

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

**TUESDAY, APRIL 14, 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 March 10, 2026

**CONSENT AGENDA**

- 1) Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Lot 3 Coastal Subdivision Replat, bearing a legal description of 2.54 acres of land comprised of Lot 3, Coastal Subdivision, located at the corner of W. Expressway 83 Frontage and Dilworth Roads. Applicant: Moore Land Surveying, LLC c/o Trimani Harlingen, LLC

**ACTION ITEMS/PUBLIC HEARINGS**

- 1) Consideration and possible action to recommend to the City Commission the preliminary construction plans and final plat with conditions of the proposed Replat of Lots 19 & 20 Parkwood Addition Subdivision, located north of Mesquite Drive and consideration of variances to the required park fees for Lot 20. Applicant: Scheibe Consulting, Inc c/o Barry W. Jackson

- a. Presentation by city staff
  - b. Consider and take action to recommend the subdivision, with conditions, and variances to the City Commission
- 2) 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 March 10, 2026, meeting
    - i. 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.
    - ii. 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.
    - iii. 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
    - iv. 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
    - v. 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
    - vi. 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

- vii. 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.
- viii. 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
- ix. 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.

## 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 8<sup>th</sup> day of April 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, CPM  
Planning & Development Director/  
Special Projects Director

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

The regular meeting of the Planning & Zoning Commission was held on Tuesday, March 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
Wandy Cruz-Velázquez, J.D., M.A.	Commissioner
Raul L. Flores	Commissioner
Dagoberto Pena	Commissioner
Carly Thomas	Commissioner (Arrived at 5:34 p.m.)

**COMMISSIONERS ABSENT:**

Carlos Sanchez, P.E.	Vice Chairman
Vanessa Cantu	Commissioner

**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
Robert Hernandez	City Engineer
Nadia Lopez	Assistant City Engineer

**PLEDGE OF ALLEGIANCE/WELCOME**

Chairman Consiglio established that quorum was present and called the meeting to order on Tuesday, March 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**

[Agenda item was skipped.]

**AGENDA ITEMS**

**Approval of Minutes**

**1. Regular Meeting of February 10, 2026**

Chairman Consiglio presented the approval of minutes. He asked if there was a motion for approval of those minutes. Cmr. Cruz-Velázquez made the motion to approve. Cmr. Flores 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.

**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.**

Chairman Consiglio presented that there were two items in the Consent Agenda. He asked if there was anyone that would like to take these [items] out [for discussion] and upon hearing none, asked if there was a motion for approval for the Consent Agenda. Cmr. Flores made the motion to approve. Cmr. Peña seconded the motion. The motion was moved to a vote. The motion passed unanimously.

Director Ana Hernandez noted that Citizen Communication had been skipped over but that however no one had signed up. Chairman Consiglio apologized and thanked Ms. Hernandez.

### **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.**

City Planner Soledad Núñez presented the proposed Aloch II Subdivision as follows:

- An Aerial View with the Subject Property highlighted was used to present the subdivision.
- The subdivision is a proposed one (1) lot commercial subdivision located east of Rangerville Road.
- The Subdivision Plat was presented.
- The proposed development is consistent with the General Retail Zoning for the area.
- Water and sewer will be provided by Harlingen Water Works, and the drainage standards meet the current drainage standards in place.
- Park fees are assessed for this Subdivision at four hundred and seventy dollars (\$475) per unit. The developer is proposing a multi-family subdivision.
- A Street View of the Subject Property was presented. Park fees will be given at the time of building permit construction based on how many lots are being proposed. Currently, the number of lots is not determined. The fees will come in when constructions starts. Park fees will be dedicated to Park Zone Two (2), in the southeast zone.
- Staff is recommending approval of the preliminary construction plans and final plat with the conditions outlined in the [meeting] packet, as set for by Engineering Department, Harlingen Water Works, Fire Prevention and the Planning Division.

Chairman Consiglio thanked Ms. Núñez. The Chairman proceeded to ask about the way the item was written and the use of “acres out of”. Ms. Núñez explained that the developer purchased the property off of metes and bounds without going through the formal subdivision process. When she purchased the property, it was eight point fifty-three (8.53) acres and when she parceled the property via metes and bounds, she got the one point nine five nine (1.959) which is why the legal description reads as it does. The Chairman confirmed that the development would only be for the one point nine (1.9) portion. Ms. Núñez said that was correct and said that this could be seen on the final plat. The Chairman then confirmed that a multi-family unit will go there. Ms. Núñez said yes. Lastly, the Chairman confirmed that this was preliminary approval. Ms. Núñez said yes. The Chairman noted there was no Public Hearing on tis item. He also noted the arrival of Cmr. Thomas by welcoming her.

Cmr. Flores asked if the Subject Property was located inside the City Limits. Ms. Núñez stated that it was inside the City [Limits].

Chairman Consiglio asked if there were any other questions for Staff or if there was a motion. Cmr. Cruz-Velázquez made the motion to approve. Cmr. Flores seconded the motion. The Chairman noted again that this was preliminary and would come back before the Board again. He moved the motion to a vote. The motion passed unanimously.

**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.**

City Planner Soledad Núñez presented the proposed Pelican's Landing Subdivision as follows:

- An Aerial View with the Subject Property highlighted was used to present the subdivision.
- This is the fourth (4<sup>th</sup>) installment of a five (5) phase subdivision. The property is located north of Wilson Road, and they are proposing forty (40) single family residential lots.
- The proposed development is consistent with the residential single-family zoning for the area.
- All drainage improvements will be met to meet the current standards.
- Water and wastewater services will be provided by Harlingen Water Works.
- The developer will pay Park Fees at five hundred dollars (\$500) per lot which will be a total of twenty thousand dollars (\$20,000) allotted to Park Zone Four (4) in the northwest zone.
- The Subdivision Plat was presented.
- A Street View of the proposed area was presented.
- Staff is recommending approval of the preliminary construction plans and final plat subject to the conditions outlined by the different departments.

Chairman Consiglio thanked Ms. Núñez. The Chairman asked if there were any questions for Staff. Upon hearing none, he asked for clarification that this is just a continuation of what is already there – same lot sizes basically and the same type of restrictions, etc. Ms. Núñez said yes.

Chairman Consiglio asked if there was a motion. Cmr. Thomas made the motion to approve. Cmr. Peña seconded the motion. The Chairman asked if there was any need for discussion and upon hearing none, moved the motion to a vote. The motion passed unanimously.

**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**

City Planner Soledad Núñez presented the proposed Tesoro Village Subdivision as follows:

- An Aerial View with the Subject Property highlighted was used to present the subdivision.
- The developer is proposing fifty-six (56) multi-family residential lots.
- The development is in line with the current multifamily residential for the area.
- All drainage improvements will be met to meet the current standard.
- Water and wastewater services will be provided by Harlingen Water Works.
- The developer will be paying Park Fees at four hundred and seventy-five dollars (\$475\*) per lot. This will also be calculated at the building permit phase based on however many units they are proposing within the subdivision. Park Fees will be going to Park Zone Three (3).

*\*The park fee per lot was corrected during the presentation.*

Cmr. Thomas asked how the amount per lot was determined. Ms. Núñez explained that it was determined by whenever the application was submitted for the subdivision. She said that every November, the amount increases by twenty-five dollars (\$25) until it caps at seven hundred and fifty dollars (\$750).

- Ms. Núñez added that Staff is recommending approval of the preliminary construction plans and final plat.

Chairman Consiglio confirmed that it was preliminary and final plat. Ms. Núñez said yes. The Chairman then asked was multifamily meant. Ms. Núñez said they are proposing duplexes. The Chairman acknowledged this response.

Chairman Consiglio asked if there any questions for Staff on item three (3). Upon hearing none, he asked if there was a motion.

Cmr. Cruz-Velázquez referred to the point on the summary stating that the City will not own and maintain the ditches, draining easements, etc. She asked if it was assumed that they [the developer]

had agreed to that. Ms. Núñez indicated there was not yet a response and that it was only assumed that they have agreed to that. Through discussion it was determined that the Engineer of Record for the project was not present. Cmr. Cruz-Velázquez asked if this could be put as a condition. Ms. Núñez explained that it would go on the plat as a plat note that the property would be privately owned and maintained by the developer and/or a HOA (Homeowner's Association).

Chairman Consiglio clarified that the motion was being made to approve with the plat note. Cmr. Cruz-Velázquez confirmed that this is what was wanted. Cmr. Flores 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.

**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**

City Planner Rodrigo Sanchez presented the request for a Special Use Permit as follows:

- The Legal Notice Map with the Subject Property outlined was used to present the item.
- The applicant wishes to open a recycling center. Historically this site has been used as a recycling center. In June 2017 City Commission once again approved a Specific Use Permit for a recycling center at this same location for this same applicant. The applicant, Ms. Ortiz is soon to be the official owner of the property, and she wants to restart this business again.
- The applicant is aware that landscaping will need to be provided as well as parking for employees and customers.
- The applicant is proposing to construct an eight (8) foot metal fence around the perimeter of the property. This fence will help to screen the activities of the proposed use. Mr. Sanchez clarified that it would not be the same fence as seen on the Street View presented. The fence will be improved.
- The recycling location will be what they are calling a "purchasing receiving facility". It will include metals like aluminum, bronze, copper and iron. The materials will be boxed and will not be piled, with the mention of other locations where the piles can look unsightly. The items will be boxed and will be shipped to a facility in Brownsville for eventual worldwide distribution through the sale of the products.
- The proposed hours of operation will be Monday through Friday, 8:00 a.m. to 5:30 p.m. and on Saturdays, from 8:00 a.m. to 2:00 p.m. The business will be closed on Sunday.
- Surrounding properties are all zoned Light Industry (LI).
- Surrounding Land Uses can be grouped as Commercial/Industrial and even Industrial. They include JA's Auto Repair, Anita Beauty and Spa, Sleepwalkers Bar, Texas Café, the Union Pacific and Missouri Pacific Railroads on the east and west, and there are other commercial industrial businesses as well as vacant commercial buildings.
- The Future Land Use Plan of the City of Harlingen designates this area for mixed-use development, looking forward to the future. While a recycling center may not be consistent with the Land Use Plan designation, the request however is consistent with the surrounding land uses – the commercial industrial uses just mentioned.
- Different City departments like Building Inspections, the Fire Prevention Bureau, and the Police Department reviewed this particular application, and they reported no objection to the proposed request.
- The applicant is aware that they must obtain and maintain the proper state and city permits and provide video surveillance with a minimum thirty (30) day retention.
- At present, Staff has not received any calls or letters or emails with concerns about this business. Staff sent twenty (20) legal notice letters to surrounding property owners but did not hear anything from anyone.
- Staff is recommending approval of the request and is subject to compliance with the requirements administered by Planning and Zoning, Building Inspections, the Fire Prevention Bureau and the Police Department.
- The days and hours of operation are to be as proposed, Monday through Friday, 8:00 a.m. to 5:30 p.m. and Saturdays 8:00 AM to 2:00 p.m., and also complying with any screening requirements, fencing requirements and any enhanced landscaping requirements.
- Staff is recommending approval and the applicant as well as the representative for the applicants are present in case the board has any questions for them.

Chairman Consiglio thanked Mr. Sanchez for his thorough presentation. He asked if the Board had any questions for Staff.

