

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

**TUESDAY, MAY 12, 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 28, 2026

ACTION ITEMS/PUBLIC HEARINGS

- 1) Public hearing and take action to consider a request to amend the previously approved Special Use Permit (SUP) to allow a Civic Lodge in a Multi-Family Residential ("M-2") District, located at 2006 Whalen Road, bearing a legal description of 2.5420 acres out of the South 5 acres and 0.62 acres out of 2.1550 acres, also out of the South 5 acres, Lot 14, Block 147, San Benito Land and Water Company Subdivision. Applicant: Narciso Vilella III (Commander), c/o Veterans of Foreign Wars Post 2410.
 - a. Presentation by city staff
 - b. Public Hearing
 - c. Consider and take action to recommend the Special Use Permit (SUP) request to the City Commission
- 2) Public hearing and take action to consider a request for a Special Use Permit (SUP) to allow a bar in a Light Industry ("LI") District located at 1510 N. Commerce Street, Suite A, bearing a legal description of Lot 3, Block 1, Replat of Casa Blanca Subdivision. Applicant: Tomas Diaz

- a. Presentation by city staff
 - b. Public Hearing
 - c. Consider and take action to recommend the Special Use Permit (SUP) request to the City Commission
- 3) Assistant Planning and Development Director's report by Joel Olivo, Assistant Planning and Development Director.
- a. Status report on items considered by the Planning and Zoning Commission at the April 28, 2026, meeting:
 - i. 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
 - ii. 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

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 6th day of May 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 28, 2026

The regular meeting of the Planning & Zoning Commission was held on Tuesday, April 28, 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
Carlos Sanchez, P.E.	Vice Chairman
Vanessa Cantu	Commissioner
Wandy Cruz-Velázquez, J.D., M.A.	Commissioner
Raul L. Flores	Commissioner
Dagoberto Peña	Commissioner

COMMISSIONERS ABSENT:

Carly Thomas 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
Mark Sossi	City Attorney
Nadia Lopez	Assistant City Engineer
Dr. Josh Ramirez	Assistant City Manager for Internal Services

PLEDGE OF ALLEGIANCE/WELCOME

Chairman Consiglio confirmed that quorum was present and called the meeting to order on Tuesday, April 28, 2026, at 5:32 p.m. He led the group in reciting the Pledge of Allegiance.

The Chairman again welcomed everyone.

CONFLICT OF INTEREST

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

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

CITIZEN COMMUNICATION

AGENDA ITEMS

Approval of Minutes

1. Regular Meeting of April 14, 2026

Chairman Consiglio presented the approval of minutes. He noted that there is a minor update in noting that Commissioner Sanchez was present. He asked the Board if they knew of any other modifications or if there was a motion for approval [pending the correction]. Cmr. Perez made the motion to approve. Cmr. Cruz-Velázquez seconded the motion. The motion was moved to a vote. The motion passed unanimously.

At this point in the meeting, Planning and Development Director Ana Hernandez informed the Chairman that Citizen Communication was skipped. The Chairman apologized. Chairman Consiglio asked if anyone signed up for Citizen Communication. He was told no. He thanked the Director for keeping them in check.

CONSENT AGENDA

Prior to presenting the Consent Agenda items, the Chairman provided a disclaimer that the items are generally done in one motion but indicated that he would like to discuss them. He said he had just a few questions and said that these would be taken out. The Chairman indicated he would just go into his questions.

- 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.**

The Chairman noted that this body approved a bigger plan, a bigger development, that included townhomes and some type of food park that was all part of the discussion and approval process for everything for everything this Board did. He asked if this [item] changes that whole thing at that point. Ms. Núñez said no and explained that they are separate. She said that the discussion of the townhomes and the food park is Phase II (two) and that this particular subdivision [being discussed] is Phase I (one), which is north and adjacent to west Tyler [Avenue]. The Chairman asked if anything that they approved in the past a part of that. Ms. Núñez again said no and said that they were separate. The Chairman confirmed that they were always separate. Ms. Núñez said that was correct. Chairman Consiglio said that this was the concern, having gone through this whole approval of something and then something else coming in that might not fit what the Board had approved in the past. Ms. Núñez stated that the developer wanted to keep Phase I (one) and II (two) separate. She said that Phase I (one) is solely for commercial and then Phase II (two) encompasses the food truck park and the townhomes. Chairman Consiglio asked if there were any other questions for Staff on Consent Agenda item 1 (one). Upon hearing none, he asked if there was a motion for Consent Agenda item 1 (one), which is found on page eight (8) of the [meeting] packet.

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

- 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.**

For item two (2), Chairman Consiglio stated that his concern is that the industrial park is going to go right up to those people's backyards. He asked if there is going to any buffer at all from... Ms. Núñez referred to the plat and explained that one of the lots is a detention part/park and that the industrial lots were in another area. The Chairman confirmed that this was for Light Industry, asking if Staff dictated that or it says so on the item. Ms. Núñez clarified that the zoning was Light Industry (LI). The Chairman acknowledged that it was already zoned Light Industry (LI) and that this was just about the construction plans. The Chairman again confirmed that there was some type of buffer between what might come in.

Chairman Consiglio asked what can go into Light Industry, generally speaking, for public awareness. Ms. Núñez said that it includes manufacturing and warehouse use and stated that a lot of this area was already zoned Light Industry (LI). She said that she believed RL Carriers was along the frontage road and reiterated that a lot of that area is already industrial. Chairman Consiglio asked where McCoys is located. Ms. Núñez said it was further south and also added that that a little further south was Matt's [Building Materials] and a lot of warehouse use. The Chairman acknowledged the response and reiterated that the concern was just to make sure that there was a little bit of buffer between the residential and if there is manufacturing, to soften that transition.

Director Hernandez added and FYI that there is an existing [walking] trail that has already been built. Chairman Consiglio asked if it was the City of Harlingen. Ms. Núñez said yes and stated that it was part of the subdivision. The Chairman confirmed that this was right in City Limits and that the other

side was Primera. Director Hernandez stated that it was within the boundary but that the property was designed to be the buffer between the industrial park and the residential that's adjacent. The Chairman acknowledged the responses.

Chairman Consiglio asked if there were any other questions for Staff on the items

Cmr. Peña asked if this was the area that last time we had a flood, got out of control there. Ms. Núñez said that this was one of the areas that she knew of that engineering has been working with TxDOT to address that. She explained that this area there was TxDOT right-of-way and pointed out some areas of development in the area where this is being addressed through those developments. Cmr. Peña asked if [Engineering/TxDOT] thought they saw a solution. Ms. Núñez said that she wouldn't be able to answer that but noted that the Assistant City Engineer was present. Cmr. Peña said that the reason he was asking was because this [development] is something that is going to take up a lot of ground that could otherwise allow water to saturate into the ground. He said he knew where this area was and expressed concern. Ms. Núñez stated that this was something the City was looking at and that Engineering was very well aware of this area. She said she knew that City Engineer Roberto Hernandez had been working on it. Ms. Núñez shared that he was not present today but reiterated that Nadia [Lopez], the Assistant City Engineer was there. Chairman Consiglio addressed Ms. Lopez and asked if she had anything maybe address Cmr. Peña.

Nadia Lopez, Assistant City Engineer

Ms. Lopez introduced herself before the Board, for the record. Ms. Lopez stated that she was not completely aware of the exact plan for the drainage issue on this one but that she did know that this development does have a pretty oversized detention area in there as well that would alleviate a lot of the problem. She said that some of the subdivision will drain into that pond eventually.

Chairman Consiglio asked if the detention pond that is going is or is going to be engineered for fifty (50) year [storm] minimum. Ms. Lopez said this was correct. It is for fifty (50) year [storm] minimum but that it's actually designed for more than that. She estimated it would be over twenty-five percent (25%) more capacity for it. She indicated that it is on the west side of that property for this development and so it is right next to the residential development.

Chairman Consiglio shared that serving on the Cameron County Drainage District Board, they have had significant improvement. He said they are partnering with the City of Harlingen on the drainage ditch running along [Business] 77 there, which this would feed into. He said there was also a ditch he thought that runs along Roosevelt [Road] that would eventually make its way into North Business 77. He mentioned that there was the Secluded Acres ditch that has been widened by the City. And then he also said that they have a major grant where it get cuts off there on [Business] 77 and Industrial Boulevard. He said he thought they had a thirteen million (\$13,000,000) grant working with FEMA on to increase that widening as well. He said that there was a lot happening, he thought, on drainage with the detention there but also infrastructure wise with widening the ditches and then improving some crossings under [Business] 77 which have all been approved. He said that was more of an FYI. The Chairman addressed Cmr. Peña telling him that was a good question.

Chairman Consiglio asked if there was any other questions for Staff or if there was an approval or motion rather for Consent Agenda item number two (2). 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. The Chairman thanked the Board for letting him take [the items] out of consent to ask a few questions.

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**

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

- The Legal Notice Map with the Subject Property highlighted was used to present the subdivision.

- Mr. Sanchez made reference to the project timeline for this rezoning. He stated that there was a mail out where Staff sent out fifteen (15) letters and reported that Staff didn't receive any negative comments on this rezoning from Not Designated Residential (N) to Single Family Residential District (R1).
- The rezone is for a future proposed future one hundred and fifty-four (154) lot single family residential subdivision that is being reviewed under the name of Altas Palmas Phase II Subdivision.
- The Future Land Use Plan for this area designates this area as low density residential. This is comparable to single family residential and single family residential is what is seen in the area. The requested zoning is consistent with the Future Land Use referenced earlier.
- [The request] is consistent with the surrounding zoning and the surrounding land uses.
- The tract of land is currently vacant.
- The Future Land Use Map was referenced on the presentation slides.
- Since the criteria is met for rezoning, Staff is recommending approval of the rezoning request.

Chairman Consiglio thanked Mr. Sanchez.

The Chairman inquired about the total acres being forty-one point seven-two. Mr. Rodriguez confirmed that this was the total acreage and that it is comprised of the different parcels read earlier [for the item]. The Chairman then asked about the total number of lots that were mentioned to be proposed. Mr. Sanchez said it was shown to be one hundred and fifty-four (154) lots. The Chairman asked about the basic math on this per lot. He estimated a third of an acre. Mr. Sanchez indicated that it was almost. The Chairman asked how this fit versus City lots. Mr. Sanchez stated they were standard-sized and pretty close to the city's minimum required, which is six thousand (6,000). Mr. Sanchez said they did conform to the minimum required City size. The Chairman confirmed that they were now only talking about rezoning and that later on they would have to come back for other items. Mr. Sanchez said yes and said that they are currently going through the review process. He said they have gotten some approvals for the subdivision part. He reiterated that today we are just talking about the rezoning.

Chairman Consiglio asked about the current zoning designation. He asked if they could put whatever they want right now. He asked what they could put. Mr. Sanchez said that there is no designation and that there are very limited uses and that this is why they were wanting to go to Single-Family Residential (R1) because it will allow them to do single-family lots.

Chairman Consiglio asked what the options were for the developer outside of single-family. He asked what the options were for rezoning and asked about multifamily. Mr. Sanchez repeated that [the subject property] is not really zoned for a lot of uses so the uses are very limited and added that it was mostly agriculture that you see. Director Hernandez asked for clarification. The Chairman said he was asking if, beyond single-family, they could do multi-family. Director Hernandez indicated it would be residential so that is the only zoning they could get. The Chairman if they would not get Multi Family if they asked for it. Director Hernandez said that the area was low-density residential and that at most they could do duplexes. Chairman Consiglio indicated he was just trying to understand and that this is the best zoning option from going from Non-Designated to Single Family. Director Hernandez stated that regardless, the request was for R1 (Single Family Residential) and that it was a very low-density area. The Chairman said he understood. Director Hernandez said that it was a very low density and said that it was probably three (3) or four (4) dwelling units per acre. The Chairman acknowledged the responses and asked if there were any other questions for Staff.

Cmr. Cruz-Velázquez asked what street will be used for access. Mr. Sanchez said that the future street is going to north and indicated that Beckham Road will go through that. He described the street to go north along the east side of the property and projected to continue in future phases to Wilson Road. Mr. Sanchez indicated that this was just one (1) phase of many. Staff assisted the Board with the map identifying the location of Beckham Road, getting oriented to the location of the ditch on the map and getting their bearings. Cmr. Cruz-Velázquez who lives in that area stated that she just wanted to make sure that drainage is addressed in this area because they have had flooding there a few times.

Nadia Lopez, Assistant City Engineer

Ms. Lopez returned to the podium. She explained that this is part of an overall development that is going to extend all the way up, down to Wilson Road. She said that they do plan on expanding the ditches, explaining that there are ditches running along the north boundary of this property and then along the east boundary. She said they will be expanding that as well.

Ms. Lopez shared that their first phase is actually just South of the property line and said that within that first phase, they going to start extending Beckham [Road] up to this next phase, Phase II. She said that Altas Palmas [Road] will also be extended and that it will go through the subdivision, not necessarily next to the ditch. She said it will be one of the local residential roads there. Cmr. Cruz-Velázquez acknowledged the response.

