Dr. City Brownsville State TX Zip 78521Property Owner Marco Antonio Castellanos & Beatriz Castellanos Phone 956-579-4776 FAX _____Email Address (for project correspondence only): Salazarlibby@yahoo.comMailing Address P.O.Box 1586 City Port Isabel State TX Zip 78586**Select appropriate process for which approval is sought. Attach completed checklists with this application.**☐ Annexation Request..... No Fee☐ Administrative Appeal (ZBA)..... \$125.00☐ Comp. Plan Amendment Request... \$250.00☐ Re-zoning Request..... \$250.00☐ SUP Request/Renewal..... \$250.00☐ Zoning Variance Request (ZBA)..... \$250.00☐ PDD Request..... \$250.00☒ Preliminary Construction Plans/Final Plat..... \$150.00☐ Subdivision Variance Request..... \$25.00 (each)☐ Re-plat..... \$250.00☐ Vacating Plat..... \$50.00☐ License to Encroach..... \$250.00☐ Right-of-Way/Utility Easement Abandonment... No Fee**Please provide a basic description of the proposed project:** Final Plat Process - All Construction has been done

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: Oscar A. Chavez, PE/RPLS Date: March 28, 2025Property Owner(s) Signature: Marco Castellanos Date: 4/9/2025

Accepted by: _____ Date: _____

Attachment I—Subdivision Application

**Marco Antonio Castellanos and Beatriz Castellanos Reiner -
Sun Country Subdivision Phase III**

P. O. BOX 1586 — PORT ISABEL, TX 78586 — (956) 579-4776

STATE OF TEXAS

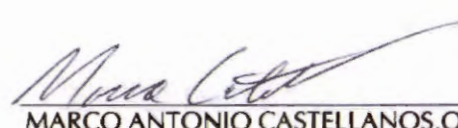
COUNTY OF CAMERON

KNOW ALL MEN by these presents:

That We, MARCO ANTONIO CASTELLANOS and BEATRIZ CASTELLANOS REINER, owners of a certain tract of land being subdivided as "SUN COUNTRY SUBDIVISION PHASE III" in the City of Harlingen, Cameron County, Texas, do hereby grant **Chávez Automated Design** Consultants Corp. the authority to act as our agents in the processing of the subdivision plat for the said "SUN COUNTRY SUBDIVISION PHASE III".

In testimony whereof, We, MARCO ANTONIO CASTELLANOS and BEATRIZ CASTELLANOS REINER, have executed these presents on this the 9 day of April, 2025.

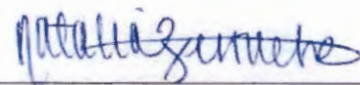

BEATRIZ CASTELLANOS REINER, Owner

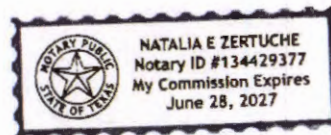

MARCO ANTONIO CASTELLANOS, Owner

STATE OF TEXAS

COUNTY OF CAMERON

This instrument was acknowledged before me on April 9, 2025 by Mr. MARCO ANTONIO CASTELLANOS and MS. BEATRIZ CASTELLANOS REINER, Owners of the "SUN COUNTRY SUBDIVISION, PHASE III", who acknowledged to me that they executed the same for the purposes therein expressed, and in the capacity therein stated.


NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



My Commission expires: 06/28/2027

Attachment I—Subdivision Application

TEXAS ORDINARY CERTIFICATE OF ACKNOWLEDGMENT

Civil Practice & Remedies Code § 121.007

The State of Texas

County of Harris

Before me,

Jessica Lara, Notary

Name and Character of Notarizing Officer,
e.g., "John Smith, Notary Public"

on this day personally appeared

Beatriz Castellanos Reiner

Name of Signer

☐ known to me

☐ proved to me on the oath of

Name of Credible Witness

☒ proved to me through TX

Driver License

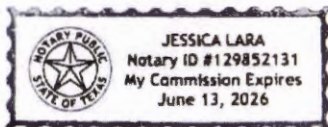
Description of Identity Card or Document

to be the person whose name is subscribed to
the foregoing instrument and acknowledged
to me that he/she executed the same for the
purposes and consideration therein expressed.

Given under my hand and seal of office this

11th day of April, 2025
Day Month Year

[Signature]
Signature of Notarizing Officer



Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or
fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Plat for records Sun County Subdivision Phase 11

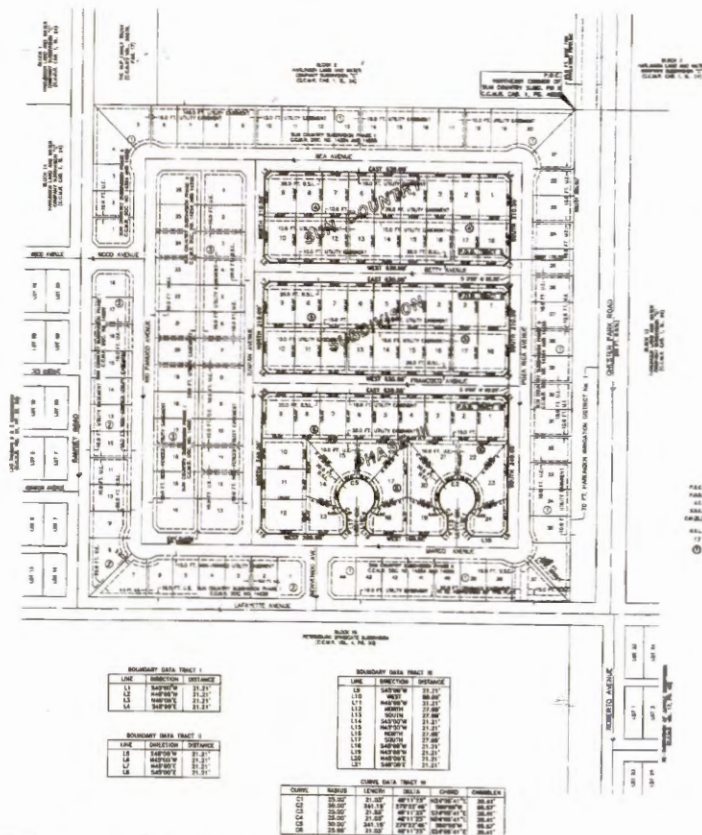
Document Date: NA Number of Pages: 1

Signer(s) Other Than Named Above: NA

©2020 National Notary Association

M1304-16 (11/20)

Attachment II —Final Plat



LEGEND

P.E. - POINT OF COLLECTION
P.A. - POINT OF ANALYSIS
A.C. - URBAN CATCHMENT
S.C. - SOUTHERN CATCHMENT
M.S. - MUNICIPALITY
S.S. - SANITARY SERVICE UNIT
T. - TOWN
C. - COUNTRY

CADCon Civil Engineers
Land Surveyors
OnSite Automated Design Consultants Corp.
735 Lind of Plains Dr. Richmond, Texas 76103 800/348-7148
Texas Board of Professional Engineers Firm No. 5048

[illegible]

PLAY FOR RECORD

[illegible]

SUN COUNTRY
SUBDIVISION PHASE III

**SUN COUNTRY
SUBDIVISION PHASE III**

BEING 12.36 COMPRISED OF TRACT 1, TRACT 1 AND TRACT 1 SITUATED IN THE CITY OF HURLINGTON, CAMERON COUNTY, TEXAS, TRACT 1: 3.626 ACRE, COMPRISED OF LOTS 4-A, 4-B AND 4-C OUT OF BLOCK 4, SUN COUNTRY SUBDIVISION PHASE I, TRACT 1: 3.626 ACRE, COMPRISED OF LOTS 5-A, 5-B AND 5-C OF BLOCK 5, SUN COUNTRY SUBDIVISION PHASE I AND TRACT 1: 5.106 ACRE, COMPRISED OF LOTS 6-A AND 6-B OUT OF BLOCK 6, SUN COUNTRY SUBDIVISION PHASE I, AS SHOWN IN DOCUMENT NO. 14020 OF THE PUBLIC RECORDS OF CAMERON COUNTY, TEXAS.

Designed by: Staff
Drawn by: Octavio Chaves
Checked by: Oscar A. Chaves
Approved by: Oscar A. Chaves
Project No.: PB-23750

CADCon Civil Engineers / Land Surveyors
Chives Automated Design Consultants Corp.
 705 Land O'Lakes Dr., Brownsville, Texas 78021; 956/546-7142
 Texas Board of Professional Engineers Form No. 3048

PLAY PAGE
2
OF 2

PLAT FOR RECORD
SUN COUNTRY SUBDIVISION
PHASE III



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 104

SUBDIVISION PHASE I, AS RECORDED IN DOCUMENT NO. 14020 OF THE MAP RECORDS OF RECORDS OF CAMERON COUNTY, TEXAS.

Sketch	Design	Drawn	Checked	Approved	Project
FLAT PAGE					

©2008 Board of Professional Engineers, P.E. No. 334

OF 3

Subject Property

Google Earth

Google Earth

Attachment IV – Street View

View from Marco Avenue



Attachment IV

View from Bea Avenue



Attachment IV

View from Poza Rica





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

07/30/2025

Oscar Chavez, P.E.
CADCon
755 Land O'Lakes Drive
Brownsville, TX 78521

Re: Sun Country Subdivision Phase III

Dear Mr. Chavez,

City staff reviewed the preliminary plans and final plat of the proposed "Sun Country Subdivision Phase III" submitted on July 8, 2025. The application is considered incomplete and will not be considered filed. Please submit a PDF and one (1) hard copy of the revisions. Please see the attached staff comments and provide a comment response letter. The following items need to be addressed prior to resubmission:

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. 109-193 (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.
 - a. Change plat note #10 to reflect \$475.00.
3. Please include the electric provider, the water and wastewater provider, and the solid waste provider.
4. Please verify the location of the mailbox cluster with USPS.
5. Pursuant to Sec. 109.124 – (f)(7) of the Code of Ordinances Chapter 109 – Subdivisions, 5' interior sidewalks 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.
6. Please correct the spelling of the County Clerk.
 - a. Sylvia Garza – Perez.
7. Please delete Luis Vargas from the City of Harlingen, City Engineer signature block.
 - a. Mr. Vargas is no longer with the City.
8. Please delete the duplicate Planning & Zoning Chairman and County Clerk signature blocks.
9. On plat note #7, please remove the following "qualified Solid Waste Disposal company or as".
10. All other applicable fees must be paid prior to recording of the final plat.

Thank you,

Soledad A. Núñez

Soledad A. Núñez, CNU-A
City Planner



Engineering Department | 24200 FM 509, Harlingen, Texas 78550

August 4, 2025

Roberto Hernandez, PE, CFM
City Engineer

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

RE: REVIEW OF SUN COUNTRY SUBDIVISION PHASE III - FINAL PLAT REVIEW- 1ST 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 comments:

Plat

- Provide a plat note with the high and low ground elevations within the subdivision.
- As per the FEMA BFE report, the Base Flood Elevation is 42.0 ft, ensure on the first set of construction plans the lowest top of curb elevation is equal to 42' or higher. The finished floor elevation of any structure should be 18 inches above BFE or above the highest adjacent top-of-curb, whichever is higher.
- Provide a plat note that a 5-foot sidewalk, compliant with the Americans with Disabilities Act (ADA), must be incorporated along the interior streets as part of the building construction. A permit from the City of Harlingen is required prior to the commencement of any construction.
- Provide a plat note stating that ramps are required to be constructed during the subdivision phase of the development and should be ADA compliant.
- Provide a plat note that for any lots within 100 feet of a drainage inlet, a note on the plat shall indicate that the finished floor, for those specific lots, shall be 6 inches higher as compared to the other finished floors within the subdivision.
- Provide a plat note with the intended use of the subdivision.
- Provide storm water improvements layout
- For the City Engineer signature block, change to read Roberto Hernandez, PE, CFM.

Attachment VI- Engineering

I, the undersigned, City Engineer, hereby certify that this subdivision plat conforms to all requirements of the Subdivision Regulations of this City wherein my approval is required.

Roberto Hernandez, PE, CFM

City of Harlingen City Engineer

Drainage Report

- Amend the drainage report to comply with City of Harlingen requirements. Review City of Harlingen development guide section 109-324 Drainage study for the required information for a drainage report.

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.

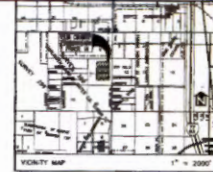
Sincerely,

Roberto Hernandez

Roberto Hernandez, PE, CFM

Attachment VI- Engineering

PLAT FOR RECORD SUN COUNTRY SUBDIVISION PHASE III



CADCON
Civil Engineers
Land Surveyors
Office: 10000 West Loop West, Suite 1000
Houston, Texas 77042-1000
Phone: (713) 861-1000
Fax: (713) 861-1001
E-Mail: info@cadcon.com

THE STATE OF TEXAS, COUNTY OF DALLAS, this 1st day of May, 2001, before me, the undersigned authority, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing plat, 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 1st day of May, 2001, at the City of Dallas, Texas.

Notary Public in and for the State of Texas, My Commission Expires _____

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SUN COUNTRY SUBDIVISION PHASE III
BEING 12.35 ACRES COMPREHENSIVE OF TRACT 1, TRACT 2 AND TRACT 3 SITUATED IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, TRACT 1 BEING 3.62 ACRES, COMPREHENSIVE OF LOTS 4-A, 4-B AND 4-C OUT OF BLOCK 4, SUN COUNTRY SUBDIVISION PHASE I, TRACT 2 BEING 3.62 ACRES, COMPREHENSIVE OF LOTS 5-A, 5-B AND 5-C OF BLOCK 5, SUN COUNTRY SUBDIVISION PHASE I AND TRACT 3 BEING 5.11 ACRES, COMPREHENSIVE OF LOTS 6-A AND 6-B OUT OF BLOCK 6, SUN COUNTRY SUBDIVISION PHASE I, AS RECORDED IN DOCUMENT NO. 14920 OF THE MAP RECORDS OF RECORDS OF DALLAS COUNTY, TEXAS.

CADCON Civil Engineers / Land Surveyors
Office: 10000 West Loop West, Suite 1000
Houston, Texas 77042-1000
Phone: (713) 861-1000
Fax: (713) 861-1001
E-Mail: info@cadcon.com

PLAT FOR RECORD

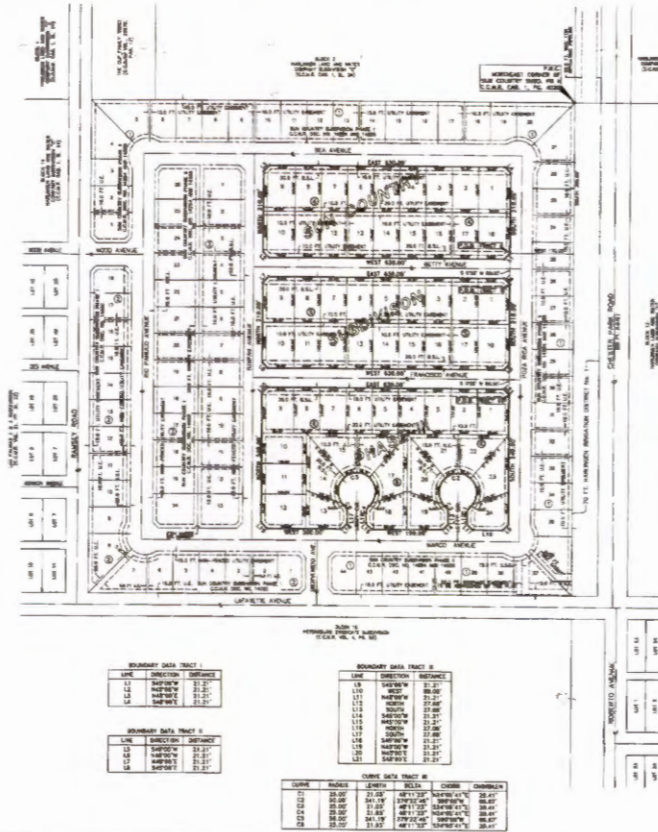
PLAT FOR RECORD

SUN COUNTRY SUBDIVISION PHASE III

PLAT PAGE

1

Attachment VI- Engineering

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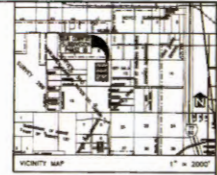
- P.S.1 - Point of Settlement
- P.S.2 - Point of Settlement
- U.C. - Utility Collector
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- S.S.99 - Sewerage System
- S.S.100 - Sewerage System

LINE	DIRECTION	DISTANCE
1.1	S40°00'W	21.21'
1.2	S40°00'W	21.21'
1.3	S42°00'E	21.21'
1.4	S40°00'E	21.21'

LINE	DIRECTION	DISTANCE
15	S45°00'W	21.21'
16	N45°00'W	21.21'
17	N45°00'E	21.21'
18	S45°00'E	21.21'

BOUNDARY DATA TRACT 2		
LINE	DIRECTION	DISTANCE
13	S45°00'W	21.21'
130	W30°	89.02'
131	N45°00'W	21.21'
132	N00°	27.68'
133	SOUTH	27.68'
134	S45°00'W	21.21'
135	W45°00'W	21.21'
136	NORTH	27.68'
137	SOUTH	27.68'
138	S45°00'W	21.21'
139	N45°00'W	21.21'
140	N45°00'E	31.24'
141	S45°00'E	21.21'

CURVE	RADIUS	LENGTH	BOLTA	CHORD	CHORD/2
C1	28.00	21.03	48°11'33"	33.6700 ± 0.1	28.41
C2	30.00	241.19	37°32'48"	598.00 ± 0.1	60.07
C3	28.00	21.03	48°11'33"	33.6700 ± 0.1	28.41
C4	28.00	21.03	48°11'33"	33.6700 ± 0.1	28.41
C5	30.00	241.19	37°32'48"	598.00 ± 0.1	60.07
C6	30.00	21.03	48°11'33"	33.6700 ± 0.1	28.41

[illegible]

1. The undersigned, Governor of the Planning and Zoning Commission of the City of Norfolk, hereby certifies that this application conforms to all

[illegible]

SUN COUNTRY
SUBDIVISION PHASE III

BEING 12.36 COMPRISED OF TRACT I, TRACT 6 AND TRACT 7 IS SITUATED IN THE CITY OF HARGREAVILLE, CAMERON COUNTY, TEXAS. TRACT I, 3.628 ACRES, COMPRISED OF LOTS 4-A, 6-A AND 8-A; TRACT 6, 5.198 ACRES, COMPRISED OF LOTS 5-A, 5-B AND 5-C OF BLOCK 5, SUN COUNTRY SUBDIVISION PHASE I; TRACT 7, 3.628 ACRES, COMPRISED OF LOTS 5-A, 5-B AND 5-C OF BLOCK 5, SUN COUNTRY SUBDIVISION PHASE I AND TRACT 8, 5.198 ACRES, COMPRISED OF LOTS 6-A AND 6-B OUT OF BLOCK 6, SUN COUNTRY SUBDIVISION PHASE I. AS RECORDED IN DOCUMENT NO. 14620 OF THE MAP RECORDS OF RECORDS OF CAMERON COUNTY, TEXAS.

CADCon Civil Engineers / Land Surveyors
 Online Automated Design Consultants Corp.
 755 Land O'Lakes Dr., Brownsville, Texas 78521 856/348-7141
 Texas Board of Professional Engineers Form No. 304A

CADCon Civil Engineers
Land Surveyors

Chivres Automated Design Consultants Corp.
750 Lind Street St. George's, St. Kitts 00101
Toll-free 1-800-346-7148
Taxes based on Professional Engineers Firm No. 3048

PLAY FOR RECORD

SUBDIVISION PHASE III

Section 1'-100' Date: 04/19/07
Designed by: S.Lee
Drawn by: Orlinda Chang
Checked by: Orlinda A. Chang
Approved by: Orlinda A. Chang
Project No.: FB-28750

PLAT PAGE
2
OF 2



- o Pre and post development analysis using the appropriate AEP.
 - ... Use the TX DOT Hydraulic Design Manual in determination of Intensity values.
- o Hydrology calculations for all pertinent drainage areas.
- o Hydraulic calculations for proposed drainage improvements such as inlets, swales, culverts, pipes, curbs and gutters.
 - ... Provide calculations for flow time in pipes.
 - ... Indicate design runoff, "Q", at all inlets, dead-end streets, and alleys or to adjacent subdivisions or undeveloped tracts.
- o Hydraulic calculations for existing drainage improvements affected by proposed development.
- o Hydraulic grade line (HGL) calculations for storm drain pipe network shall be done at the design phase of the project.
- Supporting Documentation:
 - o In general, the following information shall be appended to the report. Cite the source of the information and include author or entity publishing the information, name of publication or website, and date of access for digital sources. Include all supporting documentation.
 - ... Topographic Map of the existing site.
 - Existing structures labeled with FF.
 - ... Site Map to include proposed improvements.
 - ... Soils Map based on the NRCS Web Soils Survey.
 - ... FEMA Firmette.
 - ... Selected values from TX DOT resources including "C" values and intensity values.

