

**CITY COMMISSION
AGENDA
REGULAR MEETING
JUNE 3, 2026
@ 5:30 PM
CITY HALL, TOWN HALL MEETING ROOM
2ND FLOOR, 118 E. TYLER AVENUE
HARLINGEN, TEXAS**

Notice is hereby given that the City Commission of the City of Harlingen, Texas will hold a Regular Meeting on **WEDNESDAY, JUNE 3, 2026, at 5:30 P.M.** at City Hall, Town Hall Meeting Room, 118 E. Tyler Avenue, Harlingen, Texas and provide the public the ability to view the meeting via internet live-streaming at www.harlingentx.gov and the City of Harlingen YouTube Page.

To submit written comments regarding an item for City Secretary, go to www.harlingentx.gov and click on "PUBLIC HEARING AND CITIZEN COMMUNICATION FORM" write your comments (limited to 400 words or less) and submit the form.

PLEASE SUBMIT WRITTEN COMMENTS BEFORE 3:00 P.M. THE DAY OF THE MEETING.

A recording of the meeting will be made and will be available to the public in accordance with the Texas Open Meetings Act.

City of Harlingen meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary's Office at (956) 216-5001 or write Post Office Box 2207, Harlingen, Texas 78550 at least 48 hours in advance of the meeting.

The Harlingen City Commission reserves the right, pursuant to the Texas Government Code Chapter 551, Subchapter D, to enter into closed executive session on any item posted on the agenda if a matter is raised that is appropriate for closed discussion.

- 1) **Call Meeting to Order:**
 - a) Invocation - Commissioner Michael Mezmar
 - b) Pledge of Allegiance
 - c) Welcome Citizens
- 2) **Conflict of Interest:**

"Under State Law, a conflict of interest exists if a commission member, or certain members of that person's family, has a qualifying financial interest in an agenda item. Members with a conflict of interest cannot participate in the discussion nor vote on the agenda item. Are there any known conflicts of interest to disclose at the time?" **(City Attorney)**.
- 3) **Announcements:** *With respect to items not listed elsewhere on this agenda, the City Commission may report on items of community interest, including announcing community events, announcing employee or community recognitions.*
 - a) Mayor's Announcements
 - b) City Manager's Announcements
 - c) City Commission Member Announcements
- 4) **Proclamation/Presentation of Awards:**
 - a) Harlingen Animal Shelter - "Pet of the Week"
 - b) Certificate of Recognition — Harlingen South "Hawks" Boys Baseball Team
 - c) Presentation of Proclamation — "Elder Abuse Awareness Month"
- 5) **Citizen Communication:** *At this time, the public is invited to address the City Commission and speak on any matter not specifically listed for public hearing elsewhere in this agenda. Please note that the City Commission members may not respond to comments or deliberate on topics addressed.*
- 6) **Approval of Minutes:**
 - a) Regular Meeting of February 4, 2026
- 7) **Consent Agenda:** *No discussion is anticipated on any of the items in this section because they are routine business, were included in the budget adoption process, or have been previously discussed as a staff report or discussion item. These items will be considered collectively by a single vote, unless a commission member requests an item be removed from the consent agenda.*
 - a) Consideration and possible action to approve the testing and potential installation of speed humps in the following location(s): **(This item was requested by Commissioners Frank Morales and Rene Perez)**.
 1. 600 S. California
 2. 1000 Block of Orange Grove
 3. Seagull Lane between Albatross and Curlew St.
 4. Palm Vista Dr. between Beckham Rd. and Palmetto Drive
 - b) Consideration and possible action authorizing the City Manager to submit a grant application to FEMA's Fiscal Year 2025 Assistance to Firefighters (AFG) Grant Program. Attachment **(Special Projects)**.
 - c) Consideration and possible action authorizing the City Manager to submit a grant application to FEMA's Fiscal Year 2025 Staffing for Adequate Fire and Emergency Response (SAFER) Grant Program. Attachment **(Special Projects)**.

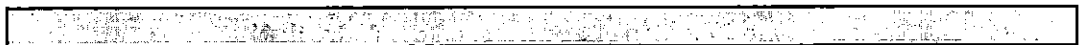
- d) Consideration and possible action authorizing the City Manager to submit a grant application to Rio Grande Valley Metropolitan Planning Organization's (RGVMPO) FY2027 - 2036 Category 7 Call for Projects for the Multimodal Transit Terminal. Attachment (**Special Projects**).
 - e) Consideration and possible action authorizing the City Manager to submit a grant application to Rio Grande Valley Metropolitan Planning Organization's FY2027 - 2036 Category 7 Call for Projects for the Commerce Street Redesign. Attachment (**Special Projects**)
 - f) Consideration and possible action to approve an ordinance on Second and Final reading for 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. Attachment. (**Planning & Development**)
 - g) Consideration and possible action to approve an ordinance on Second and Final Reading for 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 Villela III (Commander), c/o Veterans of Foreign Wars Post 2410. Attachment. (**Planning & Development**)
 - h) Consideration and possible action to amend the 2026 Street Improvement Program (SIP) to add Austin Avenue from N 77 Sunshine Strip to Morgan Boulevard. Attachment (**Engineering**)
- 8) **Reports and Other Discussion Items:** *Items in this section are not expected to require action by the City Commission and are generally for information only. However, any item listed in this section may become an action item at a future meeting with the request of the Mayor, or after the request of any two Staff Commission members, or the City Manager.*
- a) City Manager's Report
 - b) Staff Reports
- 9) **Public Hearings:** *At this time, the Mayor will invite members of the public who have filled out the Public Hearing and the Citizen Communication Form to address each item listed in this section. Please limit your comments to the topic of that public hearing. If more than one public hearing is being held, you will be allowed to speak during each topic, provided you have filled out the Public Hearing and Citizen Communication Form for the appropriate topic. If you are signed up for two (2) or more Public Hearings, you will be limited to 5 minutes for all topics.*
- a) Public hearing to consider a request to rezone from Not Designated ("N") District to Residential, Single Family ("R-1") District for 41.72 acres of land comprised of 39.59 acres out of Survey 140, L.L. Adams Subdivision, 1.58 acres out of Lot "A" and 0.55 acres out of Lot "B" of a Re-subdivision of Blocks 2 and 3, Survey 139 of Stuart Place Subdivision, located north of Beckham Road, approximately 882 feet east of Rodeo Drive. Applicant: Moore Land Surveying, LLC c/o Zarate Management, LLC Attachment. (**Planning & Development**)
 - b) Public hearing to consider a request to rezone from Not Designated ("N") District to Light Industry ("LI") District for 7.899 acres of land, more or less, out of Lot 16, Cunningham's Subdivision, located on the south side of Primera Road approximately 1,411.16 feet west of US 77 Frontage Road. Applicant: Orlando Campos, c/o Development Corporation of Harlingen Attachment. (**Planning & Development**)
 - c) Public hearing to consider a request for a Special Use Permit (SUP) to allow a food truck park in Light Industry ("LI") District, located at 6121 FM 106, bearing a legal description of Lot 3, Block 2, Arroyo View Subdivision. Applicant: Tim Pus. Attachment (**Planning & Development**)

- d) Public hearing to consider a request to rezone from Not Designated (“N”) District to Residential, Mobile Home (“MH”) District for 6.143 acres of land out of Block 18, R.A. Cunningham’s Subdivision, located on the southeast corner of Primera Road and US-77 Frontage Road. Applicant: Joleigh Ares. Attachment (**Planning & Development**)

10) **Action Items:** *City Commission will discuss, consider, and take any action deemed necessary on items listed in this section, including the adoption of a resolution or an ordinance.*

Ordinances:

- a) Consideration and possible action to approve an ordinance on first reading to rezone from Not Designated (“N”) District to Residential, Single Family (“R-1”) District for 41.72 acres of land comprised of 39.59 acres out of Survey 140, L.L. Adams Subdivision, 1.58 acres out of Lot “A” and 0.55 acres out of Lot “B” of a Re-subdivision of Blocks 2 and 3, Survey 139 of Stuart Place Subdivision, located north of Beckham Road, approximately 882 feet east of Rodeo Drive. Applicant: Moore Land Surveying, LLC c/o Zarate Management, LLC Attachment. (**Planning & Development**)
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- d) Consideration and possible action to approve an ordinance on first reading to rezone from Not Designated (“N”) District to Residential, Mobile Home (“MH”) District for 6.143 acres of land out of Block 18, R.A. Cunningham’s Subdivision, located on the southeast corner of Primera Road and US-77 Frontage Road. Applicant: Joleigh Ares. Attachment. (**Planning & Development**)



- e) Consideration and possible action to adopt the City Commission Prioritization of Key Initiatives from the Harlingen Horizon Comprehensive Plan, Harlingen Trails, Open Space, Recreation, and Parks Master Plan, and the Downtown Master Plan. (**Special Projects**)
- f) Consideration and possible action authorizing the City Manager to submit a grant application to Texas Parks and Wildlife Local Parks Non-Urban Indoor Grant Program. Attachment (**Special Projects**).
- g) Consideration and possible action to authorize the City Manager to enter into an agreement with SpyGlass to conduct an audit of the city's electronic devices, communications provider agreements, and phone devices, whether used or unused, as a cost-saving measure. Attachment (**Assistant City Manager, Dr. Josh Ramirez**)
- h) Consideration and possible action to approve a resolution amending the Harlingen Community Improvement Board's Fiscal Year 2025-2026 Budget. Attachment (**Finance**).
- i) Consideration and possible action to approve the Texas Municipal League Intergovernmental Risk Pool Group Critical Illness Interlocal Agreement. Attachment (**Human Resources**).
- j) Consideration and possible action to authorize the City Manager to award RFQ No. 2026-09 for Professional Architectural and Engineering Design Services for the Harlingen Multi-Purpose Recreation Center. Attachment (**Engineering**)

- k) Consideration and possible action to approve an agreement with Loaves and Fishes to provide a safe, temporary emergency shelter and essential support services for individuals and families experiencing homelessness under the Open Arms Emergency Shelter. Attachment **(City Manager)**.
- l) Consideration and possible action to authorize staff to commence the process of creating a Tax Increment Finance Zone in the downtown area. **(City Manager)**

11)

Board Appointments:

Specifically, appointment or discussion and possible action to include appointment and/or removal of any position subject to appointment or removal by statute, ordinance, or bylaws:

Airport

- Animal Shelter Advisory Committee (1)
- Audit Committee (Terms expire in June)
- Civil Service Commission
- Community Development Advisory Board (CDBG)
- Construction Board of Adjustments (4)
- Convention & Visitors Bureau
- Development Corporation of Harlingen, Inc.(HEDC)
- Golf Course Advisory Board
- Harlingen Community Improvement Board(4B)
- Harlingen Housing Authority Board
- Harlingen Finance Corporation (6)
- Harlingen Teen and Young Adult Advisory Board (2)
- Healthy Harlingen Advisory Board
- Historic Preservation Committee
- Keep Harlingen Beautiful Board (1)
- Library Advisory Board (1)
- Mayor Wellness Council
- Museum Advisory Board (1)
- Parks Advisory Board
- Planning & Zoning Advisory Board
- Senior Citizens Advisory Board (1)
- Tax Increment Finance Board 1, 2 & 3
- The Blind and Visually Impaired Advisory Committee (7)
- Utility Board of Trustees
- Veterans Advisory Board
- Zoning Board of Adjustment

12)

Executive Session: *All items listed in this section will be deliberated in a closed session. Members of the public are not generally permitted to attend a closed session. Executive Session items may be considered as an action item at the discretion of the Mayor. However, City Commission will not take any action in closed session.*

- a) Pursuant to Government Code Section § 551.071 — attorney consultation and contemplated litigation; Section § 551.072 — deliberation regarding real estate; and Section § 551.087 — economic development relating to the following projects: **(HEDC)**
 - 1) Project Hercules — Manufacturing
- b) Consultation with legal counsel pursuant to Texas Government Code § 551.071 (1)(a) regarding pending litigation. **(City Attorney)**
- c) Consultation with Legal Counsel pursuant to TX Government Code § 551.071 (2) regarding an update on the Collective Bargaining agreement with Harlingen Police Officers.**(City Attorney)**.

- d) Deliberation pursuant to Texas Govt. Code § 551.074, regarding the appointment or employment of public officers or employees, specifically possible adjustments to the compensation of the City Manager, Assistant City Manager, and Deputy City Manager. (**City Manager**)
- 13) **Action on Executive Session Items:** *The City Commission will reconvene in open session and may take action on any item listed in the Executive Session Section of this agenda.*
 - a) Consideration and possible action on Item 12a (1) as discussed in executive session.
 - b) Consideration and possible action on adjustments to the compensation of the City Manager, Assistant City Manager, and Deputy City Manager, and granting authorization to execute any documents necessary to effectuate such adjustments.
- 14) **Adjournment:**

I, the undersigned authority, do hereby certify that the above Notice of the Regular Meeting of the Harlingen City Commission is a true and correct copy of said notice posted on the bulletin board at City Hall of said City of Harlingen, Texas in a place convenient and readily accessible to the general public at all times and on the City's Internet Website and said Notice was posted on **THURSDAY, MAY 28, 2026**, at or before 2:50 a.m./p.m. and remained so posted for at least 3 business days preceding the time of said meeting.