Cmr. Cruz-Velázquez asked if this will be high end types of homes. Cmr. Cantu indicated she did not think so based on the six thousand (6,000) square feet lots. City Planner Sol Hernandez joined the conversation. She said that they are not going to be multi million (\$100,000,000) homes but that they are going to be very nice. Ms. Núñez shared that the developer was Zarate Home and Designs for those that know him and said that they do very good work. She shared that they are going to develop the entire area to eventually connect Beckham Road to Wilson Road. She said the same would happen with Altas Palmas and that there is actually going to be a turnaround proposed at Altas Palmas to go to Wilson Road. Cmr. Cruz-Velázquez noted that it doesn't at this time. Ms. Núñez also shared that they are going to give more road within that subdivision for more fluidity. Chairman Consiglio made note for the record that Zarate Management is on the item as the applicant. Ms. Núñez confirmed this. Ms. Núñez reiterated that this was just the rezoning and that the subdivision will come later. She added that part of the subdivision would come because this was a seven (7) or eight (8) phase subdivision.

Chairman Consiglio acknowledged an individual from the public, letting her know that a public hearing would take place soon.

The Chairman asked if there were any other questions for Mr. Sanchez. Upon hearing none, the Chairman thanked Mr. Sanchez for the good presentation and proceeded to the Public Hearing.

The Public Hearing was opened. He instructed that if [someone] would like to speak on the item, they could approach the podium, stating their name and address for the record. He indicated that everyone would have a reasonable amount of time to speak and also instructed that they could raise their hand if they had the same sentiment.

Betty Warrington, 129 N. Nueces Park

Ms. Warrington introduced herself before the Board. She said she lives in the very back of where [the development] is coming in. Mr. Warrington indicated she had a couple of concerns. She noted her agreement for the intelligence and statements from Cmr. Cruz-Velázquez. She said that Cmr. Cruz-Velázquez must know the area saying that it floods when it rains. She said she has pictures and said that Stuart Place Road becomes Stuart Place River. She said that the last flood was bad and that water even came up on our road like four (4) or five (5) houses in from Stuart Place River. She said that they were blocked in and that they can't even get out and won't be let out. She said they had to wait until the water goes down, noting that the north side is worse than going out on the south side of Nueces Park.

Ms. Warrington stated that she had a big concern, noting that she had spoken with Mr. Sanchez, noting that he had been very nice on the phone. She was concerned that the [property] line was right up to their property [on the legal notice map sent. She said she mentioned to him that there is a drainage ditch there and that you can't build on top of it. She said Mr. Sanchez called her back and told her they were going to leave one hundred, eighty-two point one (182.1) feet from their property line to the property line for those houses. She said that now she was hearing they were going to expand that ditch and wanted to know if there was going to be more property left between them and theirs. Chairman Consiglio said that right now they don't have construction plans but suggested that maybe the assistant engineer could...

Nadia Lopez, Assistant City Engineer

Ms. Lopez approached the podium to address Ms. Warrington. She said she believed that they would be expanding within the right-of-way that they have already. The Chairman also finished her sentence to add "right'-of-way" and asked if it was ninety (90) and ninety (90) from the center of the ditch. Ms. Warrington said she didn't think so. Mr. Sanchez indicated it was approximately one hundred and eight-two (182) [feet], and referring to what Ms. Lopez had said, described as perhaps bridging. Ms. Lopez said that was correct and said that they would be expanding and making it wider within that easement. She said that if anything, it would be taking them further up north and wouldn't be taking up any additional property to the south. Chairman Consiglio noted that in this particular case, [Ms. Warrington's] concern would be the east and west. Ms. Warrington agreed, saying that she would live on the east side of that subdivision, in Nueces Park. Ms. Lopez said that she believed they would be

taking a little bit more easement area there in order to expand that ditch, in the east side. The Chairman added that this would be to widen it. Ms. Lopez said that this was correct, to widen it.

Ms. Warrington asked where the water was going to flow from the subdivision and if it would be to those ditches. She commented that she didn't care how much they were widened, that they get full fast. The Chairman acknowledged her comment stating that this was a bigger conversation on the whole drainage network. The Chairman shared that he is a director on the [Cameron County] Drainage District #5 Board as well. He said that he could tell her, as mentioned in the last item, about the infrastructure improvements going on at the intersection of Business 77. He likened the seventy (70) miles of drainage to the elbow being connected to the knee. He said they were constantly trying to find those restrictions and improve them. He said that some of our infrastructure was still from 1936 when some farmers put it in and they put a little twenty-four (24) inch pipe. With that said, he said that on the City's behalf and the Drainage District's behalf, there was definitely [effort] to improve drainage. He shared that there is an engineer on the [Planning and Commission] Board as well and said that everyone was focused on improving drainage. He reiterated that this was just the zoning but that once they go into the construction plans, they will have to meet the minimum requirement for fifty (50) year storm, they will have to have detention, they'll have to have the licenses to put that water into CCDD5 Drainage (Cameron County Drainage District #5) which he said their goal was to get it to the gulf. He said that all he could see was that they have done some improvements. He also said that he thought that his commissioner here could also testify that they have done some improvements on that ditch right behind to improve. Ms. Warrington asked where the improvement had taken place. The Chairman stated that it was in that area. He described a ditch in the area that runs east and west. Ms. Warrington said they ran east and west and also north and south and that they were all interconnected. The Chairman said that was correct. He referenced the one that runs east and west and said that what he was getting to was how it is all connected. Ms. Warrington agreed and said that this is why she is worrying. She said that all this farmland used to absorb water but is not going to absorb it and the water is going to go into those ditches and that is going to cause more flooding. The Chairman again addressed that [the developer] will have to go through the construction plans and that they will have to be engineered for a fifty (50) year storm. He said that the storm that hit in March was a one thousand (1000) year storm. Ms. Warrington commented that it does happen. The Chairman agreed that it was too frequently lately. The Chairman acknowledged that he was off topic and apologized to the Board. He regrouped to say the item was zoning and that her concerns about drainage are definitely on top of mind of the City leadership, the Planning and Zoning Department along with the organization he represents, Cameron County Drainage District #5, as well.

Ms. Warrington asked about the exit to get back there, either through Altas Palmas [Road] or Beckham Road. Chairman Consiglio told her that he has not seen construction plans. He said he didn't know that road and what they were going to do. Ms. Núñez approached the podium to address the question. Ms. Núñez said that eventually, although not presented currently because this was just a zoning request, once all the phases are complete, Altas Palmas [Road] will connect to Wilson [Road], and Beckham Road will connect to Wilson Road as well. She pointed out to where Beckham Road dead ends. She said there are barricades out there. She explained that they are going to connect all the way up to Wilson Road. Ms. Warrington asked if Beckham Road will end up going by the ditch and on what side of the ditch. Ms. Núñez said yes and that it would be on the west side. Ms. Warrington asked if it would be by her house. Ms. Núñez described that there is going to be one hundred and eighty-two point one (182.1) feet and then there are homes. She said that after those homes is where the road is going to go and that it wouldn't be right adjacent to her property or to the ditch. Ms. Warrington indicated she still felt lost on where the road would go. She asked that Ms. Núñez use the pointer again. Ms. Núñez described that it would be kind of in the middle, more to the west. Ms. Warrington asked if Beckham Road would go through the subdivision or outside. Ms. Núñez said it would go inside.

At this point Chairman Consiglio regrouped the meeting saying that they were off topic on this and that they have to stick [to the item being presented]. Ms. Warrington said that she just really wants to know what is going to go on. The Chairman said he understood but that they need to follow what is on the agenda and that it was just zoning right now. He said that the construction plans he kind of let go a little bit to help try address that. He said there would be future meetings where they will have that item, and he told Ms. Warrington to please come back to those and that that was the time to talk about those. Ms. Warrington again addressed Cmr. Cruz-Velázquez as the intelligent lady who sees there could be problems. She said she appreciated that. The Chairman said [her concern] was duly noted and that again, everything [the developer] submits for construction has to meet the minimum standards for drainage including this entity as well as Drainage District #5. Ms. Warrington thanked the Board for their time. The Chairman acknowledged her response and thanked her for being present.

The Chairman asked if anyone present would like to speak on this item. He addressed the audience and said that if they agreed, they could raise their hand. He acknowledged two hands up in the back. The Chairman again asked if anyone would like to discuss this item or if they should close the Public Hearing.

Cmr. Cruz-Velázquez indicated she had a question. The Chairman stated that he would close the Public Hearing and stated that there will be another meeting with the elected body, the City Commission, next week actually. He addressed the audience and said there would be an opportunity to make sure concerns about drainage were raised. He repeated that this was a big priority of the elected body referencing the mayor and City Commission. He addressed the City Attorney present saying that he didn't want to speak out of turn but thought this was fair to say. The Chairman again asked if there were any questions for Staff and acknowledged Cmr. Cruz-Velázquez.

Cmr. Cruz-Velázquez indicated she would go back to the question originally asked by the Chairman. She asked what other uses that land would be good for. Director Hernandez said that she would say the same thing – single family. Cmr. Cruz-Velázquez noted that eventually this would happen. The Chairman also acknowledged that either one way or the other. Cmr. Cruz-Velázquez said she would be on the look out for the drainage. The Chairman stated that they would be on it and proceeded to asked if there were any other questions for Staff, or if there was a motion. The motion passed by a vote of 3 with Cmr. Cruz-Velázquez abstaining.

Cmr. Sanchez made the motion that the rezoning request be approved. Cmr. Peña seconded the motion. The Chairman asked if there was any further discussion and upon hearing none, move the motion to a vote.

Chairman Consiglio addressed the room. He stated that City Staff were here to help our citizens with any questions and to please feel free to reach out to Planning and Zoning as well.

Chairman Consiglio acknowledged the presence of Assistant City Manager for Internal Services, Dr. Josh Ramirez

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

Assistant Planning and Development Director, Mr. Olivo, presented the request to rezone before the Board as follows:

- The Legal Notice Map with the Subject Property highlighted was used to present the item.
- The request to rezone is to allow for light industrial use on the property.
- The property was described to be on the south side of Primera Road, just west of Expressway 77.
- The Survey of the Subject Property was presented.
- The Subject Property has about two hundred and forty-seven (247) feet of frontage on Primera Road and a depth of about nine hundred and fifty-six (956) feet at its longest point.
- An Aerial View of the Subject Property was presented. The Subject Property is currently vacant. The Subject Property was described as an irregular shaped property.
- Most of the Surrounding [Land] Uses are in Primera City Limits. To the north and west, its Primera City Limits and its residential use. To the northeast is also in Primera City Limits and it is a church. To the southeast, it is inside City Limits and it's a proposed residential subdivision. And of course, to the south, is that proposed Industrial Park at Roosevelt which was just on your agenda or that subdivision.
- This [Subject] Property is a continuation of that proposed Industrial Park at Roosevelt and this property was actually annexed back in July 2024 with the intent of it being in Light Industrial Use, which is what they are proposing.
- A Street View of the Subject Property from the north on Primera Road was presented. The Subject Property can be seen to be vacant.
- A Street View of the Subject Property from the east on Primera Road was presented.
- A Street View of the Subject Property from the west on Primera Road was presented.
- Future Land use shows [the Subject Property] as an Institutional Use and although it's not consistent with the Future Land Use Plan, it is consistent with the Industrial zoning to the south

Mr. Olivo reiterated that the [Subject Property] has frontage on Primera Road. He described Primera Road as a fifty-six (56) foot wide, four (4) lane with a center lane paved street with direct access to Interstate 69E.

- Property owners within a two hundred (200) foot radius were notified. Staff did not receive any objections to the requested rezoning.
- Staff is recommending approval of the Request.
- Mr. Olivo made himself available to take any questions on the item.

Chairman Consiglio thanked Mr. Olivo for the good presentation and proceed to ask a question about the item.

The Chairman said that being that [the City of] Primera surrounds [the Subject Property], he asked if a citizen of Primera living off Hancock [Drive] had objected to it, whether it would count. Mr. Olivo said no. The Chairman commented that there was no real possibility for our neighbors who are residents [of Primera] to voice concern over having a warehouse behind their home. Mr. Olivo stated that the property owners who were notified did not object. Cmr. Cruz-Velázquez asked if the church was included in [them mailout]. Mr. Olivo stated that they were not included because they are not inside the City Limits. He said they are in Primera so it wouldn't count and that [Staff] was only responsible per the local government code to notify the property owners inside the City Limits, which Staff did. He added that Staff is also responsible for putting an ad in the paper and Staff did. He said Staff was in compliance with State Law.