Sec. 109 – 325 Drainage Area Map

In conjunction with the drainage study, a drainage area map shall be developed for all new subdivisions. The drainage area map shall be included in the subdivision construction plans. The following requirement shall apply to the drainage area map:

- Proposed drainage improvements are in accordance with existing City Master Plans or drainage studies for the area. If conflicts arise between these documents, the engineering department shall determine the appropriate governing document.
- Show existing and proposed storm drainage lines and inlets.
- Indicate sub areas for each inlet or set of inlets and off-site areas draining into the site.
- Indicate proposed land use and zoning for all drainage areas.
- Indicate design runoff, "Q", at all inlets, dead-end streets, and alleys or to adjacent subdivisions or undeveloped tracts.
- Points of concentration shall be clearly labeled.
- Indicate the design AEP of all the pertinent drainage facilities.
- Indicate flood zone type and boundaries.
- For cumulative runoff, show tabular hydraulic calculations.
- TXDOT Hydraulic Design Manual shall be used for all hydrology and hydraulic calculations.
- Indicate all crest, sags, and street intersections with flow arrows.



- Provide the calculations for inlet time and flow time in pipe.
- Provide legend.
- Include a hydrology summary table.
- Grate inlets are allowable in ditch sections and shall not be placed on pavements.
- Tabulate street and R-O-W capacities.
- Show all existing fences.
- Show areas of dense tree coverage.
- Show flow arrows for surface drainage.
- Show delineation of drainage areas sufficient for review.
- Provide cross sections of open channels and show limits of grading.
- Show limits of any proposed detention or retention area.

Sec. 109 – 326 Rainwater Harvesting (RWH)

Rainwater harvesting is allowed and encouraged as an alternate source of storm water mitigation. Design of rainwater harvesting systems shall conform to the Texas Manual on Rainwater Harvesting.

Sec. 109 – 327 Water Quality

The City of Harlingen is committed to protecting the health, life, property, and general welfare of its citizens and visitors. Ordinance 2019-37 established policies for reducing pollution that enters the surface water in the state of Texas and the United States through regulation of illicit connection and discharge to the City's Municipal Separate Storm Sewer System (MS4).

The following are allowable discharges into the City's MS4:

- Water line flushing (excluding discharges of hyper chlorinated water, unless the water is first dechlorinated and discharges are not expected to adversely affect aquatic life);
- Runoff or return flow from landscape irrigation, lawn irrigation, and other irrigation utilizing potable water, groundwater, or surface water sources;
- Discharges from potable water sources that do not violate Texas Surface Water Quality Standards;
- Diverted stream flows;
- Rising ground waters and springs;
- Uncontaminated ground water infiltration;
- Uncontaminated pumped ground water;
- Foundation and footing drains;
- Air conditioning condensation;
- Water from crawl space pumps;
- Individual residential vehicle washing;
- Flows from wetlands and riparian habitats;
- Dechlorinated swimming pool discharges that do not violate Texas Surface Water Quality Standards;
- Street wash water excluding street sweeper waste water;



Subdivision Review

Subdivision Name: Sun Country Phase III – Final Plat
Proposed Use: 60 Lot Single Family Residential Use
Location: North side of Lafayette Ave, east of Ramsey Road
Developer: Beatriz Castellanos
Engineer: Oscar Chavez of CADCon Corp / (956) 546-7146

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

July 9, 2025
Date

Juan Saucedo Jr.
Signature



HARLINGEN
WATERWORKS
SYSTEM

**SUN COUNTRY SUBD. PH. III
PLAT SUBMITTAL #1**

July 23, 2025

To: Ana Hernandez, Planning Director
Planning & Zoning Dept.
City of Harlingen

From: David Vasquez, Engineering Technician
Engineering Dept.
Harlingen Waterworks System

Response:

APPROVED

David Vasquez

Digitally signed by David Vasquez
DN: C=US,
E=dvasquez@hwws.com,
O=Harlingen Waterworks System,
OU=Engineering Dept., CN=David
Vasquez
Date: 2025.07.23 13:39:59-05'00'

ADDITIONAL COMMENTS:

- HWWWS comments subject to modification based on additional information of future comments issued by the City of Harlingen, changes made to the plans after approval has been given, or if new information is uncovered through field discovery.

PLAT FOR RECORD
SUN COUNTRY SUBDIVISION
PHASE III

VICINITY MAP

1" = 2000'

CADCon
Civil Engineers
Land Surveyors

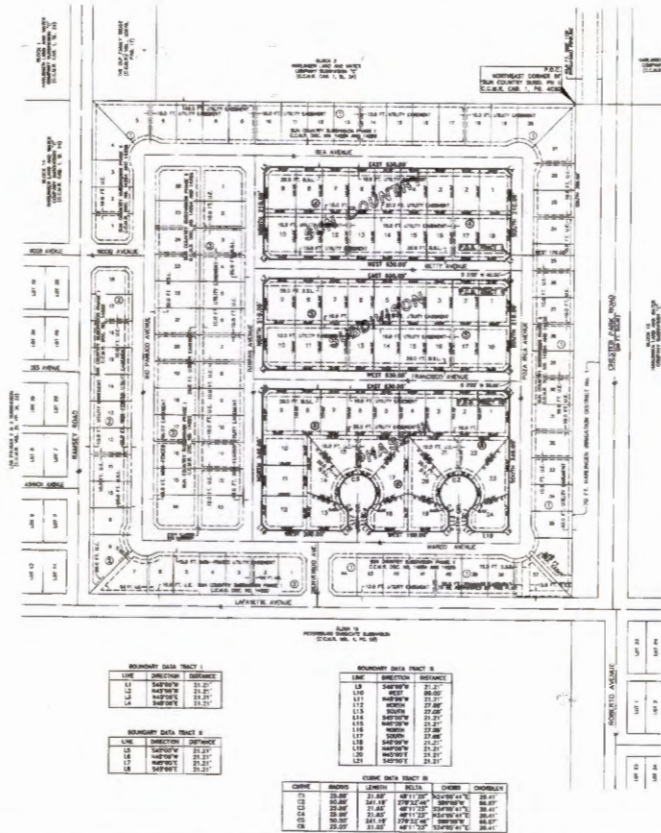
Ortiz Automated Design Consultants Corp.
250 East 17th St., Suite 1010, New York, NY 10003, 800/458-7146
Texas Board of Professional Engineers Firm No. 50416

SUN COUNTRY
SUBDIVISION PHASE III

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PLAT PAGE
1
OF 2

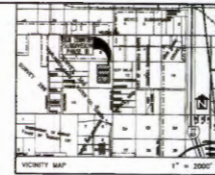
Attachment VIII – Harlingen Water Works System



Reviewed By HWWS
07/23/2025 1:26:10 PM

LEGEND

- P.S. - POINT OF ORIGIN
- P.O. - POINT OF ORIGIN
- U.S. - UNITED STATES
- S.S. - SOUTH SOUTHERN
- C.S. - COUNTRY OF ORIGIN
- S.S. - SOUTH SOUTHERN
- U.S. - UNITED STATES
- U.S. - UNITED STATES
- U.S. - UNITED STATES



CADCon
Civil Engineers
Land Surveyors

Ortiz Automated Design Consultants Corp.
745 Lind O'Leary Dr., Broomfield, CO 80021, 303/248-7144
Texas Board of Professional Engineers Form No. 2048

1. The candidate has to write 70 lines of answers. Please, do not get the questions from the previous year's question paper. The questions are from the following topics: *General English, Grammar, Reading Comprehension, Writing, and Language Development*.

2. Please, take attention for spelling. Spelling marks will be taken into account. The candidate will be penalized for every spelling mistake.

3. All questions are compulsory and are identified by any number.

4. **Answering** **Section** **Instructions** **lines**

1. **Section** **1** **is** **to** **be** **answered** **in** **English** **language** **only**.

2. **Section** **1** **is** **to** **be** **answered** **in** **English** **language** **only**.

3. **Section** **1** **is** **to** **be** **answered** **in** **English** **language** **only**.

4. **Section** **1** **is** **to** **be** **answered** **in** **English** **language** **only**.

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10. **Section** **1** **is** **to** **be** **answered** **in** **English** **language** **only**.

11. **Section** **1** **is** **to** **be** **answered** **in** **English** **language** **only**.

12. **Section** **1** **is** **to** **be** **answered** **in** **English** **language** **only**.

13. **Section** **1** **is** **to** **be** **answered** **in** **English** **language** **only**.

14. **Section** **1** **is** **to** **be** **answered** **in** **English** **language** **only**.

15. **Section** **1** **is** **to** **be** **answered** **in** **English** **language** **only**.

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26. **Section** **1** **is** **to** **be** **answered** **in** **English** **language** **only**.

27. **Section** **1** **is** **to** **be** **answered** **in** **English** **language** **only**.

28. **Section** **1** **is** **to** **be** **answered** **in** **English** **language** **only**.

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31. **Section** **1** **is** **to** **be** **answered** **in** **English** **language** **only**.

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46. **Section** **1** **is** **to** **be** **answered** **in** **English** **language** **only**.

47. **Section** **1** **is** **to** **be** **answered** **in** **English** **language** **only**.

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50. **Section** **1** **is** **to** **be** **answered** **in** **English** **language** **only**.

51. **Section** **1** **is** **to** **be** **answered** **in** **English** **language** **only**.

52. **Section** **1** **is** **to</**

CITY OF WASHINGTON

I, the undersigned, Chairman of the Planning and Zoning Commission of the City of Washington, hereby certify that this submission conforms to all requirements of the Subdivision Regulations of this City should my approval be required.

Clemson _____ 2018

Planning and Zoning Board, Washington, Texas

STATE OF TEXAS
COUNTY OF CHANDLER

I, Brian Gentry-Higdon, County Clerk of Chandler County, certify that the first hearing this certificate was filed and they recorded on the _____ day of _____, 20____ at _____ o'clock _____, is the Map Number of _____ located _____.

**SUN COUNTRY
SUBDIVISION PHASE III**

COMPRISED OF LOTS 4-A, 4-B AND 4-C OUT OF BLOCK 4, SUN COUNTRY SUBDIVISION PHASE I, TRACT 1, 3.828 ACRES, COMPRISED OF LOTS 5-A, 5-B AND 5-C OF BLOCK 5, SUN COUNTRY SUBDIVISION PHASE I AND TRACT 1, 5.106 ACRES, COMPRISED OF LOTS 5-A AND 5-B OUT OF BLOCK 6, SUN COUNTRY SUBDIVISION PHASE I, AS RECORDED IN DOCUMENT NO. 14020 OF THE MAP RECORDS OF RECORDS OF CAMERON COUNTY, TEXAS.

CAD Corp CHL Engineers / Land Surveyors

PLAY FOR RECORD

SUN COUNTRY
SUBDIVISION PHASE III

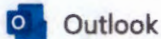
Batches: 1 "100" Date: 04/10/23 Designed by: Staff Drawn by: Octavio Chaves Checked by: Cesar A. Chavez Approved by: Cesar A. Chavez Project No.: PB-29740

PLAT PAGE

2

2
OF 2

Attachment IX – Harlingen Irrigation District #1



Outlook

RE: Sun Country final plat submittal for review

From Daniel Villafranco <danielvillafranco@hidcc1.org>

Date Tue 7/8/2025 4:15 PM

To Rodrigo Sanchez <rsanchez@harlingentx.gov>; Arnold Campos <acampos@harlingentx.gov>; Carla Marin-Toriz <cmarin@ccdd3.org>; Christopher Torres <ctorres@harlingentx.gov>; Claudia Reyes <claudiar@harlingentx.gov>; David Vasquez - HWWS <dvasquez@hwws.com>; Eliud Gonzalez <egonzalez3@aep.com>; Gabriel Trevino - HWWS <getrevino@hwws.com>; Isac Ramirez <isacr@harlingentx.gov>; Joel Olivo <jolivo@harlingentx.gov>; Jose M. Aceves <jaceves@harlingentx.gov>; Joseph Lunn - HWWS <jalunn@hwws.com>; Dr. Josh Ramirez <jramirez@harlingentx.gov>; Juan Saucedo Jr. - HFD <jsauceda@harlingentx.gov>; Luis A. Vargas <lvargas@harlingentx.gov>; Oscar Garcia <oscarg@harlingentx.gov>; Ramiro Robledo <rrobledo@harlingentx.gov>; Roberto Hernandez <rhernandez@harlingentx.gov>; Roxanne Encinia - HFD <roxannee@harlingentx.gov>; Rudy Gonzalez <rgonzalez@hwws.com>

Rodrigo,

This plat has been signed by our Board members and will be place on the agenda for ratification at our next meeting on July, 16.

Thanks,

Daniel Villafranco

Supervisor

Engineering and Mapping Department

Cell: 956-535-2689

danielvillafranco@hidcc1.org



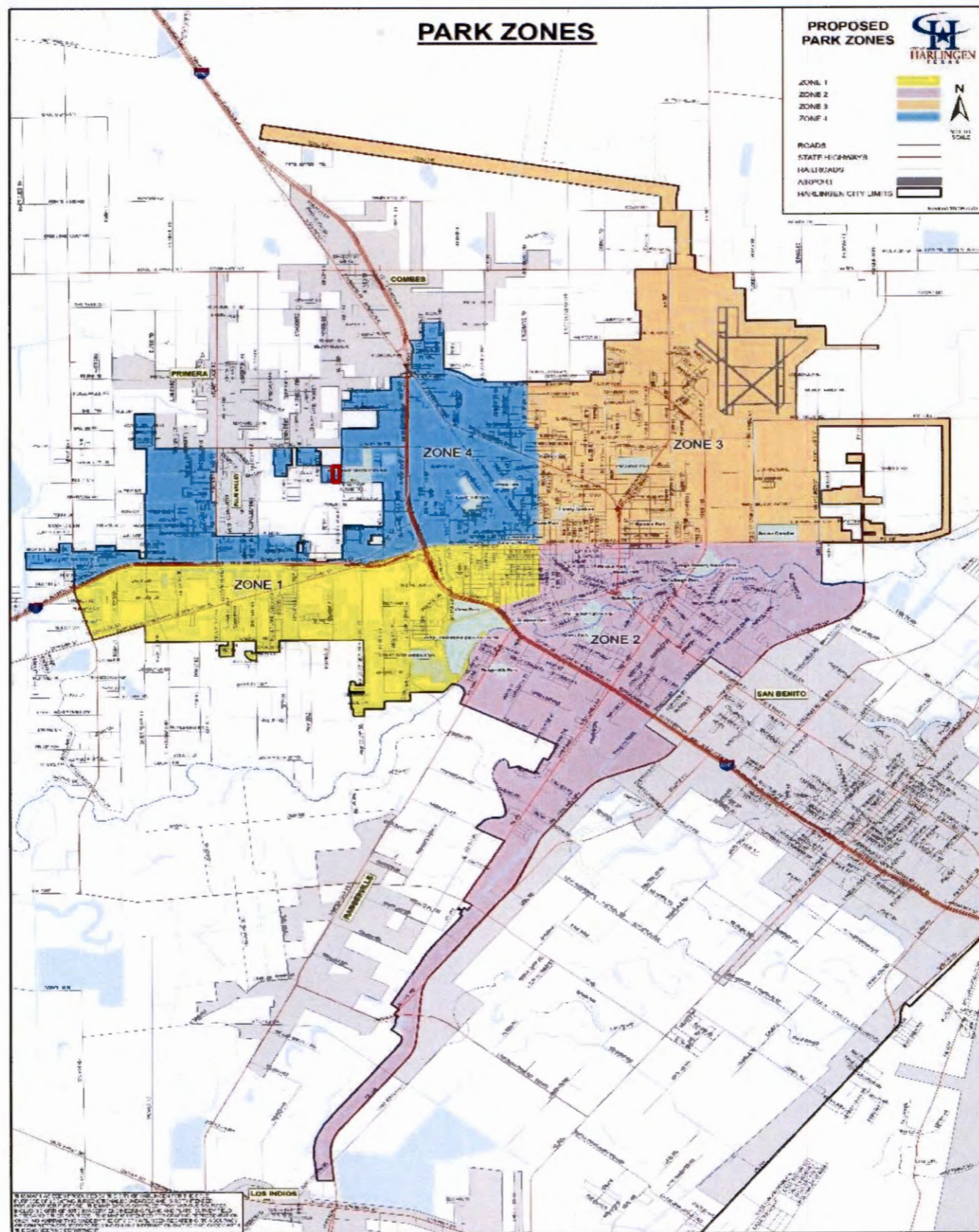
Harlingen Irrigation District C.C. #1

From: Rodrigo Sanchez <rsanchez@harlingentx.gov>

Sent: Monday, July 7, 2025 4:45 PM

To: Arnold Campos <acampos@harlingentx.gov>; Carla Marin-Toriz <cmarin@ccdd3.org>; Christopher Torres <ctorres@harlingentx.gov>; Claudia Reyes <claudiar@harlingentx.gov>; Daniel Villafranco <danielvillafranco@hidcc1.org>; David Vasquez - HWWS <dvasquez@hwws.com>; Eliud Gonzalez <egonzalez3@aep.com>; Gabriel Trevino - HWWS <getrevino@hwws.com>; Isac Ramirez <isacr@harlingentx.gov>; Joel Olivo <jolivo@harlingentx.gov>; Jose M. Aceves <jaceves@harlingentx.gov>; Joseph Lunn - HWWS <jalunn@hwws.com>; Dr. Josh Ramirez <jramirez@harlingentx.gov>; Juan Saucedo Jr. - HFD <jsauceda@harlingentx.gov>; Luis A. Vargas <lvargas@harlingentx.gov>; Oscar Garcia <oscarg@harlingentx.gov>; Ramiro Robledo <rrobledo@harlingentx.gov>; Roberto Hernandez <rhernandez@harlingentx.gov>; Roxanne Encinia - HFD <roxannee@harlingentx.gov>; Rudy Gonzalez <rgonzalez@hwws.com>; Ruth Trevino <rtrevino@harlingentx.gov>; Sabina Ramirez <sramirez@harlingentx.gov>; Sandee Alvarez-Ybarra

Attachment X – Park Zones



PLANNING AND ZONING COMMISSION

August 13, 2025

- 3. Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Sun Country Estates Phase III Subdivision, bearing a legal description Tract I: 3.626 acres comprised of Lots 4-A, 4-B, and 4-C out of Block 4, Sun Country Subdivision Phase I, Tract II: 3.626 acres comprised of Lots 5-A, 5-B, and 5-C, Block 5, Sun Country Subdivision Phase I and Tract III, and 5.108 acres comprised of Lots 6-A and 6-B out of Block 6, Sun Country Subdivision Phase I, located north of Marco Avenue, approximately 811.63 feet west of Chester Park Road. Applicant: Oscar A. Chavez, P.E., R.P.L.S c/o Marco Antonio Castellanos & Beatriz Castellanos Reiner**

City Planner Soledad Núñez presented the following information related to the approval of the Sun Country Estates Phase III Subdivision, as follows:

- An Aerial View of the Subject Property highlighted in yellow was presented. It is a sixty (60) lot residential subdivision. Ms. Núñez stated that Phase I and II are mostly built out.
- As mentioned, the subdivision is located on the southwest corner of Ramsey Road and Lafayette Avenue. Ms. Núñez pointed out the roadways on the Aerial View.
- The proposed development is consistent with single-family residential zoning.
- A copy of the final plat, which was also included in the Board's meeting packet, was presented.
- The drainage requirements meet the current fifty (50) year standard. Water and wastewater will be provided by Harlingen Water Works.
- The development has park fees in the amount of \$28,500, which are going towards Park Zone 4 (four), which is the northwest corner of the city.
- Street Views of the property from Marco Avenue, Bea Avenue, and Poza Rica were presented.
- The Park Zones Map was presented. The proposed subdivision outlined in red was identified on the map.
- Staff is recommending approval of the preliminary construction plans and final plat with the condition that they completely comply with all the requirements from Engineering, Harlingen Water Works, the Fire Department and Planning.

The Vice Chairman thanked Ms. Núñez and asked if there were any questions for Staff. Upon hearing none, Mr. Sanchez indicated he had a question related to traffic impact analysis or study. He said he knows the area is getting really populated and developed. He asked if a traffic impact study is a requirement at this point. Ms. Núñez said it was but stated it was as the discretion of the Engineer. She indicated that she thought he might have asked for one (1) for this one (1) given the density of the subdivision to the south. Ms. Núñez said reported that unfortunately the City Engineer was not present today and neither was the engineer [for the project]. She said they could go back and double-check the comments. The Vice Chairman offered a word of advice was, from the County's perspective. He said that the area over to the south just got recently annexed into the City Limits and that there is a request to convert that intersection into a four (4)

way stop at Lafayette [Avenue] and Chester Park [Road]. He advised staff to follow up on that. He said the thought it would serve the area. Ms. Núñez stated that Staff could definitely speak with the Engineering Department about it. Director Ms. Hernandez shared that Roberto Hernandez, the City Engineer, would be coming shortly and was just running late. The Vice Chairman acknowledged this information.

The Vice Chairman stated he could entertain a motion. Cmr. Cruz-Velázquez made the motion to approve. Cmr. Flores seconded the motion. The motion was moved to a vote. The motion passed unanimously.