Dated this **28th** day of **MAY 2026**



Mayra Herrera, City Secretary

REGULAR MEETING

CITY COMMISSION

HARLINGEN, TEXAS

February 4, 2026

A Regular Meeting of the Harlingen City Commission was held February 4, 2026 at 6:20pm, at City Hall, Town Hall Meeting Room, 118 E. Tyler, Harlingen, Texas and providing the public the ability to view the meeting via internet, live streaming and permitting the public to offer citizen communication or participate in items listed on the agenda via videoconferencing or telephonically via www.harlingentx.gov Those in attendance were:

Mayor and Commissioners

Mayor Norma Sepulveda
Mayor Pro-Tem Daniel N. Lopez, District 2
Delia Cavazos-Gamez, Commissioner District 1
Michael Mezmar, Commissioner District 3
Frank Morales, Commissioner District 4
Rene Perez, Commissioner District 5

City Staff

Gabriel Gonzalez, City Manager
Mayra Herrera, City Secretary
Mark Sossi, City Attorney

1. **Call Meeting to Order**

- a) Invocation – Commissioner Delia Cavazos-Gamez
- b) Pledge of Allegiance – Mayor Norma Sepulveda
- c) Welcome Citizens – Mayor Norma Sepulveda

2. **Conflict of Interest**

“Under State Law, a conflict of interest exists if a council member, or certain members of that person’s family, has a qualifying financial interest in an agenda item. Members with a conflict of interest cannot participate in the discussion nor vote on the agenda item. Are there any known conflicts of interest to disclose at this time”?

Mark Sossi read the conflict of Interest and asked the Mayor and City Commissioners if they had a conflict on any item on the agenda.

Mayor Pro-Tem Daniel N. Lopez abstained from Item 10(c).

3. **Announcements –**

- a) Mayor’s Announcements – Mayor congratulated Public Works Dept (Ruth Trevino & Tanya Lugo) on being recognized Statewide for their tremendous Leadership; Harlingen Marathon, Sunday 2/8/26 @6:30 a.m.
- b) City Manager’s Announcements- Mr. Gonzalez announced that the Harlingen Marathon is a Boston Marathon qualifier, runners who place can participate.
- c) City Commission Member Announcements – Commissioner Cavazos-Gamez-thanked Public Works for neighborhood cleanup on corner of 7th & 77 Sunshine Strip; Mayor Pro-Tem Lopez-invited the public to the ribbon cutting of the Gail Butterly, Saturday and reminded the public about his town hall to be hosted at Town Hall.

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

- a) Harlingen Animal Shelter - "Pet of the Week"
Shannon Harvill, Director of Health, presented Wren, a 4-month-old Border Collie mix available for adoption at the Harlingen Animal Shelter. The public is encouraged to visit the shelter at 1106 Markowsky Ave. or call (956) 216-5250 for more information.

1 b) Proclamation - "Honoring Black History Month"

2
3 Rachel Saldana presented the proclamation to Alfonso Gatlin, Veronica Mallard and Gilbert
4 Gonzalez. Mr. Gatlin accepted and appreciated the recognition of the contribution of the African
5 American contributions in the Valley. Invited everyone to the events occurring throughout the valley
6 for Black History Month.

7
8 c) Presentation and recognition, by Chief Alfredo Alvear, to honor Officer Reynaldo Delua for his
9 participation and commitment with the Harlingen CrimeStoppers for over 20 years of dedicated
10 service to the community.

11
12 Police Chief, Alfredo Alvear, joined by Fred Uribe and Ms. Elaine Flores, presented a
13 certificate of recognition to Officer Delua for his commitment and contributions to Harlingen
14 Crimestoppers. Mayor Sepulveda and others reminisced, recalled, and recognized Officer
15 Delua for his actions and time with the City of Harlingen.

16
17 **5. Citizen Communication:**

- 18 1. Raymond Reyes – continued Progress and Transparency
19 2. Jonathan Jones – Data Centers
20 3. Cynthia Chavarria – Data Center
21 4. Luis Valdespino – Data Center, Hgn. Waterworks, HxGN P.D.-Investigation, Transparency
22 5. Angela Valdespino – Data Center
23 6. Consuelo Lovelace – Irrigation & Flooding
24 7. Rey Gonzalez – Planned Development for Horseshoe Point
25 8. Robert Leftwich – City of Harlingen
26 9. Cesar Perez – Horseshoe Point
27 10. Nayelli Salas – City commission meeting

28
29 **6. Approval of Minutes:**

- 30 a) Regular Meeting of October 20, 2025.
31 b) Special Meeting of October 27, 2025.

32
33 Motion was made by Commissioner Perez and seconded by Mayor Pro-Tem Lopez to approve
34 minutes of the Regular Meeting of October 20, 2025, and the Special Meeting of October 27, 2025
35 with the amendment by Mayor Pro-Tem Lopez. Motion carried unanimously.

36
37 **7. Consent Agenda:**

- 38
39 a) Consideration and possible action to approve a resolution of the City of Harlingen, Texas
40 authorizing the City Manager to submit a grant application to the United States Department of
41 Transportation under the Fiscal Year 2026 Better Utilizing Investments to Leverage Development
42 (BUILD) Grant Program for the Commerce Street Reconstruction Phase I project; and authorizing
43 the City Manager to request increased federal cost share. Attachment (Special Projects
44 Department)
45
46 b) Consideration and possible action to approve a resolution authorizing the Special Projects Director
47 to submit a grant application to the Office of the Governor under the Fiscal Year 2027 State and
48 Local Cybersecurity Grant Program (SLCGP) to make various upgrades to the City of Harlingen's
49 Management Information Systems programs and hardware. Attachment (Special Projects
50 Department)
51
52 c) Consideration and possible action to approve an ordinance on second and final reading for a
53 Special Use Permit ("SUP") to allow a bar/lounge in a Light Industry ("LI") District located at 2669
54 North Expressway 77, Building D, bearing a legal description of 0.32 acres out of 5.79 acres out of
55 Lot 2, Block 1, West Harlingen Industrial Park Subdivision. Applicant: Patrick B. McDermott.
56 Attachment (Planning & Development)
57

ORDINANCE NO. 26-06
AN ORDINANCE AMENDING THE CODE OF ORDINANCES
(ORDINANCE NO. 16-8) OF THE CITY OF HARLINGEN: TO
ISSUE A SPECIAL USE PERMIT (SUP) TO PATRICK B.
MCDERMOTT TO ALLOW A BAR/LOUNGE IN A LIGHT
INDUSTRY ("LI") DISTRICT LOCATED AT 2669 NORTH
EXPRESSWAY 77, BUILDING D, BEARING A LEGAL
DESCRIPTION OF 0.32 ACRES OUT OF 5.79 ACRES OUT OF
LOT 2, BLOCK 1, WEST HARLINGEN INDUSTRIAL PARK.

PASSED AND APPROVED on first reading this the 21st day of January 2026.
PASSED AND APPROVED on the second and final reading of this the 4th day of February
2026.

ATTEST: CITY OF HARLINGEN
Mayra Herrera, City Secretary Norma Sepulveda, Mayor

- d) Consideration and possible action to approve an ordinance on second and final reading, imposing a temporary moratorium on the establishment, operation, expansion, or relocation of smoke shops within the city limits to allow for review of potential amendments to City regulations and dealing with related matters. Applicant: City of Harlingen. Attachment (Planning & Development)

ORDINANCE NO. 2026 - 07
AN ORDINANCE OF THE CITY OF HARLINGEN CITY
COMMISSION IMPOSING A TEMPORARY MORATORIUM ON
THE ESTABLISHMENT, OPERATION, AND EXPANSION OF
SMOKE SHOPS; ALLOWING THE CITY TIME TO STUDY
IMPACTS AND CONSIDER REGULATORY AMENDMENTS;
PROVIDING FOR DEFINITIONS, DURATION, SEVERABILITY,
AND AN EFFECTIVE DATE; AND ORDAINING OTHER MATTERS
RELATED THERETO.

PASSED AND APPROVED on first reading this the 21st day of January 2026.
PASSED AND APPROVED on the second and final reading of this the 4th day of February
2026.

ATTEST: CITY OF HARLINGEN
Mayra Herrera, City Secretary Norma Sepulveda, Mayor

- e) Consideration and possible action to approve the Investment Report for the City of Harlingen for the quarter-ending December 31, 2025. Attachment (Finance)
- f) Consideration and possible action to approve an ordinance on second and final reading, authorizing the issuance and delivery of the City of Harlingen, Texas Waterworks and Sewer System Revenue Bonds, Series 2026 (WLAF); in the amount of \$2,480,000 authorizing the execution of a paying agent/registrar agreement and an escrow agreement relating to such bonds; and pledging the revenues of the city's waterworks and sewer system to the payment of the principal and interest on said bonds; and ordaining other matters relating thereto. Attachment (HWWS)
- g) Consideration and possible action to approve an ordinance on second and final reading, authorizing the issuance and delivery of the City of Harlingen, Texas Waterworks and Sewer System Revenue Bonds, Series 2026A (WLAF); in the amount of \$2,495,000 authorizing the execution of a paying agent/registrar agreement and an escrow agreement relating to such bonds; and pledging the revenues of the city's waterworks and sewer system to the payment of the principle and interest on said bonds; and ordaining other matters relating thereto. Attachment (HWWS)
- h) Consideration and possible action to approve an ordinance on second and final reading, authorizing the issuance and delivery of the City of Harlingen, Texas Waterworks and Sewer System Revenue Bonds, Series 2026B (EDAP); in the amount of \$12,560,000 authorizing the execution of a paying agent/registrar agreement and an escrow agreement relating to such bonds; and pledging the revenues of the city's waterworks and sewer system to the payment of the principle and interest on said bonds; and ordaining other matters relating thereto. Attachment (HWWS)

1
2 i) Consideration and possible action to approve the testing and potential installation of speed humps
3 in the following location(s): (This item was requested by Commissioner Frank Morales and
4 Commissioner Rene Perez)

- 5
6 1. 800/900 W. Buchanan
7 2. 400 W. Cleveland
8 3. 300 W. Filmore
9 4. 20600 Morris Road
10 5. 500/600 Block of South "M" Street

11 Additional Streets Added:

- 12 Commissioner Delia Cavazos-Gamez – 7th Street front of Long Elementary.
13 Mayor Pro-Tem Daniel N. Lopez – Lisa Ann Street
14 Commissioner Michael Mezmar – Pebble Beach
15

16 Item 7i was removed by Commissioner Cavazos-Gamez for discussion.

17
18 Motion to approve 7(a-h) was made by Mayor Pro-Tem Lopez and second by
19 Commissioner Morales. Motion carried unanimously

20
21 Discussion on item 7i began with Commissioner Mezmar wanting to add Pebble Beach st
22 to the list.

23 Mayor asked Commissioner Mezmar if there was a specific area he was requesting for the
24 speed hump.

25 Commissioner Mezmar indicated that an area would be selected once reviewed.

26 Commissioner Cavazos-Gamez asked to add 7th st in front of Long Elementary.

27 City manager Gabriel González reminded Commissioner Cavazos-Gamez that elementary
28 schools are exempt from review.

29 Mayor Pro-Tem Lopez let Commissioner Mezmar know he received a call for a request for
30 Lisa Ann to have a speed hump reviewed for a speed hump.

31 Commissioner Mezmar agreed to have it submitted for review
32

33 Motion to approve item 7i made by Commissioner Cavazos-Gamez and seconded by
34 Mayor Pro-Tem Lopez. Motion carried unanimously.
35

36 8. **Staff Reports and Other Discussion Items:**

37 a) City Manager's Report - None
38

39 b) Staff Reports

40 • Presentation by Parks Department — Juan Mendiola III, Assistant Parks and Recreation
41 Director gave a short presentation on the several park improvements being worked on.

- 42 • USTA-Victor Park Tennis Court Resurfacing of six (6) existing courts is one of the projects
43 being worked on and will be completed by February 12, 2026.

- 44 • The TWPD – Boating Access Grant – Kayak Launch which is designed to be on
45 McCullough Park.

- 46 • 2024 SECO Municipally Owned Building Energy Efficiency Retrofits: funding retrofit lights
47 for four (4) youth baseball fields on Wilson Youth Sports Complex and City Lake, Liberty
48 Garden.

- 49 • Texas A&M Community Forestry Tree Planting Grant: Planting of 270 trees across ten (10)
50 parks and trails all over the city and it will be completed by July 31, 2026.

- 51 • TPWD Local Parks Victor Park: Renovation and expansion of park to enhance recreational
52 opportunities, accessibility, and community amenities.

- 53 • TPWD Local Parks Indoor Recreation Grant: Development of a new Harlingen Recreation
54 Center to expand indoor recreation, fitness, and community programming opportunities.

55 • Presentation of the Harlingen CrimeStoppers new P3 Intell software and what it provides:
56 P3 (Phone, Platform, and Program) software is a secure, anonymous, multi-lingual tip management

1 system used by CrimeStoppers Programs and Law Enforcement. It enables citizens to submit tips
2 via web or mobile app and in some cases, engage in a secure two-way dialogue with law
3 enforcement, without compromising their identity

4
5 **9. Public Hearings:**

6 Mayor Sepulveda announced that Items 9a is a public hearing, and anyone wishing to speak for or
7 against this item may do so.

