

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

**TUESDAY, APRIL 28, 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 April 14, 2026

CONSENT AGENDA

- 1) Consideration and possible action to approve the preliminary construction plans and final plat, with conditions, for the proposed Take 5 Oil Change Harlingen Subdivision. The project consists of approximately 0.63 acres, more or less, out of Lot 1 of the S.H. Bell Subdivision, located south of West Tyler Avenue, approximately 370 feet west of South M Street. Applicant: Sames Engineering & Surveying, c/o CJE Construction.
- 2) Consideration and possible action to approve the preliminary construction plans and final plat, with conditions, for the proposed Park at Roosevelt Subdivision, Phase I, encompassing approximately 55.48 acres, consisting of: 34.41 acres out of a 34.418-acre tract in Blocks 2 and 3 of the F.Z. Bishop Subdivision; 18.95 acres out of a 19.16-acre tract in Block 3 of the F.Z. Bishop Subdivision; and 2.12 acres out of Lots 6 and 7 of the Johnston Commercial/Industrial Subdivision, located north of

Roosevelt Road, approximately 633.46 feet west of U.S. Highway 77 North Frontage Road.

ACTION ITEMS/PUBLIC HEARINGS

- 1) Public hearing and take action to consider a request to rezone from Not Designated (“N”) District to Residential, Single Family (“R-1”) District for 41.72 acres of land comprised of 39.59 acres out of Survey 140, L.L. Adam’s, 1.58 acres out of Lot “A” and 0.55 acres out of Lot “B” of a Re-subdivision of Blocks 2 and 3, Survey 139 of Stuart Place Subdivision, located north of Beckham Road, approximately 298.57 feet of Rodeo Drive. Applicant: Moore Land Surveying, LLC c/o Zarate Management, LLC
 - a. Presentation by city staff
 - b. Public Hearing
 - c. Consider and take action to recommend the rezoning to the City Commission

- 2) Public hearing and take action to consider a request to rezone from Not Designated (“N”) District to Light Industry (“LI”) District for 7.899 acres of land, more or less, out of Lot 16, Cunningham’s Subdivision, located on the south side of Primera Road. Applicant: Orlando Campos c/o Development Corporation of Harlingen
 - a. Presentation by city staff
 - b. Public Hearing
 - c. Consider and take action to recommend the rezoning to the City Commission

- 3) Public hearing and take action to consider a request for the voluntary annexation and establishment of initial zoning of Light Industry (“LI”) District upon annexation for approximately 7.401 acres, more or less, out of Lot 5, Block 2, Harlingen Industrial Park No. 2 Subdivision, located at 109 FM 509, Cameron County, Texas, together with any adjacent county road right-of-way required to be annexed by Texas Local Government Code Section 43.106. Applicant: JMP Holdings, LLC
 - a. Presentation by city staff
 - b. Public Hearing
 - c. Consider and take action to recommend voluntary annexation and initial zoning to the City Commission

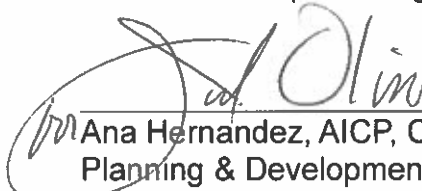
- 4) Public hearing and take action to consider a request for the voluntary annexation and establishment of initial zoning of Residential, Single Family (“R-1”) District upon annexation for a 1.15 acre tract of land out of Block 47, Lon C. Hill Subdivision, located on the south side of Morris Road approximately 2,630 feet east of Rangeville Road, together with a 0.16 acre tract out of Morris Road (a 60-foot right-of-way) out of Block 47, Lon C. Hill Subdivision. Applicant: Roberto Lopez
 - a. Presentation by city staff

- b. Public Hearing
- c. Consider and take action to recommend voluntary annexation and initial zoning to the City Commission

ADJOURNMENT

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

POSTED the 22nd 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.



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

PLANNING AND ZONING COMMISSION
April 14, 2026

The regular meeting of the Planning & Zoning Commission was held on Tuesday, April 14, 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 (Arrived at 5:31 p.m.)
Dagoberto Peña	Commissioner
Carly Thomas	Commissioner

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
Nadia Lopez	Assistant City Engineer

PLEDGE OF ALLEGIANCE/WELCOME

Chairman Consiglio confirmed that quorum was present and called the meeting to order on Tuesday, April 14, 2026, at 5:30 p.m. He led the group in reciting the Pledge of Allegiance.

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

CONFLICT OF INTEREST

Under State Law, a conflict of interest exists if an advisory board member or certain members of that person's family has a qualifying financial interest in an agenda item. Members with a conflict of interest cannot participate in the discussion nor vote on the agenda item.

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

CITIZEN COMMUNICATION

Chairman Consiglio asked if anyone signed up for Citizen Communication. He was told no by Staff.

AGENDA ITEMS

Approval of Minutes

1. Regular Meeting of March 10, 2026

Chairman Consiglio presented the approval of minutes. He asked if there was any discussion or if there was a motion for approval. Cmr. Cruz-Velázquez made the motion to approve. Cmr. Thomas seconded the motion. The motion was moved 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 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**

Chairman Consiglio presented that there was one item on the Consent Agenda. He asked if anyone would like to discuss the item or if there was a motion to approve the Consent Agenda. Cmr. Cruz-Velázquez made the motion to approve. Cmr. Sanchez seconded the motion. The Chairman asked if there was any further discussion and upon hearing none, moved the motion to a vote. The motion passed unanimously.

ACTION ITEMS/PUBLIC HEARINGS

1) 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

City Planner Soledad Núñez presented the proposed Replat before the Board as follows:

- An Aerial View with the Subject Property highlighted was used to present the subdivision.
- Ms. Núñez clarified that is was just one variance that was being requested.
- The Subject Area was platted back in the 1950s. The developer is wanting to replat just to adjust the lot lines to accommodate the development that is there.
- The Subdivision Plat was presented along with a copy of the original plat for a side-by-side comparison. Ms. Núñez noted that the only change is the lot line.
- A Street View of the developed lot was presented. There is a single-family residence on one of the lots and the variance being requested is for the Park Dees. Currently [the developer] would have to pay one thousand dollars (\$1000) or five hundred [dollars] (\$500) each. [The developer] is asking for a reduced cost for the developed lot that is already developed with a single-family residence. They would only pay five hundred dollars (\$500) for the undeveloped lot which was identified on the Street View images.
- The proposed development is consistent with the single-family residential zoning.
- Ms. Núñez noted that there was a similar variance approved back in 2024, noting that each variance request is different and should be voted on its own circumstances. For reference, the approved variance on East Crockett Avenue was identified although the request was a little different.
- Park Fees would be going to Zone 2 which is in the Southeast Zone. If approved, the developer would still be paying five hundred dollars (\$500) for the undeveloped lot instead of the one thousand [dollars] (\$1000).
- All conditions for the preliminary and final plat would need to be met prior to recording of the final plat.
- Ms. Núñez indicated there was an explanation on the Park Dees and the fifty percent (50%) reduction in the Park Fees if amenities are provided now. She explained that this doesn't exactly fall into that category.
- Ms. Núñez shared that there was a list of variances that can be decided by this Commission with more background if they'd like.
- Staff is recommending approval of the variance request for the park fees given that the only adjustment to the lot is the lot lines to accommodate what is already there.
- Staff is also recommending approval of the preliminary construction plans and final plat with conditions.

Cmr. Thomas asked about the example of the Variance on Crockett [Avenue]. She asked if the request made was for half the park fees or if it was something totally different. Ms. Núñez said it was for half the park fee. Gong back to the image provided, Ms. Núñez explained that it was originally one lot that they wanted to sell the vacant portion off but that they wanted to keep the driveway and that the driveway say in between both of the lots. She said the had to replat and only paid the park fees for the undeveloped portion and not for the portion with the homeowner.

Chairman Consiglio confirmed that the item was combined, consisting of the replat and the request for no park fee tacked on. Ms. Núñez said yes. The Chairman then asked if there was a fee. Ms. Núñez said there was a fee of twenty-five dollars (\$25) for the Variance Request and then if approved, they would only pay for the for the one (1) lot that is undeveloped. The Chairman asked is the replat fee was two hundred and fifty dollars (\$250). Ms. Núñez said that was correct and that this would be another fee that they would need to pay.

Chairman Consiglio asked about the previous Special Use Permit (SUP) approved for a business on the developed property. Ms. Núñez confirmed this but stated that Staff has not had anything come across for the proposed business. She restated that the replat is just to adjust the lot line to accommodate the development that is there. It was established that they are separate issues and not related. For the purpose of public information, the Chairman distinguished that there is a SUP to that property for a particular business operator – an assisted living facility- and then there is the replat. The Chairman asked if a gas station could go in there now. Ms. Núñez said no and explained that they are not rezoning. She said that the development that goes into the [undeveloped] lot is going to have to a single-family house. The Chairman confirmed that this was it. Ms. Núñez said that was correct. Director Hernandez stated that at the end of the day, both of them are single-family except that the other one has a Special Use Permit attached to it.

Chairman Consiglio asked if there were any questions for Staff.

Cmr. Flores is the property on Crockett was where they were going to put generators in the area. Ms. Núñez said no and said it was to do a home. She stated that the zoning is single-family residential so that the only thing allowed is a single-family residence by right. Other uses [would be allowed] with a Special Use Permit as defined in the use chart. Mr. Olivo, Assistant Planning and Development Director, confirmed that the property was zoned single-family residential (R-1).

Chairman Consiglio asked if there were any other questions for Staff. Upon hearing none, he thanked Ms. Núñez for her presentation. He stated that the item has no Public Hearing and indicated that he would entertain a motion at this point.

Cmr. Cruz-Velázquez made the motion to approve. Cmr. Peña seconded the motion. The Chairman confirmed with the Commissioners that this was to approve both parts – the final plat and to waive the park fees. He was told yes. The motion was then moved to a vote. The motion passed unanimously.

- 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

Mr. Olivo stated that the request for the SUP was approved on Final Reading.

- 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

Mr. Olivo stated that the request to rezone was approved on Final Reading.

- 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

Mr. Olivo stated that the request for the SUP was approved on Final Reading.

- 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.

Mr. Olivo stated that this request to rezone on Camelot was also approved on Final Reading.

- 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

Mr. Olivo stated that this request for a SUP was also approved on Final Reading.

- 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.

Mr. Olivo stated that this request for the SUP got denied by City Commission.

Chairman Consiglio confirmed with Mr. Olivo that all items were reported on. Mr. Olivo agreed. With no other items on the agenda, the meeting was adjourned at 5:41 p.m.

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

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **April 28, 2026**

Agenda Item:

Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Take Five Oil Change Subdivision, bearing a legal description of 0.63-acres, more or less, out of Lot 1, S.H. Bell Subdivision, located south of West Tyler Avenue, approximately 370 feet west of South M Street. Applicant: Sames Engineering c/o CJE Construction, LLC

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

Brief Summary:

Project Timeline

- February 9, 2026 –Preliminary Construction Plans and Final Plat application submitted to the City. **(ATTACHMENT I)**
- February 24, 2026 – Comments outlining deficiencies sent to engineer.
- March 20, 2026 – Preliminary construction plans and final plat resubmitted to the City.
- April 7, 2026 – Preliminary construction plans and final plat deemed complete.
- April 28, 2026 – Consideration of the preliminary construction plans and final plat with conditions by the Planning and Zoning Commission.

Summary:

- The proposed Take Five Oil Change Subdivision consists of one commercial lot. 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?	Yes	No*
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*If no, specify source of funding and amount requested:						
Finance Director's approval:	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
City Manager's approval:	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
Comments:						
City Attorney's approval:	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A

Attachment I—Subdivision Application

CITY OF HARLINGEN PLANNING AND ZONING DIVISION MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 1525 W. TYLER AVE. Nearest Intersection TYLER AVE. AND S. M ST.
 (Proposed) Subdivision Name TAKE OIL FIVE CHANGE Lot 1 Block _____
 Existing Zoning Designation COMMERCIAL Future Land Use Plan Designation COMMERCIAL

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent SAMES INC Phone (956) 702 8880 FAX _____
Email Address (for project correspondence only): LUIS@SAMENGINEERING-SURVEYING.COM
 Mailing Address 200 S. 10TH ST. STE 108 City MCALLEN State TX Zip 78504
 Property Owner CJE CONSTRUCTION LLC. Phone (956) 207-0987 FAX _____
Email Address (for project correspondence only): TDAVENPORT@SCCDEVELOPMENT.NET
 Mailing Address 4119 CROSS POINT BLVD City EDINBURG State TX Zip 78539


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

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

Please provide a basic description of the proposed project:

PLATTING OF A ONE SINGLE COMMERCIAL LOT, CONSISTING OF A 0.63 ACRE TRACT OF LAND

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

Applicant's Signature:  Date: 02/02/2026
 Property Owner(s) Signature: _____ Date: _____
 Accepted by: _____ Date: _____

Revised 09/13/2024

Attachment I—Letter of Authorization



Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 S. 10th Street, Suite 108, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883

January 29, 2026

Re: Letter of Authorization

Legal Description:

S H BELL SUBDIVISION E 43.5' CANAL ROW & W 1/2 OF BLK 1, .5244 ACS, AND S H BELL
SUBDIVISION PT 1/2 OF BLK 1

To Whom it May Concern,

I, **CJE CONSTRUCTION LLC**, owner of the above-described tract of land hereby and authorize SAMES, Inc. to represent and act on my behalf in relation of all required submittals in developing the subdivision process requirements with the City of Harlingen, and Cameron County Texas. For the above referenced tracts of land located west **from the intersection of S. M St. and W. Tyler Ave., Harlingen texas (Property ID 66646,66645)**. Should you have any questions please feel free to contact me.

Sincerely,

Authorized Agent Signature
Julio Carranza

4119 Crosspoint Blvd. Ste. 10
Edinburg Tx. 78539



MCALLEN, TX

LOS ALAMOS, NM

Attachment III — Aerial View



Legend

-  Subdivision: Take Five Oil Change
-  Property Parcels



Attachment IV — Street View

Street View from West Tyler



Attachment IV – Street View

Street View from South M Street





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

03/31/2026

Sames Inc.
200 S. 10th St., Ste. 108
McAllen, TX 78504

Re: Take 5 Oil Change

City staff reviewed the preliminary plans and final plat of the proposed “Take 5 Oil Change Subdivision” submitted on March 20, 2026. The application is considered complete, subject to a list of conditions from different city departments. If you agree with the listed conditions, please visit the Planning and Development office to pay the \$150.00 replat application fee. Once the payment is received, the proposed subdivision will be considered “filed” and staff will place the subdivision in the next scheduled meeting of the Planning and Zoning Commission.

Preliminary and Final:

1. Pursuant to Sec. 109.91 – (c)(3)(e) of the Code of Ordinances Chapter 109 – Subdivisions, all new monuments set at subdivision corners shall be set to a sufficient depth to retain a stable and distinctive location, encased in concrete where location permits, shall be marked in a way that is traceable to the responsible surveyor, and shall conform to the appropriate state statutes.
 - a. Please provide elevations for these points.
2. Please ensure the Cameron County Clerk signature block has Sylvia Garza-Perez after “I.”
3. Please provide the document number on the plat for the 50-foot access easement dedication.
4. Please include the following date for plat note 21:
 - a. February 2, 2026
5. Please submit the subdivision to the Harlingen Irrigation District if it has not already been done.
6. Please include the address, city, zip, and phone number for the Property owner under the Principal Contacts.
7. 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

April 6, 2026
Nadia Lopez, PE,
Assistant City Engineer

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

RE: REVIEW OF TAKE 5 OIL CHANGE SUBDIVISION, PRELIM & FINAL PLAT – 2nd SUBMITTAL

Dear Mr. Olivo,

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

- Approved
- Approved with Conditions
- Disapproved

Please review and address the following comments:

Plat

- Remove incomplete sentence on note #12 (see attachment).
- Update volume on note #13 according to revised calculations as per comment below.

Drainage Report

- Calculations/methods used are acceptable. However, the coefficients used for the rainfall intensity appear to still be for Hidalgo County. Please update to Cameron County coefficients. See attached rainfall coefficients to use. Update report and plat with revised volume accordingly.

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.

Sincerely,

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

Nadia Lopez, PE



Subdivision Review

Subdivision Name: Take 5 Oil Change – 2nd Submittal

Proposed Use: 1 – Lot Commercial

Location: Located 370 feet west of South M Street and 780 feet South of P Street

Developer: CJE Construction, LLC

Engineer: Sames Inc. / (956) 702-8880
luis@samengineering-surveying.com

Approval: Yes Yes with Comments No

Comments: 1. No Comments

Juan Saucedo Jr. Fire Marshal
Departmental Official Signature

(956) 216-5790
Contact Number

Fire Prevention
Department

jsauceda@harlingentx.gov
Contact E-mail

March 20, 2026
Date

Juan Saucedo Jr
Signature



**TAKE FIVE OIL SUBDIVISION
PLAT SUBMITTAL #2**

April 6, 2026

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

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

Response:

APPROVED

David Vasquez

Digitally signed by David Vasquez
DN: C=US,
E=dvasquez@hwws.com,
O=Harlingen Waterworks
System, OU=Engineering Dept.,
CN=David Vasquez
Date: 2026.04.06 12:05:17-05'00'

ADDITIONAL COMMENTS:

- If the developer requests HWWS to execute the plat prior to completion of the modifications to the existing water & sewer facilities, a Letter of Credit (LOC) or a Check in an amount equal to the developer's estimated costs of construction must be submitted to HWWS. The developer's engineer is to submit a cost estimate for this work for review and approval by HWWS prior to submission of the LOC or check.
- 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: Take 5 Oil Change
Date: Tuesday, April 7, 2026 10:19:05 AM
Attachments: [image001.png](#)
[image002.png](#)

Good morning Sol,

Yes, this location is clear.

Thank you



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

From: Sol Nunez <soln@harlingentx.gov>
Sent: Tuesday, April 7, 2026 10:11 AM
To: Arnold Campos <acampos@harlingentx.gov>
Cc: Ruth Trevino <rtrevino@harlingentx.gov>
Subject: Take 5 Oil Change
Importance: High

Good morning Arnold,

Is this subdivision cleared with you?

Sincerely,

Soledad H. Nunez, CNU-A

City Planner
Planning & Development Department
502 E. Tyler Avenue
O: 956-216-5101
D: 956-216-5267
sol@harlingentx.gov



**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **April 28, 2026**

Agenda Item:

Consideration and possible action to approve the preliminary construction plans and final plat, with conditions, of the proposed Park at Roosevelt Subdivision, Phase I, encompassing approximately 55.48 acres, consisting of: 34.41 acres out of a 34.418-acre tract in Blocks 2 and 3 of the F.Z. Bishop Subdivision; 18.95 acres out of a 19.16-acre tract in Block 3 of the F.Z. Bishop Subdivision; and 2.12 acres out of Lots 6 and 7 of the Johnston Commercial/Industrial Subdivision, located north of Roosevelt Road, approximately 633.46 feet west of U.S. Highway 77 North Frontage Road.