Cmr. Peña indicated he had questions, stating that he thought his first question may have already been answered. Cmr. Peña confirmed that the fence pictured is not the fence that will remain if approved. Mr. Sanchez said that according to the applicants, it will be much improved and may even be a different one. Cmr. Peña asked about the landscaping requirement and what it meant. Mr. Sanchez explained that the Board as well as City Commission has the option of adding conditions, more than the ones outlined. He indicated they wanted to make this a condition of issuing this Specific Use Permit. Cmr. Peña said that he had this in mind because of the major thoroughfare that Commerce Street is and asked if they can recommend this. Chairman Consiglio used this as a segue to address the City looking at a major comprehensive plan on Commerce Street. He asked what any conversations with the applicant surrounding [this discussion] were like. Director Hernandez stated that this was thoroughly explained from the beginning, saying that Staff did not want to encourage the use along Commerce [St.]. She said that the conversation was had and that this was where the conditions came in. She said the applicant was willing to make aesthetic improvements to make sure that they can hide or conceal the operations. She said that this was the mutual understanding. The Chairman questioned that the timeline for the [Commerce] project is eighteen (18) months or less. Director Hernandez explained that the Comprehensive Plan has been adopted for mixed use. She said that this particular use that is a Light Industry type of use wouldn't fit that kind of planned vision. Chairman Consiglio noted that he was speaking specifically about the road enhancements and having trail and bike lanes. Director Hernandez explained that the design for the one hundred percent (100%) construction documents has been completed and that now it was about finding the funding to start the reconstruction. She said that the approach will be to do this in phases, starting at the south side of Commerce Street which isn't necessarily in this area. The area was identified as the area at the intersection between Sunshine Strip and Commerce Street, by Long John Silver's and all the way to East Taft.

Cmr. Peña added another question. He asked if the business would require heavy trucks, in and out. Mr. Sanchez confirmed that there will be transportation and deferred to the applicant to answer the questions in terms of how much activity they were anticipating. Cmr. Peña said he was bringing this up because hopefully it is not too late for consideration given the reconstruction. He noted that this wouldn't be on the applicant. He said it needs to accommodate the heavy trucks that would be bringing material into the recycling center. Cmr. Cruz-Velázquez added that on the same note, she was thinking about the traffic impact and asked if there will be truck stacking or will that be causing that. Mr. Sanchez again deferred to the applicant. He said he thought that the applicant would be very familiar with how intense the anticipated activity will be having applied for this SUP and having one issued before. Mr. Sanchez said that as far as the City, we know that the zoning allows this particular use.

Chairman Consiglio asked if the applicant is the landowner as well or if they are renting. Mr. Sanchez stated they are in the process of gaining ownership and said that the contract may already be done and were at this point waiting for the warranty deed to be issued. The Chairman confirmed that the applicant was present. The applicants proceeded to the podium.

**John and Nicole Ortiz, Applicants; Homero Garcia, Consultant**

Mr. Ortiz introduced himself and his wife before the Board. The Chairman welcomed them and thanked them for applying and wanting to bring their business back to Harlingen. He recalled the recycling business taking a nosedive in 2017. Mr. Ortiz acknowledged this. He also mentioned having another business here in Harlingen as well, Capital Towing, and that now that this business was established, they were now focusing on this. Mr. Ortiz stated that he and his wife have a background with recycling and that they worked at a recycling plant in Donna for many years. He said they are aware that the City wants to upgrade and said that they want to be the first to modernize Commerce Street with a new fence and everything modern to look like what the City is trying to do in that area.

Chairman Consiglio addressed the dirt and rough condition coming off Commerce [St.]. Mr. Ortiz said they are proposing to move the scale towards the back so that traffic is not on Commerce Street. He said they will be able to have people on the scale and still have a line since it is three (3) acres depth towards the back. He also mentioned that the previous recycle plant had them right along Commerce St. and so, there was always a traffic problem. Mr. Ortiz said they addressed this with Planning by saying they will move the scale further back into the property. He also mentioned following advice for employee parking.

Chairman Consiglio asked about the applicant acquiring the property. Mr. Ortiz said they had already acquired. Ms. Ortiz said they had already signed all the paperwork and were just waiting to get the warranty deed. The Chairman remarked that this was good and that they were already invested to keep enhancing what the City is trying to do. The Chairman circled back to Cmr. Peña having a question.

Cmr. Peña asked if the applicants anticipated a lot of heavy trucks entering the business. He said he was asking because the City is making such a huge investment on Commerce Street. He said that if heavy trucks continue to run through there and because the road construction is not proper, the street is not going to last. Mr. Ortiz said that their idea is to receive and ship to a steel mill, a shredder, at the port. He explained that they will receive and that to ship them out, they go out in eighteen (18) wheelers, that will come in and out. Cmr. Peña noted that what they'd said about modernizing the landscaping was awesome. Mr. Ortiz said that they are going to put palm trees in front and do a whole new look to be something completely modern compared to anything on commerce. Cmr. Peña said they could add advertising on the fence in a tasteful way. The Chairman noted that the [Planning] team can help with that. He also acknowledged that there is a landscaping plan but asked if there were any requirements by ordinance for the landscaping. Director Hernandez said there were but that the goal was to go above and beyond what is required to make sure the front is adequately landscaped. The Director asked that the Board defer to Staff because otherwise the site plan as presented would need to be amended. The Chairman acknowledged the request.

The Chairman stated that like the Cmr. Peña, he to was concerned about the entering and exiting of heavy trucks. He said that Commerce Street is known as a street that gets tore up pretty quick and that stays tore up due to the use as noted being Light Industry (LI). He asked if there were plans to enhance. He asked if they plan to put concrete at the front of your employee parking or what the parking looks like for them. Mr. Ortiz said they are going to do a cement entrance and then asphalt for the employee parking. He said that for the main entrance, he will put cement there so that it doesn't get tore up. Chairman Consiglio asked who owns Commerce. Director Hernandez said it belongs to the City. The Chairman acknowledged this response and noted that there would be no TxDOT requirements for entering or existing of the trucks or anything.

Cmr. Thomas asked if the employee parking will be behind the fence. Mr. Ortiz said that was correct. Cmr. Thomas confirmed that there won't be any parking of random cars out front. Mr. Ortiz stated they are going to try to have everything behind the fence but that the only thing in front would be the customer that comes to collect their money, if that is the window they will go to.

Cmr. Cruz-Velázquez asked if by putting the [scale] in the back, that would avoid trucks to be stacked up on actual Commerce [St.]. Mr. Ortiz said that was correct and that this was the reason they want to move the scale towards the back of the property, as far in as they can. He said not knowing why the previous ones had it along Commerce Street and why that was their design. Cmr. Cruz-Velázquez asked the applicant if he knew "mas or menos" (more or less) how many trucks will fit in that space by placing the [scale] in the back. Mr. Ortiz said he did not have an exact answer but figured it could fit two (2) or three (3) semis and then several regular small vehicles. He clarified that they are not going to have semis every day and only when they have enough to ship out. He said that mostly it will be people in cars bringing their aluminum cans, their copper, etc. doing their selling and that its not bging to always be semis. Cmr. Cruz-Velázquez confirmed that the semis are only to ship out. Mr. Ortiz said yes and said that it will be when they have enough of a load to ship out. Chairman Consiglio mentioned his drive to Edinburg everyday and taking Monte Cristo and going by the recycle there. He commented that it look horrible and there are big old ruts out front and that there are guys out there with the forklift everyday pulling something out from that rut. He said that this is definitely not something we want. He said he hopes their operation runs good but that they also don't want nails on Commerce Street and little pieces of scrap metal where people are blowing out tires. He asked what they can do as a business operator to help mitigate or limit that. Mr. Ortiz said this was part of having everything inside the facility and of the scale being moved in so that people are not parked on the road and working on the side of the road. He said they want everything inside the facility.

Cmr. Cruz-Velázquez confirmed that he said everything will be boxed up. Mr. Ortiz confirmed and said it will then be shipped out. Cmr. Thomas asked if it meant it would be covered too. Mr. Ortiz said it would be an open top like a trash container you would have at a construction site.

Cmr. Thomas asked for confirmation that their towing business would be completely separate and that none of that business would be there. Mr. Ortiz said it has nothing to do with this and said no.

Cmr. Perez asked if there would be a reason for a mountain of recyclable material to be seen over the fence. Mr. Ortiz addressed this saying that had been a concern from Planning. He said this happens because people play the market and believe in holding. He said their strategy is to ship out on the daily or as they incur enough for a truckload. He said they are not going to stockpile.

Chairman Consiglio asked if there were any other question for the applicant. He stated there is a Public Hearing on this item and that the Board can go back to asking questions.

The Public Hearing for item four (4) was opened. He asked anyone that would like to speak on this item to please approach the podium, for or against this item. Upon hearing and seeing none, the Public Hearing was closed.

Chairman Consiglio asked if there were any questions for Staff or the applicant, or if there was a motion. Cmr. Cruz-Velázquez made the motion to approve. The Chairman added that this would be with all the conditions and allowing Staff to work with the applicant on the landscaping. Cmr. Cruz-Velázquez said yes. Director Hernandez asked if she would like to add a condition about no stockpiling, to make it specific. Cmr. Cruz-Velázquez said yes. Cmr. Peña 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. The Chairman congratulated the applicant.

Mr. Ortiz indicated he had a question. He asked to define “stockpiling” as not exceeding their fence. The Chairmans said he thought this was a reasonable measure. Cmr. Cruz-Velázquez agreed. Mr. Ortiz said he just wants to make sure the are not in violation.

**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**

City Planner Rodrigo Sanchez presented the request to rezone as follows:

- An Aerial Map with the Subject Property outlined was used to present the item.
- The purpose of the rezone is to allow for commercial use.
- The Subject Property is located along the west side of FM 509, south of FM 800. This is part of a larger tract but the applicant has decided to rezone one point seventy-five (1.75) acres.
- The Zoning Map for the Subject Property was presented.
- Adjacent zoning is Not Designate (N) to the north and to the south and properties to the east and west are outside of the City Limits of Harlingen.
- There are a couple of commercial type uses, Family Tires and More, Family Road Service and there are some single-family residential [homes] around the area. A lot of it is vacant land.
- An Aerial View and Street View of the Subject Property were shown.
- The Future Land Use Map with the Subject Property was presented.
- The Future Land Use Plan shows the area to be low density residential, equivalent to single-family residential. Mr. Sanchez indicated that although this request may not be consistent with the Land Use Plan designation for this area, south of FM 509 is a commercial corridor and it does link area cities to the Internation Free Trade Bridge at Los Indios.
- Up to now, Staff has not received any phone calls, letters or emails in opposition to the Rezoning request. Staff mailout out ten (10) notices to surrounding property owners.
- Staff recommends approval of the Rezoning request because of the commercial nature of this international trade route.
- Mr. Sanchez stated that he believes the future holds a lot of commercial industrial development for this area.

Chairman Consiglio thanked Mr. Sanchez. He asked about the one (1) single lot being zoned. He asked if it was considered taking a larger track or whether this falls on spot zoning if that is even a thing anymore in Texas. Mr. Sanchez stated that he didn’t consider this a spot zoning and said he thought it was the beginning of [the] rezoning of that area. He mentioned that the Director had casually mentioned a possible City initiated rezoning of the area and that this may happen. He reiterated that he thought this was the beginning of maybe other rezonings to come.

Chairman Consiglio asked, for purposes of the public, what can go in General Retail (GR) here. Mr. Sanchez explained that a lot of General Retail (GR) is primarily what the name says, retail. He said you will find hotels and restaurants. He said the applicant has talked about doing a commercial

parking lot although that is not set in stone and it been one (1) the things [mentioned]. The Chairman asked if it was for eighteen (18) wheelers. Mr. Sanchez said it would be cars. The Chairman acknowledged this response. Cmr. Thomas indicated understanding that it was for storage and parking.

Chairman Consiglio asked if there were any other questions.

Cmr. Thomas asked, since she was new, to confirm that the Board can [rezone] to General Retail (GR) but he [the applicant] does not have to specify what he is going to use it for. Mr. Sanchez explained that he doesn't have to because he can do whatever is permitted under General Retail (GR) and so he is not held to a site plan on the rezoning. He can change his mind. Right now, the applicant has been thinking about a commercial parking lot development as an option but is not set in stone. Cmr. Thomas thanked Mr. Sanchez for his explanation.