- 8
9 a) Public hearing for the voluntary annexation and to establish the initial zoning of Planned
10 Development ("PD") District to allow internal streets to have 50 feet R-O-W with 32-foot wide paved
11 roads, and for 135 out of 358 Residential, Single Family Lots to be less than then the required
12 6,000 square feet, for a property bearing a legal description of 35.754 acres out of a part or portion
13 of Blocks 65, 66, and 72, and out of Reserved Horseshoe Lake, Lon C. Hill Subdivision, located
14 south of Morris Road, approximately 2,095.97 feet Southwest of South Ed Carey Drive. Applicant:
15 Melden & Hunt, Inc. c/o Leonard P. Simmons III & Mary Beth Simmons. Attachment (**Planning &**
16 **Development**)

- 17
18 1. Kathryn E. Polt – 4310 Waters's Edge

19
20 Mayor Sepulveda closed the public Hearings, due to no other citizens signing up.

21
22 **10. Action Items**
23 **Ordinances:**

- 24 a) Consideration and possible action to approve an ordinance on first reading for the voluntary
25 annexation and to establish the initial zoning of Planned Development ("PD") District to allow
26 internal streets to have 50 feet R-O-W with 32-foot wide paved roads, and for 135 out of 358
27 Residential, Single Family Lots to be less than then the required 6,000 square feet, for a property
28 bearing a legal description of 35.754 acres out of a part or portion of Blocks 65, 66, and 72, and
29 out of Reserved Horseshoe Lake, Lon C. Hill Subdivision, located south of Morris Road,
30 approximately 2,095.97 feet Southwest of South Ed Carey Drive. Applicant: Melden & Hunt, Inc.
31 c/o Leonard P. Simmons III & Mary Beth Simmons. Attachment (**Planning & Development**)

32
33 Commissioner Mezmar stated he does want this subdivision to be built but is concerned
34 about the amount of lots being in one place. Bringing light to the petition that has been submitted
35 by the surrounding neighbors.

36 Mayor Sepulveda wanted to make sure that everyone knows that the concern about public
37 safety has been reviewed and asked Chief Balderas to provide a summary of his studies.

38 Fire Chief Balderas stated that he stands by his continued judgement on the concern of
39 public safety remains the same and is in favor of proceeding forward.

40 Mayor Sepulveda asked Ana Hernandez to give the key point of the presentation and
41 asked about the size of the lot looking like the ones in Brownsville.

42 Ana confirmed that the lot size in Brownsville is 5,000 sq ft, along with most other cities,

43 Commissioner Perez asked if there is any other location in the city of Harlingen that has
44 smaller lots, such as 5,000 sq ft.

45 Ana replied that there are no other locations with lots of smaller sizes, however this
46 subdivision would not be considered a high-density area as well as clarified that the plan meets the
47 unit development standards, just not the subdivision standards.

48 Mayor Sepulveda brought attention to the fact that a citizen voiced concern about multiple
49 variances approved for this specific project.

50 Mrs. Hernandez confirmed that only one variance was approved for this project back in
51 September. She introduced Mario Reyna, developer for the project, to the Commission.

52 Mr. Reyna presented the Horseshoe Pointe Proposed Masterplan to the Commission with
53 the total lots of 355 at about 7,861.9 SQ. FT. average. He stated they are currently working on
54 another subdivision similar to this one here in the City of Harlingen.

55 Commissioner Perez asked Mr. Reyna to confirm where the area is located.

56 Mr. Reyna stated it is District 3 on Haine and FM 509.

1 Mayor asked Mr. Reyna if the subdivision referenced, Paso Real, also contained lots of
2 5,000 sq ft.

3 Mr. Reyna confirmed that Paso Real subdivision does contain lots of the same size as
4 those being proposed. He also stated the Paso Real subdivision is currently on Phase 3 of
5 development and there seems to be no complications about the function of city employees, such
6 as sanitation and other depts to assist those already occupying the lots already developed.

7 Commissioner Cavazos-Gamez asked about the location of the entrance to Phase 1 and
8 what would happen in case of a fire.

9 Mr. Reyna replied that the entrance will be on Morris Rd for Phase 1 and explained that
10 there is a 4-lane plan being discussed.

11 Mayor Pro-Tem asked about the land next to the Morris Rd entrance being purchased or
12 not for future development.

13 Mr. Reyna began to explain the current process for the area and continued with his
14 presentation and explained that the land next to Morris Rd is not being developed with sewerage
15 necessities.

16 Mayor Pro-Tem Lopez asked for confirmation on whether the "Future Entrance" would be
17 developed or not.

18 Mr. Reyna did confirm that when the land next to the development gets purchased, they
19 would need to "feed" into the subdivision, then further developing that entrance.

20 Mayor Pro-Tem Lopez asked why Waters Edge isn't feeding into the subdivision.

21 Mr. Reyna stated the reason being that the residents of Waters Edge do not want to feed
22 into the subdivision.

23 Mayor asked what if the surrounding neighbors don't want to be part of it.

24 Mrs. Hernandez stated that any new subdivision would have to meet the new requirements,
25 which they would have to comply with feeding into the existing development.

26 Mayor Pro-Tem asked about the possibility of the number of cars that can be housed by
27 each lot in the driveway alone.

28 Mr. Reyna replied that on average would be a 4-car possibility.

29 Commissioner Cavazos-Gamez asked if the park that part of the subdivision would be
30 made available to all citizens.

31 Mr. Reyna replied that the availability of the park is to all citizens, not just the residents of
32 the subdivision. Mr. Reyna did bring attention to the Harlingen Waterworks portion of the
33 development

34 Gabriel Trevino, HWWS-Utility Engineer, began giving a presentation of the current and
35 future development for the subdivision.

36 Mayor asks what the cost would be for Rhodes Development and Mr. Reyna for this portion
37 of the improvements.

38 Mr. Reyna replied that the amount that Rhodes Development would be responsible for,
39 even though the city would take ownership of the land.

40 Mayor Sepulveda asked about making sure that the improvements are complete before
41 the construction of the subdivision begins.

42 Mrs. Hernandez confirms that the zoning approval needs to happen before the recording
43 of the plat. Allowing the city to place conditions beforehand.

44 Commissioner Morales asked Mr. Hernandez about what the city is doing to complement
45 the work being done for the drainage project for this subdivision,

46 Mr. Hernandez provided the actions that have already been completed to assist with these
47 improvements and the discussions being had to continue to assist.

48 Commissioner Perez asked for confirmation on the improvements being helpful for those
49 already residing there, such as those residing in Live Oak.

50 Mr. Hernandez confirmed that the current residents in that area would be the first
51 beneficiaries of these improvements.

52 Commissioner Cavazos-Gamez asked what the city would do if the subdivision does not
53 proceed to ensure that the current residents would still benefit from improvements.

54 Mr. Hernandez stated that conversations are being held with the irrigation district to
55 continue forward to complete the improvements with or without the development.

1 Mayor Pro-Tem Lopez assisted in explaining that we, the city, would be responsible
2 financially for the developments to help the current residents.

3 Mayor Sepulveda asked for confirmation on whether the area is our property or not.

4 Mr. Hernandez replied that the transfer of ownership of the property is being discussed
5 with the irrigation district, to be used as a detention facility.

6 Mr. Gonzalez asked for confirmation that Mr. Hernandez is not planning on asking for the
7 transfer of ownership until after the improvements are made.

8 Commissioner Cavazos-Gamez asked Mr. Gonzalez to repeat the statement, then asked
9 what if the improvements were not made by the developers.

10 Mr. Gonzalez advised that the ownership transfer would have to happen gradually due to
11 no budget to do so in a lump sum.

12 Commissioner Perez stated, if improvements are not made, other areas and districts would
13 have to put them aside too while the improvements are made.

14 Commissioner Cavazos-Gamez stated that the importance of drainage is the responsibility
15 of the city, so the funds would have to be found some way somehow.

16 Mayor Sepulveda did ask if the amount being discussed for the cost of the drainage
17 improvements as well as the development of the new road would be an estimate and asked for the
18 total of the estimate.

19 Mr. Reyna provided an estimated amount of \$140 million dollars.

20 Mayor Sepulveda did reiterate that the city does not have an extra \$140 million to be able
21 to provide for such improvements, as well as the apprehension and lack of interest from other
22 developers to provide the additional cost to develop the area.

23 Mr. Reyna did agree that it is a fair statement from the mayor in reference to the topic being
24 discussed,

25 Mayor Sepulveda does state that she has considered the outcome of what would happen
26 if Harlingen said "no" to the considerations being asked by the developers. Then proceeded to
27 provide a point of view of an outcome of the developers asking to be de-annexed, which would
28 remove the restrictions from the city, saving costs for the developer, and having the subdivision
29 follow through either way.

30 Mr. Reyna confirmed that this route of possibility is one that would be taken if the city says
31 no.

32 The discussion about the size of the lots/units continues to be one of concern between the
33 commission and Mr. Reyna.

34 Commissioner Morales asked how soon the improvements can be made.

35 Mr. Reyna replied that if approved and annexed as of this meeting, plans can be submitted
36 and Rhodes will be back at the start of summer to complete improvements by the end of summer.

37 Commissioner Morales asks how many more variances are going to be asked of by the
38 developing company.

39 Mr. Reyna confirms no other variance will be asked,

40 Commissioner Morales asks how we can be sure of the drainage development will be
41 effective if and when Harlingen floods again.

42 Mr. Reyna replied that the current water is being channeled into Horseshoe Lake, not into
43 Harlingen's current system.

44 Mayor reiterates that city staff have recommended approval for the variance, across
45 different departments.

46 Commissioner Morales asked what is to be said to those citizens who signed the petition
47 against this variance.

48 Mr. Gabriel Trevino stated that the importance of Rhodes Development paying for the costs
49 of the improvements of the drainage would in the long run benefit the City of Harlingen and the
50 HWWWS.

51
52 Motion was made by Commissioner Perez, seconded by Mayor Pro-Tem Lopez to approve
53 an ordinance on first reading for the voluntary annexation and to establish the initial zoning of
54 Planned Development ("PD") District to allow internal streets to have 50 feet R-O-W with 32-foot
55 wide paved roads, and for 135 out of 358 Residential, Single Family Lots to be less than then the
56 required 6,000 square feet, for a property bearing a legal description of 35.754 acres out of a part

1 or portion of Blocks 65, 66, and 72, and out of Reserved Horseshoe Lake, Lon C. Hill Subdivision,
2 located south of Morris Road, approximately 2,095.97 feet Southwest of South Ed Carey Drive.
3 Motion carried as follows: FOR: Mayor Sepulveda, Mayor Pro-Tem Lopez; Commissioner Morales,
4 and Commissioner Perez, AGAINST: Commissioners Mezmar and Commissioner Cavazos-
5 Gamez (Vote: 4-2)
6

7 b) Consideration and possible action to approve two (2) full-time and two (2) part-time Animal Care
8 Technician positions for the Harlingen Animal Shelter. Attachment (Health)
9

10 Commissioner Morales asked about the total budgeted cost for payroll for the Animal
11 Shelter.

12 Mr. Gonzalez stated he would provide that breakdown for Commissioner Morales at a later
13 time.
14

15 Motion was made by Mayor Pro-Tem Lopez seconded by Commissioner Perez to approve
16 two (2) full-time and two (2) part-time Animal Care Technician positions for the Harlingen Animal
17 Shelter. Motion carried unanimously.
18

19 c) Consideration and possible action to approve a request from Remi Garza, Cameron County
20 Elections Department to use the Harlingen Culture Arts Center located at 575 "76" Dr. Tuesday,
21 Feb. 17th thru Friday, Feb. 20th from 9:00 a.m. to 7:00 p.m., Saturday Feb. 21st, and Sunday,
22 Feb.22nd from 10:00 a.m. to 5:00 p.m., Monday, Feb.23rd, thru Friday, Feb. 27th, from 9:00 a.m.
23 to 7:00 p.m., Tuesday, March 3, 2026 from 7:00 a.m. to 7:00 p.m. on Election Day. Attachment
24 (City Secretary)
25

26 Motion was made by Commissioner Perez seconded by Commissioner Cavazos-Gamez
27 to approve a request from Remi Garza, Cameron County Elections Department to use the
28 Harlingen Culture Arts Center located at 575 "76" Dr. Tuesday, Feb. 17th thru Friday, Feb. 20th
29 from 9:00 a.m. to 7:00 p.m., Saturday Feb. 21st, and Sunday, Feb.22nd from 10:00 a.m. to 5:00
30 p.m., Monday, Feb.23rd, thru Friday, Feb. 27th, from 9:00 a.m. to 7:00 p.m., Tuesday, March 3,
31 2026 from 7:00 a.m. to 7:00 p.m. on Election Day. Mayor Pro-Tem Daniel N. Lopez abstained. (5-
32 1)
33

34 d) Consideration and possible action to authorize the City Manager to approve the demolition of the
35 old Police Department building located at 1102 S. Commerce Street. Attachment (City Manager)
36