Prepared By: Soledad A. Núñez, CNU-A

Title: City Planner

Signature: *Soledad A. Núñez*

Brief Summary:

Project Timeline

- September 22, 2025 –Preliminary Construction Plans and Final Plat application submitted to the City. **(ATTACHMENT I)**
- October 20, 2025 – Comments outlining deficiencies sent to engineer.
- February 23, 2026 – Preliminary construction plans and final plat resubmitted to the City.
- March 5, 2026 – Comments outlining deficiencies sent to engineer.
- March 18, 2026 – Preliminary construction plans and final plat resubmitted to the City.
- March 26, 2026 – Comments outlining deficiencies sent to engineer.
- April 6, 2026 – Preliminary construction plans and final plat resubmitted to the City.
- April 13, 2026 – Preliminary construction plans and final plat deemed complete.
- April 28, 2026 – Consideration of the preliminary construction plans and final plat with conditions by the Planning and Zoning Commission.

Summary:

- The proposed Park at Roosevelt Subdivision consists of eight industrial lots and one park/detention pond lot and is located within the city limits.
- The proposed development is consistent with the Light Industry 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?	Yes	No*
---	-----	-----

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

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

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

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

CITY OF HARLINGEN PLANNING AND DEVELOPMENT DEPARTMENT MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address N/A Nearest Intersection Roosevelt Road and Interstate 69E Frontage Road
 (Proposed) Subdivision Name The Park at Roosevelt Subdivision Phase 1 Lot 9 Block 1
 Existing Zoning Designation LI Future Land Use Plan Designation LI

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)


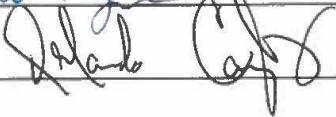
Applicant/Authorized Agent Ferris, Flinn & Medina LLC Phone 956-364-2236 FAX 956-364-1023
 Email Address (for project correspondence only): a.reyna@ferrisandflinn.com
 Mailing Address 1405 N Stuart Place RD City Harlingen State Texas Zip 78552
 Property Owner Harlingen EDC Phone 956-216-5081 FAX _____
 Email Address (for project correspondence only): ocampos@harlingenedc.com
 Mailing Address 2424 Boxwood St Suite 125 City Harlingen State Texas Zip 78550

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

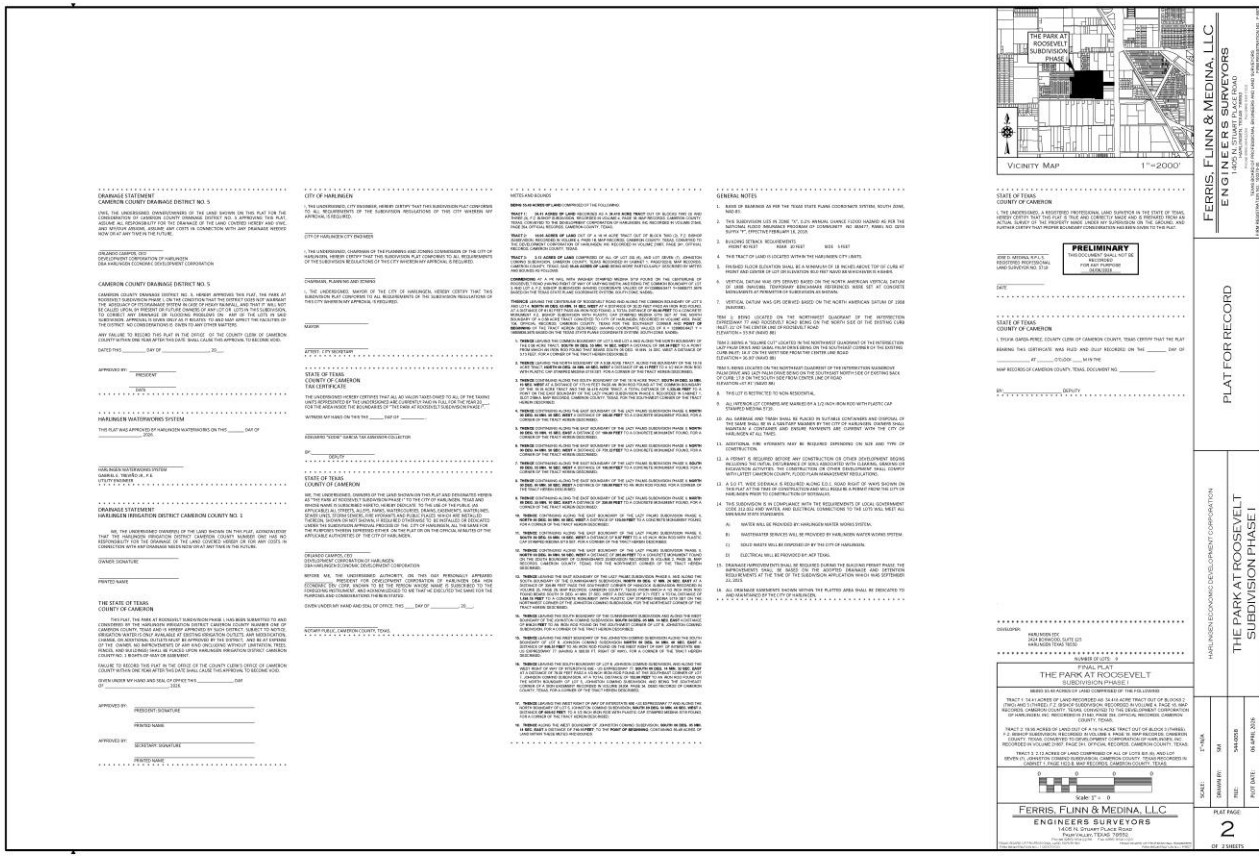
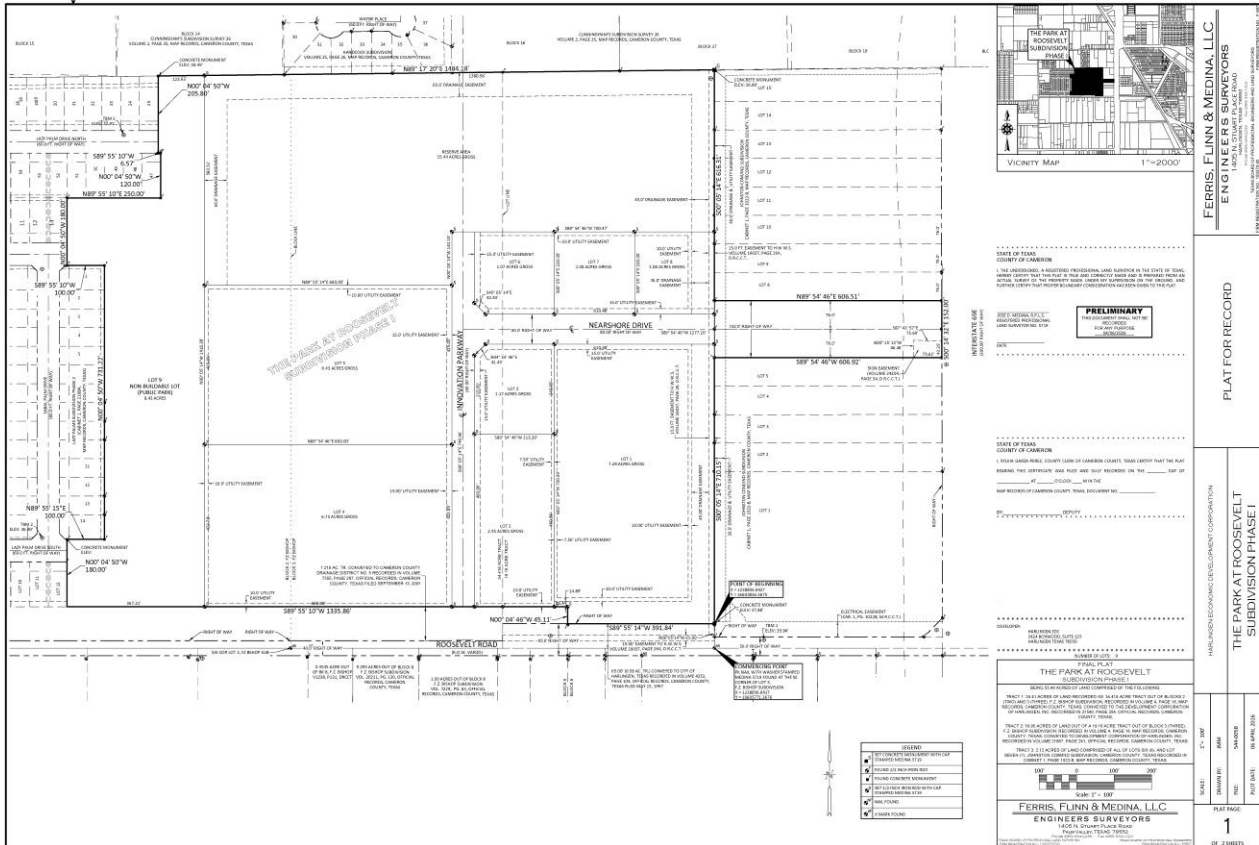
- | | |
|--|--|
| <input type="checkbox"/> Annexation Request..... No Fee
<input type="checkbox"/> Administrative Appeal (ZBA)..... \$125.00
<input type="checkbox"/> Comp. Plan Amendment Request... \$250.00
<input type="checkbox"/> Re-zoning Request..... \$250.00
<input type="checkbox"/> SUP Request/Renewal.....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

Please provide a basic description of the proposed project: Create an 8 Lot Commercial 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: 9/22/2025
 Property Owner(s) Signature:  Date: 4/13/26
 Accepted by: _____ Date: _____




Attachment II — Final Plat



Attachment III — Aerial View



Legend

-  Subdivision: The Parks at Roosevelt Subdivision Phase I
-  Property Parcels
-  City Limits



Attachment IV — Street View

Street View from Roosevelt Road



Attachment IV – Street View

Street View from Roosevelt Road





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

4/13/2026

Antonio Reyna, P.E.
Ferris, Flinn, and Medina, LLC
1405 N. Stuart Place Road
Palm Valley, Texas 78552

Re: The Park at Roosevelt Phase I

Dear Mr. Reyna,

City staff reviewed the preliminary plans and final plat of the proposed “The Park at Roosevelt Subdivision Phase I” submitted on April 7, 2026. The application is considered complete, subject to a list of conditions from different city departments. If you agree with the listed conditions, please visit the Planning and Development office to pay the \$150.00 subdivision application fee. Once the payment is received, the proposed subdivision will be considered “filed” and staff will place the subdivision in the next scheduled meeting of the Planning and Zoning Commission.

Preliminary and Final:

1. Pursuant to Sec. 109.124-(c)(12) the developer shall improve or pay escrows for 10 feet of additional pavement with curb and gutter and a 5 – foot sidewalk along the Roosevelt Road boundary.
2. Please include a plat note stating a 5-foot sidewalk will be required on North Expressway 77 Frontage Road.
3. Please note that any driveway on TxDOT Right-of-Way must adhere to TxDOT’s access management manual.
4. Please coordinate the cluster mailboxes with the USPS, if you have not done so already.
5. 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

April 13, 2026
Nadia Lopez, PE,
Assistant City Engineer

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

RE: REVIEW OF THE PARK AT ROOSEVELT SUBDIVISION PHASE I PRELIM/FINAL PLAT & CONSTRUCTION PLANS – 4th SUBMITTAL

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

- Approved
- Approved with Conditions
- Disapproved

Please review and address the following comments:

Prelim Plat & Final Plat

- No additional comments

Drainage Report

- No additional comments. Please note that a signed & sealed drainage report will be required for final signature from the Engineering Dept.

Construction Plans

- No additional comments on the design. Please note that signed & sealed construction plans will be required for final signature from the Engineering Dept.

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.

Sincerely,

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

Nadia Lopez, PE



Subdivision Review

Subdivision Name: The Park at Roosevelt Phase 1 – 4th Submittal
Proposed Use: 9 Lot Commercial Use
Location: North of Roosevelt Road, West of US-77 Frontage Rd
Developer: Harlingen EDC
Engineer: Ferris, Flinn & Medina / (956) 364-2236
a.reyna@ferrisandflinn.com

Approval: Yes Yes with Comments No

Comments: 1. No Comments

Juan Saucedo Jr. Fire Marshal
Departmental Official Signature

(956) 216-5790
Contact Number

Fire Prevention
Department

jsauceda@harlingentx.gov
Contact E-mail

April 9, 2026
Date

Juan Saucedo Jr
Signature



**THE PARK AT ROOSEVELT PH. I SUBD.
PLAN SUBMITTAL #4**

April 10, 2026

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

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

Response:

APPROVED

David Vasquez

Digitally signed by David Vasquez
DN: C=US, E=dvasquez@hwws.com,
O=Harlingen Waterworks System,
OU=Engineering Dept., CN=David
Vasquez
Date: 2026.04.10 16:15:45-05'00'

ADDITIONAL COMMENTS:

- All improvements must comply with the HWWS Approved Materials List and latest version of the Standard Details.
- HWWS comments subject to modification based on additional information of future comments issued by the City of Harlingen, changes made to the plans after approval has been given, or if new information is uncovered through field discovery.
- Upon completion of construction, developer's engineer is required to submit all required Project Closeout Documents to the HWWS Engineering Department. This information is available on the HWWS web site at www.hwws.com, under the Engineering, Downloads tab. Plans will not be signed by HWWS until the closeout process has been completed.

NEXT STEPS:

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



Public Works -Traffic Signal Department
404 S 54th Street, Harlingen, Texas 78550

March 25, 2026

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

RE: The Park at Roosevelt - Streetlighting

Ms. Nuñez

The Public Works – Traffic Department has reviewed the streetlights on the final plat for The Park at Roosevelt Subdivision and has no objection to the proposed locations of the eight (8) streetlights.

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

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

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

A handwritten signature in black ink, appearing to read 'Arnold Campos Jr.', with a horizontal line extending to the right.

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

Attachment IX – Public Works (Streets)

From: [Guillermo Rodriguez](#)
To: [Sol Nunez](#)
Subject: RE: The Park at Roosevelt Subdivision Prelim/Final 4th Submittal
Date: Monday, April 13, 2026 10:28:18 AM
Attachments: image002.png,
image004.png,
image005.png

Public Works will accept and maintain all drainage easements shown in this plat.

Guillermo Rodriguez
Streets Superintendent
City of Harlingen – Public Works
404 54th St, Harlingen, Texas 78550
956-245-3924



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

From: Sol Nunez <soln@harlingentx.gov>

Sent: Tuesday, April 7, 2026 7:59 AM

To: Sol Nunez; 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; Rudy Gonzalez - HWWS; Ruth Trevino; Sabina Ramirez; Sandee Alvarez

Subject: The Park at Roosevelt Subdivision Prelim/Final 4th Submittal

When: Monday, April 13, 2026 9:30 AM-10:00 AM (UTC-06:00) Central Time (US & Canada).

Where: 502 E. Tyler Avenue, Lon C. Hill Conference Room

Good morning,

Please review the revised plans via the link below for the proposed Park at Roosevelt Subdivision Phase I. Please provide comments at your earliest convenience or by **Monday, April 13**. For any questions or more information, please contact the Planning Office at 956-216-5267. Thank you.

<https://www.dropbox.com/scl/fo/3o82wg5u9557kivv1eez3/ADoN88eVp06EKWvCVRYS20?rlkey=afa7jvovuu7hf3vsoet1zw3&st=cgkj3ms3&dl=0>

Sincerely,

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **April 28, 2026**

Agenda Item:

Public hearing and take action to consider a request to rezone from Not Designated (“N”) District to Residential, Single Family (“R-1”) District for 41.72 acres of land comprised of 39.59 acres out of Survey 140, L.L. Adams Subdivision, 1.58 acres out of Lot “A” and 0.55 acres out of Lot “B” of a Re-subdivision of Blocks 2 and 3, Survey 139 of Stuart Place Subdivision, located north of Beckham Road, approximately 882 feet east of Rodeo Drive. Applicant: Moore Land Surveying, LLC c/o Zarate Management, LLC

Prepared By: Rodrigo Sanchez

Title: City Planner

Signature: *Rodrigo Sanchez*

Brief Summary:

Project Timeline

- March 19, 2026 – Application for rezoning submitted (**ATTACHMENT I**).
- April 10, 2026 – In accordance with State and local law, notice of the required public hearing was mailed to all property owners within a 200 feet radius of subject tract.
- April 11, 2026 – In accordance with Statute and local law, notice of required public hearings published in the Valley Morning Star and mailed to all property owners within 200 feet of subject tract
- April 28, 2026 – Public hearing and consideration of requested rezoning by the Planning and Zoning Commission (P&Z).
- May 06, 2026 – Public hearing and consideration of requested rezoning via 1st ordinance reading scheduled before the City Commission.
- May 20, 2026 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- The applicant is requesting to rezone the subject properties from Not Designated (“N”) District to Residential, Single Family (“R-1”) District to allow for the development of a single-family residential subdivision on the subject property.
- The subject property was annexed into the city limits in November 2008, and is currently vacant. The property has depth of 1,560 feet at its longest point and a width of 1193.09 feet comprising 41.72 acres of land. (**ATTACHMENT II-VII**).
- The surrounding properties are zoned Not Designated (“N”) District to the north and west, and Residential, Single Family (“R-1”) District to the east and south. (**ATTACHMENT II**). Surrounding land uses consist of vacant land, agriculture to the north and west and residential single family use to the east. (**ATTACHMENT VI**).
- The Future Land Use Plan component of the Harlingen Horizon – A City on the Rise Comprehensive Plan designates this area as low density residential. The request is

consistent with the Future Land Use Plan and consistent with the surrounding zoning and land use. **(ATTACHMENT VII)**.

- To the present, the Planning and Development Department has not received any calls in opposition to the requested rezoning from surrounding property owners.

Funding (if applicable):

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

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

Finance Director's approval: Yes No N/A

Staff Recommendation:

Staff recommends approval.

