

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

**TUESDAY, MARCH 10, 2026, AT 5:30 P.M.  
CITY HALL TOWN HALL (2nd FLOOR)  
118 E. TYLER AVENUE  
HARLINGEN, TEXAS 78550**

**This is not a Meeting of the Harlingen Elective Commission; however, a quorum of the City Commission may be present. Other City Board members may also be present.**

**CALL MEETING TO ORDER**

**PLEDGE OF ALLEGIANCE / WELCOME**

**CONFLICT OF INTEREST:** Under State Law a conflict of interest exists if an advisory board 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?

**CITIZEN COMMUNICATION:** At this time, the public is invited to address the Board and speak on any matter not specifically listed for public hearing elsewhere on this agenda. Please note that the Board members may not respond to comments or deliberate on topics addressed.

**APPROVAL OF MINUTES**

- 1) Regular Meeting of February 10, 2026

**CONSENT AGENDA**

- 1) Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Lot 1 Highland Groves Subdivision Replat, bearing a legal description of 0.277 acres of land and being a replat of Lot 1, Block A of Highland Groves Subdivision, located south of U.S. Business 83 Frontage Road within the 3.5-mile ETJ, approximately 5,254.84 feet west of FM 800 (Bass Boulevard). Applicant: Atlas Tower 1, LLC (Cornelius Whitehead) c/o George Gilbert Morales.
- 2) Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Woodland Oaks Subdivision Phase IV, bearing a legal description of 2.45 acres out of Block 5, Stuart Place Subdivision Survey 138, and 11.433 acres out of Stuart Place Resort Subdivision Section 1 & Reserve, located east of Beckham Road and north of Queen Sago Drive, approximately 2,286.69 feet north of West Expressway 83. Applicant: Scheibe Consulting c/o Sun Valley Enterprise.

**ACTION ITEMS/PUBLIC HEARINGS**

- 1) Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Aloch II Subdivision, bearing a legal description of 1.959 acres of land out of 8.53 acres out of the South half of Block 23, of the amended Lon C. Hill

Subdivision, located east of Rangerville Road, approximately 2,578.94 feet south of South Expressway 83. Applicant: Southpoint Surveying c/o Aloch Properties.

- a. Presentation by city staff
  - b. Consider and take action to recommend the subdivision, with conditions, to the City Commission
- 2) Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Pelican's Landing Subdivision Phase IV, bearing a legal description of 8.65 acres of land out of Block 99, Wilson Tract Subdivision, located approximately 2,271.50 feet north of Wilson Road. Applicant: Moore Land Surveying, LLC c/o Har-Tex Construction, LLC.
  - a. Presentation by city staff
  - b. Consider and take action to recommend the subdivision, with conditions, to the City Commission
- 3) Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Tesoro Village Subdivision, bearing a legal description of a 20.00-acre tract of land, more or less, being the west 20.00 acres of Block Twenty- Nine (29), Palmetal Company Subdivision, located south of Grimes Road, approximately 5,138.57 feet west of FM 509. Applicant: Scheibe Consulting, LLC c/o Paul Daniec
  - a. Presentation by city staff
  - b. Consider and take action to recommend the subdivision, with conditions, to the City Commission
- 4) Public hearing and take action to consider a request for a Special Use Permit ("SUP") to allow a recycling center, ferrous in a Light Industry ("LI") District located at 1318 N. Commerce Street, bearing a legal description of 3.40 acres out of Block 1, Harlingen Land and Water Company Subdivision. Applicant: Nicole Ortiz
  - a. Presentation by city staff
  - b. Public Hearing
  - c. Consider and take action to recommend the Special Use Permit (SUP) to the City Commission
- 5) Public hearing and take action to consider a request to rezone from Not designated ("N") District to General Retail ("GR") District located at 33470 FM 509, bearing a legal description of 1.75 acres out of Block 167, San Benito Land and Water Company Subdivision. Applicant: Raul Viramontes
  - a. Presentation by city staff
  - b. Public Hearing
  - c. Consider and take action to recommend the rezoning to the City Commission
- 6) Public hearing and take action to consider a request for a Special Use Permit (SUP) to allow an event center with alcohol in a General Retail ("GR") District located at 350 N. Loop 499, bearing a legal description 2.72 acres out of 21.7986 acres out of Block 67, Harlingen Land and Water Company Subdivision. Applicant: Eduardo Peña

- a. Presentation by city staff
  - b. Public Hearing
  - c. Consider and take action to recommend the Special Use Permit (SUP) to the City Commission
- 7) Public hearing and take action to consider a request to rezone from General Retail ("GR") District to Planned Development ("PD") District to allow a mixed-use development (commercial and multifamily) for properties bearing a legal description of 30.52 acre tract of land, more or less, out of Block 182, San Benito Land and Water Company Subdivision, Concepcion De Carricitos Grant, located northeast of Camelot Drive and Victoria Lane. Applicant: Berenice Chapa (Half Associates) c/o Economic Development Corporation of Harlingen, Inc.
- a. Presentation by city staff
  - b. Public Hearing
  - c. Consider and take action to recommend the rezoning to the City Commission
- 8) Public hearing and take action to consider a request for a Special Use Permit (SUP) to allow the sale of alcoholic beverages for on-site consumption, in a General Retail ("GR") District, located at 211 N. Ed Carey Drive, bearing a legal description of Lot 3, Block 1, Dorris Subdivision Unit 1. Applicant: Richard Rivas c/o Panthers Petroleum III, LLC
- a. Presentation by city staff
  - b. Public Hearing
  - c. Consider and take action to recommend the Special Use Permit (SUP) to the City Commission
- 9) Public hearing and take action to consider a request for a Special Use Permit (SUP) to allow the loading/unloading of bulk liquid (ethanol) in a Light Industry ("LI") District located at 2201 N. Commerce Street, bearing a legal description of 23.4100 acres out of Block G, Survey 26, Boyce Tract. Applicant: Frank Cunningham c/o Saint Claire Group, Inc.
- a. Presentation by city staff
  - b. Public Hearing
  - c. Consider and take action to recommend the Special Use Permit (SUP) to the City Commission

**ADJOURNMENT**

The City of Harlingen Planning and Zoning Commission reserves the right to convene into Executive Session at any time during the meeting regarding any agenda item in compliance with the Texas Open Meetings Act, Chapter 551 Government Code.

**POSTED** the 4<sup>th</sup> day of March 2026, at 4:00 p.m. and remain posted continuously for at least 72 hours preceding the scheduled time of said meeting.




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Ana Hernandez, AICP, CNU-A  
 Planning & Development Director/  
 Special Projects Director

**PLANNING AND ZONING COMMISSION**  
**February 10, 2026**

The regular meeting of the Planning & Zoning Commission was held on Tuesday, February 10, 2026, at the City of Harlingen Town Hall, located at 118 E. Tyler Harlingen, Texas, with the following present:

**COMMISSIONERS PRESENT:**

Nicholas P. Consiglio	Chairman
Vanessa Cantu	Commissioner
Wandy Cruz-Velázquez, J.D., M.A.	Commissioner (Arrived at 5:34 p.m.)
Raul L. Flores	Commissioner
Dagoberto Pena	Commissioner (First Meeting)
Carly Thomas	Commissioner

**COMMISSIONERS ABSENT:**

Carlos Sanchez, P.E.	Vice Chairman
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**CITY STAFF PRESENT:**

Ana Hernandez	Planning and Development Director
Joel Olivo	Assistant Planning and Development Director
Soledad A. Núñez	City Planner
Rodrigo Sanchez	City Planner
Sabina Ramirez	Administrative Assistant II
Dr. Josh Ramirez	Assistant City Manager for Internal Services

**PLEDGE OF ALLEGIANCE/WELCOME**

Chairman Consiglio wished everyone a good evening and called the meeting to order on Tuesday, February 10, 2026, at 5:31 p.m. He led the group in reciting the Pledge of Allegiance.

The Chairman again welcomed everyone again and proceeded to next agenda item.

**CONFLICT OF INTEREST**

*Under State Law, a conflict of interest exists if an advisory board 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.*

Chairman Consiglio read the Conflict of Interest statement. He asked if there were any known conflicts of interest to disclose at this time. The members of the Board indicated there were none.

**CITIZEN COMMUNICATION**

Chairman Consiglio asked if there was anyone signed up for Citizen Communication. Ana Hernandez, Planning and Development Director, indicated that there was someone signed up and named Mr. Miguel Vega. The Chairman asked Mr. Vega to please come up to the podium and state his name and address for the Record.

**Miguel Vega, 524 Chula Vista (Weslaco, TX)**

Mr. Vega introduced himself before the Board. He indicated he was a resident of Weslaco, TX. Chairman Consiglio welcomed Mr. Vega to Harlingen.

Mr. Vega said he was here to speak about the proposed data center development being discussed or planned in our area. He said he understood that data centers are being promoted as economic development but that they also come with very real local impacts, especially around water use, electricity demand, and long-term infrastructure costs. He said that our region already faces water stress, flooding risk, rising utility costs, and significant public health challenges and that adding a large high demand facility on top of systems that are already strained raises serious concerns. He indicated he had particular concerns, as follows:

- 1.) Where the water will come from and how much will be used?
- 2.) How increased electrical demand will affect local rates and grid reliability?
- 3.) Who pays for infrastructure upgrades – the residents or the developer? And last,

4.) Why [does] so much information appear to be restricted or undisclosed.

Mr. Vega said he was not here to oppose technology. He said he was here to ask for transparency, accountability, and protections for the community. Mr. Vega said that he respectfully asked this body to require full public disclosure of water and energy impact, ensure that infrastructure costs are not passed on to resident and to allow meaningful public input before any approvals move forward. Mr. Vega thanked the Board for their time. Chairman Consiglio thanked Mr. Vega for being here.

The Chairman asked if there was anyone else signed up for citizen communication. Ms. Hernandez indicated no. The Chairman acknowledged the response.

[An email from citizen EDahl was presented to Board members as part of their meeting materials prior to the start of the meeting. Mr. Dahl's email was also in reference to the data center development.]

## **AGENDA ITEMS**

### **1. Approval of Minutes: Regular Meeting of January 13, 2026**

Chairman Consiglio presented the approval of minutes. He asked if there a motion to approve. Cmr. Thomas made the motion to approve. Cmr. Cruz-Velázquez seconded the motion. The Chairman asked if there was any discussion and upon hearing none moved the motion to a vote. The motion passed unanimously.

The Chairman noted the arrival of Cmr. Cruz-Velázquez for the record.

### **2. Consent Agenda**

- a. Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Lot 5, Block 1, Harlingen Heights II Replat, bearing a legal description of a resubdivision of a 3.08 acre tract of land, also being all of Lot 5, Block 1, Harlingen Heights II Subdivision, located north of TX Spur 54, approximately 935.25 feet northwest of I-69 East. Applicant: Supreme Engineering, LLC c/o Ezequiel Reyna Jr.**

Chairman Consiglio presented the Consent Agenda item. He asked if there as a motion to approve the Consent Agenda or said that we can take this [item] out for discussion. Cmr. Cruz-Velázquez made the motion to approve. Cmr. Cantu seconded the motion. The Chairman asked if there was any further discussion and upon hearing none moved the motion to a vote. The motion passed unanimously.

## **ACTION ITEMS/PUBLIC HEARINGS**

- 1. Public hearing and take action to consider a request for a Special Use Permit (SUP) to allow an adult business (hemp retail holistic wellness center) in a General Retail ("GR") District located at 2710 S. Expressway 83, bearing a legal description 0.3398 acres out of 2.4900 acres of Block 1, Harlingen San – Har Subdivision. Applicant: Rudy Martinez**

City Planner Soledad Núñez addressed the Board and stated that Staff was actually recommending that this item get tabled due to the current moratorium in effect for smoke shops and similar businesses. The Chairman confirmed that the presented type of business fell into that whole territory. Ms. Núñez told him yes.

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

The Chairman confirmed that Staff would get with the applicant on that to discuss what this means. Ms. Núñez confirmed that Staff will get with [the applicant] and discuss next options.

### **2. Discussion of Potential Training Dates and Revised Meeting Schedule**

Chairman Consiglio presented the agenda item and opened the floor for Staff.

Director Hernandez started by discussing the revised meeting schedule. She stated that for the rest of the calendar year, we will only have the first meeting of every month instead of having two (2)

meetings every month. Director Hernandez announced that calendar invites had already been sent and that they have “Save the Dates” for future months. She said that hopefully that will help them plan their time around the meetings.

Second, Director Hernandez said she wanted to discuss potential training dates. She explained that there is a three (3) part training offered through APA (America Planning Association). She said it was an online recording and that we were currently pending to pay the subscription to be able to access those videos. She told the Board she wanted to check with them about any time preference. She said that we were maybe thinking that the second meeting in March could be the day that we can set up two (2) hours and go through two (2) of the videos. Director Hernandez said she wanted to ask their preference. She offered that they could do lunch and said that it was up to them and whatever was more comfortable. Director Hernandez specified that she did want them in the same room in case there were any questions or [further] discussion that Staff could address.

Cmr. Cruz-Velázquez asked how long [the training] is. Director Hernandez stated that each module is about an hour. Cmr. Cruz-Velázquez then asked how many modules they were being asked to complete. Director Hernandez said that she was thinking of doing two (2) [modules now] and then the third (3<sup>rd</sup>) at a later date. Chairman Consiglio confirmed that we are moving to one (1) meeting a month. The Chairman acknowledged the affirmative response. Director Hernandez added that this was the case unless there were objections. The Chairman then asked for clarification that Director Hernandez was proposing to have the special meeting in March. Director Hernandez said yes and then explained that we could utilize what would technically be the second (2<sup>nd</sup>) meeting in March for the training. The Chairman confirmed that Staff was not anticipating having a second meeting in [March]. Director Hernandez explained that the second (2<sup>nd</sup>) meeting was originally intended to just review plats because there is a thirty (30) day timeline that Staff has to abide by. She said she didn’t believe it has been the case that we actually need the second meeting. The Chairman asked whether potentially they could have a second meeting in order to meet a statute for approval of a plat based on a thirty (30) day window correct. Director Hernandez said that there was a very low chance but that yes, [they could have the second (2<sup>nd</sup>) meeting].

The Chairman asked if everyone was clear on this. Director Hernandez specified that for regular zoning cases, Staff is going to try to bring them to the first meeting and that [the second meeting] it was just for plats, if there are any. Chairman Consiglio noted that it was important to remember that they [the Board] were here to help facilitate the business of the City and so if there is a plat that they need to approve, to definitely try to keep the second (2<sup>nd</sup>) meeting at least tentatively available so we have quorum. He told the Commission that he would ask them to be mindful that we don’t want City business to not continue because of a lack of quorum. The Chairman asked Director Hernandez if that was correct. She said that if it helps, we can send another calendar invite for the second meeting that is tentative. The Chairman was of the opinion that we just send them off as needed. The Chairman addressed the Board and told them that if they haven’t accepted them, to accept them. He also put the disclaimer that accepting them didn’t also make it concrete. He said that things come up, life events happen or something and so he asked the Board to communicate with Staff about attendance to make sure we do have quorum.

Chairman regrouped to continue the agenda item discussion. She stated that it looked like they had the second (2<sup>nd</sup>) meeting in March do the trainings. Cmr. Cantu asked if there would be another option in case someone can’t make it and whether there would be another date proposed. Director Hernandez said that we could decide on an alternate date and then asked if they wanted to do Thursday. Ms. Hernandez clarified that she was open and that she was actually asking the Board what would work for them. She said she understood they have work and other commitments. Cmr. Cantu mentioned the possible conflict with Spring Break.

Cmr. Cruz-Velázquez asked how long the commitment would be for – a one (1) time commitment for two (2) hours? Director Hernandez said it would only be for the two (2) hours. The Chairman confirmed that the Director had said they could do the training during lunch, like twelve (12 p.m.) to two (2) p.m. or something like that. The Director said yes and that we could do lunch or anytime. Cmr. Cruz-Velázquez confirmed that it would be in-person. The Director said, in-person, preferably. Various of the Board members indicated that lunch was good. The Chairman then asked if it needed to be on Tuesday and then mentioned that Tuesdays were really bad for him and proposed having it on a Wednesday.

At this point, it was clarified that the proposed training at the second (2<sup>nd</sup>) meeting falls on the last week on March and would be after Spring Break. Wednesday, March 25<sup>th</sup> was the proposed training date to send a meeting invite. The Chairman said we would go from there and see if we can get enough people to make it worthwhile.

The Chairman asked if there were any other questions regarding this new schedule. Upon hearing none, he proceeded to the last agenda item.

[Note: Staff identified that the Election of Officers was skipped at the beginning of the meeting.]

### **ELECTION OF OFFICERS**

The Chairman regrouped to continue with the agenda item. He stated that this was something that was done annually and announced that currently he was the Chair and Carlos [Sanchez] is the Vice-Chairman. The Chairman confirmed that these were the two (2) officer positions. Staff confirmed this.

Chairman Consiglio shared that he has been Chair for a while and said that if there was anyone else that would like to do it, he thought that was great. He then mentioned that Mr. Sanchez has also sat and conducted the meetings as well and said he felt that Mr. Sanchez would be open and available for the Chairmanship as well.

Chairman Consiglio stated that they would do Vice Chair first. He asked if there was a motion. Cmr. Flores made the motion for Carlos Sanchez to be Vice Chair. Cmr. Thomas seconded the motion. The Chairman asked if there was any further discussion and upon hearing none moved the motion to a vote. The motion passed unanimously.

Chairman Consiglio asked if there was a motion for Chair. Cmr. Thomas made the motion to nominate Nicholas Consiglio to be Chair. Cmr. Cantu seconded the motion. The Chairman asked if there was any further discussion and upon hearing none moved the motion to a vote. The motion passed unanimously. Chairman Consiglio thanked the Board for their confidence and vote. He said he enjoyed chairing these meetings and that again, it was all about the business of the City and making sure we are helping the City Commission meet their objectives for our City.

The Chairman indicated he would proceed to item number (3) three (3).

### **3. Assistant Planning and Development Director's report by Joel Olivo, Assistant Planning and Development Director.**

a. Status report on items considered by the Planning and Zoning Commission at the January 13, 2026, meeting

**i. Request for a special use permit ("SUP") to allow a bar/lounge in a Light Industry ("LI") District located at 2669 N. Expressway 77, Building "D," bearing a legal description of 0.32 acres out of 5.79 acres out of Lot 2, Block 1, West Harlingen Industry Park. Applicant: Partick B. McDermott**

Mr. Olivo reported that this item got approved on Final Reading by the City Commission.

**ii. Request for a special use permit ("SUP") to allow an adult business (smoke shop) in a General Retail ("GR") District located at 1616 N. Ed Carey Drive, bearing a legal description of Lot 9, Medical Subdivision. Applicant: Abdelhadi Al Hatabeh**

Mr. Olivo reported that there was no action taken on this item due to the moratorium.

**iii. Request for the voluntary annexation and to establish the initial zoning of Planned Development ("PD") District to allow internal streets to have 50 feet R-O-W, with 32 foot wide paved roads, and for 135 out of 358 Residential, Single Family lots to be less than the required 6,000 square feet, for a property bearing a legal description of 35.754 acres out of a Part or Portion of Blocks 65, 66, and 72, and out of Reserved Horseshoe Lake, Lon C. Hill Subdivision, located south of Morris Road, approximately 2,095.97 feet southwest of South Ed Carey Drive. Applicant: Melden & Hunt, Inc. c/o Leonard P. Simmons III & Mary Beth Simmons**

Mr. Olivo reported that this item got approved on First Reading.

With no other items on the agenda, the meeting was adjourned at 5:46 p.m.

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▶ Nicholas P. Consiglio, Chairman  
Carlos A. Sanchez, P.E., Vice Chairman  
**Planning and Zoning Commission**

**AGENDA ITEM  
EXECUTIVE SUMMARY**

Meeting Date: **March 10, 2026**

**Agenda Item:**

Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Lot 1 Highland Groves Subdivision Replat, bearing a legal description of 0.277 acres of land and being a replat of Lot 1, Block A of Highland Groves Subdivision, located south of U.S. Business 83 Frontage Road within the 3.5-mile ETJ, approximately 5,254.84 feet west of FM 800 (Bass Boulevard). Applicant: Atlas Tower 1, LLC (Cornelius Whitehead) c/o George Gilbert Morales

**Prepared By:** Soledad A. Núñez, CNU-A  
**Title:** City Planner  
**Signature:** *Soledad A. Núñez*

**Brief Summary:**

Project Timeline

- February 13, 2026 – Original Preliminary Construction Plans and Final Plat application submitted to the City. **(ATTACHMENT I)**
- March 2, 2026 – Preliminary construction plans and final plat deemed complete.
- March 10, 2026 – Consideration of the preliminary construction plans and final plat with conditions by the Planning and Zoning Commission.

Summary:

- The proposed Lot 1, Highland Groves Subdivision Replat, consists of two commercial lots. The subdivision is located within the 3.5-mile ETJ along the north side of U.S. Business 83 Frontage Road.
- The proposed development consists of a new cell tower, and all required permits will be obtained through Cameron County.
- All drainage improvements will be designed in accordance with the City's current standards, including compliance with the 50-year storm event requirement.
- Water and wastewater services for the proposed development will be provided by the Harlingen Waterworks System (HWWS).
- All items identified 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, with the following conditions:

1. Requirements from the Engineering Department, HWWS, Fire Prevention Bureau, and Planning Division, as outlined in the attached comments. **(ATTACHMENT V – IX)**

**Funding (if applicable):**

Are funds specifically designated in the current budget for the full amount for this purpose?	Yes	No*
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\*If no, specify source of funding and amount requested:

Finance Director's approval:	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
City Manager's approval:	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
Comments:						
City Attorney's approval:	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A

## Attachment I—Subdivision Application

DocuSign Envelope ID: 0D8C061C-C121-46E1-BA68-D7CFFE1F4B12

### CITY OF HARLINGEN PLANNING AND DEVELOPMENT DEPARTMENT MASTER APPLICATION

**PROPERTY INFORMATION:** (Please PRINT or TYPE)

Project Address Unassigned Address US HWY 8; Nearest Intersection Hwy 83 & Rd 374  
 (Proposed) Subdivision Name Re-plat Lot 1 Highland Groves Subdivision Lot 1 Block A  
 Existing Zoning Designation A-R Future Land Use Plan Designation \_\_\_\_\_

**OWNER/APPLICANT INFORMATION:** (Please PRINT or TYPE)

Applicant/Authorized Agent Atlas Tower 1, LLC c/o Cornelius W Phone 720-466-1508 FAX \_\_\_\_\_  
 Email Address (for project correspondence only): cwhitehead@atlastowers.com  
 Mailing Address 2500 30th St suite 304 City Boulder State CO Zip 80301  
 Property Owner GEORGE GILBERT MORALES Phone 806-445-3734 FAX \_\_\_\_\_  
 Email Address (for project correspondence only): morales3431@sbcglobal.net  
 Mailing Address 13934 Chisom Creek St City San Antonio State TX Zip 78249

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

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

Please provide a basic description of the proposed project: Re-plat of Lot 1 Highland Groves Subdivision  
 for the purposes of placing a cell tower on the newly platted parcel.

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: *Cornelius Whitehead* Date: 1-16-26

Property Owner(s) Signature: *George Morales* Date: 1/20/2026  
Signed by: 52C.D98588274ND

Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

# Attachment II — Final Plat

**LOT 1**

DRAINAGE DISTRICT'S CERTIFICATION

CITY APPROVAL

**LOT 2**

GENERAL NOTES

**OWNER'S ACKNOWLEDGEMENT PURCHASE CONTRACT CERTIFICATE**

**IRRIGATION DISTRICT'S CERTIFICATION**

**COUNTY ENGINEER**

**BUILDING OFFICIAL**

**SURVEYOR'S CERTIFICATION**

**LINE TABLE**

LINE NO.	DESCRIPTION	LENGTH
1	...	...
2	...	...
3	...	...
4	...	...
5	...	...
6	...	...
7	...	...
8	...	...
9	...	...
10	...	...
11	...	...
12	...	...

**GNSS NOTES**

**LEGEND**

**FINAL PLAT OF**

**RE-PLAT LOT 1 HIGHLAND GROVES SUBDIVISION**

BEING 0.277 ACRES OF LAND, AND BEING A REPLAT OF LOT 1, BLOCK 4 OF HIGHLAND GROVES SUBDIVISION, RECORDED IN VOLUME 8, PAGE 85, PLAT RECORDS OF CAMERON COUNTY, TEXAS.

OWNER: GEORGE CLAYTON MORALES  
 SITE ADDRESS: 27088 ROAD 374, LA POMA, TX 75659  
 PARCEL ID: 179041  
 ZONED: A-1-C  
 REFERENCE: INSTRUMENT 2023-43668

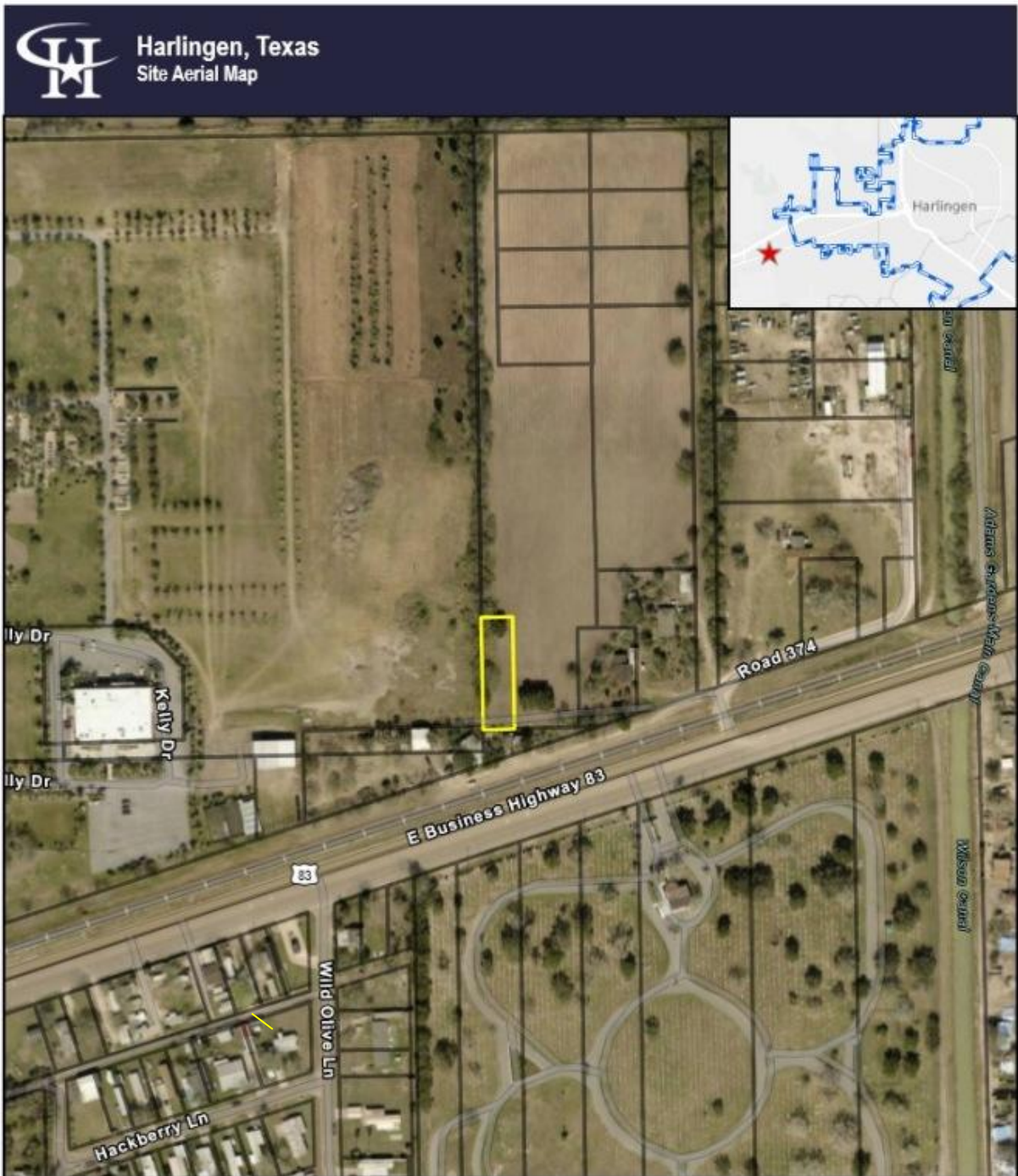
**DISPATCH**

DATE	RELEASE DESCRIPTION
10/31/23	...
11/27/23	...


OWNER: BY: N99  
 APPROV: BY: JML  
 DATE: OCTOBER 31, 2025  
 JOB #: 2250731N

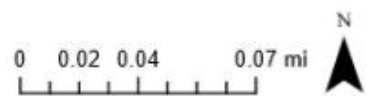
SHEET NUMBER  
**1**

Attachment III — Aerial View



**Legend**

-  Subject Property: Re-Plat Lot 1
-  Highland Groves Subdivision
-  Property Parcels



**Attachment IV — Street View**

**Street View from Road 374**



## Attachment V – Planning



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

Atlas Tower 1, LLC  
Cornelius Whitehead  
2500 30<sup>th</sup> St, Suite 304  
Boulder, CO, 80301

### **Re: Lot 1 Highland Groves Replat**

Dear Mr. Whitehead,

City staff reviewed the preliminary plans and final plat of the proposed “**Lot 1 Highland Groves Replat**” submitted on February 12, 2026. The application is considered complete, subject to a list of conditions from different city departments. If you agree with the listed conditions, please visit the Planning and Development office to pay the \$250.00 replat application fee. Once the payment is received, the proposed subdivision will be considered “filed” and staff will place the subdivision in the next scheduled meeting of the Planning and Zoning Commission.

### **Preliminary and Final:**

1. Pursuant to Sec. 109.91 – (c)(3)(e) of the Code of Ordinances Chapter 109 – Subdivisions, all new monuments set at subdivision corners shall be set to a sufficient depth to retain a stable and distinctive location, encased in concrete where location permits, shall be marked in a way that is traceable to the responsible surveyor, and shall conform to the appropriate state statutes.
  - a. Please provide elevations for these points.
2. Please change all signature blocks to reference Cameron County.
3. Please include the required 10-foot utility easement.
4. Please include the following plat notes:
  - a. DRAINAGE IMPROVEMENTS SHALL BE REQUIRED DURING THE BUILDING PERMIT PHASE. THE IMPROVEMENTS SHALL BE BASED ON THE ADOPTED DRAINAGE AND DETENTION REQUIREMENTS AT THE TIME OF THE SUBDIVISION APPLICATION WHICH WAS \_\_\_\_\_, 202\_.
5. Please include the following plat notes:
  - a. Harlingen Water Works System
  - b. City of Harlingen Engineer
  - c. Mayor
  - d. City Secretary Attest
  - e. Sample Plat has been sent for review.
6. 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

March 2, 2026  
Nadia Lopez, PE,  
Assistant City Engineer

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

**RE: REVIEW OF LOT 1 HIGHLAND GROVES REPLAT SUBDIVISION, PRELIM & FINAL PLAT -1<sup>ST</sup> SUBMITTAL**

Dear Mr. Olivo,

The Engineering Department does not have any comments on the preliminary/final construction documents for the above-mentioned subdivision per Section 109-128.(a) of the City of Harlingen City Ordinances and therefore recommends approval.