11(i)

**AGENDA ITEM
EXECUTIVE SUMMARY**

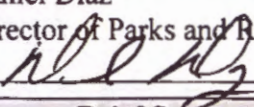
Meeting Date: **August 20, 2025**

Agenda Item:

Consideration and take action to name the Bonito & Duval Park Project in District 2 as
(**Gayle Butterfly Garden Park**)

Prepared By (Print Name): Daniel Diaz

Title: Director of Parks and Recreation

Signature: 

Brief Summary:

The City of Harlingen Parks & Recreation Department will maintain the pocket park on a monthly maintenance schedule.

Funding (if applicable):

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

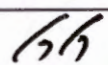
*If no, specify source of funding and amount requested:

Finance Director's approval:

☐ Yes ☐ No ☐ N/A

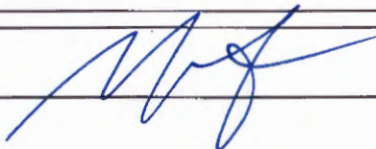
Staff Recommendation:

No action is required.

City Manager's approval: 

☒ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval: 

☒ Yes ☐ No ☐ N/A

**AGENDA ITEM
EXECUTIVE SUMMARY**

116)

Meeting Date: **August 20, 2025**

Agenda Item:

Consideration and possible action to approve a list of priority in-house drainage improvement projects for FY2026–2027 in coordination with Cameron County Drainage Districts and Irrigation Districts, and authorize the City Manager to proceed with implementation. Attachment. (Engineering Dept.)

Prepared By: Roberto Hernandez, PE, CFM, MS

Title: City Engineer

Signature: *Roberto Hernandez*

Brief Summary:

1. City staff recommends prioritizing the following in-house drainage improvement projects for the FY2026–2027 fiscal year, in coordination with the respective drainage districts:
 - a. Lipscomb Ditch Outfall Improvements
 - b. Westway Outfall Drainage Improvements
 - c. Spanish-Secluded Acres Drainage Improvements
 - d. 13th street Ditch Drainage Improvements
 - e. North Bass Hick Hill Crossing Improvements
 - f. Treasure Hills Drainage Improvements
 - g. Harlingen Police Detention Pond Improvements
2. Planned work will include debris removal, canal widening or deepening, infrastructure repairs, and vegetation mowing in targeted areas. These improvements aim to enhance stormwater management, mitigate flooding, and improve public safety.
3. Collaboration with drainage districts will allow the City to address drainage concerns that cross jurisdictional boundaries, while maintaining each district's legal and operational responsibilities.

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:

hh

☒ Yes

☐ No

☐ N/A

Comments:

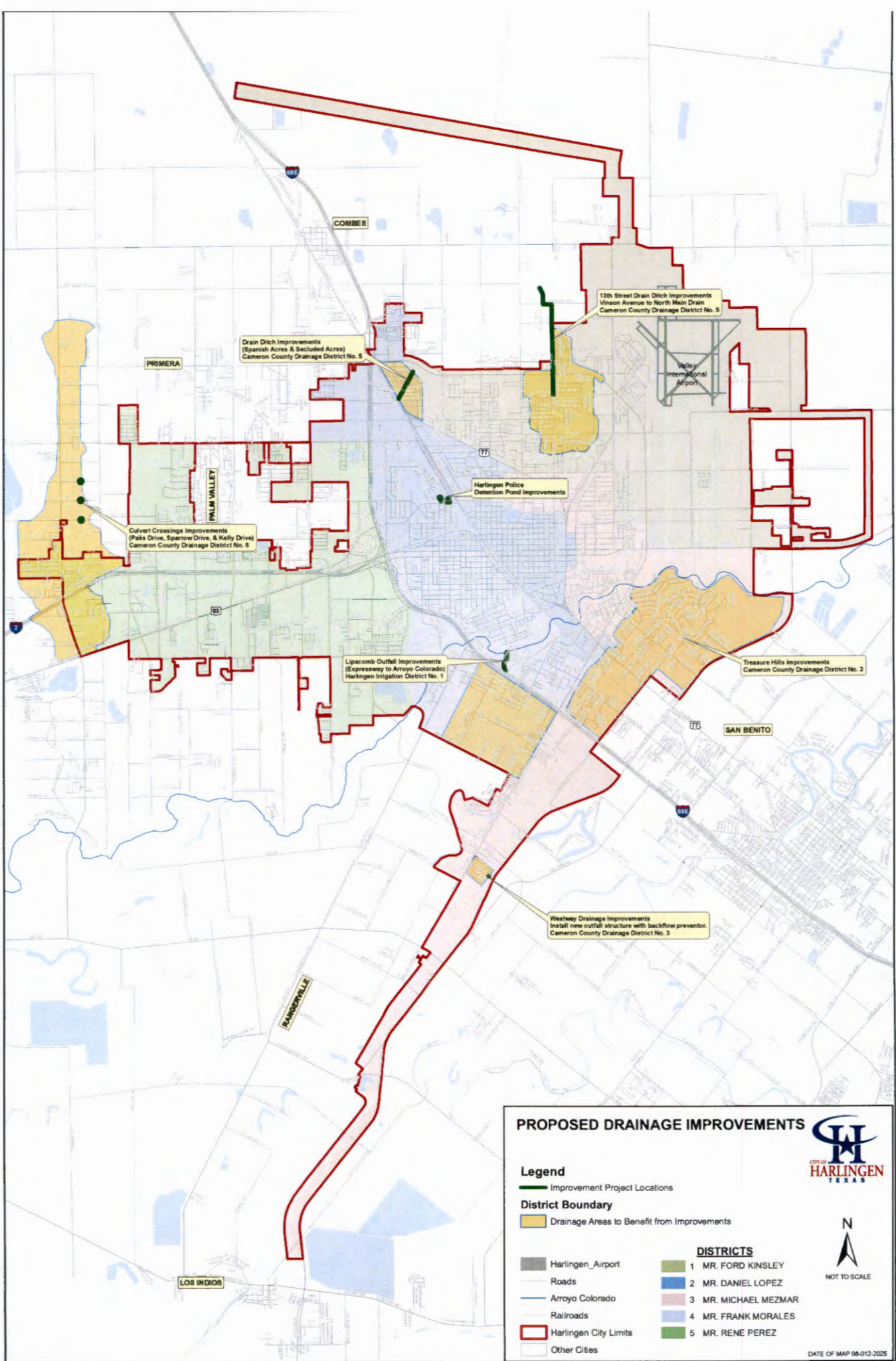
City Attorney's approval:

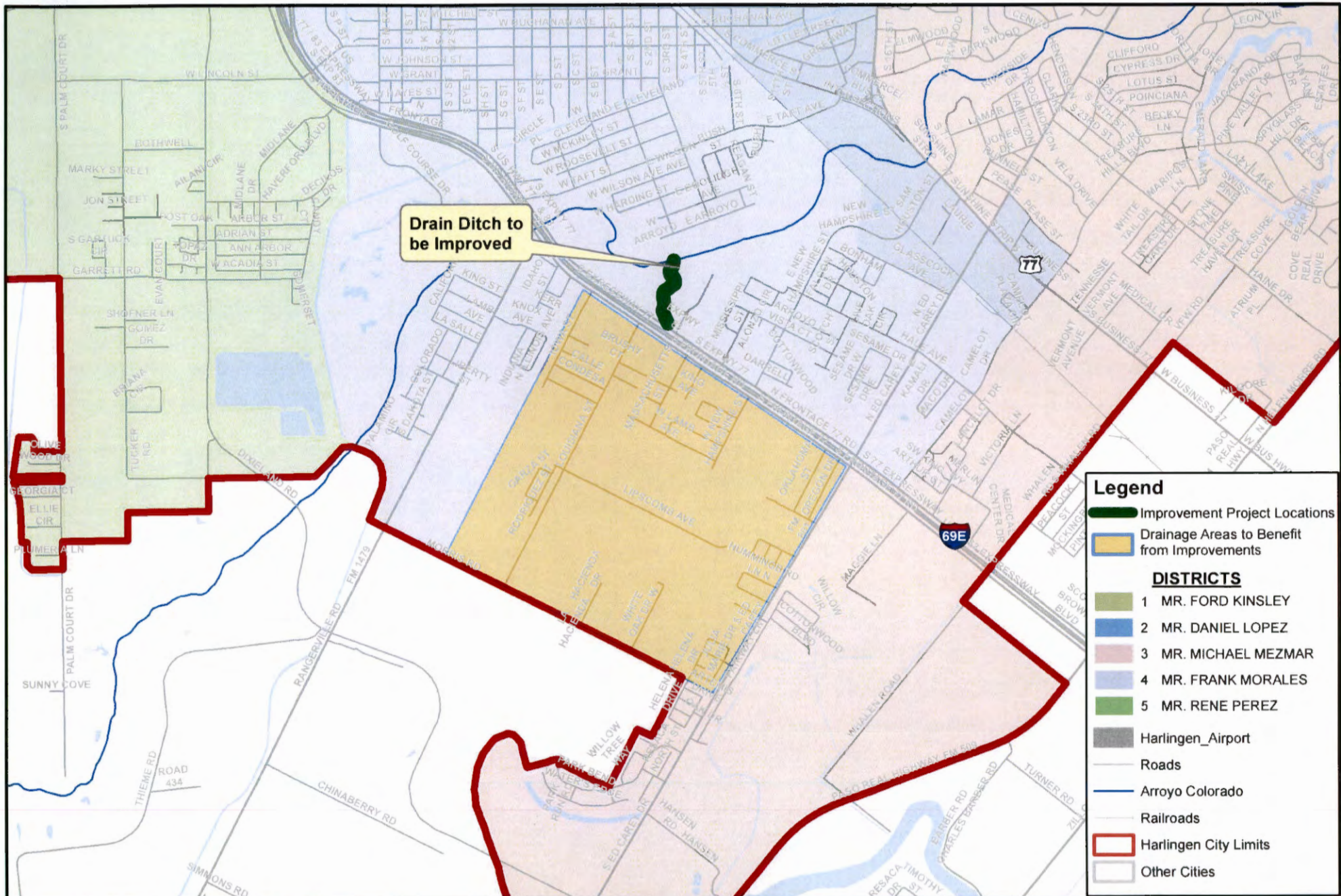
MA

☒ Yes

☐ No

☐ N/A

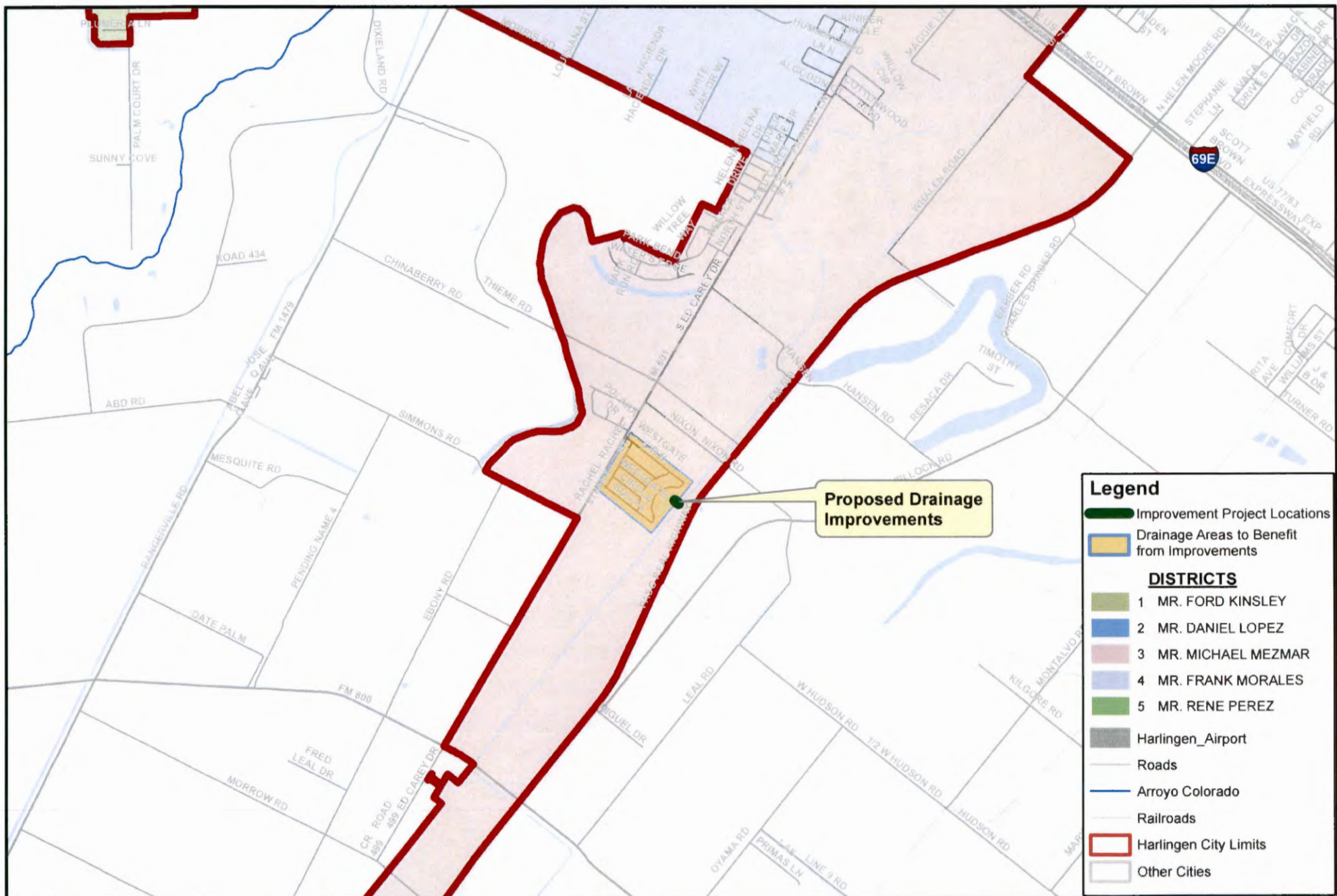




Lipscomb Outfall Improvements (Expressway to Arroyo Colorado) Harlingen Irrigation District No. 1

1,500 750 0 1,500 Feet
DATE OF MAP 08-01-2025

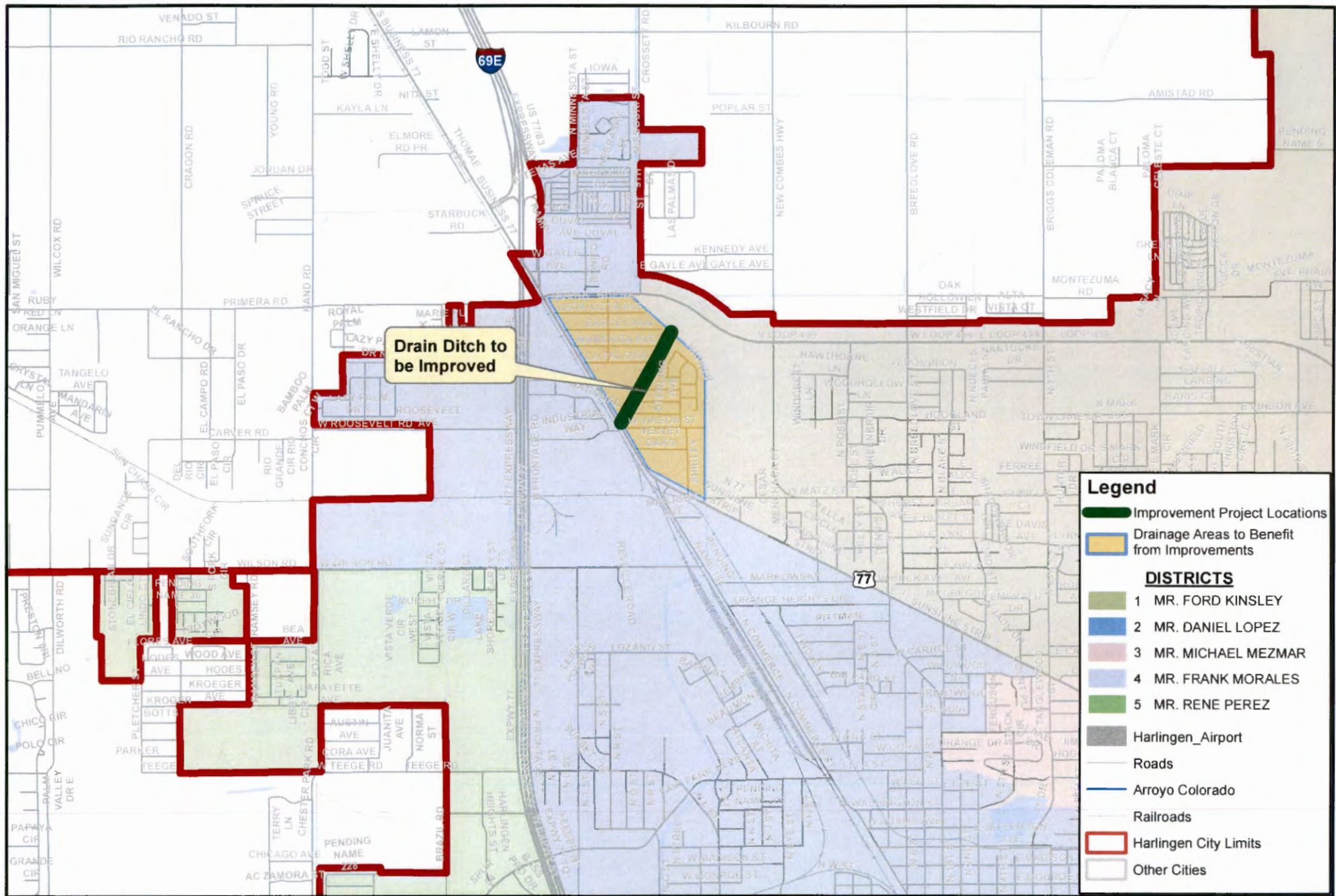




Westway Drainage Improvements
Install new outfall structure with backflow preventor.
Cameron County Drainage District No. 3

1,500 750 0 1,500 Feet
 DATE OF MAP 08-012-2025





Legend

- Improvement Project Locations
- Drainage Areas to Benefit from Improvements

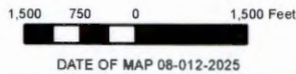
DISTRICTS

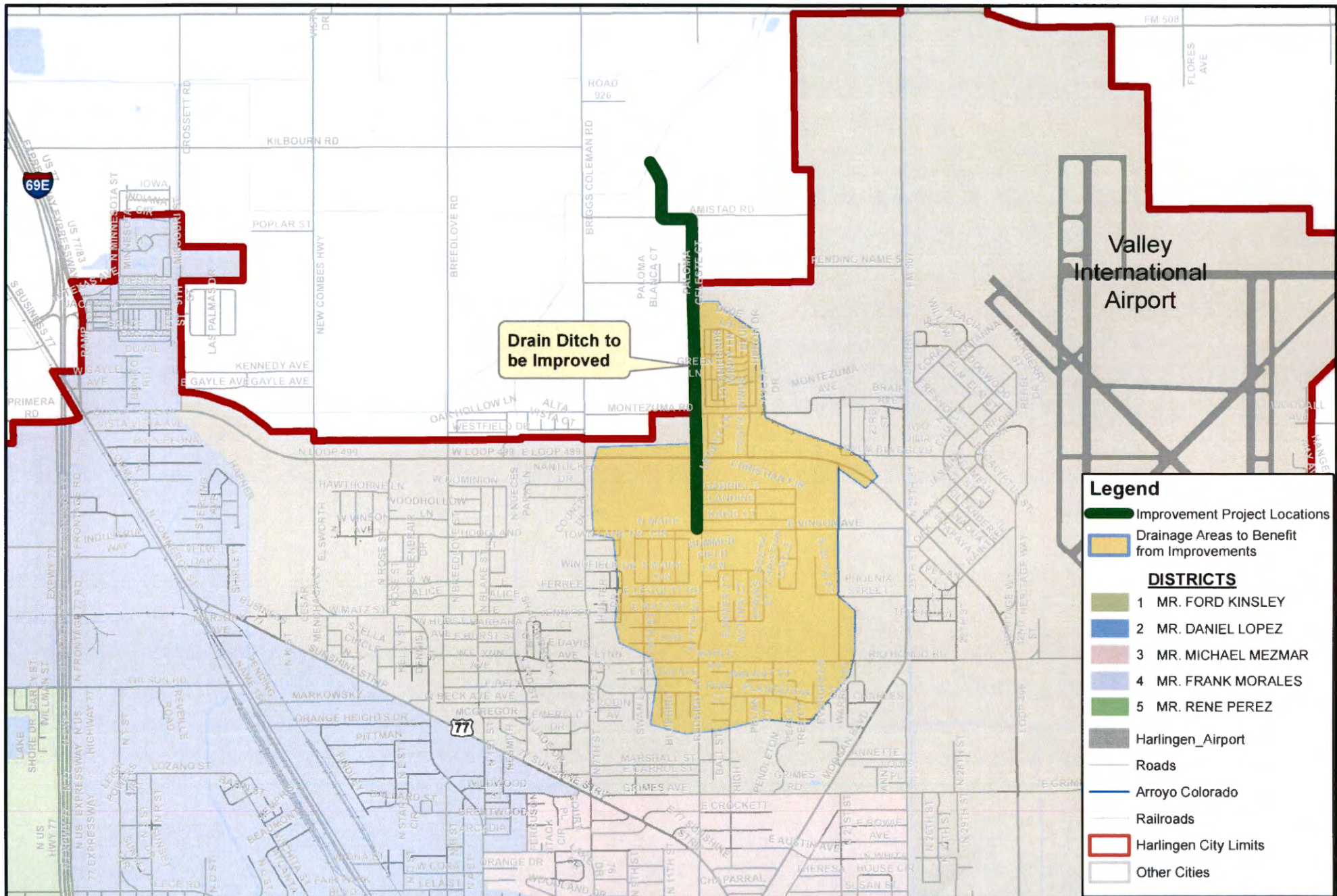
- 1 MR. FORD KINSLEY
- 2 MR. DANIEL LOPEZ
- 3 MR. MICHAEL MEZMAR
- 4 MR. FRANK MORALES
- 5 MR. RENE PEREZ