Chairman Consiglio started to ask a question. He noted that unfortunately Mr. Campos was not present to represent the organization. The Chairman asked if the EDC (Economic Development Corporation) owned the property. Mr. Olivo confirmed that they do own the property and that it was going to be for future light industrial use. He said it was part of the same industrial park to the south that they are proposing and currently subdividing. Mr. Olivo said they have not submitted any plans for this portion yet. Chairman Consiglio commented that there were tons of industrial parks out by the airport and industrial parks that are just unused. Cmr. Sanchez asked if there would be a buffer between the residential... Mr. Olivo stated that there would be a required buffer. He said there would have to be a ten (10) foot set back adjacent to the residential use and plus, they'd have to provide a six (6) foot cedar fence along the property. The Chairman acknowledge the response.

Cmr. Cruz-Velázquez indicated she had a comment. She said she understood what the law requires. She said she felt a little uncomfortable that the church does not know that this is going to happen there. She said she knows that church but clarified that she was not a member. She supposed they would have seen it in the paper and asked Mr. Olivo if this was what he was saying. Mr. Olivo agreed that they might have seen it in the paper and re-stated that an ad was placed in the paper as required by State Law. Cmr. Cruz-Velázquez acknowledged the response but stated that this was her only hesitation because the way the [City Limit] line is, is really weird. She said that everything was in Harlingen except the church. She referred to the little piece that wasn't in it.

Chairman Consiglio asked if there was a clear plan or timeline. He posed a scenario asking if this was just the EDC going through their portfolio of land and finding land that isn't zoned so they do and we don't know if anything will go in there in the next ten (10) years. Mr. Olivo said they didn't have a specific timeline but said he knew they were working on the first phase, which would be the industrial park to the south. He said he supposed this was the second phase and would be a continuation of it. The Chairman acknowledged the response.

Chairman Consiglio asked if the item would come back in if anything were to come in. He used the example of them subdividing. Mr. Olivo confirmed that it would. He said that if they were to subdivide, when the subdivide that portion, they would have to bring it before this board. The Chairman acknowledged the response. He commented about being good neighbors. He said he thought it was important that we don't build a scrap yard behind someone's home that they've probably worked very hard to have. He added that he thought the EDC should represent our citizens and that way be good neighbors. He said he would leave it at that stating that there was a public hearing on this item and proceeding to it.

The Public Hearing on the item was opened. The Chairman asked if anyone would like to speak on this item and asking them to approach the podium and state their name and address for the record.

Luis Valdespino, 420 E. Austin Avenue

Mr. Valdespino introduces himself before the Board. He started by first thanking the Board for their conversation there and the concern about the neighbors. He said that if it was any of our homes in the area, we would want people to be looking out for us too. He said he knew there were state laws and that this came up at something else recently at the Commission that everyone met the requirements but said that there wasn't true consideration given to neighbors and that was something for the City Commission. He said he wanted to reiterate that he appreciated that. He said he didn't know if [the Board] can recommend to the City maybe to put something additional there for further requirements besides what the City or the State requires, just so that we are looking out for our neighbors. Mr. Valdespino again thanked the Board for having that conversation so that we are trying to take care of each other. Chairman Consiglio thanked Mr. Valdespino and told him he appreciated that.

Chairman Consiglio asked if anyone else would like to speak on this item, asking them to please approach the podium. Upon seeing and hearing from none, the Public Hearing was closed.

Chairman Consiglio stated that this was just a rezone and that there was a whole lot more to happen. He said that we had a tremendous team here and Staff that are looking out. He asked if there was a motion that someone would like to make. Cmr. Flores made the motion for approval. There was no second. The Chairman asked if there was another motion.

Cmr. Cruz-Velázquez made the motion for approval with the condition that they actually inform someone at the church. The Chairman told her he didn't know if they can do that. Cmr. Cruz-Velázquez agreed. Director Hernandez informed the Board that they cannot put conditions on a rezone. She added that she could offer herself to call the church herself to let them know. She said that even if that was the case and even if they object, they are outside City Limits. The Chairman acknowledged this response. Cmr. Cruz-Velázquez stated that it wouldn't count. The Chairman pointed out that their congregation may not be [outside City Limits].

Cmr. Sanchez clarified that even if they were to recommend [approval] to City Commission, the City Commission ultimately would be the one taking. He said that anybody out there that might want to come and voice their concerns still has an opportunity to go before the City Commission.

Chairman Consiglio restated that this was just a rezone and said that once they come to subdivide, they can throw all sorts of things. Cmr. Cruz-Velázquez acknowledged his comment. Director Hernandez stated that she couldn't obviously speak on behalf of the EDC but said that they were following the same logic by trying to create a buffer by installing the walking trail between the industrial park, and that it was the same situation. The Chairman acknowledged the response and commented about connecting those trails.

Chairman Consiglio asked if there was another motion or if [the item] just dies and they move on to the next item. Attorney Sossi stated that if there is not a motion to pass then it just dies because it doesn't pass and pointed out that there was no majority. The Chairman acknowledged this response. Cmr. Sanchez asked if they could reconsider the motion [made]. He added that this was after further discussion. Attorney Sossi said they could.

Cmr. Sanchez moved to approve the rezoning request from [Not]-Designated (NS) to a Light Industry (LI) district. Cmr. Flores seconded the motion. The motion passed unanimously.

Chairman Consiglio commented that they had healthy conversation about [the item] and making sure that they were good neighbors. He proceeded to the next agenda item.

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

Assistant Planning and Development Director Joel Olivo presented the request for voluntary annexation and establishment of initial zoning as follows:

- The Legal Notice Map of the Subject Property was used to present the item.
- The property has frontage and is contiguous to the City Limit via FM 509.
- The developer is proposing industrial use. As shown, the property is located on the west side of FM 509, north of 106.

- The Survey of the property was presented.
- Currently there is an industrial warehouse on the property. The developer is proposing an additional warehouse on the property.
- Mr. Olivo explained that per the Local Government Code, whenever a property fronts a county road, which in this case is Progress Drive, Staff is required to include the entire width of the road plus the remaining right-of-way on both sides, assuming that it is owned by the county and maintained by the county. However, per the county engineer, this road is not part of their county road inventory. It is not owned by the county so the right-of-way for Progress Drive is not included in the annexation request
- An Aerial View of the Subject Property was presented.
- Water and sewer services are provided by Harlingen Water Works since there is currently an existing fourteen thousand (14, 000) square foot warehouse on the property.
- A Street View of the property showing the existing fourteen thousand (14, 000) square foot warehouse was presented.
- The Future Land Use Map shows this [area] as industrial use and the developer has requested Light Industrial Use upon annexation and so it is consistent with the Future Land Use Plan.
- Staff is recommending approval of the request.
- Mr. Olivo made himself available to answer any questions on the item.

Chairman Consiglio stated that his main question or concern is regarding the road because the item reads “adjacent County Road right-of-way required to be annexed by Texas local government code” but then the County is simply saying that they don’t maintain it and so the code does not apply. The Chairman asked if Mr. Olivo was saying that the Code did not apply to them. Mr. Olivo stated that in this case, it doesn’t apply since the county does not own that road and they do not maintain it. Mr. Olivo shared that Staff did some research and found that there is a resolution that was passed back in 1986 that shows that the City is responsible for maintaining this road. The Chairman said that his main concern is that there is a responsible party for that road at some point. Mr. Olivo said yes. The Chairman confirmed that this would be the City of Harlingen. The Chairman confirmed that this won’t be an abandoned road. Mr. Olivo said no.

Cmr. Sanchez asked if it was inside the City Limits already. Mr. Olivo said it was not inside the City Limits but that a resolution was passed by City Commission in 1986 that the City would be maintaining that road.

Chairman Consiglio asked if [the City] was annexing that road. Mr. Olivo said no. The Chairman questioned that [the City] was “on the hook” to maintain it and therefore why we would not annex. Director Hernandez added that we could include it. The Chairman then asked if this was the whole road including the cul-de-sac or the little section. Mr. Olivo said it was the section that fronts the property. The Chairman acknowledged this response.

Cmr. Sanchez asked about the coloring of the map and City Limit. Mr. Olivo explained that the color was the Future Land Use. He said that the City Limit currently goes along the red areas and of course along [FM] 509. He further explained that there was another property to the east.

Cmr. Cruz-Velázquez asked if [the road] was not being annexed because [the applicant] didn’t voluntarily request it or... Director Hernandez stated that they originally did not request the road and only wanted to annex the tracts. She explained that the local code requires or that there is a special provision for county roads. She said that originally Staff thought that because it was in county, it had to be annexed. She said that later on, they found out, after confirming with the county that it was not in the inventory, that [the City] was not legally required to annex it. She further explained that if they did decide to annex, they would only be responsible for annexing whatever is fronting the existing two (2) tracts and not the whole road. Chairman Consiglio asked further clarifying questions. Director Hernandez stated that the applicant did not ask for the road but that it is required by state law. Attorney Mark Sossi confirmed that since [the applicant] does not own [the road], they don’t have standing to ask for a voluntary annexation. He explained that the City’s obligation falls from the statute and that the statute addresses county roads but [that in this case,] the county said it was not their road. He stated that there is a liability in annexing a road that has not been previously maintained by the county. He said that this is why the [Planning and Development] department was taking that position. He added that at some point the City and county will need to resolve who maintains this. Attorney Sossi said that as far as they know, it is a public road but that the [county’s] position is that it is not in their inventory. Chairman Consiglio thanked Attorney Sossi for providing some clarity.

Chairman Consiglio stated that there was a Public Hearing for this item but asked if there were any other questions for Mr. Olivo first. Upon hearing none, he proceeded to the Public Hearing.

The Public Hearing was opened. The Chairman asked if anyone would like to speak on this item, to please approach the podium and state a name and address for the record. Upon seeing and hearing from none, the Public Hearing was closed.

Chairman Consiglio asked if there was a motion. Cmr. Peña indicated he so moved [to approve] the motion. Cmr. Cruz-Velázquez seconded the motion. The Chairman asked if there was any further discussion and upon hearing none, move the motion to a vote. The motion passed unanimously.

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

City Planner Soledad Núñez presented the request for voluntary annexation and establishment of initial zoning as follows

- The Legal Notice Map for the Subject Property with the property highlighted was used to present the item.
- Guzman and Munoz Engineering are the requesters on behalf of Mr. and Mrs. Roberto and Maria Elvia Lopez.
- Upon annexation, the property will be zoned Single Family Residential (R1). The property owners plan to develop a single-family residence on the property.
- An Aerial View of the Subject Property was presented.
- Water and sewer services will be provided by Harlingen Water Works.
- A survey of the Subject Property was presented.
- Properties to the north are zoned Residential Single Family (R1). Properties to the south, east and west are located in Cameron County. Surrounding Land Uses include single family residential homes to the north and east and vacant land and agricultural use to the south and west.
- A Street View of the Subject Property from Morris Road was presented.
- The Future Land Use Map of the Harlingen Comprehensive Plan – Harlingen Horizon shows this area as low density residential so the request for initial zoning for Residential Single-Family (R1) is in line with the Future Land Use Plan.
- Staff did not receive any calls regarding the voluntary annexation or initial zoning. Staff mailed nine (9) notices.
- Staff is recommending approval of the voluntary annexation and initial zoning request.

Chairman Consiglio thanked Ms. Núñez and asked if there were any questions for City Staff. Upon hearing none, he indicated he would proceed into Public Hearing.

The Public Hearing for the annexation [and initial zoning] was opened. The Chairman asked if there was anybody that would like to speak on this item. Upon hearing and seeing none, the Public Hearing was closed.

Chairman Consiglio asked if there was a motion.

Cmr. Sanchez indicated he had a question. He asked if the annexation did include the right-of-way on Morris [Road]. Ms. Núñez said it did and explained that the City owns the northern part of Morris [Road] and that they were annexing the southern half. The Chairman started to question this. Ms. Núñez acknowledged this was weird and said that there were a couple roads like that. The Chairman questioned that we would pave the north part and leave the south part. She said that this would be the case in some instances. She used the example of Garrett Road. She said the City entered into an agreement with County to pave the whole thing. Director Hernandez clarified that the City would also be annexing Louisiana Street because it is a county road.

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

With no other items on the agenda, the meeting was adjourned at 6:24 p.m.

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

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **May 12, 2026**

Agenda Item:
Public hearing and take action to consider a request to amend the previously approved Special Use Permit (SUP) to allow a Civic Lodge in a Multi-Family (“M-2”) District, located at 2006 Whalen Road, bearing a legal description of 2.5420 acres out of the South 5 acres and 0.62 acres out of 2.1550 acres, also out of the South 5 acres, Lot 14, Block 147, San Benito Land and Water Company Subdivision. Applicant: Narciso Villeda III (Commander), c/o Veterans of Foreign Wars Post 2410.