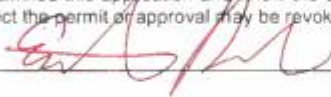
City Manager's approval: Yes No N/A

Comments:

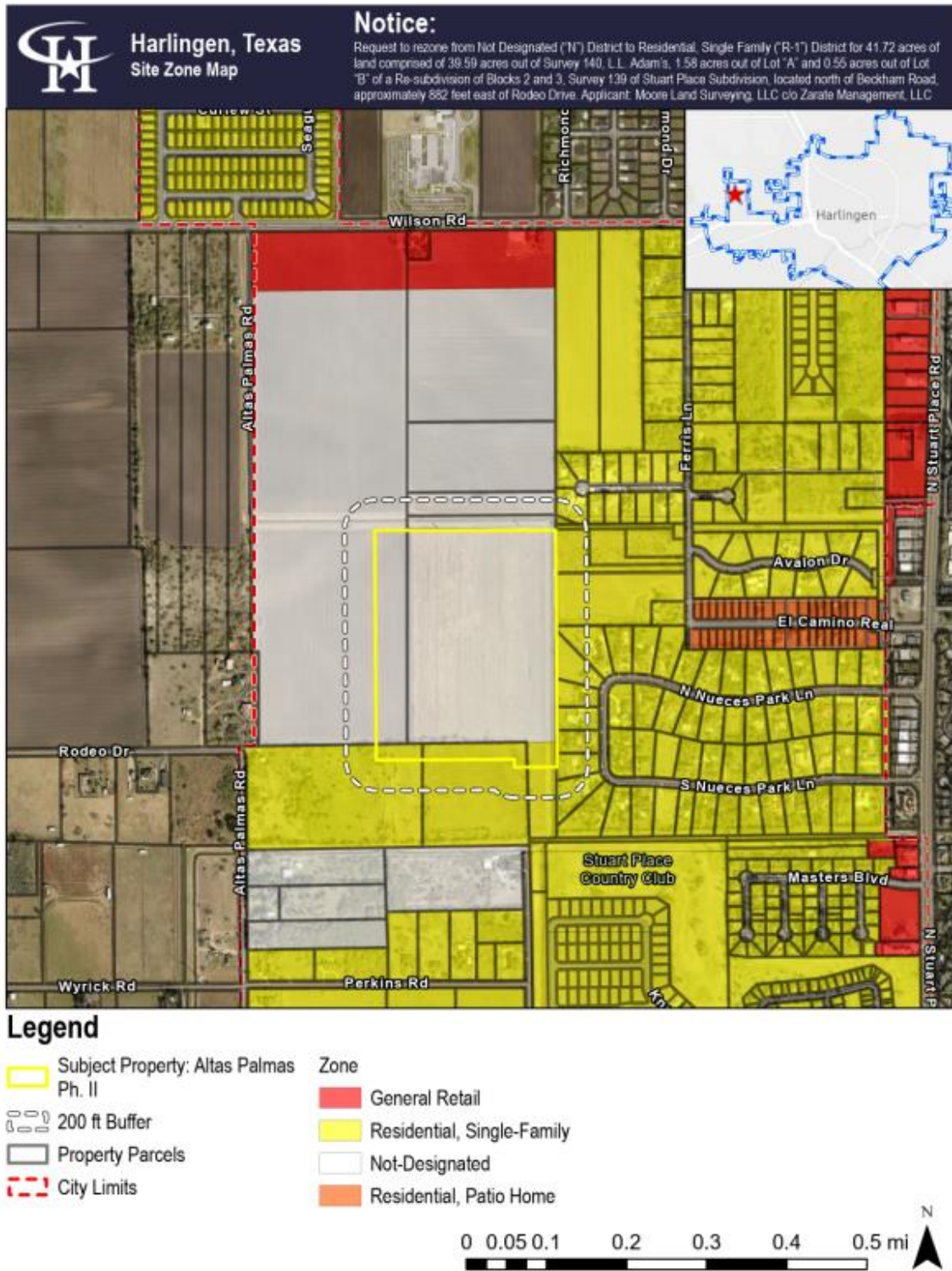
City Attorney's approval: Yes No N/A

Attachment I—Application

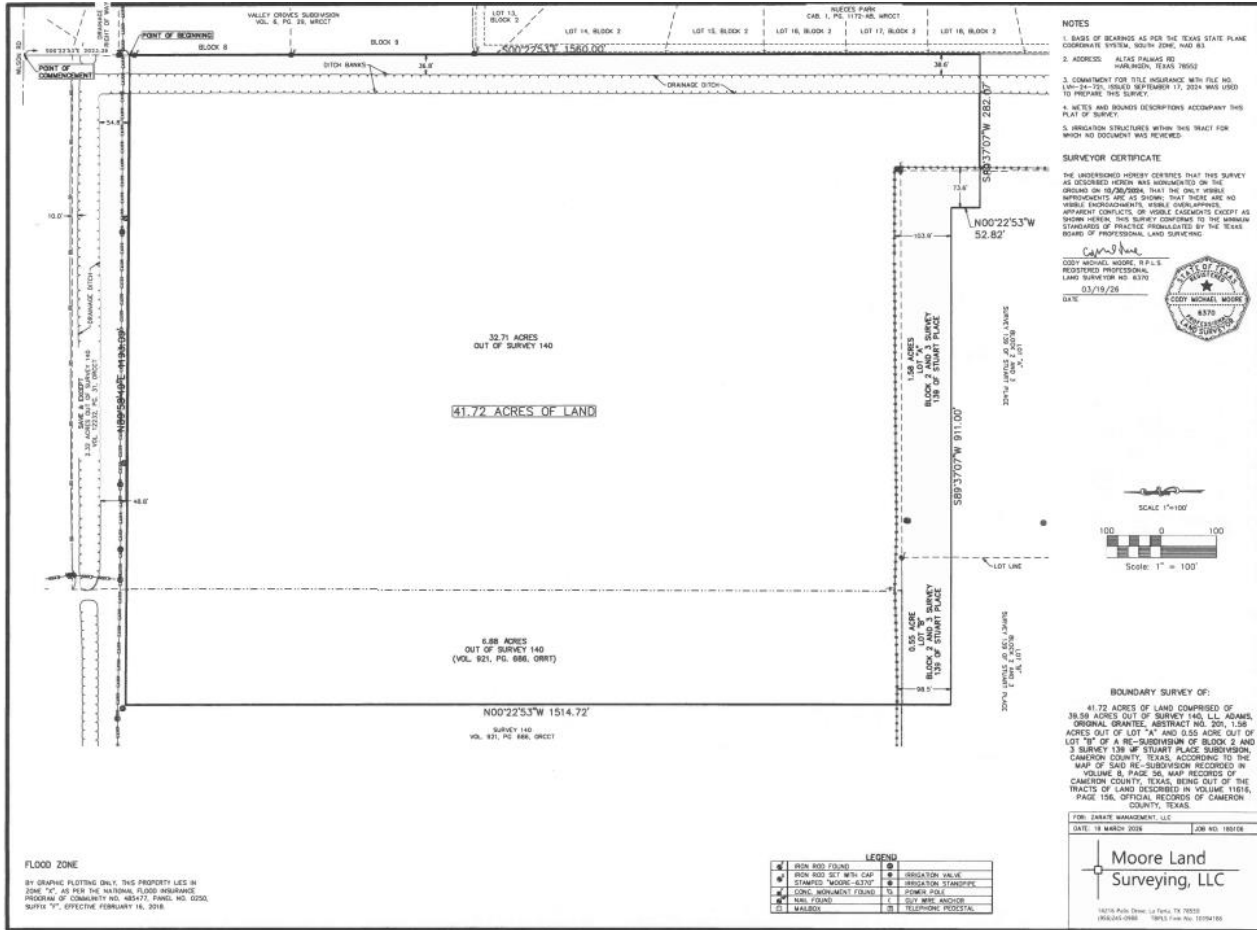
CITY OF HARLINGEN PLANNING AND DEVELOPMENT DEPARTMENT MASTER APPLICATION

PROPERTY INFORMATION: <i>(Please PRINT or TYPE)</i>	
Project Address <u>BECKHAM RD.</u>	Nearest Intersection <u>ALTAS PALMAS & RODEO DR.</u>
(Proposed) Subdivision Name <u>ALTAS PALMAS PHASE II</u>	Lot <u>154</u> Block <u>1</u>
Existing Zoning Designation <u>ND</u>	Future Land Use Plan Designation <u>SF-1</u>
OWNER/APPLICANT INFORMATION: <i>(Please PRINT or TYPE)</i>	
Applicant/Authorized Agent <u>EMILIANO ROSEL</u>	Phone <u>956-929-1615</u> FAX _____
Email Address (for project correspondence only): <u>EROSL.MLS@GMAIL.COM</u>	
Mailing Address <u>14216 PALIS DR.</u>	City <u>LA FERIA</u> State <u>TX</u> Zip <u>78552</u>
Property Owner <u>ZARATE MANAGEMENT, LLC</u>	Phone <u>956-561-9587</u> FAX _____
Email Address (for project correspondence only): _____	
Mailing Address <u>1992 DATE PALM DR.</u>	City <u>MERCEDES</u> State <u>TX</u> Zip <u>78570</u>
Select appropriate process for which approval is sought. Attach completed checklists with this application.	
<input type="checkbox"/> Annexation Request..... No Fee	<input type="checkbox"/> Preliminary Construction Plans and Final Plat \$150.00
<input type="checkbox"/> Administrative Appeal (ZBA)..... \$125.00	<input type="checkbox"/> Minor Plat..... \$100.00
<input type="checkbox"/> Comp. Plan Amendment Request... \$250.00	<input type="checkbox"/> Re-Plat..... \$250.00
<input checked="" type="checkbox"/> Re-zoning Request <u>CF# 4001</u> \$250.00	<input type="checkbox"/> Vacating Plat..... \$250.00
<input type="checkbox"/> SUP Request/Renewal..... \$250.00	<input type="checkbox"/> Development Plat..... \$50.00
<input type="checkbox"/> Zoning Variance Request (ZBA)..... \$250.00	<input type="checkbox"/> Subdivision Variance Request..... \$25.00 (each)
<input type="checkbox"/> PDD Request..... \$250.00	<input type="checkbox"/> Right-of-Way / Utility Easement Abandonment..... No Fee
<input type="checkbox"/> License to Encroach..... \$250.00	
Please provide a basic description of the proposed project: <u>PROPOSED 154 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION</u>	
I hereby certify that I am the owner and/or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the permit or approval may be revoked.	
Applicant's Signature: <u></u>	Date: <u>03/19/20</u>
Property Owner(s) Signature: _____	Date: _____
Accepted by: <u>/</u>	Date: _____

Attachment II—Legal Notice



Attachment III—Survey



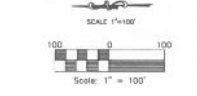
NOTES

- BASE OF BEARINGS AS PER THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83
- ADDRESS: ALTAZ PALMAS RD WARDEN, TEXAS 79092
- CONTRACT FOR TITLE INSURANCE WITH FILE NO. LHM-24-121, ISSUED SEPTEMBER 17, 2024 WAS USED TO PREPARE THIS SURVEY.
- ALL METES AND BOUNDS DESCRIPTIONS ACCOMPANY THIS PLAT OF SURVEY.
- REVISION STRUCTURES WITHIN THIS TRACT FOR WHICH NO DOCUMENT WAS REVIEWED.

SURVEYOR CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREIN WAS CONDUCTED ON THE GRASS OR MEADOWS THAT THE ONLY SURVEY IMPROVEMENTS ARE AS SHOWN; THAT THERE ARE NO VISIBLE IMPROVEMENTS, VISIBLE OBSTRUCTIONS, APPARENT CONFLICTS, OR VISIBLE ENCUMBRANCES EXCEPT AS SHOWN HEREIN. THIS SURVEY CONFORMS TO THE HIGHEST STANDARDS OF PRACTICE PRESCRIBED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

Cody Moore
 CODY MICHAEL MOORE, P.L.L.C.
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 8330
 DATE: 03/19/26



BOUNDARY SURVEY OF:

41.72 ACRES OF LAND COMPRISED OF 38.98 ACRES, OUT OF SURVEY 140, L.L. ADAMS, ORIGINAL GRANTEE, ABSTRACT NO. 201, 1.58 ACRES OUT OF LOT "A" AND 0.55 ACRES OUT OF LOT "B" OF A RE-SUBDIVISION OF BLOCK 2 AND 3 SURVEY 138 OF STUART PLACE SUBDIVISION, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OF SAID RE-SUBDIVISION RECORDED IN VOLUME 8, PAGE 26, MAP RECORDS OF CAMERON COUNTY, TEXAS, BEING OUT OF THE TRACTS OF LAND DESCRIBED IN VOLUME 11616, PAGE 156, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS.

FOR: SARAZ MANAGEMENT, LLC
 DATE: 18 MARCH 2026
 JOB NO. 180108

Moore Land Surveying, LLC

1601-Ath Drive, L1, Dallas, TX 75202
 (972) 424-0888 (972) 424-0888

FLOOD ZONE

BY GRAPHIC FLOODING ONLY, THIS PROPERTY LIES IN ZONE "X2" AS PER THE NATIONAL FLOOD INSURANCE PROGRAM OF COMPLANITY NO. 483477, FIRM NO. 0250, SUFFIX "P", EFFECTIVE FEBRUARY 16, 2016.

LEGEND

IRON ROD FOUND	IR	IRREGULAR SHAPE	IS
IRON ROD SET WITH CAP	IC	IRREGULAR SHAPED	ISD
STAMPED WOOD 4370'	SW	POWER POLE	PP
CONC. MONUMENT FOUND	CM	OUT WIRE ANCHOR	OWA
WELL FOUND	WF	TELEPHONE POCKET	TP
MARKER	M		

Attachment IV

View to North from
Beckham Road vicinity



View east toward Nueces
Park Subdivision

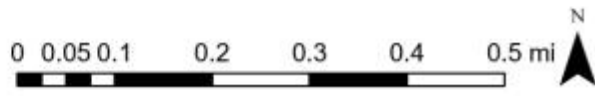


Attachment VI—Aerial

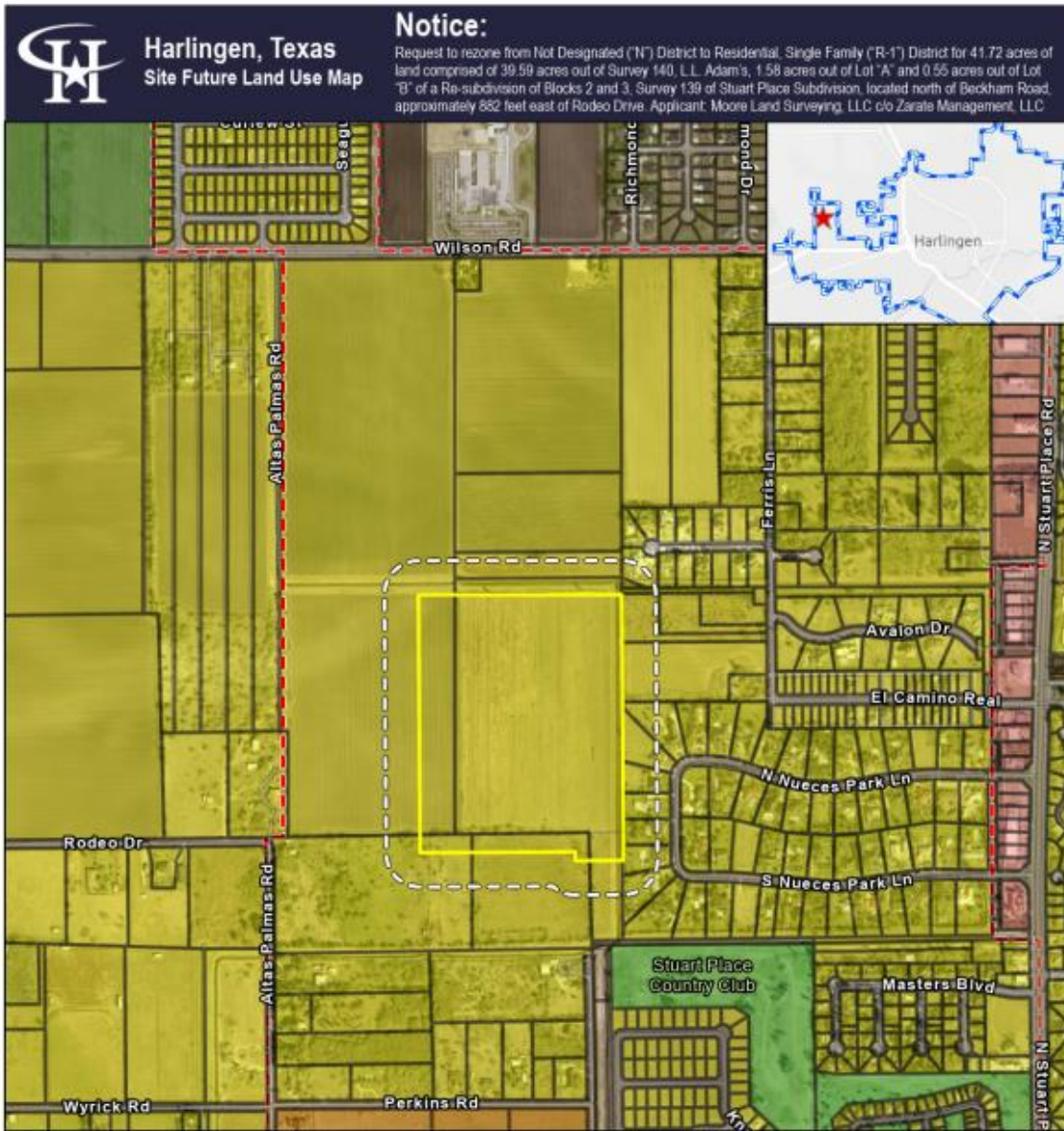


Legend

- Subject Property: Altas Palmas Ph. II
- 200 ft Buffer
- Property Parcels
- City Limits



Attachment VII—Future Land Use Map



ORDINANCE NO. 26-

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF HARLINGEN: REZONING FROM NOT DESIGNATED (“N”) DISTRICT TO RESIDENTIAL, SINGLE FAMILY (“R-1”) DISTRICT FOR 41.72 ACRES OF LAND COMPRISED OF 39.59 ACRES OUT OF SURVEY 140, L.L. ADAMS, 1.58 ACRES OUT OF LOT “A” AND 0.55 ACRES OUT OF LOT “B” OF A RE-SUBDIVISION OF BLOCKS 2 AND 3, SURVEY 139 OF STUART PLACE SUBDIVISION, LOCATED NORTH OF BECKHAM ROAD, APPROXIMATELY 882 FEET EAST OF RODEO DRIVE.

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

BE IT ORDAINED BY THE CITY OF HARLINGEN

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

Rezoning from Not Designated (“N”) District to Residential, Single Family (“R-1”) District for 41.72 acres of land comprised of 39.59 acres out of Survey 140, L.L. Adams, 1.58 acres out of Lot “A” and 0.55 acres out of Lot “B” of a resubdivision of Blocks 2 and 3, Survey 139 of Stuart Place Subdivision, located north of Beckham Road, approximately 882 feet east of Rodeo Drive as shown in Exhibit “A”.

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

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

FINALLY ENACTED this ____ day of _____, 2026 at a regular meeting of the Elective Commission of the City of Harlingen, Texas at which a quorum was present, and which was held in accordance with TEXAS GOVERNMENT CODE, CHAPTER 551.