37 Gabriel Gonzalez, City Manager, stated the building has been vacant for several years and
38 the reason for it being demolished was for the city to be able to utilize the area. This building is not
39 in good condition to be used or renovated.
40

41 Motion was made by Mayor Sepulveda seconded by Commissioner Perez to approve the
42 authorization for the demolition. Motion carried unanimously.
43

44 **11. Board Appointments:**
45

- 46 • Commissioner Delia Cavazos-Gamez – Appointed Kristin Luckey to Historic Preservation
- 47 Council
- 48 • Mayor Pro-Tem Daniel N. Lopez – Appointed John R. Percy to Historic Preservation Council
- 49 • Commissioner Rene Perez – Re-appointed Juan Longoria to Airport Board; Appointed Omar
- 50 Villarreal to Historic Preservation Council.
- 51

52 Motion was made by Mayor Pro-Tem Lopez and seconded by Commissioner Perez to approve all
53 the re-appointments and appointments. Motion carried unanimously.
54

55 **12. Executive Session:**
56

- 1 a) Consultation with legal counsel pursuant to Texas Government Code 551.071(1)(a) regarding
2 pending litigation, Cause No. 2025-DCL 06643 City of Harlingen vs S. and D. Padilla. (City
3 Attorney)
4

5 Motion was made by Mezmar and seconded by Commissioner Cavazos-Gamez to go into
6 executive session. Motion carried unanimously.
7

8 At 8:47pm, Mayor Sepulveda announced the City Commission would convene into Executive
9 Session to discuss Item 12 (a)

10
11 **13. Action on Executive Session Items:**

12 At 8:57pm, Mayor Sepulveda announced the City Commission had completed its Executive
13 Session and declared the meeting open to the public.
14

- 15
16 a) Consideration and possible action regarding Executive Session Item# 12(a). – No Action
17 taken
18

19 **14. Adjournment:**

20 There being no other business to discuss, Mayor Sepulveda adjourned the meeting.
21
22

23
24 City of Harlingen

25
26
27 ATTEST:

Norma Sepulveda, Mayor

28
29
30 Mayra Herrera, City Secretary
31

City of Harlingen
Agenda Item Request Form

We hereby request the following item to be added to the June 03, 2026, City Commission Agenda:

Consideration and possible action to approve the testing and potential installation of speed humps in the following location(s):

- 1. 600 S. California
- 2. 1000 Blk of Orange Grove
- 3. Seagull Lane between Albatross and Curlew St.
- 4. Palm Vista Dr. between Beckham Rd. and Palmetto Drive


Frank Morales, Commissioner Dist. 4


Rene Perez, Commissioner, Dist. 5

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **June 3, 2026**

Agenda Item:
Consideration and possible action authorizing the City Manager to submit a grant application to FEMA's Fiscal Year 2025 Assistance to Firefighters (AFG) Grant Program. Attachment (*Special Projects*).

Prepared By: Ana Hernandez, Mobility & Special Projects Director

Brief Summary:
FEMA's Fiscal Year 25 Assistance to Firefighters (AFG) Grant Program opened on May 19, 2026. The AFG Program aims to deliver essential resources to equip and train emergency personnel to meet recognized standards. It provides funding to outfit responders with compliant personal protective equipment to enhance their safety during incident response, retrofit or modify facilities to address known health hazards, and acquire emergency response vehicles. Additionally, the program supports the development of health, wellness, and resiliency initiatives to prepare responders for incidents, improve operational efficiency, promote interoperability, and strengthen community resilience.

The City of Harlingen Fire Department intends to submit a grant application(s) under one or more of the following project categories: operations and safety, vehicle acquisition, and/or regional projects.

FEMA does impose a match requirement under the AFG program. The match is as follows: 90% Federal share and 10% Local share. The grant application will be due on June 22, 2026, and the anticipated selection date will begin on August 31, 2026, and end on September 30, 2026.

Funding (if applicable):
Are funds specifically designated in the current budget for the full amount (Yes/No):
*If no, specify source of funding and amount requested:

Finance Director's approval (Yes/No/NA):

Staff Recommendation:
Staff recommends approval of this resolution.

City Manager approval: *GG*

Comments:

City Attorney's approval: *[Signature]*

RESOLUTION No. 2026 - ____

A RESOLUTION OF THE HARLINGEN CITY COMMISSION AUTHORIZING THE SUBMISSION OF A GRANT TO THE FEMA'S FISCAL YEAR 2025 ASSISTANCE TO FIREFIGHTERS GRANT (AFG) PROGRAM

WHEREAS, the purpose of FEMA's AFG program is to deliver resources to equip and train emergency personnel to meet recognized standards. It provides funding to outfit responders with compliant personal protective equipment to enhance their safety during incident response, retrofit or modify facilities to address known health hazards, and acquire emergency response vehicles. Additionally, the program prepares first responders for incidents, improve operational efficiency, promote interoperability, and strengthen community resilience; and

WHEREAS, the City of Harlingen finds it in the best interest of the citizens of Harlingen, Texas, to apply for a grant application(s) under one or more of the following project categories operations and safety, vehicle acquisition, and/or regional projects, to improve the Harlingen Fire Department's response and operational efficiency; and

WHEREAS, the Harlingen City Commission agrees to provide any applicable matching funds for the said project as required by FEMA's cost share requirements. Under the FY25 AFG program FEMA requires jurisdictions serving populations between 20,000 up to 1 million residents with a cost share of 10%; and,

WHEREAS, the City Commission authorizes the City Manager to apply for, accept, reject, alter, or terminate the AFG grant on behalf of the City of Harlingen.

NOW, THEREFORE, BE IT RESOLVED that the Harlingen City Commission approves the submission of the grant application to the FEMA's FY25 AFG program.

CONSIDERED AND ADOPTED this 6th day of June 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 Government Code Chapter 551, as amended.



Norma Sepulveda, Mayor

Mayra Herrera, City Secretary

**AGENDA ITEM
EXECUTIVE SUMMARY**

7c

Meeting Date: **June 3, 2026**

| |
|--|
| Agenda Item: |
| Consideration and possible action authorizing the City Manager to submit a grant application to FEMA's Fiscal Year 2025 Staffing for Adequate Fire and Emergency Response (SAFER) Grant Program. Attachment (<i>Special Projects</i>). |
| Prepared By: Ana Hernandez, Mobility & Special Projects Director |
| Brief Summary: |
| <p>“The FY 2025 SAFER Grant Program, known as the SAFER Program, is one of three grant programs from DHS and FEMA that improve public and firefighter safety related to fire hazards. The SAFER Program provides funding directly to fire departments and volunteer firefighter organizations to increase the number of firefighters. This funding supports communities in meeting industry standards (NFPA 1720), achieving 24-hour staffing, and ensuring adequate protection from fire hazards while supporting the traditional missions of fire departments.</p> <p>The City of Harlingen Fire Department intends to work with the Special Projects Department to add up to twelve (12) more firefighting staff positions to ensure adequate protection of the Harlingen community.</p> <p>The period of performance for the hiring activity is 36 months. FEMA does require a cost share for the program. The first two years are 75% Federal share and 25% Local share. For the third and final year the cost share is 65% Federal share and 35% Local share.”</p> |
| Funding (if applicable): |
| Are funds specifically designated in the current budget for the full amount (Yes/No): *If no, specify source of funding and amount requested: |
| Finance Director's approval (Yes/No/NA): |
| Staff Recommendation: |
| Staff recommends approval of this resolution. |
| City Manager approval:  |
| Comments: |
| City Attorney's approval:  |

RESOLUTION No. 2026 - ____

A RESOLUTION OF THE HARLINGEN CITY COMMISSION AUTHORIZING THE SUBMISSION OF A GRANT TO THE FEMA'S FISCAL YEAR 2025 STAFFING FOR ADEQUATE FIRE AND EMERGENCY RESPONSE (SAFER) GRANT PROGRAM

WHEREAS, the purpose of FEMA's SAFER Program is to improve public and firefighter safety related to fire hazards. The SAFER Program provides funding directly to fire departments and volunteer firefighter organizations to increase the number of firefighters. This funding supports communities in meeting industry standards, achieving 24-hour staffing, and ensuring adequate protection from fire hazards while supporting the traditional missions of fire departments.; and

WHEREAS, the City of Harlingen finds it in the best interest of the citizens of Harlingen, Texas, to submit a grant application under the hiring activity, to improve the Harlingen Fire Department's response and operational efficiency through staffing; and

WHEREAS, the Harlingen City Commission agrees to provide any applicable matching funds for the said project as required by FEMA's cost share requirements. Under the FY25 SAFER program FEMA requires a cost share of 25% for years 1 and 2, and a cost share of 35% for year 3; and,

WHEREAS, the City Commission authorizes the City Manager to apply for, accept, reject, alter, or terminate the SAFER grant on behalf of the City of Harlingen.

NOW, THEREFORE, BE IT RESOLVED that the Harlingen City Commission approves the submission of the grant application to the FEMA's FY25 SAFER program.

CONSIDERED AND ADOPTED this 6th day of June 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 Government Code Chapter 551, as amended.

Norma Sepulveda, Mayor

Mayra Herrera, City Secretary

RESOLUTION NO. 2026 - ____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HARLINGEN, TEXAS AUTHORIZING THE CITY MANAGER TO SUBMIT A GRANT APPLICATION TO THE RIO GRANDE VALLEY METROPOLITAN PLANNING ORGANIZATION (RGVMPO) UNDER THE FY 2027 – 2036 CATEGORY 7 CALL FOR PROJECTS

WHEREAS, The Rio Grande Valley Metropolitan Planning Organization (RGVMPO) has issued a project call to allocate Category 7 - Surface Transportation Block Grant funds. For the purposes of improving mobility within the MPO area, of which Harlingen is a part of; and,

WHEREAS, the City Commission finds it in the best interest of the residents of Harlingen, Texas, for the City of Harlingen to apply for a grant under the RGVMPO's Category 7 Project Call to develop the Multimodal Transit Terminal; and

WHEREAS, the City Commission would like to memorialize support for this grant application in form of this Resolution, showcasing the City of Harlingen's commitment to finalize the project within the Category 7 Call for Projects requirements; and

NOW, THEREFORE, BE IT RESOLVED, that the City Manager or designee is authorized to submit a grant application to the RGVMPO's Category 7 Project Call; and act on behalf of the City of Harlingen in all matters related to the grant application and subsequent grant contract that may result.

IT IS FURTHER RESOLVED that the City Commission agrees to commit at least 20% of the total project cost as its local match requirement.

IT IS FURTHER RESOLVED that the City is authorized to apply for TxDOT's economically disadvantaged county program to reduce its local match, if eligible.

CONSIDERED and **ADOPTED** this 6th day of **June 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 Government Code Chapter 551, as amended.

CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

Mayra Herrera, City Secretary

7e

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **June 3, 2026**

Agenda Item:

Consideration and possible action authorizing the City Manager to submit a grant application to Rio Grande Valley Metropolitan Planning Organization's FY2027 - 2036 Category 7 Call for Projects for the Commerce Street Redesign. Attachment (*Special Projects*)

Prepared By: Ana Hernandez, Mobility & Special Projects Director

Brief Summary:

The Rio Grande Valley Metropolitan Planning Organization (RGVMPO) has issued a project call to allocate Category 7 - Surface Transportation Block Grant for the purposes of improving mobility within the MPO area. These funds may be used for roadway rehabilitation, interchange improvements, bus shelters, Intelligent Transportation Systems (ITS) installations, Transportation Systems Management and Operations (TSMO), and roadside assistance.

The City of Harlingen will apply to begin construction of the Commerce Street Redesign and will commit at least 20% of the total project cost as its local match. Applications are due on June 19, 2026, with a final decision being made on or before September 16th, 2026.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount (Yes/No):

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


Finance Director's approval (Yes/No/NA):

Staff Recommendation:

Staff recommends approval of this resolution.

City Manager approval: **GG**

Comments:

City Attorney's approval: 

RESOLUTION NO. 2026 - _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HARLINGEN, TEXAS AUTHORIZING THE CITY MANAGER TO SUBMIT A GRANT APPLICATION TO THE RIO GRANDE VALLEY METROPOLITAN PLANNING ORGANIZATION (RGVMPO) UNDER THE FY 2027 CATEGORY 7 PROJECT CALL.

WHEREAS, The Rio Grande Valley Metropolitan Planning Organization (RGVMPO) has issued a project call to allocate Category 7 - Surface Transportation Block Grant for the purposes of improving mobility within the MPO area, of which Harlingen is a part of; and,

WHEREAS, the City Commission finds it in the best interest of the residents of Harlingen, Texas, for the City of Harlingen to apply for a planning grant under the RGVMPO's Category 7 Project Call to begin the construction of the Commerce Street Redesign; and

WHEREAS, the City Commission would like to memorialize this Resolution in support of this grant application.

NOW, THEREFORE, BE IT RESOLVED, that the City Manager or designee is authorized to submit a grant application to the RGVMPO's Category 7 Project Call; and act on behalf of the City of Harlingen in all matters related to the grant application and subsequent grant contract that may result.

IT IS FURTHER RESOLVED that the City Commission agrees to commit at least 20% of the total project cost as its local match requirement.