- Approved
- Approved with Conditions
- Disapproved

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) 216-5223 or via email at [nlopez@harlingentx.gov](mailto:nlopez@harlingentx.gov).

Sincerely,

A handwritten signature in blue ink that reads 'Nadia Lopez, P.E.'.

Nadia Lopez, PE



## Subdivision Review

**Subdivision Name:** Lot 1 Highland Groves Replat  
**Proposed Use:** 2 – Lot Commercial within the 3.5 Mile ETJ  
**Location:** Located north of West U.S. Business 83 Frontage Road  
**Developer:** George Gilbert Morales  
**Engineer:** Atlas Tower 1, LLC / Cornelius Whitehead / (720) 466-1508  
[cwhitehead@atlastowers.com](mailto:cwhitehead@atlastowers.com)

**Approval:**             Yes         Yes with Comments         No

**Comments:**    1. No Comments

**Juan Saucedo Jr. Fire Marshal**  
Departmental Official Signature

**(956) 216-5790**  
Contact Number

**Fire Prevention**  
Department

[jsauceda@harlingentx.gov](mailto:jsauceda@harlingentx.gov)  
Contact E-mail

**February 20, 2026**  
Date

*Juan Saucedo Jr*  
Signature



**HIGHLAND GROVES LOT 1 REPLAT  
PLAT SUBMITTAL #1**

March 2, 2026

To: Soledad A. Nunez  
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: 2026.03.02 15:55:19-06'00'

**UTILITY PLAN COMMENTS:**

No.	Comment/Revision	Addressed
1	Owner will be on water well and septic tank.	

**ADDITIONAL COMMENTS:**

- HWWS 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.

## Attachment IX – Public Works (Traffic)

**From:** [Arnold Campos](#)  
**To:** [Sol Nunez](#)  
**Cc:** [Ramiro Robledo](#); [Ruth Trevino](#)  
**Subject:** RE: Lot 1 Highland Groves Subdivision Replat  
**Date:** Friday, February 27, 2026 4:21:10 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)

---

Good afternoon Sol,

This is clear. No additional street lighting required..

Thank you,



**Arnold Campos Jr.**  
Public Works- Traffic Signal Maintenance Supervisor  
City of Harlingen  
404 S 54<sup>th</sup> Street Harlingen, TX 78550  
Office (956) 216-5324 Cell (956) 245-6023

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

**From:** Sol Nunez <soln@harlingentx.gov>  
**Sent:** Friday, February 13, 2026 8:41 AM  
**To:** Sol Nunez; Ana Hernandez; Arnold Campos; Carlos Cardenas; Christopher Torres; Claudia Reyes; Daniel Diaz; Daniel Villafranco; David Vasquez - HWWS; Dr. Josh Ramirez; Gabriel Trevino - HWWS; Guillermo Rodriguez; Isac Ramirez; Joel Olivo; Jose M. Aceves; Joseph Lunn - HWWS; Juan Saucedo Jr. - HFD; Nadia Lopez; Oscar Garcia; Ramiro Robledo; Roberto Hernandez; Rodrigo Sanchez; Roxanne Encinia - HFD; Rudy Gonzalez - HWWS; Ruth Trevino; Sabina Ramirez; Sandee Alvarez  
**Subject:** Lot 1 Highland Groves Subdivision Replat  
**When:** Friday, February 27, 2026 4:30 PM-5:00 PM (UTC-06:00) Central Time (US & Canada).  
**Where:** Planning

Good morning,

Please review the attached plans for a proposed replat to accommodate the development of a cell tower within the 3.5-mile ETJ. Please provide comments on or before the end of day **Friday, February 27<sup>th</sup>**. For any questions or more information, please contact the Planning Office at 956-216-5267. Thank you.

Sincerely,

*Solidad A. Nunez*, CNU-A  
**City Planner**  
Planning & Development Department

**AGENDA ITEM  
EXECUTIVE SUMMARY**

Meeting Date: **March 10, 2026**

**Agenda Item:**

Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Woodland Oaks Subdivision Phase IV, bearing a legal description of 2.45 acres out of Block 5, Stuart Place Subdivision Survey 138, and 11.433 acres out of Stuart Place Resort Subdivision Section 1 & Reserve, located east of Beckham Road and north of Queen Sago Drive, approximately 2,286.69 feet north of West Expressway 83. Applicant: Scheibe Consulting c/o Sun Valley Enterprise.

**Prepared By:** Soledad A. Núñez, CNU-A

**Title:** City Planner

**Signature:** *Soledad A. Núñez*

**Brief Summary:**

Project Timeline

- October 24, 2025 – Original Preliminary Construction Plans and Final Plat application submitted to the City. **(ATTACHMENT I)**
- November 11, 2025 – Comments outlining deficiencies sent to Engineer.
- December 20, 2025 – Original Preliminary Construction Plans and Final Plat resubmitted to the City.
- November 21, 2025 – Original Preliminary Construction Plans and Final Plat resubmitted to the City.
- January 23, 2026 – Comments outlining deficiencies sent to Engineer.
- February 11, 2026 – Preliminary construction plans and final plat deemed complete.
- March 10, 2026 – Consideration of the preliminary construction plans and final plat with conditions by the Planning and Zoning Commission.
- March 18, 2026 – Consideration of the preliminary construction plans and final plat with conditions by the City Commission.

Summary:

- The proposed Woodland Oaks Subdivision Phase IV consists of 61 Residential, Single-Family lots. The subdivision is inside City Limits, located north of Queen Sago Drive and east of Beckham Road.
- The proposed development is consistent with the Residential, Single-Family zoning designation.
- All drainage improvements will be designed in accordance with the City's current standards, including compliance with the 50-year storm event requirement.
- Water and wastewater services for the proposed development will be provided by the Harlingen Waterworks System (HWWS).
- All items identified on the preliminary and final plat checklist will be addressed prior to the recording of the final plat.

<b>Staff Recommendation:</b>			
Staff recommends approval of the preliminary construction plans and final plat, with the following conditions:			
1. Requirements from the Engineering Department, HWWS, Fire Prevention Bureau, and Planning Division, as outlined in the attached comments. <b>(ATTACHMENT V – IX).</b>			
Funding (if applicable):			
Are funds specifically designated in the current budget for the full amount for this purpose?	<input type="checkbox"/>	Yes	<input type="checkbox"/>
		No	<input type="checkbox"/>
*If no, specify source of funding and amount requested:			
Finance Director's approval:	<input type="checkbox"/>	Yes	<input type="checkbox"/>
		No	<input type="checkbox"/>
			N/A
City Manager's approval:	<input type="checkbox"/>	Yes	<input type="checkbox"/>
		No	<input type="checkbox"/>
			N/A
Comments:			
City Attorney's approval:	<input type="checkbox"/>	Yes	<input type="checkbox"/>
		No	<input type="checkbox"/>
			N/A

## Attachment I—Subdivision Application

### CITY OF HARLINGEN PLANNING AND DEVELOPMENT DEPARTMENT MASTER APPLICATION

**PROPERTY INFORMATION:** (Please PRINT or TYPE)

Project Address n/a Nearest Intersection QUEEN SAGO  
 (Proposed) Subdivision Name WOODLAND OAKS SUBDIVISION, PHASE V Lot \_\_\_\_\_ Block 4  
 Existing Zoning Designation R1 Future Land Use Plan Designation R1

**OWNER/APPLICANT INFORMATION:** (Please PRINT or TYPE)

Applicant/Authorized Agent Scheibe Consulting Phone 956-428-4014 FAX \_\_\_\_\_  
 Email Address (for project correspondence only): kim@blengineer.com  
 Mailing Address P O Box 1308 City Harlingen State Texas Zip 78551  
 Property Owner SUN VALLEY ENTERPRISE Phone 956-428-4014 FAX \_\_\_\_\_  
 Email Address (for project correspondence only): khedegard@scheibeconsulting.com  
 Mailing Address same as above City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

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

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

**Please provide a basic description of the proposed project:**

20 lot single family subdivision with water, sewer, and drainage, curb and gutter improvements

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.

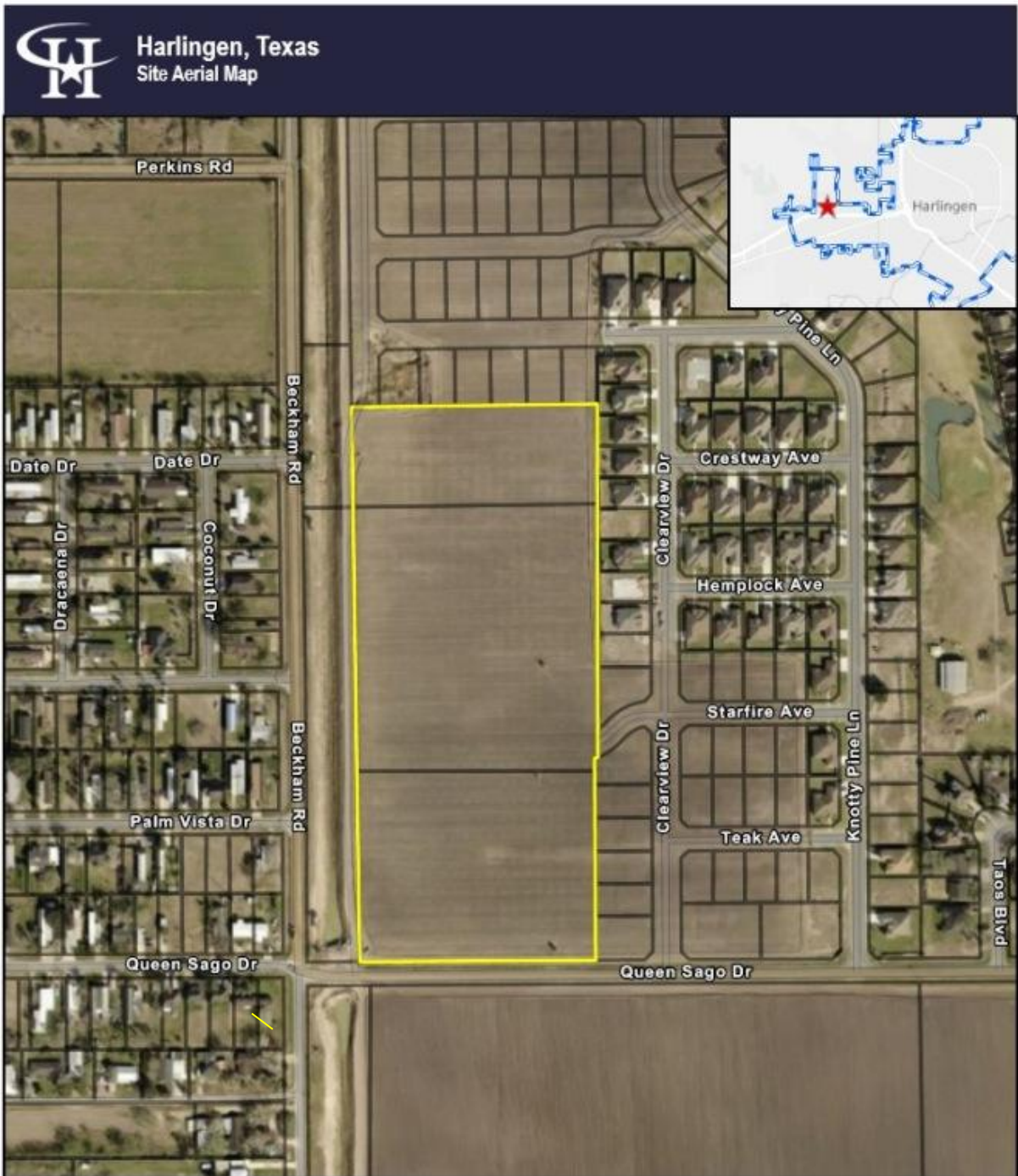
Applicant's Signature:  Date: 10/23/2025

Property Owner(s) Signature: \_\_\_\_\_ Date: \_\_\_\_\_



Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

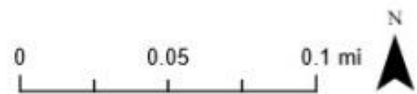


Attachment III — Aerial View



**Legend**

-  Subject: Woodland Oaks Subdivision Ph IV
-  Property Parcels



**Attachment IV — Street View**

**Street View from Starfire Avenue**





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

3/02/2026

Scheibe Consulting  
1221 E. Tyler Avenue  
Harlingen, Texas 78550

**Re: Woodland Oaks Phase IV**

Dear Mrs. Hedegard,

City staff reviewed the preliminary plans and final plat of the proposed “**Woodland Oaks Phase IV**” submitted on February 23, 2026. The application is considered complete, subject to a list of conditions from different city departments. If you agree with the listed conditions, please visit the Planning and Development office to pay the \$150.00 subdivision application fee. Once the payment is received, the proposed subdivision will be considered “filed” and staff will place the subdivision in the next scheduled meeting of the Planning and Zoning Commission.

**Preliminary and Final:**

1. Pursuant to Sec. 109.91 – (c)(3)(e) of the Code of Ordinances Chapter 109 – Subdivisions, all new monuments set at subdivision corners shall be set to a sufficient depth to retain a stable and distinctive location, encased in concrete where location permits, shall be marked in a way that is traceable to the responsible surveyor, and shall conform to the appropriate state statutes.
  - a. Please provide elevations for these points.
2. Pursuant to Sec. 109.124 – (f)(7) of the Code of Ordinances Chapter 109 – Subdivisions, a 5’ interior sidewalk will be required at the time of home construction, and 15% of the total cost estimate of the subdivision prior to recording of the final plat.
3. Pursuant to Sec. 109.124-(c)(12) the developer shall improve or pay escrows for 10 feet of additional pavement with curb and gutter and a 5 – foot sidewalk along the Queen Sago boundary.
4. 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

March 3, 2026

Nadia M. Lopez, PE  
Assistant City Engineer

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

**RE: REVIEW OF WOODLAND OAKS SUBDIVISION PHASE IV CONSTRUCTION PLANS – 4<sup>th</sup> 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:

**Construction Plans**

- Remove the speed hump notes on Sht 8

**Drainage Reports**

- No additional comments

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) 216-5223 or via email at [nlopez@harlingentx.gov](mailto:nlopez@harlingentx.gov).

Sincerely,

A handwritten signature in blue ink that reads 'Nadia M. Lopez, PE'.

Nadia M. Lopez, PE



## Subdivision Construction Plan Review

**Subdivision Name:** Woodland Oaks Phase IV – 4<sup>th</sup> Submittal

**Proposed Use:** 20 Lot Single Family Residential Use

**Location:** Northeast corner of the intersection of Bechham Road and Queen Sago Road

**Developer:** Sun Valley Enterprise

**Engineer:** Scheibe Consulting  
 956-428-4014  
[khedegard@scheibeconsulting.com](mailto:khedegard@scheibeconsulting.com)  
[jmendez@scheibeconsulting.com](mailto:jmendez@scheibeconsulting.com)

**Approval:**                     Yes             Yes with Comments             No

**Comments:**    No Comments

**Juan Saucedo Jr. Fire Marshal**  
 Departmental Official Signature

(956) 216-5790  
 Contact Number

**Fire Prevention**  
 Department

[jsauceda@harlingentx.gov](mailto:jsauceda@harlingentx.gov)  
 Contact E-mail

**February 24, 2026**  
 Date

*Juan Saucedo Jr*  
 Signature



HARLINGEN  
WATERWORKS  
SYSTEM

**WOODLAND OAKS PH. IV SUBDIVISION  
PLAN SUBMITTAL #6**

March 4, 2026

To: Soledad A. Nunez  
Planning & Zoning Dept.  
City of Harlingen

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

Response:

**APPROVED with CONDITIONS**

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: 2026.03.04 14:28:29-06'00'

**CONSTRUCTION PLAN COMMENTS:**

No.	Comment/Revision	Addressed
1	REPEAT COMMENT: Water line conflicting with sewer line.	
2	Casing to be on waterline instead of sewer line.	
3	ADJUST THE DESIGN TO MATCH THE TEE AND BEND CALLOUT ON ALL SHEETS.	

**ADDITIONAL COMMENTS:**

- All improvements must comply with the HWWS Approved Materials List and latest version of the Standard Details.
- Comment response required upon resubmittal. Submitter must mark Yes or No in the Addressed column. Resubmittals missing response to comments will not be reviewed.
- HWWS 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.



**Public Works -Traffic Signal Department**  
**404 S 54<sup>th</sup> Street, Harlingen, Texas 78550**

February 2, 2025

Ms. Nuñez  
Planning and Development  
502 E. Tyler Ave., Harlingen, Texas 78550

**RE: Woodland Oaks Subdivision Phase IV - Streetlighting**

Ms. Nuñez

The Public Works – Traffic Department has reviewed the streetlight plan for Woodland Oaks Subdivision, Phase IV, and has no objection to the proposed locations of the eight (8) streetlights.

- The eight (8) streetlights shall be 122-watt LED fixtures (or 250-watt HPS equivalent).

The developer/builder shall be responsible for all costs associated with the installation of these streetlights. Once installed and energized, the City of Harlingen assumes responsibility for the monthly billing under the streetlight account.

Should you have any questions feel free to contact me via email at:  
[acampos@harlingentx.gov](mailto:acampos@harlingentx.gov)

A handwritten signature in black ink, appearing to read 'Arnold Campos Jr.'.

Arnold Campos Jr.  
Public Works- Traffic Signal Maintenance Supervisor  
City of Harlingen - 404 S 54<sup>th</sup> Street Harlingen, TX 78550  
Office:(956) 216-5300 – Cell:(956) 245-6023

**AGENDA ITEM  
EXECUTIVE SUMMARY**

Meeting Date: **March 10, 2026**

**Agenda Item:**

Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Aloch II Subdivision, bearing a legal description of 1.959 acres of land out of 8.53 acres out of the South half of Block 23, of the amended Lon C. Hill Subdivision, located east of Rangerville Road, approximately 2,578.94 feet south of South Expressway 83. Applicant: Southpoint Surveying c/o Aloch Properties

**Prepared By:** Soledad A. Núñez, CNU-A

**Title:** City Planner

**Signature:** *Soledad A. Núñez*

**Brief Summary:**

Project Timeline

- July 2, 2025 – Original Preliminary Construction Plans and Final Plat application submitted to the City. **(ATTACHMENT I)**
- July 23, 2025 – Comments outlining deficiencies sent to Engineer.
- December 19, 2025 – Original Preliminary Construction Plans and Final Plat resubmitted to the City.
- January 12, 2026 – Comments outlining deficiencies sent to Engineer.
- January 27, 2026 – Original Preliminary Construction Plans and Final Plat resubmitted to the City.
- February 10, 2026 – Preliminary construction plans and final plat deemed complete.
- March 10, 2026 – Consideration of the preliminary construction plans and final plat with conditions by the Planning and Zoning Commission.
- March 18, 2026 – Consideration of the preliminary construction plans and final plat with conditions by the City Commission.

Summary:

- The proposed Aloch II Subdivision consists of one commercial lot. The subdivision is inside City Limits, located east of Rangerville road.
- The proposed development is consistent with the General Retail (Commercial) zoning designation.
- All drainage improvements will be designed in accordance with the City's current standards, including compliance with the 50-year storm event requirement.
- Water and wastewater services for the proposed development will be provided by the Harlingen Waterworks System (HWWS).
- Park fees will be assessed for the subdivision at a rate of \$475.00 per unit. The proposed development consists of multi-family dwelling units.

- Park fees will be collected at the time of building permit issuance and will be calculated based on the total number of units included in the development.
- These funds will be allocated to Park Zone 2, the southeast zone, in accordance with the City's parkland dedication requirements.
- All items identified 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, with the following conditions:

1. Requirements from the Engineering Department, HWWS, Fire Prevention Bureau, and Planning Division, as outlined in the attached comments. **(ATTACHMENT V – IX)**

**Funding (if applicable):**

Are funds specifically designated in the current budget for the full amount for this purpose?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No*	<input type="checkbox"/>
---	--------------------------	-----	--------------------------	-----	--------------------------

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

Finance Director's approval:	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
------------------------------	--------------------------	-----	--------------------------	----	--------------------------	-----

City Manager's approval:	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
--------------------------	--------------------------	-----	--------------------------	----	--------------------------	-----

Comments:

City Attorney's approval:	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
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## Attachment I—Subdivision Application

### CITY OF HARLINGEN PLANNING AND ZONING DIVISION MASTER APPLICATION

**PROPERTY INFORMATION:** (Please PRINT or TYPE)

Project Address Brown Pelican Ln Nearest Intersection Brown Pelican Ln & Sandpiper  
 (Proposed) Subdivision Name Pelican's Landing Ph. IV Lot 40 Block 10, 11, 12  
 Existing Zoning Designation SF-1 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): erosel.mls@gmail.com  
 Mailing Address 14216 Palis Dr. City La Feria State TX Zip 78559  
 Property Owner Har-Tex Construction, LLC Phone 956-535-4403 FAX \_\_\_\_\_  
**Email Address** (for project correspondence only):  
 Mailing Address 1275 N. Stuart Place Rt City Harlingen State TX Zip 78552

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

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

Please provide a basic description of the proposed project: Next phase in Master Plan development of Pelican's Landing 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: 8/1/05/06  
 Property Owner(s) Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

Revised 09/13/2024






# Attachment III — Aerial View

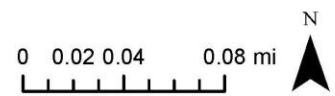


Harlingen, Texas  
Site Aerial Map



## Legend

-  Subdivision: Aloch II
-  Property Parcels
-  Harlingen City Limits



**Attachment IV — Street View**

**Street View from Rangerville  
Road**





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

02/10/2026

Southpoint Texas Surveying  
Attn: Nick Perez  
1409 N. Stuart Place Rd.  
Harlingen, Texas 78552

**Re: Aloch II Subdivision**

Dear Mr. Perez,

City staff reviewed the preliminary plans and final plat of the proposed “**Aloch II Subdivision**” submitted on January 27, 2026. The application is considered complete, subject to a list of conditions from different city departments. If you agree with the listed conditions, please visit the Planning and Development office to pay the \$150.00 subdivision application fee. Once the payment is received, the proposed subdivision will be considered “filed” and staff will place the subdivision in the next scheduled meeting of the Planning and Zoning Commission.

**Preliminary and Final:**

1. Pursuant to Sec. 109.91 – (c)(3)(e) of the Code of Ordinances Chapter 109 – Subdivisions, all new monuments set at subdivision corners shall be set to a sufficient depth to retain a stable and distinctive location, encased in concrete where location permits, shall be marked in a way that is traceable to the responsible surveyor, and shall conform to the appropriate state statutes.
  - a. Please provide elevations for these points.
2. 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

February 10, 2026  
Nadia M. Lopez, PE  
Assistant City Engineer

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

**RE: REVIEW OF ALOCH II PRELIMINARY/FINAL PLAT, 3<sup>rd</sup> SUBMITTAL**

Dear Mr. Olivo,  
Engineering does not have any additional comments at this time 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 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) 216-5223 or via email at [nlopez@harlingentx.gov](mailto:nlopez@harlingentx.gov).

Sincerely,

A handwritten signature in blue ink that reads 'Nadia M. Lopez, PE'.

Nadia M. Lopez, PE



## Subdivision Review

**Subdivision Name:** Aloch II – 3<sup>rd</sup> Submittal

**Proposed Use:** 1 Lot Commercial

**Location:** Located on the east side of Rangerville Road south of Expressway 83

**Developer:** Karla Ochoa-Allen

**Engineer:** Southpoint Surveying / (956) 368-5074  
[NPerez@southpointsurveying.com](mailto:NPerez@southpointsurveying.com)

**Approval:**  Yes  Yes with Comments  No

**Comments:** 1. As per Sec. 109-91 (d) (5) a fire hydrant plan which includes location of existing and proposed fire hydrants. Fire hydrants must be shown to create a coverage network of not more than 500-foot intervals measured along streets or other public access right-of-way for single-family residential subdivisions. In all other subdivisions, this distance must be a 150-foot radius.

**Juan Saucedo Jr. Fire Marshal**  
Departmental Official Signature

**(956) 216-5790**  
Contact Number

**Fire Prevention**  
Department

[jsauceda@harlingentx.gov](mailto:jsauceda@harlingentx.gov)  
Contact E-mail

**January 27, 2026**  
Date

*Juan Saucedo Jr*  
Signature



**ALOCH II SUBDIVISION  
PLAT SUBMITTAL #3**

February 10, 2026

To: Soledad A. Nunez  
Planning & Zoning Dept.  
City of Harlingen

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

Response:

**APPROVED with CONDITIONS**

**UTILITY PLAN COMMENTS:**

No.	Comment/Revision	Addressed
1	Water service and fire hydrant to have 3' separation.	

**ADDITIONAL COMMENTS:**

- If the developer requests HWWS to execute the plat prior to completion of the modifications to the existing water & sewer facilities, a Letter of Credit (LOC) or a Check in an amount equal to the developer's estimated costs of construction must be submitted to HWWS. The developer's engineer is to submit a cost estimate for this work for review and approval by HWWS prior to submission of the LOC or check.
- A full set of water and sewer construction plans must be submitted to Harlingen Waterworks System for review and approval prior to commencement of construction.
- Response to Conditions of Approval are required prior to Signing of a Plat. Submitter must mark Yes or No in the Addressed column. Mylars missing response to Conditions for Approval will not be Signed.
- HWWS 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.

## Attachment IX – Public Works (Traffic)

**From:** [Arnold Campos](#)  
**To:** [Sol Nunez](#)  
**Cc:** [Ruth Trevino](#)  
**Subject:** RE: Aloch Subdivision Prelim/Final 3rd Submittal  
**Date:** Tuesday, February 10, 2026 4:20:54 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)

---

Sol,

This area already contains existing lighting infrastructure. No further lighting required.

Please feel free to contact me should you have any questions.

Thank you,



**Arnold Campos Jr.**  
Public Works- Traffic Signal Maintenance Supervisor  
City of Harlingen  
404 S 54<sup>th</sup> Street Harlingen, TX 78550  
Office (956) 216-5324 Cell (956) 245-6023

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

**From:** Sol Nunez <soln@harlingentx.gov>  
**Sent:** Tuesday, January 27, 2026 10:03 AM  
**To:** Sol Nunez; Ana Hernandez; Arnold Campos; Carlos Cardenas; Christopher Torres; Claudia Reyes; Daniel Diaz; Daniel Villafranco; David Vasquez - HWWS; Dr. Josh Ramirez; Gabriel Trevino - HWWS; Guillermo Rodriguez; Isac Ramirez; Joel Olivo; Jose M. Aceves; Joseph Lunn - HWWS; Juan Saucedo Jr. - HFD; Nadia Lopez; Oscar Garcia; Ramiro Robledo; Roberto Hernandez; Rodrigo Sanchez; Roxanne Encinia - HFD; Rudy Gonzalez; Ruth Trevino; Sabina Ramirez; Sandee Alvarez  
**Subject:** Aloch Subdivision Prelim/Final 3rd Submittal  
**When:** Tuesday, February 10, 2026 4:30 PM-5:00 PM (UTC-06:00) Central Time (US & Canada).  
**Where:** Planning

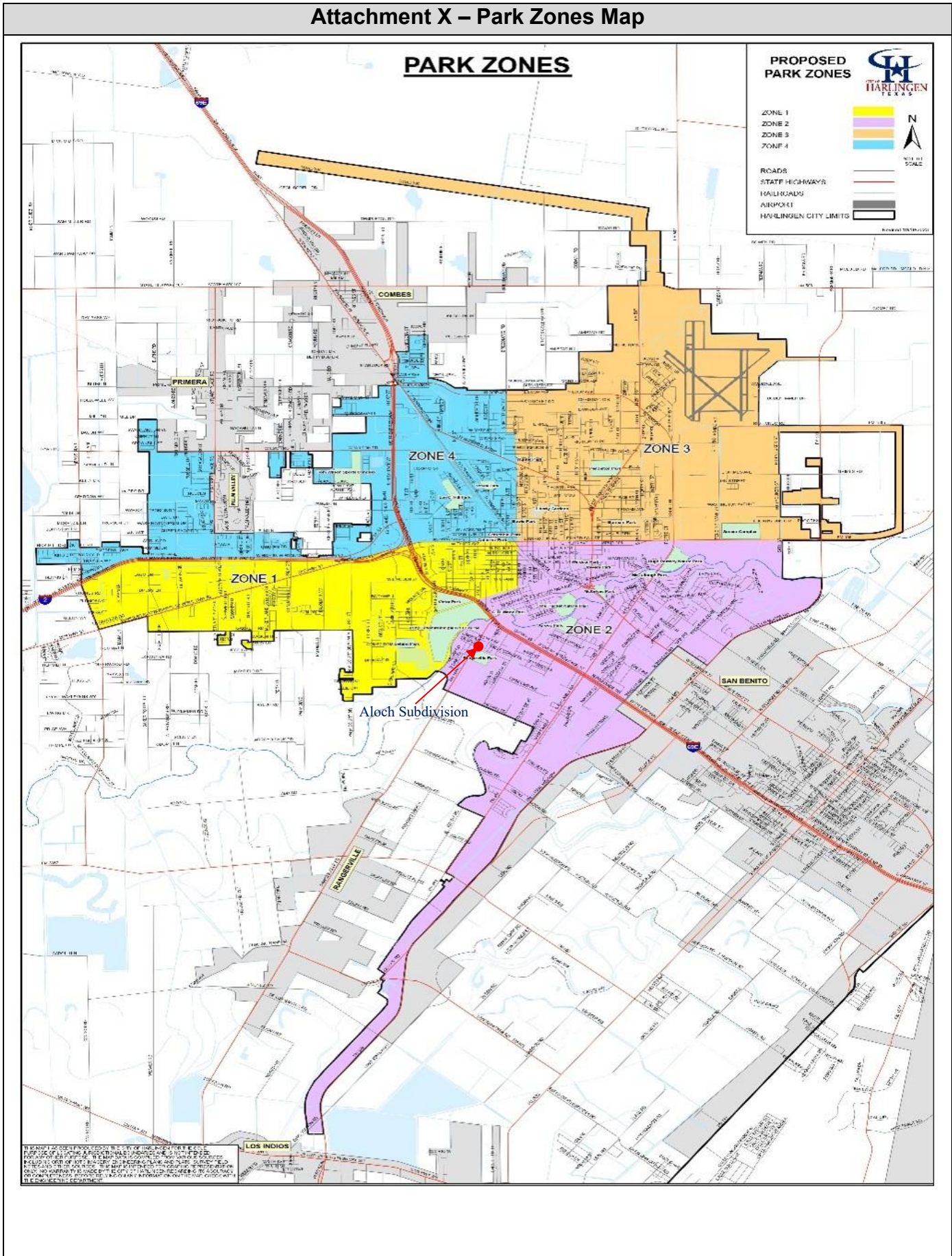
Good morning,

Please review the revised plans for the proposed Aloch Subdivision. Please provide comments on or before the end of day **Tuesday, February 10<sup>th</sup>**. For any questions or more information, please contact the Planning Office at 956-216-5267.  
Thank you.