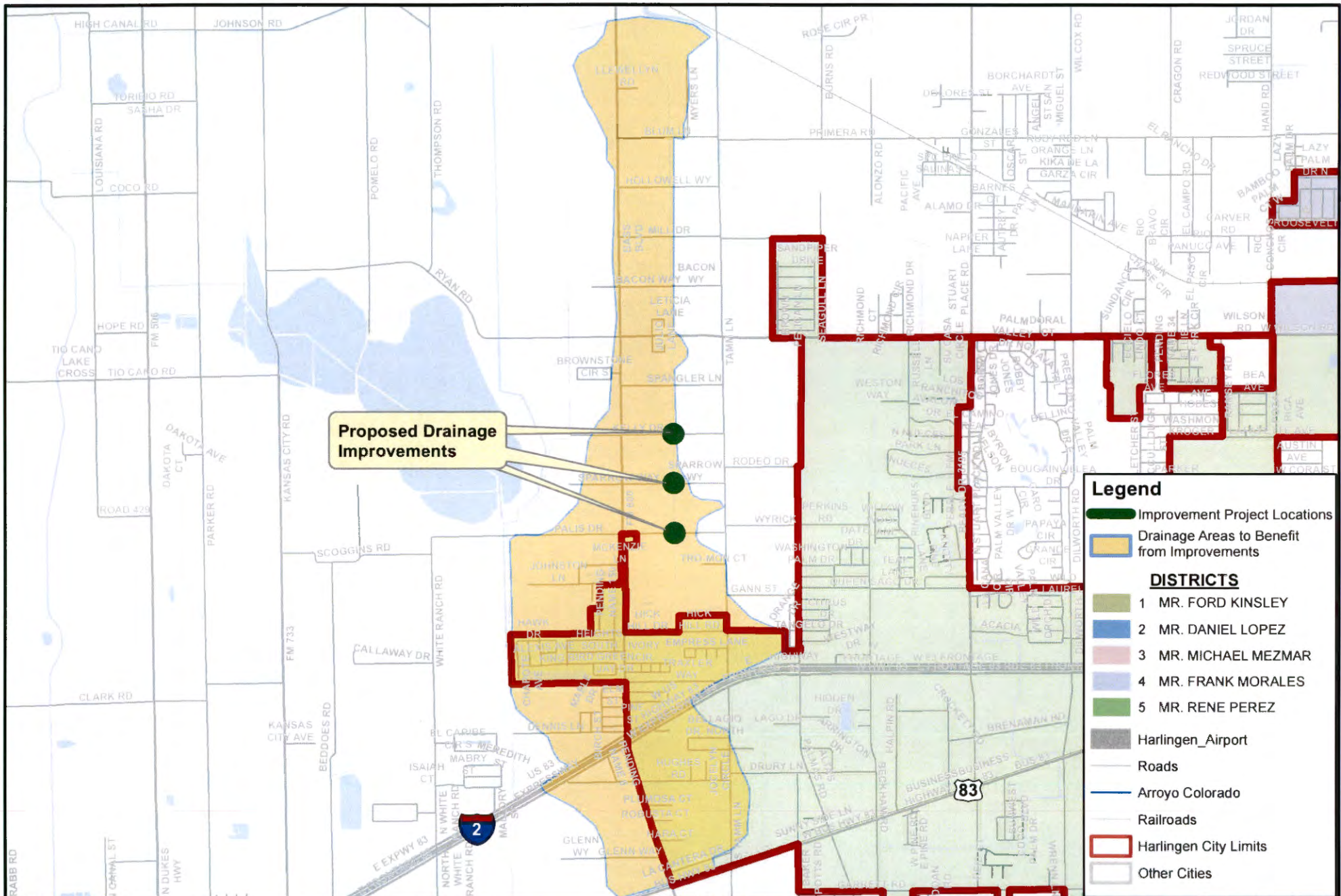
- Harlingen_Airport
- Roads
- Arroyo Colorado
- Railroads
- Harlingen City Limits
- Other Cities



**Drain Ditch Improvements
(Spanish Acres & Secluded Acres)
Cameron County Drainage District No. 5**





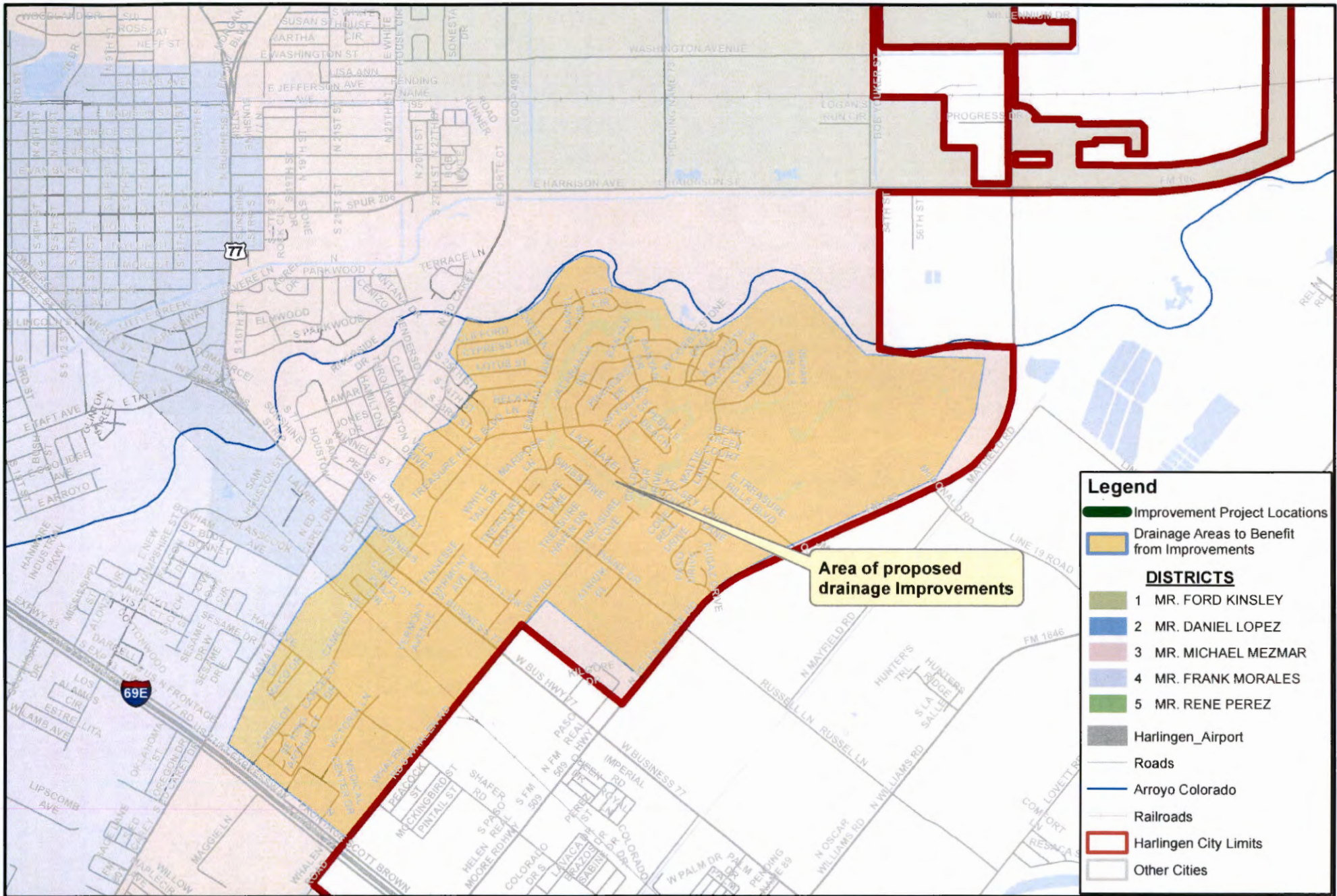


Culvert Crossings Improvements (Palis Drive, Sparrow Drive, & Kelly Drive) Cameron County Drainage District No. 6

2,000 1,000 0 2,000 Feet

DATE OF MAP 08-012-2025

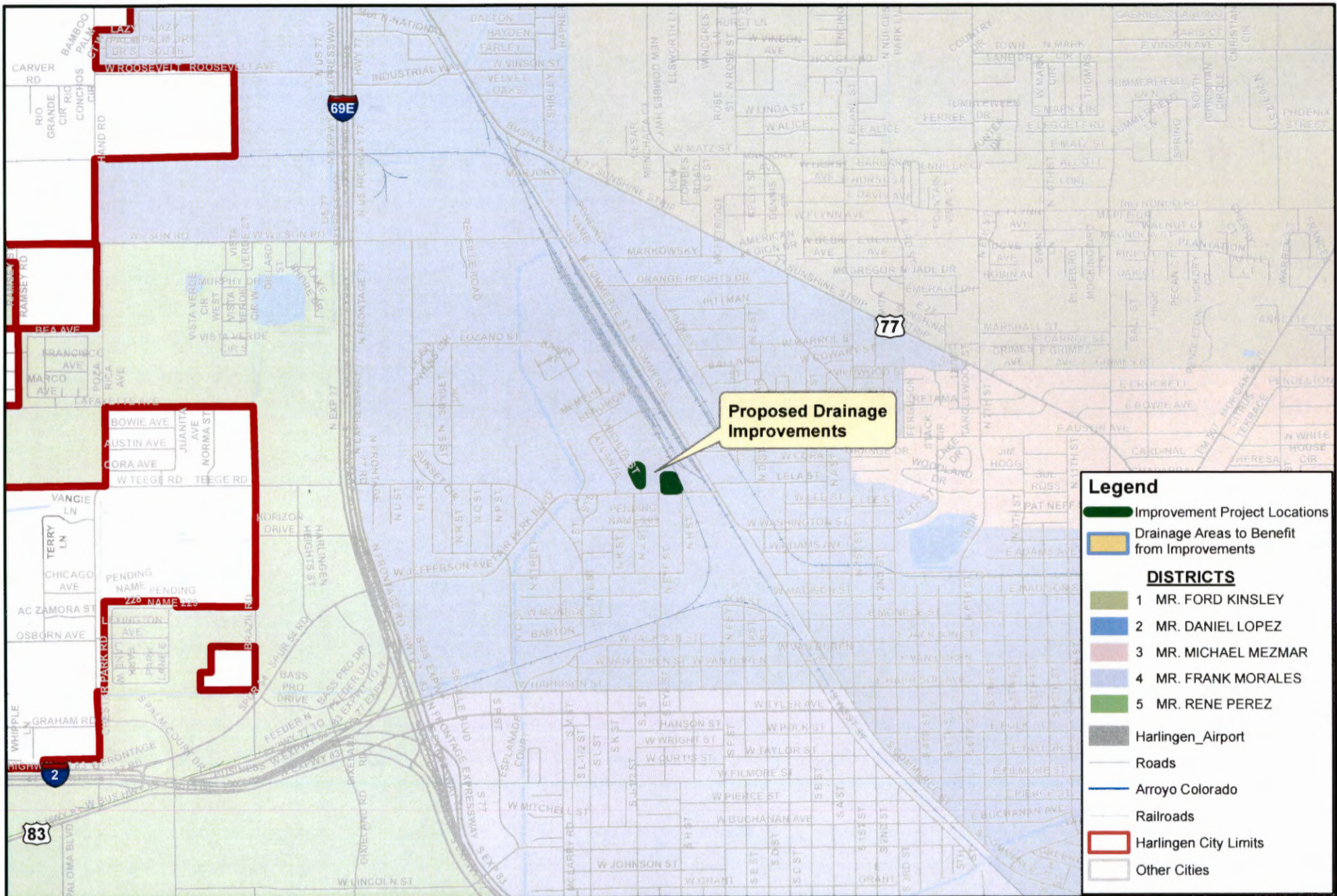




Treasure Hills Improvements Cameron County Drainage District No. 3

1,500 750 0 1,500 Feet
DATE OF MAP 08-012-2025





Harlingen Police Detention Pond Improvements

1,300 650 0 1,300 Feet
DATE OF MAP 08-012-2025



**AGENDA ITEM
EXECUTIVE SUMMARY**

110K5

Meeting Date: **August 20, 2025**

Agenda Item:

Consideration and possible action to award a contract to Scheibe Consulting in the amount of \$332,355.25 for professional engineering services for the design and environmental permitting of the Arroyo Colorado Hike and Bike Trail Extension Project Phase III, and authorize the City Manager to execute the agreement. Attachment (**Engineering Dept.**)

Prepared By: Roberto Hernandez, PE, CFM, MS

Title: City Engineer

Signature: *Roberto Hernandez*

Brief Summary:

1. On February 19, 2025, the City Commission approved this project as a planning initiative only, with no construction or construction management activities included.
2. City staff issued a Request for Qualifications (RFQ) for professional engineering services for the design and environmental permitting of the Arroyo Colorado Hike and Bike Trail Extension Project – Phase III. The scope includes planning and preparation of the trail alignment in accordance with best environmental practices. As the project progresses, the selected engineering firm will prepare detailed plans and specifications, secure required environmental permits, and develop cost estimates.
3. The project has been awarded an RGVMPPO TASA grant in the amount of \$152,681, with a required local match of \$38,170, for a total of \$190,851. Any cost overruns will be funded with local funds.
4. Scheibe's professional service proposal includes the following key items:
 - a. Civil Design Services - \$69,600
 - b. Project Management – \$29,250
 - c. State Land Survey Boundary - \$78,110
 - d. IBWC & Environmental Permitting – \$103,175.25
 - e. Geotechnical Engineering - \$22,220
5. City staff is requesting approval to allocate \$141,504.25 from the General Fund to ensure full funding for the professional services required to complete the project's planning and permitting phase.

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:

Staff recommends approval.

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

Comments:

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



07/16/2025
1000-25-0003

Roberto Hernandez, PE, CFM
Assistant City Engineer
City of Harlingen, TX 78550
956-216-5284

Subject: **Proposal for Engineering Services for the Arroyo Colorado Hike and Bike Trail – Phase 3, Harlingen, TX**

Scheibe Consulting, LLC was asked to provide a proposal for engineering services to assist with the planning, design, and permitting services for the Arroyo Colorado Hike and Bike Trail System, Phase 3 Improvements.

Attachment A is a proposal and fee for engineering services, and **Attachment B** is a contract that will need to be signed to begin work.

I appreciate the opportunity to be of service. Please let me know if you have any questions.

Sincerely,
Scheibe Consulting, LLC

A handwritten signature in black ink, appearing to read "Eric Scheibe", is written over a horizontal line.

Eric Scheibe, PE, CFM
President

ATTACHMENT A
Engineering Services for the Arroyo Colorado Hike and Bike Trail – Phase 3,
Harlingen, TX

Project Understanding

Scheibe Consulting was approached by the City of Harlingen to assist with the planning, design, and permitting for the Arroyo Colorado Hike and Bike Trail System, Phase 3 Improvements. These improvements are generally illustrated in **Figure A** below.



Figure A: Arroyo Colorado Hike and Bike Trail – Phase 3 Improvements – Approximate Route

The main goal of this project is to finalize the Phase 3 Hike and Bike Trail alignment, coordinate ROW acquisition, develop construction documents for the proposed improvements, and permit the proposed improvements. All design documents will be developed to TxDOT specifications and standards, and it is anticipated that permits will be required for the following entities:

1. Harlingen Floodplain Permit
2. IBWC Construction Permit
3. TxDOT Construction Permit
4. USACE Section 404 NWP 14 PCN Submittal & full NEPA Coordination

It is also anticipated that there will be a need to clearly identify the lot boundaries and State Land Boundaries along this segment of the Arroyo Colorado, as it is our understanding that there are some landowners that claim ownership of the land that this trail system is planned to cross and that do not

want to see this project happen. It is possible that the City may be required to move forward with condemnation to achieve the necessary ROW for this project.

No construction phase services are anticipated for this project at this time, but can be provided for an additional scope and fee if necessary.

The following is a detailed scope of services anticipated for this project:

1. **Project Management** – This task will include general project management, quality control oversight, billing, client coordination meetings, TxDOT meetings, and general file management services.
2. **State Land Survey** – This task will include the boundary survey for all State Lands within the alignment of the Arroyo Colorado Hike and Bike Trail – Phase 3 Improvements. This effort will include:

Research Adjacent Landowners

- A. Inland will research record ownerships of land adjacent to the Arroyo Colorado along the project site

Locating Qualifying Banks

- A. Inland will endeavor to locate two (2) or three (3) “Qualifying Banks” as described by Arthur Stiles in his paper to the Texas Law Review entitled “The Gradient Boundary – The line between Texas and Oklahoma along the Red River” (Texas Law Review Volume 30, Page 305) to establish the calculations for the Gradient Boundary.
- B. Inland will set a benchmark at each “Qualifying Bank” for use in running the Gradient Boundary.
- C. Inland will calculate the vertical distance from the benchmarks to the elevation of the Gradient Boundary near each benchmark.
- D. Deliverables will include a list of benchmarks and heights above the gradient boundary near the benchmark.

Gradient Boundary Survey

- A. Inland will instruct and oversee Client’s Field Crews on how and where to survey the Gradient Boundary along both sides of the Arroyo Colorado withing the project site.
- B. Inland will produce a survey map of the facts found at the time of the survey and certify the survey map in accordance with Texas Natural Resources Code 21.042.
- C. Deliverables will be an AutoCAD 2D file showing the Gradient Boundary and adjoiner boundary lines and one (1) survey plat signed and sealed by a Licensed State Land Surveyor prepared in accordance with the rules and regulations of the Texas Board of Professional Engineers and Land Surveyors and the Texas Natural Resources Code 21.042 showing the results of the survey in PDF format.

Assumptions

- A. Project site is accessible through nearby roads and will not require boats to access.
- B. Client will provide a minimum of one (1) field staff and equipment for Locating Qualified Banks and setting/locating benchmarks as described above.

- C. Client will provide a minimum of one (1) field staff and equipment for the Gradient Boundary Survey described above.
 - D. Client will transmit Raw files, fieldnotes, and processed point files (in PNEZD comma delimited format) to Inland.
 - E. Inland estimates a minimum of two (2) trips to the site: 1) trips to locate Qualifying Banks and 2) trip for the overseeing of the fieldwork by Client's field staff.
3. **Topographic, Tree, and Boundary Survey** – This task will include a drone survey of the hike and bike trail alignment, project control, tree survey of the alignment, and boundary survey of not private lots along the alignment. This effort will also include bathymetric survey for the various proposed crossings of the Arroyo Colorado.
4. **IBWC Flood Model Analysis & Permitting** – This task will include obtaining a copy of the IBWC flood model for the Arroyo Colorado as well as the draft 2D model of the Arroyo Colorado (under development by the City of Harlingen). Once both models are obtained, Scheibe will commence with a floodplain impact study for the proposed improvements, with a focus on fill for the hike and bike trail and impacts related to the various pedestrian crossings of the Arroyo Colorado. This effort will include updates to the 1D IBWC HEC-RAS model by adding additional cross-sections within the project limits and updating the sections with the fill and crossing data. This effort will also include an impact analysis using the City's 2D RAS model for the purpose of floodplain permitting with the City. An engineering report summarizing both analyses and any necessary mitigation improvements needed to ensure no adverse impacts to the 100-yr floodplain and IBWC floodway model. The engineering report will be submitted to both the City of Harlingen and IBWC for review and comment. This effort assumes a maximum of 2 rounds of review from each entity. Any additional review/comment cycles beyond these assumed 2 rounds will require additional scope and fee. This effort assumes that a no adverse impact scenario will be developed and that no CLOMR or LOMR application to FEMA will be necessary as part of this project. If a CLOMR and/or LOMR are necessary, then an additional scope and fee will be required.
5. **Environmental Permitting** – This task will include environmental permitting services as follows:

The project is partially funded by federal funds through the Texas Department of Transportation (TxDOT), which receives funding from the Federal Highway Administration (FHWA). As a condition of the use of federal funds, the impacts of the proposed action on humans and the environment must be assessed and documented in compliance with the National Environmental Policy Act (NEPA). This task's scope of includes the following activities:

Standard Services

- 1.0 *Project Management and Coordination Meetings*
- 2.0 *TxDOT Environmental Compliance Oversight (ECOS) Scoping Support*
- 3.0 *Waters of the United States (WOTUS), including wetlands, Delineation and USACE Field Verification*
- 4.0 *Species Analysis*
- 5.0 *Archeological Background Study*
- 6.0 *Hazardous Materials Initial Site Assessment (HazMat ISA)*

- 7.0 Historical Studies Project Coordination Request (PCR)
- 8.0 TxDOT Community Impact Assessment (CIA)
- 9.0 Public Involvement (Notice and Opportunity to Comment [NOC])

As-Needed Services (*Under an Additional Scope and Fee – if needed*)

- 10.0 Intensive Archeological Investigations
- 11.0 Nationwide Permit (NWP) with Pre-Construction Notification (PCN)

1.0 – Project Management and Coordination Meetings

Hollaway will participate in regular monthly coordination meetings with the client, City of Harlingen, and TxDOT to receive necessary project updates and coordinate progress of necessary tasks and deliverables. Hollaway will provide expertise and recommendations for avoidance and minimization of impacts to regulated natural resources that could minimize permitting and mitigation cost and time. This task also includes management, oversight, and quality reviews related to activities performed by a third-party archaeological subcontractor.