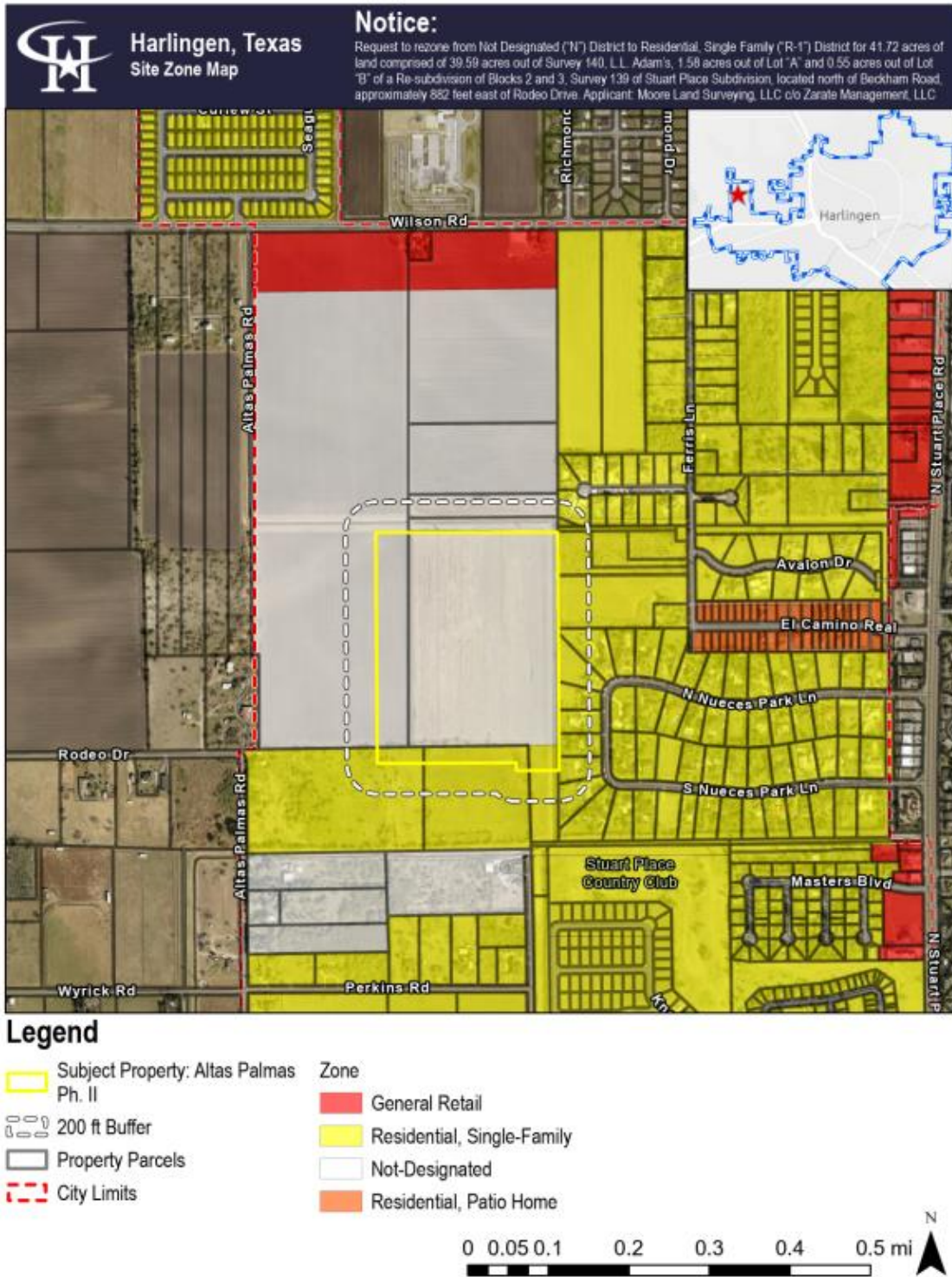
CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

Mayra Herrera, City Secretary

EXHIBIT "A"



**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **April 28, 2026**

Agenda Item:

Public hearing and take action to consider a request to rezone from Not Designated (“N”) District to Light Industry (“LI”) District for 7.899 acres of land, more or less, out of Lot 16, Cunningham’s Subdivision, located on the south side of Primera Road approximately 1,411.16 feet west of US 77 Frontage Road. Applicant: Orlando Campos, c/o Development Corporation of Harlingen

Prepared By: Joel Olivo
Title: Assistant Planning and Development Director

Signature: *Joel Olivo*

Brief Summary:

Project Timeline

- March 23, 2026 – Application for rezoning submitted to the City. **(ATTACHMENT I)**.
- April 10, 2026 – In accordance with State and local law, notice of the required public hearing mailed to all property owners within a 200 feet radius of subject tract.
- April 11, 2026 – In accordance with State and local law, notice of the required public hearings was published in the Valley Morning Star.
- April 28, 2026 - Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission (P&Z).
- May 6, 2026 – Public hearing and consideration of requested rezoning via 1st ordinance reading scheduled before the City Commission.
- May 20, 2026 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- The Development Corporation of Harlingen, the applicant and property owner, is requesting to rezone the subject property from Not Designated (“N”) District to Light Industry (“LI”) District to allow for light industrial use on the subject property as part of the Industrial Park at Roosevelt. **(ATTACHMENT II)**.
- This property was annexed into the city limits of Harlingen on July 3, 2024.
- The irregular shaped property is currently vacant and not subdivided. The property has 247.90 feet of frontage on Primera Road and depth of 954.50 feet at its longest point. Primera Road is a four lane with a center turning lane 56-foot wide paved street.
- The surrounding properties are zoned Light Industry (“LI”) District to the south, and Planned Development (“PD”) District for residential use to the east. North,

northeast and west properties are located in Primera city limits. The surrounding land uses consist of residential use to the north and west, a church and a proposed residential subdivision to the east, and the proposed Industrial Park and Roosevelt to the south. **(ATTACHMENT II and V).**

- The Future Land Use Plan (FLUP) component of the Harlingen Horizon – A City on the Rise Comprehensive Plan shows this area as institutional use. Although the request is not consistent with the Future Land Use Plan, it is consistent with the proposed industrial use to the south. It also has frontage on a 56-foot wide four lane (with a center turning lane) paved street, with direct access to Interstate 69 E. **(ATTACHMENT IX).**
- To the present, the Planning and Zoning Department has not received any opposition to the requested rezoning.

Funding (if applicable):

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

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

Finance Director's approval: Yes No N/A

Staff Recommendation:

Staff recommends approval.

City Manager's approval: Yes No N/A

Comments:

City Attorney's approval: Yes No N/A

Attachment I

CITY OF HARLINGEN PLANNING AND ZONING DIVISION MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address Lot 16 Cunningham's Subd. Nearest Intersection Primavera Rd + us 77 Frontage Rd
 (Proposed) Subdivision Name INDUSTRIAL PARK AT ROOSEVELT Lot _____ Block _____
 Existing Zoning Designation NONE Future Land Use Plan Designation LIGHT INDUSTRIAL

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent DRLANDO CAMPOS Phone 956-216-5081 FAX NONE
 Email Address (for project correspondence only): DCAMPOS@HARLINGENEDC.COM
 Mailing Address 2424 BOWWOOD ST. City HARLINGEN State TX Zip 78550
 Property Owner DEV. CORP. OF HARLINGEN Phone 956-216-5081 FAX NONE
 Email Address (for project correspondence only): DCAMPOS@HARLINGENEDC.COM
 Mailing Address 2424 BOWWOOD ST. City HARLINGEN State TX Zip 78550

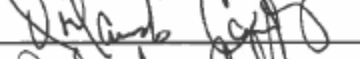
Select appropriate process for which approval is sought. Attach completed checklists with this application.

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

Please provide a basic description of the proposed project:

PROPERTY WAS ANNEXED INTO CITY BUT NEVER ZONED.
FUTURE USE WILL BE LIGHT INDUSTRIAL

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

Applicant's Signature:  Date: 3/10/26
 Property Owner(s) Signature:  Date: 3/10/26
 Accepted by: _____ Date: _____

Revised 09/13/2024

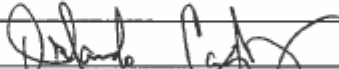
**RE-ZONING REQUEST
SUBMITTAL CHECKLIST**

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

Complete

- A metes and bounds description or survey plat of the tract(s) in which the re-zoning is requested.
- A written statement describing the proposed use(s) of the subject property (can be provided on Master Application).
- Any other information (elevation drawings, pictures, etc.) in support of the subject request.

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

Owner: DEVELOPMENT CORP. OF HARLINGEN Date 3/10/26
Owner Address: 2424 BOXWOOD ST.; SUITE 125; HARLINGEN, TX 78550
Phone/Fax: (956) 216-5081
Signature: 

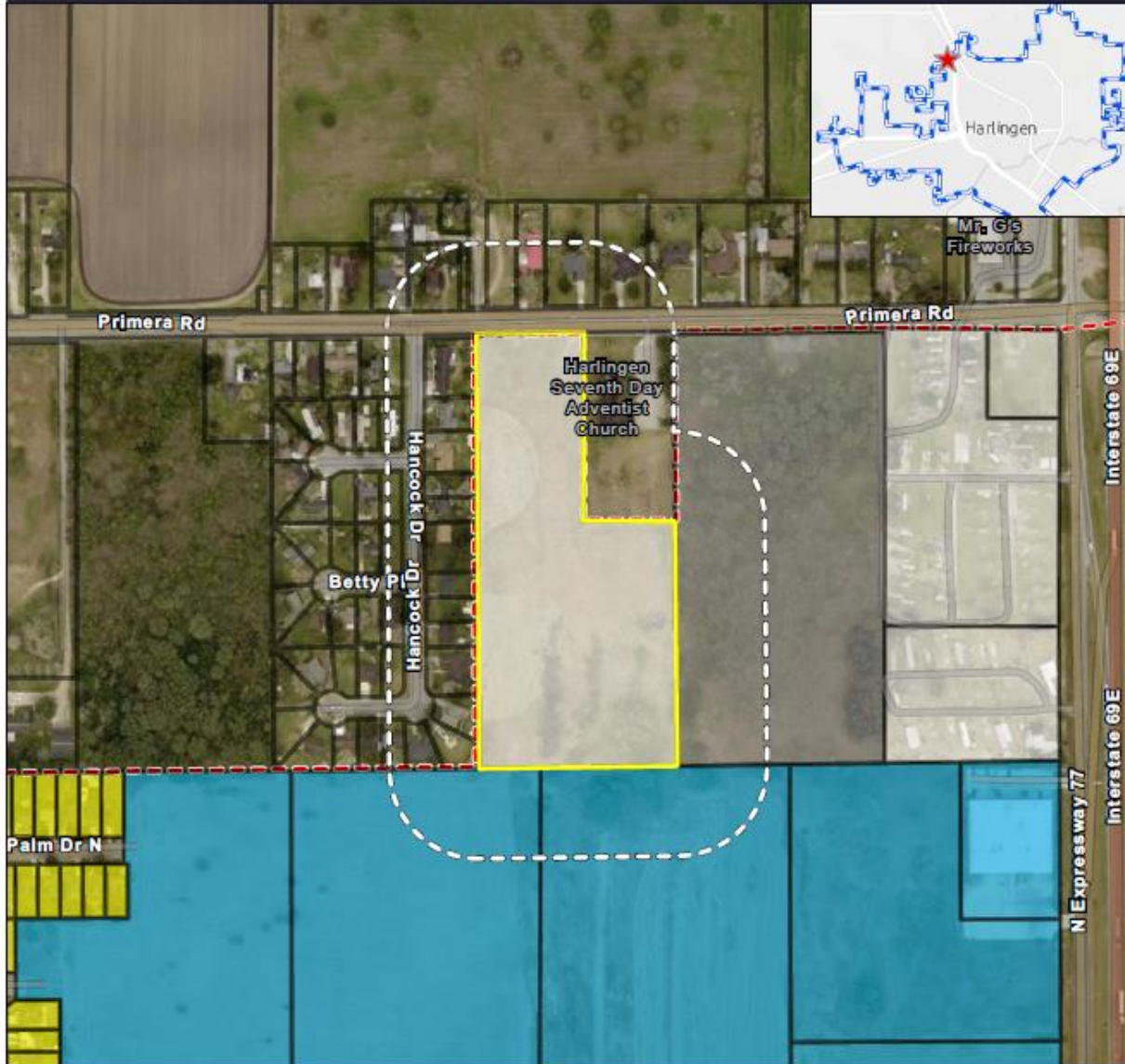
Attachment II



Harlingen, Texas
Site Zone Map

Notice:

Request to rezone from Not Designated ("N") District to Light Industry ("LI") District for 7.899 acres of land, more or less, out of Lot 16, Cunningham's Subdivision, located south of Primera Road, approximately 1,411.16 feet west of US 77 Frontage Road.
Applicant: Orlando Campos o/o Development Corporation of Harlingen



Legend

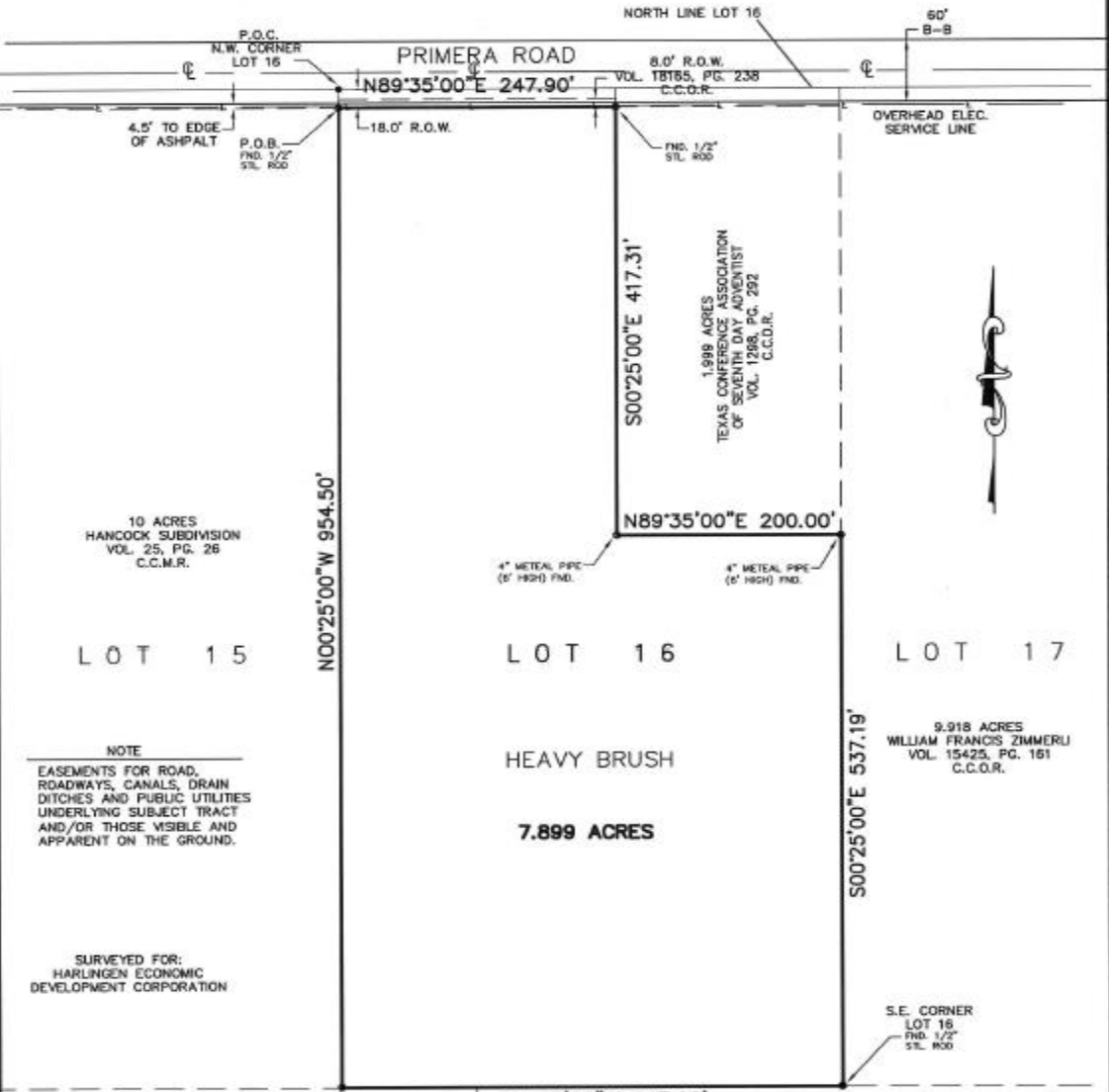
- | | |
|--|----------------------------|
| Subject Property: Lot 16, Cunningham's Subdivision | Zone |
| 200 ft Buffer | Light Industry |
| Property Parcels | Residential, Single-Family |
| City Limits | Not-Designated |
| | Planned Development |

81

Attachment III

BASIS OF BEARINGS:
CUNNINGHAM'S SUBDIVISION
A FLOOD MAP FOR THE COMMUNITY
HAS NOT BEEN PUBLISHED.

SEE ATTACHED METES & BOUNDS FOR
A MORE PARTICULAR DESCRIPTION OF
THIS 7.899 ACRE TRACT OF LAND.



NOTE
EASEMENTS FOR ROAD,
ROADWAYS, CANALS, DRAIN
DITCHES AND PUBLIC UTILITIES
UNDERLYING SUBJECT TRACT
AND/OR THOSE VISIBLE AND
APPARENT ON THE GROUND.

SURVEYED FOR:
HARLINGEN ECONOMIC
DEVELOPMENT CORPORATION

I, VICTOR BANUELOS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY PLAT WAS PREPARED FROM RESEARCH INFORMATION, AND FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND, UNDER MY SUPERVISION, AND THAT PROPER SURVEYING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT. ALL DISTANCES ARE IN FEET.

Victor Banuelos
VICTOR BANUELOS R.P.L.S., #5880 DATE: 4-21-16



JOB NO.: 2893-16



SURVEY PLAT OF
A 7.899 ACRE TRACT OF LAND, MORE OR LESS,
OUT OF LOT SIXTEEN (16), CUNNINGHAM'S
SUBDIVISION, CITY OF PRIMERA, CAMERON
COUNTY, TEXAS AS RECORDED IN VOLUME 2,
PAGE 35 OF THE CAMERON COUNTY MAP
RECORDS.

SCALE 1"=100' APRIL 21, 2016
CENTERLINE SURVEYING
Victor Bañuelos, R.P.L.S.
1205 W. Jackson, Suite B
P.O. Box 1148
Harlingen, Tx 78551
(956) 778-9391 (956) 428-4014

THIS SEAL, APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY VICTOR BANUELOS, R.P.L.S., 4/21/16 ON THE DATE ABOVE.