IT IS FURTHER RESOLVED that the City is authorized to apply for TxDOT's economically disadvantaged county program to reduce its local match, if eligible.

CONSIDERED and ADOPTED this 6th day of June 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 Government Code Chapter 551, as amended.

CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

Mayra Herrera, City Secretary

**AGENDA ITEM
EXECUTIVE SUMMARY**

7(f)

Meeting Date: **June 3, 2026**

Agenda Item:

Consideration and possible action to approve an ordinance on Second and Final reading for 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: Ana Hernandez, AICP, CNU-A
Title: Planning and Development Director/
Special Projects Director

Signature: *Ana Hernandez*

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): tomasdiaz@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): tomasdiaz@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
4-16-2026

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: _____

**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.

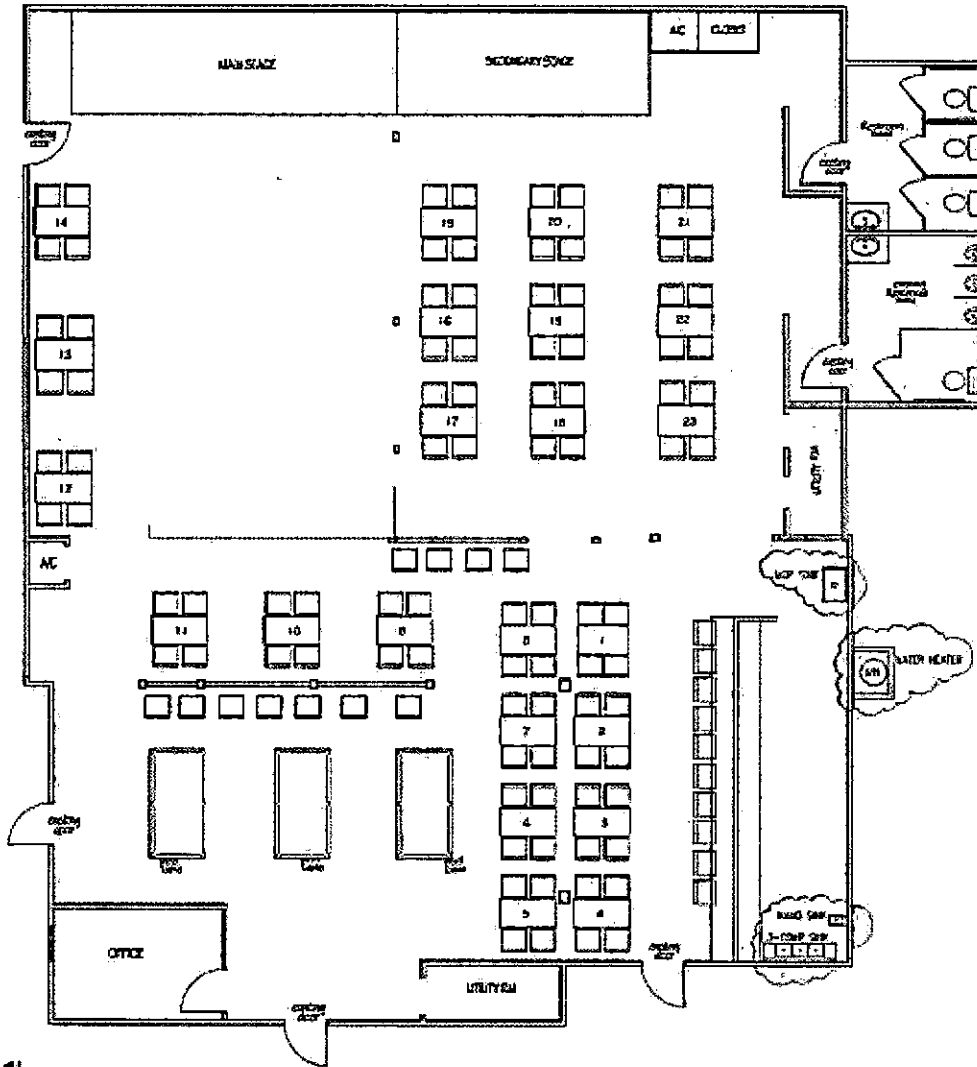
Owner: Tomás Diaz Date 4-16-2028

Owner Address: 1320 White Oak Dr West Harlingen Tx 78542

Phone/Fax: 956 536 1733

Signature: 

Attachment II



2- 4 100 - 41

Attachment IV

First National Bar – proposed location

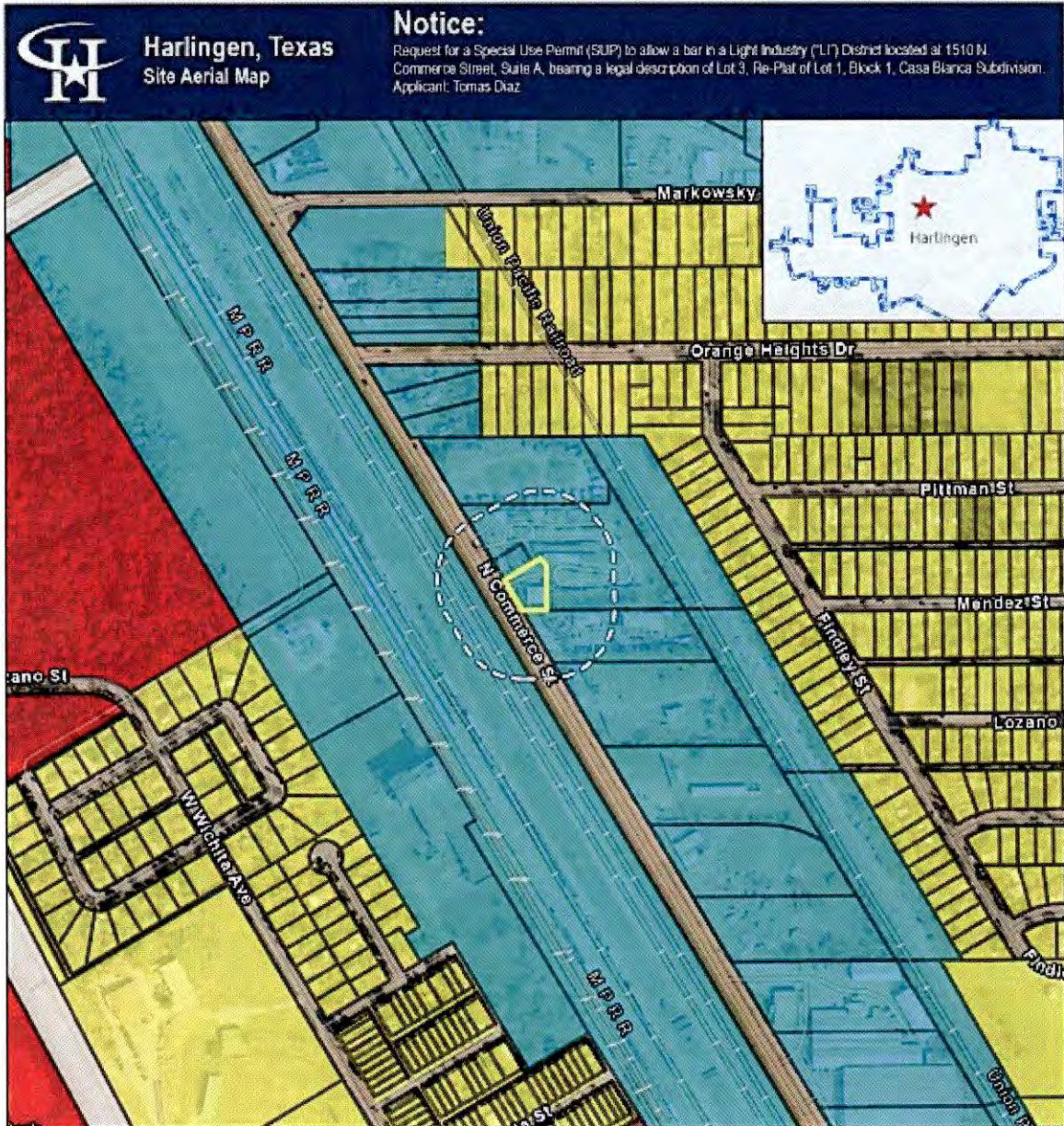


Attachment V

First National Bar – proposed location



Attachment VI



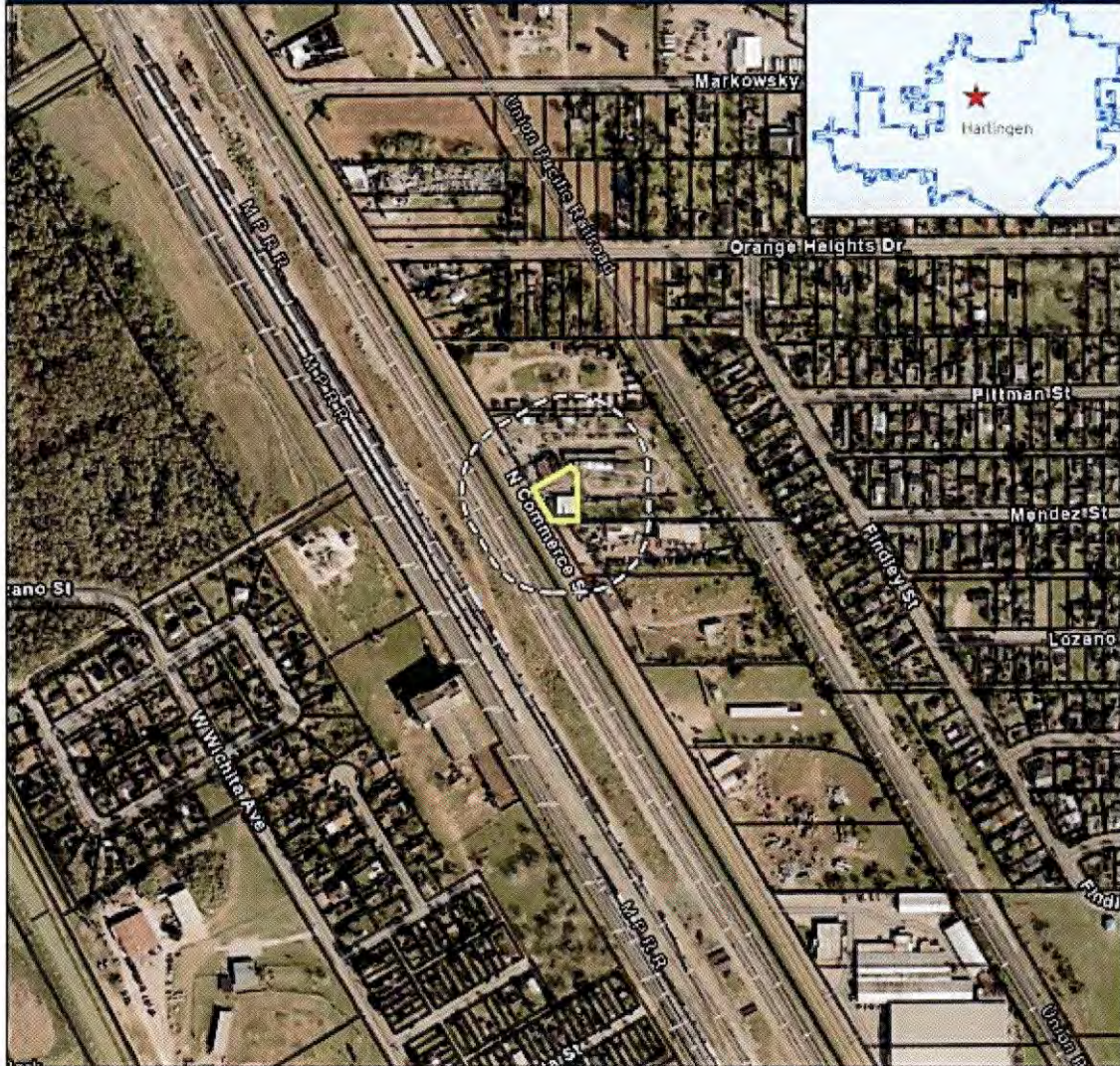
Attachment VII






Harlingen, Texas Site Aerial Map

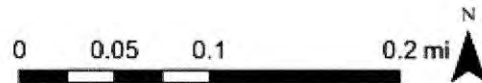
Notice:

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:



Alfredo Alvear, BSCJ, CPM
Chief of Police

4/28/26

Date



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: 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"