Where TxDOT does not have a standing Memorandum of Understanding or Programmatic Agreement, Hollaway will coordinate with additional federal, state, and local agencies (i.e., United States Fish and Wildlife Service [USFWS], Environmental Protection Agency [EPA], Federal Emergency Management Agency [FEMA], Texas Commission on Environmental Quality [TCEQ], Texas Historical Commission [THC], and Texas Parks and Wildlife Department [TPWD]) as needed to prepare and submit required data and proposed project information for obtaining necessary local, state, and federal permits for the project. This includes, but is not limited to, pre-application meetings and formal consultations. Hollaway will perform duties necessary to effectively manage the proposed tasks for the project. These duties include a three-tier technical review process, internal and external team coordination, weekly progress updates as needed, execution and management of subcontractor agreements, and schedule tracking.

2.0 – TxDOT ECOS Scoping Support

Early coordination and consistency are key to a successful and efficient project. Hollaway will work closely with the client, City of Harlingen, and TxDOT to develop a project work plan for the activities needed to environmentally clear the project, manage and keep track of the workflow for those activities, preserve records of the completion of outcomes of those activities, and ensure all project scoping activities are correct through the ECOS platform. Hollaway will assist with preparing Work Plan Development Section I (WPD I) and WPD II screens with TxDOT to determine the studies necessary for environmental clearance. Hollaway staff are trained and certified to assist with entering data into ECOS through their own TxDOT-issued log in. Based on the assumption that the project will have minimal impacts to the surrounding environment, the level NEPA documentation required for the proposed project would include the completion of a Categorical Exclusion (CE). There is no narrative NEPA document for a CE. Rather, the CE determination will be made by TxDOT based on review and approval of supporting study reports. The technical studies anticipated for this project are outlined below (See Assumptions).

3.0 – WOTUS, including wetlands, Delineation and USACE Field Verification

To determine if any potentially jurisdictional aquatic features exist on the Project Area, qualified Hollaway environmental scientists will delineate the boundaries of all aquatic features and determine their potential jurisdictional status through records and literature review, intensive field surveys, and coordination with the USACE and the Environmental Protection Agency (EPA).

All aquatic features will be delineated in accordance with the procedures mandated in the USACE 1987 Wetland Delineation Manual (Manual) and November 2010 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain (Version 2.0). The Ordinary High-Water Mark (OHWM) of all waterbodies will be delineated in accordance with standard procedures set forth by the USACE. The delineation will adhere to industry standards utilized on similar projects in similar areas by qualified wetland scientists. All boundaries shall be surveyed with sub-meter Global Positioning System (GPS) technologies that are consistent with the methodologies generally accepted by the USACE. Hollaway will compile a draft Water Features Delineation Report utilizing the current TxDOT template. The report will include a discussion of the natural resources found on the Project Area, including vegetation and soils, along with the results of the field investigation for jurisdictional wetlands and waters. The desktop and field data will be used to complete a TxDOT Water Features Delineation Report and Surface Water Analysis Form. These draft deliverables will be submitted to the Client and TxDOT for review. Hollaway will address revisions and resubmit the final report in an electronic format.

The USACE and/or EPA will verify the boundaries of those areas delineated that may be within their jurisdiction utilizing the draft WOTUS Report. This verification may be conducted from their offices (desk audit) or performed in the field at the Project Area. Hollaway assumes that the verification will consist of a field inspection for this project. Hollaway will accompany a USACE representative in the field during the verification process. It is assumed that one USACE verification meeting will be required that will last no longer than one nine-hour day. Additional verification meetings can be performed at additional cost through a separate cost proposal. Note that the one nine-hour day verification meeting does not include travel time.

4.0 – Species Analysis

A Memorandum of Agreement (MOA) between USFWS, EPA, and National Marine Fisheries Service (NMFS) requires an assessment of potential affect to state and federally listed species protected under the Endangered Species Act, Migratory Bird Treaty Act (MBTA) and the Clean Water Act (CWA). To comply with federal and state regulations and to support the USACE permitting process, Hollaway will conduct a species analysis utilizing the applicable TxDOT toolkit materials. Qualified Hollaway biologists will review publicly available information from state and federal agencies to determine which state or federally listed species, or suitable habitat for these species could be present on the Project Area. As part of this task, Hollaway will review the following information:

- A TPWD Natural Diversity Database (NDD) and literature review to determine the state and federally
- listed species that potentially occur on or adjacent to the Project Area
- Review of species lists for Cameron County available through the USFWS and the TPWD
- Review of USFWS Information Planning and Conservation (IPaC) Official Species List
- USGS topographic maps
- Aerial photographs
- NRCS soils map
- Photographs of the habitat types present within the Project Area
- A species impact and potential to affect/impact assessment
- An investigation of the Project Area to determine the presence/absence of listed species and/or their critical habitat

Qualified Hollaway biologists will perform a meandering pedestrian survey to verify the presence or absence of suitable habitat for state or federally listed threatened and endangered or MBTA species on or adjacent to the Project Area. Habitat types and current land use will be documented and photographed.

5.0 – Archeological Background Study

Hollaway will coordinate with a qualified archeological subcontractor to conduct a comprehensive review of records that pertain to the proposed Area of Potential Effects (APE). Specifically, during the background study, a qualified archaeologist will consult the available resources from the Texas Archeological Sites Atlas (Atlas), an online database maintained by THC. Site files and maps will be examined to gather more detailed information regarding the APE and its immediate vicinity. In addition, aerial photos, topographic maps, geologic maps, and soil survey maps will also be reviewed to provide information on land use, topography, soils, vegetation, geology, and levels of development within the project vicinity. The goal of the background study is to determine the likelihood that the project will impact significant historic cultural resources (prehistoric and historic archeological sites). Significant historic cultural resources may consist of standing structures and/or prehistoric cultural deposits that have the potential to be listed on the National Register of Historic Places and to be formally designated as State Antiquities Landmarks.

The desktop study will result in the production of a report, summarizing the resources consulted, the findings of the review, and recommendations regarding any additional field investigations that may be warranted prior to the inception of the development activities. The document will be submitted to the Client to submit for review. Once the Client has reviewed the report, and all comments addressed, the subcontractor will produce a final version of the background study to submit to TxDOT. The submittal can be done by the Client or by the subcontractor, depending on the Client's preference.

6.0 – HazMat ISA

Hollaway will prepare a HazMat ISA to determine the potential for encountering hazardous materials in the Project Area, including potential environmental liability, increased handling requirements (e.g., soil or groundwater) and potential construction worker health and safety issues. A HazMat ISA will follow guidance provided in TxDOT Hazardous Materials Toolkit and will comply with the FHWA's policy as discussed in FHWA's Supplemental Hazardous Waste Guidance.

The completed HazMat ISA shall include, as applicable, the following:

- Field visit to the Project Area and surrounding areas
- Review of the Project Area and surrounding areas
- Visual inspection of building facilities on site according to American Society for Testing and Materials (ASTM) standards
- Photo-documentation of the Project Area
- Review of federal and state environmental databases for the Project Area and surrounding properties using a database report
- Review of reasonably available historical topographic maps, aerial photographs, FEMA NFHL maps, and other publicly available resource documents
- Interviews with individuals who may have knowledge of current and historic activities on the Project Area (e.g., existing landowners, city officials, state agencies, and/or other person)

- Identification of habitat areas of potential concern within the Project Area (i.e., potential wetland areas identified in the WOTUS Report)
- Identification of any immediate risk to public health, safety, or the environment
- Identification of the presence or likely presence of a recognized environmental condition (REC) that may trigger an environmental liability on, restrict the use of, or affect the Project Area
- Recommendation of the potential need for additional testing (such as a Phase II ESA) to confirm and evaluate any potential contaminant
- Any other supporting information gathered to complete the ISA.

7.0 – Historic Studies PCR

Hollaway will utilize TxDOT's PCR form to initiate contact with the appropriate Environmental Affairs Division Cultural Resources Management (CRM) historian regarding Historical Studies review, including reviews under the 2015 Section 106 Programmatic Agreement.

Hollaway will ensure the PCR form is complete and submitted to TxDOT Pharr District with all appropriate documentation attached, following the instructions found in the Historic Resources Toolkit under Guidance: Completing Project Coordination Request (PCR) for Historical Studies ("Completing PCR guidance"). Hollaway will request from TxDOT Pharr District a pdf of the ECOS WPD-I screen with fields expanded, and attach it to the form or include with PCR attachments. PCR responses will reflect known data about the project and identify any limitations that hindered provision of the requested information.

This review will result in:

- TxDOT Environmental Affairs Division Historical Section (ENV-HIST) approving PCR and clearing the project for Historical Studies; OR
- ENV-HIST approving PCR and identifying and coordinating with district on any project details or additional technical studies required for clearance; OR
- ENV-HIST rejecting the PCR for incomplete or incorrect information and notes. ENV-HIST can assist as appropriate to help the district to correct and resubmit a new version.

Hollaway will address comments on the draft PCR and submit a final PCR for review and approval.

8.0 – TxDOT CIA

The conclusions of the CIA are used to help inform TxDOT's NEPA process. A CIA will be conducted and include an analysis of any proposed displacements and impacts on EJ communities (in accordance with Executive Order 12898) and LEP communities (in accordance with Executive Order 13166). This analysis meets the requirements of Technical Advisory (TA) 6640.8A and current state and FHWA guidance.

A CIA Technical Report Form will be prepared and completed, with the following sections:

- Project Screening
- Summary Analysis
- Community Study Area
- Site Visit
- Public Involvement

- Displacements
- Access and Travel Patterns
- Community Cohesion
- Limited English Proficiency

The CIA will also include referenced figures, photograph logs, and impact tables, as needed.

9.0 – Public Involvement (NOC)

Hollaway will utilize TxDOT's NOC forms to inform real property owners, affected local governments, and public officials of the project, and allow them an opportunity to submit comments prior to the environmental decision on the project. Recipients will be provided with a minimum of 15 days to submit comments. An address list will be acquired via the county and/or city records and will then be utilized to mail (non-certified) the NOC to the required recipients. The NOC will be provided in English and any other language identified as commonly spoken in the Project Area.

6. **Geotechnical Engineering** – This task will include geotechnical field data collection and laboratory testing for borings along this hike and bike trail. The primary focus of this effort will be to develop a foundation design for several pedestrian span bridges that may cross the Arroyo as part of this project. This effort will result in a summary geotechnical report with boring locations, lab test results, and recommendations for a pier foundation for the pedestrian bridges. This fee includes a total of eight (8) borings.
7. **Civil Design Services** – Civil design services will include a 30%, 60%, 90%, and 100% construction document development for the proposed improvements. Improvements will include a concrete or asphalt hike and bike trail with several pedestrian span bridges that will cross the Arroyo Colorado, as shown in **Figure A**. Construction documents will illustrate tree removal, tree preservation, temporary erosion control measures, pavement design, foundation design, span bridge design, demolition, revegetation, details, and associated specifications. Design will follow TxDOT standards and will reference TxDOT details and specifications. Construction document submittals will be provided to the City and TxDOT for review and comment. At each submittal milestone, Scheibe will provide responses to all City and TxDOT comments, with the goal of addressing all comments by the 100% submittal.

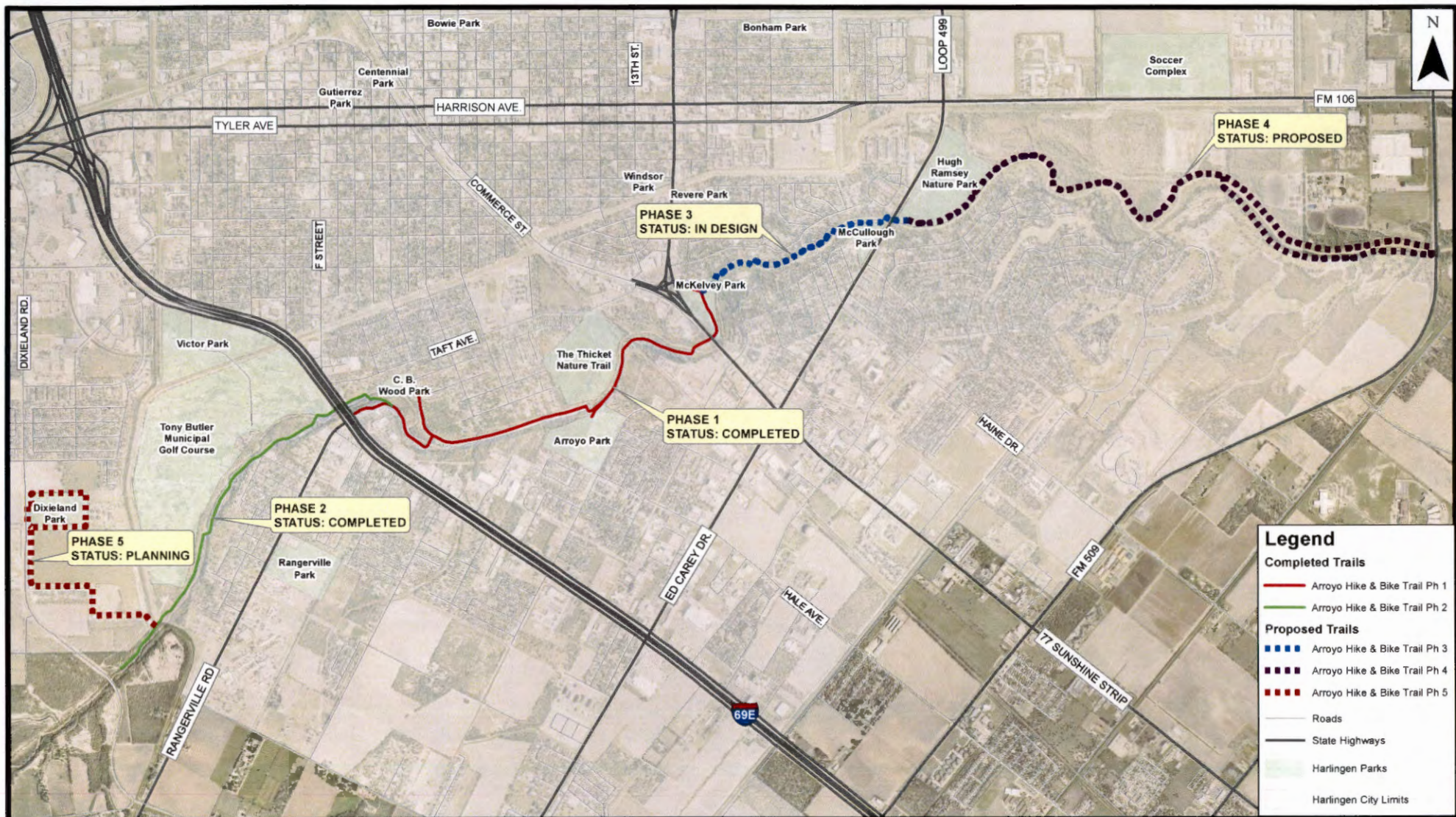
Fee Schedule:

Reference **Exhibit A** for a Fee Schedule breakdown by hours for this project. This project will be billed on a lump sum/percent complete basis upon contract execution.

Schedule:

Scheibe will complete service noted above within the timeframe stipulated by the City of Harlingen at time of notice-to-proceed.

EXHIBIT A - FEE SCHEDULE																										
Professional Service Description	Total Task Hours (Sketches)	Total Task Cost	Staff																		Expenses	Subconsultants				
			Project Principal	Project Manager	Senior Engineer	Engineer VI	Engineer V	Engineer IV	Engineer III	Engineer II	Engineer I	ETI III	ETI II	ETI I	CAD Tech III	Senior PLS	PLS	Drone Survey Team	2-Mile Survey Crew	Admin III		Highway - Environmental	Water Resources - Water Land Survey	Artists - Sketch	Mobile Job Mark-up	
1. Project Management	127	\$ 29,250.00	\$ 280.00	\$280.00	\$250.00	\$220.00	\$200.00	\$175.00	\$165.00	\$155.00	\$145.00	\$130.00	\$125.00	\$115.00	\$115.00	\$200.00	\$185.00	\$260.00	\$175.00	\$95.00	Fee	Fee	Fee	Fee	Fee	
a) Meetings with City/ISO/1	20	\$ 5,080.00	8.0				10.0														\$ 200.00	\$	\$	\$	\$	
b) Progress/Billing/Progress Reports	21	\$ 5,445.00	3.0				6.0												12.0		\$	\$	\$	\$	\$	
c) Quality Control	34	\$ 14,000.00		16.0															2		\$	\$	\$	\$	\$	
d) General Site Visits	30	\$ 6,720.00	2.0				8.0		10.0	10.0									2		\$ 1,000.00	\$	\$	\$	\$	
2. State Land Survey	46	\$ 78,110.00																								
a) State Land Survey - Boundary	46	\$ 78,110.00	2.0												4.0			40.0			\$ 1,500.00	\$	\$ 45,000.00	\$	\$ 3,250.00	
3. Topographic, Ties, and Boundary Survey	154	\$ 30,000.00																								
a) Drone Topographic	48	\$ 10,240.00												24.0	4.0		20.0	36.0			\$ 1,000.00	\$	\$	\$	\$	
b) Line Survey	40	\$ 7,100.00													4.0			16.0			\$	\$	\$	\$	\$	
c) Control	18	\$ 3,200.00													2.0			16.0			\$	\$	\$	\$	\$	
d) Subdivision Lot Boundary	42	\$ 7,500.00													6.0			36.0			\$	\$	\$	\$	\$	
e) PLS Coordination	16	\$ 1,340.00													4.0				12.0		\$	\$	\$	\$	\$	
4. IIRAC Flood Model Analysis & Permitting	70	\$ 12,460.00																								
a) Flood Modeling and Permitting	70	\$ 12,460.00	2.0		8.0			60.0													\$	\$	\$	\$	\$	
5. Environmental Permitting	10	\$ 96,715.25																			\$	\$ 84,600.00	\$	\$	\$ 4,230.25	
a) Environmental Permitting	10	\$ 96,715.25	2.0						8.0																	
6. Geotechnical Engineering	6	\$ 22,220.00																			\$	\$	\$	\$	\$	
a) Geotechnical Engineering	6	\$ 22,220.00	2.0					4.0													\$	\$	\$ 20,000.00	\$	\$ 1,000.00	
7. Civil Design Services	500	\$ 68,600.00																								
a) Civil Design Services	418	\$ 57,190.00	8.0			40.0					120.0				260.0						\$	\$	\$	\$	\$	
b) Construction Contract / Bid Services	82	\$ 12,410.00	2.0			10.0					20.0				60.0						\$ 1,000.00	\$	\$	\$	\$	
TWO BASIC SERVICES																										
Total Basic Service Hours	103	\$ 332,365.25	31.0	0.0	64.0	76.0	0.0	10.0	82.0	0.0	140.0	0.0	0.0	0.0	324.0	24.0	0.0	38.0	328.0	24.0	\$ 1,500.00	\$ 84,600.00	\$ 45,000.00	\$ 20,000.00	\$ 6,480.25	
Total Basic Services																										



CITY OF HARLINGEN
ENGINEERING DEPARTMENT
502 E. TYLER AVE.
HARLINGEN, TEXAS 78550
(956) 216-5280

ARROYO HIKE AND BIKE TRAIL MASTER PLAN

PROJ. NO: NA
DATE: JULY-07-2024
DRAWN BY: BGS
CHECKD BY: LAV
ISSUED FOR: GRANT

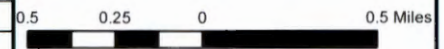


EXHIBIT NUMBER:
G-102
SHEET 1 OF 1

11(L)

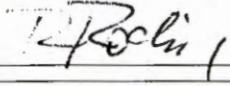
**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **August 20, 2025**

Agenda Item:

Consider and take action to approve Resolution accepting Harlingen Waterworks System's budget for Fiscal Year 2025- 2026

Prepared By (Print Name): Roel R. Rodriguez
Title: Interim-General Manager

Signature: 

Brief Summary:

The budget of the Harlingen Waterworks System, as adopted by the Board of Trustees, includes total revenues of twenty-seven million, seven hundred twelve thousand, three hundred thirty-four dollars (\$27,712,334); expenses of twenty-nine million, seventeen thousand, four hundred ninety-three dollars (\$29,017,493); capital outlay of forty-eight million, two hundred fifty-eight thousand one hundred seventy-nine dollars (\$48,258,179); debt principal retirement of one million, four hundred forty thousand dollars (\$1,440,000); and related transfers to and from restricted reserves.