Cmr. Cruz-Velázquez asked if the applicant would come through this Board again at construction. Mr. Sanchez said it would come before this Board as a subdivision. The site plan would be for the actual building that is going to go in there and it would be an administrative approval.

Chairman Consiglio asked if Staff was recommending approval and there were no particular conditions because it is just a rezone at this point.

Cmr. Thomas asked if the location was in the ETJ (Extraterritorial Jurisdiction) or inside the City. Mr. Sanchez stated it was inside the City Limits.

Chairman Consiglio asked how far it was from the bridge. Mr. Sanchez asked to defer to the applicant.

#### **Raul Viramontes**

Mr. Viramontes confirmed his last name for the Board. He bid the Board a good evening. Mr. Viramontes said it was around three (3) minutes precisely from [FM] 509 to the Los Indios Bridge. The Chairman acknowledged the response.

Chairman Consiglio confirmed with Mr. Sanchez that the applicant would not be able to do what he wants without the rezoning. Mr. Sanchez confirmed that he would not be able what he is proposing to do. The Chairman asked the applicant if he was wanting to a storage park space. The applicant said yes and that it would most likely be for RVs and boats. He said he would hope to eventually expand it. The Chairman again acknowledged this response.

The Chairman asked if there were any other questions for the applicants. Cmr. Thomas made the motion to approve. The Chairman indicated he would move to a Public Hearing first.

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

Chairman Consiglio asked if there were any further questions for Staff of the applicant. Being none, he asked if there was a motion. Cmr. Thomas made the motion to approve. Cmr. Peña seconded the motion. The motion was moved to a vote. The motion passed unanimously.

#### **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**

Assistant Planning and Development Director, Joe Olivo, presented the request for a Special Use Permit as follows:

- The Legal Notice Map for the Subject Property highlighted was used to present the request for a SUP.
- The applicant is requesting a Special Use Permit to allow an event center with alcohol consumption out of a proposed eleven thousand, five hundred (11,500) square foot building located along Loop 499, on the east side of Loop 499, north of Harrison Avenue or FM 106.
- An Aerial View of the Subject Property was presented. As seen, the property is currently vacant and is currently going through the subdivision process.
- It is a two (2) lot subdivision, and the subject property has about three hundred and eight-one (383) feet of frontage on Loop 499 and a depth of three hundred and eleven (311) feet.

- The Site Plan submitted was presented. The event center will be called “Caesar’s Event Center”. It would be mainly for weddings, recitals and Sweet 16s events, etc. It is a two (2) floor building with the event center on the first (1<sup>st</sup>) floor for the events and the 2<sup>nd</sup> floor (2<sup>nd</sup>) floor is the utility room.
- The hours of operation would be mainly for the office of the event center and would be Monday through Friday, from 1:00 p.m. to 6:00 p.m. and then for the event center, Thursday through Saturday, 6:00 p.m. to Midnight.
- Based on the seating, ninety-four (94) parking spaces are required, and ninety-eight (98) parking spaces are provided.
- The Site Plan showing the parking area was presented. Mr. Olivo reiterated that it was a two (2) lot subdivision, specifying that the event center is going to be on the northern lot.
- A rendering of the proposed event center was presented.
- A Street View from the East on Loop 499 was presented. As seen, the lot is currently vacant.
- The Future Land Use Map was presented. Future Land Use shows it as retail use that is consistent with Future Land Use Plan.
- Property within a two hundred (200) foot radius were notified. Nine (9) property owners received notifications. Staff did not receive any objections.
- The Buildings Department, Fire, Health, and Police Departments reviewed the request and reported no objections.
- Staff is recommending approval subject to obtaining their required permits, providing a licensed security guard during peak hours of operation, providing video surveillance and maintaining the required parking, of course complying with the required hours of operations and compliance with the requirements from the appropriate departments.
- Mr. Olivo made himself for any questions. He noted that the applicant was not present.

Chairman Consiglio asked if there were any questions for Mr. Olivo.

Cmr. Peña asked about the requirement for a licensed security guard and not necessarily an armed security guard. Mr. Olivo explained that this is a condition that has been used in the past. He said that PD has also put as a condition that prior to opening, they will inspect to ensure the required security cameras are in place and the other safety measures. He said that would be addressed by PD at that time. Cmr. Peña acknowledged the response.

Chairman Consiglio asked if there were any other questions for Mr. Olivo.

Cmr. Cruz-Velázquez asked about the hours of operation and asked if they want to limit themselves to midnight. Mr. Olivo noted that those are the hours put on the application. Cmr. Thomas asked Cmr. Cruz-Velázquez if that answered her question. Cmr. Cruz-Velázquez said that she would propose they don’t limit themselves to midnight but acknowledged that this would be up to them. Mr. Olivo offered that the Board could add the condition to change it to 2:00 [a.m.] Chairman Consiglio noted that in the past they have said that if an applicant puts twelve (12) then it is only twelve (12) but if you put two (2) [a.m.], it doesn’t mean you have to go until then but you would have the flexibility. He said this is the guidance that they have given in the past. Cmr. Cruz-Velázquez said that she is thinking this because it is an event center and that twelve (12) midnight might be a little too restricted.

Cmr. Thomas indicated she was wondering about drainage. She said she was looking at the aerial and saw that they have a drainage ditch on what looks like the north side and the east side. She asked if that area floods. Mr. Olivo said not to his knowledge and deferred to the Engineering Department. Cmr. Thomas said this was one of the ditches that overflows. Cmr. Flores added that anything close to the airport will flood.

### **Robert Hernandez, City Engineer**

Mr. Hernandez introduced himself before the Board. He explained that there is a flood zone near this area and so they will be required to build to a certain elevation for the structure itself. He said that regarding the ditch, they would have to provide professional engineering plans to make sure they comply with our ordinance [such as] provided detention for a fifty (50) year storm and releasing it for pre-existing conditions. He said that it would be regardless of where the project was located. He said they would have to comply with those requirements. Chairman Consiglio asked if this fell in the Harlingen Drainage District. Mr. Hernandez said that was correct, saying that the ditch on the east side is the City of Harlingen. The Chairman asked if it was concrete lined. He was told no but that it was across the road.

Chairman Consiglio commented that he wished the applicant was present because it is a wonderful project and it would have been nice to see who is wanting to do this.

At this point Director Hernandez added that the Board has the option to make the change and that they don't have to stay open until 2:00 [a.m.]. Cmr. Cruz-Velázquez said she would say for them not put that restriction. The Chairman advised talking to them. Director Hernandez advised to do it now or otherwise they would have to go back and amend it and go through the process again. Cmr. Peña noted that if the hours are changed, then [condition] number two (2) would have to change obviously. He expressed concern over when a security would be needed also adding that it would be an added cost. Cmr. Thomas then questioned the use of "peak hours" vs. "during events". Cmr. Thomas mentioned a luncheon being held or a big City event where they would probably need security. Mr. Olivo said that that we could make the change. Chairman Consiglio acknowledged getting into the minutia but also said they would want to approve something that makes sense. He mentioned the need for set up for an event. He pointed out that currently they couldn't go in earlier to set up with the hours noted. Cmr. Cruz-Velázquez mentioned that the language about the security needs to match. There was discussion about events with alcohol. Mr. Olivo noted that the event center would not provide alcohol but outside alcohol can come in.

Chairman Consiglio stated that they should go ahead and have the Public Hearing. The Public Hearing was opened. He asked if anyone wanted to speak for or against this item. Upon hearing and seeing none, the Public Hearing was closed.

Chairman Consiglio asked if there was a motion for approval of the SUP considering the recommendations and modifying those. Cmr. Peña made the motion to approve. Cmr. Cruz-Velázquez seconded the motion. Cmr. Cruz-Velázquez noted that they just want the applicant to know they can be flexible in the opening and closing, as long as there is a security guard when alcohol is present. Director Hernandez stated that Staff can add the point about the security guard but leave the hours open ended until Staff can talk to the applicant and have confirmation from them. The Chairman noted that Staff will work with them on that understanding and the Board trusts they will do a great job on that. The Chairman regrouped the meeting, stating that there was motion and second. The Chairman asked if there was any further discussion and upon hearing none, move the motion to a vote. The motion passed unanimously.

**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.**

Assistant Planning and Development Director, Joel Olivo, presented the request to rezone as follows:

- The Legal Notice Map for the Subject Property was used to present the request.
- Mr. Olivo stated that the applicant is requesting to rezone to all a mixed-use development consisting of multifamily and commercial use. The property is on the northeast of Camelot [Drive] and Victoria Lane.
- An Aerial View of the Subject Property was presented. The property is currently vacant and going through the subdivision process under the subdivision name Victoria Commons Phase 2 Subdivision.
- The Site Plan that was submitted by the applicant was presented.
- The property has one hundred and ninety-three [feet of] frontage on Camelot Drive and one hundred and twenty-nine (129) feet of frontage on Victoria Lane and a dept of one thousand two hundred and forty-six (1246) feet at its longest point.
- The proposed planned development consists of four (4) lots. Two (2) of the lots will be for commercial use, one (1) of the lots will be for multi-family use and one (1) of the lots will be for office use. As shown on the map, the first two (2) on the north side are commercial use and the larger lot is for multifamily and the [remaining] lot for office use.
- The setbacks for the commercial and multi-use would be ten (10) in the front and ten (10) in the sides and ten (10) in the rear. For office, it would be twenty (20) in the front, ten (10) on the sides and ten (10) in the rear.
- As seen, all the lots will be fronting an interior street. The northern street on the north side with thirty-three (33) foot curb and gutter. The one to the east is a forty (40) foot wide street with curb and gutter. There is also a lot for common area and then a lot for detention.

- Street Views from the west of Camelot Drive and from the south on Hale Avenue and Victoria Lane were presented showing the vacant lot. It was mentioned that the lot to the further north is also owned by the same applicant. Mr. Olivo said he believed there was currently construction for commercial for an office plaza.
- The Future Land Use Map was presented. Future Land Use shows [the area] as retail use and multifamily use so the request is consistent with the Future Land Use Plan.
- Property owners within a two hundred (200) foot radius were notified. Twelve (12) property owners received notifications. Staff has not received any objections.
- Staff is recommending approval subject to compliance with all building code regulations, compliance with the drainage requirements, and compliance with the requirements from the appropriate departments.
- Additionally, the appropriate departments did review the request and reported no objections.
- Mr. Olivo made himself available to answer any questions from the Board.

Chairman Consiglio thanked Mr. Olivo. The Chairman asked questions to get his direction on the site plan, asking which street was Hale [Avenue] and which is... Cmr. Thomas indicated it was confusing for her too. Mr. Olivo indicated Camelot Drive and then Hale [Avenue]. Cmr. Thomas offered that Retama Manor [now Windsor of Harlingen] is on the bottom left corner. The Board continued working on getting their bearings. The Chairman asked where the water storage was on the site plan. Mr. Olivo directed him. The Chairman acknowledged his understanding. He confirmed that this was a planned development and then questioned that they wouldn't have any roads. Mr. Olivo indicated the roads that they are having installed. The Chairman noted the road they are proposing and that it is going into parking lots and that this was about it. Mr. Olivo told him that was correct. The Chairman asked for confirmation on the width of the streets and that Staff was okay with that. Mr. Olivo provided the widths and confirmed that Staff approved of these.

Cmr. Cruz-Velázquez asked about the type of housing. Mr. Olivo said it was for multifamily and indicated a lot for apartments. Cmr. Cruz-Velázquez asked if it would be townhomes. Mr. Olivo said yes. Cmr. Cruz-Velázquez asked how many and expressed concern about traffic mentioning the wait time at the stop sign on Hale [Avenue] and Camelot [Drive]. She stated that it backs up really badly and asked if they were planning to put a stop light. Mr. Olivo stated that [the applicant] did not have a definitive site plan yet. Cmr. Cruz-Velázquez also mentioned the wait time going down Camelot [Drive] to get on the Expressway and said that this would cause more traffic.