Attachment IV

View from the North
on Primera Road



Attachment V

View from the East
on Primera Road



View from the West
on Primera Road



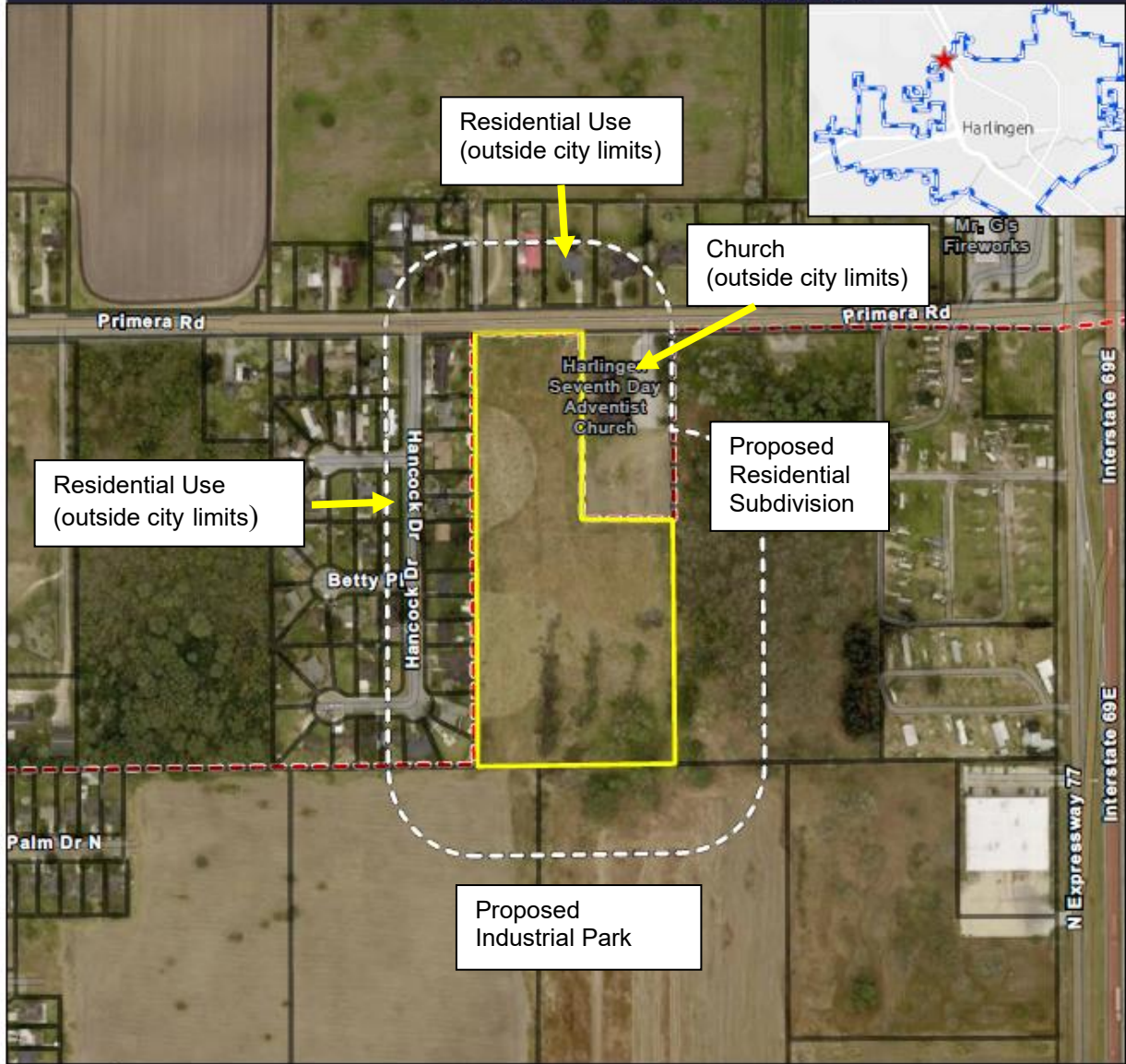
Attachment VI







Harlingen, Texas
Site Aerial Map

Notice:

Request to rezone from Not Designated ("N") District to Light Industry ("LI") District for 7.899 acres of land, more or less, out of Lot 16, Cunningham's Subdivision, located south of Primera Road, approximately 1,411.16 feet west of US 77 Frontage Road.
Applicant: Orlando Campos c/o Development Corporation of Harlingen



Legend

-  Subject Property: Lot 16, Cunningham's Subdivision
-  200 ft Buffer
-  Property Parcels
-  City Limits

Attachment VII



Harlingen, Texas Site Future Land Use Map

Notice:

Request to rezone from Not Designated ("N") District to Light Industry ("LI") District for 7.899 acres of land, more or less, out of Lot 16, Cunningham's Subdivision, located south of Primera Road, approximately 1,411.16 feet west of US 77 Frontage Road.
Applicant: Orlando Campos c/o Development Corporation of Harlingen



Legend

Subject Property: Lot 16, Cunningham's Subdivision

200 ft Buffer

Property Parcels

City Limits

Future Land Use Designation

Agricultural

Retail

Institutional

Lower Density Residential

N

ORDINANCE NO. 26-

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF HARLINGEN: REZONING FROM NOT DESIGNATED (“N”) DISTRICT TO LIGHT INDUSTRY (“LI”) DISTRICT FOR 7.899 ACRES OF LAND, MORE OR LESS, OUT OF LOT 16, CUNNINGHAM’S SUBDIVISION, LOCATED ON THE SOUTH SIDE OF PRIMERA ROAD, APPROXIMATELY 1,411.16 FEET WEST OF US 77 FRONTAGE ROAD.

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

BE IT ORDAINED BY THE CITY OF HARLINGEN

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

Rezoning from Not Designated (“N”) District to Light Industry (“LI”) District for 7.899 acres of land, more or less, out of Lot 16, Cunningham’s Subdivision, located on the south side of Primera Road, approximately 1,411.16 feet west of US 77 Frontage Road, as shown in Exhibit “A”.

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

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

FINALLY ENACTED this day of _____, 2026 at a regular meeting of the Elective Commission of the City of Harlingen, Texas at which a quorum was present, and which was held in accordance with TEXAS GOVERNMENT CODE, CHAPTER 551.

CITY OF HARLINGEN

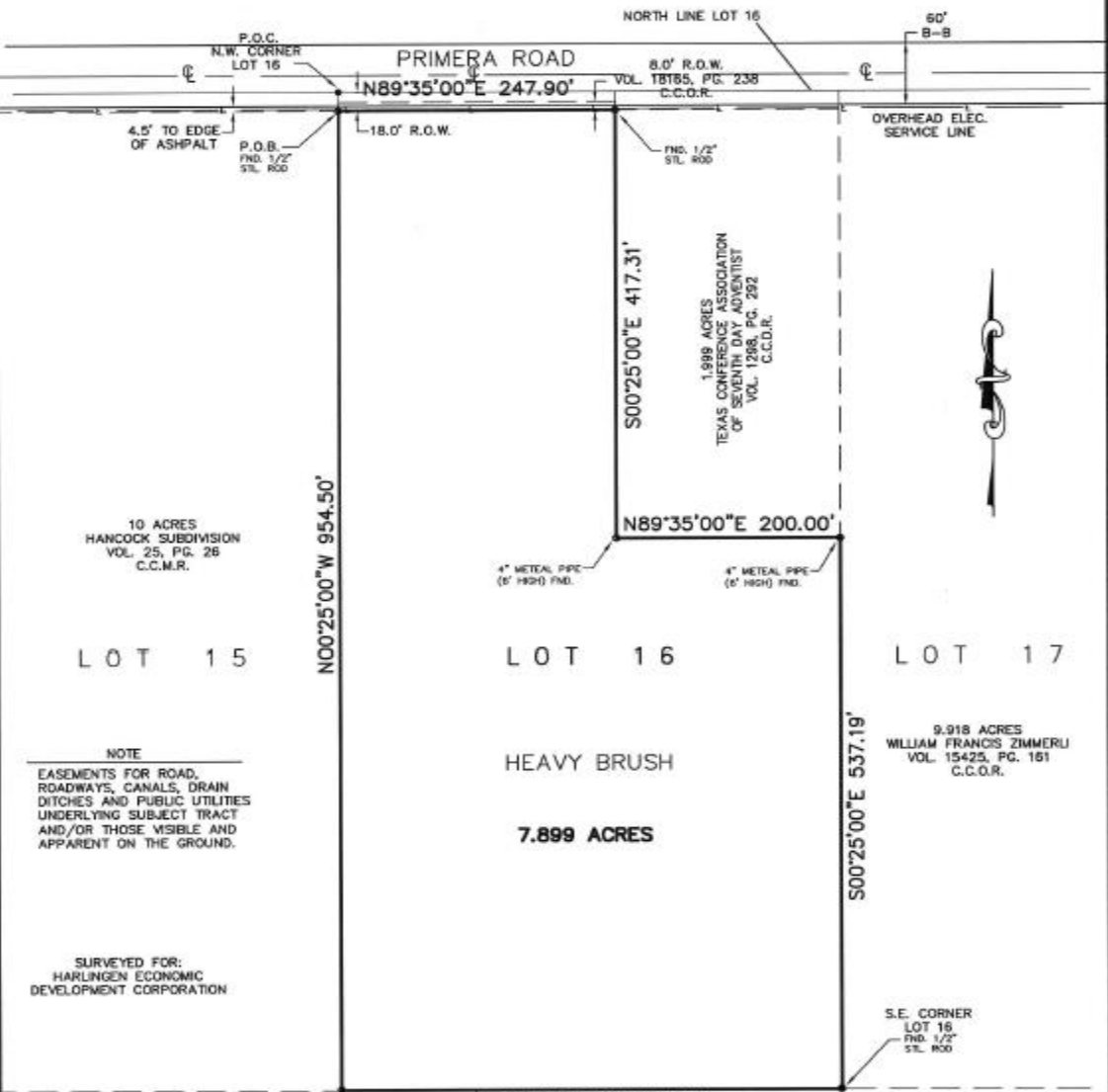
Norma Sepulveda, Mayor

ATTEST:

Mayra Herrera, City Secretary

EXHIBIT "A"

BASIS OF BEARINGS:
CUNNINGHAM'S SUBDIVISION
A FLOOD MAP FOR THE COMMUNITY
HAS NOT BEEN PUBLISHED.
SEE ATTACHED METES & BOUNDS FOR
A MORE PARTICULAR DESCRIPTION OF
THIS 7.899 ACRE TRACT OF LAND.



10 ACRES
HANCOCK SUBDIVISION
VOL. 25, PG. 26
C.C.O.R.

LOT 15

NOTE
EASEMENTS FOR ROAD,
ROADWAYS, CANALS, DRAIN
DITCHES AND PUBLIC UTILITIES
UNDERLYING SUBJECT TRACT
AND/OR THOSE VISIBLE AND
APPARENT ON THE GROUND.

SURVEYED FOR:
HARLINGEN ECONOMIC
DEVELOPMENT CORPORATION

LOT 16

HEAVY BRUSH
7.899 ACRES

LOT 17

9.918 ACRES
WILLIAM FRANCIS ZIMMERLI
VOL. 15425, PG. 161
C.C.O.R.

S.W. CORNER
LOT 16
FND. 1/2"
STL. ROD
18.58 ACRES
LUNN MATERIALS LLC
VOL. 5907, PG. 152
C.C.O.R.

S89°35'00"W 447.90'
20 ACRES
ABEL & LIDIA LONGORIA
VOL. 15534, PG. 289
C.C.O.R.

SURVEY PLAT OF
A 7.899 ACRE TRACT OF LAND, MORE OR LESS,
OUT OF LOT SIXTEEN (16), CUNNINGHAM'S
SUBDIVISION, CITY OF PRIMERA, CAMERON
COUNTY, TEXAS AS RECORDED IN VOLUME 2,
PAGE 35 OF THE CAMERON COUNTY MAP
RECORDS.

SCALE 1"=100' APRIL 21, 2016
CENTERLINE SURVEYING

I, VICTOR BANUELOS, A REGISTERED PROFESSIONAL LAND
SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY
THAT THIS SURVEY PLAT WAS PREPARED FROM RESEARCH
INFORMATION, AND FROM AN ACTUAL SURVEY OF THE PROPERTY
MADE ON THE GROUND, UNDER MY SUPERVISION, AND THAT
PROPER SURVEYING CONSIDERATION HAS BEEN GIVEN TO
THIS PLAT. ALL DISTANCES ARE IN FEET.
Victor Banuelos
VICTOR BANUELOS R.P.L.S., #3880 DATE: 4-21-16



JOB NO.: 2893-16

Victor Bañuelos, R.P.L.S.
1205 W. Jackson, Suite B
P.O. Box 1148
Harlingen, Tx 78551
(956) 778-9391 (956) 428-4014

THIS SEAL APPEARING ON THIS DOCUMENT WAS APPROVED BY VICTOR BANUELOS, R.P.L.S., APRIL 21, 2016 ON THE DATE MADE.

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **April 28, 2026**

Agenda Item:

Public hearing and possible action to consider a request for the voluntary annexation, and establishment of initial zoning of Light Industry (“LI”) District upon annexation for approximately 7.401 acres, more or less, out of Lot 5, Block 2, Harlingen Industrial Park No. 2 Subdivision, located at 109 FM 509, Cameron County, Texas, together with any adjacent county road right-of-way required to be annexed by Texas Local Government Code Section 43.106. Applicant: JMP Holdings, LLC

Prepared By: Joel Olivo
Title: Assistant Planning and Development Director

Signature: *Joel Olivo*

Brief Summary:

Project Timeline

- March 23, 2026- Application for annexation and establishment of zoning submitted to the City. **(ATTACHMENT I-III)**
- April 10, 2026 – In accordance with State and local law, notice of required public hearings mailed to property owners within 200 feet of subject tract.
- April 11, 2026 – In accordance with State and local law, notice of required public hearings published in the Valley Morning Star.
- April 24, 2026 – Posting of the public notice on the city’s website.
- April 28, 2026 – Public hearing to recommend the annexation and the rezoning by the Planning and Zoning Commission.
- May 6, 2026 – Public hearing and consideration of annexation and rezoning by the City Commission via First Ordinance Reading.
- May 20, 2026 – Public hearing and consideration of annexation ordinance by the City Commission via Second and final reading.

Summary

- JMP Holdings, LLC have requested the voluntary annexation of 7.401 acres of land. The property has frontage and is contiguous to the City limits via FM 509.
- Pursuant to Section 43.106 of the Texas Local Government Code, the entire width of a county road fronting the subject property must also be included in the annexation request if the road is owned or maintained by county. According to County Engineer, Progress Road is not maintained or is owned by Cameron County, therefore, the subject road right-of-way is not included in the request as originally proposed.
- The property is a subdivided lot. There is an existing 14,400 square ft. warehouse on the property. The property has 645 feet of frontage on FM 509 and 415.29 feet of frontage on Progress Drive. **(ATTACHMENT III-VI)**
- Water and sewer services for this property are provided by the Harlingen

Waterworks System.

- Upon annexation, the property will be zoned to Light Industry (“LI”) District. The property owner is proposing an industrial warehouse on the property. **(ATTACHMENT VII)**
- The Future Land Use Plan (FLUP) component of the Harlingen Horizon – A City on the Rise Comprehensive Plan shows this area as industrial use. The requested initial zoning is consistent with the Future Land Use Plan. **(ATTACHMENT VIII)**
- To the present, staff has not received any calls in objection to the requested annexation and establishment of initial zoning.
- The subject annexation will require three public hearings and two readings of the ordinance. The above timeline delineates the annexation and rezoning process.
- In 2026 the city has annexed 35.754 acres of land thus far. In 2025 the city annexed a total of 585.37 acres. In 2024 the city annexed a total of 103.94 acres. In 2023, the city annexed 19.94 acres. In 2022, the city annexed 71.1 acres. In 2021, the city annexed 1.47 acres.

Funding (if applicable):

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

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

Finance Director’s approval: Yes No N/A

Staff Recommendation:

Staff recommends approval of the annexation and initial zoning request.

City Manager’s approval: Yes No N/A

Comments:

City Attorney’s approval: Yes No N/A

Attachment I- Application

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

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 109 FM 509, Harlingen, Texas 78550 Nearest Intersection Progress Road and FM 509
 (Proposed) Subdivision Name HARLINGEN INDUSTRIAL PARK #2 Lot 5 Block 2
 Existing Zoning Designation N/A located in County Future Land Use Plan Designation Light Industrial

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Cindy Hopkins, Owners Agent Phone 956-778-3255 FAX _____
 Email Address (for project correspondence only): Cindy@CHopkinsRealEstate.com
 Mailing Address 222 E Van Buren, #617 City Harlingen State TX Zip 78550
 Property Owner JMP HOLDINGS, LLC Phone 815-405-9443 FAX _____
 Email Address (for project correspondence only): JAY PETERSON <uvibird@aol.com>
 Mailing Address 216 Centerview Dr Ste 140 City Brentwood State TN Zip US 37027-2726

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

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

PAID
3-24-26

Please provide a basic description of the proposed project: Property to be annexed into the City of Harlingen

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: *Cynthia Hopkins* Date: March 23, 2026

Property Owner(s) Signature: *Jay Peterson* Date: March 23, 2026

Accepted by: _____ Date: _____

Revised 09/13/2024

Attachment II- Petition

JMP HOLDINGS LLC.
216 Centerview Dr Ste 140,
Brentwood , TN 37027

March 18, 2026

Ms. Ana Hernandez
City of Harlingen Planning and Zoning Director
502 E Tyler
Harlingen, TX 78550

BEING 2.40 ACRES OF LAND out of Lot 5, Block 2, Harlingen Industrial Park No. 2, Cameron County, Texas, according to the map or plat thereof recorded in Cabinet 1, Slot 727-B & 728-A&B, Map Records of Cameron County, Texas, said 2.40 Acre tract being more particularly described by metes and bounds as follows:

BEING 5.00 ACRES OF LAND out of Lot 5, Block 2, Harlingen Industrial Park No. 2, Cameron County, Texas, according to the map or plat thereof recorded in Cabinet 1, Slot 727-B & 728-A&B, Map Records of Cameron County, Texas, said 5.00 Acre tract being more particularly described by metes and bounds as follows:

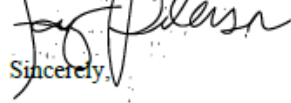
Harlingen, Texas

RE: Annexation of two tracks. See above.

Ms. Hernandez:

We would like to voluntarily annex this property into the City of Harlingen as your earliest convenience.

Please let me know if you need anything else.


Sincerely,

Jay Peterson
JMP HOLDINGS, LLC

Attachment IV- Metes and Bounds

Moore Land Surveying, LLC

14216 Palis Drive, La Feria, TX 78559 (956)245-0988 TBPLS Firm No. 10194186

March 05, 2025

**METES AND BOUNDS
5.00 ACRES OF LAND**

BEING 5.00 ACRES OF LAND out of Lot 5, Block 2, Harlingen Industrial Park No. 2, Cameron County, Texas, according to the map or plat thereof recorded in Cabinet 1, Slot 727-B & 728-A&B, Map Records of Cameron County, Texas, said 5.00 Acre tract being more particularly described by metes and bounds as follows:

COMMENCING at an iron rod found for the Northwest corner of Lot 5, being on the South right of way of Progress Drive (having 60 feet of right of way), for the Northwest corner and **POINT OF BEGINNING** of the tract herein described;

- 1) **THENCE** along the South right of way of Progress Drive and the North boundary of Lot 5, **NORTH 89 DEG. 30 MIN. 12 SEC. EAST** a distance of **280.00 FEET** to an iron rod with plastic cap stamped "MOORE 6370" set, for a corner of the tract herein described;
- 2) **THENCE** leaving the North boundary of Lot 5, **SOUTH 00 DEG. 29 MIN. 48 SEC. EAST** a distance of **255.00 FEET** to an iron rod with plastic cap stamped "MOORE 6370" set, for a corner of the tract herein described;
- 3) **THENCE NORTH 89 DEG. 30 MIN. 12 SEC. EAST** a distance of **415.00 FEET** to an iron rod with plastic cap stamped "MOORE 6370" set on the West right of way of F.M. 509 (having 150 feet of right of way), for the Northeast corner of the tract herein described;
- 4) **THENCE** along the West right of way of F.M. 509, **SOUTH 00 DEG. 29 MIN. 48 SEC. EAST** a distance of **210.79 FEET** to an iron rod found for the Southeast corner of Lot 5, for the Southeast corner of the tract herein described;
- 5) **THENCE** along the South boundary of Lot 5, **SOUTH 89 DEG. 30 MIN. 12 SEC. WEST** a distance of **695.00 FEET** to a concrete monument found for the Southwest corner of Lot 5, for the Southwest corner of tract herein described;
- 6) **THENCE** along the West boundary of Lot 5, **NORTH 00 DEG. 29 MIN. 48 SEC. WEST** a distance of **465.79 FEET** to the **POINT OF BEGINNING**; Containing 5.00 Acres of land within these metes and bounds.