Funding (if applicable):

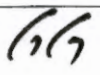
Are funds specifically designated in the current budget for the full amount ☐ Yes ☐ No*
for this purpose?

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

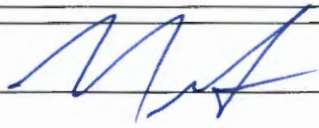
Finance Director's approval: ☐ Yes ☐ No ☐ N/A

Staff Recommendation:

The staff recommends acceptance of the adopted budget for the Harlingen Waterworks System for the Fiscal Year 2025-2026.

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

Comments:

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

Annual Operating Budget



Board Approved July 23, 2025

Fiscal Year 2025-2026



HARLINGEN WATERWORKS SYSTEM

134 E Van Buren • PO Box 1950 • Harlingen, TX 78551 • (956) 430-6100 • www.hwws.com

August 20, 2025

Citizens and Customers
Honorable Mayor Norma Sepulveda
Members of the City Commission
of the City of Harlingen, Texas

Presented herein is the fiscal year 2025-2026 Annual Operating Budget of Harlingen Waterworks System, in service as a department of the City of Harlingen, Texas. This budget was approved by the Utility Board of Trustees of the Harlingen Waterworks System on July 23, 2025, as authorized by Article X, Sec 7 (F) of the Charter of the City of Harlingen.

The fiscal year 2025-2026 (FY 2025) Annual Operating Budget reflects and addresses the needs of existing and future citizens and customers of the City of Harlingen in accordance with the ordinances and policies of the City of Harlingen, and regulatory agency mandates as established by the State of Texas and the U.S. Federal Government. This budget presents, in financial terms, a realistic, feasible, and cost-effective plan necessary to achieve the levels of service established by the City Commission through existing policies and ordinances.

This budget is made possible through the dedicated efforts of all Waterworks employees by limiting expenditures and conserving resources everywhere possible.

Operational and Capital Accomplishments in Fiscal Year 2024 – 2025

We submit the following list of significant accomplishments for FY 2025. This list does not include routine accomplishments.

General

- Near complete on several wastewater master plan objectives
- Completed integration of new Utility Billing, Human Resource Software and a new Customer payment platform
- Overall increase in subdivision reviews and commercial permits.
- Maintained a high level of water and wastewater service and customer service operations.

Water Plants, Distribution System, Metering

- Completed clear well cleaning at Downtown water plant
- Completed Flash & Flocculation mixer replacement at Dixieland water treatment plant
- Completed CDBG Downtown Fire flow project
- Initiated replacement of pier at the Dixieland water plant
- Raw Water Conveyance Plan design in progress
- Repaired over 1,717 leaks and breaks

- Replaced 1,386 aging water meters
- Completed vault and meter install at Valley Baptist Hospital

Wastewater Plant and Collection System

- Completed construction of Dewatering facility
- Rehabilitation of Lift Station 59 underway
- Rehabilitation of Lift Station 5 completed
- Initiated the Main Office renovation project⁹
- Completed Priority Sewer Renewal Project Package No. 2 replacing 2,047 feet of sewer line and rehabilitated 4 manholes at 3 sites.
- Rehabilitated 56 manholes
- Cleaned and/or inspected over 15 miles (4%) of the sewer system

Fiscal Year 2025 - 2026 Funding Levels

Operating Expenses. The FY 2026 Budget will continue to fund the comprehensive master plan projects for water and sewer conveyance infrastructure. Scheduling of capital improvement projects (CIP) from the Master Plan continue to guide capital asset investment in coming years to ensure that the Waterworks' infrastructure remains well-maintained and ready to serve growth in the City.

Personnel budget changes include adjustments in proportion to a Cost of Living Adjustment (COLA) at a 3% level. Included is a Merit pay adjustment to provide for employee retention and job performance assessment resulting in an increase of 2%. The request of additional positions and federal insurance cost increases constitute the balance of significant changes in personnel budget.

Relative to the prior year, FY 2026 Budget allocation for contractual services reflects an overall increase of 5.8%. An overall increase of 1.7% for supplies and maintenance is driven by anticipated cost increases for HVAC supplies and increases in materials and newly integrated software licenses.

Capital Expenditures. Compared to a \$29.931 million CIP budget, year-end expenses for FY 2025 are estimated at \$7.95 million. For FY 2026, CIP spending of \$48.258 million is budgeted for numerous construction projects, the most costly of which are currently in the planning and development phase or are ready to bid. The three-year CIP spending average for FY 2023 through FY 2025 is approximately \$5.81 million, up 28.02% from annual CIP spending in prior years. Numerous capital equipment purchases totaling \$2.17 million are included primarily for replacing aging equipment that has been responsible for significant increases in annual maintenance costs. The addition of a new wastewater bypass pump and the continued replacement of fleet vehicles in various departments are included to assist in daily operations and completing planned capital improvement projects.

With an estimated 157 days of working capital at the end of the fiscal year, the issuance of an additional Texas Water Development Board (TWDB) low interest bond issue will fund wastewater

capital improvement planning phases in FY 2027. The current interest rate environment for bond funding is exceptionally higher than previous years. Securing the additional funding will contribute to completing vital master plan projects while providing substantial interest rate savings to HWWS customers. The projected closing on TWDB CWSRF 2026 bond is included in the Budget calculations covering all related expenses.

Significant operational and capital goals for the new fiscal year are listed below. This list does not include numerous routine goals.

Operational and Capital Goals for Fiscal Year 2026 - 2027

General

- Continue construction on projects in Conveyance Master Plan for water and wastewater
- Review and update infrastructure extension policies and ordinances
- Complete structural repairs at the Main Office

Water Plants, Distribution System, Metering

- Complete design and construction of Miscellaneous water connections
- Begin rehabilitation of the raw water intake pipeline feeding the Downtown WTP reservoir
- Begin implementation of Automated Metering Infrastructure to system to all commercial and residential accounts.
- Continue accelerated replacement of smaller meters 15 years and older
- Complete the lead and copper identification mandate

Wastewater Plant and Collection System

- Complete design for Wastewater Treatment Plant Headworks, Lift Station, and EQ basin
- Rehabilitate 60+ manholes (structural grouting, coating, and cover replacement)
- Rehabilitate Lift Stations identified throughout system
- Begin construction of various sewer replacement projects and recently identified master plan projects needed to improve system capacity

The FY 2026 Budget provides a sound financial plan, reflects the priorities and policies of the Utility Board of Trustees and the City Commission, and provides the citizens and customers of the City of Harlingen Waterworks System with reliable services at an affordable cost.

This budget has been prepared with the assistance of the committed and dedicated employees of HWWS who stand ready to ensure the needs of our customers are met or exceeded.

I would like to thank the City Manager and Management Team for their efforts and partnership with Waterworks in serving the citizens of Harlingen, and I owe the Utility Board of Trustees, the Mayor, and City Commission my thanks for their continuing guidance and support.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "R Rodriguez". The signature is stylized with a large, looped "R" and a cursive "Rodriguez".

Roel "Roy" Rodriguez, P.E.
Interim - General Manager

RESOLUTION NO. R2425-75

**ADOPTING THE 2025-2026 FISCAL YEAR BUDGET AND
RECOMMENDING ITS APPROVAL BY THE HARLINGEN CITY COMMISSION**

WHEREAS, Harlingen Waterworks System is required to submit a recommended budget to the Harlingen City Commission for adoption; and

WHEREAS, after consideration and deliberation, the proposed Fiscal Year 2025-2026 Budget has been determined to reflect an appropriate estimate of revenues and allocation of resources meeting the needs and obligations of the Waterworks; now, therefore:

BE IT RESOLVED, that the Harlingen Waterworks System Utility Board of Trustees does hereby adopt the operating, capital outlay, and debt service budget and related transfers to and from restricted reserves for Fiscal Year 2025-2026 and recommends its approval by the Harlingen City Commission.

Board Member Ritter moved, seconded by Board Member Gonzalez, that the above Resolution be adopted.

Motion carried 4 Yeas 0 Nays

I hereby certify the foregoing Resolution was adopted by the Utility Board of Trustees for Harlingen Waterworks System at a Board Meeting held on the 23rd day of July 2025.



Nilda Sanchez - Board Secretary

Budget FY 2026 Presentation Outline

1. Additional Positions

Purchasing Clerk	\$	13,520
Accounting Specialist I	\$	65,000
Meter Technicians (4)	\$	124,800
CSR Positions (3)	\$	86,008
Cybersecurity Administrator	\$	75,000
HR Generalist	\$	80,000
Fleet Coordinator	\$	52,000

2. Personnel Expense Changes

COLA Adjustment	2.8%	\$	254,179
Merit Pay	1.8%	\$	167,242
Health Insurance	-1.3%	\$	(18,557)

3. Operating Expense Changes

Personnel	7.0%	\$	735,105
Non-Personnel	3.5%	\$	370,558
Chemicals	-0.8%	\$	(17,387)

4. Capital Expenses

Capital Improvement Projects (CIP)	\$	48,258,179
Capital Assets & Equipment	\$	2,165,400

6. Budget Schedules

Proposed FY Ending Balance	\$	10,157,533
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**Harlingen Waterworks System
Projected Budget
Fiscal Year 2025 - 2026**

Working Capital Schedule

<u>Description</u>	<u>2023-24 Actual</u>	<u>2024-25 Budget</u>	<u>2024-25 Estimated</u>	<u>2025-26 Proposed</u>	<u>FY25 - FY26 Budget Incr. (Decr.)</u>	
<u>Cash in-Flows</u>						
Water Revenue	\$ 11,393,703	\$ 12,301,612	\$ 11,708,691	\$ 12,490,629	\$ 189,017	1.5%
Wastewater Revenue	11,575,528	11,973,714	12,324,451	12,093,452	119,738	1.0%
Investment Earnings	2,175,479	950,000	1,336,152	1,058,000	108,000	11.4%
Other Revenue	3,748,813	447,642	1,545,030	448,505	863	0.2%
Total In-flows	28,893,523	25,672,968	26,914,324	26,090,586	417,618	1.6%
<u>Cash Out-flows</u>						
Personnel Services	8,830,498	12,069,195	11,750,692	12,804,300	735,105	6.1%
Contractual Services	4,426,311	4,775,587	4,472,536	5,053,882	278,295	5.8%
Supplies & Maintenance	4,638,828	5,457,487	4,497,892	5,550,400	92,913	1.7%
Other	152,690	233,420	145,983	232,770	(650)	-0.3%
Total Out-flows	18,048,327	22,535,689	20,867,103	23,641,352	1,105,663	4.9%
Increase from Operations	10,845,196	3,137,279	6,047,221	2,449,234	(688,045)	-21.9%
<u>Other Uses</u>						
Debt Service (Principal & Interest)	1,568,925	2,182,126	1,567,750	2,269,791	87,665	4.0%
Capital Improvement Program	4,431,266	29,931,304	7,950,713	48,258,179	18,326,875	61.2%
Capital Assets	2,778,664	3,090,860	2,779,903	2,165,400	(925,460)	-29.9%
Total Other Uses	8,778,855	35,204,290	12,298,366	52,693,370	17,489,080	49.7%
<u>Transfers from Restricted Funds</u>						
Bond/Loan Proceeds	-	10,000,000	1,560,491	16,770,000	6,770,000	0.0%
Federal Grant Proceeds	-	4,403,932	1,189,286	17,435,612	13,031,680	295.9%
Wastewater Impact Fees	-	1,125,000	-	1,000,000	(125,000)	-11.1%
Water Impact Fees	-	564,000	-	500,000	(64,000)	-11.3%
Total Transfers	-	16,092,932	2,749,777	35,705,612	19,612,680	121.9%
Working Capital Increase	2,066,341	(15,974,079)	(3,501,368)	(14,638,524)	1,435,555	9.0%
Est Beginning Balance, October 1	26,131,084	25,791,991	28,197,425	24,696,057	(1,095,934)	-4.2%
Est Ending Balance, September 30	\$ 28,197,425	\$ 9,817,912	\$ 24,696,057	\$ 10,157,533	\$ 339,621	3.5%
<i>Days Working Capital</i>	<i>570</i>	<i>159</i>	<i>432</i>	<i>157</i>		

**Harlingen Waterworks System
Projected Budget
Fiscal Year 2025 - 2026**

Working Capital Schedule of Cash In-flows

<u>Description</u>	<u>2023-24 Actual</u>	<u>2024-25 Budget</u>	<u>2024-25 Estimated</u>	<u>2025-26 Proposed</u>
<u>Working Capital Cash In-flows</u>				
Base Charges - Water	\$ 3,426,356	\$ 3,688,601	\$ 4,182,440	\$ 3,725,487
Base Charges - Sewer	2,224,017	2,436,178	\$ 2,651,363	2,460,540
Consumption Charges - Water	6,535,626	7,367,476	\$ 6,188,846	7,441,151
Consumption Charges - Sewer	8,545,583	8,859,390	\$ 8,977,473	8,947,984
Fuel Adjustment	358,588	-	\$ -	-
Sales to Other Entities - Water	831,452	790,433	\$ 913,844	864,337
Sales to Other Entities - Sewer	327,621	373,088	\$ 461,844	376,819
Late Payment Penalties	313,991	319,732	\$ 226,353	322,930
Disconnect Fees	184,494	215,667	\$ 195,501	217,824
Service Fees	75,367	79,457	\$ 74,855	80,252
Pretreatment Testing Chgs - Sewer	12,683	14,188	\$ 9,616	14,330
Industrial Surcharges - Sewer	133,453	131,116	\$ 125,439	132,427
Investment Earnings	2,175,479	950,000	\$ 1,336,152	1,058,000
Tap Fees	127,516	60,800	\$ 219,584	60,800
Inspection Fees	191,737	30,603	\$ 63,156	30,909
Backflow Prevention Fees	42,684	30,497	\$ 42,760	30,802
Work for Others	118,321	25,242	\$ 11,137	25,494
Lease of Water Rights	181,040	-	\$ -	-
Rental Income	66,539	62,000	\$ 55,880	62,000
Garbage Billing Fee	75,000	75,000	\$ 75,000	75,000
Miscellaneous	2,945,976	163,500	\$ 1,077,513	163,500
Total Working Capital Cash In-flows	<u>28,893,523</u>	<u>25,672,968</u>	<u>26,888,756</u>	<u>26,090,586</u>
<u>Restricted Revenues</u>				
Impact Fees - Water	526,122	256,443	687,980	259,007
Impact Fees - Sewer	649,118	335,387	920,533	338,741
Front Footage/Tie in Charges	271,379	50,000	102,371	50,000
Restricted Investment Earnings	41,666	300,000	1,025,986	974,000
Total Restricted Revenues	<u>1,488,285</u>	<u>941,830</u>	<u>2,736,870</u>	<u>1,621,748</u>
Total Revenues (GAAP basis)	<u>\$ 30,381,808</u>	<u>\$ 26,614,798</u>	<u>\$ 29,625,626</u>	<u>\$ 27,712,334</u>

**Harlingen Waterworks System
Projected Budget
Fiscal Year 2025 - 2026**

Working Capital Schedule of Cash Out-flows by Department

<u>Department Name</u>	<u>2023-24</u>	<u>2024-25</u>	<u>2024-25</u>	<u>2025-26</u>	<u>FY25 - FY26</u>	<u>FY24 - FY25</u>
	<u>Actual</u>	<u>Adopted</u>	<u>Estimated</u>	<u>Proposed</u>	<u>Budget</u> <u>Incr. (Decr.)</u>	<u>Budget</u> <u>Incr. (Decr.)</u>
Administration	\$ 453,705	\$ 906,688	\$ 641,177	\$ 950,240	\$ 43,552	4.8%
Engineering	\$ 596,860	542,891	647,853	\$ 521,366	(21,525)	-4.0%
Water Treatment	\$ 5,415,307	5,656,271	5,427,083	\$ 5,832,693	176,422	3.1%
Distribution Maintenance	\$ 1,895,001	2,199,934	1,936,638	\$ 2,234,564	34,630	1.6%
Construction Maintenance	\$ 347,785	649,747	306,163	\$ 541,446	(108,301)	-16.7%
Purchasing/Warehouse	\$ 375,818	422,485	381,409	\$ 523,325	100,840	23.9%
Wastewater Collection	\$ 2,086,103	2,119,070	2,341,025	\$ 2,227,879	108,809	5.1%
Distribution Services	\$ 221,891	489,792	204,787	\$ 451,972	(37,820)	-7.7%
Wastewater Pretreatment	\$ 270,863	320,371	239,958	\$ 307,916	(12,455)	-3.9%
Environmental Compliance	\$ 655,851	673,834	693,624	\$ 780,789	106,955	15.9%
Wastewater Treatment	\$ 2,254,659	2,522,900	2,378,425	\$ 2,529,000	6,100	0.2%
Finance	\$ 810,308	846,541	765,430	\$ 994,117	147,576	17.4%
Customer Service	\$ 1,477,333	1,520,776	1,504,864	\$ 1,755,701	234,925	15.4%
Information Technology	\$ 830,941	1,155,829	949,222	\$ 1,301,004	145,175	12.6%
Facilities Maintenance	\$ 466,891	540,660	416,620	\$ 609,625	68,965	12.8%
Water Operations Mgmt.	\$ 623,616	683,337	571,807	\$ 569,617	(113,720)	-16.6%
Wastewater Operations Mgmt.	\$ 290,310	343,767	287,162	\$ 363,723	19,956	5.8%
Human Resources	\$ 525,020	690,879	559,829	\$ 770,959	80,080	11.6%
Fleet Services	\$ 223,190	249,917	206,666	\$ 375,416	125,499	50.2%
Total Cash Out-flows	\$ 19,821,452	\$ 22,535,689	\$ 20,459,742	\$ 23,641,352	\$ 1,105,663	4.9%

**Harlingen Waterworks System
Projected Budget
Fiscal Year 2025 - 2026**

Schedule of Revenues and Expenses (GAAP Basis)

<u>Description</u>	<u>2023-24 Actual</u>	<u>2024-25 Adopted</u>	<u>2024-25 Estimated</u>	<u>2025-26 Proposed</u>
<u>Operating Revenues</u>				
Water	\$ 11,393,703	\$ 12,301,612	\$ 11,708,691	\$ 12,490,629
Wastewater	11,575,528	11,973,714	12,324,451	12,093,452
Total Operating Revenues	22,969,231	24,275,326	24,033,142	24,584,081
<u>Operating Expenses</u>				
Personnel Services	9,279,534	12,444,195	12,125,692	13,179,300
Contractual Services	4,426,311	4,775,587	4,472,536	5,053,882
Supplies & Maintenance	4,638,828	5,457,487	4,497,892	5,550,400
Other	152,690	233,420	145,983	232,770
Depreciation Expense	4,018,118	4,155,834	4,673,857	4,271,252
Total Operating Expenses	22,515,481	27,066,523	25,915,960	28,287,604
Increase (Decrease) from Operations	453,750	(2,791,197)	(1,882,818)	(3,703,523)
<u>Non-Operating Revenues</u>				
Investment Earnings	2,217,145	1,500,000	2,362,138	2,032,000
Impact Fees - Water	526,122	256,443	687,980	259,007
Impact Fees - Wastewater	649,118	335,387	920,533	338,741
Other	4,020,192	497,642	1,647,401	498,505
Total Non-Operating Revenues	7,412,577	2,589,472	5,618,052	3,128,253
<u>Non-Operating Expenses</u>				
Interest Expense	758,576	836,466	742,887	729,889
Net Income (Loss)	\$ 7,107,751	\$ (1,038,191)	\$ 2,992,347	\$ (1,305,159)

**Harlingen Waterworks System
Projected Budget
Fiscal Year 2025 - 2026**

Schedule of Revenues (GAAP Basis)

<u>Operating Revenues</u>	<u>2023-24 Actual</u>	<u>2024-25 Budget</u>	<u>2024-25 Estimated</u>	<u>2025-26 Proposed</u>
<u>Water</u>				
Base Charges	\$ 3,426,356	\$ 3,688,601	\$ 4,182,440	\$ 3,725,487
Service Revenues	6,535,626	7,367,476	6,188,846	\$ 7,441,151
Fuel Adjustment	183,446	-	-	-
Water Sales to Combes	152,159	125,903	191,550	127,162
Water Sales to Primera	232,035	256,519	248,916	259,084
Water Sales to East Rio Hondo	92,610	92,405	76,493	93,329
Water Sales to Palm Valley	214,337	248,340	227,137	250,823
Water Sales to Military Hwy	140,311	67,266	169,748	67,939
Water Sales to San Benito	-	-	44,000	66,000
Late Payment Penalties	156,962	159,978	118,421	161,578
Disconnect Fees	184,494	215,667	195,501	217,824
Service Fees	75,367	79,457	74,855	80,252
Lifeline Discount			(9,216)	(8,820)
Water Operating Revenues	11,393,703	12,301,612	11,708,691	12,490,629
<u>Wastewater</u>				
Base Charges	2,224,017	2,436,178	2,651,363	2,460,540
Service Revenues	8,545,583	8,859,390	8,977,473	8,947,984
Fuel Adjustment	175,142	-	-	-
Sewer Charges to Combes	198,916	213,688	300,683	215,825
Sewer Charges to Primera	128,705	159,400	161,161	160,994
Pretreatment Testing Chgs	12,683	14,188	9,616	14,330
Industrial Surcharges	133,453	131,116	125,439	132,427
Late Payment Penalties	157,029	159,754	107,932	161,352
Lifeline Discount			(9,216)	(8,820)
Wastewater Operating Revenues	11,575,528	11,973,714	12,324,451	12,093,452
Total Operating Revenues	22,969,231	24,275,326	24,033,142	24,584,081
<u>Non-Operating Revenues</u>				
Investment Earnings	2,217,145	1,500,000	2,362,138	2,032,000
Impact Fees - Water	526,122	256,443	687,980	259,007
Impact Fees - Sewer	649,118	335,387	920,533	338,741
Other:				
Front Footage/Tie in Charges	271,379	50,000	102,371	50,000
Tap Fees	127,516	60,800	219,584	60,800
Inspection Fees	191,737	30,603	63,156	30,909
Backflow Prevention Fees	42,684	30,497	42,760	30,802
Work for Others	118,321	25,242	11,137	25,494
Lease of Water Rights	181,040	-	-	-
Rental Income	66,539	62,000	55,880	62,000
Garbage Billing Fee	75,000	75,000	75,000	75,000
Miscellaneous	2,945,976	163,500	1,077,513	163,500
Total Non-Operating Revenues	7,412,577	2,589,472	5,618,052	3,128,253
Total Revenues	\$ 30,381,808	\$ 26,864,798	\$ 29,651,194	\$ 27,712,334