#### **Robert Hernandez, City Engineer**

Mr. Hernandez again introduced himself before the Board. He stated that they are looking at that intersection because there is also a development on the west side and that this is part of the traffic impact analysis that they are having to do to make sure that first, the volume is warranted and if not, what mitigation they're going to be doing to ensure that there are no headaches or complaints about the traffic. Mr. Hernandez said they have to make sure that it is warranted because a traffic signal is a large expenditure, so they want to make sure that traffic that is going to be generated right now plus future triggers the installation, and if not, what they're going to be doing to mitigate it. Mr. Hernandez restated that they are looking into that. The Chairman commented that he saw this definitely happening and coming.

Chairman Consiglio asked if there were any question for Staff or [City] Engineer or Mr. Olivo. He indicated there was a Public Hearing and said he would go ahead and go to that.

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

Chairman Consiglio asked if there were any further questions or If there was a motion. Cmr. Cruz-Velázquez made the motion to approve. 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.

#### **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**

City Planner Soledad Núñez presented the request for a Special Use Permit as follows:

- The Legal Notice Map with the subject property highlighted in yellow was used to present the item.
- The applicant is requesting a SUP to change their TABC license. This request is similar to previously approved ones over the past couple of years. Basically, the applicant wants to have daiquiris for onsite consumption if the customer want to enjoy their beverage onsite.
- An Aerial View of the Subject Property was presented. Ms. Núñez noted that the convenience store across the street received their SUP for the exact same thing back in 2024.
- The location requesting the SUP is proposing to operate as “Panther’s 39 Convenience Store.
- As mentioned, the applicant is requesting the SUP for the pre-mixed daiquiris they are going to have.
- The Site Plan provided by the applicant was presented.
- The Floor Plan provided was presented. Ms. Núñez pointed out the area in sage where the customer can enjoy their beverage if they so choose.
- The applicant is required [to have] seven (7) parking spaces and there are twenty-one (21) parking spaces on site.
- The hours of operation are going to be 7:00 a.m. to 12:00 a.m. (midnight), Monday through Saturday, and 10:00 a.m. to 12:00 a.m. (midnight) on Sundays.
- Surrounding properties are zoned General Retail (GR) district to the north, east, south and west.
- Surrounding las uses include the Stripes Convenience Store to the east, Harbor Freight to the north, an annex for Su Clinica to the west and to the south is the Expressway.
- Street Views of the Property were presented.
- The Future Land Use Map was presented and showed the area as retail, so this request is consistent with the Future Land Use Plan and compatible with surrounding land uses.
- The Fire Prevention Bureau and Harlingen Police Department both reviewed the application and recommended approval. Building Inspections asked that their plan for the proposed business be submitted for review upon approval. They are requesting that the applicant comply with the 2024 IBC (International Building Code) family of Codes.
- Ms. Núñez reported that there is an active health permit for the location but most everything will be regulated by TABC.
- Ms. Núñez also mentioned that as always, the Board can impose further conditions than the ones outlined in the request.
- Staff did mail out six (6) notices but did not receive any calls.
- Staff is recommending approval of the Special Use Permit subject to the applicant complying with all their state and city permits, required parking, that they provide video surveillance, that they comply with all the requirements by all the departments and then, that they adhere to their hours of operation.

Chairman Consiglio thanked Ms. Núñez for her presentation. He confirmed that this is not the first time the Board has seen this and that they have approved them in the past. He also expressed that they should be cautious and asked what the outcome of the one’s allowed has been. He asked if there was cause for more headaches for the police or violence. Ms. Núñez reported that PD had approved it and did not tell Staff of any concerns. The Chairman asked if we knew who from PD had approved it. Ms. Núñez said it had been the Chief and said he signed the routing slip. Again, the Chairman asked if there have been any particular complaints or concerns. Ms. Núñez said that not that she had heard of. Director Hernandez indicated that there were not to Staff’s knowledge.

Cmr. Thomas expressed some confusion about the request and it being a convenience store that you can consume at. Ms. Núñez confirmed that it is still a convenience store and that the only difference is the type of TABC license that they have. Right now, the TABC license only allows the purchase of alcohol to take out. Now if approved, the customer could purchase their drink to go daiquiri and then consume it on site similar to Texas Roadhouse and establishments like that. Chairman Consiglio added that this was a COVID thing that happened and that a lot of Stripes have done it. The Board had some questions and commentary about the ability to purchase a drink to go early in the morning or to start drinking and leave the premise. Director Hernandez stated that it has to be onsite. Ms. Núñez also stated the same and then explained that the employees at the store do have to be certified through TABC to be able to be able to handle all of that. She said that someone cannot just serve the alcoholic beverage and that they have to be certified. The Chairman said that this was good to know and restated that the Board has approved these and that he police is not saying that these are causing any problems – fights, or theft or anything like that within the convenience store. The Chairman recalled that there was one by Coakley [Middle School] and that even a local shop indulged in doing so. Cmr. Flores stated that it was the store on 1<sup>st</sup> Street. Ms. Núñez said that Staff has not heard anything [of any concerns]. Director Hernandez stated that the only condition or comment provided by the Police

Department was on condition that they obtain their TABC permit, that sales be within the hours allowed, and that they display their permit. She said there was nothing related to anything else. Ms. Núñez added that TABC is very adamant of what they want.

Cmr. Flores referred to a something Ms. Núñez had said. He said that he either heard wrong or something was not right. It was about the building codes. Ms. Núñez said that if approved, [the applicant] will have to submit for a re-occupancy because they are changing ownership as well. She added that the change of ownership was the reason for the change of name, from Tejano Mart to Panthers 39. Cmr. Flores questioned meeting the adopted codes regardless of when it was built. Ms. Núñez said for a re-occupancy they wouldn't really had to do much except provide a site plan and a floor plan. Cmr. Flores stated that if they remodel and it is more than 50%, then they would have to comply with the current codes now. If not, then you don't need a permit to replace the glass window or door. He said that they could [take a permit] but that code does not [require it]. Ms. Núñez said she understood and would note that. Cmr. Flores reasserted that the requirement to meet building code cannot be made and that it would only apply for a change of use. Director Hernandez stated that in this case, it was the same use and the only thing being added is alcohol consumption onsite. Cmr. Flores commented that if it was him, they would have a hard time getting him to get the building up to standard.

Cmr. Peña added that the [purchaser] cannot leave that the location with the daiquiri in their hand because if they do, now they are in possession of an open container and that this places other motorists in danger. Ms. Núñez said that the requirements that the stores have in place for the employees is that they be certified so that they understand through TABC what the requirements are, similar to a bar/restaurant.

Chairman Consiglio asked if Staff knew if the stores limit consumption or the type of policy they have. Director Hernandez stated that this part of what TABC trains them for, that after a certain time or if they look tipsy or too intoxicated that they stop serving them alcohol. Chairman Consiglio acknowledged this response.

Chairman Consiglio proceeded to open the Public Hearing on this item. He asked if there was anyone that would like to peak on this item to please approach the podium. Upon seeing and hearing none, he closed the Public Hearing.

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

**9) 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.**

City Planner Soledad Núñez presented the request for a Special Use Permit as follows:

- The Legal Notice Map with the subject property highlighted in yellow was used to present the item.
- Mr. Cunningham is the applicant and is also a representative of the Saint Claire Group.
- The property has approximately one thousand, five hundred and eleven point thirty-two (1511.32) feet of frontage along the railroad on north commerce and they have three hundred and twenty-eight point eight (328.8) feet of frontage on Wilson road.
- The applicant proposed to operate Monday through Saturday, from 8:00 a.m. to 6:00 p.m. They are proposing six (6) operators onsite with an average of six (6) trailers doing the loading and unloading of the bulk liquid. A total of three (3) parking spaces will be required to be provided on site.
- Surrounding properties are zoned Light Industry (LI) district to the north, south, east and west, and 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.
- The Fire Prevention Bureau, Police Department, Environmental Division and Buildings Division all reviewed the application, and all approved the application subject to complying with the requirements from the different departments.
- The Site Plan that was provided [by the applicant] was presented.
- A Street View from north Commerce Street was presented.

- The Future Land Use Map was presented. The Future Land Use Plan shows this area as mixed-use developments. While the request is not consistent with the Future Land Use Plan, it is compatible with the surrounding land uses. There are several warehouses on Wilson road and if you go further, there are also trucking companies such as Reveille Trucking is in that area.
- Ms. Núñez shared that she forgot to put the hours of operation in the [meeting] packet but that they are listed here.
- Staff is recommending approval of the Special Use Permit subject to the following conditions:
  - that the applicant obtain and maintain all their state and city permits,
  - that they provide the required parking,
  - that they provide their hazard mitigation plan, which they did provide us a copy and
  - they do have all their TCQ (Texas Commission on Environmental Quality) permits,
  - that the hours of operation are 8:00 a.m. to 6:00 p.m., Monday through Saturday, and
  - that they comply with all the requirements set forth by the different Divisions and departments.
- Ms. Núñez noted that the applicant was present for any questions.

Chairman Consiglio thanked Ms. Núñez for her presentation.

Chairman Consiglio asked if this area was preferred by the City versus [when] they were operating in a different location. The Chairman said that they moved north. Ms. Núñez said yes. The Chairman then asked if the trucks will be coming in and out of Commerce on that concrete driveway or do if we knew that. Ms. Núñez stated that they will actually be coming off of Wilson Road noting the location of the railroad that there was no way for them to enter.

Discussion followed to get the Board's bearing on the site and where it was situated and the access that would be used. **Mr. Cunningham** was asked to come forward to assist to explain the set-up and the entrance and exit of the trucks.

Chairman Consiglio asked how many trucks a day Mr. Cunningham anticipated unloading in a day. Mr. Cunningham said the average would be six (6) but no more than ten (10). The Chairman then asked if the trucks will exit Wilson and head west to the expressway. Mr. Cunningham said yes. [Google maps was used to get a better view of the set-up.]

Cmr. Cruz-Velázquez expressed concerns for the condition of the street and the railroad crossing. It was established that it was owned by the railroad and that the trucks will not be crossing the tracks. Robert Hernandez, City Engineer, assisted with this conversation. He explained that the City is not allowed and that Union Pacific are the ones that come in to do the improvements. He said that [the City] submits a request and they [the railroad] adds it to their maintenance to come back and do the installment.

Continuing with the conversation about the impact on the street from the heavy trucks, Mr. Hernandez stated that once they see the Site Plan, he will require a driveway apron so that it is connecting to the street and that it wouldn't be asphalt or existing conditions. He said the access will have to be created and paved within the circulation of whatever they will be doing inside. The Chairman acknowledged this information and said that there was more to come. Mr. Hernandez confirmed that they would as far as the improvements that are going to be done.

Cmr. Thoms asked about the site. Ms. Núñez explained that the portion in the yellow rectangle is what was submitted for their permit to TCQ and that it was what they are going to be using to go from rail to trailer. She further explained that the dashed line is the one hundred (100) foot buffer. Mr. Cunningham further clarified that there is a spur that ends there and that the trucks are actually going to line up along the spur. He clarified that this was not the trucks and that it was a single spur that was constructed and maintained for the purpose of transloading. He explained that it has a berm on either side and has containment that is required. He also said that it has a lime treated subgrade that is not your typical crushed stone. He said there is no dust there typically and that they are able to go slow through there on rainy days and not create a bunch of mud puddles. He said it is very well maintained and said that it was one (1) of the better caliche slabs that they have anywhere.

Mr. Cunningham pointed out where all the traffic will be entering and stated that [the trucks] will not be crossing the rails at Commerce [Street] and Wilson [Road]. He also clarified that the yellow box the Commissioners were asking about represents the entire property. He further clarified coming in off the expressway at a low speed to make the turn.