Basis of bearings are as per the Texas State Plane Coordinate System, South Zone, NAD 83. A plat of survey accompanies this metes and bounds description.

C. Moore

Cody Michael Moore, R.P.L.S.
Registered Professional Land Surveyor No. 6370



3/5/25

Date

Moore Land Surveying, LLC

14216 Palis Drive, La Feria, TX 78559 (956)245-0988 TBPLS Firm No. 10194186

March 05, 2026

**METES AND BOUNDS
2.40 ACRES OF LAND**

BEING 2.40 ACRES OF LAND out of Lot 5, Block 2, Harlingen Industrial Park No. 2, Cameron County, Texas, according to the map or plat thereof recorded in Cabinet 1, Slot 727-B & 728-A&B, Map Records of Cameron County, Texas, said 2.40 Acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the Northwest corner of Lot 5, being on the South right of way of Progress Drive (having 60 feet of right of way);

THENCE along the South right of way of Progress Drive and the North boundary of Lot 5, **NORTH 89 DEG. 30 MIN. 12 SEC. EAST** a distance of **280.00 FEET** to an iron rod with plastic cap stamped "MOORE 6370" set, for the Northwest corner and **POINT OF BEGINNING** of the tract herein described;

1) **THENCE** continuing along the South right of way of Progress Drive and the North boundary of Lot 5, **NORTH 89 DEG. 30 MIN. 12 SEC. EAST** a distance of **365.00 FEET** to an iron rod found, for the Northeast corner of the tract herein described;

2) **THENCE SOUTH 45 DEG. 29 MIN. 48 SEC. EAST** a distance of **70.71 FEET** to an iron rod found on the West right of way of F.M. 509 (having 150 feet of right of way), for a corner of the tract herein described;

3) **THENCE** along the West right of way of F.M. 509, **SOUTH 00 DEG. 29 MIN. 48 SEC. EAST** a distance of **205.00 FEET** to an iron rod with plastic cap stamped "MOORE 6370" set, for the Southeast corner of the tract herein described;

4) **THENCE** leaving the West right of way of F.M. 509, **SOUTH 89 DEG. 30 MIN. 12 SEC. WEST** a distance of **415.00 FEET** to an iron rod with plastic cap stamped "MOORE 6370" set, for the Southwest corner of the tract herein described;

5) **THENCE NORTH 00 DEG. 29 MIN. 48 SEC. WEST** a distance of **255.00 FEET** to the **POINT OF BEGINNING**; Containing 2.40 Acres of land within these metes and bounds.

Basis of bearings are as per the Texas State Plane Coordinate System, South Zone, NAD 83. A plat of survey accompanies this metes and bounds description.


Cody Michael Moore, R.P.L.S.
Registered Professional Land Surveyor No. 6370

3/5/26
Date



Attachment V- Street View



Attachment VI- Aerial Map



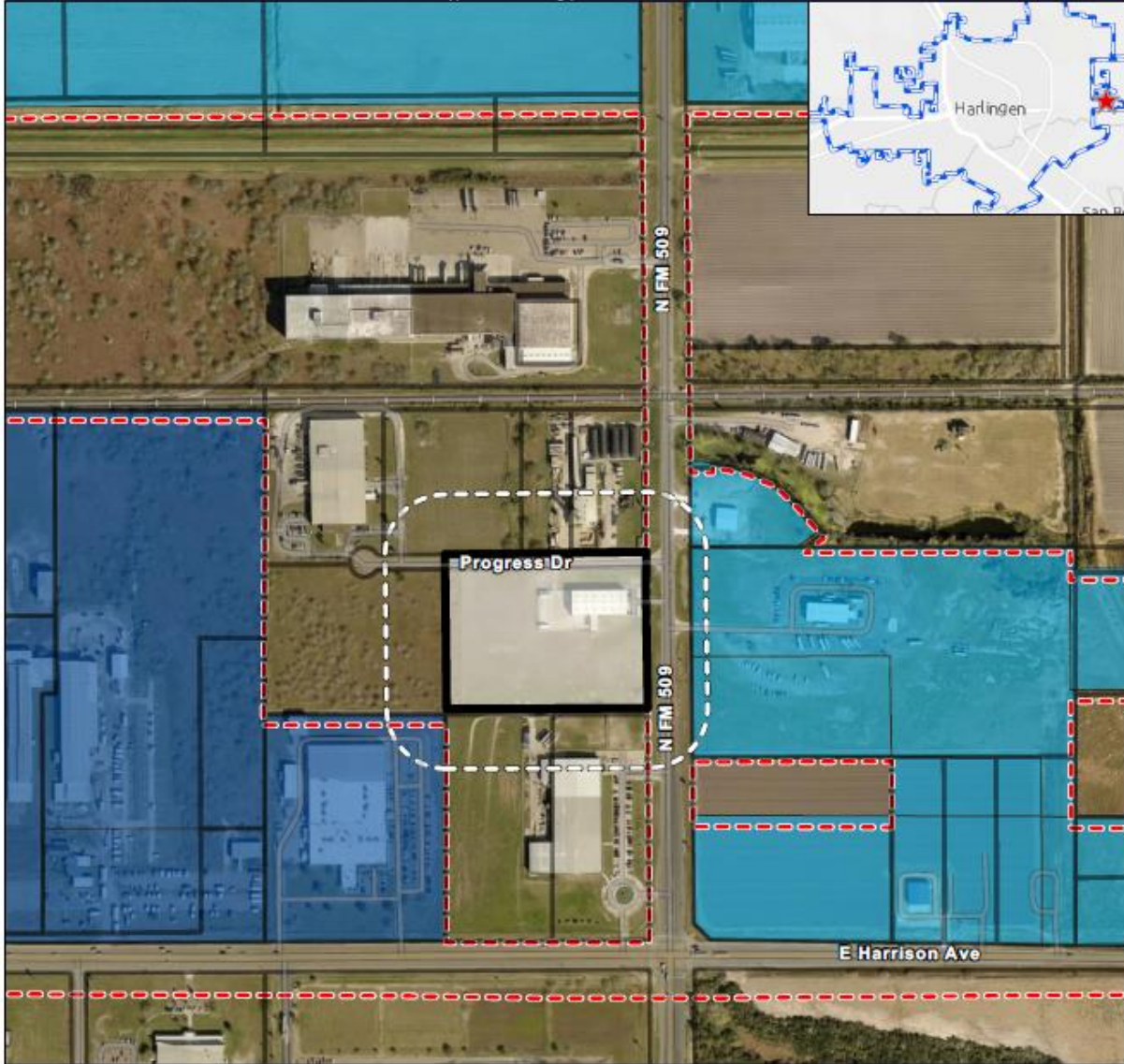
Attachment VII- Aerial Map



Harlingen, Texas Site Zone Map

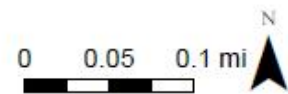
Notice:

Request for the voluntary annexation and establishment of initial zoning of Light Industry ("LI") District upon annexation for approximately 7.401 acres, more or less, out of Lot 5, Block 2, Harlingen Industrial Park No. 2 Subdivision, located at 109 FM 509, Cameron County, Texas, together with any adjacent county road right-of-way required to be annexed by Texas Local Government Code Section 43.106.
Applicant: JMP Holdings, LLC



Legend

- | | |
|------------------------------|----------------|
| Subject Property: 109 FM 509 | Zone |
| 200 ft Buffer | Heavy Industry |
| Property Parcels | Light Industry |
| City Limits | |



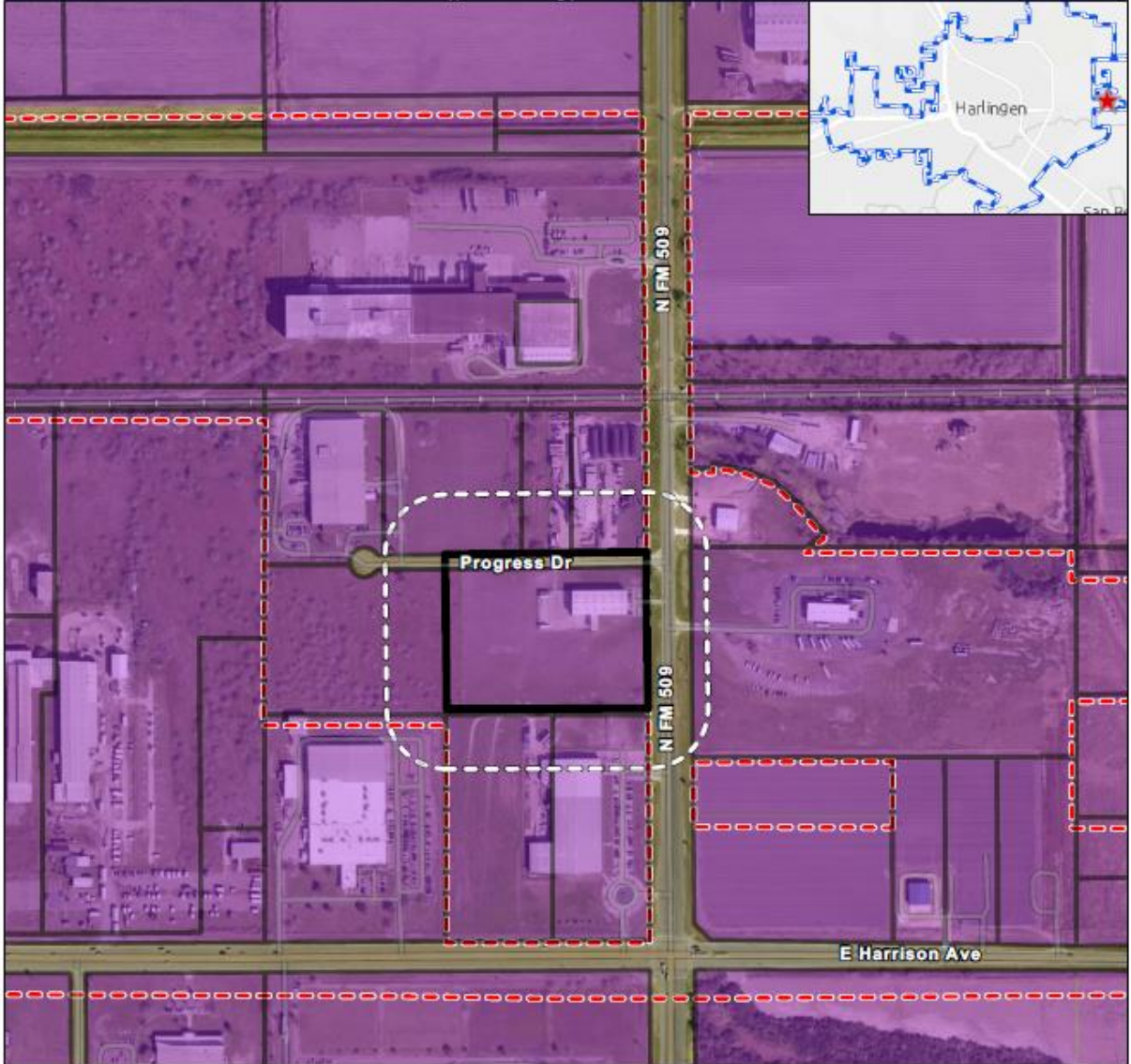
Attachment VIII- Future Land Use Map










Harlingen, Texas Site Future Land Use Map

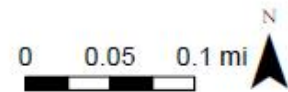
Notice:

Request for the voluntary annexation and establishment of initial zoning of Light Industry (LI) District upon annexation for approximately 7,401 acres, more or less, out of Lot 5, Block 2, Harlingen Industrial Park No. 2 Subdivision, located at 109 FM 509, Cameron County, Texas, together with any adjacent county road right-of-way required to be annexed by Texas Local Government Code Section 43.106.
Applicant: JMP Holdings, LLC



Legend

- | | |
|--|---|
|  Subject Property: 109 FM 509 |  Future Land Use Designation |
|  200 ft Buffer |  Agricultural |
|  City Limits |  Industrial |
|  Property Parcels | |



ORDINANCE NO. 26-_____

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF HARLINGEN BY ANNEXING, FOR FULL PURPOSE, 7.401 ACRES, MORE OR LESS, OUT OF LOT 5, BLOCK 2, HARLINGEN INDUSTRIAL PARK NO. 2 SUBDIVISION, LOCATED AT 109 FM 509, CAMERON COUNTY, TEXAS TOGETHER WITH ANY ADJACENT COUNTY ROAD RIGHT-OF-WAY REQUIRED TO BE ANNEXED BY TEXAS LOCAL GOVERNMENT CODE SECTION 43.106, AND THE ESTABLISHMENT OF THE INITIAL ZONING OF LIGHT INDUSTRY (“LI”) DISTRICT UPON ANNEXATION; BINDING THE LAND TO ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE CITY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Harlingen, Texas (the “City”) desires to annex approximately 7.401 acres of land out of Lot 5, Block 2, Harlingen Industrial Park No. 2 Subdivision and to establish the initial zoning of Light Industry (“LI”) District as shown in Exhibit “A”, and

WHEREAS, pursuant to Chapter 43, Section 43.003, of the Texas Local Government Code, a home-rule municipality may extend the boundaries of the municipality and annex area adjacent to the municipality which are contained in the municipality’s extra-territorial jurisdiction (ETJ); and

WHEREAS, Chapter 43, Subchapter C-3 of the Texas Local Government Code authorizes municipalities to annex an area on the request of all property owners in an area; and

WHEREAS, in accordance with Texas Local Government Code, Chapter 43, Subchapter C-3, Section 43.0672, the City has negotiated and entered into a written agreement with the owner of the Property regarding the provision of services to the

Property upon annexation, of which the applicable annexation services agreement and schedule is attached hereto and incorporated herein as Exhibit "B," and

WHEREAS, the City Commission provided public notice and held public hearings on April 28, May 6, and May 20, 2025, for all interested persons to attend and be heard in accordance with Texas Local Government Code, Chapter 43, Subchapter C-3, § 43.0673; and

WHEREAS, at such hearings all interested persons were heard concerning the advisability of annexing such tracts of land; and

WHEREAS, the City Commission of the City of Harlingen, finds that the inclusion of such additional area will be of benefit to the City of Harlingen; now therefore

BE IT ORDAINED BY THE CITY OF HARLINGEN:

Section 1. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Commission and made a part hereof for all purposes as findings of fact.

Section 2. The Property, lying outside of, but adjacent to and adjoining the City and located within the City's ETJ, is hereby annexed into the City, and the boundaries of the City are extended to include the Property within the corporate limits of the City. From and after the date of this ordinance, the Property shall be entitled to all the rights and privileges of the City and shall be bound by all the acts, ordinances, resolutions, and regulations of the City.

Section 3. The City finds annexation of the Property to be in the public interest due the Property promoting economic growth of the City.

Section 4. The City Manager is hereby authorized and directed to take appropriate action to have the official map of the City revised to reflect the addition to the City's Corporate Limits and the City Secretary is directed to file a certified copy of this Ordinance in the office of the County Clerk of Cameron County, Texas, and in the official records of the City.

Section 5. If for any reason any section, paragraph, subdivision, clause, phrase, word, or other provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other

section, paragraph, subdivision, clause, phrase, word, or provision of this ordinance, for it is the definite intent of this Commission that every section, paragraph, subdivision, clause phrase, word, or provision hereof shall be given full force and effect for its purpose.

Section 6. This Ordinance will take effect upon its adoption by the City Commission in accordance with the provisions of Article V, Section 5 of the City Charter.

APPROVED ON FIRST READING on this ____ day of ____ 2026

APPROVED, PASSED, AND ADOPTED ON SECOND AND FINAL READING on this
day of _____ 2026

CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

Mayra Herrera, City Secretary

EXHIBIT "A"

Moore Land Surveying, LLC

14216 Palis Drive, La Feria, TX 78559 (956)245-0988 TBPLS Firm No. 10194186

March 05, 2026

**METES AND BOUNDS
5.00 ACRES OF LAND**

BEING 5.00 ACRES OF LAND out of Lot 5, Block 2, Harlingen Industrial Park No. 2, Cameron County, Texas, according to the map or plat thereof recorded in Cabinet 1, Slot 727-B & 728-A&B, Map Records of Cameron County, Texas, said 5.00 Acre tract being more particularly described by metes and bounds as follows:

COMMENCING at an iron rod found for the Northwest corner of Lot 5, being on the South right of way of Progress Drive (having 60 feet of right of way), for the Northwest corner and **POINT OF BEGINNING** of the tract herein described;

- 1) **THENCE** along the South right of way of Progress Drive and the North boundary of Lot 5, **NORTH 89 DEG. 30 MIN. 12 SEC. EAST** a distance of **280.00 FEET** to an iron rod with plastic cap stamped "MOORE 6370" set, for a corner of the tract herein described;
- 2) **THENCE** leaving the North boundary of Lot 5, **SOUTH 00 DEG. 29 MIN. 48 SEC. EAST** a distance of **255.00 FEET** to an iron rod with plastic cap stamped "MOORE 6370" set, for a corner of the tract herein described;
- 3) **THENCE NORTH 89 DEG. 30 MIN. 12 SEC. EAST** a distance of **415.00 FEET** to an iron rod with plastic cap stamped "MOORE 6370" set on the West right of way of F.M. 509 (having 150 feet of right of way), for the Northeast corner of the tract herein described;
- 4) **THENCE** along the West right of way of F.M. 509, **SOUTH 00 DEG. 29 MIN. 48 SEC. EAST** a distance of **210.79 FEET** to an iron rod found for the Southeast corner of Lot 5, for the Southeast corner of the tract herein described;
- 5) **THENCE** along the South boundary of Lot 5, **SOUTH 89 DEG. 30 MIN. 12 SEC. WEST** a distance of **695.00 FEET** to a concrete monument found for the Southwest corner of Lot 5, for the Southwest corner of tract herein described;
- 6) **THENCE** along the West boundary of Lot 5, **NORTH 00 DEG. 29 MIN. 48 SEC. WEST** a distance of **465.79 FEET** to the **POINT OF BEGINNING**; Containing 5.00 Acres of land within these metes and bounds.