Prepared By: Soledad A. Núñez, CNU-A Title: City Planner Signature: <i>Soledad A. Núñez</i>

Brief Summary:

Project Timeline

- April 15, 2026 – Application for Special Use Permit (“SUP”) submitted to the City. **(ATTACHMENT I)**
- April 23, 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 25, 2026 – In accordance with State and local law, notice of required public hearings published in the Valley Morning Star.
- May 12, 2026 - Public hearing and consideration of requested Special Use Permit by the Planning and Zoning Commission (P&Z).
- May 20, 2026 – Public hearing and consideration of requested SUP via 1st ordinance reading scheduled before the City Commission.
- June 3, 2026 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- Per the Code of Ordinances, a Civic Lodge within a Multi-Family (“M-2”) District requires approval of a Special Use Permit (SUP) by the City Commission.
- The applicant is requesting an amendment to the previously approved Special Use Permit to continue operating a civic lodge at its current location and to modify the establishment’s hours of operation. The original Special Use Permit (SUP) was approved by the City Commission on April 16, 2025. **(ATTACHMENT II AND III)**
- Based on the site plan and information submitted by the applicant, the applicant is proposing to build a 10,700 square foot facility to replace the current building that is on the property. The property has 270 feet of frontage on Whalen Road and has a depth of 550 feet. The applicant plans to operate Sunday through Saturday, and the amended hours of operation would be from 12:00pm to 2:00am. Based on the site plan provided, 107 parking spaces are required and there are 114 parking spaces provided. **(ATTACHMENT II – IV).**
- Surrounding properties are zoned Residential, Multi-Family (“M-2”) District to the north, south, east, and west, and General Retail (“GR”) District to the northwest. Surrounding land uses include a single-family residence to the south; vacant land to the north; vacant land and Harlingen Collegiate High School to the west; and, to the east, vacant land, the Reata Apartments, and Windsor Atrium. **(ATTACHMENTS V-VII).**
- The Fire Prevention Bureau and Harlingen Police Department have reviewed the application and recommend approval, subject to compliance with all applicable permitting

requirements of the City of Harlingen and the State. The Buildings Division reviewed the application and advised that, if approved, the applicant/property owner must submit construction plans for review and ensure that all documents comply with the 2024 International Building Code and its associated family of codes. Additionally, the Health Department advised they do not have jurisdiction or requirements in reference to the Special Use Permit request. **(ATTACHMENTS IX-XII)**

- The applicant must obtain and maintain the proper State and City permits.
- Staff has not received any objections to the request. A total of nine (9) notices were mailed to property owners within 200 feet of the subject property.
- The Future Land Use Component of the Harlingen Horizon – A City on the Rise, Comprehensive Plan designates this area as medium density residential. **(ATTACHMENT XIII)**
- In accordance with the zoning ordinance, the Planning and Zoning Commission and the City Commission may impose conditions of approval as necessary to ensure that a use authorized by a Special Use Permit (SUP) is compatible with and complementary to adjacent properties.

Funding (if applicable):

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

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

Finance Director's approval: Yes No N/A

Staff Recommendation:

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

1. Obtaining and maintaining all required State and City permits.
2. Providing and maintaining the required parking in accordance with City regulations.
3. Installing and maintaining video surveillance with a minimum 30-day retention period.
4. Complying with all applicable requirements administered by the Planning and Zoning Division, Building Inspections Division, Fire Prevention Bureau, and Police Department
5. Hours of operation shall be Sunday through Saturday, from 12:00 p.m. to 2:00 a.m.

City Manager's approval: Yes No N/A

Comments:

Staff recommends **approval** of the amendment to the Special Use Permit.

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 2006 N. Whalen Rd Harlingen, TX. 78550 Nearest Intersection Business 77
(Proposed) Subdivision Name San Benito Land & Water Co. SUBD 2.5420 AC of S 5.0 AC Lot 14 Block 147
Existing Zoning Designation Residential Multifamily Future Land Use Plan Designation _____

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Narciso Vilella III Phone 956-320-4806 FAX _____
Email Address (for project correspondence only): vfwpost2410@gmail.com
Mailing Address 2006 N. Whalen Rd City Harlingen State TX Zip 78550
Property Owner Veterans of Foreign Wars Phone 956-399-4011 FAX _____
Email Address (for project correspondence only): vfwpost2410@gmail.com
Mailing Address 2006 N. Whalen Rd 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"/> Preliminary Construction Plans/Final Plat..... <u>\$150.00</u> |
| <input type="checkbox"/> Administrative Appeal (ZBA)..... <u>\$125.00</u> | <input type="checkbox"/> Subdivision Variance Request..... <u>\$25.00 (each)</u> |
| <input type="checkbox"/> Comp. Plan Amendment Request... <u>\$250.00</u> | <input type="checkbox"/> Re-plat..... <u>\$250.00</u> |
| <input type="checkbox"/> Re-zoning Request..... <u>\$250.00</u> | <input type="checkbox"/> Vacating Plat..... <u>\$50.00</u> |
| <input checked="" type="checkbox"/> SUP Request/Renewal..... <u>\$250.00</u> | <input type="checkbox"/> License to Encroach..... <u>\$250.00</u> |
| <input type="checkbox"/> Zoning Variance Request (ZBA)..... <u>\$250.00</u> | <input type="checkbox"/> Right-of-Way/Utility Easement Abandonment... <u>No Fee</u> |
| <input type="checkbox"/> PDD Request..... <u>\$250.00</u> | |

PAID
4/1/26

Please provide a basic description of the proposed project: Amendment of extending our business hours from the current times of 12:00pm -12:00am to 12:00pm - 02:00am.

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: Narciso Vilella III (Commander) Date: 04/01/2026

Property Owner(s) Signature: Narciso Vilella III (Commander) Date: 04/01/2026

Accepted by: _____ Date: _____

Revised 09/13/2024

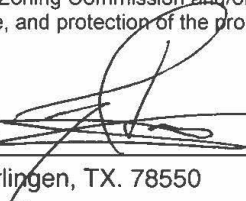
**PLANNED DEVELOPMENT DISTRICT (PDD) REQUEST
SPECIFIC USE PERMIT (SUP) REQUEST
SUBMITTAL CHECKLIST**

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

Complete

- One (1) copy of a comprehensive site plan showing the proposed development of the property. The site plan shall consist of the following items, as applicable:
 - Existing/proposed building footprints and building heights (or buildable areas for single and two-family residential); and
 - Locations of proposed uses; and
 - Ingress and egress to/from property;
 - Existing/proposed streets in compliance with the City of Harlingen Long Range Thoroughfare Plan; and
 - Existing/proposed sidewalks; and
 - Existing/proposed utilities; and
 - Existing/proposed drainage; and
 - Existing/proposed parking spaces.
- A written statement describing the proposed use(s) of the subject property.
- Any other information (elevation drawings, pictures, etc.) in support of the subject request.

- I understand that I am requesting an amendment to the City's Zoning Ordinance and it will not be scheduled for Planning and Zoning Commission review unless all items on this list are completed.
- I understand that in accordance State law and the Zoning Ordinance, no later than ten (10) days prior to consideration by the Planning and Zoning Commission:
 - A notice will be published in the Valley Morning Star describing the request and the date, time, and location of the public hearing; and
 - Notices will be mailed to all property owners within 200 feet of the tract describing the request and the date, time, and location of the public hearing.
- I understand that while all requirements for the submittal of a PDD or SUP request may be complete, the City Commission is the sole authority for the consideration and approval or denial of the request.
- I understand that the purpose of a PDD or SUP is to allow for development not otherwise authorized in the Zoning Ordinance. Hence, the Planning and Zoning Commission and/or City Commission may impose development standards important to the health, safety, welfare, and protection of the proposed development and the adjacent property and its occupants.

Owner: Narciso Villela III (Commander)  Date 04/01/2026

Owner Address: 2006 N. Whalen Rd Harlingen, TX. 78550

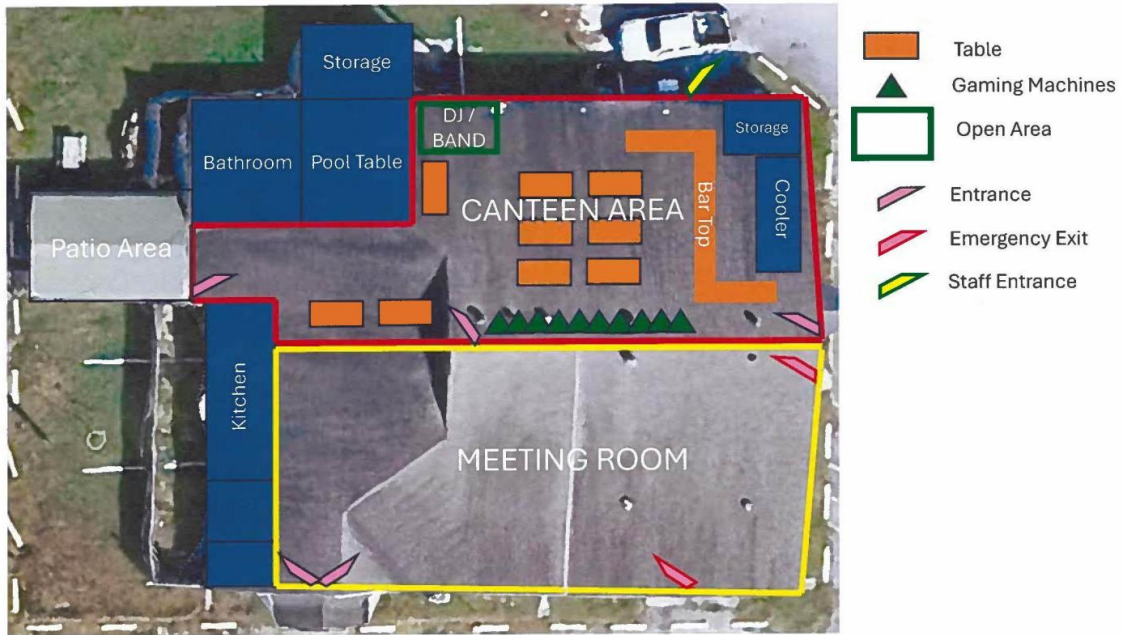
Phone/Fax: 956-399-4011

Signature: _____

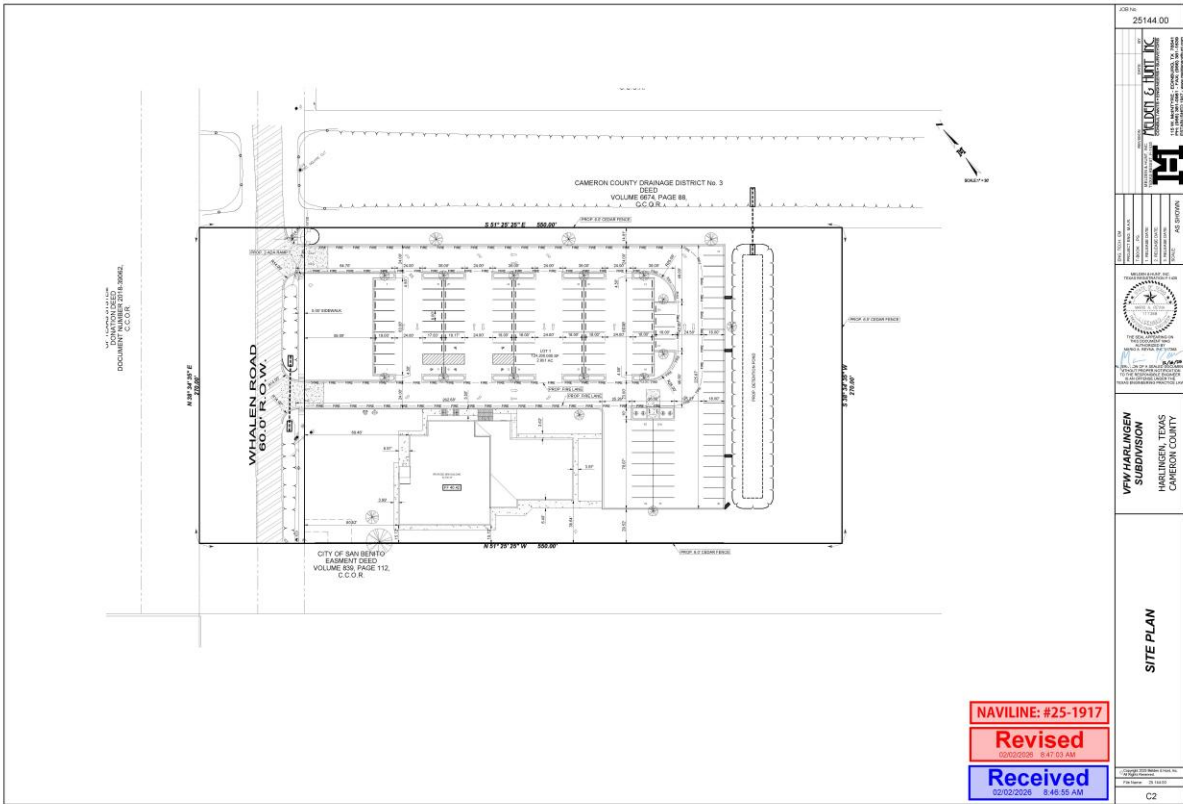
Attachment II – Site Plan



Attachment III – Floor Plan



Attachment IV – Site Plan



NAVILINE; #25-1917

Revised
02/23/2020 9:47:03 AM

Received
02/23/2020 9:48:50 AM

JOB NO. 25144.00	
PROJECT NO. ADDRESS CITY STATE ZIP	AS SHOWN AS SHOWN
VFW HARLINGEN SUBDIVISION HARLINGEN, TEXAS CAMERON COUNTY	
SITE PLAN	
CAMERON COUNTY ENGINEER NAME ADDRESS CITY STATE ZIP PHONE NUMBER	
C2	