Sincerely,

*Soledad A. Nunez, CNU-A*

# Attachment X – Park Zones Map



**AGENDA ITEM  
EXECUTIVE SUMMARY**

Meeting Date: **March 10, 2026**

**Agenda Item:**

Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Pelican's Landing Subdivision Phase IV, bearing a legal description of 8.65 acres of land out of Block 99, Wilson Tract Subdivision, located approximately 2,271.50 feet north of Wilson Road. Applicant: Moore Land Surveying, LLC c/o Har-Tex Construction, LLC

**Prepared By:** Soledad A. Núñez, CNU-A  
**Title:** City Planner  
**Signature:** *Soledad A. Núñez*

**Brief Summary:**

Project Timeline

- January 5, 2026 – Original Preliminary Construction Plans and Final Plat application submitted to the City. **(ATTACHMENT I)**
- January 20, 2026 – Comments outlining deficiencies sent to Engineer.
- January 20, 2026 – Original Preliminary Construction Plans and Final Plat resubmitted to the City.
- February 9, 2026 – Preliminary construction plans and final plat deemed complete.
- March 10, 2026 – Consideration of the preliminary construction plans and final plat with conditions by the Planning and Zoning Commission.
- March 18, 2026 – Consideration of the preliminary construction plans and final plat with conditions by the City Commission.

Summary:

- The proposed Pelican's Landing Subdivision Phase IV consists of 40 single family residential lots. The subdivision is inside City Limits, located north of Wilson Road and is the fourth part of a five-phase development.
- The proposed development is consistent with the Residential Single-Family zoning designation.
- All drainage improvements will be designed in accordance with the City's current standards, including compliance with the 50-year storm event requirement.
- Water and wastewater services for the proposed development will be provided by the Harlingen Waterworks System (HWWS).
- Park fees will be assessed for the subdivision at a rate of \$500 per dwelling unit. Based on the proposed lot count, the total park fee due will be \$20,000.
- These funds will be allocated to Park Zone 4, the northwest zone, in accordance with the City's parkland dedication requirements.

- All items identified 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, with the following conditions:

1. Requirements from the Engineering Department, HWWS, Fire Prevention Bureau, and Planning Division, as outlined in the attached comments. **(ATTACHMENT V – 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:	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
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City Manager's approval:	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
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Comments:

City Attorney's approval:	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
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## Attachment I—Subdivision Application

### CITY OF HARLINGEN PLANNING AND ZONING DIVISION MASTER APPLICATION

**PROPERTY INFORMATION:** (Please PRINT or TYPE)

Project Address Brown Pelican Ln Nearest Intersection Brown Pelican Ln & Sandpiper  
 (Proposed) Subdivision Name Pelican's Landing Ph. IV Lot 40 Block 10, 11, 12  
 Existing Zoning Designation SF-1 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): erosel.mls@gmail.com  
 Mailing Address 14216 Palis Dr. City La Feria State TX Zip 78559  
 Property Owner Har-Tex Construction, LLC Phone 956-535-4403 FAX \_\_\_\_\_  
**Email Address** (for project correspondence only):  
 Mailing Address 1275 N. Stuart Place Rt City Harlingen State TX Zip 78552

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

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

Please provide a basic description of the proposed project: Next phase in Master Plan development of Pelican's Landing 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: 8/1/05/06  
 Property Owner(s) Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

Revised 09/13/2024



# Attachment III — Aerial View

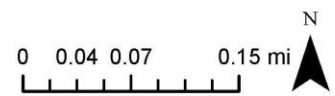


Harlingen, Texas  
Site Aerial Map



## Legend

-  Subdivision: Pelican's Landing Ph. IV
-  Property Parcels
-  Harlingen City Limits



**Attachment IV — Street View**

**Street View from Brown Pelican Lane**





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

---

02/03/2026

Emiliano Rosel, P.E.  
Moore Land Surveying, LLC  
14216 Palis Drive  
La Feria, Texas 78559

**Re: Pelican's Landing Phase IV**

Dear Mr. Rosel,

City staff reviewed the preliminary plans and final plat of the proposed "**Pelican's Landing Subdivision Phase IV**" submitted on January 20, 2026. The application is considered complete, subject to a list of conditions from different city departments. If you agree with the listed conditions, please visit the Planning and Development office to pay the \$150.00 subdivision application fee. Once the payment is received, the proposed subdivision will be considered "filed" and staff will place the subdivision in the next scheduled meeting of the Planning and Zoning Commission.

**Preliminary and Final:**

1. Pursuant to Sec. 109.91 – (c)(3)(e) of the Code of Ordinances Chapter 109 – Subdivisions, all new monuments set at subdivision corners shall be set to a sufficient depth to retain a stable and distinctive location, encased in concrete where location permits, shall be marked in a way that is traceable to the responsible surveyor, and shall conform to the appropriate state statutes.
  - a. Please provide elevations for these points.
2. Please include the property owners to the south.
3. A street assessment will be required for Alonzo Road.
4. 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

February 6, 2026  
Nadia M. Lopez, PE  
Assistant City Engineer

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

**RE: REVIEW OF PELICANS LANDING PHASE IV, PRELIM & FINAL PLAT- 2<sup>nd</sup> 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

- Verify distance callout for third bearing & distance on metes and bounds description.
- Verify distance callout for fifth bearing & distance on metes and bounds description.

Preliminary Construction Documents

- Consider raising the elevation at the back of the lots on the north side so that the grading will allow the inlets within the next future phase to be at or near the estimated BFE.
- Final construction documents of the public improvements will need to be submitted for review and approval prior to final approval of final plat.

Drainage Report

- No comments

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.

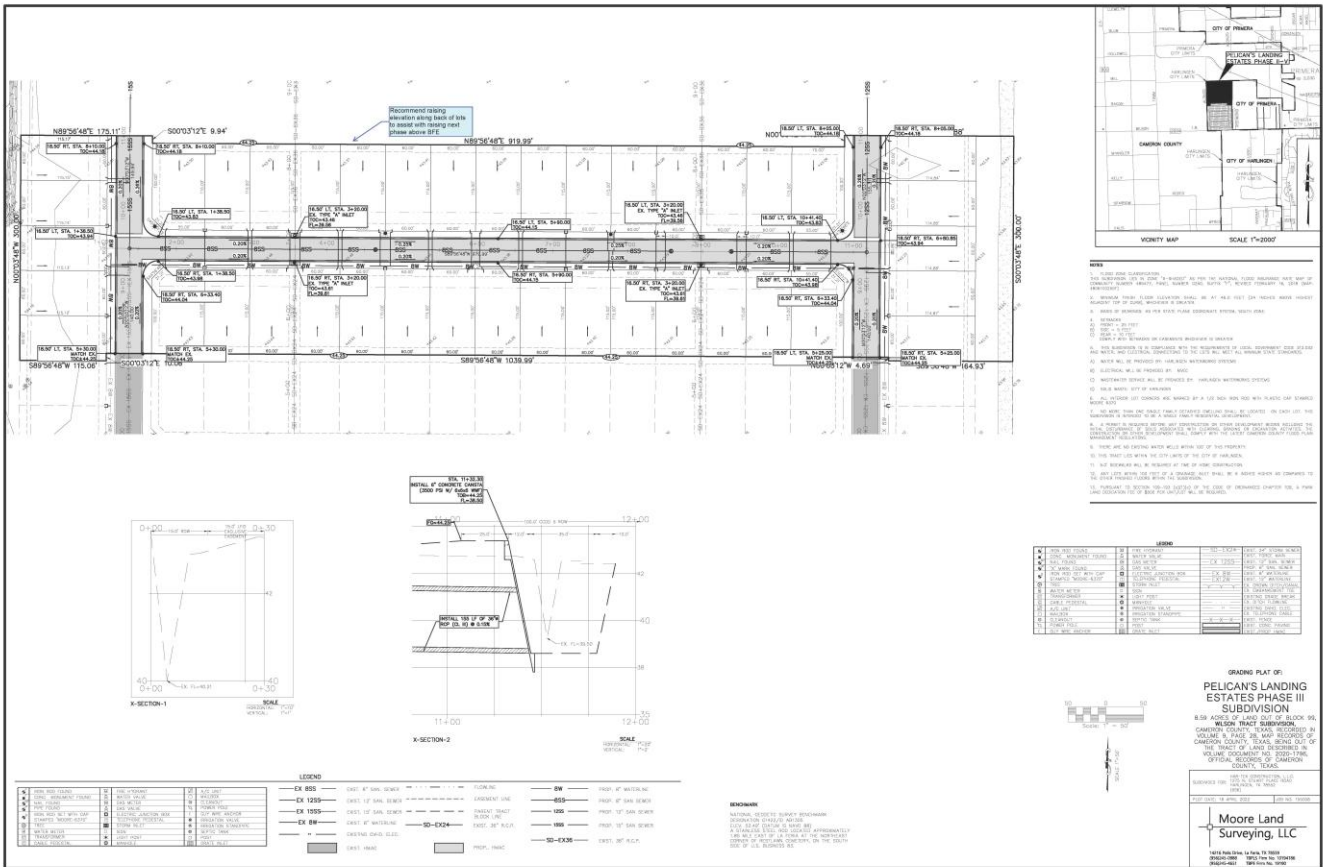
If you have any questions, please feel free to contact me at (956) 216-5223 or via email at [nlopez@harlingentx.gov](mailto:nlopez@harlingentx.gov).

Sincerely,

*Nadia M. Lopez, P.E.*  
Nadia M. Lopez, PE



# Attachment VI - Engineering





## Subdivision Review

**Subdivision Name:** Pelican's Landing Phase IV – 2<sup>nd</sup> Submittal  
**Proposed Use:** 40 Lot Single Family Residential Use  
**Location:** North side of Wilson Road, east of North Tamm Lane  
**Developer:** Har-Tex Construction LLC  
**Engineer:** Moore Land Surveying, LLC / (956) 929-1615  
[Erosel.mls@gmail.com](mailto:Erosel.mls@gmail.com)

**Approval:**             Yes         Yes with Comments         No

**Comments:**    1. No comments

**Juan Saucedo Jr. Fire Marshal**  
Departmental Official Signature

**(956) 216-5790**  
Contact Number

**Fire Prevention**  
Department

[jsauceda@harlingentx.gov](mailto:jsauceda@harlingentx.gov)  
Contact E-mail

**January 21, 2026**  
Date

*Juan Saucedo Jr*  
Signature



**PELICANS LANDING SUBD. PH. IV  
PLAT SUBMITTAL #2**

February 4, 2026

To: Soledad A. Nunez  
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: 2026.02.04 16:33:50-06'00'

**ADDITIONAL COMMENTS:**

- If the developer requests HWWS to execute the plat prior to completion of the modifications to the existing water & sewer facilities, a Letter of Credit (LOC) or a Check in an amount equal to the developer's estimated costs of construction must be submitted to HWWS. The developer's engineer is to submit a cost estimate for this work for review and approval by HWWS prior to submission of the LOC or check.
- A full set of water and sewer construction plans must be submitted to Harlingen Waterworks System for review and approval prior to commencement of construction.
- HWWS 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.







**Public Works -Traffic Signal Department**  
**404 S 54<sup>th</sup> Street, Harlingen, Texas 78550**

February 3, 2025

Ms. Nuñez  
Planning and Development  
502 E. Tyler Ave., Harlingen, Texas 78550

**RE: Pelican's Landing Subdivision Phase IV - Streetlighting**

Ms. Nuñez

The Public Works – Traffic Department has reviewed the streetlight plan for Pelican's Landing Subdivision Phase IV and has no objection to the proposed locations of the four (4) streetlights.

- The four (4) streetlights shall be 122-watt LED fixtures (or 250-watt HPS equivalent).

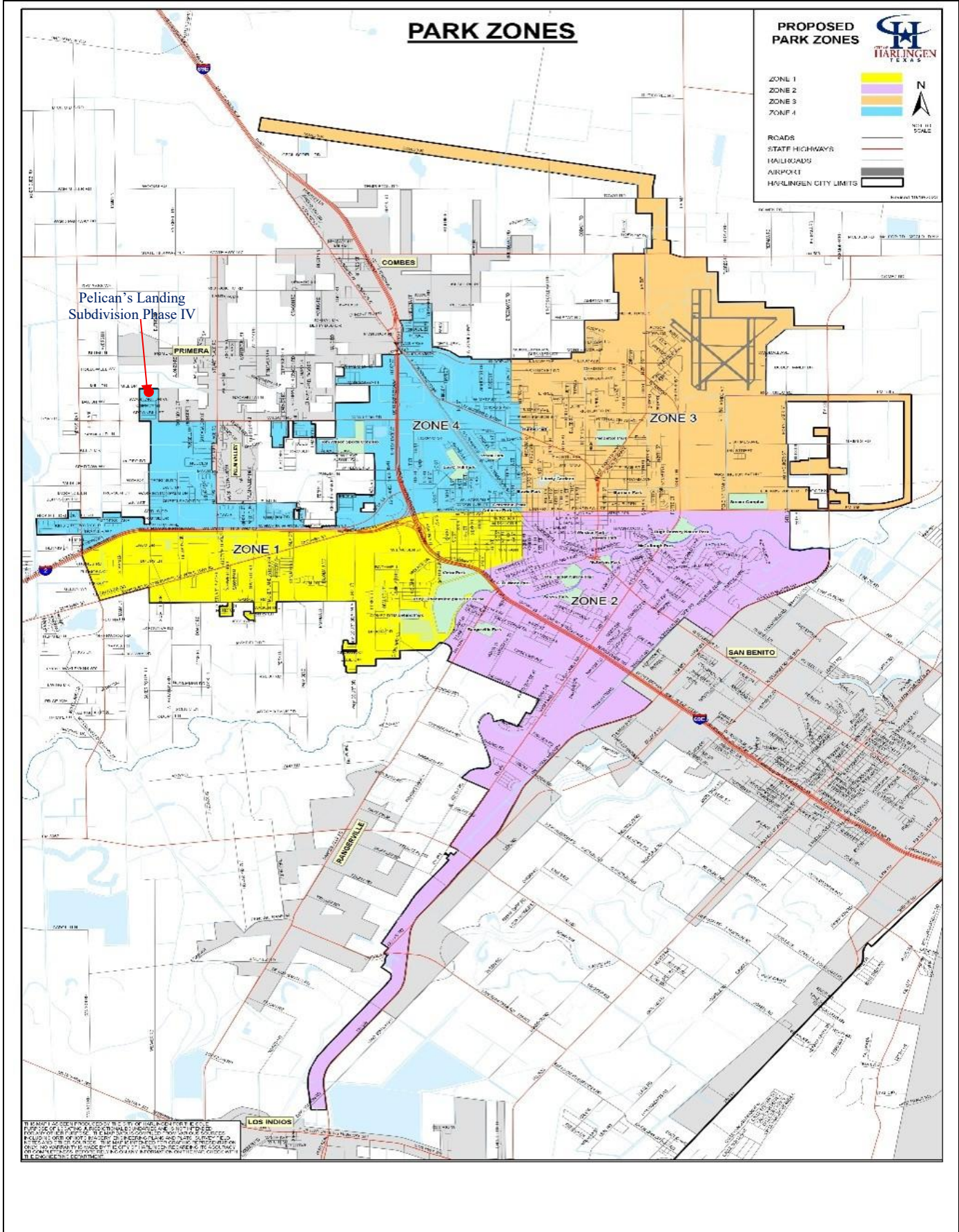
The developer/builder shall be responsible for all costs associated with the installation of these streetlights. Once installed and energized, the City of Harlingen assumes responsibility for the monthly billing under the streetlight account.

Should you have any questions feel free to contact me via email at:  
acampos@harlingentx.gov

A handwritten signature in black ink, appearing to read 'Arnold Campos Jr.', with a small flourish at the end.

Arnold Campos Jr.  
Public Works- Traffic Signal Maintenance Supervisor  
City of Harlingen - 404 S 54<sup>th</sup> Street Harlingen, TX 78550  
Office:(956) 216-5300 – Cell:(956) 245-6023

# Attachment X – Park Zones Map



**AGENDA ITEM  
EXECUTIVE SUMMARY**

Meeting Date: **March 10, 2026**

**Agenda Item:**

Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Tesoro Village Subdivision, bearing a legal description of a 20.00 acre tract of land, more or less, being the west 20.00 acres of Block Twenty Nine (29), Palmetal Company Subdivision, located south of Grimes road, approximately 5,138.57 feet west of FM 509. Applicant: Scheibe Consulting, LLC c/o

**Prepared By:** Soledad A. Núñez, CNU-A

**Title:** City Planner

**Signature:** *Soledad A. Núñez*

**Brief Summary:**

Project Timeline

- October 8, 2025 – Original Preliminary Construction Plans and Final Plat application submitted to the City. **(ATTACHMENT I)**
- October 27, 2025 – Comments outlining deficiencies sent to Engineer.
- November 21, 2025 – Original Preliminary Construction Plans and Final Plat resubmitted to the City.
- November 21, 2025 – Original Preliminary Construction Plans and Final Plat resubmitted to the City.
- January 23, 2026 – Comments outlining deficiencies sent to Engineer.
- February 11, 2026 – Preliminary construction plans and final plat deemed complete.
- March 10, 2026 – Consideration of the preliminary construction plans and final plat with conditions by the Planning and Zoning Commission.
- March 18, 2026 – Consideration of the preliminary construction plans and final plat with conditions by the City Commission.

Summary:

- The proposed Tesoro Village Subdivision consists of 56 multi-family residential lots. The subdivision is inside City Limits, located south of Grimes Road.
- The proposed development is consistent with the Residential, Multi-Family zoning designation.
- All drainage improvements will be designed in accordance with the City's current standards, including compliance with the 50-year storm event requirement.
- Water and wastewater services for the proposed development will be provided by the Harlingen Waterworks System (HWWS).
- Park fees will be assessed for the subdivision at a rate of \$475 per unit. Park fees will be collected at the time of building permit issuance and will be calculated based on the total number of units included in the development.

- These funds will be allocated to Park Zone 3, the southeast zone, in accordance with the City's parkland dedication requirements.
- All items identified 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, with the following conditions:

1. Requirements from the Engineering Department, HWWS, Fire Prevention Bureau, and Planning Division, as outlined in the attached comments. **(ATTACHMENT V – IX).**

**Funding (if applicable):**

Are funds specifically designated in the current budget for the full amount for this purpose?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No*	<input type="checkbox"/>	N/A
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\*If no, specify source of funding and amount requested:

Finance Director's approval:	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
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City Manager's approval:	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
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Comments:

City Attorney's approval:	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
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## Attachment I—Subdivision Application

### CITY OF HARLINGEN PLANNING AND DEVELOPMENT DEPARTMENT MASTER APPLICATION

**PROPERTY INFORMATION:** *(Please PRINT or TYPE)*

Project Address \_\_\_\_\_ Nearest Intersection Grimes RD. & Academy Dr.

(Proposed) Subdivision Name Tesoro Village Subdivision Lot \_\_\_\_\_ Block \_\_\_\_\_

Existing Zoning Designation M2 Future Land Use Plan Designation \_\_\_\_\_

**OWNER/APPLICANT INFORMATION:** *(Please PRINT or TYPE)*

Applicant/Authorized Agent Johnny Mendez / Kim Hedegard Phone (956) 428-4014 FAX \_\_\_\_\_

**Email Address** (for project correspondence only): khedegard@scheibeconsulting.com

Mailing Address 1221 E. Tyler Ave. City Harlingen State TX Zip 78550

Property Owner \_\_\_\_\_ Phone \_\_\_\_\_ FAX \_\_\_\_\_

**Email Address** (for project correspondence only): \_\_\_\_\_

Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

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


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

Please provide a basic description of the proposed project: Proposed 56 multi-family lots with water and sanitary lines along with drainage.

\_\_\_\_\_

\_\_\_\_\_

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: 10-8-25

Property Owner(s) Signature: \_\_\_\_\_ Date: \_\_\_\_\_

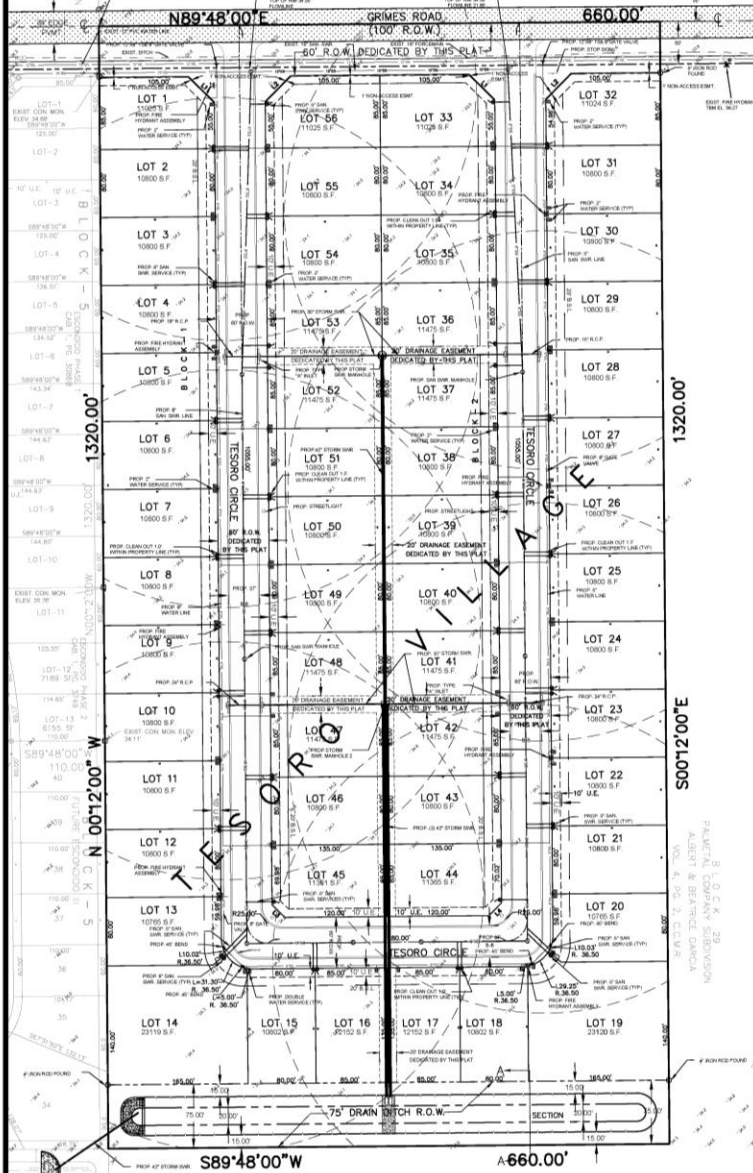
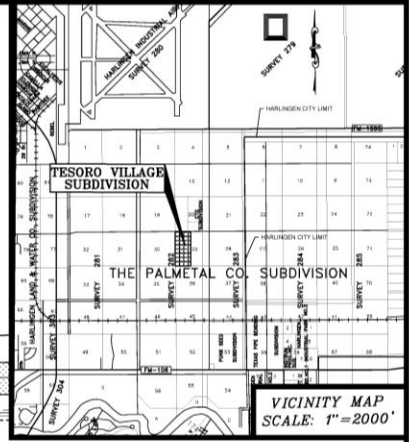
Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

# Attachment II — Final Plat

OWNER: DANEC LAND & CATTLE CO., INC.  
 PAUL DANEC  
 1488 SPRINGFIELD ROAD  
 SAN ANTONIO, TX 78257  
 PHONE NO: (956) 867-4964

Line #	Length	Direction
L1	48.43	S44° 29' 20" W
L2	48.43	S44° 29' 20" W
L3	48.44	S44° 28' 55" W
L4	48.44	S44° 28' 12" W

BLK 36, 20  
 ROGERS & UX MALDAN  
 VOL. 1341, PG. 628 C.C.D.R.  
 POINT OF COMMENCING &  
 POINT OF BEGINNING  
 N.W. COR. BLK. 29  
 PALMETO, CO. SUBD.

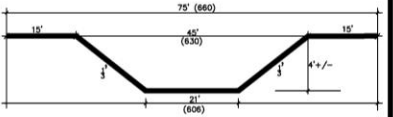


**LEGEND**

- - HALF INCH STEEL ROD
- - PROP. WALK SERVICE
- ▭ - PROP. STREET LIGHT
- ▭ - PROP. THE STORM DRAIN
- ▭ - PROP. THE WASTEWATER ASSEMBLY
- ▭ - PROP. CLEAN ONLY SEWER SERVICE
- ▭ - PROP. STORM SEWER SERVICE
- ▭ - PROP. STORM SEWER SERVICE
- ▭ - PROP. STREET LIGHT
- ▭ - PROP. WALK SERVICE
- ▭ - PROP. AS DRIVE BEND
- ▭ - PROP. GATE WALK

**GENERAL NOTES**

BASIS OF BEARING: THE PALMETO, CO. SUBD.  
 ELEVATIONS BASED ON NAVD 83  
 FLOOD ZONE: "X"  
 FIRE INSURANCE COUNTY: TEXAS  
 COMMUNITY PANEL NO. 482477 0800 F  
 MAP EFFECTIVE DATE: 3-18-2011  
 THIS SUBDIVISION IS INTENDED TO BE A MULTI-FAMILY DEVELOPMENT.  
 10' CORNER SIDE YARD SETBACK MINIMUM.  
 10' SIDE SETBACK MINIMUM FOR LOTS WITH MORE THAN TWO DWELLING UNITS.  
 20' FRONT SETBACK UNLESS SHOWN OTHERWISE.  
 10' REAR-YARD SETBACK MINIMUM.  
 5' SIDE-YARD SETBACK MINIMUM.  
 ALL EASEMENTS AND R.O.W. SHOWN HEREON ARE DEDICATED BY THIS PLAT UNLESS SHOWN OTHERWISE.  
 (B) CORNERS 1/2" STEEL ROD SET IN CONCRETE AT SUBD. CORNERS.  
 (C) CORNERS 1/2" STEEL RODS TO BE SET AT LOT CORNERS.  
 MINIMUM FRESH FLOOR ELEVATION MUST BE 18" OR GREATER ABOVE HIGHEST ADJACENT TOP OF CURB.  
 THIS SUBDIVISION LIES WITHIN THE CITY OF HARLINGEN.  
 S.M. BRASS DISK SET ON TOP OF CONCRETE HEAD WALL ON THE SOUTH SIDE OF GRIMES ROAD APPROXIMATELY 1/4 MILE EAST OF LOOP 489.  
 BRASS DISK STAMPED HARLINGEN IRRIGATION DISTRICT #1 S.M. #23 ELEVATION: 26.00  
 SIGNALED TO BE BUILT AT TIME OF HOME CONSTRUCTION.  
 A PARK FEE OF \$475.00 PER ADDITIONAL DWELLING UNIT SHALL BE PAID TO THE ISSUANCE OF A BUILDING PERMIT.



SECTION A-A



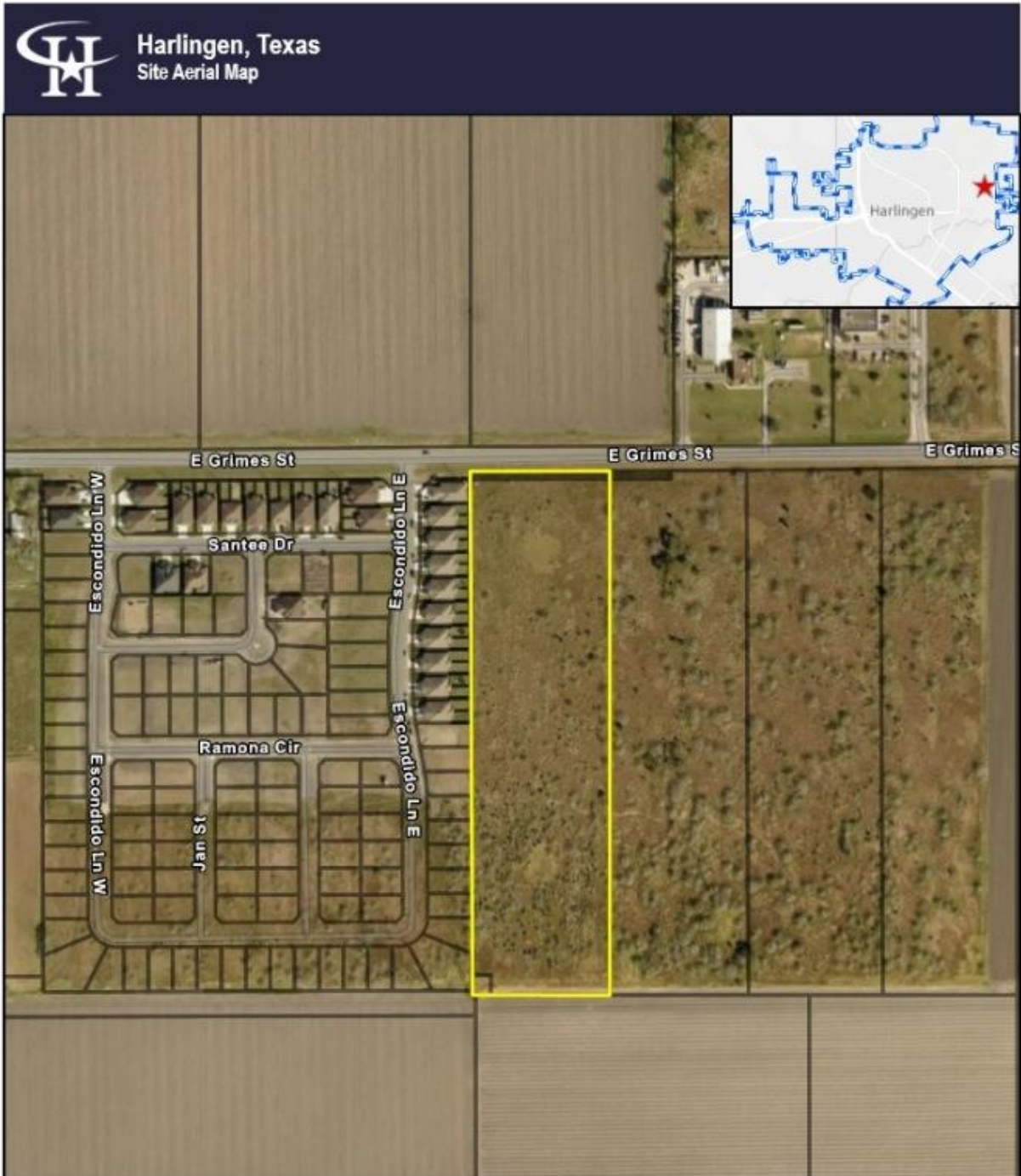
PRELIMINARY PLAT OF  
**TESORO VILLAGE SUBDIVISION**  
 A 20.000 ACRE TRACT OF LAND, MORE OR LESS, BEING THE WEST 20.00 ACRES OF BLOCK TWENTY NINE (29), PALMETO, COMPANY SUBDIVISION, CITY OF HARLINGEN, CAMERON COUNTY, TEXAS AS RECORDED IN VOLUME 4, PAGE 2 OF THE CAMERON COUNTY MAP RECORDS.  
 SCALE: 1"=80'  
 JOB NO: 117-004  
 AUGUST, 2020



1221 E. TYLER AVE., | P.O. Box 1308 Harlingen, TX 78551 (956) 428-4014

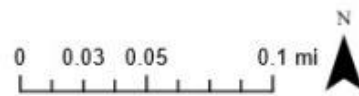


# Attachment III — Aerial View



## Legend

-  Subject Property: Tesoro Village Subdivision
-  Property Parcels



**Attachment IV — Street View**

**Street View from Grimes Road**





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

02/06/2026

Scheibe Consulting  
1221 E. Tyler Avenue  
Harlingen, Texas 78550

**Re: Tesoro Village Subdivision**

Dear Mr. Vargas,

City staff reviewed the preliminary plans and final plat of the proposed “**Tesoro Village Subdivision**” submitted on January 22, 2026. The application is considered complete, subject to a list of conditions from different city departments. If you agree with the listed conditions, please visit the Planning and Development office to pay the \$150.00 subdivision application fee. Once the payment is received, the proposed subdivision will be considered “filed” and staff will place the subdivision in the next scheduled meeting of the Planning and Zoning Commission.