Basis of bearings are as per the Texas State Plane Coordinate System, South Zone, NAD 83. A plat of survey accompanies this metes and bounds description.

C. Moore

Cody Michael Moore, R.P.L.S.
Registered Professional Land Surveyor No. 6370



3/5/26

Date

EXHIBIT "A"

Moore Land Surveying, LLC

14216 Palis Drive, La Feria, TX 78559 (956)245-0988 TBPLS Firm No. 10194186

March 05, 2026

METES AND BOUNDS
2.40 ACRES OF LAND

BEING 2.40 ACRES OF LAND out of Lot 5, Block 2, Harlingen Industrial Park No. 2, Cameron County, Texas, according to the map or plat thereof recorded in Cabinet 1, Slot 727-B & 728-A&B, Map Records of Cameron County, Texas, said 2.40 Acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the Northwest corner of Lot 5, being on the South right of way of Progress Drive (having 60 feet of right of way);

THENCE along the South right of way of Progress Drive and the North boundary of Lot 5, NORTH 89 DEG. 30 MIN. 12 SEC. EAST a distance of 280.00 FEET to an iron rod with plastic cap stamped "MOORE 6370" set, for the Northwest corner and POINT OF BEGINNING of the tract herein described;

1) THENCE continuing along the South right of way of Progress Drive and the North boundary of Lot 5, NORTH 89 DEG. 30 MIN. 12 SEC. EAST a distance of 365.00 FEET to an iron rod found, for the Northeast corner of the tract herein described;

2) THENCE SOUTH 45 DEG. 29 MIN. 48 SEC. EAST a distance of 70.71 FEET to an iron rod found on the West right of way of F.M. 509 (having 150 feet of right of way), for a corner of the tract herein described;

3) THENCE along the West right of way of F.M. 509, SOUTH 00 DEG. 29 MIN. 48 SEC. EAST a distance of 205.00 FEET to an iron rod with plastic cap stamped "MOORE 6370" set, for the Southeast corner of the tract herein described;

4) THENCE leaving the West right of way of F.M. 509, SOUTH 89 DEG. 30 MIN. 12 SEC. WEST a distance of 415.00 FEET to an iron rod with plastic cap stamped "MOORE 6370" set, for the Southwest corner of the tract herein described;

5) THENCE NORTH 00 DEG. 29 MIN. 48 SEC. WEST a distance of 255.00 FEET to the POINT OF BEGINNING; Containing 2.40 Acres of land within these metes and bounds.

Basis of bearings are as per the Texas State Plane Coordinate System, South Zone, NAD 83. A plat of survey accompanies this metes and bounds description.

Cody Michael Moore, R.P.L.S.
Registered Professional Land Surveyor No. 6370

3/5/26
Date



EXHIBIT "B"

ANNEXATION SERVICE AGREEMENT

SECTION 1. Pursuant to the provisions of V.T.C.A., Local Government Code Section 43.0672, in connection to the voluntary annexation of 4.50 acres of land out of Lot 5, Block 1, Harlingen Industrial Park Subdivision No. 4, Cameron County, Texas, the owners(s) of the land in the area and the City of Harlingen ("City"), collectively referred to herein as the "Parties", hereby enter into this written Annexation Service Agreement as follows:

- A. Services to be provided on the effective date of annexation unless otherwise specified.
1. Police Protection
Patrolling, radio response to calls and other routine police services using present personnel and equipment will be provided on the effective date of annexation. Patrol positions will be added when population warrants.
 2. Fire Protection
Fire protection by the present personnel and equipment of the fire fighting force within the limitations of available water will be provided on the effective date of annexation.
 3. Emergency Medical Services
Emergency medical services will be provided through contract services on the effective date of annexation.
 4. Environmental Health and Code Compliance
Health protection including the elimination of weedy lots, illegal dumping, unsanitary septic systems, sources of standing water and other public nuisances will be provided on the effective date of annexation.

Regulation of animal and fowl density will be provided on the effective date of annexation.
 5. Solid Waste Collection
Pick up will begin on the effective date of annexation at the same level of service and cost provided to other similar areas presently found within the City of Harlingen.

Brush collection will be on a periodic basis as established by the City Sanitation Department with an active utility account.

6. Operation and maintenance of public water and wastewater facilities
Routine maintenance of existing water and wastewater facilities owned by Harlingen Waterworks System that are not within the service area of another water or wastewater utility will begin on the effective date of annexation.

7. Operation and maintenance of public roads and streets
Routine maintenance of public roads and streets will begin on the effective date of annexation on the same basis as presently occurs in the city.

SIGNED this ____ day of _____, 2026.

CITY OF HARLINGEN

By: _____
Gabriel Gonzalez, CPM, City Manager

PROPERTY OWNER(S) OF THE PROPERTY DESCRIBED ABOVE

By: _____
JMP Holdings, LLC

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **April 28, 2026**

Agenda Item:

Public hearing and take action to consider a request for the voluntary annexation and establishment of initial zoning of Residential, Single Family (“R-1”) District upon annexation for a 1.15 acre tract of land out of Block 47, Lon C. Hill Subdivision, located on the south side of Morris Road approximately 2,630 feet east of Rangeville Road, together with a 0.16 acre tract out of Morris Road (a 60-foot right-of-way) out of Block 47, Lon C. Hill Subdivision. Applicant: Roberto Lopez

Prepared By: Soledad A. Núñez, CNU-A

Title: City Planner

Signature: *Soledad A. Núñez*

Brief Summary:

Project Timeline

- March 4, 2026 – Application for a voluntary annexation and initial zoning submitted to the city. **(ATTACHMENT I)**
- April 11, 2026 – In accordance with State and local law, notice of required public hearings published in the Valley Morning Star.
- April 10, 2026 – In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract.
- April 24, 2026 – In accordance with State and local law, notice of required public hearing posted on the city’s website.
- April 28, 2026 – Public hearing to recommend the annexation and the rezoning by the Planning and Zoning Commission.
- May 6, 2026 – Public hearing and consideration of annexation and assignment of the initial zoning by the City Commission via First Ordinance Reading.
- May 20, 2026 – Consideration of annexation and assignment of the initial zoning ordinance by the City Commission via Second and final reading.

Summary

- Guzman and Muñoz Engineering, on behalf of Roberto and Maria Elvia Lopez, have requested the voluntary annexation of approximately 1.15 acres of land. The property has frontage and is contiguous to the city limits via Morris Road. **(ATTACHMENT III).**
- Upon annexation, the property will be zoned Residential, Single-Family (“R-1”) District. The owner is proposing to develop a single-family residence on the property.
- Water and sewer services will be provided by the Harlingen Waterworks System.
- Properties to the north are zoned Residential, Single-Family, while properties to the south, east, and west are located in the County. Surrounding land uses include single-family residential homes to the north and east, and vacant land in agricultural use to the south and west. **(ATTACHMENTS IV AND V).**

- The Future Land Use Plan component of the Harlingen Horizon – A City on the Rise, Comprehensive Plan designates this area as Low Density Residential **(ATTACHMENT VI)**.
- Staff has not received any inquiries regarding the voluntary annexation or the initial establishment of Residential, Single-Family zoning. A total of nine (9) notices were mailed to surrounding property owners within a 200-foot radius.
- The proposed annexation will require three public hearings and two readings of the ordinance. The timeline outlines the annexation and rezoning process.
- In 2026, the city annexed 35.754 acres of land. In 2025, the city annexed 585.37 acres of land. In 2024, the city annexed a total of 103.94 acres; in 2023, 19.94 acres; in 2022, 71.10 acres; and in 2021, 1.47 acres.

Funding (if applicable):

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

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

Finance Director's approval: Yes No N/A

Staff Recommendation:

Staff recommends approval of the voluntary annexation and initial zoning request.

Comments:

City Manager's approval: Yes No N/A

City Attorney's approval Yes No N/A

Attachment I- Application

CITY OF HARLINGEN PLANNING AND ZONING DIVISION MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 436937 Nearest Intersection Louisiana Street and Morris
 (Proposed) Subdivision Name Lopez V Subdivision Lot _____ Block 47
 Existing Zoning Designation Residential Future Land Use Plan Designation Residential

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Guzman and Munoz Engineering & Phone 956.565.4637 FAX _____
 Email Address (for project correspondence only): munoz@gmes.biz
 Mailing Address 2020 E. Expressway 83 City Mercedes State Texas Zip 78570
 Property Owner Roberto Lopez and Maria Elvia Lopez Phone 956.535.3368 FAX _____
 Email Address (for project correspondence only): roberto.lopez@robertolopezcpa.com
 Mailing Address 1118 Whitewing Drive City Harlingen State Texas Zip 78550

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

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

Please provide a basic description of the proposed project: A 1.15 Acre tract of land, out of block Forty-Seven (47)
Lon C. Hill 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: _____

Property Owner(s) Signature:  Date: 2-24-26

Accepted by: _____ Date: _____

Revised 09/13/2024

Attachment II – Petition Requesting Annexation

PETITION REQUESTING ANNEXATION BY AREA LANDOWNERS

TO THE MAYOR OF THE GOVERNING BODY OF Harlingen, TEXAS:

The undersigned owners of the hereinafter described tract of land, which is vacant and without residents, or on which fewer than three qualified voters reside, hereby [if applicable: waive the requirement to be offered a development agreement pursuant to Section 43.016, and] petition your honorable Body to extend the present city limits so as to include as part of the City of Harlingen, Texas, the following described territory, to wit:

(Here describe the territory covered by the petition)

We certify that the above described tract of land is contiguous and adjacent to the City of Harlingen, Texas, and that this petition is signed and duly acknowledged by each and every person having an interest in said land.

Signed: Roberto Lopez

Signed: Maria Elvia Lopez

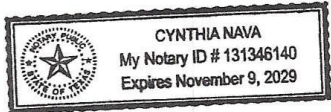
Signed: _____

THE STATE OF TEXAS

COUNTY OF Cameron

BEFORE ME, the undersigned authority, on this day personally appeared Maria Elvia Lopez, Roberto Lopez, and _____, known to me to be the persons whose names are subscribed to the foregoing instrument and each acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 2nd day of March, 2020.



Cynthia Nava
Notary Public in and for
Cameron County, Texas.

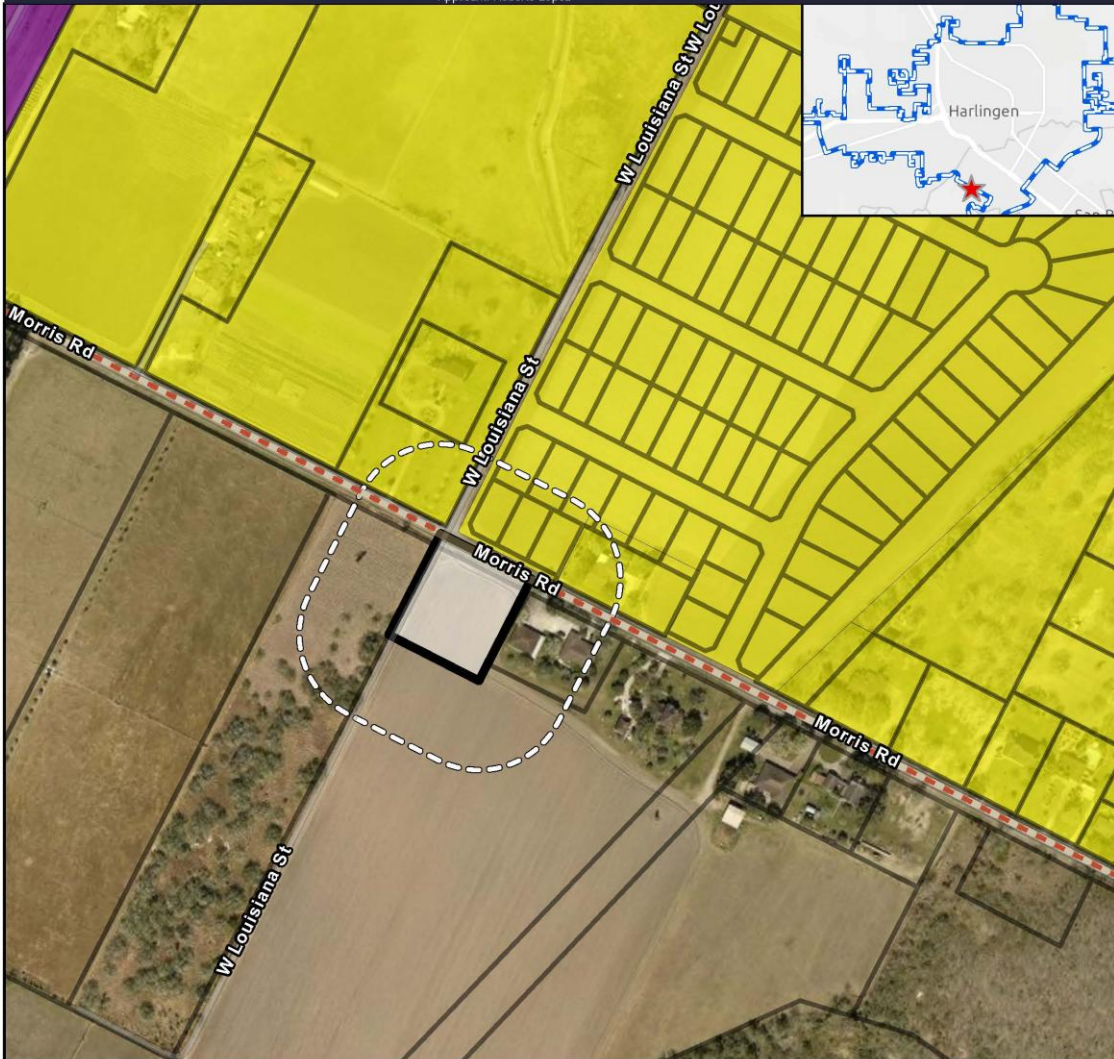
Attachment III









Harlingen, Texas
Site Zone Map

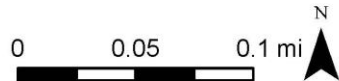
Notice:

Request for the voluntary annexation and establishment of initial zoning of Residential, Single Family ("R-1") District upon annexation for a 1.15 acre tract of land out of Block 47, Lon C. Hill Subdivision, located on the south side of Morris Road approximately 2,630 feet east of Rangerville Road, together with a 0.16 acre tract out of Morris Road (a 60-foot right-of-way) out of Block 47, Lon C. Hill Subdivision.
Applicant: Roberto Lopez



Legend

- | | | | |
|---|---|---|---------------------------------|
|  | Subject Property: 1.152 Acre Tract of Land out of Block Forty-Seven (47), Lon C. Hill Subdivision |  | Zone Residential, Single-Family |
|  | 200 ft Buffer |  | Office |
|  | Property Parcels | | |
|  | City Limits | | |



Attachment IV – Street View

View from Morris Road







Attachment V – Aerial View

AERIAL



Legend

- Subject Property: 1.152 Acre
-  Tract of Land out of Block Forty-Seven (47), Lon C. Hill Subdivision
-  200 ft Buffer
-  Property Parcels
-  City Limits



Attachment VI – Future Land Use Map



Harlingen, Texas
Site Future Land Use Map

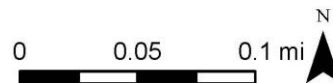
Notice:

Request for the voluntary annexation and establishment of initial zoning of Residential, Single Family ("R-1") District upon annexation for a 1.15 acre tract of land out of Block 47, Lon C. Hill Subdivision, located on the south side of Morris Road approximately 2,630 feet east of Rangerville Road, together with a 0.16 acre tract out of Morris Road (a 60-foot right-of-way) out of Block 47, Lon C. Hill Subdivision.
Applicant: Roberto Lopez



Legend

- | | |
|--|-----------------------------|
| Subject Property: 1.152 Acre | Future Land Use Designation |
| Tract of Land out of Block Forty-Seven (47), Lon C. Hill Subdivision | Institutional |
| 200 ft Buffer | Lower Density Residential |
| Property Parcels | |
| City Limits | |



Attachment VII – Metes & Bounds Description



GUZMAN & MUÑOZ
ENGINEERING AND SURVEYING, INC.

2020 East Expressway 83
Mercedes, Texas 78570

PHONE: (956) 565-4637
FAX: (956) 565-4636

METES & BOUNDS DESCRIPTION
0.16 ACRE TRACT

Being a 0.16 Acre Tract out of Morris Road (a 60-Foot Right of Way), out of Block 47, Lon C. Hill Subdivision, Cameron County, Texas as recorded in Volume 2, Page 25, Map Records of Cameron County, Texas, said 0.16 Acre tract to be dedicated to the City of Harlingen and being more particularly described as follows:

COMMENCING at a cotton picker spindle set at the intersection of the centerlines of Morris Road (60-foot ROW) and Louisiana St (60-foot ROW), said intersection being the Northwest corner of said Block 47, Lon C. Hill Subdivision and the Northwest corner of said 0.16 acre tract and the **POINT OF BEGINNING**

THENCE, S 63° 04' 19" E, along the centerline of Morris Road, a distance of 227.18 feet to a point for the Northeast corner of the herein described 0.16 acre tract;

THENCE, S 26° 57' 04" W, at a distance of 20.0 feet pass the Northeast corner of a 0.05 Acre strip of Right of Way dedicated to Cameron County as recorded in Volume 1004, Page 37, Deed Records of Cameron County, Texas, continuing for a total distance of 30.00 feet to a found 1/2 inch iron rod for the Southeast corner of the herein described 0.16 Acre tract, same being the Southeast corner of said 0.05 Acre strip, same being the Northeast corner of the Roberto & Maria Lopez tract as described in Document No. 2021-52361, Official Records of Cameron County, Texas;

THENCE, N 63° 01' 53" W, at a distance of 207.20 feet, pass the Southwest corner of said 0.05 acre strip, continuing for a total distance of 227.20 feet to a cotton picker spindle set for the Southwest corner of said 0.16 Acre tract, same being the Northwest corner of said Lopez tract;

THENCE, N 26° 58' 52" E, along the West boundary line of said Block 47, a distance of 30.00 feet to the **POINT of BEGINNING** and containing 0.16 Acre of land, more or less.

Basis of Bearings is Grid North, Texas State Plane Coordinate System, South Zone, (4205), NAD 83.

Carlos C. Aguilar
Carlos C. Aguilar, RPLS No. 4997 (TX)
GUZMAN & MUNOZ Engineering
& Surveying, Inc.
TBPE&LS Firm Registration No. 10087700

04/02/26
Date



Attachment VII – Metes & Bounds Description



GUZMAN & MUÑOZ
ENGINEERING AND SURVEYING, INC.