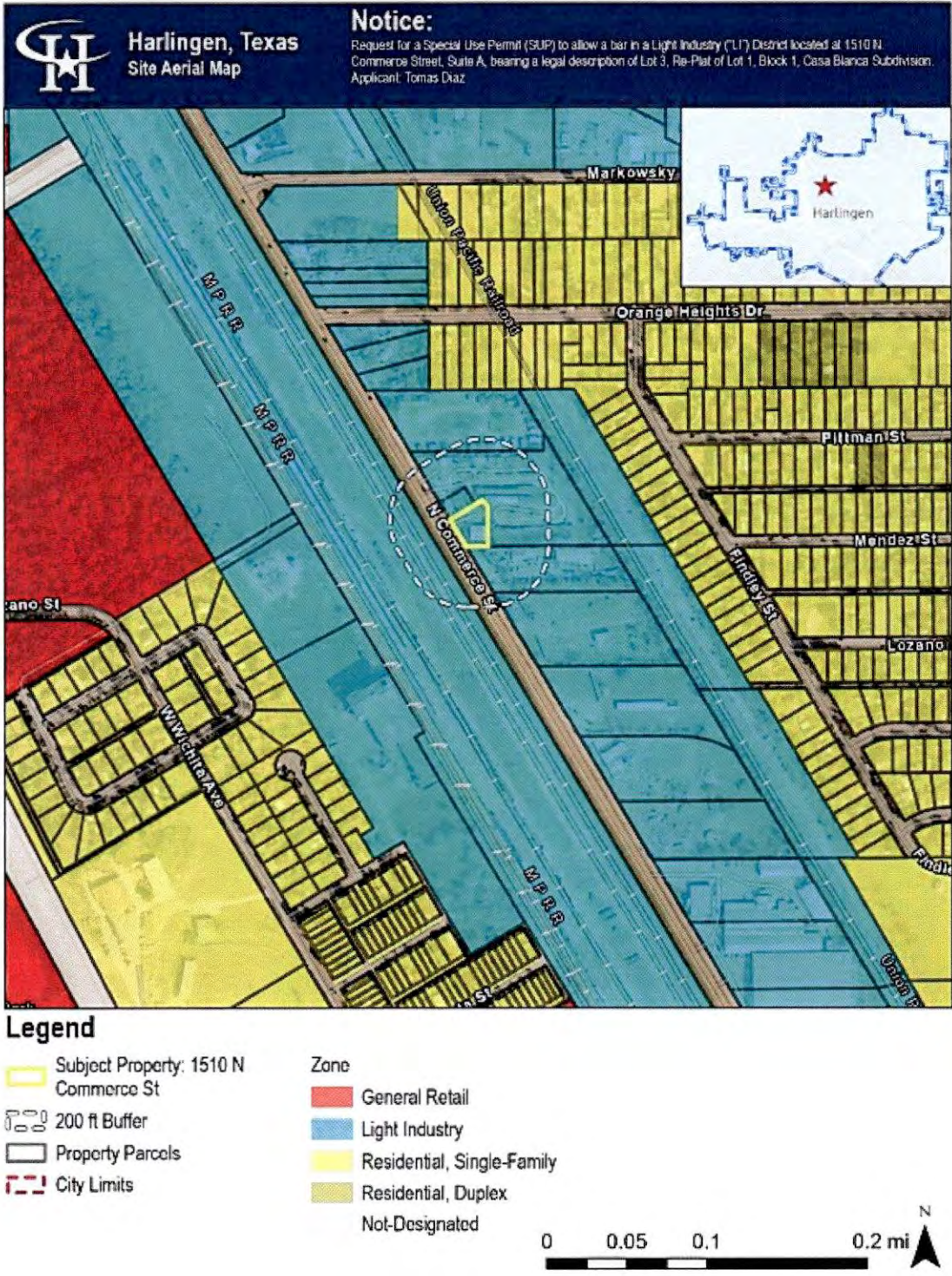
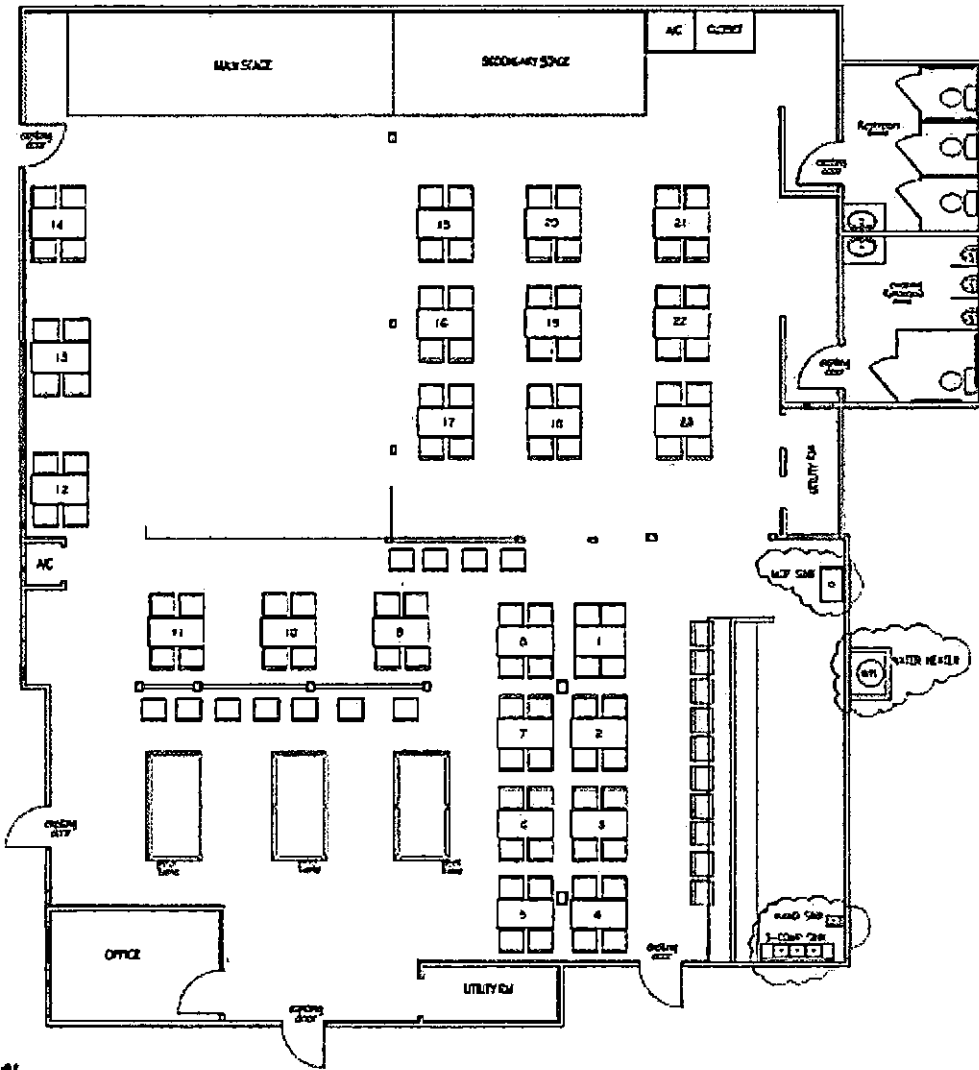


EXHIBIT "B"



**AGENDA ITEM
EXECUTIVE SUMMARY**

719

Meeting Date: **June 3, 2026**

Agenda Item:

Consideration and possible action to approve an ordinance on Second and Final Reading for 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 Villela III (Commander), c/o Veterans of Foreign Wars Post 2410. Attachment (**Planning & Development**)

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

Brief Summary:

Project Timeline

- 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 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 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 Villeda 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"/> <u>SUP</u> 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
\$250.00

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 Villeda III (Commander) Date 04/01/2026

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

Accepted by: _____ Date: _____

Attachment I

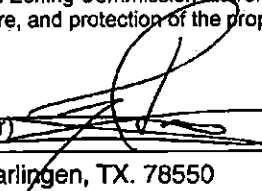
**PLANNED DEVELOPMENT DISTRICT (PDD) REQUEST
SPECIFIC USE PERMIT (SUP) REQUEST
SUBMITTAL CHECKLIST**

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: Narciso Vilela 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



-  Table
-  Gaming Machines
-  Open Area
-  Entrance
-  Emergency Exit
-  Staff Entrance

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":

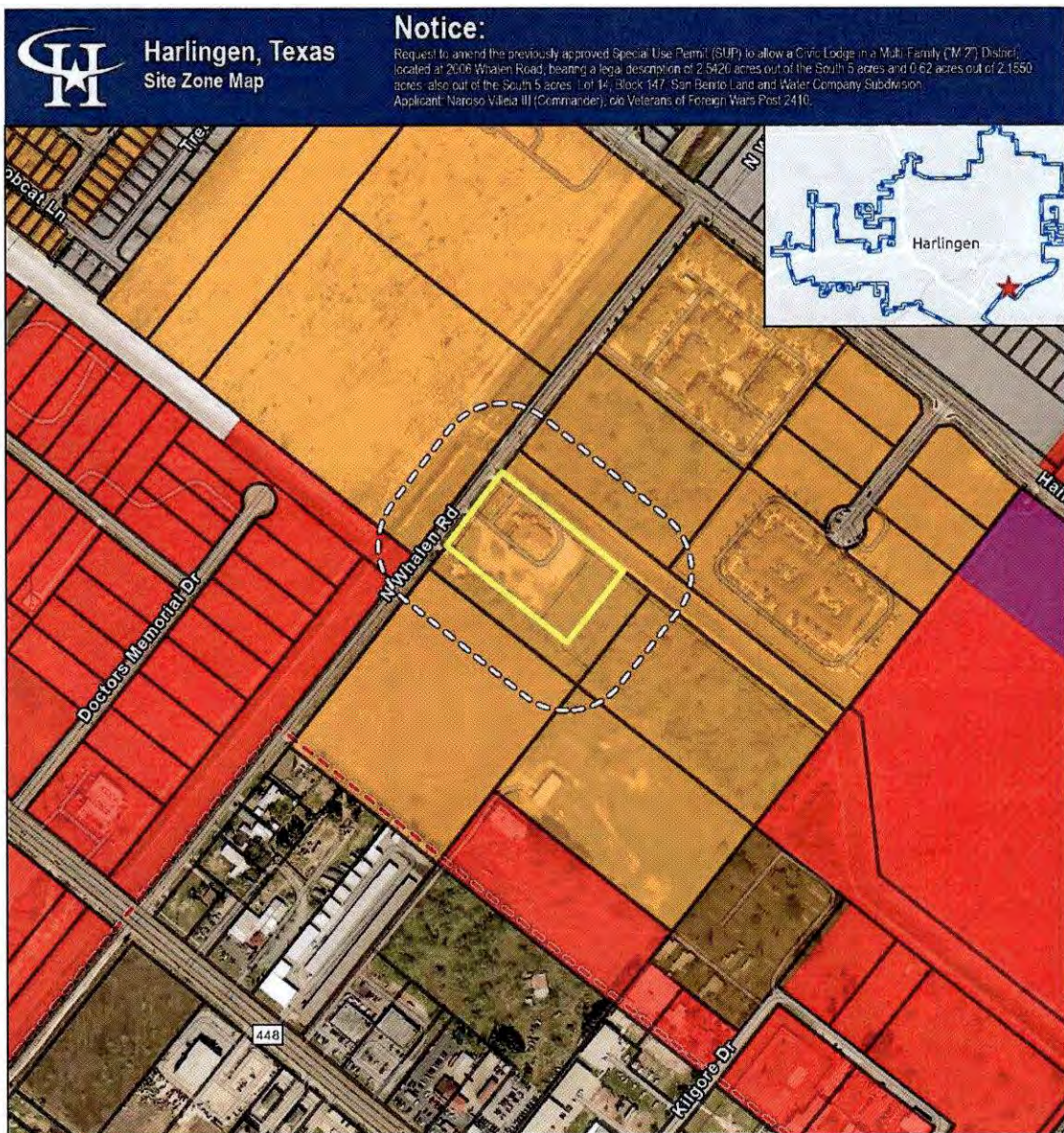
Special Use Permit (SUP) to allow a Civic Lodge in a Residential, Multi-Family ("M-2") District located at 2006 Whalen Road, bearing a legal description of 2.5420 acres and 0.62 acres, out of Lot 14, Block 147, San Benito Land and Water Company Subdivision.

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 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

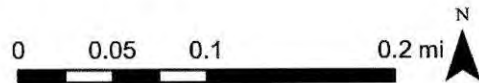
Notice:

Request to amend the previously approved Special Use Perm 1 (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 2.1650 acres, also out of the South 5 acres, Lot 14, Block 147, San Benito Land and Water Company Subdivision. Applicant: Narciso Vilela III (Commander), Co Veterans of Foreign Wars Post 2410.



Legend

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



Attachment IX – Fire



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 Villela 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 Villela 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 Villela 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:


A handwritten signature in black ink, appearing to be 'AA'.

Alfredo Alvear, BSCJ, CPM
Chief of Police

A handwritten date in black ink, '4/28/26'.