Cmr. Thomas said she wasn't as worried about the tracks as much but was worried that this is a congested area and that getting semis turning left into it and right out of it is her concern. She clarified that she wasn't saying that it couldn't be done though. Mr. Cunningham said that if it was more than what they are looking at, that this would be a concern for them also.

Chairman Consiglio confirmed that it would be about six (6) trucks for day. Cmr. Flores reminded him that it was six (6) to ten (10).

Cmr. Cruz-Velázquez asked about the hours of operation. Mr. Cunningham said it was 8:00 a.m. to 6:00 p.m. but that 5-6:00 p.m. is when operations stop and equipment is taken down.

Chairman Consiglio asked about the liquid being transloaded to have a better understanding. He asked if the ethanol was for cooking. Mr. Cunningham said it was food grade and that it was being transported to Mexico for [the production of] tequila.

Chairman Consiglio asked about the hours of operation. Mr. Cunningham said that the tankers will come in after 8:00 a.m. and be finished by 5-6:00 p.m. Mr. Cunningham also clarified that it was just continuous, saying it was about one (1) per hours.

Chairman Consiglio recalled that this operation had been operating in a different part of Harlingen for some time. He asked how long that had been. Mr. Cunningham said it was three (3) months. The Chairman asked if there had been any incidents. Mr. Cunningham said no. The Chairman then asked Mr. Cunningham if he would agree that this was a better location. Mr. Cunningham said this location was built for this operation. He said there have been other tenants at the site historically and that this is the preferred site for anybody in the industry.

Chairman Consiglio asked the staff is the SUP was forever or if there was a time limit. Ms. Núñez said that we can make them reapply or put the condition that they have to apply within the year of it being approved. Ms. Núñez also specified that there are certain requirements they have to meet through TCQ but that the Board could place the condition.

Chairman recalled that part of the issue had been TxDOT reporting that their trucks were overloaded and asked if that been addressed now. Mr. Cunningham said that it was important to note that there are no three (3) axle trucks and only two (2) axle.

Cmr. Cruz-Velázquez asked if their containment basin met the one hundred and ten (110%) or whatever the requirement was for the site. Mr. Cunningham said yes.

Cmr. Peña asked if it was cost prohibitive or not practical to make one (1) entrance in and one (1) out. Mr. Cunningham shared that the biggest issue is that the north side entrance is owned by a different company or individual but that this would be the optimum scenario to have an in and out. Mr. Cunningham added that it hasn't been offered by the switching company and that it also hasn't been sought after by Freedom Fuels. Cmr. Peña and Cmr. Cruz-Velázquez both said that it could be asked. Mr. Cunningham said they could be given the opportunity to say no.

Chairman Consiglio proceeded with he Public Hearing since Cmr. Flores had stepped out. The Public Hearing was opened. He asked anyone who would like to speak on this item to please approach the podium. Upon hearing and seeing none, the Public Hearing was closed.

Chairman Consiglio asked if there were any other questions for Staff of the applicant, Mr. Cunningham. The Chairman addressed Mr. Cunningham saying that he thought it was the general consensus to make sure we are preserving our roads the best we can with private enterprise coming in and not give the public headache on Commerce [Street] and Wilson [Road]. The Chairman said this was a big concern and said that he hoped Mr. Cunningham will work with City Staff. Cmr. Cruz-Velázquez added that he should explore the option to have an entrance and an exit, maybe in the future.

Chairman Consiglio regrouped, stated that the Public Hearing for the item was held. He asked if there was a motion. Cmr. Peña made the motion to approve, with all the conditions. Cmr. Thomas seconded the motion.

Cmr. Cruz-Velázquez indicated she had another question. She asked if there was a fire hydrant close to this location. The Chairman asked if water would be the way [to address a spill]. Mr. Cunningham

said no and said it would be absorbed. Director Hernandez added that Fire Prevention did approve [the request] and they had no comments.

Ms. Núñez took this time to clarify if the motion to approve was with the condition that he renew within a year. The Chairman addressed that this is something they have done in the past and that the operation had actually acted out of compliance. He asked what the SUP fee was. Ms. Núñez said it was two hundred and fifty dollars (\$250). The Chairman continued and said that this was something they could do and then approve and that it could be perpetual then. The Chairman addressed Mr. Cunningham and Mr. Cunningham presented no objection. The Chairman said that he thought they should put a year on it to see how it operates and then if there are any issues, then they can reconsider.

Chairman Consiglio asked Cmr. Peña if he wanted to amend the motion with the condition including the one (1) year. Cmr. Peña made the motion to approve with the condition of one (1) year renewal. Cmr. Thomas confirmed that she supported this and seconded the motion. The Chairman asked if there was any further discussion. Upon hearing none, the motion was moved to a vote. The motion passed unanimously.

Chairman Consiglio confirmed with Mr. Olivo that he had no report. Mr. Olivo confirmed it so.

With no other items on the agenda, the meeting was adjourned at 6:59 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: **April 14, 2026**

**Agenda Item:**

Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Lot 3 Coastal Subdivision Replat, bearing a legal description of 2.54 acres of land comprised of Lot 3, Coastal Subdivision, located north of W. Expressway 83 Frontage Road and west of Dilworth Road. Applicant: Moore Land Surveying, LLC c/o Trimani Harlingen, LLC

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

**Brief Summary:**

Project Timeline

- October 21, 2025 –Preliminary Construction Plans and Final Plat application submitted to the City. **(ATTACHMENT I)**
- November 7, 2025 – Comments outlining deficiencies sent to engineer.
- November 19, 2025 – Preliminary construction plans and final plat resubmitted to the City.
- March 16, 2026 – Preliminary construction plans and final plat deemed complete.
- April 14, 2026 – Consideration of the preliminary construction plans and final plat with conditions by the Planning and Zoning Commission.

Summary:

- The proposed Lot 3 Coastal Subdivision Replat consists of one commercial lot, being replatted into two commercial lots. The subdivision is located inside City limits.
- The proposed development is consistent with the General Retail Zoning for the property.
- 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 & Zoning 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
*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 DILWORTH RD. Nearest Intersection US EXPRESSWAY 83 & DILWORTH RD.  
 (Proposed) Subdivision Name RE-PLAT LOT 3 - COATSTAL SUBDIVISION Lot 3A Block 1  
 Existing Zoning Designation COMMERCIAL Future Land Use Plan Designation COMMERCIAL

**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 78552  
 Property Owner TRIMANI HARLINGEN, LLC Phone 956-245-4651 FAX \_\_\_\_\_  
 Email Address (for project correspondence only): \_\_\_\_\_  
 Mailing Address 3001 PABLO KISEL BLVD., SUITE H City BROWNSVILLE State TX Zip 78526

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 type="checkbox"/> Preliminary Construction Plans and Final Plat..... <u>\$150.00</u><br><input type="checkbox"/> Minor Plat..... <u>\$100.00</u><br><input checked="" 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: PROPOSED RE-PLAT OF LOT 3, COASTAL SUBDIVISION

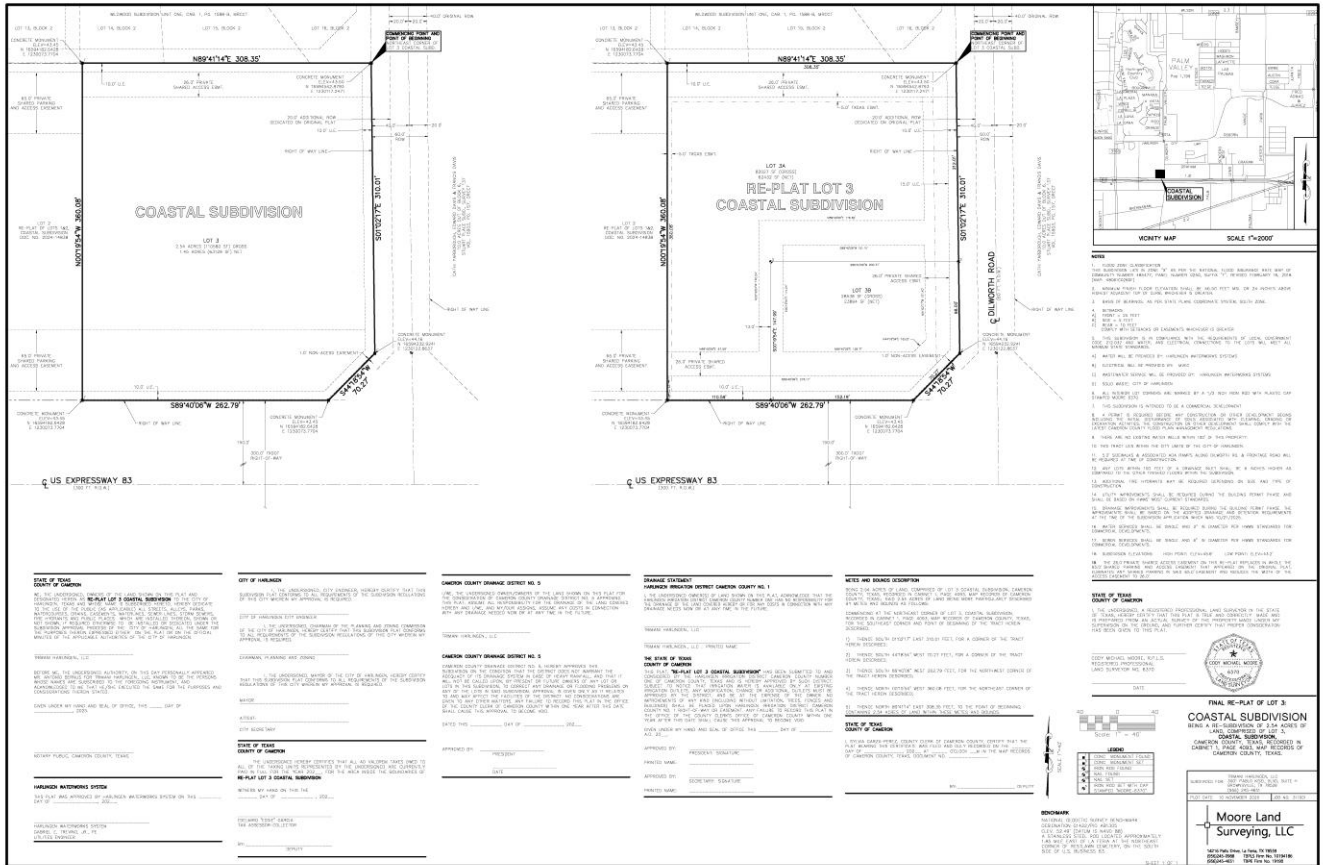
I hereby certify that I am the owner and/or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the permit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

Applicant's Signature:  Date: 08/19/26

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

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

# Attachment II — Final Plat



**STATE OF TEXAS**  
**CITY OF CAMERON**

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

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

MOORE LAND SURVEYING, LLC  
 CAMERON COUNTY, TEXAS

**HARDEN NOTARIAL SYSTEM**  
 2018 PUBLIC CAMERON COUNTY TEXAS

**HARDEN NOTARIAL SYSTEM**  
 CAMERON COUNTY, TEXAS

**CITY OF HARLEIGH**

I, the undersigned, City Clerk of Harleigh, Texas, do hereby certify that \_\_\_\_\_ is the owner of the land described in the foregoing instrument, and that he is qualified to execute the same.

**CITY OF CAMERON**

I, the undersigned, City Clerk of Cameron, Texas, do hereby certify that \_\_\_\_\_ is the owner of the land described in the foregoing instrument, and that he is qualified to execute the same.