**Preliminary and Final:**

1. As per Public Works, the City will not own and maintain any new ditches, drainage easements, etc. The 75-foot drain ditch at the southern portion of the subdivision will need to be privately owned and maintained.
2. 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

February 10, 2026  
Nadia M. Lopez, PE  
Assistant City Engineer


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

**RE: REVIEW OF Tesoro Village Prelim/Final Plat & Construction Plans – 3<sup>rd</sup> Submittal**

Dear Mr. Olivo,  
At this time, Engineering does not have additional comments regarding the 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 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) 216-5223 or via email at [nlopez@harlingentx.gov](mailto:nlopez@harlingentx.gov).

Sincerely,  
  
Nadia M. Lopez, PE



## Subdivision Review

**Subdivision Name:** Tesoro Village – 3<sup>rd</sup> Submittal

**Proposed Use:** 56 - Multi-Family Residential Lots

**Location:** Located south of Grimes Avenue

**Developer:** Paul Daniec

**Engineer:** Scheibe Consulting / (956) 428-4014  
[khedegard@scheibeconsulting.com](mailto:khedegard@scheibeconsulting.com)  
[jmendez@scheibeconsulting.com](mailto:jmendez@scheibeconsulting.com)

**Approval:**             Yes         Yes with Comments         No

**Comments:**        1. No Comments

**Juan Saucedo Jr. Fire Marshal**  
Departmental Official Signature

(956) 216-5790  
Contact Number

**Fire Prevention**  
Department

[jsauceda@harlingentx.gov](mailto:jsauceda@harlingentx.gov)  
Contact E-mail

**February 3, 2026**  
Date

*Juan Saucedo Jr*  
Signature

**Attachment VIII– Harlingen Water Works System**



**TESORO VILLAGE SUBD.  
PLAN SUBMITTAL #5**

February 9, 2026

To: Soledad A. Nunez  
Planning & Zoning Dept.  
City of Harlingen

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

Response:

**APPROVED with CONDITIONS**

David Vasquez

Digitally signed by David Vasquez  
DN: cn=US, e=dvasquez@hwws.com,  
o=Harlingen Waterworks System,  
ou=Engineering Dept., cn=David Vasquez  
Date: 2026.02.09 15:04:16-06'00'

**CONDITIONS FOR APPROVAL COMMENTS:**

No.	Comment/Revision	Addressed
1	All water services need to be separated 9' from sewer and storm drain inlet.	

**ADDITIONAL COMMENTS:**

- All improvements must comply with the HWWS Approved Materials List and latest version of the Standard Details.
- Response to Conditions of Approval is required prior to the final signing of the construction plans. Submitter must mark Yes or No in the Addressed column. Failure to provide this response may delay the scheduling of a Pre-Construction Conference.
- HWWS 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.
- Upon completion of construction, developer’s engineer is required to submit all required Project Closeout Documents to the HWWS Engineering Department. This information is available on the HWWS web site at [www.hwws.com](http://www.hwws.com), under the Engineering, Downloads tab. Plans will not be signed by HWWS until the closeout process has been completed.

**NEXT STEPS:**

- The awarded bid must be submitted to the HWWS Engineering department for calculation of inspection and pro-rata fees.
- Contractor must submit all material submittals to Rudy Gonazlez of HWWS for review and approval. Please see the attached 'Required Submittals' Form
- Upon receipt of approval from all departments, the final set of plans must be routed to City Engineer (CoH) and Utility Engineer (HWWS) for approval stamps. Construction sets without these stamps will not be permitted for use during construction.
- Once all submittals have been approved, fees have been paid, and plans have been stamped, a Mandatory Pre-Construction Conference may be scheduled with the City and HWWS.



**Public Works -Traffic Signal Department**  
**404 S 54<sup>th</sup> Street, Harlingen, Texas 78550**

February 16, 2026

Ms. Nuñez  
Planning and Development  
502 E. Tyler Ave., Harlingen, Texas 78550

**RE: Tesoro Village Streetlighting Plan**

Ms. Nuñez

The Public Works – Traffic Department has reviewed the streetlight plan for Tesoro Village Subdivision and has no objection to the proposed locations of the eight (8) streetlights.

- The eight (8) streetlights shall be 122-watt LED fixtures (or 250-watt HPS equivalent).

The developer/builder shall be responsible for all costs associated with the installation of these streetlights. Once installed and energized, the City of Harlingen assumes responsibility for the monthly billing under the streetlight account.

Should you have any questions feel free to contact me via email at:  
[acampos@harlingentx.gov](mailto:acampos@harlingentx.gov)

A handwritten signature in black ink that reads 'Arnold Campos Jr.'.

Arnold Campos Jr.  
Public Works- Traffic Signal Maintenance Supervisor  
City of Harlingen - 404 S 54<sup>th</sup> Street Harlingen, TX 78550  
Office:(956) 216-5300 – Cell:(956) 245-6023



Public Works – 404 S 54<sup>th</sup> St, Harlingen, Texas 78550

February 11, 2026  
Ruth Trevino  
Assistant Public Works Director

Planning and Development Department  
502 E. Tyler Ave., Harlingen, Texas 78550

**RE: Tesoro Village Subdivision- Detention Pond Maintenance**

This letter is in response to the comment response submitted regarding the Tesoro Village Subdivision and the request for the City to reconsider ownership and maintenance of the proposed 75-foot drain ditch located at the southern portion of the development.

After review, Public Works maintains its original determination that the City will not accept ownership or maintenance responsibility for any new drainage improvements associated with this development, including the proposed ditch and any related detention or drainage facilities. As previously stated, these improvements will be required to remain privately owned and privately maintained.

While we understand the concerns expressed regarding potential future connections for adjacent properties and proximity to existing City-maintained drainage infrastructure, the City's current policy is to not assume maintenance responsibility for newly constructed private development drainage systems. The existence of nearby City-maintained drains does not obligate the City to incorporate additional privately initiated infrastructure into its system.

The developer will be responsible for ensuring that the proposed drainage design provides adequate service for the subdivision and complies with all applicable City standards and drainage requirements.

Please proceed accordingly and advise the engineer of record of this determination.

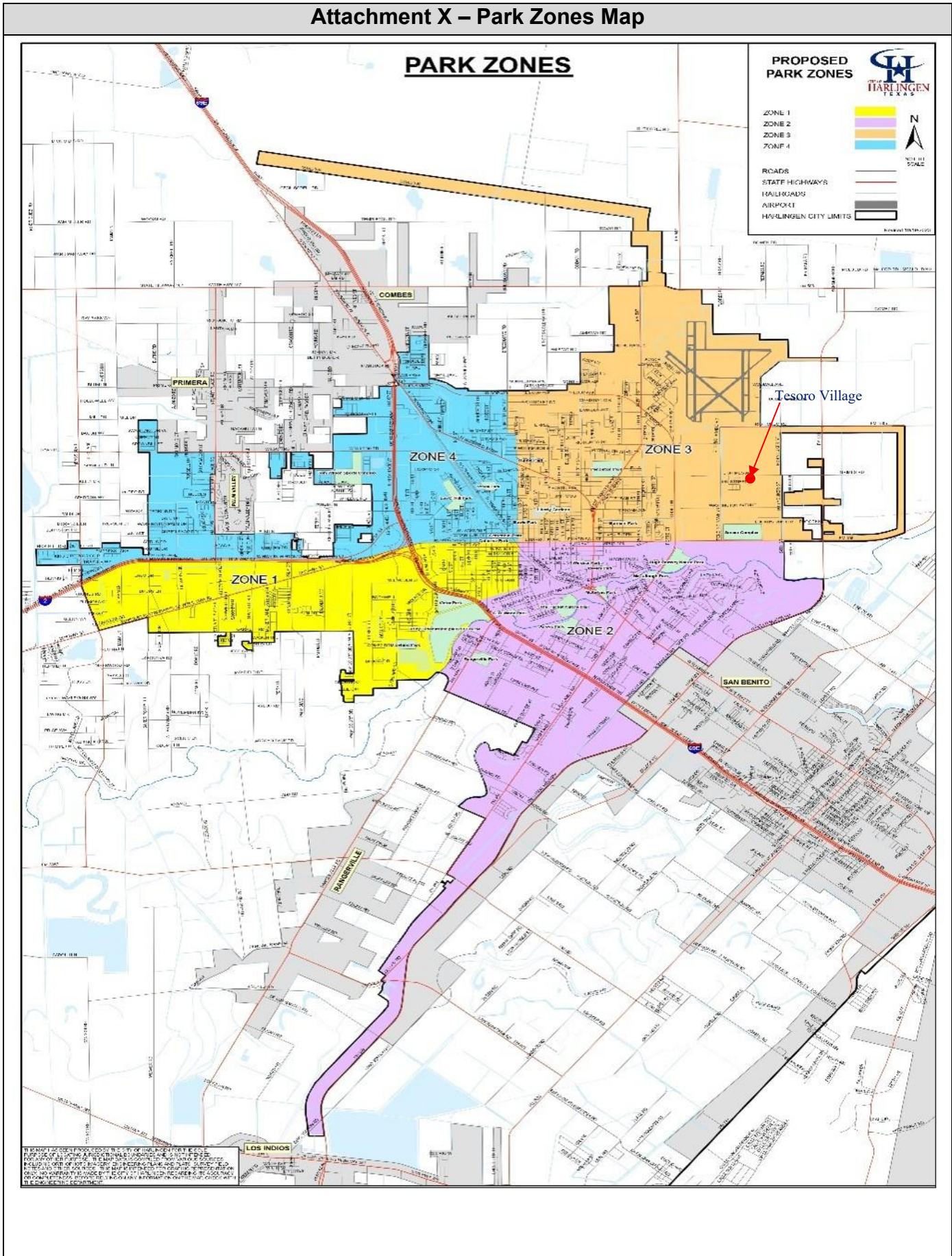
If additional clarification is needed, Public Works is available to discuss further.

Sincerely,

A handwritten signature in blue ink that reads 'Ruth Trevino'.

Ruth Trevino  
Public Works Department

# Attachment X – Park Zones Map



**AGENDA ITEM  
EXECUTIVE SUMMARY**

Meeting Date: **March 10, 2026**

**Agenda Item:**

Public hearing and take action to consider a request for a Special Use Permit ("SUP") to allow a recycling center, ferrous in a Light Industry ("LI") District located at 1318 North Commerce Street, bearing a legal description of 3.40 acres out of Block 1, Harlingen Land and Water Company Subdivision. Applicant: Nicole Ortiz

Prepared By: Rodrigo Sanchez

Title: City Planner

Signature: *Rodrigo Sanchez*

**Brief Summary:**

Project Timeline

- January 27, 2026 – Application for Special Use Permit ("SUP") submitted to the city. **(ATTACHMENT I)**
- February 19, 2026 – In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract.
- February 21, 2026 – In accordance with State and local law, notice of required public hearings published in the Valley Morning Star.
- March 10, 2026 - Public hearing and consideration of requested Special Use Permit by the Planning and Zoning Commission (P&Z).
- March 18, 2026 – Public hearing and consideration of requested SUP via 1<sup>st</sup> ordinance reading scheduled before the City Commission.
- April 01, 2026 – Pending approval of 1<sup>st</sup> ordinance reading, consideration of approval of 2<sup>nd</sup> ordinance reading scheduled before the City Commission.

Summary

- Pursuant to Section 111-62 of the City of Harlingen Code of Ordinances, a recycling center in a Light Industry ("LI") District requires the approval of a Special Use Permit by the City Commission.
- The applicant wishes to open a recycling center, ferrous on a property that consists of 3.40 acres. The site has in the past been used as a recycling center. On June 01, 2011, the City Commission approved a Specific Use Permit (SUP) for a recycling center, ferrous on the subject property. On May 03, 2017, the City Commission approved an SUP for a recycling center at this same location for Nicole Ortiz as the applicant, but the business operated only briefly. Nicole Ortiz, applicant and property owner, would like to re-start the business again and is requesting a Special Use Permit (SUP) to operate a recycling center as the business owner at 1318 N. Commerce Street. The proposed recycling center will operate under the name, "Capital City Recycling". The applicant will need to provide landscaping as well as a paved parking area for employees and customers. The applicant proposes constructing around the perimeter of the property an 8-foot metal fence which will help to screen the activities of the proposed use. The recycling location will be a purchasing/receiving facility to include metals such as aluminum, bronze, copper, and iron. The material will be boxed, (not piled) and shipped to a facility in Brownsville, Tx for eventual

worldwide distribution through sales of the product. The proposed hours of operation will be Monday through Friday from 8 AM to 5 PM and Saturday from 8 AM to 2 PM. It will be closed on Sunday. **(ATTACHMENT II, III, IV).**

- Surrounding properties are zoned Light Industry (“LI”) District in all directions. Surrounding land uses include JA’s Autor Repair, Anita Beauty & Spa, Sleepwalkers Bar, Texas Cafe, Union Pacific and Missouri Pacific Railroads, and other commercial/industrial businesses, as well as vacant commercial buildings. **(ATTACHMENTS V,VI)**
- The Future Land Use Plan (FLUP) component of the Harlingen Horizon – A City on the Rise Comprehensive Plan designates this area for mixed-use development. While the request is not consistent with the land use designation, it is compatible with surrounding land uses.
- The City of Harlingen Building Inspections Division, Fire Prevention Bureau, and Police Departments reviewed the SUP application. The departments reported no objection to the proposed request subject to adhering to the Harlingen Code of Ordinances and procedures administered by each department **(ATTACHMENTS VIII-X).**
- The applicant must obtain and maintain the proper State and City permits.
- At present, staff have not received any phone calls, letters or e-mails with concerns regarding this business. Staff had sent out twenty (20) legal notices to surrounding property owners. **(ATTACHMENT V)**
- In accordance with the zoning ordinance, the P&Z and City Commission may impose requirements and conditions of approval as are needed to ensure that a use requested by an SUP is compatible and complementary to adjacent properties.

**Funding (if applicable):**

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

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

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 video surveillance with a minimum 30-day retention.
3. Complying with the requirements administered by Planning and Zoning, Building Inspections, Fire Prevention, and Police Departments.
4. Days and hours of operation are Monday through Friday, 8 AM to 5:30 PM and Saturday, 8 AM to 2 PM.

City Manager’s approval:  Yes  No  N/A

**Comments:**

City Attorney's approval:

Yes

No

N/A

**Attachment I**

CITY OF HARLINGEN PLANNING AND DEVELOPMENT DEPARTMENT  
MASTER APPLICATION

**Capital City Recycling**

PROPERTY INFORMATION (Please PRINT or TYPE)  
 Project Address 1318 N. Commerce Street Intersection \_\_\_\_\_  
 (Proposed) Subdivision Name 3402 Harlingen Land & Water Co Lot \_\_\_\_\_ Block 1  
 Existing Zoning Designation LI Future Land Use Plan Designation \_\_\_\_\_




OWNER/APPLICANT INFORMATION (Please PRINT or TYPE)  
 Applicant/Authorized Agent Nicole Ortiz Phone 956-655-1117  
 Email Address (for project correspondence only) capitalcityva@gmail.com  
 Mailing Address 901 S. Williams Rd City San Benito State TX Zip 78586  
 Property Owner Javier Arteaga Phone 956-119-2931 FAX \_\_\_\_\_  
 Email Address (for project correspondence) #119-2931 Blvd. javier@nirniw.com  
 Mailing Address 701 N. International Hidalgo State TX Zip 78557

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

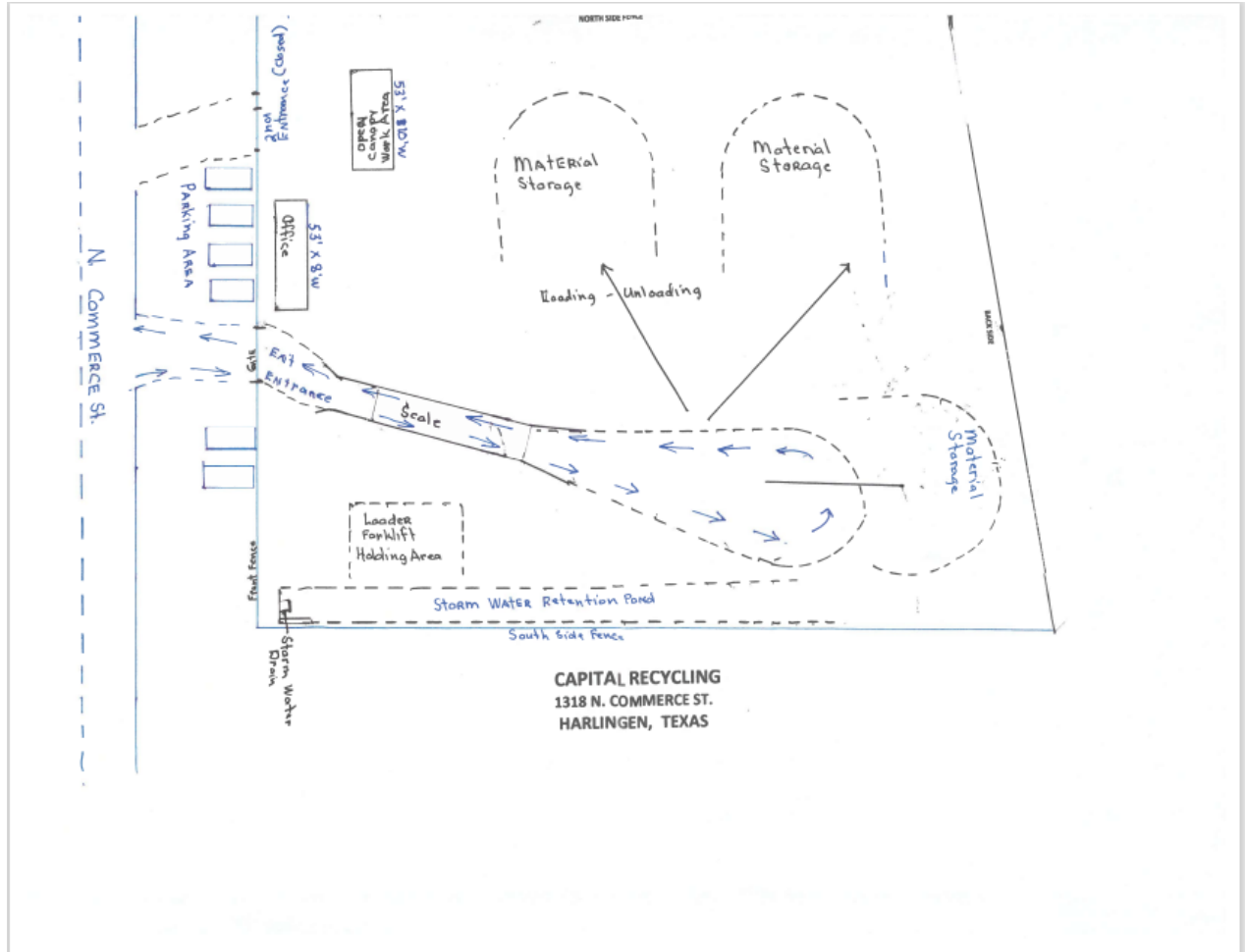
<input type="checkbox"/> Annexation Request	No Fee	<input type="checkbox"/> Preliminary Construction Plans and Final Plat	\$150.00
<input type="checkbox"/> Administrative Appeal (ZBA)	\$125.00	<input type="checkbox"/> Minor Plat	\$100.00
<input type="checkbox"/> Comp. Plan Amendment Request	\$250.00	<input type="checkbox"/> Re-Plat	\$750.00
<input type="checkbox"/> Rezoning Request	\$250.00	<input type="checkbox"/> Development Plat	\$50.00
<input checked="" type="checkbox"/> CC PYMT	\$250.00	<input type="checkbox"/> Subdivision Variance Request	\$25.00 (each)
<input type="checkbox"/> Zoning Variance Request (ZVR)	\$250.00	<input type="checkbox"/> Right-of-Way / Utility Easement Abandonment	No Fee
<input type="checkbox"/> PDD Request	\$250.00		
<input type="checkbox"/> License to Encroach	\$250.00		

**PAID**  


Please provide a basic description of the proposed project: WE will receive various types of metals for recycling. Ferrous metals (Rusty & deteriorate non magnetic metals. Also we will receive Non Ferrous metals (Non magnetic metals - brass, copper, etc) Aluminum. We will separate the various metals & sell them.

Applicant's Signature:  Date: 1/23/26  
 Property Owner(s) Signature:  Date: 1/23/26  
 Accepted by:  Date: 1/23/26  
 Applicant Name Nicole Ortiz

# Attachment II



Street View



**Attachment IV**

**Street View from North Commerce Street**



# Attachment V

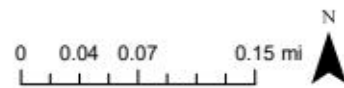


### Notice:

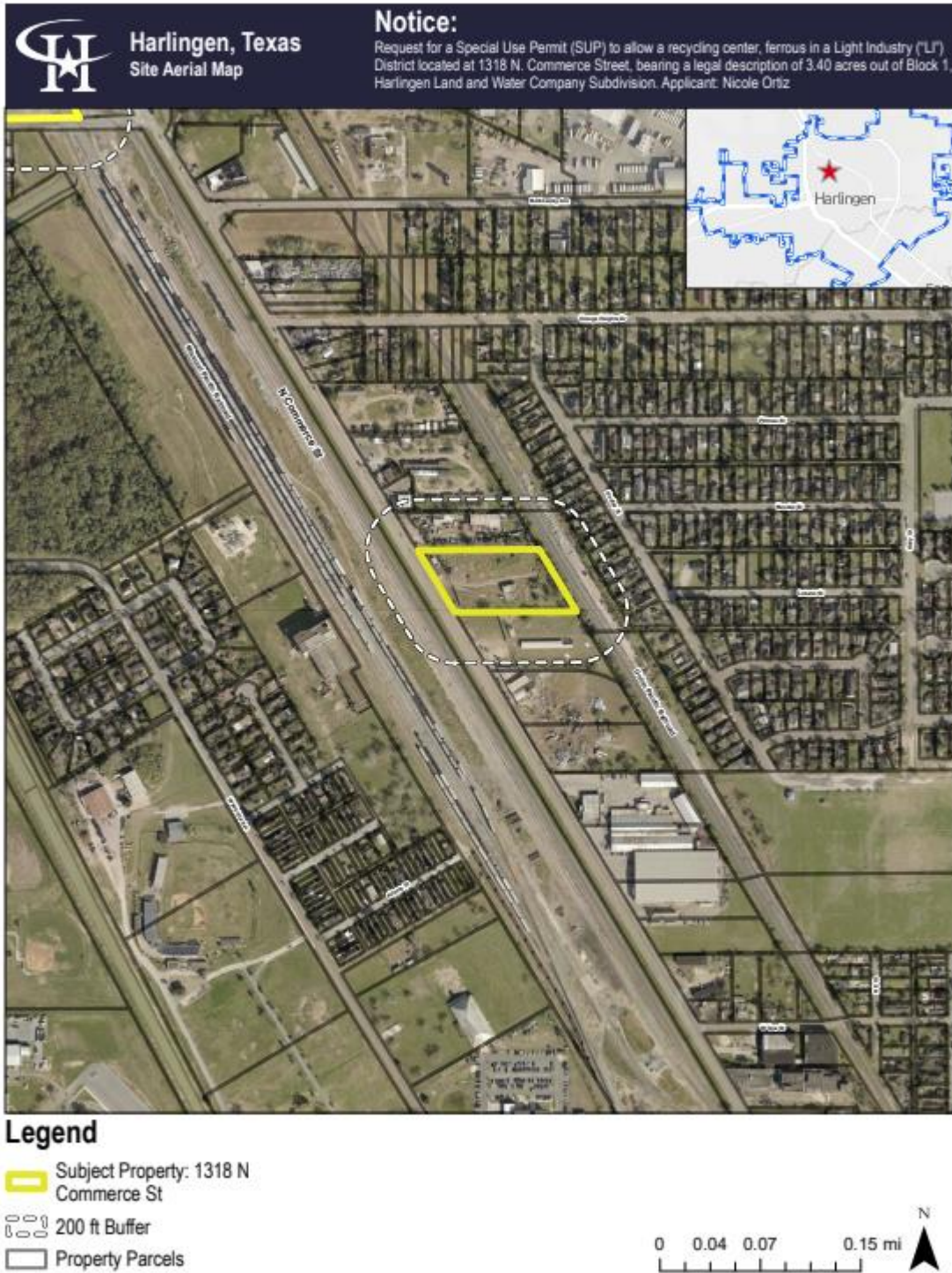
Request for a Special Use Permit (SUP) to allow a recycling center, ferrous in a Light Industry ("LI") District located at 1318 N. Commerce Street, bearing a legal description of 3.40 acres out of Block 1, Harlingen Land and Water Company Subdivision. Applicant: Nicole Ortiz

### Legend

- Subject Property: 1318 N Commerce St
- 200 ft Buffer
- Property Parcels
- Zone**
- General Retail
- Light Industry
- Residential, Single-Family
- Residential, Duplex
- Not-Designated
- Neighborhood Services



# Attachment VI



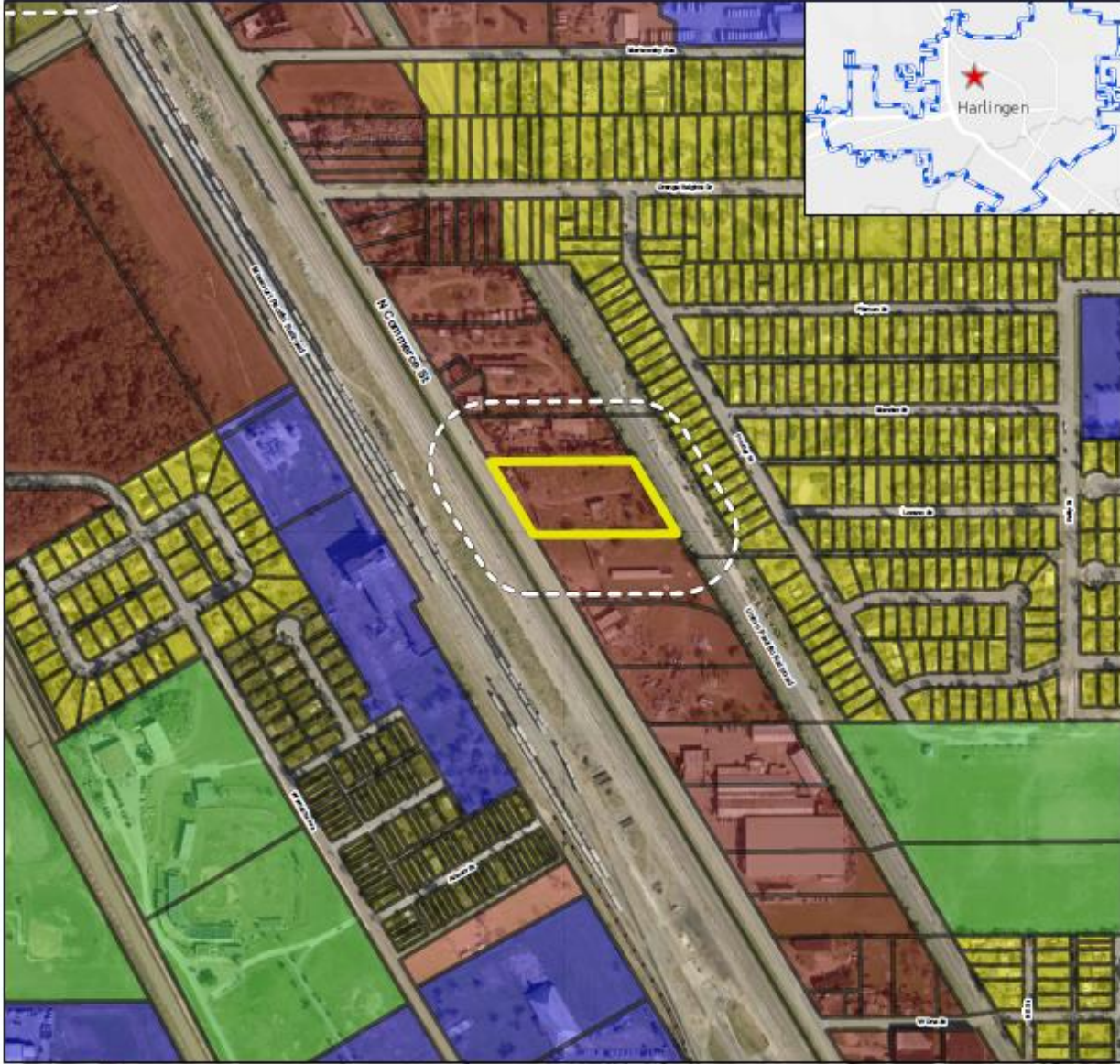
# Attachment VII



## Harlingen, Texas Site Future Land Use Map

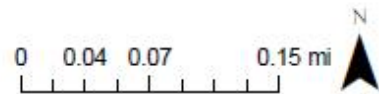
### Notice:

Request for a Special Use Permit (SUP) to allow a recycling center, ferrous in a Light Industry ("LI") District located at 1318 N. Commerce Street, bearing a legal description of 3.40 acres out of Block 1, Harlingen Land and Water Company Subdivision. Applicant: Nicole Ortiz



### Legend

- |  |  |
|--|--|
|  Subject Property: 1318 N Commerce St |  Institutional              |
|  200 ft Buffer                        |  Lower Density Residential  |
|  Property Parcels                     |  Medium Density Residential |
| Future Land Use Designation  |  Recreational/Open Space    |
|  Retail                               |  |
|  Mixed Use                            |  |



Attachment VIII



**Specific Use Permit ("SUP") Routing Slip**

**Applicant:** Nicole Ortiz

**Phone No.:** (956) 655-1117

**Location:** 1318 North Commerce Street

**Project Description:** Request for a Special Use Permit (SUP) to allow a recycling center, ferrous in a Light Industry ("LI") District located at 1318 North Commerce Street, bearing a legal description of 3.40 acres out of Block 1, Harlingen Land and Water Company Subdivision.

**Department:** Fire Prevention Bureau

**Approval:**  X  YES   NO

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

**Fire Marshal Juan Saucedo Jr.**

Juan Saucedo Jr.

**Date: February 10, 2026**

Attachment IX



**Special Use Permit ("SUP") Routing Slip**

**Applicant:** Nicole Ortiz

**Phone No.:** (956) 655-1117

**Location:** 1318 North commerce Street

**Project Description:** Request for a Special Use Permit (SUP) to allow a recycling center, ferrous in a Light Industry ("LI") District located at 1318 North Commerce Street, bearing a legal description of 3.40 acres out of Block 1, Harlingen Land and Water Company Subdivision.