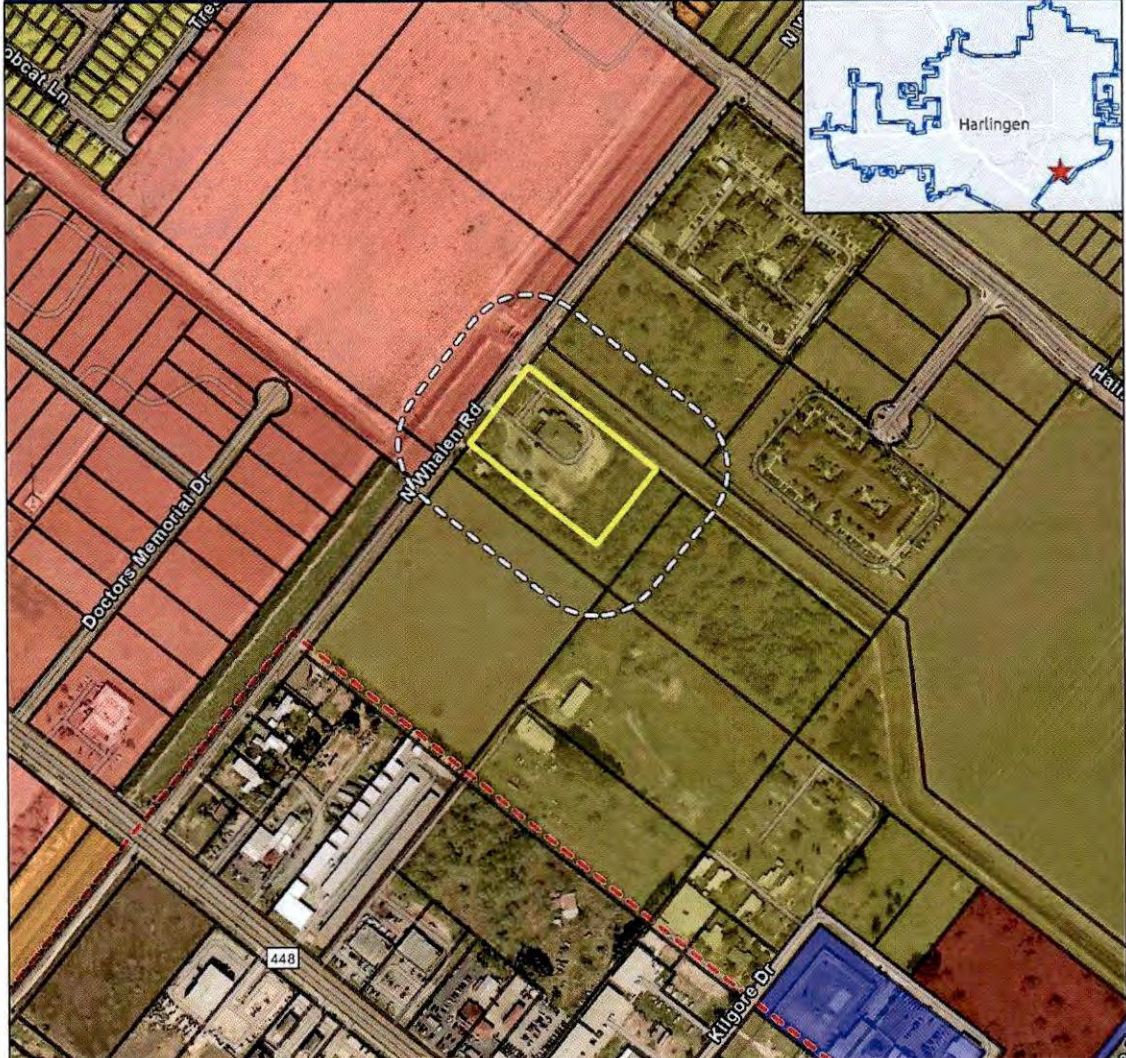
Date











Attachment XIII - FLUM

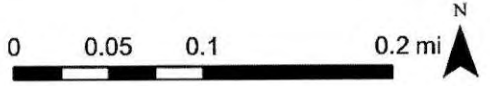


Harlingen, Texas
Site Future Land Use Map

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 2.9420 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: Naroso Vilela 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"



**AGENDA ITEM
EXECUTIVE SUMMARY**

7(h)

Meeting Date: **June 3rd 2026**

Agenda Item:

Consideration and possible action to amend the 2026 Street Improvement Program (SIP) to add Austin Avenue from N 77 Sunshine Strip to Morgan Boulevard (Engineering).

Prepared By (Print Name): Roberto Hernandez, PE, CFM, MS

Title: City Engineer

Signature:



Brief Summary:

The City of Harlingen administers the Street Improvement Program (SIP) in accordance with Code of Ordinances Chapter 40, Article VII, which provides for the inspection, maintenance, repair, and reconstruction of City streets. Improvements typically include milling, asphalt overlay, full reconstruction, and associated curb and gutter improvements.

The proposed amendment would add Austin Avenue from N 77 Sunshine Strip to Morgan Boulevard, approximately 1,700 linear feet, to the approved 2026 Street Improvement Program. This roadway segment was not originally included in the adopted program but is recommended to improve roadway continuity, connectivity, and overall pavement conditions within the corridor.

As part of the FY2026 Street Improvement Program, Austin Avenue is currently scheduled for mill and overlay improvements from North 1st Street to N 77 Sunshine Strip. Inclusion of the remaining segment extending to Morgan Boulevard would complete improvements along the corridor, resulting in a continuous upgraded roadway, improving ride quality, and reducing future maintenance needs and mobilization costs.

Approval of this item will authorize amendment of the 2026 Street Improvement Program to include Austin Avenue from 13th Street to Morgan Boulevard and allow staff to proceed with implementation as part of the annual paving program.

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 amendment to the 2026 Streets Improvement Program

City Manager's approval:

GG

Yes

No

N/A

Comments:

City Attorney's approval:

MA

Yes

No

N/A

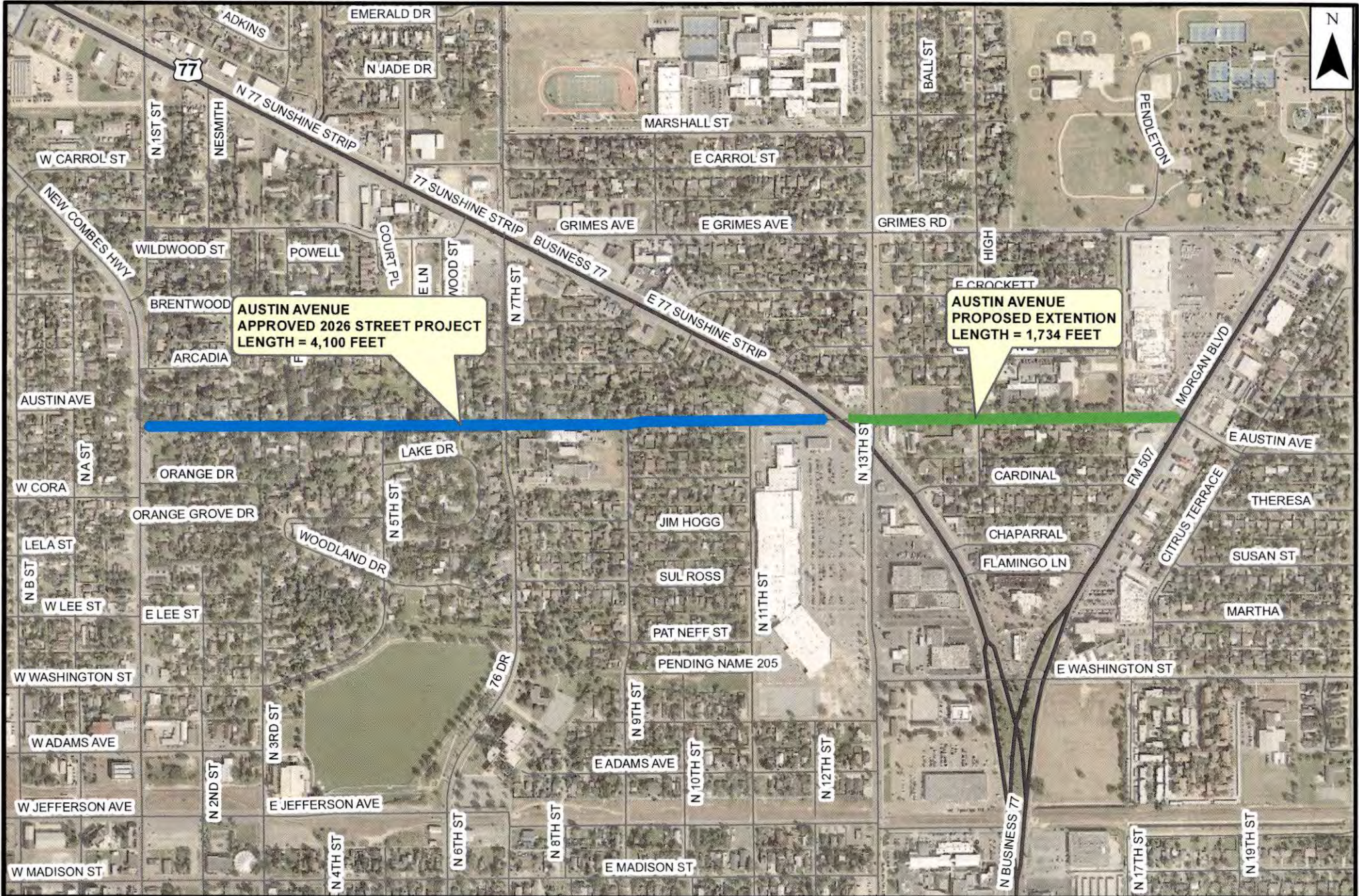


AUSTIN AVENUE
 ASPHALT OVERLAY
 MATERIAL COST

5/26/2026
 3:39 PM

| | |
|--|--|
| Prepared By: City of Harlingen Engineering Department 24200 FM 509 Harlingen, Texas 78550 PUBLIC WORKS MATERIAL ESTIMATE | Project: Austin Avenue Asphalt Overlay Limits: From North 1st Street to Bus 77 Limits: From 77 Sunshine Strip to Morgan Blvd |
|--|--|

| Item No. | Item Name | Qty | Units | Unit Cost | Cost Estimate |
|---|--|----------|-------|-----------|---------------|
| EXISTING AUSTIN AVENUE 2026 APPROVED OVERLAY N 1ST STREET TO BUSINESS 77 | | | | | |
| 1 | EMULSIFIED ASPHALT SS-1 BINDER (0.10 GAL/SY) | 1,705.00 | GAL | \$ 6.50 | \$ 11,082.50 |
| 2 | D-GR HMA(SQ) TY-D SAC-B PG64-22 (2" ASPHALT) | 1,944.00 | TON | \$ 74.50 | \$ 144,828.00 |
| | | | | Total: | \$ 155,910.50 |
| PROPOSED ADDITION - 13TH STREET TO MORGAN BLVD | | | | | |
| 1 | EMULSIFIED ASPHALT SS-1 BINDER (0.10 GAL/SY) | 650.00 | GAL | \$ 6.50 | \$ 4,225.00 |
| 2 | D-GR HMA(SQ) TY-D SAC-B PG64-22 (2" ASPHALT) | 745.00 | TON | \$ 74.50 | \$ 55,502.50 |
| | | | | Total: | \$ 59,727.50 |
| | | | | | |
| | | | | | |
| | | | | | |



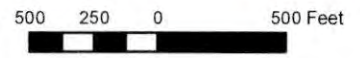
**AUSTIN AVENUE
APPROVED 2026 STREET PROJECT
LENGTH = 4,100 FEET**

**AUSTIN AVENUE
PROPOSED EXTENSION
LENGTH = 1,734 FEET**



**City of Harlingen
Engineering Department**
24200 FM 508
HARLINGEN, TX 78550
(956) 216-5280

**AUSTIN AVENUE
ASPHALT OVERLAY**



| | |
|-----------------|-------------|
| PROJ. NO: | |
| DATE: | MAY-26-2026 |
| DRAWN BY: | |
| CHEKD BY: | |
| ISSUED FOR: | |
| EXHIBIT NUMBER: | A-101 |
| SHEET | 1 OF 1 |

**AGENDA ITEM
EXECUTIVE SUMMARY**



Meeting Date: **June 3, 2026**

Agenda Item:

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

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

Signature: *Ana Hernandez*

Brief Summary:

Project Timeline

- March 19, 2026 – Application for rezoning submitted (**ATTACHMENT I**).
- April 10, 2026 – In accordance with State and local law, notice of the required public hearing was mailed to all property owners within a 200 feet radius of subject tract.
- April 11, 2026 – In accordance with Statute and local law, notice of required public hearings published in the Valley Morning Star and mailed to all property owners within 200 feet of subject tract
- April 28, 2026 – Public hearing and consideration of requested rezoning by the Planning and Zoning Commission (P&Z).
- June 3, 2026 – Public hearing and consideration of requested rezoning via 1st ordinance reading scheduled before the City Commission.
- June 17, 2026 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

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

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

Funding (if applicable):

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

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

Finance Director's approval: Yes No N/A

Staff Recommendation:

Staff recommends approval.

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

Comments:

City Attorney's approval: *[Signature]* Yes No N/A

PLANNING AND ZONING COMMISSION

April 28, 2026

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 Núñez 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.

**AGENDA ITEM
EXECUTIVE SUMMARY**

9b

Meeting Date: **June 3, 2026**

Agenda Item:

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

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

Signature: *Ana Hernandez*

Brief Summary:

Project Timeline

- March 23, 2026 – Application for rezoning submitted to the City. (**ATTACHMENT I**).
- April 10, 2026 – In accordance with State and local law, notice of the required public hearing mailed to all property owners within a 200 feet radius of subject tract.
- April 11, 2026 – In accordance with State and local law, notice of the required public hearings was published in the Valley Morning Star.
- April 28, 2026 - Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission (P&Z).
- June 3, 2026 – Public hearing and consideration of requested rezoning via 1st ordinance reading scheduled before the City Commission.
- June 17, 2026 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

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

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

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

Funding (if applicable):

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

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

Finance Director's approval: Yes No N/A

Staff Recommendation:

Staff recommends approval.