Attachment V – Original Ordinance

ORDINANCE NO. 25-22

AN ORDINANCE AMENDING THE CODE OF ORDINANCES (ORDINANCE NO. 16-8) OF THE CITY OF HARLINGEN: TO ISSUE A SPECIAL USE PERMIT (SUP) TO THE VETERANS OF FOREIGN WARS POST 2410 TO ALLOW A CIVIC LODGE IN A RESIDENTIAL, MULTI-FAMILY ("M-2") DISTRICT LOCATED AT 2006 WHALEN ROAD, BEARING A LEGAL DESCRIPTION OF 2.5420 ACRES AND 0.62 ACRES OUT OF THE SOUTH 5 ACRES OF LOT 14, BLOCK 147, SAN BENITO LAND AND WATER COMPANY SUBDIVISION. APPLICANT: CHRISTINE BLOUCH & RENE CAPISTRAN C/O VETERANS OF FOREIGN WARS POST 2410

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

BE IT ORDAINED BY THE CITY OF HARLINGEN

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

Special Use Permit (SUP) to allow a Civic Lodge in a Residential, Multi-Family ("M-2") District located at 2006 Whalen Road, bearing a legal description of 2.5420 acres and 0.62 acres, out of Lot 14, Block 147, San Benito Land and Water Company Subdivision.

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

1. Obtaining and maintaining proper State and City permits.
2. Providing and maintaining the required parking in accordance with city regulations.
3. Must provide video surveillance with a minimum 30-day retention; and,
4. Complying with the requirements administered by the Planning and Zoning, Building Inspections, Fire Prevention, and Police Departments.
5. Hours of operation are Sunday – Saturday from 12:00pm to 12:00am.

Attachment V – Original Ordinance

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 16th day of April, 2025 at a regular meeting of the Elective Commission of the City of Harlingen, Texas at which a quorum was present, and which was held in accordance with TEXAS GOVERNMENT CODE, CHAPTER 551.

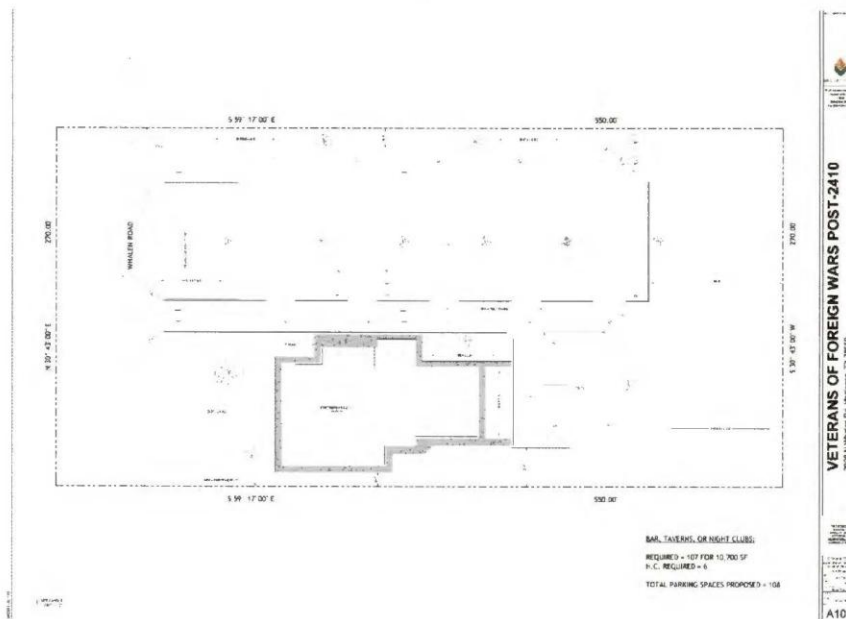
CITY OF HARLINGEN

Norma Sepulveda, Mayor

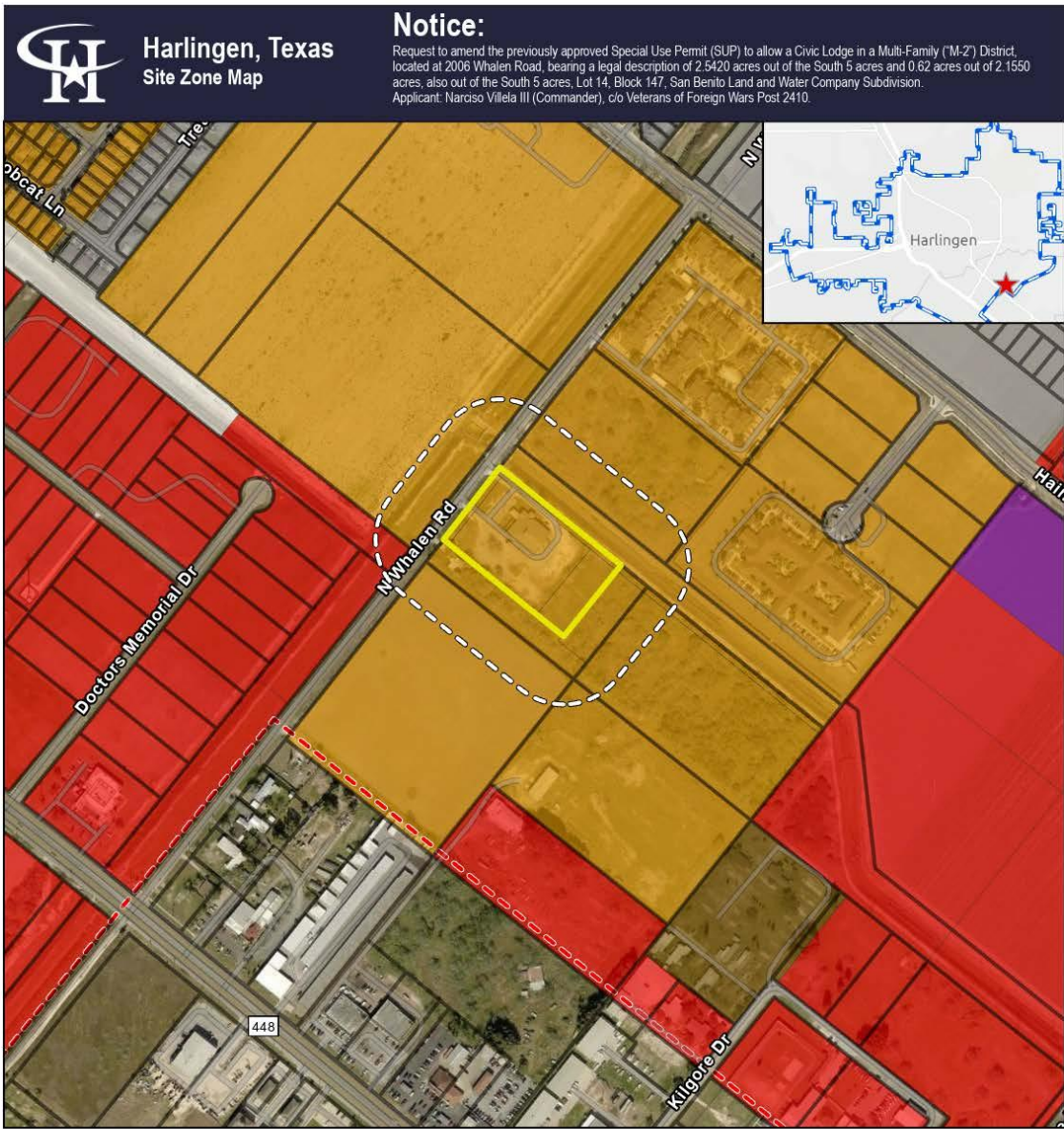
ATTEST:

Hermelinda Gonzales, Interim City Secretary











Exhibit "A"

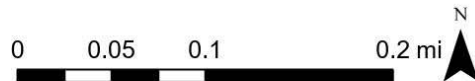


Attachment VI – Zoning Map



Legend

- | | |
|--|---|
|  Subject Property: 2006 Whalen Rd | Zone |
|  200 ft Buffer |  General Retail |
|  Property Parcels |  Residential, Multi-Family |
|  City Limits |  Residential, Mobile Home |
| |  Not-Designated |
| |  Office |
| |  Planned Development |



Attachment VII – Street View



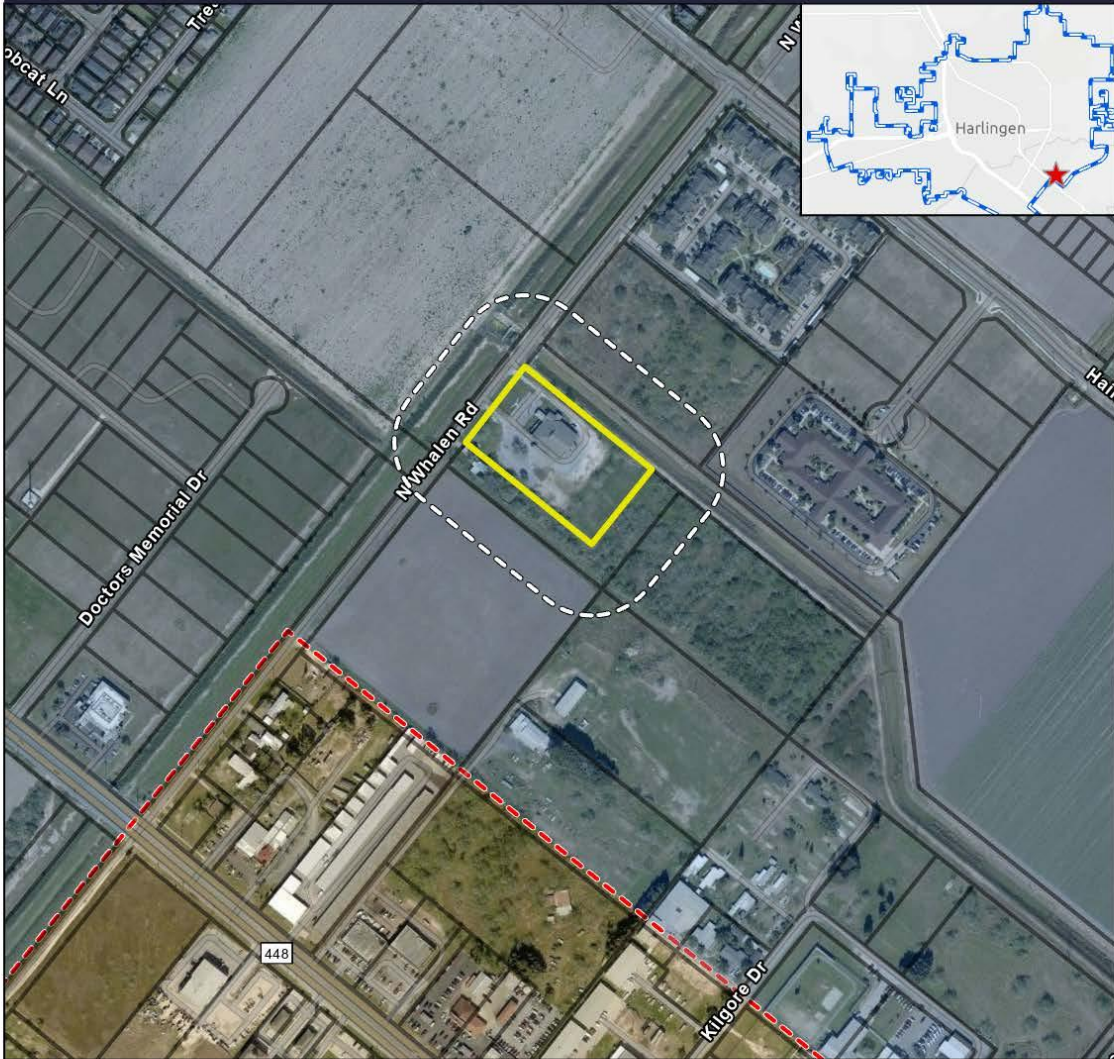
Attachment VIII - Aerial



Harlingen, Texas
Site Aerial Map

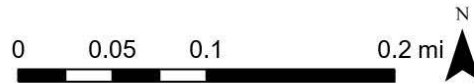
Notice:

Request to amend the previously approved Special Use Permit (SUP) to allow a Civic Lodge in a Multi-Family ("M-2") District, located at 2006 Whalen Road, bearing a legal description of 2.5420 acres out of the South 5 acres and 0.62 acres out of 2.1550 acres, also out of the South 5 acres, Lot 14, Block 147, San Benito Land and Water Company Subdivision. Applicant: Narciso Villela III (Commander), c/o Veterans of Foreign Wars Post 2410.