2020 East Expressway 83
Mercedes, Texas 78570

PHONE: (956) 565-4637
FAX: (956) 565-4636

METES & BOUNDS DESCRIPTION
Lot 1, Block 47, Lon C. Hill Subdivision
Cameron County, Texas

Being a 1.152 Acre (1.00 Acre Net Acreage) Tract of Land out of Block Forty-Seven (47), Lon C. Hill Subdivision, Cameron County, Texas as recorded in Volume 2, Page 25, Map Records of Cameron County, Texas, said 1.152 Acre tract out of the 16.191 Acre tract deeded to Natividad Valencia and Beatrice Lopez Valencia as recorded in Volume 1269, Page 472, Official Records of Cameron County, Texas, said 1.152 Acre tract being more particularly described as follows:

COMMENCING at the centerline intersection of Morris Road (60-foot ROW) and West Louisiana Street (60-foot ROW), said intersection being the Northwest corner of Block 47, Lon C. Hill Subdivision, as shown on the map recorded in Volume 2, Page 25, Map Records of Cameron County, Texas; THENCE, along the centerline of West Louisiana Street, same being the West boundary line of Block 47, S 26° 58' 52" W, a distance of 30.0 feet to a found 1/2 inch iron rod for the Northwest corner of said 1.152 Acre (Gross Acreage) tract and the POINT OF BEGINNING of the herein described tract;

THENCE, S 63° 01' 59" E, at a distance of 30.0 feet, pass the East boundary of the West Louisiana Street ROW and the Northwest corner of said 1.00 Acre lot, continuing for a total distance of 227.20 feet to a point for the Northeast corner of the herein described lot;

THENCE, S 26° 57' 04" W, a distance of 220.83 to a point for the Southeast corner of said 1.00 Acre lot described herein;

THENCE, N 63° 02' 07" W, at a distance of 197.31 feet, pass the Southwest corner of said 1.00 acre lot and the East line of the West Louisiana Street ROW, continuing for a total distance of 227.31 for the Southwest corner of said 1.152 Acre tract and the centerline of West Louisiana Street;

THENCE, N 26° 58' 52" E, a distance of 220.84 feet to the POINT of BEGINNING and Containing 1.152 Acres (Gross Acreage) of land, more or less.

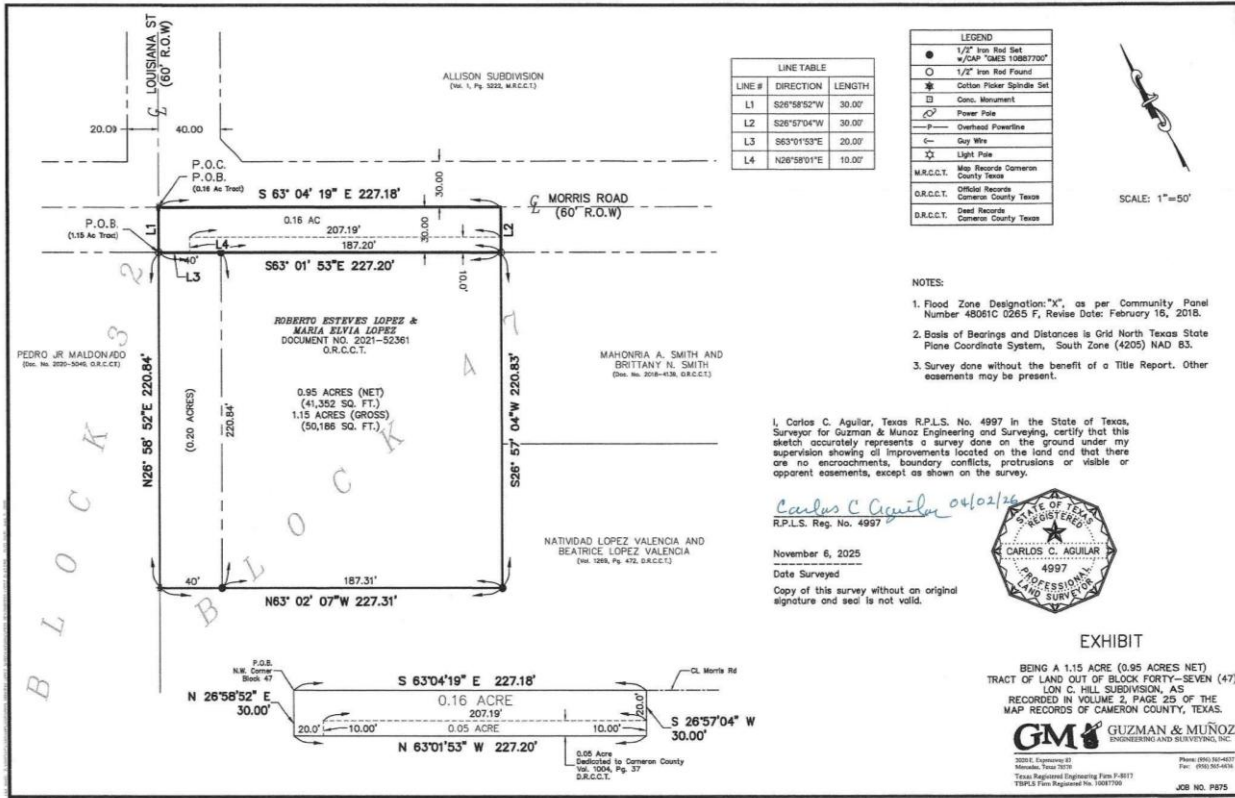
Basis of Bearings in Grid North, Texas State Plane Coordinate System, South Zone, (4205), NAD 83.

Carlos C. Aguilar
Carlos C. Aguilar, RPLS No. 4997 (TX)
GUZMAN & MUNOZ Engineering
& Surveying, Inc.
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03/02/26
Date



Attachment VIII – Survey



ORDINANCE NO. 26-_____

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF HARLINGEN BY ANNEXING, FOR FULL PURPOSE, A 1.15 ACRE TRACT OF LAND OUT OF BLOCK 47, LON C. HILL SUBDIVISION, LOCATED ON THE SOUTH SIDE OF MORRIS ROAD, APPROXIMATELY 2,630 FEET EAST OF RANGERVILLE ROAD, TOGETHER WITH A 0.16 ACRE TRACT OUT OF MORRIS ROAD (A 60-FOOT RIGHT-OF-WAY) OUT OF BLOCK 47, LON C. HILL SUBDIVISION; BINDING THE LAND TO ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE CITY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Harlingen, Texas (the “City”) desires to annex a 1.15-acre tract of land out of Block 47, Lon C. Hill Subdivision, located on the south side of Morris Road, approximately 2,630 feet east of Rangerville Road together with a 0.16-acre tract out of Morris Road (a 60-foot right-of-way) out of Block 47, Lon C. Hill Subdivision and to establish the initial zoning of Residential, Single-Family (“R-1”) District as shown in Exhibits “A”, and “B”, and

WHEREAS, pursuant to Chapter 43, Section 43.003, of the Texas Local Government Code, a home-rule municipality may extend the boundaries of the municipality and annex area adjacent to the municipality which are contained in the municipality’s extra-territorial jurisdiction (ETJ); and

WHEREAS, Chapter 43, Subchapter C-3 of the Texas Local Government Code authorizes municipalities to annex an area on the request of all property owners in an area; and

WHEREAS, the City Commission provided public notice and held public hearings on April 28, 2026, May 6, 2026, and May 20, 2026, for all interested persons to attend and be

heard in accordance with Texas Local Government Code, Chapter 43, Subchapter C-3, § 43.0673; and

WHEREAS, at such hearings all interested persons were heard concerning the advisability of annexing such tracts of land; and

WHEREAS, the City Commission of the City of Harlingen, finds that the inclusion of such additional area will be of benefit to the City of Harlingen; now therefore

BE IT ORDAINED BY THE CITY OF HARLINGEN:

Section 1. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Commission and made a part hereof for all purposes as findings of fact.

Section 2. The Property, lying outside of, but adjacent to and adjoining the City and located within the City's ETJ, is hereby annexed into the City, and the boundaries of the City are extended to include the Property within the corporate limits of the City. From and after the date of this ordinance, the Property shall be entitled to all the rights and privileges of the City and shall be bound by all the acts, ordinances, resolutions, and regulations of the City.

Section 3. The City finds annexation of the Property to be in the public interest due to the Property promoting economic growth of the City.

Section 4. The City Manager is hereby authorized and directed to take appropriate action to have the official map of the City revised to reflect the addition to the City's Corporate Limits and the City Secretary is directed to file a certified copy of this Ordinance in the office of the County Clerk of Cameron County, Texas, and in the official records of the City.

Section 5. If for any reason any section, paragraph, subdivision, clause, phrase, word, or other provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word, or provision of this ordinance, for it is the definite intent of this Commission that every section, paragraph, subdivision, clause phrase, word, or provision hereof shall be given full force and effect for its purpose.

Section 6. This Ordinance will take effect upon its adoption by the City Commission in accordance with the provisions of Article V, Section 5 of the City Charter.

APPROVED ON FIRST READING on this 6th day of May 2026.

APPROVED, PASSED, AND ADOPTED ON SECOND AND FINAL READING on this 20th day of May 2026.

CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

Mayra Herrera, City Secretary

Exhibit "A"

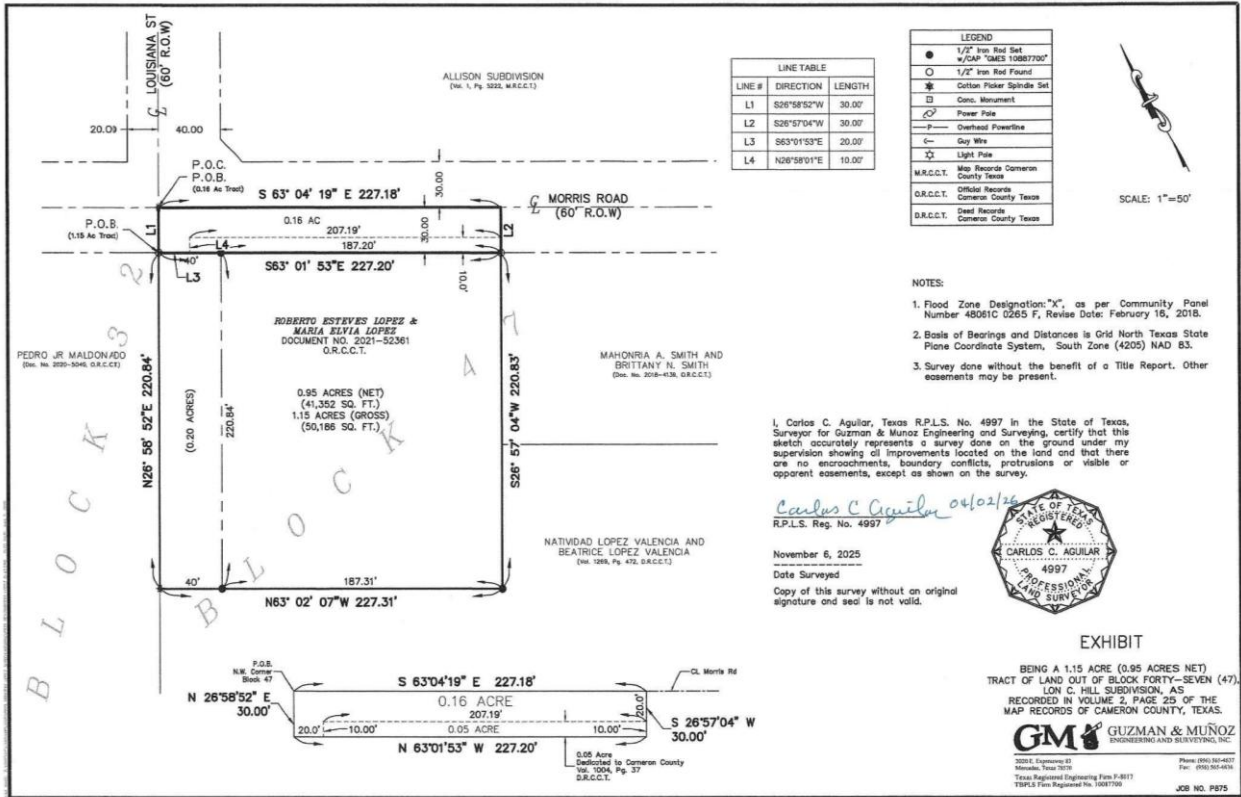


Exhibit "B"



GUZMAN & MUÑOZ
ENGINEERING AND SURVEYING, INC.

2020 East Expressway 83
Mercedes, Texas 78570

PHONE: (956) 565-4637
FAX: (956) 565-4636

METES & BOUNDS DESCRIPTION
0.16 ACRE TRACT

Being a 0.16 Acre Tract out of Morris Road (a 60-Foot Right of Way), out of Block 47, Lon C. Hill Subdivision, Cameron County, Texas as recorded in Volume 2, Page 25, Map Records of Cameron County, Texas, said 0.16 Acre tract to be dedicated to the City of Harlingen and being more particularly described as follows:

COMMENCING at a cotton picker spindle set at the intersection of the centerlines of Morris Road (60-foot ROW) and Louisiana St (60-foot ROW), said intersection being the Northwest corner of said Block 47, Lon C. Hill Subdivision and the Northwest corner of said 0.16 acre tract and the **POINT OF BEGINNING**

THENCE, S 63° 04' 19" E, along the centerline of Morris Road, a distance of 227.18 feet to a point for the Northeast corner of the herein described 0.16 acre tract;

THENCE, S 26° 57' 04" W, at a distance of 20.0 feet pass the Northeast corner of a 0.05 Acre strip of Right of Way dedicated to Cameron County as recorded in Volume 1004, Page 37, Deed Records of Cameron County, Texas, continuing for a total distance of 30.00 feet to a found 1/2 inch iron rod for the Southeast corner of the herein described 0.16 Acre tract, same being the Southeast corner of said 0.05 Acre strip, same being the Northeast corner of the Roberto & Maria Lopez tract as described in Document No. 2021-52361, Official Records of Cameron County, Texas;

THENCE, N 63° 01' 53" W, at a distance of 207.20 feet, pass the Southwest corner of said 0.05 acre strip, continuing for a total distance of 227.20 feet to a cotton picker spindle set for the Southwest corner of said 0.16 Acre tract, same being the Northwest corner of said Lopez tract;

THENCE, N 26° 58' 52" E, along the West boundary line of said Block 47, a distance of 30.00 feet to the **POINT of BEGINNING** and containing 0.16 Acre of land, more or less.

Basis of Bearings is Grid North, Texas State Plane Coordinate System, South Zone, (4205), NAD 83.

Carlos C. Aguilar
Carlos C. Aguilar, RPLS No. 4997 (TX)
GUZMAN & MUNOZ Engineering
& Surveying, Inc.
TBPE&LS Firm Registration No. 10087700

04/02/26
Date



Exhibit "B"



GUZMAN & MUÑOZ
ENGINEERING AND SURVEYING, INC.

2020 East Expressway 83
Mercedes, Texas 78570

PHONE: (956) 565-4637
FAX: (956) 565-4636

METES & BOUNDS DESCRIPTION
Lot 1, Block 47, Lon C. Hill Subdivision
Cameron County, Texas

Being a 1.152 Acre (1.00 Acre Net Acreage) Tract of Land out of Block Forty-Seven (47), Lon C. Hill Subdivision, Cameron County, Texas as recorded in Volume 2, Page 25, Map Records of Cameron County, Texas, said 1.152 Acre tract out of the 16.191 Acre tract deeded to Natividad Valencia and Beatrice Lopez Valencia as recorded in Volume 1269, Page 472, Official Records of Cameron County, Texas, said 1.152 Acre tract being more particularly described as follows:

COMMENCING at the centerline intersection of Morris Road (60-foot ROW) and West Louisiana Street (60-foot ROW), said intersection being the Northwest corner of Block 47, Lon C. Hill Subdivision, as shown on the map recorded in Volume 2, Page 25, Map Records of Cameron County, Texas; THENCE, along the centerline of West Louisiana Street, same being the West boundary line of Block 47, S 26° 58' 52" W, a distance of 30.0 feet to a found 1/2 inch iron rod for the Northwest corner of said 1.152 Acre (Gross Acreage) tract and the POINT OF BEGINNING of the herein described tract;

THENCE, S 63° 01' 59" E, at a distance of 30.0 feet, pass the East boundary of the West Louisiana Street ROW and the Northwest corner of said 1.00 Acre lot, continuing for a total distance of 227.20 feet to a point for the Northeast corner of the herein described lot;

THENCE, S 26° 57' 04" W, a distance of 220.83 to a point for the Southeast corner of said 1.00 Acre lot described herein;

THENCE, N 63° 02' 07" W, at a distance of 197.31 feet, pass the Southwest corner of said 1.00 acre lot and the East line of the West Louisiana Street ROW, continuing for a total distance of 227.31 for the Southwest corner of said 1.152 Acre tract and the centerline of West Louisiana Street;

THENCE, N 26° 58' 52" E, a distance of 220.84 feet to the POINT of BEGINNING and Containing 1.152 Acres (Gross Acreage) of land, more or less.

Basis of Bearings in Grid North, Texas State Plane Coordinate System, South Zone, (4205), NAD 83.

Carlos C. Aguilar
Carlos C. Aguilar, RPLS No. 4997 (TX)
GUZMAN & MUNOZ Engineering
& Surveying, Inc.
TBPE&LS Firm Registration No. 10087700

03/02/26
Date



Exhibit "C"

ANNEXATION SERVICE AGREEMENT

SECTION 1. Pursuant to the provisions of V.T.C.A., Local Government Code Section 43.0672, in connection to the voluntary annexation of 1.15 acres of land out of Block 47, Lon C. Hill Subdivision, with a 0.16 acre tract out of Morris Road (a 60-foot right-of-way), out of Block 47, Lon C. Hill Subdivision, Cameron County, Texas, the owners(s) of the land in the area and the City of Harlingen ("City"), collectively referred to herein as the "Parties", hereby enter into this written Annexation Service Agreement as follows:

- A. Services to be provided on the effective date of annexation unless otherwise specified.
1. Police Protection
Patrolling, radio response to calls and other routine police services using present personnel and equipment will be provided on the effective date of annexation. Patrol positions will be added when population warrants.
 2. Fire Protection
Fire protection by the present personnel and equipment of the fire fighting force within the limitations of available water will be provided on the effective date of annexation.
 3. Emergency Medical Services
Emergency medical services will be provided through contract services on the effective date of annexation.
 4. Environmental Health and Code Compliance
Health protection including the elimination of weedy lots, illegal dumping, unsanitary septic systems, sources of standing water and other public nuisances will be provided on the effective date of annexation.

Regulation of animal and fowl density will be provided on the effective date of annexation.
 5. Solid Waste Collection
Pick up will begin on the effective date of annexation at the same level of service and cost provided to other similar areas presently found within the City of Harlingen.

Brush collection will be on a periodic basis as established by the City Sanitation Department with an active utility account.

Exhibit “C”

- 6. Operation and maintenance of public water and wastewater facilities
Routine maintenance of existing water and wastewater facilities owned by Harlingen Waterworks System that are not within the service area of another water or wastewater utility will begin on the effective date of annexation.

- 7. Operation and maintenance of public roads and streets
Routine maintenance of public roads and streets will begin on the effective date of annexation on the same basis as presently occurs in the city.

SIGNED this ___ day of _____, 2026.

CITY OF HARLINGEN

By: _____
Gabriel Gonzalez, CPM, City Manager

PROPERTY OWNER(S) OF THE PROPERTY DESCRIBED ABOVE

By: _____
Roberto Lopez

By: _____
Maria Elvia Lopez