**Department:** Building Permits and Inspections Department

**Approval:**  YES  NO  PENDING

**Comments:**

**If request is approved by the Planning Department, A Building Permit application and complete set of construction documents for the proposed use must be submitted to the Building Department. The construction documents must comply with the 2024 International Building Code and Family of Codes.**

Raul Rodriguez

**Signature**

02/16/2026

**Date**



**Special Use Permit ("SUP") Routing Slip**

**Applicant:** Nicole Ortiz

**Phone No.:** (956) 655-1117

**Location:** 1318 North commerce Street

**Project Description:** Request for a Special Use Permit (SUP) to allow a recycling center, ferrous in a Light Industry ("LI") District located at 1318 North Commerce Street, bearing a legal description of 3.40 acres out of Block 1, Harlingen Land and Water Company Subdivision.

**Department:** HARLINGEN POLICE DEPT.

**Approval:**  YES  NO

**Comments:** *RECOMMEND CAMERAS*

  
\_\_\_\_\_  
Alfredo Alvear, BSCJ, CPM  
Chief of Police

2/17/26  
DATE

**ORDINANCE NO. 26-\_\_\_\_\_**

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES (ORDINANCE NO. 16-8) OF THE CITY OF HARLINGEN: TO ISSUE A SPECIAL USE PERMIT (SUP) TO NICOLE ORTIZ TO ALLOW A RECYCLING CENTER IN A LIGHT INDUSTRY (“LI”) DISTRICT LOCATED AT 1318 NORTH COMMERCE STREET, BEARING A LEGAL DESCRIPTION OF 3.40 ACRES OUT OF BLOCK 1, HARLINGEN LAND AND WATER COMPANY SUBDIVISION.**

WHEREAS, the Planning and Zoning Commission of the City of Harlingen pursuant to Harlingen’s Zoning Ordinance procedure, has recommended a Specific Use Permit (SUP) 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 SUP 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 issued an SUP as indicated in Exhibits “A” and “B”.

Special Use Permit (SUP) to Nicole Ortiz to allow a recycling center, ferrous in a Light Industry (“LI”) District located at 1318 N. Commerce Street, bearing a legal description of 3.40 acres out of Block 1, Harlingen Land and Water Company Subdivision.

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

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

1. Obtaining and maintaining the proper State and City permits; and,
2. Providing video surveillance with a minimum 30-day retention; and,
3. Complying with the requirements administered by Planning and Zoning, Building Inspections, Fire Prevention, Health, and Police Departments.
4. Days and hours of operation are Monday through Friday, 8 AM to 5:30 PM and Saturday, 8 AM to 2 PM.

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 \_\_\_\_\_, 2026 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"

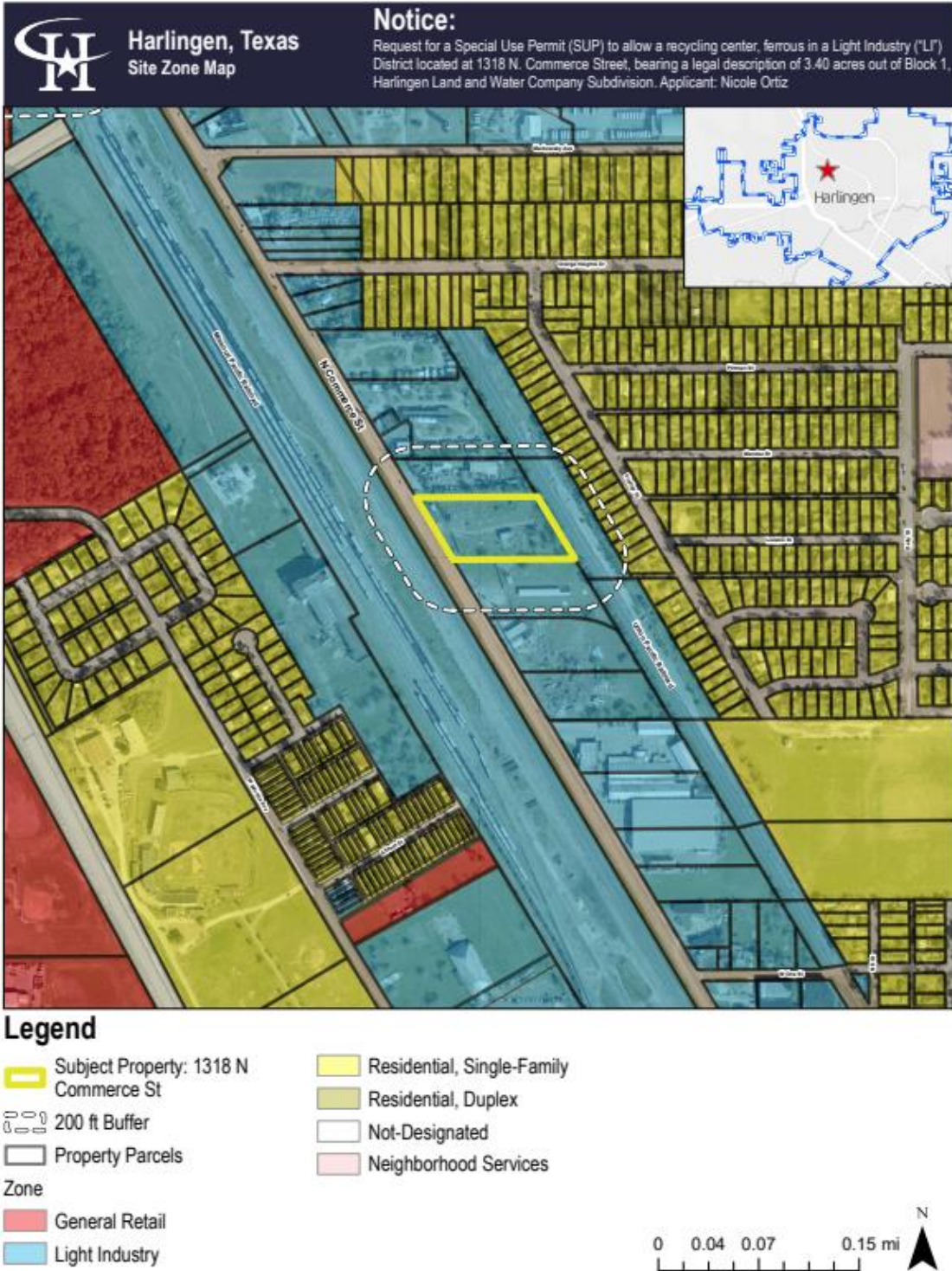
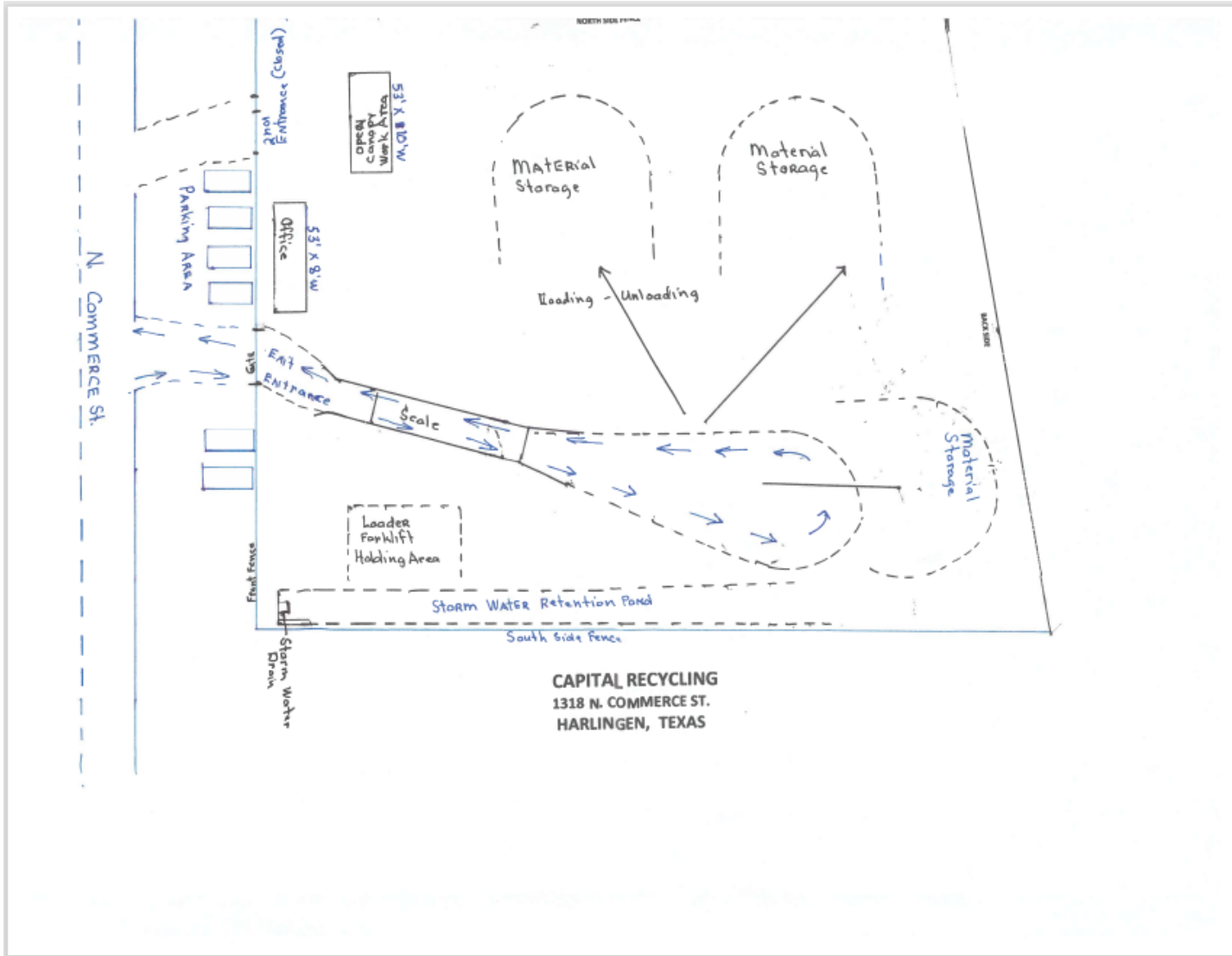


EXHIBIT "B"



**AGENDA ITEM  
EXECUTIVE SUMMARY**

Meeting Date: **March 10, 2026**

**Agenda Item:**

Public hearing and take action to consider a request to rezone from Not Designated (“N”) District to General Retail (“GR”) District located at 33470 FM 509, bearing a legal description of 1.75 acres out of Block 167, San Benito Land and Water Subdivision. Applicant: Raul Viramontes

Prepared By: Rodrigo Sanchez

Title: City Planner

Signature: *Rodrigo Sanchez*

**Brief Summary:**

Project Timeline

- January 29, 2026 – Application for rezoning submitted to the City. **(ATTACHMENT I)**
- February 19, 2026 – In accordance with State and local law, notice of the required public hearing was mailed to all property owners within a 200 feet radius of subject tract.
- February 21, 2026 – In accordance with State and local law, notice of the required public hearing was published in the Valley Morning Star.
- March 10, 2026 - Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission (P&Z).
- March 18, 2026 – Public hearing and consideration of requested rezoning via 1<sup>st</sup> ordinance reading scheduled before the City Commission.
- April 01, 2026 – Pending approval of 1<sup>st</sup> ordinance reading, consideration of approval of 2<sup>nd</sup> ordinance reading scheduled before the City Commission.

Summary

- The applicant is requesting to rezone the subject property from Not Designated (“N”) District to General Retail (“GR”) District to allow for commercial use. **(ATTACHMENT I, III).**
- The subject property is located along the west side of FM 509, south of FM 800 and is part of a larger tract. The subject property is vacant and has 69.62 feet of frontage on FM 509 and a depth of approximately 1,093 feet and comprises 1.75 acres. **(ATTACHMENT III, IV, VI).**
- Adjacent zoning is Not Designated (“N”) District to the north and south, and properties to the east and west are outside of the city limits of Harlingen. **(ATTACHMENT III)** Surrounding land uses include The Family Tires & More, The Family Road Service, single family residential, and vacant land. **(ATTACHMENT IV)**

- The Future Land Use Plan component of the City of Harlingen's Harlingen Horizon – A City on the Rise Comprehensive Plan shows this area as Low-Density Residential. Low-Density Residential is comparable to single family residential zoning. The request is not consistent with the land use plan designation for the area however, South FM 509 is a commercial corridor which links area cities to the international Free Trade Bridge at Los Indios. (**ATTACHMENT V**).
- At the time of this writing, Staff has not received any phone calls, letters, or e-mails in opposition to the rezoning request, furthermore, Staff mailed out ten notices to surrounding property owners.

**Funding (if applicable):**

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

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

Finance Director's approval:  Yes  No  N/A

**Staff Recommendation:**

Staff recommends approval of the rezoning request since the property fronts an international trade route.

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 33470 FM509 Nearest Intersection Landrum Park Rd (675)  
 (Proposed) Subdivision Name San Benito Land and Water Company Subdivision Lot Block 167  
 Existing Zoning Designation N Future Land Use Plan Designation \_\_\_\_\_

**OWNER/APPLICANT INFORMATION:** (Please PRINT or TYPE)

Applicant/Authorized Agent Raul Viramontes Phone (424)328-8026 FAX \_\_\_\_\_  
 Email Address (for project correspondence only): raulviramontest@gmail.com  
 Mailing Address 32590 FM1577 City San Benito State Tx Zip 78586  
 Property Owner Raul Viramontes / Kasandra Lopez Phone (424)328-8026 FAX \_\_\_\_\_  
 Email Address (for project correspondence only): raulviramontest@gmail.com  
 Mailing Address 32590 FM1577 City San Benito State Tx Zip 78586

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

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

PAID

**Please provide a basic description of the proposed project:**

Rental of Spaces / Stalls and storage / Parking  
Move to GR

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: R/V 1/26 Date: 1/29/26

Property Owner(s) Signature: R/V 1/26 Date: 1/29/26

Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

**RE-ZONING REQUEST  
SUBMITTAL CHECKLIST**

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

**Complete**

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

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

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

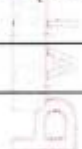
- I understand that I am requesting an amendment to the City's Zoning Ordinance and it will not be scheduled for Planning and Zoning Commission review unless all items on this list are completed.
- I understand that in accordance State law and the Zoning Ordinance, no later than ten (10) days prior to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

Owner: Rafael V. / Viramontes T / Rosandra L. P. Date 1/29/20

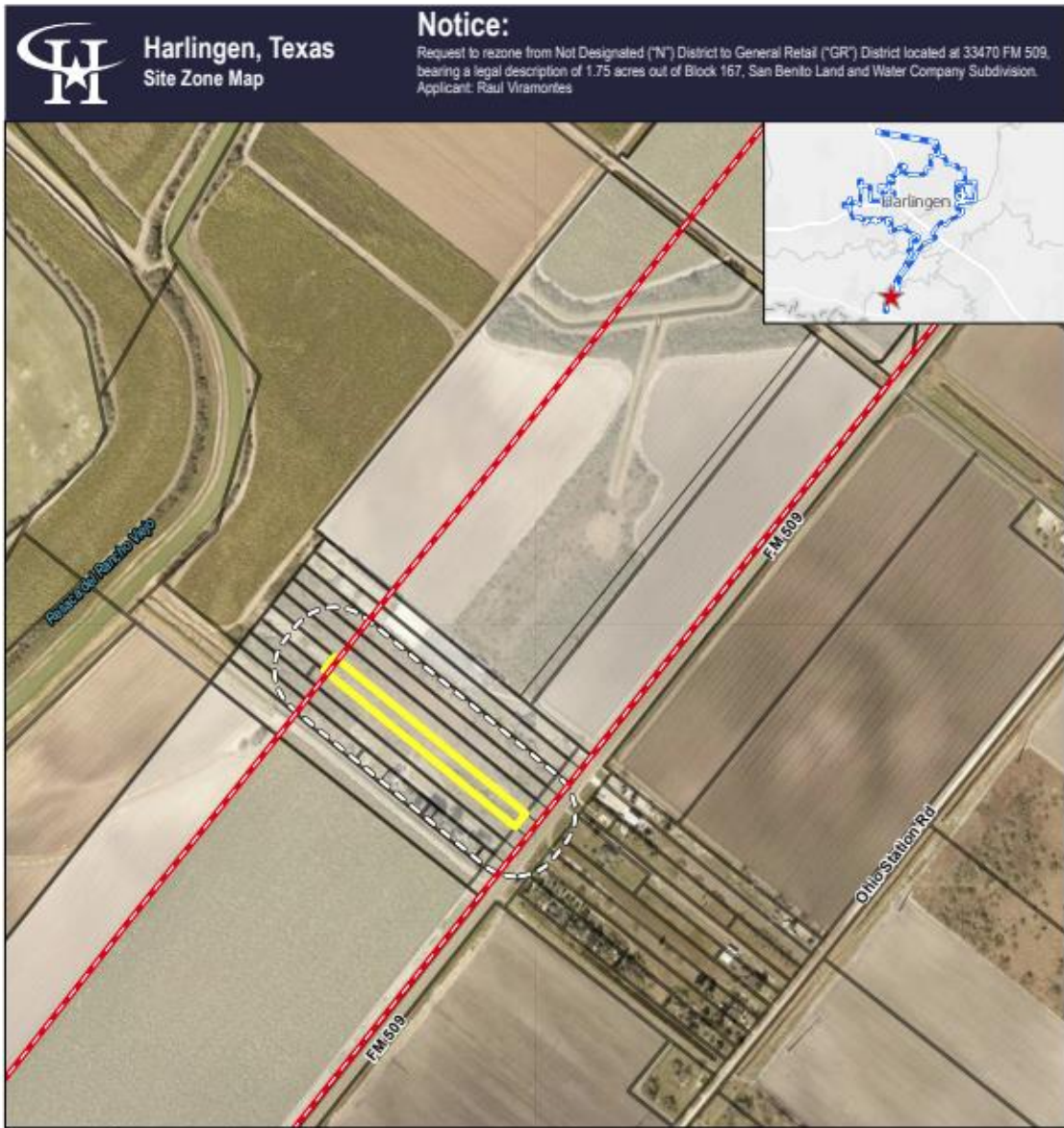
Owner Address: 32590 FM 1577 San Benito, TX

Phone/Fax: 429-328-8026

Signature: 



# ATTACHMENT III – Legal Notice Map



## Legend

- Subject Property: 33470 FM 509
- 200 ft Buffer
- Property Parcels
- Harlingen City Limits
- Zone
- Not-Designated



# ATTACHMENT IV – Aerial

 **Harlingen, Texas**  
Site Aerial Map

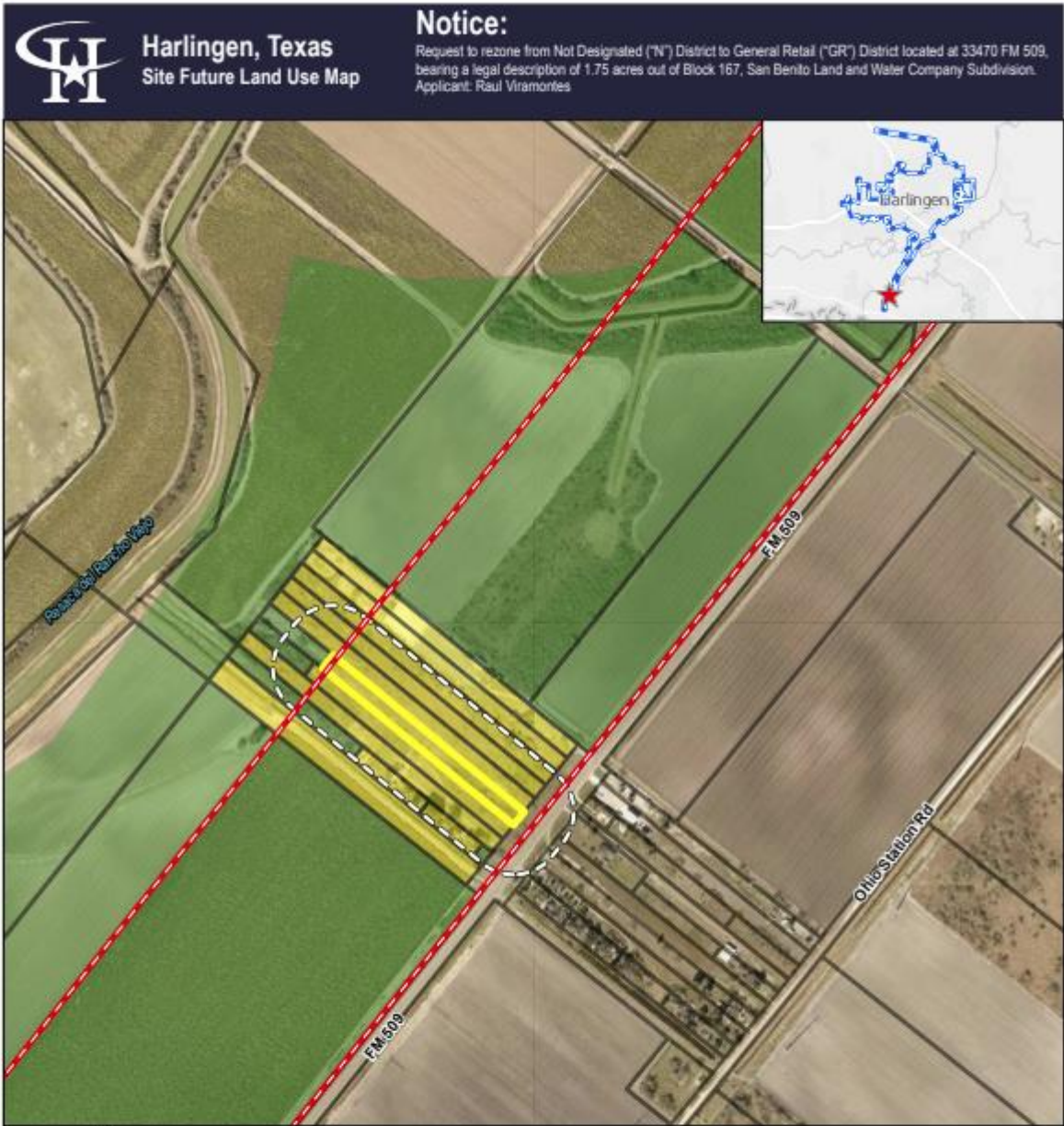
**Notice:**  
Request to rezone from Not Designated ("N") District to General Retail ("GR") District located at 33470 FM 509, bearing a legal description of 1.75 acres out of Block 167, San Benito Land and Water Company Subdivision. Applicant: Raul Viramontes



- Legend**
-  Subject Property: 33470 FM 509
  -  200 ft Buffer
  -  Property Parcels
  -  Harlingen City Limits



# ATTACHMENT V – Future Land Use Map

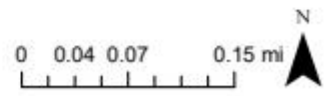


**Harlingen, Texas**  
Site Future Land Use Map

**Notice:**  
Request to rezone from Not Designated ("N") District to General Retail ("GR") District located at 33470 FM 509, bearing a legal description of 1.75 acres out of Block 167, San Benito Land and Water Company Subdivision. Applicant: Raul Viramontes

## Legend

- Subject Property: 33470 FM 509
- 200 ft Buffer
- Property Parcels
- Harlingen City Limits
- Future Land Use Designation**
- Agricultural
- Lower Density Residential



**ATTACHMENT VI – Street View**

**View from FM 509**



**ORDINANCE NO. 26-**

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF HARLINGEN: REZONING FROM NOT DESIGNATED (“N”) DISTRICT TO GENERAL RETAIL (“GR”) DISTRICT, LOCATED AT 33470 FM 509, BEARING A LEGAL DESCRIPTION OF 1.75 ACRES OUT OF BLOCK 167, SAN BENITO LAND AND WATER COMPANY SUBDIVISION.**

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

**BE IT ORDAINED BY THE CITY OF HARLINGEN**

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

Rezoning from Not Designated (“N”) District to General Retail (“GR”) District located at 33470 FM 509, bearing a legal description of 1.75 acres out of Block 167, San Benito Land and Water Company Subdivision as shown on 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 \_\_\_\_\_, 2026 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.

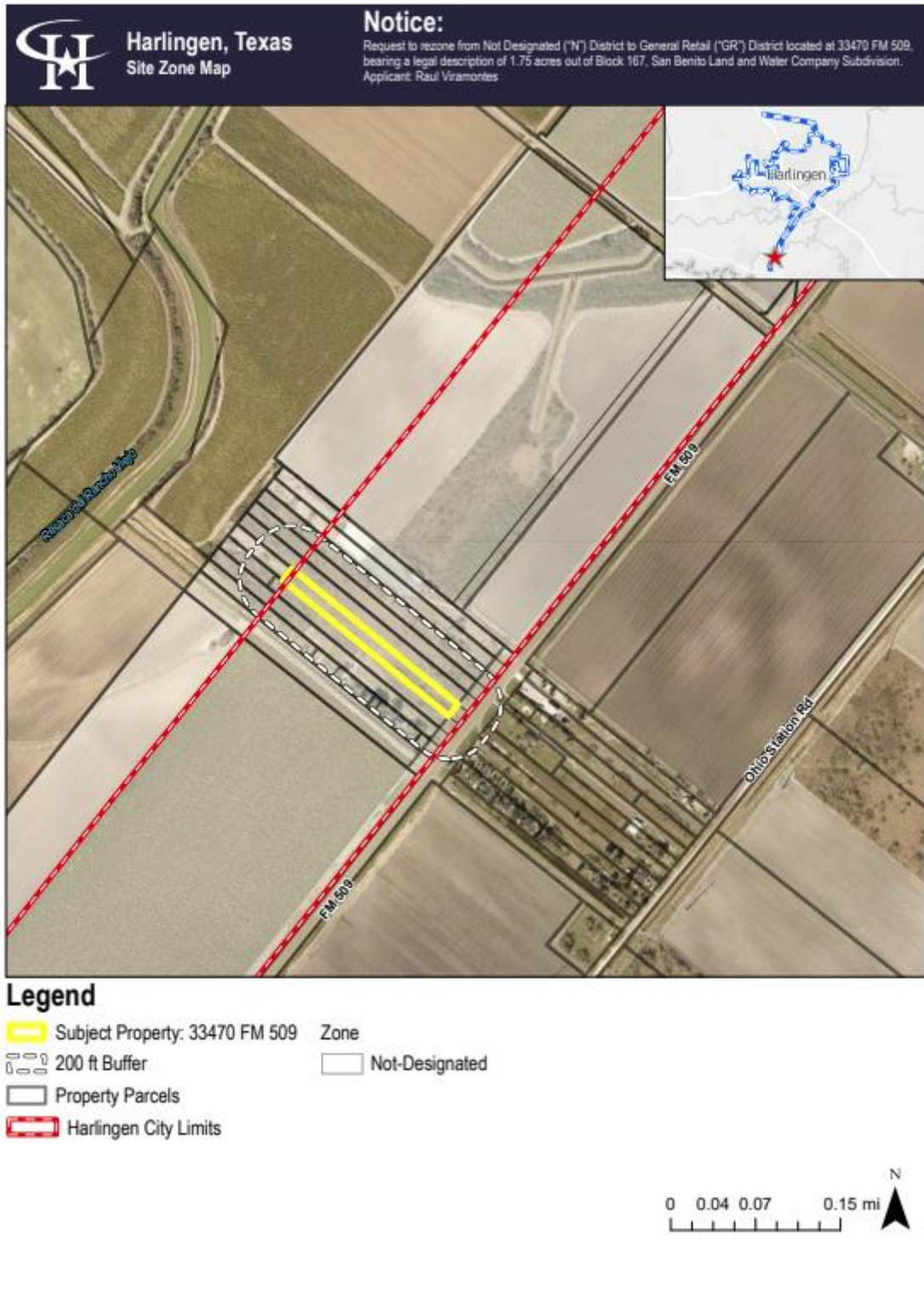
**CITY OF HARLINGEN**

\_\_\_\_\_  
Norma Sepulveda, Mayor

**ATTEST:**

\_\_\_\_\_  
Mayra Herrera, City Secretary

# Exhibit "A"



**AGENDA ITEM  
EXECUTIVE SUMMARY**

Meeting Date: **March 10, 2026**

Agenda Item:
<p>Public hearing and take action to consider a request for a Special Use Permit (SUP) to allow an event center with alcohol in a General Retail (“GR”) District located at 350 N. Loop 499, bearing a legal description of 2.72 acres out of 21.7986 acres out of Block 67, Harlingen Land and Water Company Subdivision. Applicant: Eduardo Pena</p>
<p>Prepared By: Joel Olivo            Title: Assistant Planning and Development Director            Signature: <i>Joel Olivo</i></p>

Brief Summary:
----------------

Project Timeline

- January 23, 2026 – Application for Special Use Permit (SUP) submitted to the City. **(ATTACHMENT I and II)**
- February 19, 2026 – In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract.
- February 21, 2026 – In accordance with State and local law, notice of required public hearings published in the Valley Morning Star.
- March 10, 2026– Public hearing and consideration of requested Special Use Permit by the Planning and Zoning Commission.
- March 18, 2026 – Public hearing and consideration of requested Special Use Permit via 1<sup>st</sup> ordinance reading scheduled before the City Commission.
- April 1, 2026 – Pending approval of 1<sup>st</sup> ordinance reading, consideration of approval of 2<sup>nd</sup> ordinance reading scheduled before the City Commission.

Summary

- Per the Code of Ordinances, an event center with alcohol requires the approval of a special use permit by the City Commission.
- Eduardo Peña, the applicant and property owner, is requesting a Special Use Permit to allow an event center with alcohol consumption out of a proposed two story 11,500 sq. ft. building located at 350 N. Loop 499. **(ATTACHMENT III)**
- The subject property is currently vacant and in the subdivision process under the name of Cielo 22 Subdivision for a proposed two lot development. The property has 381.28 feet of frontage on Loop 499 and a depth of 311.03 at its longest point.
- According to the site plan and the information submitted, the applicant is proposing a two story 11,500 sq. ft. event center for weddings, recitals and sweet sixteen events etc., under the name of “Cesars Event Center.” The first floor will consist of the event center, and the second floor of the building will be the utility room. The proposed event center will be located on the north 200 ft. of the subject property. The hours of operation for the office will be Monday through Friday, from 1:00 p.m. though 6:00 p.m., and the hours of operation for the event center will be from Thursday through Saturday, from 6:00 p.m. though 12:00 a.m. Based on the seating of the proposed for the event center, 94 parking spaces are required, and 98 parking spaces are provided. **(ATTACHMENT IV AND VII)**
- Surrounding properties are zoned General Retail (“GR”) District in all directions. Surrounding land uses consist of vacant land to the north, Cardenas BMW to the

south, vacant land in agriculture use to the east, and vacant land in agriculture use to the west. **(ATTACHMENT III and VII)**

- The Future Land Use Plan component of the Harlingen Horizon – A City on the Rise Comprehensive Plan shows this area as mixed use. The request is consistent with the Future Land Use Plan. **(ATTACHMENT VIII)**
- The Building Inspections, Fire Prevention Bureau, Health, and Police Departments have reviewed the application and have reported no objection to the requested Special Use Permit subject to complying with all applicable codes and regulations. The Police Department reported no objection with the condition that the Police Department may conduct an inspection of the building when completed to confirm installation of cameras and other security measures. **(ATTACHMENT IX-XII)**
- In accordance with the Zoning Chapter of the Code of Ordinances, the P&Z Commission and City Commission may impose requirements and conditions of approval as are needed to ensure that a use requested by a SUP is compatible and complementary to adjacent properties.
- To present, the Planning and Development Department has not received any calls in opposition to the requested special use permit.