Legend

- Subject Property: 2006 Whalen Rd
- 200 ft Buffer
- Property Parcels
- City Limits





Specific Use Permit (“SUP”) Routing Slip

Applicant: Narciso Villela III

Phone No.: (956) 320-4806

Location: 2006 N Whalen Road

Project Description: Request to amend the previously approved Special Use Permit (SUP) to allow a Civic Lodge in a Multi-Family (“M-2”) District, located at 2006 Whalen Road, bearing a legal description of 2.5420 acres out of the south 5 acres and 0.62 acres out of 2.1550 acres, also out of the south 5 acres, Lot 14, Block 147, San Benito Land and Water Company Subdivision.

Department: Fire Prevention Bureau

Approval: X YES NO

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

Fire Marshal Juan Saucedo Jr.

Juan Saucedo Jr

Date: April 20, 2026



Specific Use Permit ("SUP") Routing Slip

Applicant: Narciso Vilela III (Commander) c/o VFW post 2410

Phone No.: (956) 320-4806

Location: 2006 Whalen Road

Project Description: Request to amend the previously approved Special Use Permit (SUP) to allow a Civic Lodge in a Multi-Family ("M-2") District, located at 2006 Whalen Road, bearing a legal description of 2.5420 acres out of the south 5 acres and 0.62 acres out of 2.1550 acres, also out of the south 5 acres, Lot 14, Block 147, San Benito Land and Water Company Subdivision.

Department: Health

Approval: YES NO

Comments: **Health Department has no jurisdiction or requirements in reference to this Special Use Permit.**

James Padilla

4-24-26

Signature

Date

Attachment XI – Building Permits/Inspections



Specific Use Permit ("SUP") Routing Slip

Applicant: Narciso Vilela III (Commander) c/o VFW post 2410

Phone No.: (956) 320-4806

Location: 2006 Whalen Road

Project Description: Request to amend the previously approved Special Use Permit (SUP) to allow a Civic Lodge in a Multi-Family ("M-2") District, located at 2006 Whalen Road, bearing a legal description of 2.5420 acres out of the south 5 acres and 0.62 acres out of 2.1550 acres, also out of the south 5 acres, Lot 14, Block 147, San Benito Land and Water Company Subdivision.

Department: Building Permits and Inspections Division

Approval: YES NO PENDING

Comments:

If request is approved by the Planning Department, A Building Permit application, a site plan, existing floor plan and proposed detailed floor plan, means of egress with a detailed code analysis for the proposed use must be submitted to the Building Department. The construction documents must comply with the 2024 International Building Code and Family of Codes.

Raul Rodriguez

Signature

05/05/2025

Date



Specific Use Permit ("SUP") Routing Slip

Applicant: Narciso Vilela III (Commander) c/o VFW post 2410

Phone No.: (956) 320-4806

Location: 2006 Whalen Road

Project Description: Request to amend the previously approved Special Use Permit (SUP) to allow a Civic Lodge in a Multi-Family ("M-2") District, located at 2006 Whalen Road, bearing a legal description of 2.5420 acres out of the south 5 acres and 0.62 acres out of 2.1550 acres, also out of the south 5 acres, Lot 14, Block 147, San Benito Land and Water Company Subdivision.

Department: POLICE

Approval: YES NO

Comments:

Handwritten signature of Alfredo Alvear.

Alfredo Alvear, BSCJ, CPM
Chief of Police

Handwritten date 4/28/26.

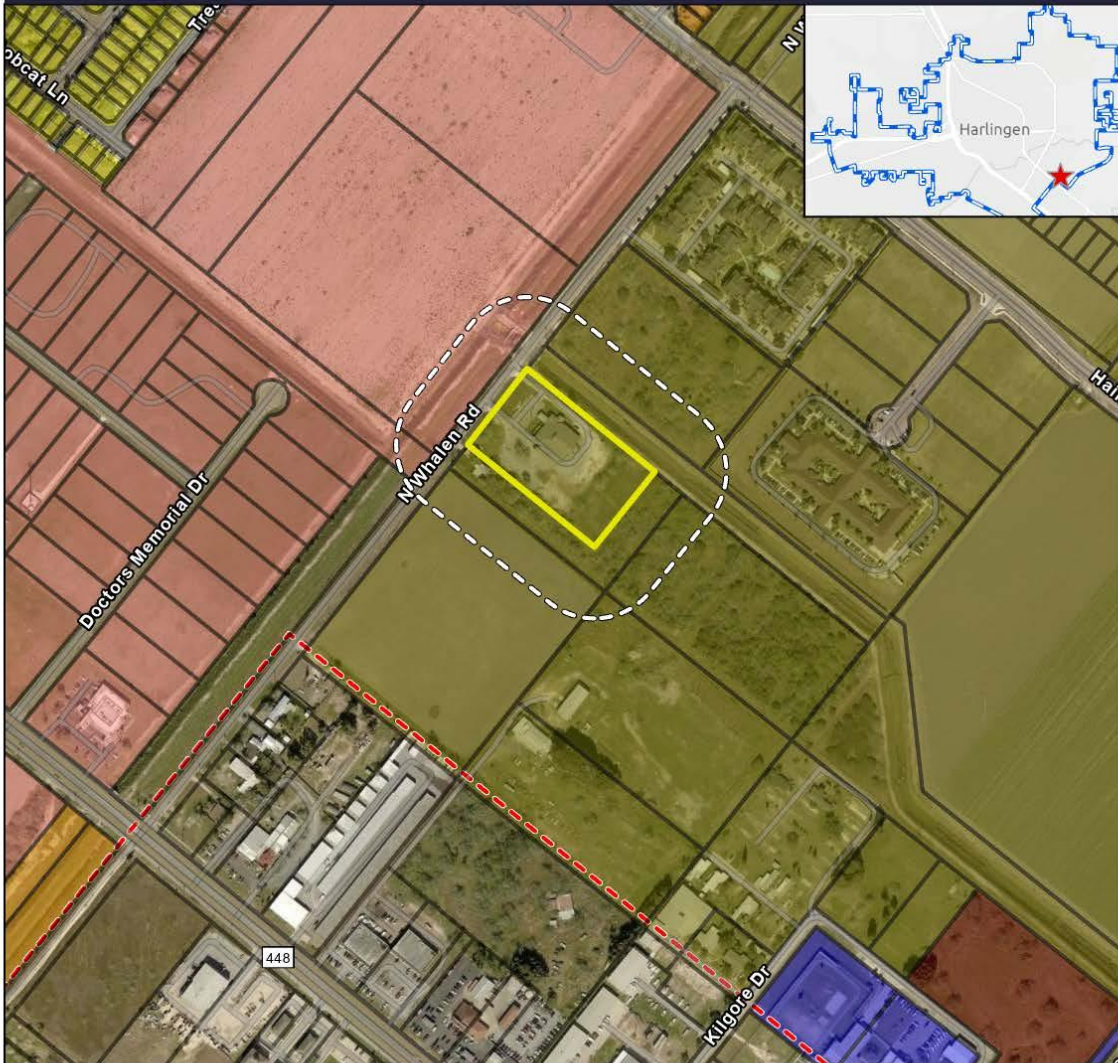
Date



Harlingen, Texas
Site Future Land Use Map

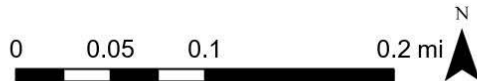
Notice:

Request to amend the previously approved Special Use Permit (SUP) to allow a Civic Lodge in a Multi-Family ("M-2") District, located at 2006 Whalen Road, bearing a legal description of 2.5420 acres out of the South 5 acres and 0.62 acres out of 2.1550 acres, also out of the South 5 acres, Lot 14, Block 147, San Benito Land and Water Company Subdivision.
Applicant: Narciso Villela III (Commander), c/o Veterans of Foreign Wars Post 2410.



Legend

- | | |
|----------------------------------|----------------------------|
| Subject Property: 2006 Whalen Rd | Retail |
| 200 ft Buffer | Mixed Use |
| Property Parcels | Institutional |
| City Limits | Lower Density Residential |
| | Medium Density Residential |
| | Higher Density Residential |



ORDINANCE NO. 26-_____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF HARLINGEN: AMENDING THE PREVIOUSLY APPROVED SPECIAL USE PERMIT (SUP) ISSUED TO THE VETERANS OF FOREIGN WARS POST 2410 TO ALLOW A CIVIC LODGE IN A RESIDENTIAL, MULTI-FAMILY (“M-2”) DISTRICT LOCATED AT 2006 NORTH WHALEN ROAD, BEARING A LEGAL DESCRIPTION OF 2.5420 ACRE OUT OF THE SOUTH 5 ACRES AND 0.62 ACRES OUT OF 2.1550 ACRES, ALSO OUT OF THE SOUTH 5 ACRES, LOT 14, BLOCK 147, SAN BENITO LAND AND WATER COMPANY SUBDIVISION, PROVIDING FOR PUBLICATION AND ORDAINING OTHER MATTERS RELATED TO THE FOREGOING.

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

BE IT ORDAINED BY THE CITY OF HARLINGEN

That the Code of Ordinances of the City of Harlingen (Ordinance 25-22) be and the same is herewith amended by the following described property being changed for permissive zone use as indicated in Exhibits “A”, “B”, and “C”:

Amending the previously approved Special Use Permit (SUP) to allow a Civic Lodge in a Multi-Family (“M-2”) District, located at 2006 Whalen Road, bearing a legal description of 2.5420 acres out of the South 5 acres and 0.62 acres out of 2.1550 acres, also out of the South 5 acres, Lot 14, Block 47.

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

incorporated herein by reference as Exhibits “A”, “B”, and “C” and shall comply with the conditions as listed below:

1. Obtaining and maintaining proper State and City permits.
2. Providing and maintaining the required parking in accordance with city regulations.
3. Must provide video surveillance with a minimum 30-day retention; and,
4. Complying with all applicable requirements administered by the Planning and Zoning Division, Building Inspections Division, Fire Prevention Bureau, and Police Department.
5. Hours of operation are Sunday – Saturday from 12:00pm to 2:00am.

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

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

CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

Mayra Herrera, City Secretary

Exhibit "A"



Exhibit "B"