**Harlingen Waterworks System
Projected Budget
Fiscal Year 2025 - 2026**

Expenses by Classification within Department

<u>Department Name</u>	<u>Wages & Benefits</u>	<u>Contractual Services</u>	<u>Supplies & Maintenance</u>	<u>Other</u>	<u>Sub-total</u>	<u>Depreciation</u>	<u>Total Expenses</u>
Administration	\$ 542,490	\$ 346,700	\$ 26,500	\$ 34,550	\$ 950,240	\$ 9,744	\$ 959,984
Engineering	\$ 426,846	46,300	40,000	8,220	\$ 521,366	22,320	543,686
Water Treatment	\$ 1,207,225	2,809,768	1,808,700	7,000	\$ 5,832,693	785,832	6,618,525
Distribution Maintenance	\$ 1,403,164	109,500	710,500	11,400	\$ 2,234,564	1,164,528	3,399,092
Construction Maintenance	\$ 381,946	4,500	151,000	4,000	\$ 541,446	119,324	660,770
Purchasing/Warehouse	\$ 347,451	136,774	29,600	9,500	\$ 523,325	36,312	559,637
Wastewater Collection	\$ 1,361,779	316,600	543,800	5,700	\$ 2,227,879	1,117,404	3,345,283
Distribution Services	\$ 399,622	5,400	40,500	6,450	\$ 451,972	14,376	466,348
Pretreatment	\$ 225,046	57,820	20,000	5,050	\$ 307,916	5,004	312,920
Environmental Compliance	\$ 642,314	34,775	93,900	9,800	\$ 780,789	34,944	815,733
Wastewater Treatment	\$ 952,017	586,633	978,800	11,550	\$ 2,529,000	685,920	3,214,920
Finance	\$ 568,205	360,562	38,300	27,050	\$ 994,117	-	994,117
Customer Service	\$ 1,323,551	40,500	354,050	37,600	\$ 1,755,701	42,660	1,798,361
Information Technology	\$ 715,654	56,600	508,550	20,200	\$ 1,301,004	114,024	1,415,028
Facilities Maintenance	\$ 382,525	90,500	134,900	1,700	\$ 609,625	94,440	704,065
Water Operations Mgmt.	\$ 558,667	1,900	1,200	7,850	\$ 569,617	-	569,617
Wastewater Operations Mgmt.	\$ 356,273	2,500	2,000	2,950	\$ 363,723	984	364,707
Human Resources	\$ 673,159	44,100	33,950	19,750	\$ 770,959	-	770,959
Fleet Services	\$ 336,366	2,450	34,150	2,450	\$ 375,416	23,436	398,852
Working Capital Operating Expenses	\$ 12,804,300	\$ 5,053,882	\$ 5,550,400	\$ 232,770	\$ 23,641,352	\$ 4,271,252	\$ 27,912,604
HR-OPEB Accrual	375,000	-	-	-	375,000	-	375,000
Total Operating Expenses (GAAP Basis)	\$ 13,179,300	\$ 5,053,882	\$ 5,550,400	\$ 232,770	\$ 24,016,352	\$ 4,271,252	\$ 28,287,604
Interest Expense							729,889
Total Expenses							\$ 29,017,493

Harlingen Waterworks System
Projected Budget
Fiscal Year 2025 - 2026

Expense Line Items (GAAP Basis)

Acct Obj	Account Description					FY25 - FY26 BUDGET	
		2023-24 Actual	2024-25 Budget	2024-25 Estimated	2025-26 Proposed	Inc (Dec)	% Inc (Dec)
	Personnel Services						
5100	SALARIES & WAGES	\$ 7,456,296	\$ 8,298,946	\$ 8,179,669	\$ 9,065,904	\$ 369,139	9.2%
5160	3% COLA PAY		238,691	-	254,179	254,179	2.8%
5170	2% MERIT PAY		159,128	-	167,242	167,242	1.8%
5190	CAR & PHONE ALLOWANCES	75,245	99,400	6,735	103,480	4,080	4.1%
5198	STANDBY PAY	121,216	100,000	112,356	100,000	-	0.0%
5199	OVERTIME PAY	238,161	206,200	299,048	225,200	19,000	9.2%
	Sub-total Wages	7,890,918	9,102,365	8,597,808	9,916,005	813,640	8.9%
5410	FICA	567,292	672,300	656,979	760,176	87,876	13.1%
5420	WORKER'S COMP INSURANCE	118,468	153,309	124,733	135,029	(18,280)	-11.9%
5430	UNEMPLOYMENT	19,747	31,279	27,453	36,619	5,340	17.1%
5435	EAP	2,237	2,500	1,964	2,612	112	4.5%
5440	HEALTH INSURANCE	1,118,373	1,461,823	1,295,976	1,443,266	(18,557)	-1.3%
5445	LIFE INSURANCE	2,716	3,252	2,188	3,339	87	2.7%
5450	TMRS RETIREMENT	299,066	838,367	845,445	853,254	14,887	1.8%
	Sub-total Employment Taxes & Benefits	2,127,899	3,162,830	2,954,738	3,234,295	71,465	2.3%
5470	OPEB HEALTH CARE	281,219	304,000	322,163	304,000	-	0.0%
5471	OPEB LIABILITY INCR (DECR)	(901,747)	375,000	375,000	375,000	-	0.0%
	Sub-total Retiree Benefits	(620,528)	679,000	697,163	679,000	-	0.0%
5500	TRANSFERS OUT-CAPITALIZED WAGES	(118,755)	(500,000)	(124,017)	(660,000)	(150,000)	30.0%
	Total Personnel Services	9,279,534	12,444,195	12,125,692	13,179,300	736,106	5.9%

Projected Budget
Fiscal Year 2025 - 2026

Expense Line Items (GAAP Basis)

Acct Obj	Account Description	2023-24	2024-25	2024-25	2025-26	FY25 - FY26 BUDGET	
		Actual	Budget	Estimated	Proposed	Inc (Dec)	% Inc (Dec)
<u>Contractual Services</u>							
6110	UTILITY SERVICES	31,266	35,300	30,650	36,000	700	2.0%
6120	POWER PURCHASED	1,421,512	1,140,000	1,185,183	1,235,000	95,000	8.3%
6130	RAW WATER DIVERSION	1,288,970	1,365,000	1,267,701	1,445,000	80,000	5.9%
6140	TELEPHONE SERVICES	69,164	79,595	60,783	80,095	500	0.6%
6211	PROPERTY INSURANCE	44,957	47,208	49,598	52,078	4,870	10.3%
6215	WINDSTORM INSURANCE	113,592	119,486	156,691	181,527	62,041	51.9%
6230	EMPLOYEE DISHONESTY INSURANCE	2,070	2,177	2,070	2,174	(4)	-0.2%
6241	GENERAL LIABILITY INSURANCE	8,711	9,147	11,546	12,123	2,976	32.5%
6243	ERRORS & OMISSION INSUR	20,184	21,194	25,112	26,368	5,174	24.4%
6247	CYBER LIABILITY	242	260	918	964	704	270.7%
6251	AUTO LIABILITY	28,593	30,025	34,472	36,196	6,171	20.6%
6253	AUTO PHYSICAL DAMAGE	32,665	34,304	32,044	33,646	(658)	-1.9%
6261	AUTO CATASTROPHE	-	422	-	443	21	5.0%
6265	MOBILE EQUIP INSURANCE	13,753	14,446	12,780	13,419	(1,027)	-7.1%
6267	INSURANCE DEDUCTIBLE	1,590	14,000	10,825	14,000	-	0.0%
6311	COMMUNICATION EQPT MAINTENANCE	-	-	-	-	-	-
6313	OFFICE EQPT MAINTENANCE	1,718	6,000	1,910	6,000	-	0.0%
6315	INSTRUMENTATION MAINTEN	-	-	-	-	-	-
6319	OTHER EQPT MAINTENANCE	2,919	5,000	8,273	5,000	-	0.0%
6400	LEGAL SERVICES	26,873	50,000	60,620	50,000	-	0.0%
6410	CONTRACTED SERVICES	94,200	262,500	64,200	274,000	11,500	4.4%
6415	EASEMENT EXPENSE	-	-	-	-	-	-
6500	AUDITING SERVICES	41,750	40,000	62,500	50,000	10,000	25.0%
6613	WATER QUALITY ASSESSMEN	134,288	138,000	135,433	141,000	3,000	2.2%
6621	COMMERCIAL LABORATORY	51,753	35,000	39,617	40,200	5,200	14.9%
6640	PERMIT APPLICATION	-	40,000	29,500	40,000	-	0.0%
6711	EQUIPMENT RENTAL/LEASE	42,411	44,250	31,891	44,850	600	1.4%
6810	EMPLOYMENT COSTS	39,782	45,850	62,668	50,700	4,850	10.6%
6850	PROFESSIONAL SERVICES	271,884	512,323	441,151	499,000	(13,323)	-2.6%
6860	LANDFILL USAGE / SLUDGE	639,273	681,500	653,812	681,500	-	0.0%
6890	MISCELLANEOUS SERVICES	2,192	2,600	588	2,600	-	0.0%
Total Contractual Services		4,426,311	4,776,687	4,472,636	5,053,882	278,295	6.8%

Projected Budget
Fiscal Year 2025 - 2026

Expense Line Items (GAAP Basis)

Acct Obj	Account Description	2023-24	2024-25	2024-25	2025-26	FY25 - FY26	
		Actual	Budget	Estimated	Proposed	Inc (Dec)	% Inc (Dec)
<u>Supplies and Maintenance</u>							
7110	ALUM	-	-	-	236,000	236,000	
7112	AMMONIA	151,494	180,000	140,485	180,000	-	0.0%
7116	CHLORINE	633,658	748,000	490,022	748,000	-	0.0%
7122	H T H	13,567	27,000	39,150	27,000	-	0.0%
7124	LABORATORY CHEMICALS	33,331	33,000	28,300	33,000	-	0.0%
7126	LIME/CAUSTIC SODA	390,026	330,000	336,015	330,000	-	0.0%
7128	ODOR CONTROL CHEMICALS	-	3,500	-	3,500	-	0.0%
7130	POLYMER-ALUM BLEND / POLYMER	509,549	578,387	509,035	325,000	(253,387)	-43.8%
7136	SULFUR DIOXIDE	121,481	126,000	89,223	126,000	-	0.0%
7137	HYDROGEN PEROXIDE	12,311	20,000	-	20,000	-	0.0%
7180	QUALITY ASSURANCE	16,928	17,000	11,607	17,000	-	0.0%
7190	MISCELLANEOUS CHEMICALS	2,632	1,000	1,000	1,000	-	0.0%
	Sub-total Chemicals	1,884,977	2,063,887	1,644,837	2,046,500	(17,387)	-0.8%
7210	EQUIPMENT	147,654	291,200	240,496	291,200	-	0.0%
7230	LABORATORY EQUIPMENT	11,953	20,000	16,738	20,000	-	0.0%
7260	FURNITURE & FIXTURES	14,283	13,500	1,597	13,500	-	0.0%
7310	VEHICLE FUEL & OIL	239,646	271,000	230,859	271,000	-	0.0%
7315	VEHICLE MAINTENANCE	141,192	113,600	91,628	113,600	-	0.0%
7316	HEAVY EQPT MAINTENANCE	315,462	251,000	262,542	260,500	9,500	3.8%
7318	SOFTWARE MAINTENANCE	34,515	30,000	29,998	37,500	7,500	25.0%
7319	COMPUTER & NETWORK MAINTENANCE	67,570	93,000	42,218	93,000	-	0.0%
7330	SYSTEM MAINT. & REPAIRS	726,427	992,000	847,877	992,000	-	0.0%
7340	FIRE HYDRANTS MAINTENANCE	138,632	80,000	66,827	80,000	-	0.0%
7342	LAB EQPT MAINTENANCE	13,440	12,000	10,632	12,000	-	0.0%
7357	PAVEMENT REPAIR	7,238	95,000	20,000	95,000	-	0.0%
7365	METER MAINTENANCE & REPLACEMENT	43,942	25,000	35,192	25,000	-	0.0%
7380	STRUCTURES & IMPROVEMENTS	75,568	77,000	76,989	103,000	26,000	33.8%
7385	VALVES MAINTENANCE	4,891	60,000	7,701	60,000	-	0.0%
7412	COMPUTER SUPPLIES	8,197	8,000	4,452	8,000	-	0.0%
7414	PUBLIC RELATION & CONSRV SUPPL	1,962	7,500	1,300	7,500	-	0.0%

Projected Budget
Fiscal Year 2025 - 2026

Expense Line Items (GAAP Basis)

Acct Obj	Account Description	FY25 - FY26 BUDGET					
		2023-24 Actual	2024-25 Budget	2024-25 Estimated	2025-26 Proposed	Inc (Dec)	% Inc (Dec)
7415	WATER NIGHT SUPPLIES	34,738	4,150	465	1,000	(3,150)	-75.9%
7422	JANITORIAL SUPPLIES	11,424	10,600	10,239	10,600	-	0.0%
7424	LABORATORY SUPPLIES	32,118	27,900	22,379	27,900	-	0.0%
7426	OFFICE SUPPLIES	51,058	54,150	34,836	55,150	1,000	1.9%
7427	PREPRINTED FORMS	5,760	9,500	9,181	9,500	-	0.0%
7430	POSTAGE	129,219	165,100	160,524	166,350	1,250	0.8%
7432	SHIPPING EXPENSE	997	8,600	4,569	8,600	-	0.0%
7434	SOFTWARE LICENSES (Annual & SaaS)	251,465	448,250	311,633	512,650	64,300	14.3%
7438	MECHANIC SUPPLIES	10,469	8,000	5,568	8,000	-	0.0%
7500	SMALL TOOLS	24,539	34,500	26,468	34,500	-	0.0%
7600	UNIFORMS	71,224	53,000	54,750	54,400	1,400	2.6%
7700	MATERIAL & SUPPLIES	36,015	35,800	37,924	35,800	-	0.0%
7800	SAFETY & SECURITY	102,253	94,250	187,473	96,750	2,500	2.7%
	Total Supplies & Maintenance	4,638,828	5,457,487	4,497,892	5,550,400	92,913	1.7%
	Other						
8010	TRAVEL & TRAINING	51,881	108,100	55,808	104,800	(3,300)	-3.1%
8030	MEMBERSHIPS & SUBSCRIPT	17,406	23,720	13,004	25,770	2,050	8.6%
8045	EMPLOYEE INCENTIVES & FUNCTION	32,678	36,550	28,858	34,000	(2,550)	-7.0%
8050	BOARD EXPENSES	6,379	5,000	4,912	5,000	-	0.0%
8051	VARIANCE MISC INVENTORY	4,162	-	3,500	-	-	
8070	CASH {OVER}/ SHORT	116	-	(35)	-	-	
8072	CR CARD ADMIN EXPENSE	35	100	-	100	-	0.0%
8073	BANKING FEES	23,875	20,000	20,648	20,000	-	0.0%
8080	ADVERTISING	11,528	5,600	9,539	8,750	3,150	56.3%
8090	MISCELLANEOUS EXPENSES	5,809	4,350	3,704	4,350	-	0.0%
8198	BAD DEBT EXPENSE	(1,179)	30,000	6,045	30,000	-	0.0%
	Total Other	162,690	233,420	145,983	232,770	(650)	-0.3%
	Subtotal: Expenses w/o Depreciation	18,497,363	22,910,689	21,242,103	24,016,352	1,105,663	4.8%
8999	DEPRECIATION EXPENSE	4,018,118	4,155,834	4,673,857	4,271,252	115,418	2.8%
	Total Operating Expenses	22,515,481	27,066,523	25,915,960	28,287,604	1,221,081	4.6%

Projected Budget
Fiscal Year 2025 - 2026

Expense Line Items (GAAP Basis)

Acct Obj	Account Description					FY25 - FY26 BUDGET	
		2023-24 Actual	2024-25 Budget	2024-25 Estimated	2025-26 Proposed	Inc (Dec)	% Inc (Dec)
	<u>Interest Expense</u>						
9128	INTEREST EXPENSE	521,940	759,471	666,892	638,557	(120,914)	-15.9%
9135	CAPITALIZED INTEREST AMORT	-	-	-	-	-	
9215	AGENT FEES	950	2,950	1,950	2,850	(100)	-3.4%
9315	DEFERRED AMT ON REFUNDING	21,412	21,074	21,074	16,525	(4,549)	-21.6%
9318	ISSUANCE EXPENSE	276,098	109,418	109,418	122,695	13,277	12.1%
9320	BOND PREM/DISC AMORTIZATION	(61,824)	(56,447)	(56,447)	(50,738)	5,709	-10.1%
	Total Interest Expense	758,576	836,466	742,887	729,889	(106,577)	-12.7%
	TOTAL EXPENSES	\$ 23,274,057	\$ 27,902,989	\$ 26,658,847	\$ 29,017,493	\$ 1,114,504	4.0%



HARLINGEN
WATERWORKS
SYSTEM

Projected Budget
Fiscal Year 2025 - 2026
ANALYSIS OF OPERATING EXPENSE CHANGES

	Item Description	Department	Purpose	Recurring Amount	Non-recurring Amount	Increase (Decrease)
PERSONNEL	3% COLA increase	All Departments	Wage adjustment to offset inflation	254,179		
	2% Merit increase	All Departments	Performance-based wage adjustment to reward employees in proportion to performance	167,242		
	New Purchasing Clerk Wages	Purchasing	Provide increased capacity and oversight for warehouse operations as increase in CIP construction projects bidding	13,500		
	New Accounting Specialist I Wages	Finance	Additional employee anticipated to assist with balancing duties and responsibilities within Finance Department	65,000		
	New Meter Technicians and CSR Wages	Customer Service	Meter Technicians needed to tackle AMI installations and increased customer service representatives to help customers	210,808	(160,000)	
	New CyberSecurity Administrator	Information Technology	New position to assist in combating increased external cyber threats and hacking activity	75,000		
	FICA Increase	All Departments	Federal tax payment increases associated with pay adjustments and new positions	87,876		
	Health Insurance Increase	All Departments	Additional expense created by new and vacant position requirements.	-	\$ (18,557)	
	Wage & Benefit Variances	Various	Variances created by hiring, reclassifications, and benefits changes		\$ 40,057	
Personnel Subtotal				\$ 873,605	\$ (138,500)	\$ 735,105
CONTRACTUAL	Power Purchased	All Departments	Estimated rate increase to be billed by new TXU contract for electricity	95,000		
	Property, Liability & Windstorm Insurance	Finance	Estimated rate increase to be billed by insurance carriers	80,268		
	Raw Water Diversion	Water/Wastewater Distribution	Increase in rate to divert water for production	80,000		
	Contractual Services Variances	Various	Variances created by changes in services (< \$10,000 each)	23,027		
Contractual Services Subtotal				\$ 278,295	\$ -	\$ 278,295



HARLINGEN
WATERWORKS
SYSTEM

Projected Budget
Fiscal Year 2025 - 2026
ANALYSIS OF OPERATING EXPENSE CHANGES

Item Description	Department	Purpose	Recurring Amount	Non-recurring Amount	Increase (Decrease)
SUPPLIES & MAINTENANCE	Chemicals	Water & WW Treatment	Change in treatment chemical components reducing amount of polymer blend	-	\$ (17,387)
	Heavy Equipment Maintenance	Various	Increases in heavy equipment maintenance to cover increased costs for repairs	9,500	
	Software Maintenance	Information Technology	Increases in software costs in network maintenance software	7,500	
	Software Licenses	Information Technology	Increases in software costs in various Erp, Payroll and HR software	64,300	
	Structures and Improvements	Building Maintenance	To cover increase in discontinued refrigerant for HVAC	26,000	
	Supplies & Maintenance Variances	Various	Minor increases (decreases) in anticipated expenses (< \$10,000 each)	-	\$ 3,000
Supplies & Maintenance Subtotal			\$ 107,300	\$ (14,387)	\$ 92,913
Advertising	various	Increase for bid advertising various departments	3,150		
Miscellaneous Variances	Various	Minor increases (decreases) in anticipated expenses	-	\$ (3,800)	
Other Subtotal			\$ 3,150	\$ (3,800)	\$ (650)
TOTALS			\$ 1,262,350	\$ (156,687)	\$1,105,663