**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 special use permit subject to complying with the following conditions:

1. Must obtain and maintain the proper State and City permits
2. Provide a licensed security guard during peak hours of operation, from Thursday through Saturday, from 9:00 p.m. through 12:00 a.m.;
3. Provide video surveillance with a minimum retention period of thirty (30) days;
4. Must provide and maintain the required parking spaces in accordance with City regulations;
5. Hours of operation for the establishment shall be from 1:00 p.m. though 12:00 a.m.; and
6. 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

**ATTACHMENT I**

**CITY OF HARLINGEN PLANNING AND ZONING DIVISION  
MASTER APPLICATION**

**PROPERTY INFORMATION: (Please PRINT or TYPE)**

Project Address N Loop 494 Nearest Intersection E Harrison Ave  
 (Proposed) Subdivision Name Cielo 22 Subdivision Lot 0000 Block 067  
 Existing Zoning Designation \_\_\_\_\_ Future Land Use Plan Designation \_\_\_\_\_

**OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)**

Applicant/Authorized Agent South Texas Dev & Construction Phone (956) 237-6483 FAX —  
 Email Address (for project correspondence only): diego@southtexasdnc.com  
 Mailing Address 101 E. Expressway 83 ST. 220 City McAllen State Tx Zip 78501  
 Property Owner Eduardo Peña Phone (956) 309-7737 FAX —  
 Email Address (for project correspondence only): eddpna012@gmail.com  
 Mailing Address 2002 S. Angelina Marie Dr City Pharr State Tx Zip 78577

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

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

Please provide a basic description of the proposed project: Event Center (Weddings, recitals, sweet sixteen, etc...)

I hereby certify that I am the owner and 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: 01/21/26  
 Property Owner's Signature: \_\_\_\_\_ Date: 01/21/2026  
 Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

Revised 03/13/2024





ATTACHMENT VI

View from the  
East on Loop 499



ATTACHMENT VII




Harlingen, Texas  
Site Aerial Map


Notice:


Request for a Special Use Permit (SUP) to allow an event center with alcohol in a General Retail ("GR") District located at 350 N. Loop 499, bearing a legal description 2.72 acres out of 21.7986 acres out of Block 67, Harlingen Land and Water Company Subdivision.  
Applicant: Eduardo Peña



Legend

 Subject Property: 350 N Loop 499

 200 ft Buffer

 Property Parcels



ATTACHMENT VIII



Harlingen, Texas  
Site Future Land Use Map

**Notice:**

Request for a Special Use Permit (SUP) to allow an event center with alcohol in a General Retail ("GR") District located at 350 N. Loop 499, bearing a legal description 2.72 acres out of 21.7986 acres out of Block 67, Harlingen Land and Water Company Subdivision.  
Applicant: Eduardo Peña



**Legend**

- Subject Property: 350 N Loop 499
- 200 ft Buffer
- Property Parcels
- Future Land Use Designation
  - Retail
  - Mixed Use
  - Employment
  - Institutional
  - Lower Density Residential
  - Medium Density Residential
  - Higher Density Residential
  - Recreational/Open Space





**Planned Development (PD) Request Routing Slip**

**Applicant:** Eduardo Pena

**Phone No.:** (956)309-6483

**Location:** 350 N. Loop 499 (PID: 72446)

**Project Description:** Request for a special use permit to allow an event center (alcohol permitted)

**Department:** Building Permits and Inspections Department

**Approval:** \_\_\_YES \_\_\_NO **X**PENDING

**Comments:**

**If request is approved by the Planning Department, A plan review will be required. A Building Permit application, a code analysis, a site plan, existing floor plan and proposed floor plan with dimensions to scale identifying all areas to be used to calculate occupant load, determine required plumbing fixtures and means of egress for the proposed use must be submitted to the Building Department. The construction documents must comply with the 2024 International Building Code and Family of Codes.**

Raul Rodriguez

02/16/2026

Signature

Date



**Specific Use Permit ("SUP") Routing Slip**

**Applicant:** Eduardo Pena

**Phone No.:** (956) 309-6483

**Location:** 350 N Loop 499 (PID: 72446)

**Project Description:** Request for a Special Use Permit (SUP) to allow an event center (alcohol permitted).

**Department:** Fire Prevention Bureau

**Approval:**   X   YES    NO

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

**Fire Marshal Juan Saucedo Jr.**

Juan Saucedo Jr

**Date: February 19, 2026**



**Planned Development (PD) Request Routing Slip**

**Applicant:** Eduardo Pena

**Phone No.:** (956)309-6483

**Location:** 350 N. Loop 499 (PID: 72446)

**Project Description:** Request for a special use permit to allow an event center (alcohol permitted)

**Department:** **Health**

**Approval:**  YES  NO

**Comments: Eduardo Pena, Event Center, located on N. Loop 499 , will not need any health permits, if they are not preparing or selling any foods at this location. TABC will need to be contacted for the permitting of alcohol on the premises. If Event Center decides to sell foods at a later date , then health permits will be required, including proper cooking equipment, hood oven systems and certifications.**

**James Padilla** \_\_\_\_\_

**3-3-26**

**Signature**

**Date**



**Planned Development (PD) Request Routing Slip**

**Applicant:** Eduardo Pena

**Phone No.:** (956)309-6483

**Location:** 350 N. Loop 499 (PID: 72446)

**Project Description:** Request for a special use permit to allow an event center (alcohol permitted)

**Department:** **HARLINGEN POLICE DEPT.**

**Approval:**  YES  NO

**Comments:** YES, ON CONDITION THAT POLICE DEPARTMENT  
MAY CONDUCT AN INSPECTION OF BUILDING  
WHEN COMPLETED TO CONFIRM INSTALLATION  
OF CAMERAS AND OTHER SECURITY MEASURES.

  
Alfredo Alvear, BSCJ, CPM  
Chief of Police

2/17/26  
Date

**ORDINANCE NO. 26-**

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF HARLINGEN: A SPECIAL USE PERMIT ISSUED TO EDUARDO PENA TO ALLOW AN EVENT CENTER WITH ALCOHOL IN A GENERAL RETAIL (“GR”) DISTRICT LOCATED AT 350 N. LOOP 499, BEARING A LEGAL DESCRIPTION OF 2.72 ACRES OUT OF 21.7986 ACRES OUT OF BLOCK 67, HARLINGEN LAND AND WATER COMPANY SUBDIVISION, PROVIDING FOR PUBLICATION AND ORDAINING OTHER MATTERS RELATED TO THE FOREGOING.**

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

**BE IT ORDAINED BY THE CITY OF HARLINGEN**

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

Special Use Permit (SUP) issued to Eduardo Pena to allow an event center with alcohol in a General Retail (“GR”) District located at 350 N. Loop 499, bearing a legal description of 2.72 acres out of 21.7986 acres out of Block 67, Harlingen Land and Water Company Subdivision.

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

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

1. Must obtain and maintain the proper State and City permits
2. Provide a licensed security guard during peak hours of operation, from Thursday through Saturday, from 9:00 p.m. though 12:00 a.m.;
3. Provide video surveillance with a minimum retention period of thirty (30) days;
4. Must provide and maintain the required parking spaces in accordance with City regulations;
5. Hours of operation for the establishment shall be from 1:00 p.m. though 12:00 a.m. and
6. Complying with the requirements administered by Planning and Zoning, Building Inspections, Fire Prevention, Health, and Police Departments.

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

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

**CITY OF HARLINGEN**

\_\_\_\_\_  
Norma Sepulveda, Mayor

**ATTEST:**

\_\_\_\_\_  
Mayra Herrera, City Secretary



**AGENDA ITEM  
EXECUTIVE SUMMARY**

Meeting Date: **March 10, 2026**

**Agenda Item:**

Public hearing and take action to consider a request to rezone from General Retail (“GR”) District to Planned Development (“PD”) District to allow a mixed-use development (commercial and multi-family) for properties bearing a legal description of 30.52 acre tract of land, more or less, out of Block 182, San Benito Land and Water Company Subdivision, Concepcion De Carricitos Grant, located northeast of Camelot Drive and Victoria Lane. Applicant: Berenice Chapa (Half Associates), c/o Development Corporation of Harlingen, Inc.

Prepared By: Joel Olivo

Title: Assistant Planning and Development Director

Signature: *Joel Olivo*

**Brief Summary:**

Project Timeline

- January 21, 2026 – Application for rezoning submitted to the City. **(ATTACHMENT I)**.
- February 19, 2026 – In accordance with State and local law, notice of the required public hearing mailed to all property owners within a 200 feet radius of subject tract.
- February 21, 2026 – In accordance with State and local law, notice of the required public hearings was published in the Valley Morning Star.
- March 10, 2026 - Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission (P&Z).
- March 18, 2026 – Public hearing and consideration of requested rezoning via 1<sup>st</sup> ordinance reading scheduled before the City Commission.
- April 1, 2026 – Pending approval of 1<sup>st</sup> ordinance reading, consideration of approval of 2<sup>nd</sup> ordinance reading scheduled before the City Commission.

Summary

- Half Associates on behalf of Development Corporation of Harlingen, Inc. is requesting to rezone the subject property from General Retail to Planned Development (“PD”) to allow a mixed-use development consisting of commercial and multi-family use. **(ATTACHMENT II)**.
- The irregular shaped property is currently vacant and not subdivided. The developer is proposing to subdivide the property into a four-lot subdivision under the name of Victoria Commons Subdivision Phase II. The property has 193.38 feet of frontage on Camelot Drive, 129.07 feet of frontage on Victoria Lane and a depth of 1,946 feet at its longest point.
- According to the Planned Development site plan, the development will consist of four buildable lots. Two of the lots will be for general retail use, one lot will be for office use, one lot will be for multi-family use, a common area lot and a lot to be

used for a detention pond. All lots will front an interior public street. The interior street on the north side will be 33 ft. wide paved street with curb and gutter, and the east side street will be a 40 ft. wide paved street with curb and gutter. The setbacks for the general retail and multi-family lots will be 10 ft. on the front, side and rear setbacks. The setbacks for the office lot will be 20 ft. in the front, and 10 ft. on the side and rear setbacks. **(ATTACHMENT III and IV)**

- The surrounding properties are zoned Not Designated (“N”) District to the north, and General Retail (“GR”) District to the south, east and west. The surrounding land uses consist of an apartment complex and vacant land to the north, Windsor Nursing and Rehab Center, Palms Behavioral Health and vacant land to the south, and vacant land and vacant land in agricultural use to the west. **(ATTACHMENT II and V).**
- The Building Inspections, Fire Prevention and Engineering Departments have reviewed the request. The Building Inspections, Fire Prevention and Engineering Departments reported no objection to the request amendment to the planned development site plan subject to complying with all applicable codes. **(ATTACHMENT VI-VIII)**
- The Future Land Use Plan (FLUP) component of the Harlingen Horizon – A City on the Rise Comprehensive Plan shows this area as retail and multi-family use. The request is consistent with the Future Land Use Plan and consistent with the surrounding land use. **(ATTACHMENT IX).**
- To the present, the Planning and Zoning Department has not received any 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 subject to the following conditions:

1. Compliance with all applicable building codes and regulations;
2. Compliance with drainage requirements and all applicable requirements from the Engineering Department; and
3. Compliance with the requirements administered by the Planning, Building Inspections, Engineering, and Fire Prevention Departments.

City Manager’s approval:  Yes  No  N/A

**Comments:**

City Attorney’s approval:  Yes  No  N/A

# Attachment I

## CITY OF HARLINGEN PLANNING AND ZONING DIVISION MASTER APPLICATION

<b>PROPERTY INFORMATION:</b> (Please PRINT or TYPE)	
Project Address <u>Victoria Lane</u> Nearest Intersection <u>Camelot Drive &amp; Hale Avenue</u>	
(Proposed) Subdivision Name <u>Victoria Commons Subdivision Phase II Lot 2-4</u> Block _____	
Existing Zoning Designation <u>General Retail</u> Future Land Use Plan Designation <u>Planned Development</u>	
<b>OWNER/APPLICANT INFORMATION:</b> (Please PRINT or TYPE)	
Applicant/Authorized Agent <u>Berenice Chapa</u> Phone <u>956 445 5212</u> FAX <u>956 444 0284</u>	
Email Address (for project correspondence only): <u>bchapa@haff.com</u>	
Mailing Address <u>5000 W. Military Hwy Ste 100</u> City <u>McAllen</u> State <u>Tx</u> Zip <u>78503</u>	
Property Owner <u>Development Corporation of Harlingen, Inc.</u> Phone <u>956 214 5085</u> FAX _____	
Email Address (for project correspondence only): <u>ocampds@harlingen.edc.com</u>	
Mailing Address <u>2424 Boxwood St. STE 125</u> City <u>Harlingen</u> State <u>Tx</u> Zip <u>78550-3494</u>	
<b>Select appropriate process for which approval is sought. Attach completed checklists with this application.</b>	
<input type="checkbox"/> Annexation Request..... <u>No Fee</u> <input type="checkbox"/> Administrative Appeal (ZBA)..... <u>\$125.00</u> <input type="checkbox"/> Comp. Plan Amendment Request... <u>\$250.00</u> <input checked="" type="checkbox"/> Re-zoning Request..... <u>\$250.00</u> <input type="checkbox"/> SUP Request/Renewal..... <u>\$250.00</u> <input type="checkbox"/> Zoning Variance Request (ZBA)..... <u>\$250.00</u> <input type="checkbox"/> PDD Request..... <u>\$250.00</u>	<input type="checkbox"/> Preliminary Construction Plans/Final Plat..... <u>\$150.00</u> <input type="checkbox"/> Subdivision Variance Request..... <u>\$25.00 (each)</u> <input type="checkbox"/> Re-plat..... <u>\$250.00</u> <input type="checkbox"/> Vacating Plat..... <u>\$50.00</u> <input type="checkbox"/> License to Encroach..... <u>\$250.00</u> <input type="checkbox"/> Right-of-Way/Utility Easement Abandonment... <u>No Fee</u>
Please provide a basic description of the proposed project: <u>The planned improvements include office spaces, residential development and recreational with parking facilities. The project will also include extension of roadway infrastructure and utilities.</u>	
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: <u>[Signature]</u>	Date: <u>01/21/2024</u>
Property Owner(s) Signature: <u>[Signature]</u>	Date: <u>1/20/26</u>
Accepted by: _____	Date: _____

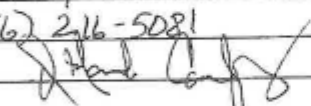
Revised 09/13/2024

**RE-ZONING REQUEST  
SUBMITTAL CHECKLIST**

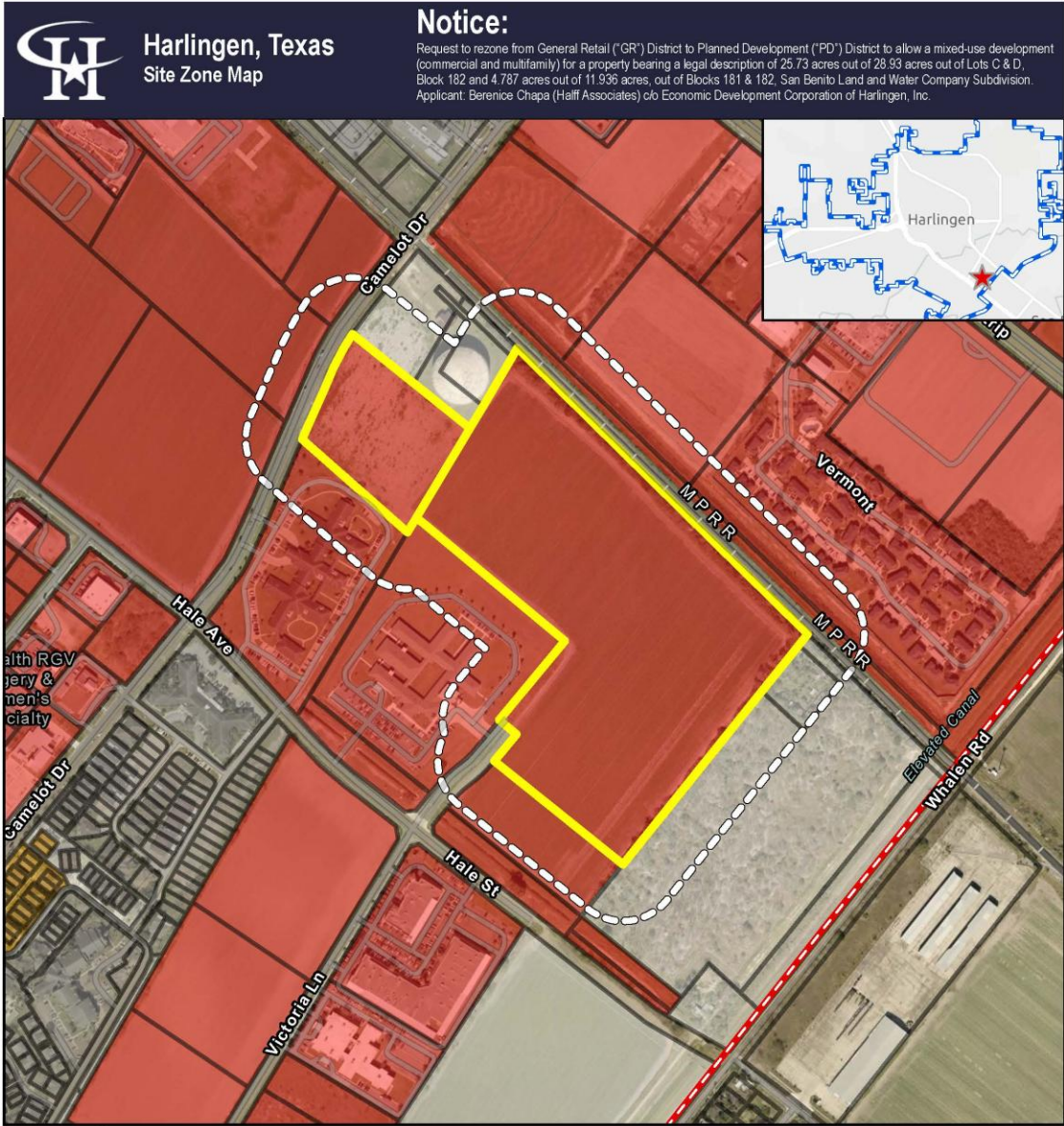
*Please submit the following items along with the completed master application and appropriate fees. The project cannot be scheduled for consideration unless all items are marked complete. Citations come from the Zoning Ordinance.*

Complete

- A metes and bounds description or survey plat of the tract(s) in which the re-zoning is requested.
  - A written statement describing the proposed use(s) of the subject property (can be provided on Master Application).
  - Any other information (elevation drawings, pictures, etc.) in support of the subject request.
- 
- I understand that I am requesting an amendment to the City's Zoning Ordinance and it will not be scheduled for Planning and Zoning Commission review unless all items on this list are completed.
  - I understand that in accordance State law and the Zoning Ordinance, no later than ten (10) days prior to consideration by the Planning and Zoning Commission:
    - o A notice will be published in the Valley Morning Star describing the request and the date, time, and location of the public hearing; and
    - o Notices will be mailed to all property owners within 200 feet of the tract describing the request and the date, time, and location of the public hearing.
  - I understand that while all requirements for the submittal of a re-zoning request may be complete, the City Commission is the sole authority for the consideration and approval or denial of the request.

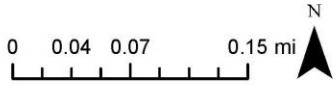
Owner: DEVELOPMENT CORPORATION OF HARLINGEN Date: 1/20/26  
Owner Address: 2424 BOXWOOD ST. SUITE 125, HARLINGEN, TX 78550  
Phone/Fax: (956) 216-5081  
Signature: 

# Attachment II

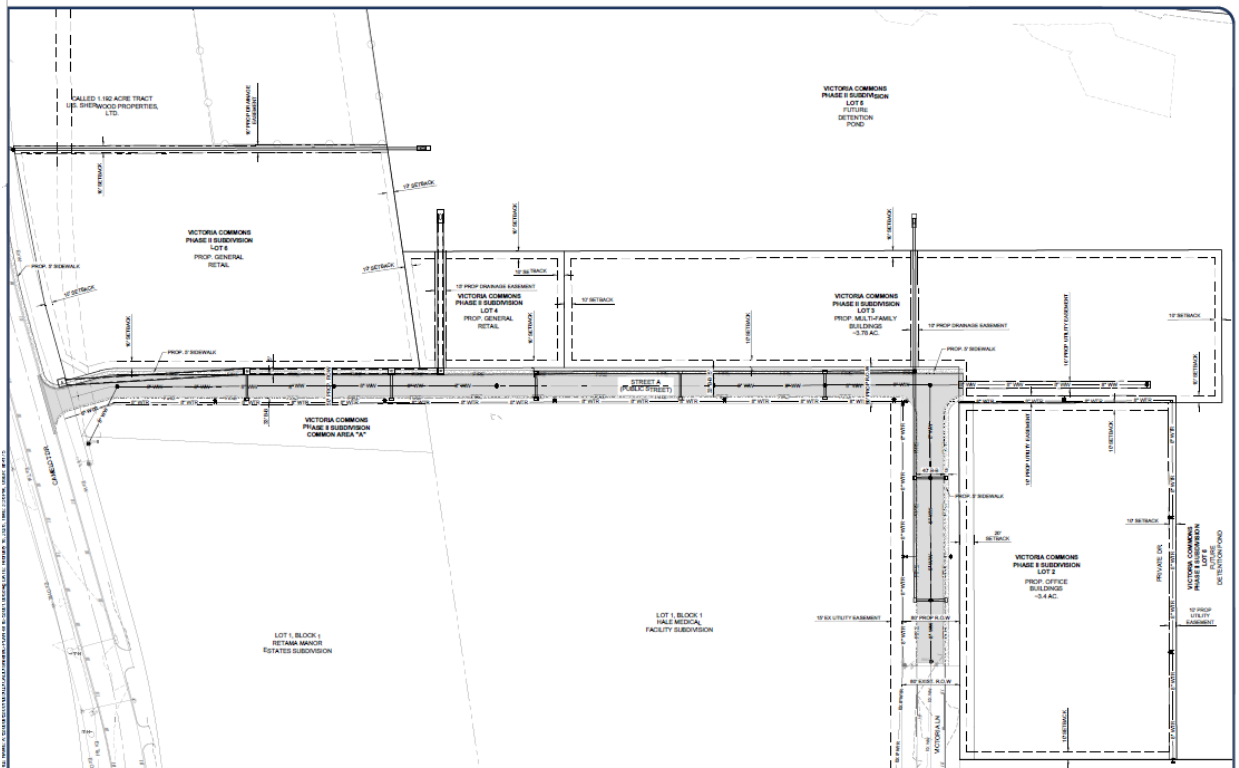


## Legend

- |                       |                           |
|-----------------------|---------------------------|
| Subject Property      | <b>Zone</b>               |
| 200 ft Buffer         | General Retail            |
| Property Parcels      | Residential, Multi-Family |
| Harlingen City Limits | Not-Designated            |
|                       | Planned Development       |



# Attachment III



## PLANNED DEVELOPMENT SITE PLAN



THE DRAWINGS AND INFORMATION CONTAINED HEREIN ARE FOR GENERAL PRESENTATION PURPOSES ONLY AND ARE NOT INTENDED NOR SHALL THEY BE USED FOR DESIGN OR CONSTRUCTION PLANS. HALFF RESERVES THE RIGHT TO MODIFY OR CHANGE ALL DRAWINGS AND INFORMATION AT ANY TIME WITHOUT NOTICE.

**Attachment IV**

View from the west  
of Camelot Drive



View from the South  
on Hale Avenue and  
Victoria Lane



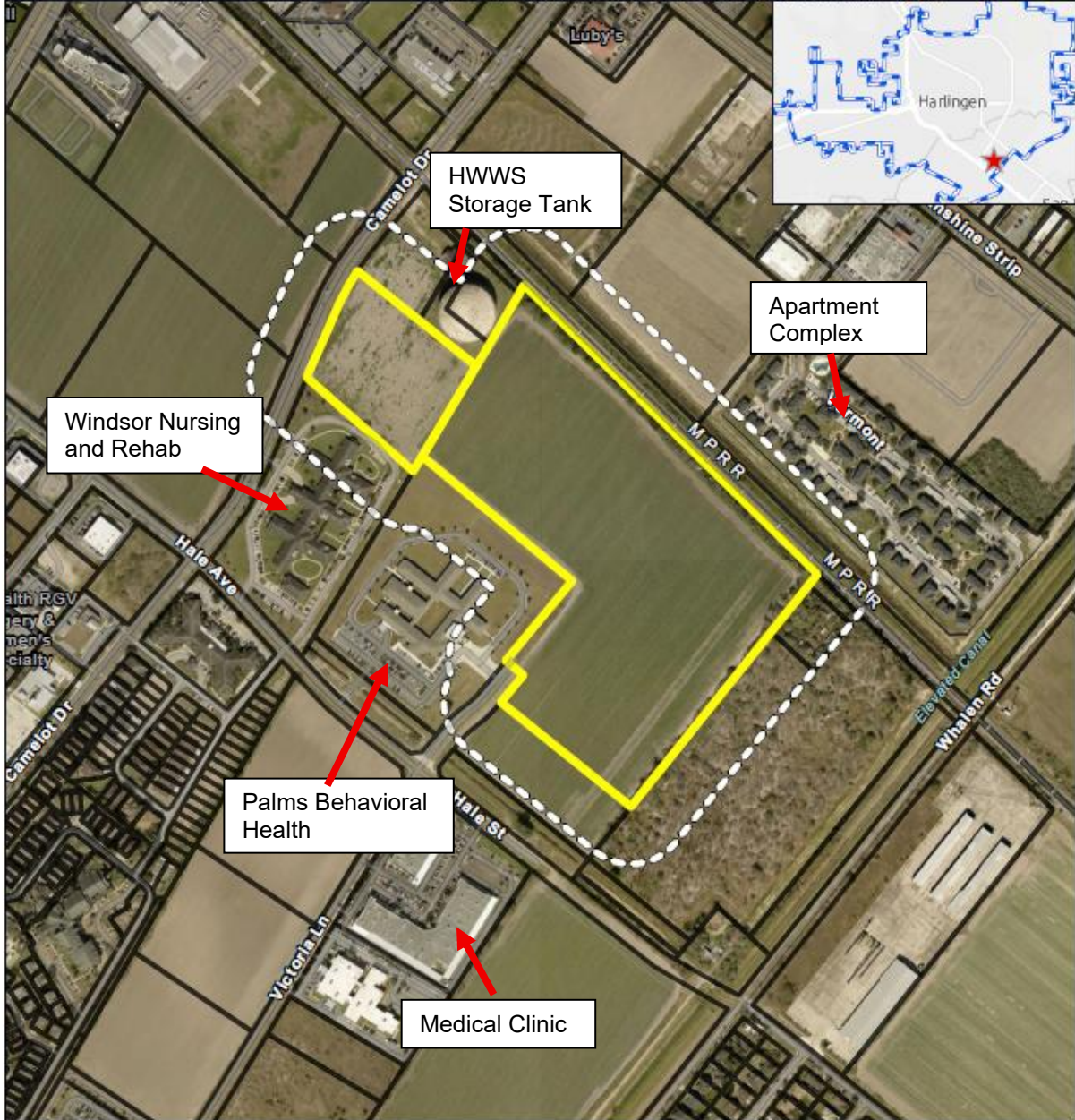
# Attachment V



## Harlingen, Texas Site Aerial Map

### Notice:

Request to rezone from General Retail ("GR") District to Planned Development ("PD") District to allow a mixed-use development (commercial and multifamily) for properties bearing a legal description of 30.52 acre tract of land, more or less, out of Block 182, San Benito Land and Water Company Subdivision, Concepcion De Carrizos Grant, located northeast of Camelot Drive and Victoria Lane.  
Applicant: Berenice Chaps (Half Associates) c/o Economic Development Corporation of Harlingen, Inc.



### Legend

- Subject Property: Victoria Commons PD
- 200 ft Buffer
- Property Parcels





**Planned Development (PD) Request Routing Slip**

**Applicant:** Harlingen Economic Development Corporation

**Phone No.:** (956)309-7737

**Location:** Northeast of Camelot Drive and Victoria Lane

**Project Description:** Request to rezone from General Retail (GR) District to Planned Development (PD) District to allow a mixed use development (commercial and multi-family) for properties bearing a legal a description of 30.52 acre tract of land, more or less, out of Block 182, San Benito Land and Water Company Subdivision, Concepcion De Carricitos Grant, located northeast of Camelot Drive and Victoria Lane.

**Department:** Building Permits and Inspections Department

**Approval:**  YES  NO  PENDING

**Comments:** **If request is approved by the Planning Department, A Building Permit application and complete set of construction documents (Architectural and Engineering Plans) for the proposed use must be submitted to the Building Department. Windstorm Engineered plans are required with min. 140 mph wind speeds. The construction documents must comply with the 2024 International Building Code, 2024 Residential Building Code and Family of Codes.**

**Raul Rodriguez**  
Signature

**02/24/2026**  
Date



**Planned Development (PD) Request Routing Slip**

**Applicant:** Harlingen Economic Development Corporation

**Phone No.:** (956) 309-7737

**Location:** Northeast of Camelot Drive and Victoria Lane

**Project Description:** Request to rezone from General Retail (GR) District to Planned Development (PD) District to allow a mixed use development (commercial and multi-family) for properties bearing a legal a description of 30.52 acre tract of land, more or less, out of Block 182, San Benito Land and Water Company Subdivision, Concepcion De Carricitos Grant, located northeast of Camelot Drive and Victoria Lane.

**Department:** Fire Prevention Bureau

**Approval:**   X   YES    NO

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

**Fire Marshal Juan Saucedo Jr.**

Juan Saucedo Jr.

**Date: February 20, 2026**

Attachment VIII



**Planned Development (PD) Request Routing Slip**

**Applicant:** Harlingen Economic Development Corporation

**Phone No.:** (956)309-7737

**Location:** Northeast of Camelot Drive and Victoria Lane

**Project Description:** Request to rezone from General Retail (GR) District to Planned Development (PD) District to allow a mixed use development (commercial and multi-family) for properties bearing a legal a description of 30.52 acre tract of land, more or less, out of Block 182, San Benito Land and Water Company Subdivision, Concepcion De Carricitos Grant, located northeast of Camelot Drive and Victoria Lane.

**Department:** **ENGINEERING**

**Approval:**      X   YES         NO

**Comments:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Nadia J. Lopez, P.E.

3/2/26

**Signature**

**Date**

# Attachment IX



## Harlingen, Texas Site Future Land Use Map

### Notice:

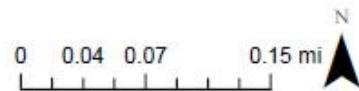
Request to rezone from General Retail ("GR") District to Planned Development ("PD") District to allow a mixed-use development (commercial and multifamily) for properties bearing a legal description of 30.52 acre tract of land, more or less, out of Block 182, San Benito Land and Water Company Subdivision, Concepcion De Camilitos Grant, located northeast of Camelot Drive and Victoria Lane.

Applicant: Berenice Chapa (Half Associates) c/o Economic Development Corporation of Harlingen, Inc.