**STATE OF TEXAS**  
**CITY OF CAMERON**

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

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

MOORE LAND SURVEYING, LLC  
 CAMERON COUNTY, TEXAS

**CAMERON COUNTY JUDICIAL DISTRICT NO. 3**

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

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

MOORE LAND SURVEYING, LLC  
 CAMERON COUNTY, TEXAS

**JUDICIAL DISTRICT**  
**HARDEN NOTARIAL SYSTEM CAMERON COUNTY NO. 1**

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

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

MOORE LAND SURVEYING, LLC  
 CAMERON COUNTY, TEXAS

**WETS AND STRONG OILFIELD**

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

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

MOORE LAND SURVEYING, LLC  
 CAMERON COUNTY, TEXAS

**STATE OF TEXAS**  
**CITY OF CAMERON**

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

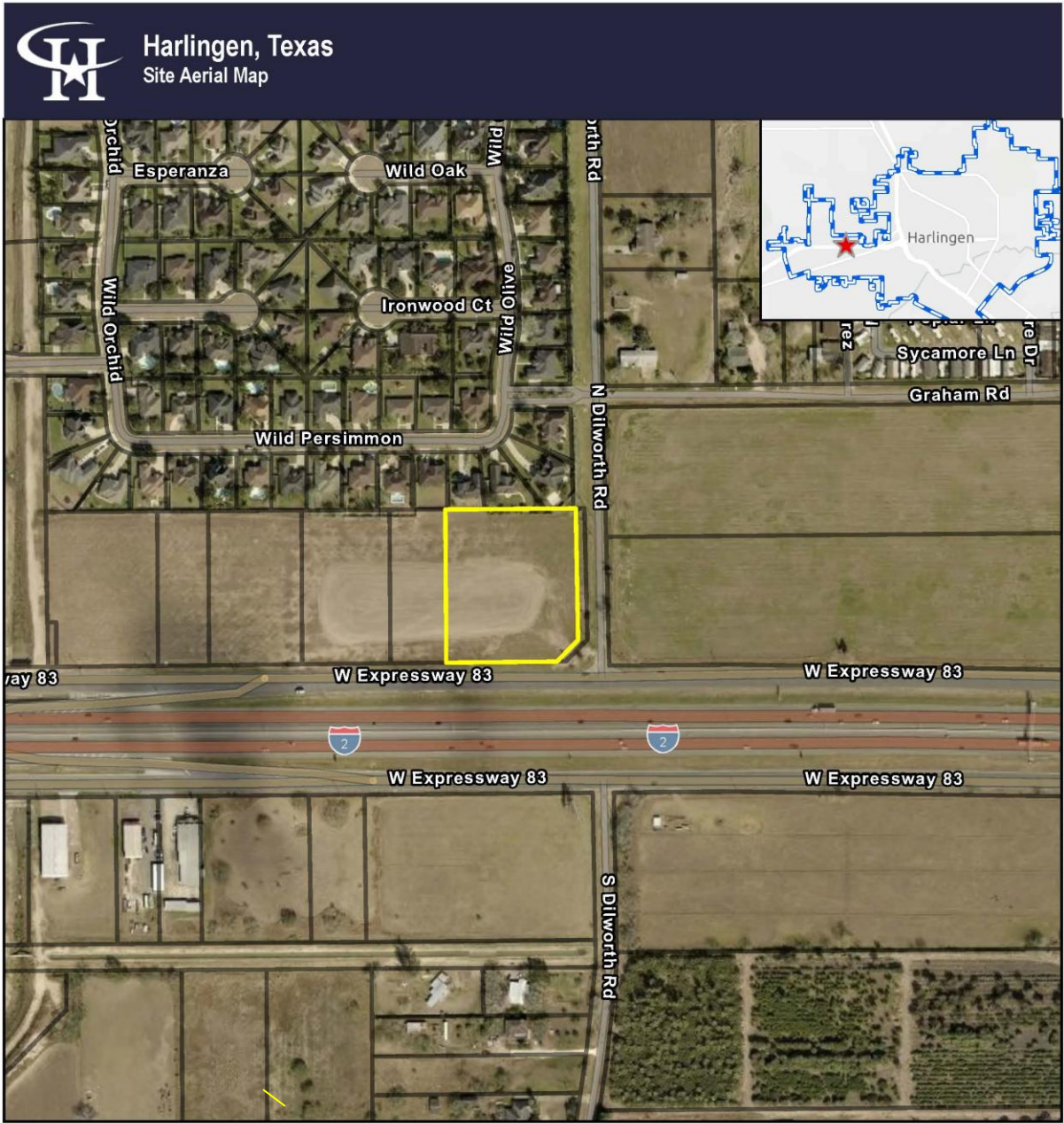
Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

MOORE LAND SURVEYING, LLC  
 CAMERON COUNTY, TEXAS

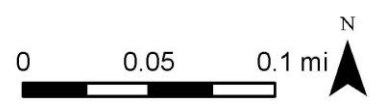
**FINAL RE-PLAT OF LOT 3**  
**COASTAL SUBDIVISION**  
 BEING A SUBDIVISION OF LOT 3 OF COASTAL SUBDIVISION, CAMERON COUNTY, TEXAS.

MOORE LAND SURVEYING, LLC  
 CAMERON COUNTY, TEXAS

Attachment III — Aerial View



- Legend**
-  Subject Property: Lot 3, Coastal Subdivision Replat
  -  Property Parcels



**Attachment IV — Street View**

**Street View from Dilworth Road**



**Attachment IV – Street View**





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

---

3/16/2026

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

**Re: Lot 3, Coastal Replat**

Dear Mr. Rosel,

City staff reviewed the preliminary plans and final plat of the proposed “**Lot 3, Coastal Replat**” submitted on November 19, 2025. 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. Please note that any driveway on TxDOT Right-of-Way must adhere to TxDOT’s access management manual.
2. Please change all signature blocks to reflect 2026.
3. 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

December 10, 2025  
Roberto Hernandez, PE, CFM  
City Engineer

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

**RE: REVIEW OF LOT 3, COASTAL SUBDIVISION REPLAT, 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 note that this review shall be for conformance to subdivision regulations and the responsibility and liability for the adequacy of the design shall remain with the Engineer sealing the documents.  
If you have any questions, please feel free to contact me at (956) 216-5284 or via email at rhernandez@harlingentx.gov.

Sincerely, *Roberto Hernandez*

Roberto Hernandez, PE, CFM



## Subdivision Review

**Subdivision Name:** Coastal Lot 3  
**Proposed Use:** 1 Lot Commercial  
**Location:** Northwest corner of Dilworth Road and US 83 Frontage Rd  
**Developer:** Trimani Harlingen LLC  
**Engineer:** Moore Land Surveying, LLC / (956) 929-1615  
[d.moorelandsurveying@gmail.com](mailto:d.moorelandsurveying@gmail.com)  
[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

**December 2, 2025**  
Date

*Juan Saucedo Jr*  
Signature

**Attachment VIII– Harlingen Water Works System**



**COASTAL SUBD. REPLAT OF LOT 3  
PLAT SUBMITTAL #2B**

March 16, 2026

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

From: Gabriel E. Trevino Jr., P.E., Utility Engineer  
Engineering Dept.  
Harlingen Waterworks System

Response: **APPROVED with CONDITIONS**

Digitally signed by Gabriel E. Trevino Jr., P.E., Utility Engineer  
DN: C=US, E=getrevino@hwws.com, O=Harlingen Waterworks System, OU=Engineering Department, CN="Gabriel E. Trevino Jr., P.E., Utility Engineer"  
Reason: I attest to the accuracy and integrity of this document  
Date: 2026.03.16 09:28:26-05'00'

**UTILITY PLAN COMMENTS:**

No.	Comment/Revision	Addressed
1	Confirmation has been provided via email on March 13, 2026 that the work is being performed. This approval is for administrative purposes only, and the plat will be allowed to proceed to the Planning and zoning meeting. Plat will not be executed by HWWS until all work has been completed.	

## Attachment IX – Public Works (Traffic)

**From:** [Arnold Campos](#)  
**To:** [Sol Nunez](#)  
**Cc:** [Ruth Trevino](#)  
**Subject:** RE: Lot 3 Coastal Subdivision Replat  
**Date:** Monday, March 23, 2026 10:14:08 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Good morning Sol,

Yes all clear..

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

---

**From:** Sol Nunez <soln@harlingentx.gov>  
**Sent:** Monday, March 23, 2026 10:11 AM  
**To:** Arnold Campos <acampos@harlingentx.gov>  
**Cc:** Ruth Trevino <rtrevino@harlingentx.gov>  
**Subject:** RE: Lot 3 Coastal Subdivision Replat

Good morning Arnold,

Is this subdivision cleared with you?

Sincerely,

*Solstad A. Nunez, CNU-A*

**City Planner**  
Planning & Development Department  
502 E. Tyler Avenue  
O: 956-216-5101  
D: 956-216-5267  
[sol@harlingentx.gov](mailto:sol@harlingentx.gov)



**AGENDA ITEM  
EXECUTIVE SUMMARY**

Meeting Date: **April 14, 2026**

**Agenda Item:**

Consideration and possible action to recommend to the City Commission approval of the preliminary construction plans and final plat, with conditions, for the proposed replat of Lots 19 and 20, Block 2, Parkwood Addition Subdivision; and consideration of a variance request to the required park fees for Lot 20 within said subdivision, located north of Mesquite Drive, approximately 206.57 feet east of East Parkwood Street. Applicant: Scheibe Consulting, Inc., c/o Barry W. Jackson.

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

**Title:** City Planner

**Signature:** *Soledad A. Núñez*

**Brief Summary:**

Project Timeline

- December 8, 2025 –Preliminary Construction Plans and Final Plat application submitted to the City. **(ATTACHMENT I)**
- January 8, 2026 – Comments outlining deficiencies sent to engineer.
- January 19, 2026 – Preliminary construction plans and final plat resubmitted to the City.
- February 4, 2026 – Comments outlining deficiencies sent to engineer.
- February 19, 2026 – Preliminary construction plans and final plat resubmitted to the City.
- February 19, 2026 – Variance request submitted to the City for the Park Fees.
- March 16, 2026 – Preliminary construction plans and final plat deemed complete.
- April 14, 2026 – Consideration of the preliminary construction plans and final plat with conditions and a variance request by the Planning and Zoning Commission.
- May 6, 2026 – Consideration of the preliminary construction plans and final plat with conditions and a variance request by the City Commission.