**Harlingen Waterworks System
Projected Budget
Fiscal Year 2025 - 2026**

Proposed Capital Asset Funding

Department Name	Item Description	Amount	Replacement, Additional, or New	Purpose/Need for Item
Construction Maintenance	Trench roller 24-33" Walk behind	\$ 35,000	New Item	Equipment needed to compact trench when installing and repairing deep sewer lines. This reduces the risk to our staff in case of a cave in.
WW Collection	(2) Bypass Pump w/ Suction and Discharge Hoses	\$ 286,000	New	Vital to operations when bypassing from manhole to manhole while repairs to the main are necessary. IE: Ed Carey Drive
WW Collection	(1) 2026 Western Star Tractor	\$ 180,000	Replacement,	Needed for moving heavy equipment from location to location. Current tractors are 23 and 24 years old and most parts are obsolete. Trailer for hauling heavy equipment purchased in 2024.
WW Collection	(1) Basket Assy for Crane Works Boom truck	\$ 40,000	New	Basket to be used on Unit 0822, Manitex boom truck for antenna installations and servicing yard lighting at the plants.
WW Treatment	Barscreen for Headworks	\$ 413,400	Replacement,	Going on (8) years of running 24/7 in a very corrosive environment, current frames & screens are beginning to show wear and tear. Since 12/2024, recent repair costs have totaled \$26,962.38.
WW Treatment	60hp Headworks Pump	\$ 75,000	Replacement,	Need to replace a 2006 60hp pump that is used at the Headworks. The pump has over 6000 hours on it. The cost of ongoing repairs, compared to new one, warrants the replacement.
WW Treatment	Membrane diffusers for (2) Aeration Basin's	\$ 20,500	Replacement,	The membrane diffusers are nearing their life expectancy of (10) years. Replacements are needed to reclaim efficiency, curtail power costs, and not impede process control.
WW Treatment	25hp Grit Pump	\$ 45,000	Additional,	An additional pump is needed so that both the west & east headworks have backups to minimize downtime. All (3) current grit pumps were purchased in 2011.
Safety & Fleet	60k (lb) 4 Post Lift	\$ 200,000	Replacement	Current 4 Post Lift is 20+ years old and has accumulated rust and holes due to the environment. It's currently unable to pass a safety inspection. Any modification made would require the whole lift to be shipped out to the manufacturer for safety approval.
Wastewater Total		\$ 1,294,900		

**Harlingen Waterworks System
Projected Budget
Fiscal Year 2025 - 2026**

Proposed Capital Asset Funding

Department Name	Item Description	Amount	Replacement, Additional, or New	Purpose/Need for Item
Water Treatment	Bulk Tank (MFR Water Plant)	\$ 30,000	Replacement,	Current Caustic Bulk tank has been failed and repaired twice this year. Currently using bulk tank with in house repair. Safety and spill concern.
Water Treatment	Robo controls for MFR chlorine tanks.	\$ 30,000	Replacement,	C12 Emergency safety shutdown controls at MFR need replacement are over 10 yrs old and experincing failures. Used to prevent chemical spills/released due to failures.
Water Treatment	1/2 ton truck reg cab (1 unit)	\$ 42,000	New	Vehicle need for standby use so that service vehicles that carry expensive equipment or inventory are not taken home so avoid exposure of theft or loss of equipment.
Water Treatment	MFR Raw water pump stataion Electrical	\$ 15,000	Replacement,	Raw pump failure due to old faulty wiring. Electricians advised that wiring for other pumps should be replaced as they were also worn and could lead to a future failures. Funds are to replace electrical wiring for all raw water pumps.
Distribution Maintenance	Mclaughlin Hole Hammer Piercing Tool	\$ 7,500	Replacement,	Replacement tool needed to perfrom street and drive way bores for taps or repairs- Existing piercing tool has reached its useful life expentacy and has failed, repair quotes are more than what a new unit costs.
Distribution Maintenance	2-Chevy 4500 4X4 Service Trucks	\$ 210,000	Replacement,	Two replacement units at \$105,000each. These units are needed to replace the following- 2014 F-350 Unit# 0510 and a 2000 F-350 Unit#114. The existing units have reached there life expectancy and are in very poor condition.
Distribution Maintenance	Hydraulic Power Unit	\$ 10,000	Replacement,	Units used for valve maintenance replacement due to existing unit have no local representation and cannot be repaired. 12GPM need to operated hydraulic tools.
Distribution Maintenance	Frightliner Dump Truck	\$ 150,000	Replacement,	Replacement unit for 2001 Ford F-650 Unit#0556 Dump truck. The existing unit has reached its life expectancy and is in very poor conditions very difficult to find parts .6-7 Yards box capacity
Pretreatment	Auto Samplers (2)	\$ 13,000	New	We currently have two autosamplers and they are both 10 years old. One unit is for industrial discharge monitoring and the other is for WWTP discharge compliance. Sampler models change every 5 yrs and are no longer supported. 2 current models are no longer supported useful life has been reached.

**Harlingen Waterworks System
Projected Budget
Fiscal Year 2025 - 2026**

Proposed Capital Asset Funding

Department Name	Item Description	Amount	Replacement, Additional, or New	Purpose/Need for Item
Laboratory	Micro Incubator	\$ 4,000	Additional	Needed for certified Micro P/A analysis an increase in construction sampling and commercial sampling extra incubator space is needed.
Laboratory	CBOD Incubator	\$ 8,000	Replacement	Replacement incubator needed for certified CBOD analysis. Current incubator is over 16 years old and is not functioning.
Facilities Maintenance	3/4 Ton Truck	\$ 65,000	Replacement,	To replace unit 091 F-150 super duty or equivalent in poor condition currently has transmission issues and has been repaired 4 times and not worth the investment. Seeking a 2500 -Diesel motor 4 door extended cab heavy duty tow package to include 5 wheel towing full bench seats to better meet the application and use to try and get a longer life.
Facilities Maintenance	Rosco Leeboy NB-25 Broom closed cab	\$ 62,000	New	To be used to clean warehouse yard area. Warehouse yard project to begin soon and will be needed to control dust that is created from all the impervious surface.
Water Total		\$ 646,500		
Customer Service	Portable Meters	\$ 45,000	Additional	Increased development has depleted our inventory of portable meters and will need to allow for on hand inventory (Bid)
Customer Service		\$ 45,000		
Information Technology	Desktops	\$ 144,000	Replacement	Replacement of 80 Windows 10 machines reaching End-of-Life status – \$1,800 per device with Monitor.
Information Technology	BackFlow Software	\$ 35,000	Replacement	Current Software is no longer support. The proposed budget supports the implementation of a dedicated Backflow Prevention Management System - Utility billing systems (to sync customer records and automate enforcement)
IT Total		\$ 179,000		
Grand Total		\$2,165,400		

**HARLINGEN WATERWORKS SYSTEM
PROPOSED CAPITAL IMPROVEMENT BUDGET
2025-2026**

	PROJECT	TASK	FY 2025 Budget	FY 2025 Estimated	FY 2025 Est. Balance	FY 2026 Proposed
WATER	Water Rights Purchase	Purchase	\$ 800,000.00	\$ 275,622.56	\$ 524,377.44	\$ 300,000.00
	Jefferson Raw Water Line Replacement	Design	\$ -	\$ 71,534.44	\$ (71,534.44)	\$ 68,658.33
		Construction	\$ 3,209,675.00	\$ -	\$ 3,209,675.00	\$ 3,854,277.78
	Downtown Fire Flow Improvements - Phase 1	Design & Const	\$ 315,000.00	\$ 295,289.50	\$ 19,710.50	\$ -
	Large Meter Upgrades (≥ 3-Inch)	Construction	\$ 170,000.00	\$ 89,399.01	\$ 80,600.99	\$ -
	Smart Meter & AMI Implementation	Construction	\$ 1,500,000.00		\$ 1,500,000.00	\$ 2,679,000.00
	Annual Meter Replacement	Construction	\$ -	\$ 98,956.22	\$ (98,956.22)	\$ -
	Local System Participation & Sponsorship	Construction	\$ 500,000.00	\$ 121,214.11	\$ 378,785.89	\$ 500,000.00
	Lead Service Line Inventory	Survey	\$ 1,714,000.00	\$ 449,639.43	\$ 1,264,360.57	\$ 1,264,361.00
	Downtown Fire Flow Improvements - Phase 2	Design & Const	\$ -	\$ -	\$ -	\$ 315,000.00
	AC Waterline Replacement - N. 1st Street	Design & Const	\$ -	\$ 24,999.00	\$ (24,999.00)	\$ 3,716,111.11
	Pier Replacement at MFR Reservoir Intake	Design	\$ 28,415.00	\$ 5,938.00	\$ 22,477.00	\$ 95,600.00
		Construction	\$ -	\$ -	\$ -	\$ 2,014,400.00
	Flash & Flocc Mixer Replacement - MFR	Design	\$ 95,865.00	\$ 95,865.00	\$ -	\$ 80,400.00
		Construction	\$ -	\$ -	\$ -	\$ 1,693,600.00
	MFR Sludge Removal	Construction	\$ -	\$ -	\$ -	\$ 600,000.00
	Generator Upgrade - MFR	Design	\$ -	\$ 82,423.33	\$ (82,423.33)	\$ 247,270.00
		Construction	\$ -	\$ -	\$ -	\$ 1,890,395.00
	WATER Total		\$ 8,332,955.00	\$ 1,610,880.61	\$ 6,722,074.39	\$ 19,319,073.22
WASTEWATER	Generators - LS-7, 75, and 76	Design	\$ 185,783.00	\$ 47,636.67	\$ 138,146.33	\$ 142,910.00
		Construction	\$ -	\$ -	\$ -	\$ 1,082,280.00
	Ed Carey WW Gravity	Construction	\$ -	\$ 798,451.34	\$ (798,451.34)	\$ -
	Priority Sewer Renewal Project Package #2	Design & Const	\$ 2,715,000.00	\$ 703,342.40	\$ 2,011,657.60	\$ -
	Annual Manhole Rehabilitation	Construction	\$300,000.00	\$229,195.67	\$70,804.33	\$300,000.00
	Local Sewer Participation & Sponsorship	Construction	\$500,000.00	\$-	\$500,000.00	\$500,000.00
	Little Creek Interceptor Replacement	Design	\$ 602,917.00	\$ 688,788.93	\$ (85,871.93)	\$ 1,617,978.05
	Osborn Interceptor & LS-53 Elimination Sewer	Design	\$ 213,000.00	\$ -	\$ 213,000.00	\$ -
	LS-9 Upgrade & FM Re-Route to Little Creek	Design	\$ 270,500.00	\$ 550,333.33	\$ (279,833.33)	\$ 275,166.67
		Construction	\$ -	\$ -	\$ -	\$ 4,342,800.00
	Annual Lift Station Rehab	Construction	\$ 1,000,000.00	\$ -	\$ 1,000,000.00	\$ -
	LS-59 Replacement	Design & Const	\$ 350,000.00	\$ 71,862.88	\$ 278,137.12	\$ 280,000.00
	Lift Station 76 Replacement & FM Upgrade	Design	\$ 367,220.00	\$ 329,204.30	\$ 38,015.70	\$ 155,688.00
		Construction	\$ 4,036,500.00	\$ -	\$ 4,036,500.00	\$ 7,630,350.00
	Lift Station 5 Rehab	Design & Const	\$ 130,000.00	\$ 173,400.73	\$ (43,400.73)	\$ -
	Lift Station 55 Replacement	Design	\$ 133,000.00	\$ -	\$ 133,000.00	\$ -
	LS-33 Rehabilitation	Construction	\$ 450,000.00	\$ 337,500.00	\$ 112,500.00	\$ 112,500.00
	WWTP Headworks, EQ Basin, Lift Station	Design	\$ 2,000,000.00	\$ 600,000.00	\$ 1,400,000.00	\$ 1,400,000.00
	LS-29 Replacement & Force Main	Construction	\$ -	\$ 20,000.00	\$ (20,000.00)	\$ 353,625.00
	Annual Sewer Line Rehabilitation	Construction	\$ -	\$ -	\$ -	\$ 1,581,250.00
	Acquisition of Future WWTP Property	Acquisition	\$ 2,750,000.00	\$ 534.64	\$ 2,749,465.36	\$ 2,750,000.00
	WW Sludge Dewatering Facility	Construction	\$ 200,000.00	\$ 83,656.19	\$ 116,343.81	\$ 116,343.81
	Generator Additions at WWTP	Design	\$ 298,207.00	\$ 76,463.33	\$ 221,743.67	\$ 229,390.00
		Construction	\$ -	\$ -	\$ -	\$ 1,942,534.00
	WASTEWATER Total		\$ 16,502,127.00	\$ 4,710,370.41	\$ 11,791,756.59	\$ 24,812,815.53
FACILITIES	Yard Improvements - Warehouse	Design	\$ 76,869.00	\$ 21,332.50	\$ 55,536.50	\$ 56,000.00
		Construction	\$1,600,000.00	\$532,500.00	\$1,067,500.00	\$1,597,500.00
	Building Envelope Rehabilitation - Main Office	Design & Const	\$2,800,000.00	\$1,012,000.00	\$1,788,000.00	\$1,518,000.00
	Lobby Security Remodeling - Main Office	Design & Const	\$ 500,000.00	\$ 33,025.83	\$ 466,974.17	\$-
	Generator Addition - Warehouse	Design		\$ 15,603.33	\$ (15,603.33)	\$46,810.00
		Construction			\$ -	\$526,860.00
	Generator Addition - Main Office	Design	\$ 119,353.00	\$ 15,000.00	\$ 104,353.00	\$45,000.00
		Construction			\$ -	\$ 336,120.00
	FACILITIES Total		\$ 5,096,222.00	\$ 1,629,461.66	\$ 3,466,760.34	\$ 4,126,290.00

**HARLINGEN WATERWORKS SYSTEM
PROPOSED CAPITAL IMPROVEMENT BUDGET
2025-2026**

PROJECT	TASK	FY 2025 Budget	FY 2025 Estimated	FY 2025 Est. Balance	FY 2026 Proposed
PROPOSED FY 2026 BUDGET		FY 2025			FY 2026
Water Total		\$8,332,955			\$19,319,073
Wastewater Total		\$16,502,127			\$24,812,816
Facilities Total		\$5,096,222			\$4,126,290
Grand Total		\$29,931,304			\$48,258,179

**Harlingen Waterworks System
Proposed Budget
Fiscal Year 2025 - 2026**

Debt Service Requirements and Expense

Debt Service Expense (GAAP Basis)

Debt Series	Interest Accrual	Agent Fees	Reserve Requirement	Amortization of Deferred Expenses				Total Expense
				Bond Premium/ Discount	Deferral on Refunding	Capitalized Interest	Total Amortization	
2015A	233,863	350		(2,880)			(2,880)	231,333
2015B	49,513	850		(6,653)	13,104		6,451	56,814
2019	131,442	750		(41,205)	3,421		(37,784)	94,408
2024	223,739	400	93,787	-	-	-	-	317,926
2025LSL	-	500	28,908	-	-	-	-	29,408
Total	\$ 638,557	\$ 2,850	\$ 122,695	\$ (50,738)	\$ 16,525	\$ -	\$ (34,213)	\$ 729,889

Debt Service Requirement (Working Capital Basis)

Debt Series	Principal	Interest	Reserve Requirement	Agent Fees	
				Agent Fees	Total
2015A	593,750	233,863		350	827,963
2015B	293,750	49,513		850	344,113
2019	289,167	131,442		750	421,359
2024	249,583	223,739	93,789	800	592,448
2025	55,000	-	28,908	-	83,908
Total	\$ 1,481,250	\$ 638,557	\$ 122,697	\$ 2,750	\$ 2,269,791

Debt Service Requirements by Issue (GAAP Basis)

Debt Series	Original Amount	Interest Rate	Balance 10/1/2025	FY 2026 Principal	FY 2026 Interest	FY 2026 Total	Balance 9/30/2026
2015A Revenue	12,000,000	2.0 - 3.75%	7,490,000	580,000	241,113	821,113	6,910,000
2015B Refunding	6,475,000	2.0 - 3.25%	1,865,000	280,000	53,012	333,012	1,585,000
2019 Refunding	4,825,000	2.5 - 5%	3,835,000	280,000	137,275	417,275	3,555,000
2024 Revenue	10,000,000	1.75 - 2.68%	10,000,000	245,000	225,628	470,628	9,755,000
2025 Lead Service	840,000	0.00%	840,000	55,000	-	55,000	785,000
Total			\$ 24,030,000	\$ 1,440,000	\$ 657,028	\$ 2,097,028	\$22,590,000

**Harlingen Waterworks System
Proposed Budget
Fiscal Year 2025 - 2026**

**Debt Service Requirements to Maturity by Fiscal Year
Source of Funding - Water & Wastewater System Revenue**

FISCAL YEAR ENDING 06/30	2015A		2015B		2019		2024		2025		Provisional Reserve Requirement	TOTAL DEBT PRINCIPAL	TOTAL DEBT INTEREST	TOTAL PRINCIPAL & INTEREST
	REVENUE BONDS		REFUNDING REVENUE BONDS		REFUNDING BONDS		TWDB (CWSRF) BONDS		TWDB (LSL) BONDS					
	PRINCIPAL	INTEREST	PRINCIPAL	INTEREST	PRINCIPAL	INTEREST	PRINCIPAL	INTEREST	PRINCIPAL	INTEREST				
2025	580,000	258,212	275,000	61,338	260,000	150,775	-	162,691	55,000	-	1,150,000	633,016	1,783,016	
2026	580,000	241,113	280,000	53,012	280,000	137,275	245,000	225,628	55,000	138,326	1,440,000	657,028	2,097,028	
2027	585,000	223,487	295,000	44,388	290,000	123,025	250,000	221,062	55,000	197,414	1,485,000	611,962	2,294,375	
2028	615,000	205,338	300,000	35,462	305,000	108,150	255,000	216,505	55,000	418,797	1,530,000	565,455	2,514,252	
2029	635,000	186,587	320,000	26,163	325,000	92,400	260,000	211,947	55,000	418,797	1,595,000	517,097	2,530,894	
2030	650,000	166,907	330,000	16,208	340,000	75,775	265,000	207,327	55,000	418,797	1,640,000	466,215	2,525,012	
2031	675,000	145,781	340,000	5,525	355,000	58,400	270,000	202,646	55,000	418,797	1,695,000	412,352	2,526,149	
2032	695,000	122,650	-	-	370,000	44,900	270,000	197,908	55,000	279,198	1,390,000	365,458	2,034,656	
2033	720,000	97,887	-	-	375,000	35,588	275,000	191,125	55,000	-	1,425,000	326,600	1,751,600	
2034	745,000	71,785	-	-	385,000	26,088	280,000	188,255	50,000	-	1,460,000	286,128	1,746,128	
2035	775,000	44,234	-	-	400,000	16,275	285,000	183,269	50,000	-	1,510,000	243,778	1,753,778	
2036	805,000	15,084	-	-	410,000	5,638	290,000	178,021	50,000	-	1,555,000	198,752	1,753,752	
2037							300,000	172,340	50,000	-	350,000	172,340	522,340	
2038							305,000	166,228	50,000	-	355,000	166,228	521,228	
2039							310,000	159,739	50,000	-	360,000	159,739	519,739	
2040							315,000	152,894	50,000	-	365,000	152,894	517,894	
2041							325,000	145,644	50,000	-	375,000	145,644	520,644	
2042							330,000	137,980			330,000	137,980	467,980	
2043							340,000	129,939			340,000	129,939	469,939	
2044							350,000	121,502			350,000	121,502	471,502	
2045							355,000	112,742			355,000	112,742	467,742	
2046							365,000	103,687			365,000	103,687	468,687	
2047							375,000	94,270			375,000	94,270	469,270	
2048							385,000	84,484			385,000	84,484	469,484	
2049							395,000	74,364			395,000	74,364	469,364	
2050							405,000	63,903			405,000	63,903	468,903	
2051							415,000	53,099			415,000	53,099	468,099	
2052							430,000	41,924			430,000	41,924	471,924	
2053							440,000	30,374			440,000	30,374	470,374	
2054							450,000	18,492			450,000	18,492	468,492	
2055							465,000	6,231			465,000	6,231	471,231	
2056											-	-	-	
2057											-	-	-	
2058											-	-	-	
	\$ 8,050,000	\$ 1,779,075	\$ 2,140,000	\$ 242,014	\$ 4,095,000	\$ 874,288	\$ 10,000,000	\$ 4,258,215	\$ 840,000	\$ -	\$ 2,290,126	\$ 25,180,000	\$ 7,153,671	\$ 34,485,471

HARLINGEN WATERWORKS SYSTEM
ORGANIZATIONAL CHART
AUTHORIZED POSITIONS
Fiscal Year 2025 - 2026

159 FTEs