### Legend

- |                                       |                            |
|---------------------------------------|----------------------------|
| Subject Property: Victoria Commons PD | Mixed Use                  |
| 200 ft Buffer                         | Institutional              |
| Property Parcels                      | Medium Density Residential |
| <b>Future Land Use Designation</b>    | Higher Density Residential |
| Agricultural                          |                            |
| Retail                                |                            |



ORDINANCE NO. 26\_\_\_\_\_

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF HARLINGEN: REZONE FROM GENERAL RETAIL (“GR”) DISTRICT TO PLANNED DEVELOPMENT (“PD”) DISTRICT TO ALLOW A MIXED-USE DEVELOPMENT (COMMERCIAL AND MULTI-FAMILY) FOR PROPERTIES BEARING A LEGAL DESCRIPTION OF 30.52 ACRE TRACT OF LAND, MORE OR LESS, OUT OF BLOCK 182, SAN BENITO LAND AND WATER COMPANY SUBDIVISION; PROVIDING FOR PUBLICATION AND ORDAINING OTHER MATTERS RELATED TO THE FOREGOING**

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

**BE IT ORDAINED BY THE CITY OF HARLINGEN**

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

Rezone from General Retail (“GR”) District to Planned Development (“PD”) District to allow a mixed-use development (commercial and multi-family) for properties

bearing a legal description of 30.52 acre tract of land, more or less, out of Block 182, San Benito Land and Water Company Subdivision, Concepcion De Carricitos Grant, located northeast of Camelot Drive and Victoria Lane, as shown on Exhibit "A".

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 shall comply with the conditions as listed below:

1. Compliance with all applicable building codes and regulations;
2. Compliance with drainage requirements and all applicable requirements from the Engineering Department; and
3. Compliance with the requirements administered by the Planning, Building Inspections, Engineering, and Fire Prevention Departments.

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

**FINALLY ENACTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2026 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



**AGENDA ITEM  
EXECUTIVE SUMMARY**

Meeting Date: **March 10, 2026**

**Agenda Item:**

Public hearing and take action to consider a request for a Special Use Permit (SUP) to allow the sale of alcoholic beverages for on-site consumption, in a General Retail District (“GR”) located at 211 N. Ed Carey Drive, bearing a legal description of Lot 3, Block 1, Dorris Subdivision Unit 1. Applicant: Richard Rivas c/o Panthers Petroleum III, LLC

Prepared By: Soledad A. Núñez, CNU-A

Title: City Planner

Signature: *Soledad A. Núñez*

**Brief Summary:**

Project Timeline

- February 9, 2026 – Application for Special Use Permit (SUP) submitted to the City. **(ATTACHMENT I)**
- February 19, 2026 – In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract.
- February 21, 2026 – 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.
- March 10, 2026– Public hearing and consideration of requested Special Use Permit by the Planning and Zoning Commission.
- March 18, 2026 – Public hearing and consideration of requested Special Use Permit via 1<sup>st</sup> ordinance reading scheduled before the City Commission.
- April 1, 2026 – Pending approval of 1<sup>st</sup> ordinance reading, consideration of approval of 2<sup>nd</sup> ordinance reading scheduled before the City Commission.

Summary

- Pursuant to Section 111-62 of the City of Harlingen Code of Ordinances, the sale of alcoholic beverages for on-site consumption within a General Retail (“GR”) District requires approval of a Special Use Permit (SUP) by the City Commission.
- Richard Rivas, the applicant, is requesting a Special Use Permit to allow the sale of alcoholic beverages for on-site consumption at an existing location proposed to operate as a Panthers 39 Convenience Store. **(ATTACHMENT II)**
- Based on the site plan and information submitted, the applicant has applied for a “Wine and Malt Beverage Retail Dealer’s On-Premises Permit (“BG”), which allows for the sale of wine and malt beverages for on-premises consumption. The applicant is proposing to sell wine based ready-to-serve daiquiris for on-premises consumption. The hours of operation shall be from 7:00 a.m. to 12:00 a.m., Monday through Saturday, and from 10:00 a.m. to 12:00 a.m. on Sundays. Seven (7) parking spaces are required, and twenty-one (21) parking spaces are provided. **(ATTACHMENT II)**
- Surrounding properties are zoned General Retail (“GR”) District to the north, east, south, and west. Surrounding land uses include a Stripes Convenience Store to the east, Harbor Freight to the north, Su Clínica Annex to the west, and South Expressway 83 to the south. **(ATTACHMENT III & IV)**

- The Fire Prevention Bureau and Harlingen Police Department have reviewed the application and recommend approval, subject to compliance with all applicable permitting requirements of the City of Harlingen and the State. The Buildings Division reviewed the application and advised that, if approved, the applicant/property owner must submit construction plans for review and ensure that all documents comply with the 2024 International Building Code and its associated family of codes. Additionally, the Health Department advised that the applicant is already permitted to sell alcoholic beverages and that the permit is regulated by the Texas Alcoholic Beverage Commission (TABC). **(ATTACHMENTS VIII - XI)**
- The Future Land Use Plan (FLUP) component of the Harlingen Horizon – A City on the Rise Comprehensive Plan designates this area for retail use. The request is consistent with the Future Land Use Plan and compatible with the surrounding land uses. **(ATTACHMENT VII)**
- In accordance with the Zoning Chapter of the Code of Ordinances, the Planning and Zoning Commission and the City Commission may impose requirements and conditions of approval as necessary to ensure that a use requested through a Special Use Permit (SUP) is compatible with and complementary to adjacent properties.
- To date, the Planning and Zoning Department has received no phone calls in opposition from surrounding property owners regarding the proposed request. Staff mailed six (6) legal notices to surrounding property owners.

**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 Special Use Permit, subject to the applicant's compliance with the following conditions:

1. The applicant shall obtain and maintain all required State and City permits.
2. The applicant shall maintain the required parking in accordance with City regulations.
3. The applicant shall provide video surveillance with a minimum retention period of thirty (30) days.
4. The applicant shall comply with all applicable requirements administered by the Planning and Zoning, Building Inspections, Fire Prevention, Health, and Police Departments.
5. Hours of operation shall be from 7:00 a.m. to 12:00 a.m., Monday through Saturday, and from 10:00 a.m. to 12:00 a.m. on Sundays.

City Manager's approval:  Yes  No  N/A

**Comments:**

City Attorney's approval:  Yes  No  N/A

# ATTACHMENT I

## CITY OF HARLINGEN PLANNING AND ZONING DIVISION MASTER APPLICATION

**PROPERTY INFORMATION:** *(Please PRINT or TYPE)*

Project Address 211 N Ed Carey Dr Nearest Intersection N Ed Carey Dr & S Expwy 77

(Proposed) Subdivision Name Dorris Lot 3 Block 1

Existing Zoning Designation GR Future Land Use Plan Designation GR

**OWNER/APPLICANT INFORMATION:** *(Please PRINT or TYPE)*

Applicant/Authorized Agent Richard Rivas Phone 713-239-0321 FAX \_\_\_\_\_

Email Address (for project correspondence only): Ricky@lonestarll.com

Mailing Address 146 Westcott St Ste 100 City Houston State TX Zip 77007

Property Owner PANTHERS PETROLEUM III LLC Phone 346-377-6445 FAX \_\_\_\_\_

Email Address (for project correspondence only): lyana@pantherspetroleum.com


Mailing Address 9642 Huffmeister Rd, Ste A City Houston State TX Zip 77095


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

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

**Please provide a basic description of the proposed project:** We are applying for a SUP permit in order to apply for a TABC BG - Wine and Malt Beverage Retail Dealer's On-Premise permit to have the ability to sell wine-base daiquiris to customers.

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

Applicant's Signature:  Date: 02/09/2026

Property Owner(s) Signature:  Date: 02/09/2026

Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

Revised 09/13/2024

**ATTACHMENT I**

**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: Chaudhry Ayaz Date 02/09/2026

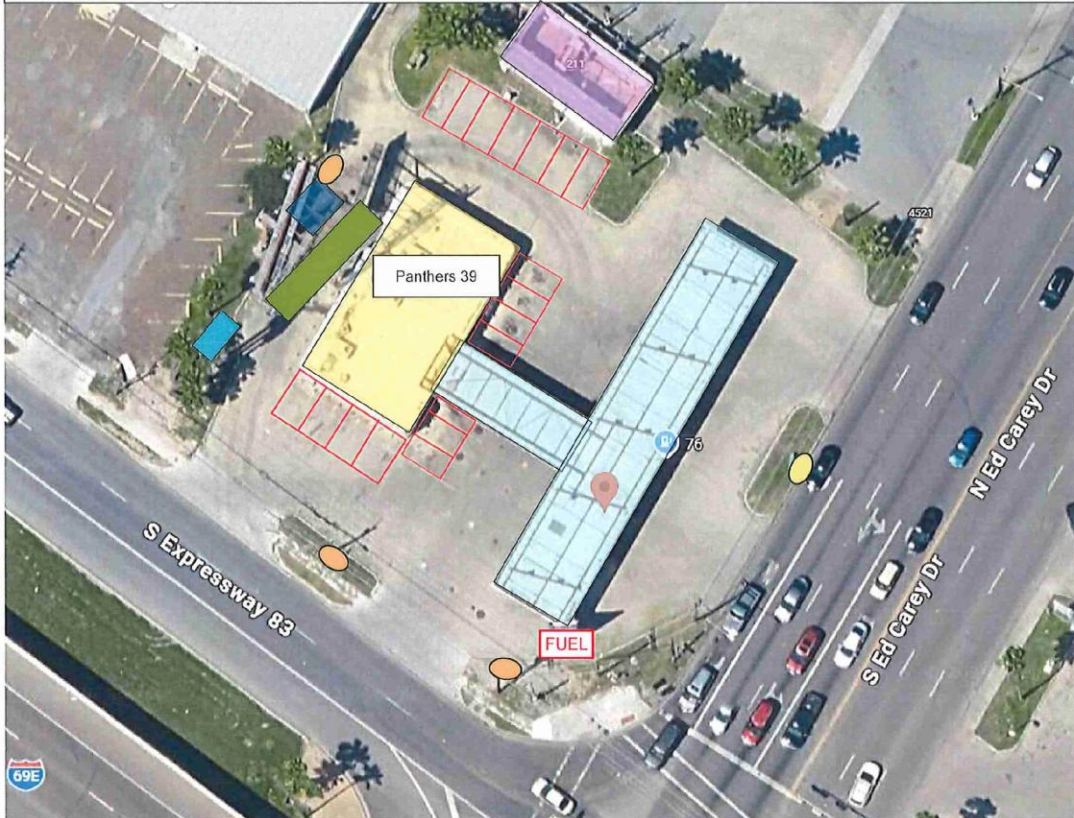
Owner Address: 9642 Huffmesiter Rd, STE A, Houston TX 77095

Phone/Fax: 346-377-6445











Signature: 

# ATTACHMENT II – Site Plan

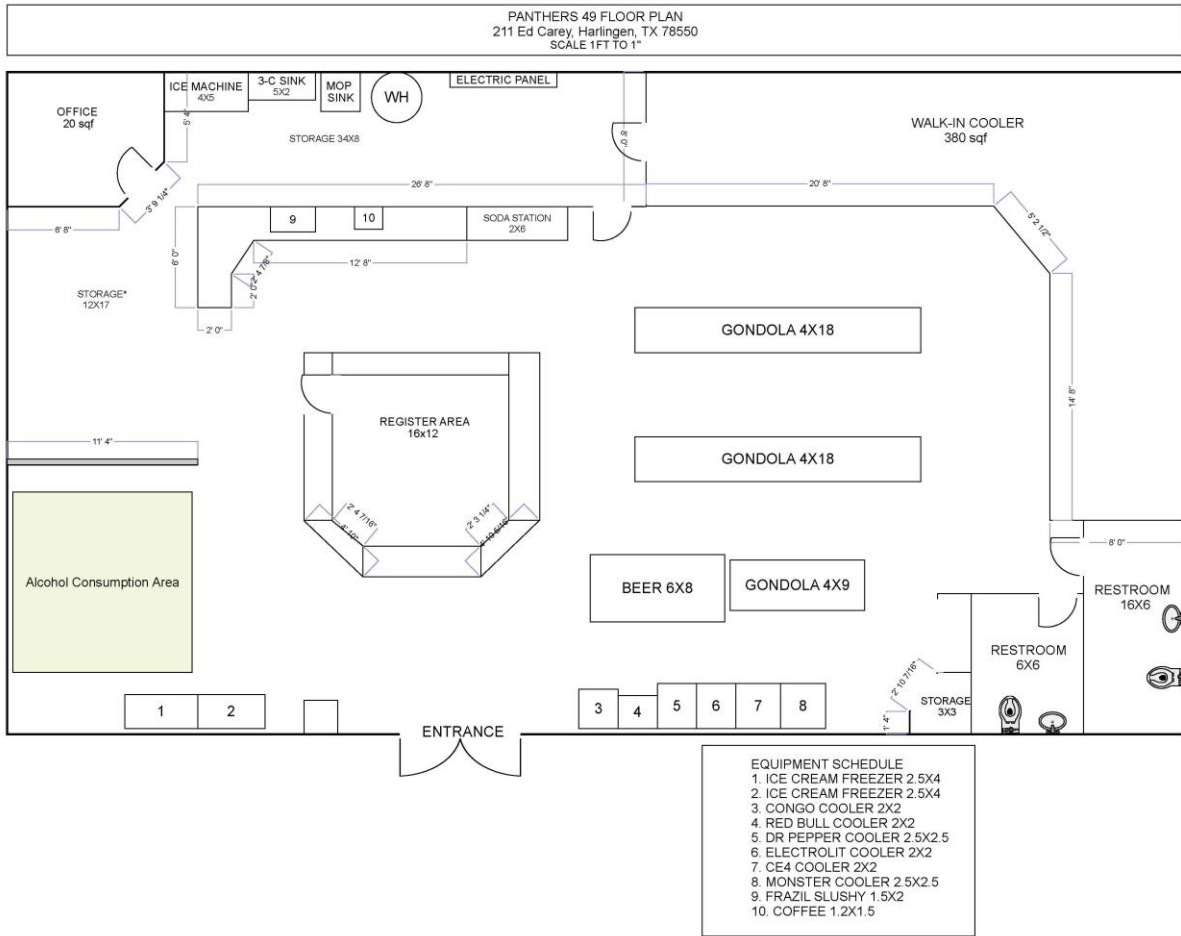
PANTHERS 39 Site Plan  
211 Ed Carey, Harlingen, TX 78550



### LEGEND

- |  |   |   |
|--|---|---|
|  Parking                |  Advertisement Sign 50 Ft  |  Convenience Store |
|  Light Pole 20FT        |  Fuel Sign w/ 3 displays for<br>Regular cash price,<br>Regular Credit price,<br>Diesel price<br>28FT tall w/panel cabinet 15FT |  Fuel Canopy       |
|  Street Light Pole 30FT |   |  Car Wash          |
|  Waste Container        |   |  Road Sign 40 Ft   |

# ATTACHMENT II – Floor Plan



**ATTACHMENT III**

**Street View from S. Expressway 83 Frontage Road**



**ATTACHMENT IV**

**Street View from N. Ed Carey Drive**



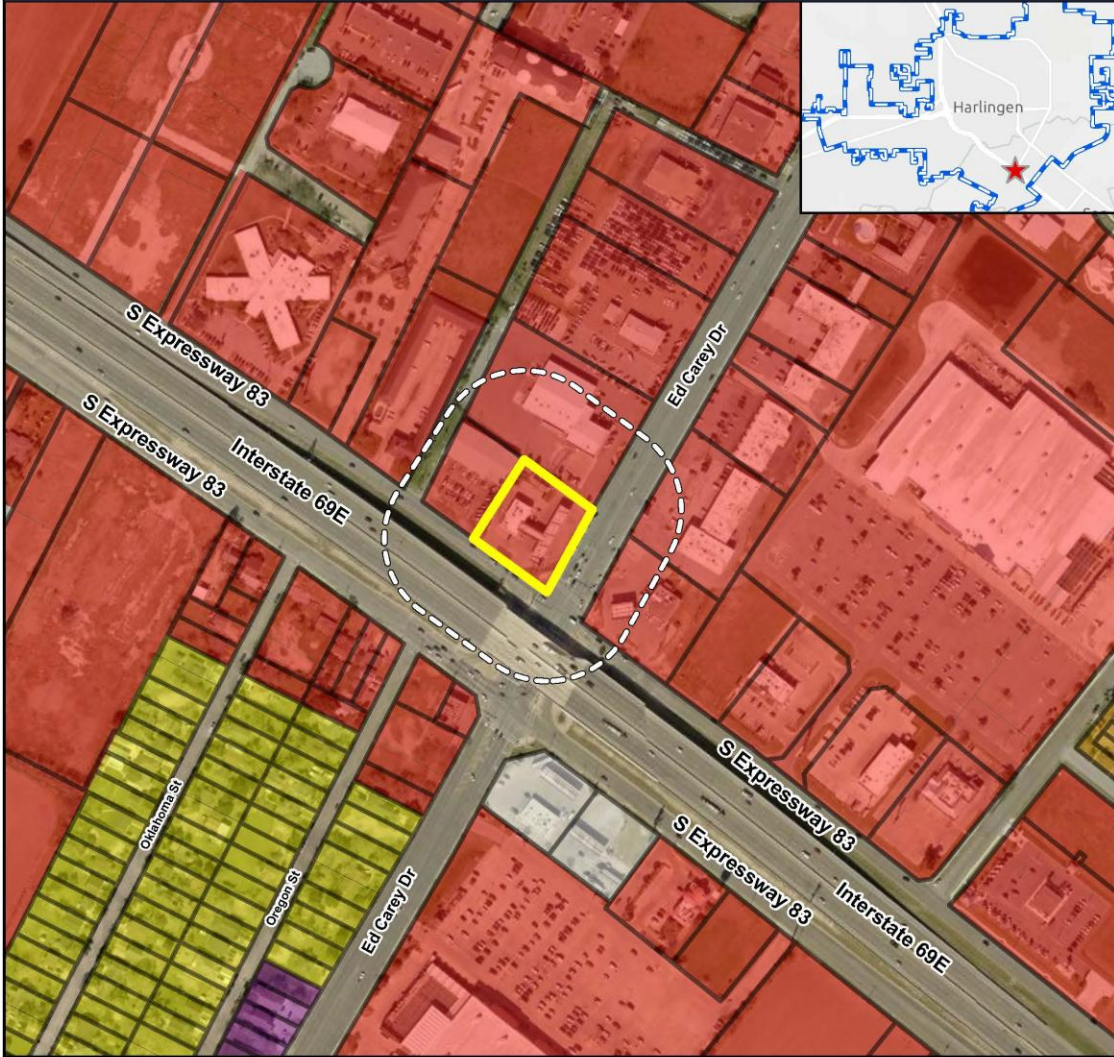
# ATTACHMENT V – Zone Map



**Harlingen, Texas**  
Site Zone Map

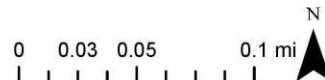
**Notice:**

Request for a Special Use Permit (SUP) to allow the sale of alcoholic beverages for on-site consumption, in a General Retail ("GR") District, located at 211 N. Ed Carey Drive, bearing a legal description of Lot 3, Block 1, Dorris Subdivision Unit 1.  
Applicant: Richard Rivas c/o Panthers Petroleum III, LLC



**Legend**

- Subject Property: 211 N Ed Carey Dr
- 200 ft Buffer
- Property Parcels
- Zone**
- General Retail
- Residential, Single-Family
- Residential, Multi-Family
- Not-Designated
- Office



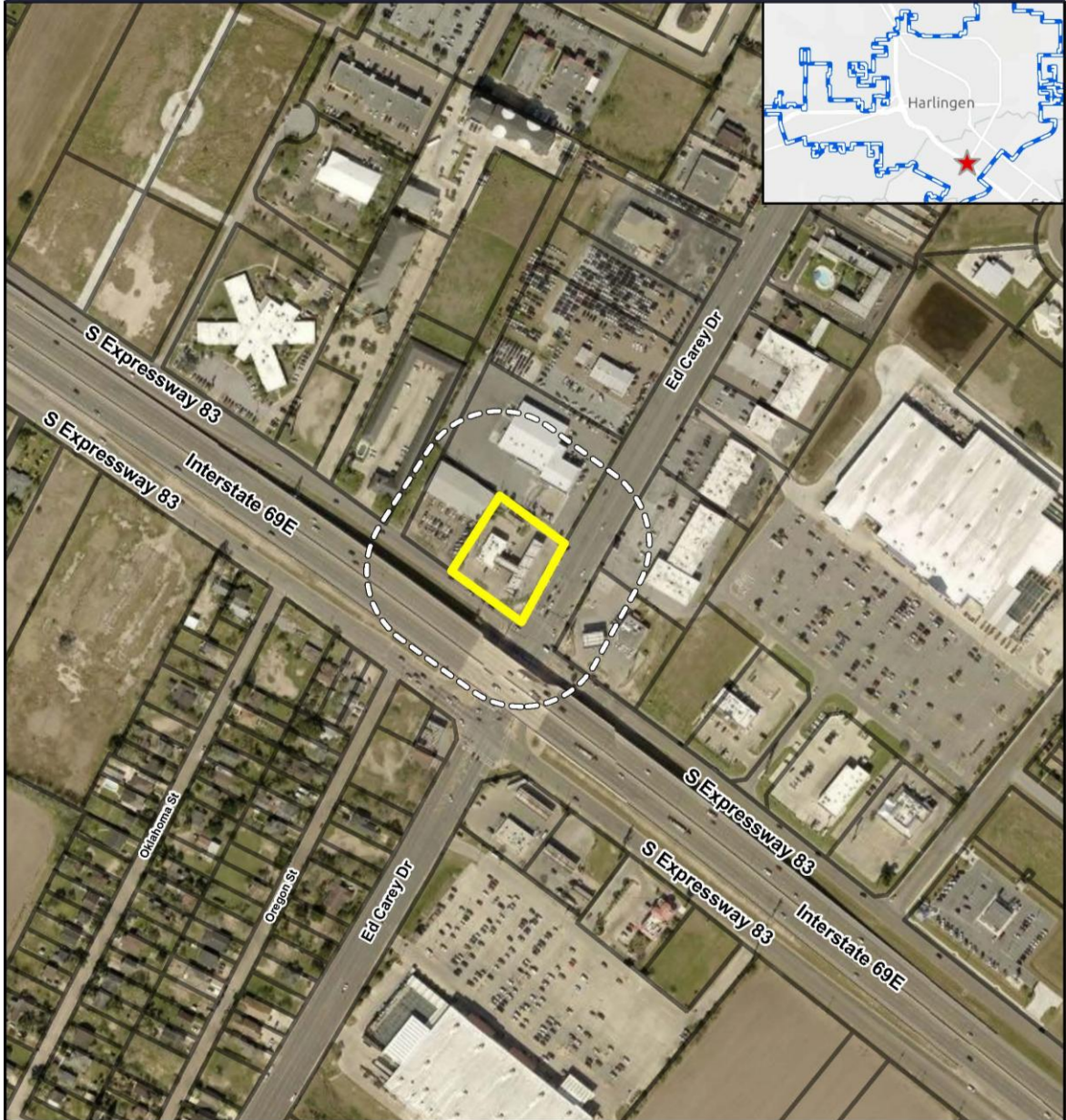
# ATTACHMENT VI – Aerial Map



Harlingen, Texas  
Site Aerial Map

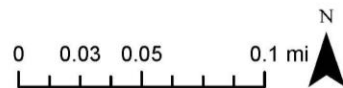
## Notice:

Request for a Special Use Permit (SUP) to allow the sale of alcoholic beverages for on-site consumption, in a General Retail ("GR") District, located at 211 N. Ed Carey Drive, bearing a legal description of Lot 3, Block 1, Dorris Subdivision Unit 1.  
Applicant: Richard Rivas c/o Panthers Petroleum III, LLC



## Legend

-  Subject Property: 211 N Ed Carey Dr
-  200 ft Buffer
-  Property Parcels

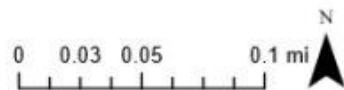


# ATTACHMENT VII – Future Land Use Map



## Legend

- |   |  |
|---|--|
|  Subject Property: 211 N Ed Carey Dr |  Mixed Use                  |
|  200 ft Buffer                       |  Employment                 |
|  Property Parcels                    |  Lower Density Residential  |
|  Future Land Use Designation: Retail |  Medium Density Residential |



**ATTACHMENT VIII – Fire Prevention**



**Specific Use Permit (“SUP”) Routing Slip**

**Applicant:** Richard Rivas c/o Panthers Petroleum III, LLC

**Phone No.:** (713) 239-0321

**Location:** 211 N Ed Carey Drive

**Project Description:** Request for a Special Use Permit (SUP) to allow the sale of alcoholic beverages for on-site consumption, in a General Retail (“GR”) District for the proposed Panthers 39 convenience store located at 211 N Ed Carey Drive, bearing a legal description of Lot 3, Block 1, Dorris Subdivision, Unit 1.

**Department:** Fire Prevention Bureau

**Approval:**   X   YES    NO

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

**Fire Marshal Juan Saucedo Jr.**

*Juan Saucedo Jr*

**Date: February 16, 2026**

**ATTACHMENT IX – Building Inspections**



**Specific Use Permit ("SUP") Routing Slip**

**Applicant:** Richard Rivas c/o Panthers Petroleum III, LLC

**Phone No.:** (713) 239-0321

**Location:** 211 N. Ed Carey Drive

**Project Description:** Request for a Special Use Permit (SUP) to allow the sale of alcoholic beverages for on-site consumption, in a General Retail ("GR") District for the proposed Panthers 39 convenience store located at 211 N. Ed Carey Drive, bearing a legal description of Lot 3, Block 1, Dorris Subdivision, Unit 1.

**Department:** Building Permits and Inspections Department

**Approval:**  YES  NO  PENDING

**Comments:** **If request is approved by the Planning Department, A plan review will be required. A Building Permit application, a code analysis, a site plan, existing floor plan and proposed floor plan with dimensions to scale identifying all areas to be used to calculate occupant load, determine required plumbing fixtures and means of egress for the proposed use must be submitted to the Building Department. The construction documents must comply with the 2024 International Building Code and Family of Codes.**

Raul Rodriguez  
**Signature**

02/19/2026  
**Date**

ATTACHMENT X – Harlingen Police Department



Specific Use Permit ("SUP") Routing Slip

Applicant: Richard Rivas c/o Panthers Petroleum III, LLC

Phone No.: (713) 239-0321

Location: 211 N. Ed Carey Drive

Project Description: Request for a Special Use Permit (SUP) to allow the sale of alcoholic beverages for on-site consumption, in a General Retail ("GR") District for the proposed Panthers 39 convenience store located at 211 N. Ed Carey Drive, bearing a legal description of Lot 3, Block 1, Dorris Subdivision, Unit 1.

Department: HARLINGEN POLICE DEPT.

Approval: YES NO

Comments: ON CONDITION TABC PERMITS OBTAINED AND DISPLAYED AND SALES ARE WITHIN HOURS ALLOWED BY LAW.

Alfredo Alvear, BSCJ, CPM
Chief of Police

3/2/26
Date



**Specific Use Permit ("SUP") Routing Slip**

**Applicant:** Richard Rivas c/o Panthers Petroleum III, LLC

**Phone No.:** (713) 239-0321

**Location:** 211 N. Ed Carey Drive

**Project Description:** Request for a Special Use Permit (SUP) to allow the sale of alcoholic beverages for on-site consumption, in a General Retail ("GR") District for the proposed Panthers 39 convenience store located at 211 N. Ed Carey Drive, bearing a legal description of Lot 3, Block 1, Dorris Subdivision, Unit 1.

**Department:** Health

**Approval:**  YES  NO

**Comments:** **Tejano Mart, located at 211 N. Ed Carey Dr., is already permitted to sell alcohol on its premises. Texas Alcohol and Beverage Commission (TABC) regulate the consumption of alcohol on premises.**

**Signature:** **James Padilla**

**Date:** **3-2-26**

## **ORDINANCE NO. 26-**

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF HARLINGEN: A SPECIAL USE PERMIT ISSUED TO RICHARD RIVAS C/O PANTHERS PETROLEUM III, LLC TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION IN A GENERAL RETAIL ("GR") DISTRICT LOCATED AT 211 N. ED CAREY DRIVE, BEARING A LEGAL DESCRIPTION OF LOT 3, BLOCK 1, DORRIS SUBDIVISION UNIT 1.

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

### **BE IT ORDAINED BY THE CITY OF HARLINGEN**

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

Special Use Permit (SUP) issued to Richard Rivas c/o Panthers Petroleum III, LLC to allow the sale of alcoholic beverages for on-premises consumption in a General Retail ("GR") District located at 211 N. Ed Carey Drive, bearing a legal description of Lot 3, Block 1, Dorris Subdivision Unit 1.

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

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

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

1. The applicant shall obtain and maintain all required State and City permits.
2. The applicant shall maintain the required parking in accordance with City regulations.
3. The applicant shall provide video surveillance with a minimum retention period of thirty (30) days.
4. The applicant shall comply with all applicable requirements administered by the Planning and Zoning, Building Inspections, Fire Prevention, Health, and Police Departments.
5. Hours of operation shall be from 7:00 a.m. to 12:00 a.m., Monday through Saturday, and from 10:00 a.m. to 12:00 a.m. on Sundays.