Summary:

- The proposed Lots 19 & 20 Parkwood Addition Subdivision Replat consists of two residential, single-family lots, being replatted to adjust the lot lines on the subject properties. The subdivision is located inside City limits.
- The proposed development is consistent with the Residential, Single-Family zoning for the properties.
- 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 must be paid for the subdivision. Park fees are \$500 per dwelling unit/lot. A total of \$1,000.00 will have to be paid in park fees prior to subdivision recording. The fees will go to Park Zone 2 (the southeast zone). **(ATTACHMENT X)**
- The developer is requesting a variance to the park fees on Lot 20, since Lot 19 is already developed with a single-family residence and has been developed for several years. The applicant is replatting the property to adjust the lot lines on the lots and sell the second lot for a single-family residence development.
- Pursuant to Section 109-193(e) a discount of up to 50 percent of the required park fee can be granted to developers in those cases where significant amenities, such as, swimming pools, tennis courts, basketball courts, ball fields or walking trails are being provided within the development for the benefit of those residing therein.
- The proposed replat involves property in which one of the lots is already developed with an existing single-family residence. Given that the replat does not represent a full increase in new residential impact—only one additional buildable lot is effectively being created.
- A similar variance was approved December 18, 2024, by the City Commission for the Lot 12, Block 1, Clift Addition and Lot 1, Block 2, Mason Subdivision Replat located at the northeast corner of 13<sup>th</sup> Street and East Crockett Avenue. However, each variance request must be considered independently based on the specific conditions of the property.
- All items identified on the preliminary and final plat checklist will be addressed prior to the recording of the final plat.
- In accordance with Section 109-27 of the City of Harlingen Code of Ordinances, no variance shall be recommended unless the planning and zoning commission finds:
  - (1)There are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of the land;
    - The subject property consists of two previously platted lots, one which has been developed with an existing single-family residence since 1955. The current lot configuration is irregular and does not efficiently accommodate the existing development pattern or the functional use of the property.
    - The proposed replat adjusts the shared lot line between the two lots to create more regular, conforming parcels that better align with the existing residential use and allow for the reasonable development of the second lot.
    - Strict application of the park fee requirement would treat both resulting lots as entirely new development, despite the fact that one lot is already developed and has long contributed to park demand. This would require payment of park fees for more impact than the development actually creates, as only one new dwelling unit is being added
  - (2)The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;

- The requested variance preserves the applicant's ability to reasonably use and develop the property in a manner consistent with existing zoning and surrounding development patterns. The proposed adjustment achieves compliance with zoning requirements, as both resulting lots exceed the minimum 6,000 square feet required for single-family residential development.
  - Without the variance, the applicant would be required to pay park fees that exceed the proportional impact of the replat, which could discourage or limit the ability to develop or sell the second lot.
  - Granting the variance ensures the applicant can realize the reasonable economic and functional use of the property without being subject to duplicative or excessive fees.
- (3) The granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area;
  - The requested variance will not be detrimental to public health, safety, or welfare, as it does not introduce additional density beyond what is permitted under the existing zoning.
  - The replat results in only one additional buildable lot, and all infrastructure improvements, including drainage, water, and wastewater services, will comply with applicable City standards.
- (4) The granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter;
  - The proposed replat is a minor adjustment to an existing lot line within an established subdivision and does not alter the overall subdivision pattern.
  - The adjustment is minor in nature and both resulting lots will comply with zoning requirements, including minimum lot size, and will remain consistent with the surrounding neighborhood layout.
  - Granting the variance will not interfere with the orderly subdivision of other land or encourage nonconforming development practices, as this request is specific to an already developed property.
- (5) The granting of the variance will not have the effect of allowing subdivision of land that is inconsistent with chapter 48 of this code pertaining to utility extension policy or with the city's comprehensive plan or master plans for water and sewer infrastructure.
  - The proposed replat and variance are consistent with the City's Comprehensive Plan, HWWS Water and Wastewater Master plans, and utility extension consistent with Chapter 48 of Harlingen's Code of Ordinances.

- The variance pertains only to the proportional application of park fees and does not affect land use intensity, infrastructure demand, or long-term planning objectives.
  - The requested variance is limited in scope and ensures that park fee requirements are applied in a manner that is fair, proportional, and consistent with the intent of the ordinance.
- In addition, the Code of Ordinances states “Financial hardship to the subdivider standing alone, shall not be deemed to constitute “undue hardship”.
  - A majority vote of the City Commission shall be required to override a recommendation for or against the variance from the Planning & Zoning Commission.

**Staff Recommendation:**

Staff recommends **approval** of the variance as:

1. The requested variance complies with the findings outlined in Section 109-27 of the Code of Ordinances.
2. The request involves a replat of two previously platted lots, one of which is already developed with an existing single-family residence, resulting in only one additional buildable lot. Accordingly, the variance ensures that park fee requirements are applied in a manner proportional to the development's actual impact.
3. A similar variance was approved on December 18, 2024, for Lot 12, Block 1, Cliff Addition, and Lot 1, Block 2, Mason Subdivision Replat, located at the northeast corner of 13th Street and East Crockett Avenue. While this action reflects a prior decision by the City Commission, it does not establish precedent, and each variance request must be evaluated independently based on the specific conditions of the property.

If the variance is approved, staff recommends approval of the preliminary construction plans and final plat, subject to the following conditions:

4. Complying with the requirements from the Engineering Department, HWWS, Fire Prevention Bureau, and Planning & Zoning 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
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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 ZONING DIVISION MASTER APPLICATION

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

Project Address \_\_\_\_\_ Nearest Intersection \_\_\_\_\_  
 (Proposed) Subdivision Name RePlat of Lot 19220 Lot \_\_\_\_\_ Block \_\_\_\_\_  
 Existing Zoning Designation Residential Future Land Use Plan Designation Residential

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

Applicant/Authorized Agent Johnny Garcia Phone 956-423-1762 FAX \_\_\_\_\_  
 Email Address (for project correspondence only): Johnny Garcia @ Scheibe Consulting.com  
 Mailing Address 1221 E. Tyler Ave. City Harlingen State Tx Zip 78550  
 Property Owner Barry W. Jackson Phone 956-367-0070 FAX \_\_\_\_\_  
 Email Address (for project correspondence only): \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ City Harlingen State Tx Zip 78550

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

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

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

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

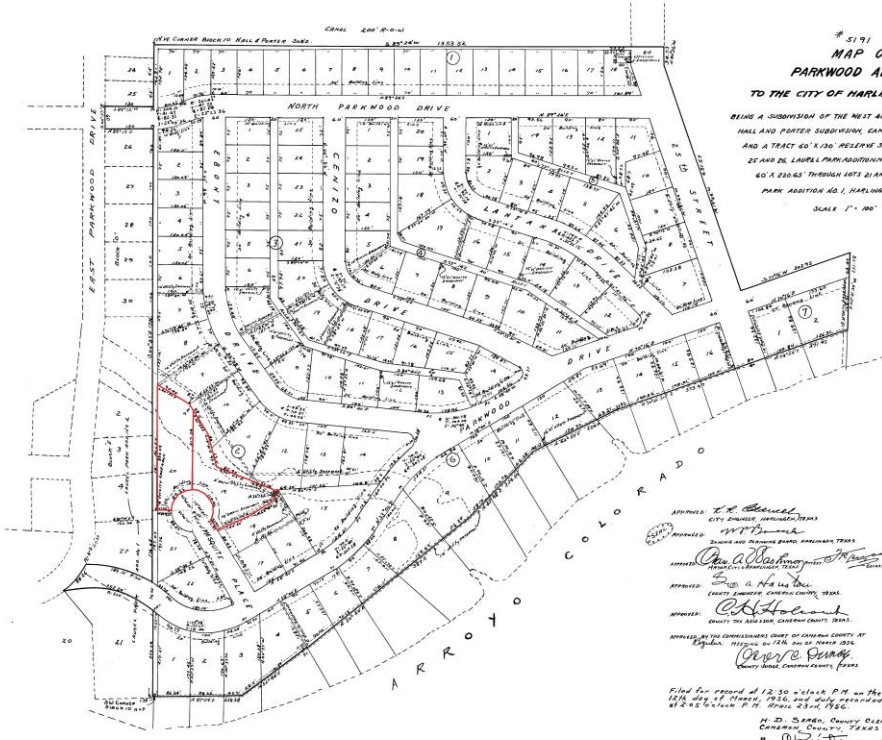
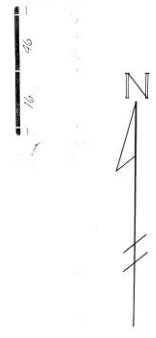
Applicant's Signature: [Signature] Date: \_\_\_\_\_  
 Property Owner(s) Signature: [Signature] Date: \_\_\_\_\_  
 Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

Revised 09/13/2024



# Attachment II — Original Final Plat

46



# 5191  
**MAP OF  
 PARKWOOD ADDITION**  
 TO THE CITY OF HARLINGEN, TEXAS  
 BEING A SUBDIVISION OF THE MOST 46.42 ACRES OF BLOOM 10,  
 HALL AND PORTER SUBDIVISION, CAMERON COUNTY, TEXAS,  
 AND A TRACT 60' X 120' RESERVE STRIP BETWEEN LOTS  
 25 AND 26 LAUREL PARK ADDITION # 2, AND A STRIP  
 60' X 236.62' THROUGH LOTS 21 AND 22, LAUREL  
 PARK ADDITION NO. 1, HARLINGEN, TEXAS  
 SCALE 1" = 80'

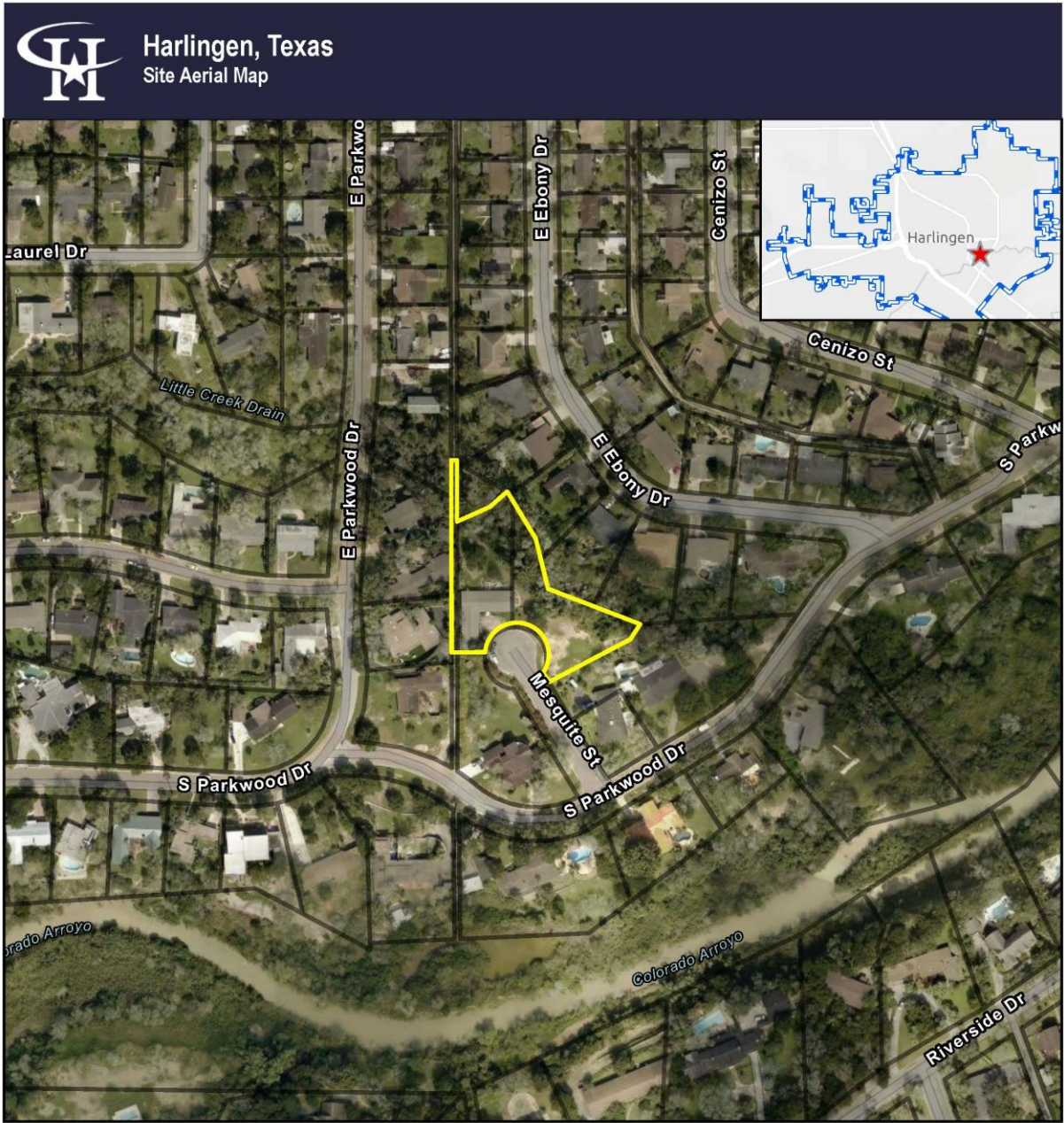
STATE OF TEXAS  
 COUNTY OF CAMERON  
 I, *[Signature]*  
 County Clerk, do hereby certify that the foregoing plat was filed for record in my office on the 23rd day of April, 1950, and that the same is a true and correct copy of the original plat as filed.