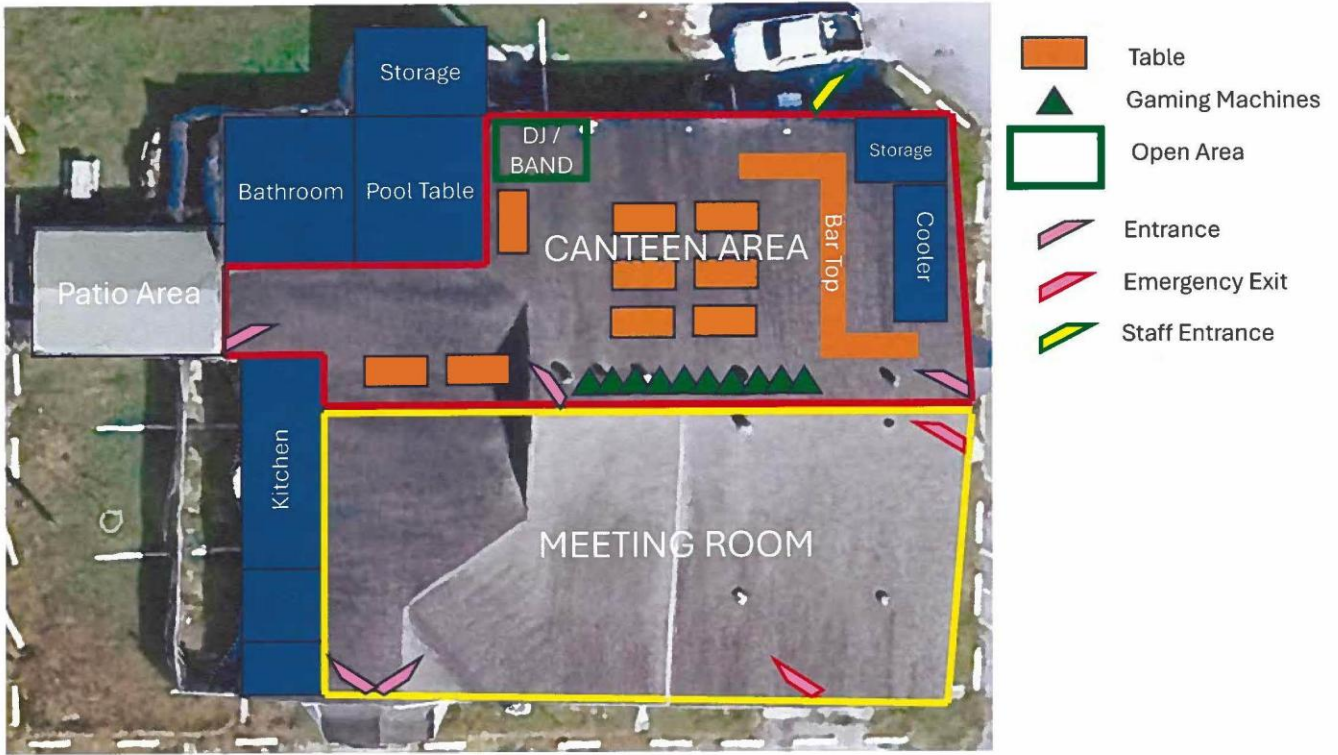
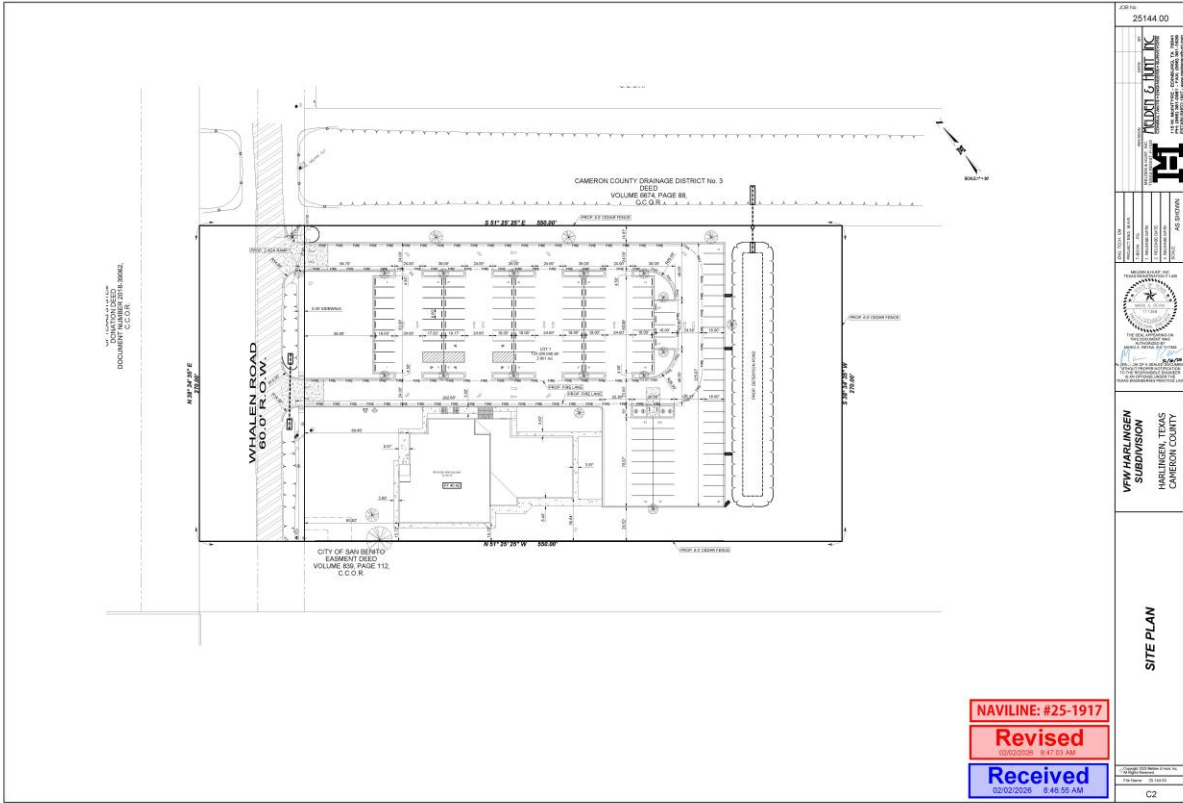


Exhibit "C"



**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **May 12, 2026**

Agenda Item:

Public hearing and take action to consider a request for a Special Use Permit ("SUP") to allow a bar in a Light Industry ("LI") District located at 1510 N. Commerce Street, Suite A, bearing a legal description of Lot 3, Re-plat of Lot 1, Block 1, Casa Blanca Subdivision. Applicant: Tomas Diaz

Prepared By: Rodrigo Sanchez

Title: City Planner

Signature: *Rodrigo Sanchez*

Brief Summary:

Project Timeline

- April 16, 2026 – Application for Special Use Permit ("SUP") submitted to the city. **(ATTACHMENT I)**
- April 23, 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 25, 2026 – In accordance with State and local law, notice of required public hearings published in the Valley Morning Star.
- May 12, 2026 - Public hearing and consideration of requested Special Use Permit by the Planning and Zoning Commission (P&Z).
- May 20, 2026 – Public hearing and consideration of requested SUP via 1st ordinance reading scheduled before the City Commission.
- June 03, 2026 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- Pursuant to Section 111-62 of the City of Harlingen Code of Ordinances, a bar/lounge in a Light Industry ("LI") District requires the approval of a Special Use Permit by the City Commission.
- The applicant is requesting a Special Use Permit to operate a bar/lounge as the business owner at 1510 N. Commerce Street, Suite A. In the past this same location has been the site for dancehall, nightclub, and bar lounge types of uses. The most recent was a bar by the name of "Sleepwalkers" that closed on April 02, 2026. The proposed bar will operate under the name, "First National Bar". Suite A consists of approximately 4,626 square feet. Other buildings that are occupied or vacant which comprise this commercial location include Texas Café, and vacant Suite B. The requirement for off-street parking for the proposed First National Bar is 55 spaces. A site plan submitted shows 56 parking spaces are proposed. The applicant has indicated compliance with parking requirements through assigned and shared parking. The proposed hours of operation will be seven days a week from 4 PM to 2 AM. The applicant intends to have live music on Friday and Saturday. Sunday through Thursday music will be provided by a DJ. **(ATTACHMENT II-IV)**.
- Surrounding properties are zoned Light Industry ("LI") District in all directions.

Surrounding land uses include Anita Hair Salon, JA's Auto Repair, Texas Cafe, Union Pacific and Missouri Pacific Railroads. Other uses along North Commerce Street include apartments, commercial/industrial businesses, as well as vacant commercial buildings. **(ATTACHMENTS VII)**

- The City of Harlingen Building Inspections Division, Fire Prevention Bureau, Health and Police Departments reviewed the SUP application. The departments reported no objection to the proposed request subject to adhering to the Harlingen Code of Ordinances and procedures administered by each department **(ATTACHMENTS VIII-XI)**.
- The applicant must obtain and maintain the proper State and City permits.
- At present, staff have not received any phone calls, letters or e-mails with concerns regarding this business. Staff had sent out six (6) legal notices to surrounding property owners. **(ATTACHMENT VI)**
- In accordance with the zoning ordinance, the P&Z and City Commission may impose requirements and conditions of approval as are needed to ensure that a use requested by a SUP is compatible and complementary to adjacent properties.

Funding (if applicable):

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

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

Finance Director's approval: Yes No N/A

Staff Recommendation:

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

1. Obtaining and maintaining the proper State and City permits; and,
2. Providing video surveillance with a minimum 30-day retention; and,
3. Complying with the requirements administered by Planning and Zoning, Building Inspections, Fire Prevention, Health and Police Departments.
4. Hours of operation are 4 p.m. to 2 a.m. seven days a week.

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 1510 N COMMERCE ST Nearest Intersection Orange Heights & Commerce St
 (Proposed) Subdivision Name Re plat of Casa Blanca Subd Lot 3 Block 1
 Existing Zoning Designation Light Industry Future Land Use Plan Designation Light Industry

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Tomas Diaz Phone 956 536 1768 FAX _____
 Email Address (for project correspondence only): tomasdjdi@hotmail.com
 Mailing Address 1510 N Commerce St Ste A City Harlingen State Tx Zip 78550
 Property Owner Tomas Diaz Phone 956 536 1768 FAX _____
 Email Address (for project correspondence only): tomasdjdi@hotmail.com
 Mailing Address 1510 N Commerce St Ste A 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 type="checkbox"/> Re-zoning Request..... <u>\$250.00</u>
<input checked="" type="checkbox"/> SUP Request/Renewal..... <u>\$250.00</u>
<input type="checkbox"/> Zoning Variance Request (ZBA)..... <u>\$250.00</u>
<input type="checkbox"/> PDD Request..... <u>\$250.00</u> | <input type="checkbox"/> Preliminary Construction Plans/Final Plat..... <u>\$150.00</u>
<input type="checkbox"/> Subdivision Variance Request..... <u>\$25.00 (each)</u>
<input type="checkbox"/> Re-plat..... <u>\$250.00</u>
<input type="checkbox"/> Vacating Plat..... <u>\$50.00</u>
<input type="checkbox"/> License to Encroach..... <u>\$250.00</u>
<input type="checkbox"/> Right-of-Way/Utility Easement Abandonment... <u>No Fee</u> |
|--|--|

PAID

Please provide a basic description of the proposed project: The project consists of opening and operating a bar where music will be played and alcoholic beverages are consumed.

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

Applicant's Signature: [Signature] Date: 4-16-2026
 Property Owner(s) Signature: [Signature] Date: 4-16-2026
 Accepted by: [Signature] Date: _____

Revised 09/13/2024

Attachment I

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

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

Complete

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

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

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

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

- I understand that I am requesting an amendment to the City's Zoning Ordinance and it will not be scheduled for Planning and Zoning Commission review unless all items on this list are completed.
- I understand that in accordance State law and the Zoning Ordinance, no later than ten (10) days prior to consideration by the Planning and Zoning Commission:
 - o A notice will be published in the Valley Morning Star describing the request and the date, time, and location of the public hearing; and
 - o Notices will be mailed to all property owners within 200 feet of the tract describing the request and the date, time, and location of the public hearing.
- I understand that while all requirements for the submittal of a PDD or SUP request may be complete, the City Commission is the sole authority for the consideration and approval or denial of the request.
- I understand that the purpose of a PDD or SUP is to allow for development not otherwise authorized in the Zoning Ordinance. Hence, the Planning and Zoning Commission and/or City Commission may impose development standards important to the health, safety, welfare, and protection of the proposed development and the adjacent property and its occupants.