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 \_\_\_\_\_, 2026 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**

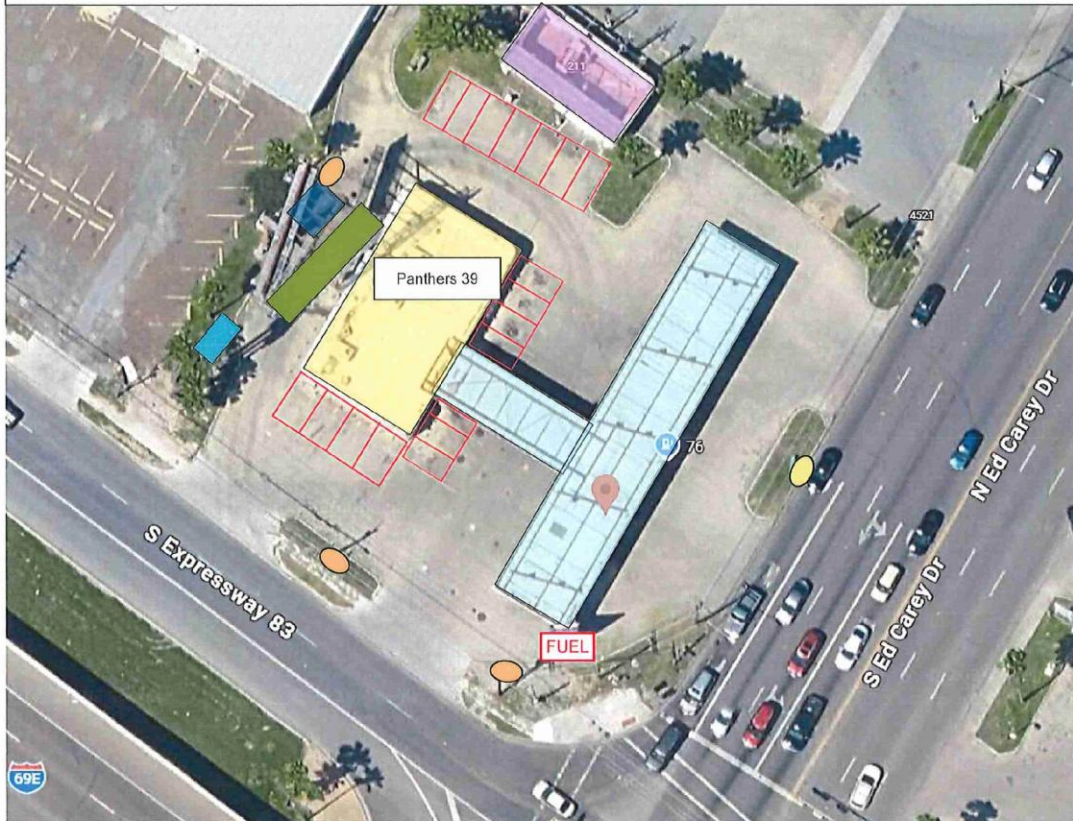
\_\_\_\_\_  
Norma Sepulveda, Mayor

**ATTEST:**











\_\_\_\_\_  
Mayra Herrera, City Secretary

# Exhibit "A"

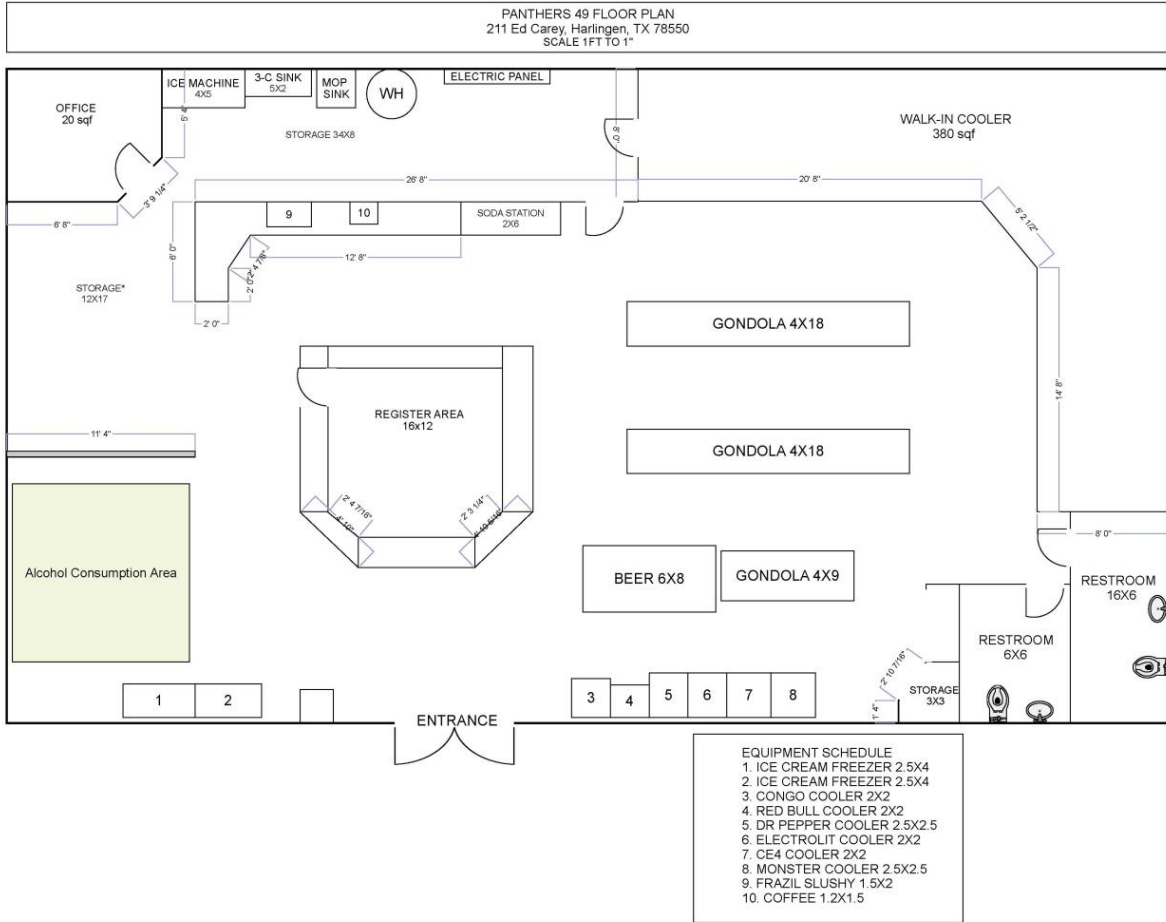
PANTHERS 39 Site Plan  
211 Ed Carey, Harlingen, TX 78550



### LEGEND

- |  |   |   |
|--|---|---|
|  Parking                |  Advertisement Sign 50 Ft  |  Convenience Store |
|  Light Pole 20FT        |  Fuel Sign w/ 3 displays for Regular cash price, Regular Credit price, Diesel price 28FT tall w/panel cabinet 15FT |  Fuel Canopy       |
|  Street Light Pole 30FT |   |  Car Wash          |
|  Waste Container        |   |  Road Sign 40 Ft   |

# Exhibit "B"



**AGENDA ITEM  
EXECUTIVE SUMMARY**

Meeting Date: **March 10, 2026**

**Agenda Item:**

Public hearing and take action to consider a request for a Special Use Permit (SUP) to allow the loading/unloading of bulk liquid in a Light Industry ("LI") District located at 2201 N. Commerce Street, bearing a legal description of 23.4100 acres out of Block G, Survey 26, Boyce Tract. Applicant: Frank Cunningham c/o Saint Claire Group, Inc.

Prepared By: Soledad A. Núñez, CNU-A

Title: City Planner

Signature: *Soledad A. Núñez*

**Brief Summary:**

Project Timeline

- January 26, 2026 – Application for Special Use Permit (SUP) submitted to the City. **(ATTACHMENT I and II)**
- February 19, 2026 – In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract.
- February 21, 2026 – In accordance with State and local law, notice of required public hearings published in the Valley Morning Star.
- March 10, 2026– Public hearing and consideration of requested Special Use Permit by the Planning and Zoning Commission.
- March 18, 2026 – Public hearing and consideration of requested Special Use Permit via 1<sup>st</sup> ordinance reading scheduled before the City Commission.
- April 1, 2026 – Pending approval of 1<sup>st</sup> ordinance reading, consideration of approval of 2<sup>nd</sup> ordinance reading scheduled before the City Commission.

Summary

- Frank Cunningham, the applicant, is requesting a Special Use Permit to allow a mobile bulk liquid transload operation located at 2201 N. Commerce Street. **(ATTACHMENT III)**
- The property has approximately 1,511.32 feet of frontage along the railroad on North Commerce Street and 328.98 feet of frontage on Wilson Road. The Missouri Pacific Railroad runs through the eastern portion of the property.
- According to the site plan and supporting documentation, the ap
- The applicant proposes operating Monday through Saturday, from 8:00 a.m. to 6:00 p.m. Daily operations will involve approximately six (6) operators on-site, with an average of six (6) trailers engaged in loading and unloading bulk liquid for transport from railcar to truck. A total of 3 parking spaces will be required on site. **(ATTACHMENT VI)**
- Surrounding properties are zoned Light Industry ("LI") District to the north, south, east, and west. Adjacent land uses consist of warehouses to the north, south, and west, with a mix of residential dwellings and commercial businesses located to the east. **(ATTACHMENT II & IV)**
- The Fire Prevention Bureau, Harlingen Police Department, and Environmental Services Division have reviewed the application and recommended approval of

the Special Use Permit. The Buildings Division reviewed the application and advised that, if the request is approved, the applicant/property owner must submit plans for review and ensure that all construction documents comply with the 2024 International Building Code and its associated family of codes. **(ATTACHMENTS VII - X)**

- The Future Land Use Plan (FLUP) component of the Harlingen Horizon – A City on the Rise Comprehensive Plan designates this area for mixed-use development. While the request is not consistent with the Future Land Use Plan, it is compatible with the surrounding land uses. **(ATTACHMENT V)**
- In accordance with the Zoning Chapter of the Code of Ordinances, the Planning & Zoning (P&Z) Commission and City Commission may impose requirements and conditions of approval as necessary to ensure that a use requested by a Special Use Permit (SUP) is compatible and complementary to adjacent properties.
- To date, the Planning & Zoning Division has not received any opposition to the SUP request. Staff mailed sixteen (16) notices to surrounding property owners.
- The applicant submitted a permit with the Texas Commission on Environmental Quality (TCEQ) and was approved in January 2026 to operate at this location. **(ATTACHMENT XI)**

**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 Special Use Permit, subject to the following conditions:

1. The applicant shall obtain and maintain all required State and City permits.
2. The applicant shall provide and maintain the required parking spaces in accordance with City regulations.
3. The applicant shall always provide and maintain a Hazard Mitigation Plan while in operation.
4. The applicant shall maintain the required parking in accordance with City regulations.
5. The applicant shall comply with all applicable requirements administered by the Planning and Zoning Division, Building Inspections Division, Fire Prevention Bureau, Police Department, and Environmental Services Division.

City Manager's approval:  Yes  No  N/A

**Comments:**

City Attorney's approval:  Yes  No  N/A

**ATTACHMENT I**

**CITY OF HARLINGEN PLANNING AND ZONING DIVISION  
MASTER APPLICATION**

**PROPERTY INFORMATION:** (Please PRINT or TYPE)

Project Address 2201 N Commerce Nearest Intersection Commerce and Wilson  
(Proposed) Subdivision Name N/A Lot      Block       
Existing Zoning Designation Industrial Future Land Use Plan Designation: Rail Service     

**OWNER/APPLICANT INFORMATION:** (Please PRINT or TYPE)

Applicant/Authorized Agent: Saint Claire Group, Inc Phone 956-572-0122 FAX N/A  
**Email Address** (for project correspondence only): FrankCunningham@SaintClaireGroupInc.com  
Mailing Address: 1225 North Expressway, Ste C1 City Brownsville State TX Zip 78520  
Property Owner: RVSC Phone: 956-971-9111 FAX       
**Email Address** (for project correspondence only): jmlerma@riovalleyswitching.com  
Mailing Address 101 N. 21<sup>st</sup> City McAllen State TX Zip 78501

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

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

Please provide a basic description of the proposed project: \_\_\_\_\_

**Freedom Commodities would like to commence transload operations (transferring of Ethanol form railcar to truck) in an area designated for same.**

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: 22JAN25

Property Owner(s) Signature:  Date: 1-26-26

Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

Revised 09/13/2024

ATTACHMENT I

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: RIO VALLEY SWITCHING Co. Date 1-26-26

Owner Address: 101 N. 21<sup>st</sup> McAllen, TX 78501

Phone/Fax: 956-971-9111

Signature: 

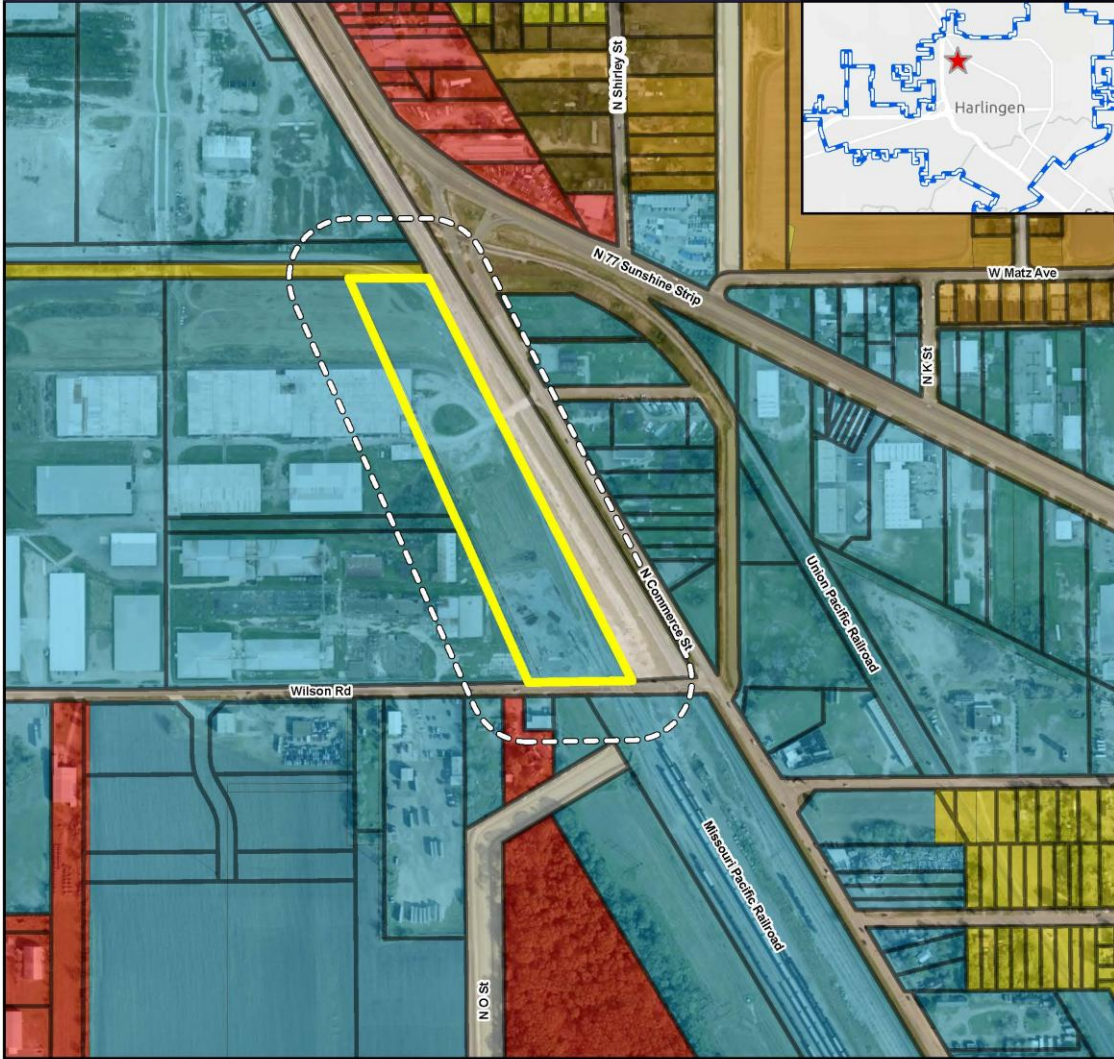
# ATTACHMENT II – Zoning Map



**Harlingen, Texas**  
Site Zone Map

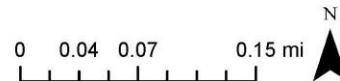
**Notice:**

Request for a Special Use Permit (SUP) to allow the loading/unloading of bulk liquid in a Light Industry ("LI") District located at 2201 N. Commerce Street, bearing a legal description of 23.4100 acres out of Block G, Survey 26, Boyce Tract.  
Applicant: Frank Cunningham of Saint Claire Group, Inc.



**Legend**

- Subject Property: 2201 N Commerce St
- 200 ft Buffer
- Property Parcels
- Zone**
- General Retail
- Light Industry
- Residential, Single-Family
- Residential, Multi-Family
- Residential, Mobile Home
- Not-Designated

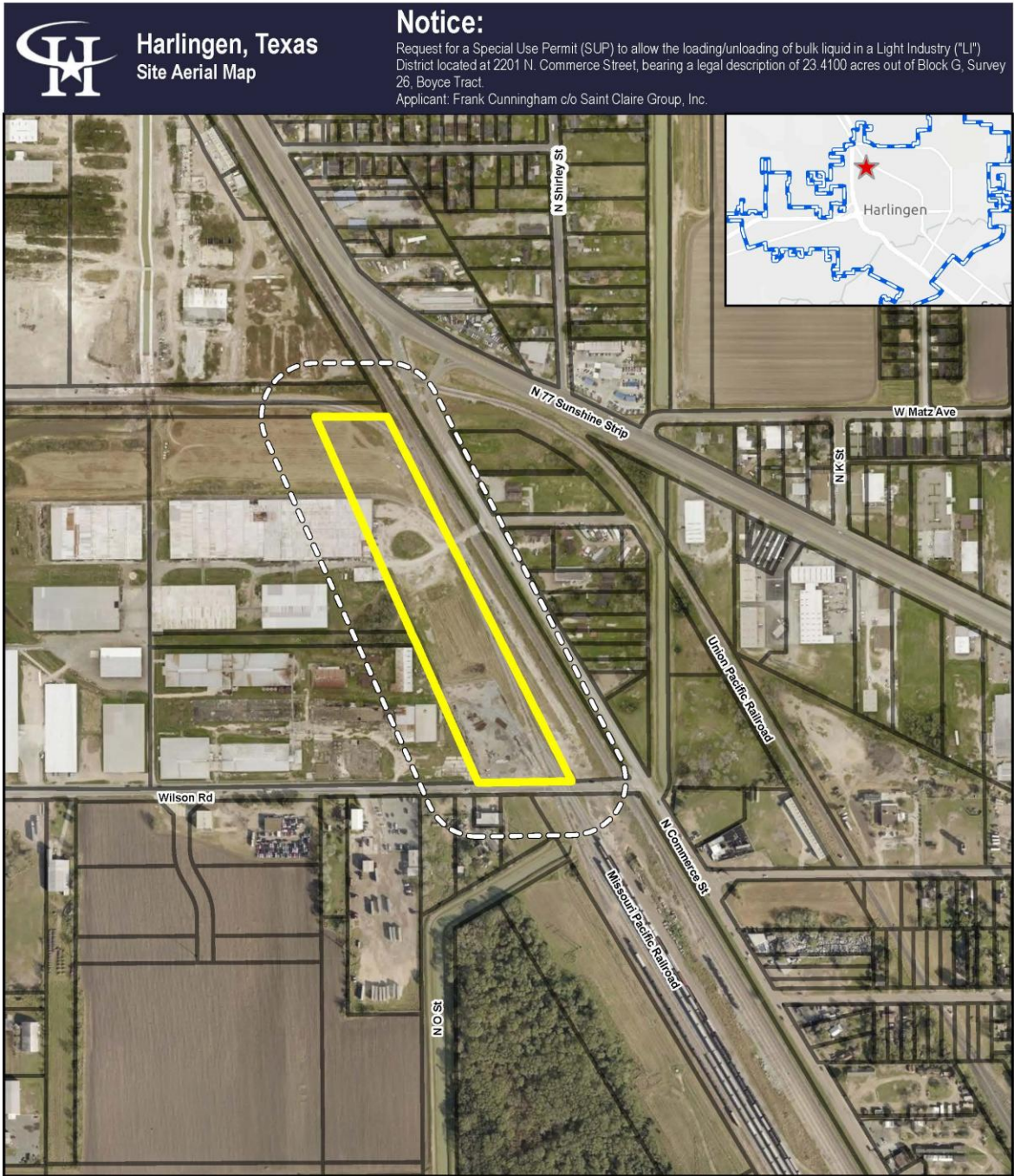


**ATTACHMENT III – Street View**

View from North  
Commerce Street

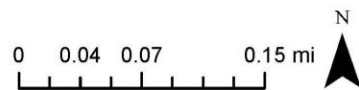


# ATTACHMENT IV – Aerial Map

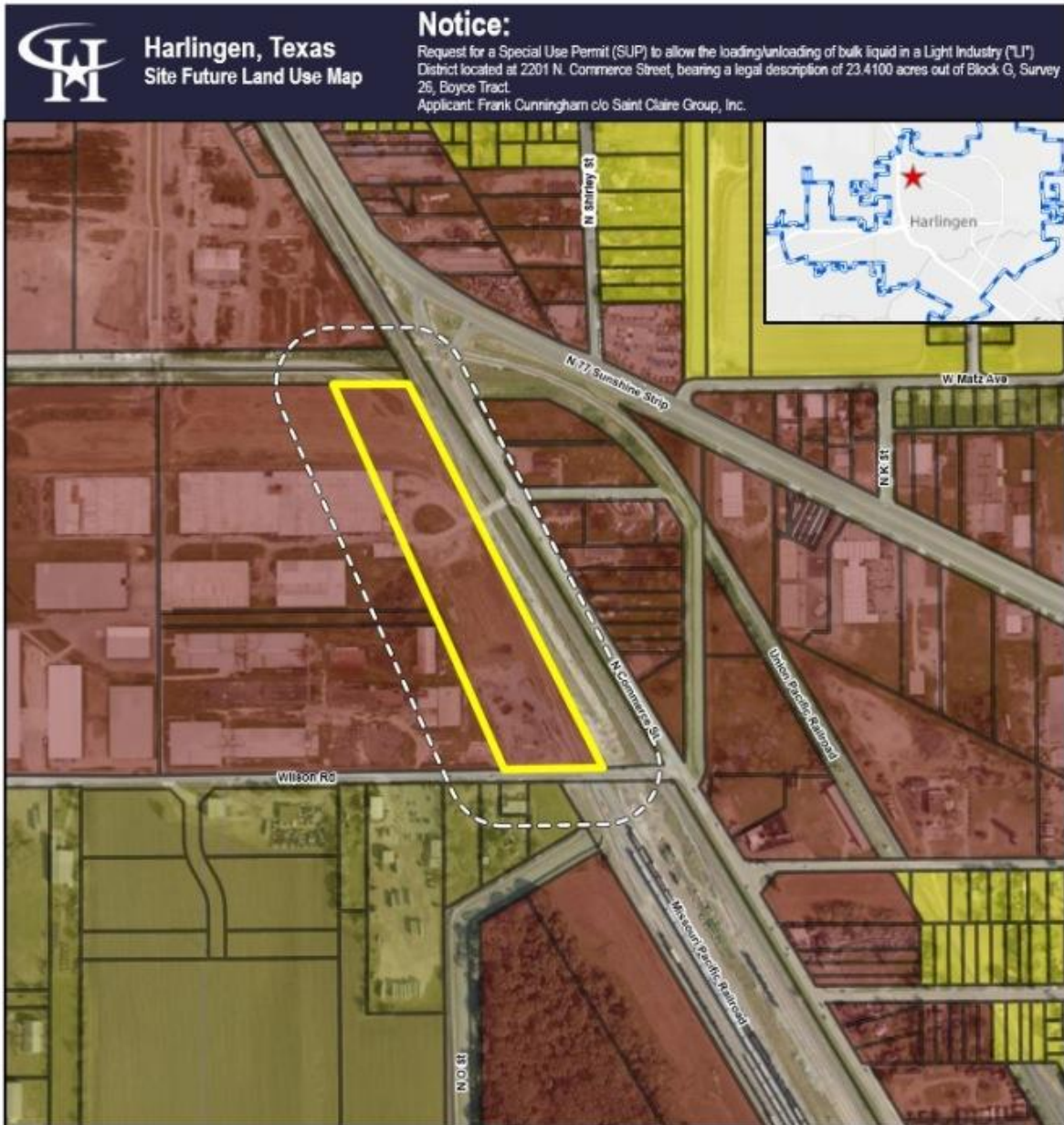


## Legend

-  Subject Property: 2201 N Commerce St
-  200 ft Buffer
-  Property Parcels



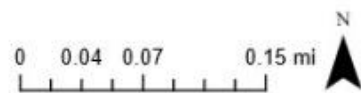
# ATTACHMENT V – Future Land Use Plan Map



## Legend

-  Subject Property: 2201 N Commerce St
-  200 ft Buffer
-  Property Parcels

- Future Land Use Designation**
-  Mixed Use
  -  Lower Density Residential
  -  Medium Density Residential



# ATTACHMENT VI – Site Plan



ATTACHMENT VII - Fire



**Specific Use Permit (“SUP”) Routing Slip**

**Applicant:** Frank Cunningham c/o Saint Claire Group Inc.

**Phone No.:** (956) 572-0122

**Location:** 2201 N Commerce Street

**Project Description:** Request for a Special Use Permit (SUP) to allow the loading /unloading of bulk liquid (ethanol) in a Light Industry (“LI”) District located at 2201 N. Commerce Street, bearing a legal description of 23.4100 acres out of Block G, Survey 26m Boyce Tract.

**Department:** Fire Prevention Bureau

**Approval:**   X   YES    NO

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

**Fire Marshal Juan Saucedo Jr.**

Juan Saucedo Jr

**Date: February 16, 2026**

**ATTACHMENT VIII – Buildings**



**Specific Use Permit ("SUP") Routing Slip**

**Applicant:** Frank Cunningham c/o Saint Claire Group Inc.

**Phone No.:** (956) 572-0122

**Location:** 2201 N. Commerce Street

**Project Description:** Request for a Special Use Permit (SUP) to allow the loading/unloading of bulk liquid (ethanol) in a Light Industry ("LI") District located at 2201 N. Commerce Street, bearing a legal description of 23.4100 acres out of Block G, Survey 26m Boyce Tract.

**Department:** Building Permits and Inspections Department

**Approval:**  YES  NO  PENDING

**Comments:** **If request is approved by the Planning Department, temporary structures and uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of the 2024 International Building Code and family of Codes as necessary to ensure public health, safety and general welfare. Any use of electrical equipment, extension cords, wires or such shall be installed and or placed in accordance with 2023 NEC or Manufacture Installation Instructions. A site survey of the area will be required for any safety hazards.**

**Raul Rodriguez** \_\_\_\_\_  
**Signature**

**02/19/2026** \_\_\_\_\_  
**Date**

ATTACHMENT IX



Specific Use Permit ("SUP") Routing Slip

**Applicant:** Frank Cunningham c/o Saint Claire Group Inc.

**Phone No.:** (956) 572-0122

**Location:** 2201 N. Commerce Street

**Project Description:** Request for a Special Use Permit (SUP) to allow the loading/unloading of bulk liquid (ethanol) in a Light Industry ("LI") District located at 2201 N. Commerce Street, bearing a legal description of 23.4100 acres out of Block G, Survey 26m Boyce Tract.

**Department:** Police

**Approval:**  YES  NO

**Comments:** ON CONDITION OF A SAFETY AUDIT -  
PERTAINING TO HANDLING OF HAZARDOUS  
MATERIALS IN PROXIMITY TO RESIDENTIAL  
AND BUSINESS AREAS.

MA  
**Signature**

3/6/24  
**Date**

ATTACHMENT X



**Specific Use Permit ("SUP") Routing Slip**

**Applicant:** Frank Cunningham c/o Saint Claire Group Inc.

**Phone No.:** (956) 572-0122

**Location:** 2201 N. Commerce Street

**Project Description:** Request for a Special Use Permit (SUP) to allow the loading/unloading of bulk liquid (ethanol) in a Light Industry ("LI") District located at 2201 N. Commerce Street, bearing a legal description of 23.4100 acres out of Block G, Survey 26m Boyce Tract.

**Department:** Environmental Division

**Approval:**       YES       NO

**Comments:**

- 1. A Hazard Mitigation Plan shall be maintained at all times during operation.**
- 2. All fuel shall be contained within the boundaries of the subject property.**
- 3. No fuel runoff shall be permitted to enter storm drains or adjacent bar ditches.**

*Jose M. Hooves*

02/26/2026

**Signature**

**Date**

Brooke T. Paup, *Chairwoman*  
Catarina R. Gonzales, *Commissioner*  
Tonya R. Miller, *Commissioner*  
Kelly Keel, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

January 21, 2026

Mr Neil Williams  
Commercial Operations Manager  
Freedom Fuels & Commodities LLC  
801 Barton Springs Rd  
Austin, TX 78704

Permit by Rule Registration Number: 182588L001  
Freedom Fuels & Commodities LLC  
Project Description/Unit: Freedom Fuel And Commodities Portable  
City: Harlingen, Cameron County  
Regulated Entity Number: RN112343447  
Customer Reference Number: CN606446961  
30 TAC § 106.261

This is in response to your Permit by Rule (PBR) registration submitted through the online ePermits process for your facility located near Harlingen, Cameron County. Based on the information submitted and review completed by the Rule Registration Section, this is an acknowledgement that Freedom Fuels & Commodities LLC has certified emissions associated with Freedom Fuel And Commodities Portable under the Permit By Rule(s) listed above. For rule information see: [www.tceq.texas.gov/permitting/air/nav/numerical\\_index.html](http://www.tceq.texas.gov/permitting/air/nav/numerical_index.html). Records must be maintained in accordance with Title 30 Texas Administrative Code § 106.8 to demonstrate compliance with the claimed PBRs.

As a reminder, regardless of the authorization mechanism, all facilities must be in compliance and operate in accordance with all rules and regulations of the TCEQ and the U.S. Environmental Protection Agency. Facilities not operating in accordance with these rules and regulations, or that misrepresented or failed to fully disclose all relevant facts in obtaining this authorization may be subject to formal enforcement action.

Permittees must report the operational status for each registered permit by rule registration by December 31st of each year electronically through the State of Texas Environmental Electronic Reporting System (STEERS). More information is available at [www.tceq.texas.gov/permitting/air/annual-reporting-requirements-airpermits](http://www.tceq.texas.gov/permitting/air/annual-reporting-requirements-airpermits).

This action is taken under authority delegated by the Executive Director of the TCEQ. If you need further information or have questions, please contact the Rule Registrations Section at (512) 239-1250 or write to the Texas Commission on Environmental Quality, Office of Air, Air Permits Division, MC-163, P.O. Box 13087, Austin, Texas 78711-3087.

Sincerely,

A handwritten signature in black ink that reads "Michael Partee".

Michael Partee, Manager  
Rule Registrations Section  
Air Permits Division  
Texas Commission on Environmental Quality

---

P.O. Box 13087 \* Austin, Texas 78711-3087 \* 512-239-1000 \* [tceq.texas.gov](http://tceq.texas.gov)

[How is our customer service?](http://tceq.texas.gov/customersurvey) [tceq.texas.gov/customersurvey](http://tceq.texas.gov/customersurvey)

## **ORDINANCE NO. 26-**

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF HARLINGEN: A SPECIAL USE PERMIT ISSUED TO FRANK CUNNINGHAM C/O SAINT CLAIRE GROUP, INC. TO ALLOW THE LOADING/UNLOADING OF BULK LIQUID IN A LIGHT INDUSTRY ("LI") DISTRICT, LOCATED AT 2201 N. COMMERCE STREET, BEARING A LEGAL DESCRIPTION OF 23.4100 ACRES OUT OF BLOCK G, SURVEY 26, BOYCE TRACT, PROVIDING FOR PUBLICATION AND ORDAINING OTHER MATTERS RELATED TO THE FOREGOING.**

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

### **BE IT ORDAINED BY THE CITY OF HARLINGEN**

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

Special Use Permit (SUP) issued to Frank Cunningham c/o Sainte Claire Group, Inc. for the loading/unloading of bulk liquid in a Light Industry ("LI") District located 2201 N. Commerce Street, bearing a legal description of 23.4100 acres out of Block G, Survey 26, Boyce Tract.

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

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

1. The applicant shall obtain and maintain all required State and City permits.
2. The applicant shall provide and maintain the required parking spaces in accordance with City regulations.
3. The applicant shall always provide and maintain a Hazard Mitigation Plan while in operation.
4. The applicant shall maintain the required parking in accordance with City regulations.
5. The applicant shall comply with all applicable requirements administered by the Planning and Zoning Division, Building Inspections Division, Fire Prevention Bureau, Police Department, and Environmental Services Division.

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 \_\_\_\_\_, 2026 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"