STATE OF TEXAS  
 COUNTY OF CAMERON  
 I, *[Signature]*  
 County Clerk, do hereby certify that the foregoing plat was filed for record in my office on the 23rd day of April, 1950, and that the same is a true and correct copy of the original plat as filed.

STATE OF TEXAS  
 COUNTY OF CAMERON  
 I, *[Signature]*  
 County Clerk, do hereby certify that the foregoing plat was filed for record in my office on the 23rd day of April, 1950, and that the same is a true and correct copy of the original plat as filed.

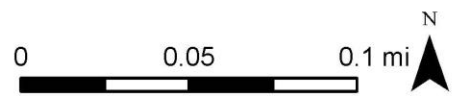
APPROVED: *[Signature]*  
 CITY ENGINEER, CAMERON COUNTY, TEXAS  
 APPROVED: *[Signature]*  
 COUNTY CLERK, CAMERON COUNTY, TEXAS  
 APPROVED: *[Signature]*  
 COUNTY CLERK, CAMERON COUNTY, TEXAS  
 APPROVED BY THE COMMISSIONERS COURT OF CAMERON COUNTY AT  
 HARLINGEN, TEXAS, THIS 23rd DAY OF APRIL 1950.  
*[Signature]*  
 COUNTY CLERK, CAMERON COUNTY, TEXAS  
 Filed for record at 12:30 o'clock P.M. on the  
 23rd day of April, 1950, and duly recorded  
 at 2:05 o'clock P.M. April 23rd, 1950.  
 H. D. SPAN, County Clerk  
 CAMERON COUNTY, TEXAS  
 By *[Signature]* Deputy

Attachment III — Aerial View



**Legend**

-  Subject Property: Lots 19 & 20  
Parkwood Addition Replat
-  Property Parcels



**Attachment IV — Street View**

**Street View from Mesquite Drive**



**Attachment IV – Street View**

**Street View from Mesquite Drive**



## Attachment V – Planning



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

3/30/2026

Scheibe Consulting  
1221 E. Tyler Avenue  
Harlingen, Texas 78550

**Re: Lots 19 & 20 Parkwood Addition Subdivision Replat**

Dear Mr. Garcia,

City staff reviewed the preliminary plans and final plat of the proposed “**Lots 19 & 20 Parkwood Addition Subdivision Replat**” submitted on February 19, 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 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. 109-193 (a)(1)(c) of the Code of Ordinances Chapter 109 – Subdivisions, please note that there is a Park Land Dedication fee of \$500 per lot.
3. 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 4, 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 REPLAT OF LOTS 19 & 20 PARKWOOD ADDITION SUBDIVISION  
PRELIMINARY/FINAL – 3<sup>RD</sup> SUBMITTAL**

Dear Mr. Olivo,

Engineering does not have any additional comments regarding the preliminary/final plat 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, P.E.'.

Nadia M. Lopez, PE



### Subdivision Review

**Subdivision Name:** Replat of Lots 19 & 20 Parkwood Addition

**Proposed Use:** 2 Residential Lots

**Location:** Located north of Mesquite Drive

**Developer:** Barry W. Jackson

**Engineer:** Scheibe Consulting / (956) 423-1702  
[johnnygarcia@scheibeconsulting.com](mailto:johnnygarcia@scheibeconsulting.com)

**Approval:**                    \_\_\_ Yes          X   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.
  2. As per Sec. 109-124 (h) (2) a fire hydrant shall be placed at a distance not exceeding 150 feet from any building requiring fire sprinklers and/or standpipes.

**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 7, 2026**  
 Date

*Juan Saucedo Jr*  
 Signature

**Attachment VIII– Harlingen Water Works System**



**HARLINGEN  
WATERWORKS  
SYSTEM**

**REPLAT OF LOTS 19 & 20 PARKWOOD ADDITION  
PLAT SUBMITTAL #3**

March 6, 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	REPEAT COMMENT: Attach HWWS standard details for the water and sewer service connections.	

**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: Lots 19 & 20 Parkwood Addition Replat Prelim/Final 2nd Submittal  
**Date:** Tuesday, February 3, 2026 12:00:01 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

---

Good morning Sol,

This is clear as a streetlight currently exists at the cul-de-sac on Mesquite St.

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:** Monday, January 19, 2026 4:56 PM  
**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:** Lots 19 & 20 Parkwood Addition Replat Prelim/Final 2nd Submittal  
**When:** Monday, February 2, 2026 4:30 PM-5:00 PM (UTC-06:00) Central Time (US & Canada)  
**Where:** Planning

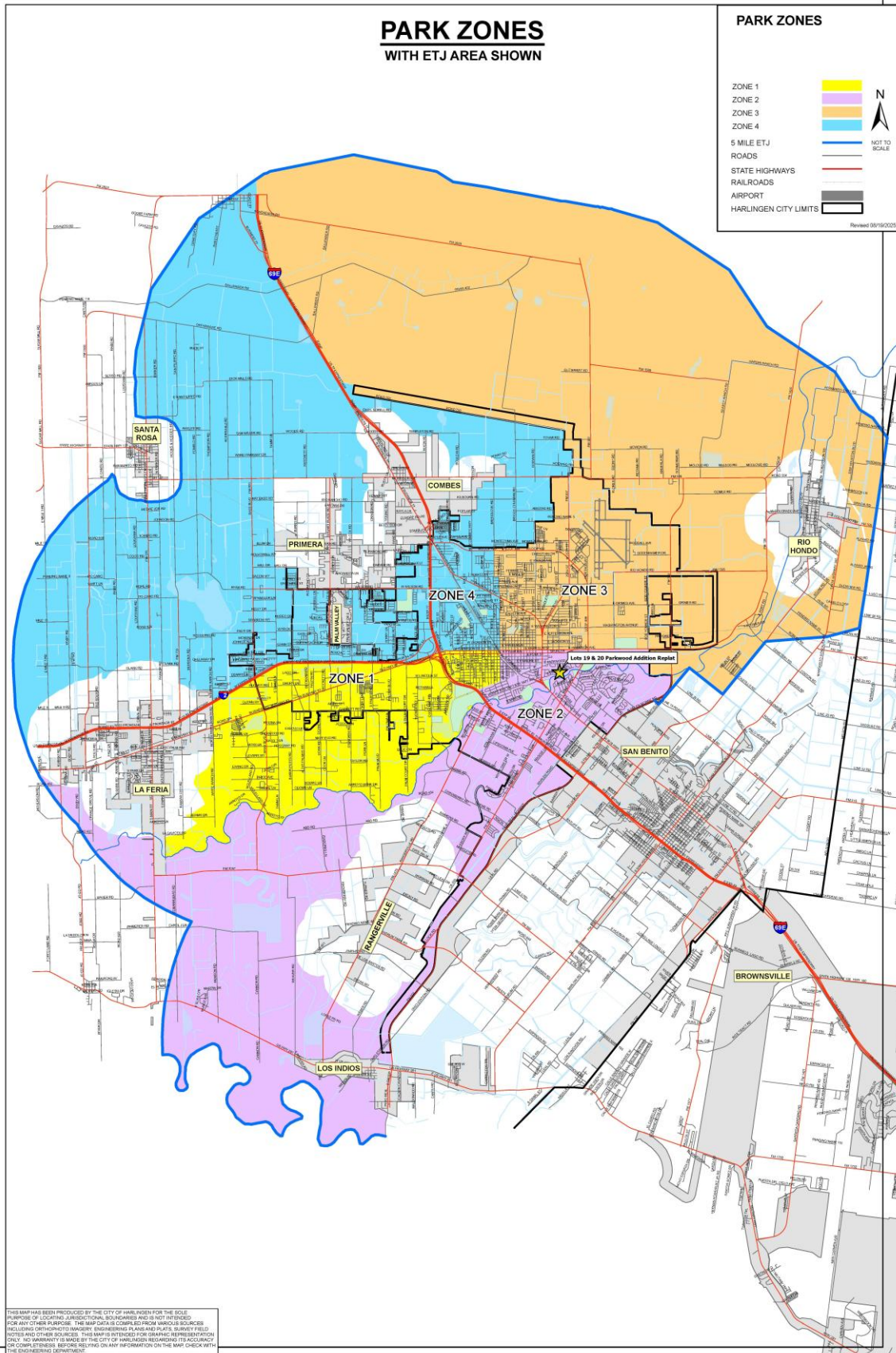
Good afternoon,

Please review the attached plans for the proposed replat of Lots 19 & 20, Parkwood Addition Subdivision. Please provide comments on or before the end of day **Monday, February 2<sup>nd</sup>**. For any questions or more information, please contact the Planning Office at 956-216-5267. Thank you.

Sincerely,

*Solene A. Nunez*, CNU-A  
City Planner

# Attachment X – Park Zones Map



**PLANNING AND ZONING COMMISSION  
EXECUTIVE SUMMARY**

**I. AGENDA ITEM:**

**Staff Report B:** Future projects scheduled before the P&Z and City Commission.

**II. BRIEF OVERVIEW:**

ITEM	P&Z DATE	STATUS
<p>Request 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 Page 2 of 3 Subdivision, located east of Rangerville Road, approximately 2,578.94 feet south of South Expressway 83. Applicant: Southpoint Surveying c/o Aloch Properties.</p>	<p>3/10/2026</p>	<ul style="list-style-type: none"> <li>3/18/2026 – City Commission approved the preliminary construction plans and final plat with conditions.</li> </ul>
<p>Request 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</p>	<p>3/10/2026</p>	<ul style="list-style-type: none"> <li>3/18/2026 – City Commission approved the preliminary construction plans and final plat with conditions.</li> </ul>
<p>Request 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</p>	<p>3/10/2026</p>	<ul style="list-style-type: none"> <li>3/18/2026 – City Commission approved the preliminary construction plans and final plat with conditions.</li> </ul>

<p>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</p>	<p>3/10/2026</p>	<ul style="list-style-type: none"> <li>• 3/18/2026 – City Commission approved the special use permit on First Ordinance Reading.</li> <li>• 4/1/2026 – City Commission approved the special use permit on Second and Final Ordinance Reading.</li> </ul>
<p>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</p>	<p>3/10/2026</p>	<ul style="list-style-type: none"> <li>• 3/18/2026 – City Commission approved the rezoning on First Ordinance Reading.</li> <li>• 4/1/2026 – City Commission approved the rezoning on Second and Final Ordinance Reading.</li> </ul>
<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 2.72 acres out of 21.7986 acres out of Block 67, Harlingen Land and Water Company Subdivision. Applicant: Eduardo Peña</p>	<p>3/10/2026</p>	<ul style="list-style-type: none"> <li>• 3/18/2026 – City Commission approved the special use permit on First Ordinance Reading.</li> <li>• 4/1/2026 – City Commission approved the special use pemrit on Second and Final Ordinance Reading.</li> </ul>
<p>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 (Halff Associates) c/o Economic Development Corporation of Harlingen, Inc.</p>	<p>3/10/2026</p>	<ul style="list-style-type: none"> <li>• 3/18/2026 – City Commission approved the rezoning on First Ordinance Reading.</li> <li>• 4/1/2026 – City Commission approved the rezoning on Second and Final Ordinance Reading.</li> </ul>

<p>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</p>	<p>3/10/2026</p>	<ul style="list-style-type: none"> <li>• 3/18/2026 – City Commission approved the Special Use Permit on First Ordinance Reading.</li> <li>• 4/1/2026 – City Commission approved the Special Use Permit on Second and Final Ordinance Reading.</li> </ul>
<p>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.</p>	<p>3/10/2026</p>	<ul style="list-style-type: none"> <li>• 3/18/2026 – City Commission approved the special use permit on First Ordinance Reading.</li> <li>• 4/1/2026 – City Commission denied the special use permit on Second and Final Ordinance Reading.</li> </ul>

**TITLE: Assistant Planning and Development**  
**DEPARTMENT: Planning & Development**