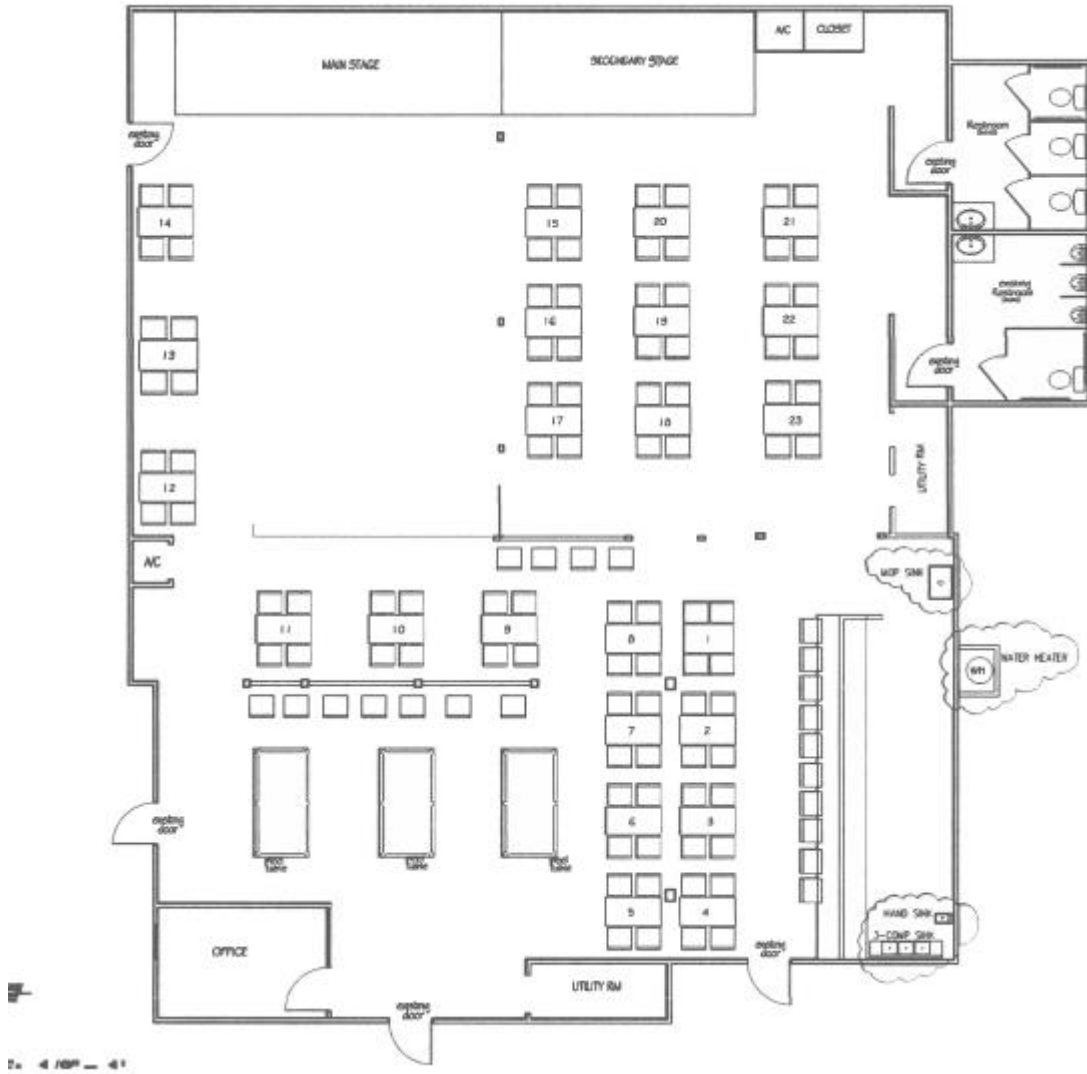
Owner: Tomás Diaz Date 4-16-2028

Owner Address: 1320 White Oak Dr West Harlingen Tx 78542

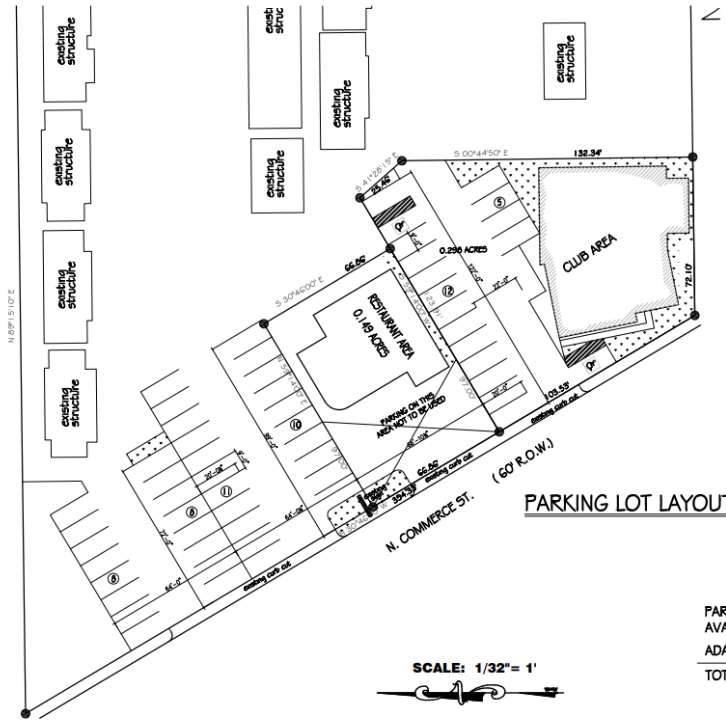
Phone/Fax: 956 536 1713

Signature: 

Attachment II



Parking Plan



PARKING LOT LAYOUT

SCALE: 1/32" = 1'



PARKING SPACES AVAILABLE	54
ADA SPACES	2
TOTAL	56

1510 N. COMMERCE ST
HARLINGEN
TEXAS

Attachment IV

First National Bar – proposed location



Attachment V

First National Bar – proposed location



Attachment VI



Attachment VII



Harlingen, Texas Site Aerial Map

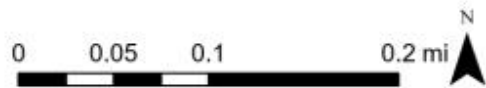
Notice:

Request for a Special Use Permit (SUP) to allow a bar in a Light Industry (LI) District located at 1510 N. Commerce Street, Suite A, bearing a legal description of Lot 3, Re-Plat of Lot 1, Block 1, Casa Blanca Subdivision. Applicant: Tomas Diaz



Legend

- Subject Property: 1510 N Commerce St
- 200 ft Buffer
- Property Parcels
- City Limits



Attachment VIII



Specific Use Permit ("SUP") Routing Slip

Applicant: Tomas Diaz

Phone No.: (956) 536-1768

Location: 1510 N Commerce Street Suite A

Project Description: Request for a Special Use Permit (SUP) to allow a Bar in a Light Industry ("LI") District located at 1510 N. Commerce Street, Suite A, bearing a legal description of Lot 3, Re-plat of Lot 1, Block 1, Casa Blanca Subdivision.

Department: Fire Prevention Bureau

Approval: X YES NO

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

Fire Marshal Juan Saucedo Jr.

Juan Saucedo Jr

Date: April 22, 2026

Attachment IX



Special Use Permit ("SUP") Routing Slip

Applicant: Tomas Diaz

Phone No.: (956) 536-1768

Location: 1510 N. Commerce, Suite.A

Project Description: Request for a Special Use Permit (SUP) to allow a Bar in a Light Industry ("LI") District located at 1510 N. Commerce Street, Suite A, bearing a legal description of Lot 3, Re-plat of Lot 1, Block 1, Casa Blanca Subdivision.

Department: Building Permits and Inspections Department

Approval: YES NO PENDING

Comments:

If request is approved by the Planning Department, A Building Permit application, a site plan, existing floor plan and proposed floor plan, means of egress with a code analysis for the proposed use must be submitted to the Building Department. The construction documents must comply with the 2024 International Building Code and Family of Codes.

Raul Rodriguez
Signature

04/28/2025
Date

Attachment X



Special Use Permit ("SUP") Routing Slip

Applicant: Tomas Diaz

Phone No.: (956) 536-1768

Location: 1510 N. Commerce, Suite A

Project Description: Request for a Special Use Permit (SUP) to allow a Bar in a Light Industry ("LI") District located at 1510 N. Commerce Street, Suite A, bearing a legal description of Lot 3, Re-plat of Lot 1, Block 1, Casa Blanca Subdivision.

Department: HARLINGEN POLICE DEPT.,

Approval: YES NO

Comments:

Handwritten signature of Alfredo Alvear.

Alfredo Alvear, BSCJ, CPM
Chief of Police

Handwritten date 4/28/26.

Date

Attachment XI



Special Use Permit ("SUP") Routing Slip

Applicant: Tomas Diaz

Phone No.: (956) 536-1768

Location: 1510 N. Commerce, Suite.A

Project Description: Request for a Special Use Permit (SUP) to allow a Bar in a Light Industry ("LI") District located at 1510 N. Commerce Street, Suite A, bearing a legal description of Lot 3, Re-plat of Lot 1, Block 1, Casa Blanca Subdivision.

Department: Health

Approval: **X** YES NO

Comments: **The plans submitted for Tomas Diaz, located at 1510 N Commerce St., meets minimum health requirements for a bar only, at this time. If this location plans to prepare, cook, or serve any food, then other cooking equipment will be required. These review notes are general in nature and are not intended to be all inclusive.**

Signature 

Date: **4-22-2026**

ORDINANCE NO. 26-_____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES (ORDINANCE NO. 16-8) OF THE CITY OF HARLINGEN: TO ISSUE A SPECIAL USE PERMIT (SUP) TO TOMAS DIAZ TO ALLOW A BAR IN A LIGHT INDUSTRY (“LI”) DISTRICT LOCATED AT 1510 N. COMMERCE STREET, SUITE A, BEARING A LEGAL DESCRIPTION OF LOT 3, RE-PLAT OF LOT 1, BLOCK 1, CASA BLANCA SUBDIVISION .

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

BE IT ORDAINED BY THE CITY OF HARLINGEN

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

Special Use Permit (SUP) to Tomas Diaz to allow a bar in a Light Industry (“LI”) District located at 1510 N. Commerce Street, Suite A, bearing a legal description of Lot 3, Re-Plat of Lot 1, Block 1, Casa Blanca Subdivision.

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

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

1. Obtaining and maintaining the proper State and City permits; and,
2. Providing video surveillance with a minimum 30-day retention; and,
3. Complying with the requirements administered by Planning and Zoning, Building Inspections, Fire Prevention, Health, and Police Department.
4. Hours of operation are 4 p.m. to 2 a.m. seven days a week.

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

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

CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

Mayra Herrera, City Secretary

EXHIBIT "A"

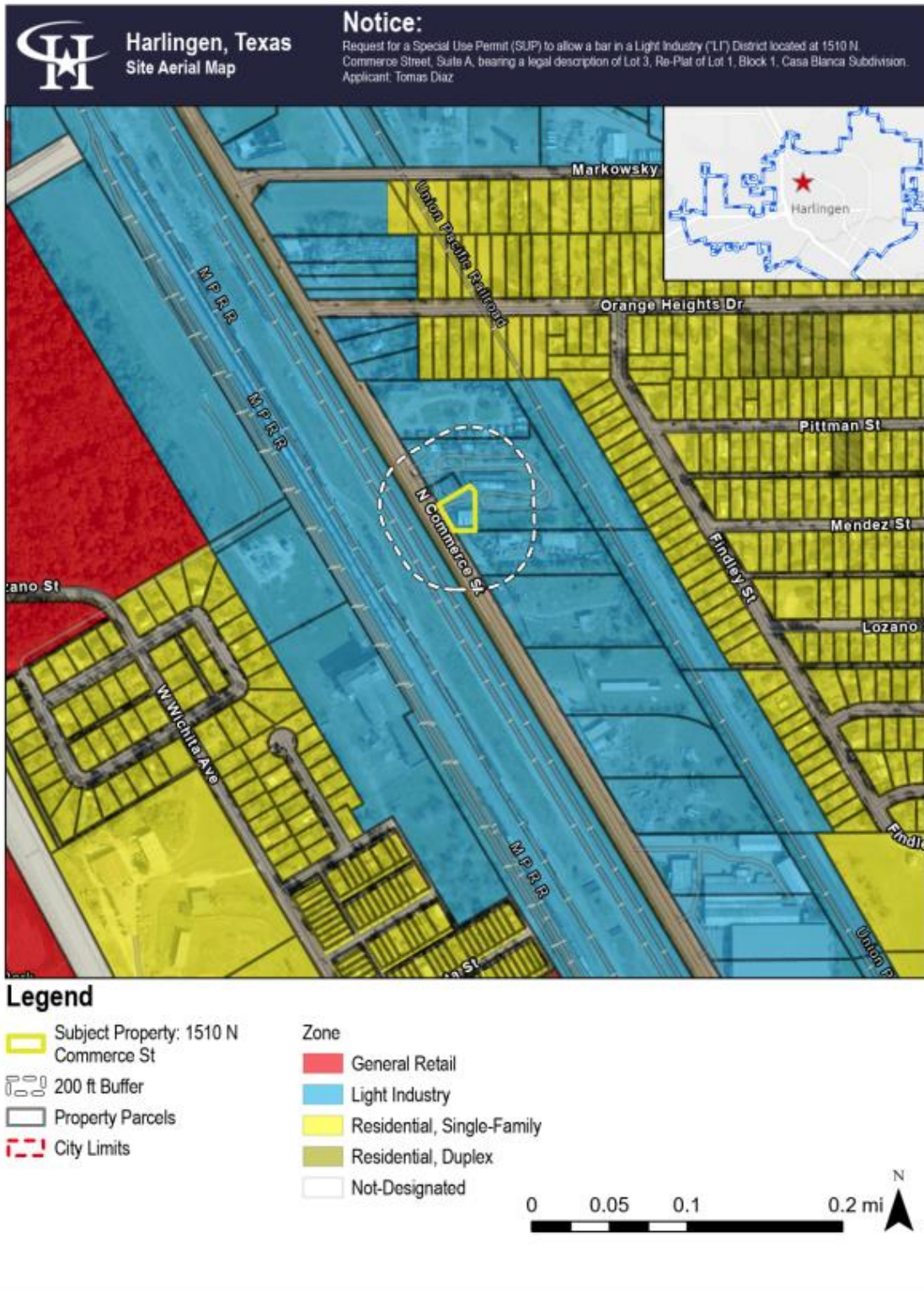


EXHIBIT "B"



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**PLANNING AND ZONING COMMISSION
EXECUTIVE SUMMARY**

I. AGENDA ITEM:

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

II. BRIEF OVERVIEW:

ITEM	P&Z DATE	STATUS
<p>Request 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</p>	<p>4/28/2026</p>	<ul style="list-style-type: none"> • 5/06/2026 – City Commission approved the annexation request and establishment of zoning on First Ordinance Reading. • 5/20/2026 – Public hearing and consideration of annexation and establishment of zoning on Second and Final Ordinance Reading.
<p>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</p>	<p>4/28/2026</p>	<ul style="list-style-type: none"> • 5/06/2026 – City Commission approved the annexation request and establishment of zoning on First Ordinance Reading. • 5/20/2026 – Public hearing and consideration of annexation and establishment of zoning on Second and Final Ordinance Reading.

TITLE: Assistant Planning and Development
DEPARTMENT: Planning & Development