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

Comments:

City Attorney's approval: *Mo* Yes No N/A

PLANNING AND ZONING COMMISSION

April 28, 2026

ACTION ITEMS/PUBLIC HEARINGS

- 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.

**AGENDA ITEM
EXECUTIVE SUMMARY**

9(c)

Meeting Date: **June 3, 2026**

Agenda Item:

Public hearing for a Special Use Permit (SUP) to allow a food truck park in Light Industry ("LI") District, located at 6121 FM 106, bearing a legal description of Lot 3, Block 2, Arroyo View Subdivision. Applicant: Tim Pust. Attachment (**Planning & Development**)

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

Signature: *Soledad A. Núñez*

Brief Summary:

Project Timeline

- April 22, 2026 – Application for Special Use Permit (SUP) submitted to the City. **(ATTACHMENT I)**
- May 8, 2026 – In accordance with State and local law, notice of required public hearings mailed to all property owners within 1000 feet of subject tract.
- May 16, 2026 – In accordance with State and local law, notice of required public hearings published in the Valley Morning Star.
- May 26, 2026 - Public hearing and consideration of requested Special use permit by the Planning and Zoning Commission (P&Z).
- June 3, 2026 – Public hearing and consideration of requested SUP via 1st ordinance reading scheduled before the City Commission.
- June 17, 2026 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- Pursuant to the Code of Ordinances, a Food Truck Park in a Light Industry ("LI") District requires the approval of a Special Use Permit (SUP) by the City Commission.
- Tim Puth, the applicant, is requesting a special use permit to allow a Food Truck Park with a maximum of 12 food trucks to be located at 6121 FM 106. **(ATTACHMENT II AND III)**.
- There is an existing 2,400 square foot warehouse on the property with a commissary. The subject property has 250.00 feet of frontage on FM 106 and a depth of 604.81 at its longest point.
- Based on the site plan and the information submitted by the applicant, the proposed food truck park is to be located at Broosters on the northern section of the property. The proposed days and hours of operation are Sunday through Thursday from 5pm – 10pm and Friday and Saturday 3pm – 2am. A total of 286 parking spaces are required for the proposed development. Approximately 62 parking spaces are shown on the submitted site plan. The remaining 224 parking spaces required would be accommodated on the adjacent property through a shared parking agreement with the property owner. The warehouse on the property houses the commercial kitchen operations for Broosters.

(ATTACHMENT III and IV).

- Adjacent zoning is Light Industry (LI) District in all directions. The surrounding land uses consist of Trailboss Enterprises to the north, warehouses to the east and west and to the south is vacant land in the County. **(ATTACHMENTS V and VI).**
- The City of Harlingen Building Inspections Division, Fire Prevention Bureau, Health Department, and Police Department reviewed the Special Use Permit application. These departments reported no objection to the proposed request, subject to the applicant submitting a complete set of construction plans for review and complying with all applicable City of Harlingen codes and ordinances. **(ATTACHMENTS VII-IX).**
- The applicant shall obtain and maintain all required State and City permits applicable to the proposed use.
- At this time, the Planning and Zoning Department has not received any objections to the request from surrounding property owners.
- In accordance with the zoning ordinance, the Planning and Zoning Commission and City Commission may impose additional requirements or conditions of approval, as deemed necessary, to ensure that the use requested through the 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 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 all required State and City permits;
2. Providing and maintaining the required parking in accordance with City regulations;
3. Hours of operation shall be every day from Sunday through Thursday 5pm – 10pm and Friday and Saturday 3pm – 2am;
4. Providing video surveillance with a minimum thirty-day video retention period; and
5. Complying with all applicable requirements administered by the Planning and Zoning Division, Building Inspections Division, Fire Prevention Bureau, Health Department, and Police Department.

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

Comments:



PLANNING AND ZONING COMMISSION
May 26, 2026

ACTION ITEMS/PUBLIC HEARINGS

1) Public hearing and take action to consider a request for a Special Use Permit (SUP) to allow a food truck park in a Light Industry (“LI”) District, located at 6121 FM 106, bearing a legal description of Lot 3, Block 2, Arroyo View Subdivision Applicant: Tim Pust

City Planner Soledad Núñez presented the request to amend the previously approved SUP as follows:

- The Legal Notice Map with the Subject Property highlighted was used to present the item.
- There is currently an existing twenty-four hundred (2400) square foot warehouse on the property that serves as a commercial kitchen for Brooster’s.
- An Aerial View of the Subject Property was presented.
- The applicant is proposing a food truck [park] in the northern section of the property.
- According to the Site Plan submitted, [the applicant] is proposing to operate the food truck park from Sunday through Thursday, 5:00 p.m. to 10:00 p.m. and Friday and Saturday, 3:00 p.m. to 2:00 a.m.
- The Proposed Site Plan was presented. Ms. Núñez pointed out the area that would be the food truck spaces. She also pointed out the existing warehouse.
- The applicant is also proposing to have outdoor seating, restrooms, a kid area, a stage, and indoor hub for relaxation and dining as well.
- A Street View of the Subject Property from FM 106 was presented. The warehouse of the site was identified.
- Required parking would be two hundred and eight-six (286) parking spaces. The current Site Plan does show sixty-six (66) [spaces]. Remaining parking would be either through them purchasing more property or through shared parking agreements with the property owner to the east.
- An Aerial View of the Adjacent Property to the East was presented. The individual owns about ninety-five percent (95%) of the warehouses there. All the businesses close about 5:00 p.m. so there would be no conflict with the food truck park and the current businesses that are at the location.
- The Future Land Use Map was presented. Ms. Núñez stated that the Future Land Use component of the Harlingen Horizon Comprehensive Plan – A City on the Rise shows this area as industrial so the use is in line with the industrial zoning. Food truck parks are allowed in industrial areas. Chairman Consiglio clarified that Ms. Núñez said they were in line. Ms. Núñez said they “are”. Ms. Núñez also added that the property was already subdivided for reference.
- Staff is recommending approval of the Special Use Permit request subject to the conditions that the applicant -
 - Obtain and maintain all required State and City permits;
 - Provide and maintain the required parking;

- Hours of operation shall be Sunday through Thursday, 5pm – 10pm and Friday and Saturday 3pm – 2am;
- Provide video surveillance with a minimum thirty-day video retention period; and, after review by the different City Department, one of the conditions is that they comply with all applicable requirements administered by the Planning and Zoning Division, Building Inspections Division, Fire Prevention Bureau, [Health Department], and Police Department.
- Ms. Núñez stated that the applicant was present to answer any questions the Board may have.

Chairman Consiglio thanked Ms. Núñez. He asked the Board if there were any questions for Ms. Núñez. He thanked her for the good presentation before confirming that the Board had no questions.

The Chairman confirmed that the applicant was present and proceeded to ask the Board if there were any questions for the applicant.

Cmr. Peña indicated he had a simple question. Chairman Consiglio asked the applicant to approach the podium and state their name for the record.

Perla [Navarro], Food Truck Business Co-Owner

Ms. Perla introduced herself by first name to the Board. Cmr. Peña confirmed that the parking agreement was in place. Ms. Perla stated that it will be in place.

Cmr. Thomas asked if there would be live music. Ms. Perlas stated that this was correct and explained that they are going to have live music, comedy events and just something different. Cmr. Thomas thanked her for the response.

Upon seeing and hearing no further questions, Chairman Consiglio thanked Ms. Perla and indicated he would proceed to the Public Hearing.

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

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

**AGENDA ITEM
EXECUTIVE SUMMARY**

9(d)

Meeting Date: **June 3, 2026**

Agenda Item:

Public hearing for a rezoning request from Not Designated (“N”) District to Residential, Mobile Home (“MH”) District for 6.143 acres of land out of Block 18, R.A. Cunningham’s Subdivision, located on the southeast corner of Primera Road and US-77 Frontage Road. Applicant: Joleigh Ares. Attachment (**Planning & Development**)

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

Signature: *Ana Hernandez*

Brief Summary:

Project Timeline

- May 1, 2026 – Application for rezoning submitted to the City. (**ATTACHMENT I**).
- May 7, 2026 – In accordance with State and local law, notice of the required public hearing mailed to all property owners within a 200 foot radius of subject tract.
- May 9, 2026 – In accordance with State and local law, notice of the required public hearings was published in the Valley Morning Star.
- May 26, 2026 - Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission (P&Z).
- June 3, 2026 – Public hearing and consideration of requested rezoning via 1st ordinance reading scheduled before the City Commission.
- June 17, 2026 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- Joleigh Aries, the applicant, is requesting to rezone the subject property from Not Designated (“N”) District to Residential, Mobile Home (“MH”) District to establish the zoning of the property consistent with the current mobile home and recreational vehicle land use. (**ATTACHMENT II**).
- This property was annexed into the city limits of Harlingen in 1985.
- There is an existing mobile home park on the subject property under the name of Big Sky Mobile Home Park. The property has 405 feet of frontage on Primera Road and depth of 670 feet at its longest point. Primera Road is a four lane 48-foot wide paved street. (**ATTACHMENT III-VI**).
- The surrounding properties are zoned Not Designated (“N”) and Light Industry (“LI”) District to the south, and Planned Development (“PD”) District for residential use to the west. North of the subject property is located in Primera city limits. The surrounding land uses consist of Mr. G’s Fireworks Factory Outlet to the north, a mobile home and recreational vehicle park to the south, and a proposed

residential subdivision to the west. (ATTACHMENT VII).

- The Future Land Use Plan (FLUP) component of the Harlingen Horizon – A City on the Rise Comprehensive Plan shows this area as low density residential. Although the request is not consistent with the Future Land Use Plan, it is consistent with the mobile home and recreational vehicle land use to the south of the subject property. (ATTACHMENT VIII).
- To the present, the Planning and Zoning Department has not received any opposition to the requested rezoning.

Funding (if applicable):

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

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

Finance Director's approval: Yes No N/A

Staff Recommendation:

Staff recommends approval.

City Manager's approval: *CLG* Yes No N/A

Comments:

City Attorney's approval: *MW* Yes No N/A

PLANNING AND ZONING COMMISSION
May 26, 2026

ACTION ITEMS/PUBLIC HEARINGS

- 2. Public hearing and take action to consider a request to rezone from Not Designated (“N”) District to Residential, Mobile Home (“MH”) District for 6.143 acres of land out of Block 18, R.A. Cunningham’s Subdivision, located on the southwest corner of Primera Road and US-77 Frontage Road. Applicant: Joleigh Ares**

Assistant Planning and Development Director, Joel Olivo presented the rezoning request before the Board as follows:

- The Legal Notice Map with the Subject Property highlighted was used to present the item.
- Mr. Olivo explained that the request to rezone was to establish zoning consistent with the current mobile home land uses on the property.
- The property was identified on the map and described as being on the south side of Primera Road, west of Expressway 77.
- An Aerial View of the Subject Property was presented.
- The property was annexed in 1985.
- There is currently a mobile home park on the Subject Property under the name of “Big Sky Mobile Home Park”.
- [Land uses include] Primera city limits to the north, commercial use and single-family residential use, and to the south of the property there is another mobile home park. There is a proposed residential subdivision to the west of it.
- A Current Aerial View of the Mobile Home Park was presented. Mr. Olivo identified a property that is highlighted in the vacant tract of land and explained that the property owner has it under contract to purchase it. He said that all of it was a mobile home park but at the time she was only able to purchase the section of the mobile home park, which were the two tracts. He said that section wasn’t part of the sale but that the other she currently has under contract. She is trying to zone the property as Mobile Home [Residential] (MH), which is the current use of the property.
- The Survey submitted by the applicant was presented. Mr. Olivo identified the two (2) tracts she currently owns and the tract on the northeast corner is the one she has under contract.
- A Street View from the northeast on Expressway 77 and Primera Road was presented.
- A Street View from the east on Expressway 77 was presented.
- Future Land Use shows [the area] as low density and is not really consistent with the Future Land Use Plan. It is consistent with the mobile home park to the south and zoning to the south.
- Property owners within a two hundred (200) foot radius were notified. Staff received no objections.
- Staff is recommending approval of the request.
- Mr. Olivo made himself available to answer any questions. He noted that the applicant was also present via Zoom as well.

Chairman Consiglio thanked Mr. Olivo, commending him on his good presentation.

Chairman Consiglio clarified that the Board was rezoning the entire yellow square. Mr. Olivo said yes. The Chairman asked why the corner was in black. Mr. Olivo explained it had been part of a separate tract. Mr. Olivo explained it all used to be one tract but that they sold it to her a few years ago and at the time, was not able to purchase that tract but now she was trying to purchase this tract as well, along with zoning the property.

Chairman Consiglio asked about the portion outside of the yellow square. He asked what it was zoned. Mr. Olivo said [it was zoned] Not-Designated (N). The Chairman asked if it was owned by a separate owner. Mr. Olivo confirmed the land use was Not-Designated (N) and that it belonged to a separate owner.

Chairman Consiglio asked if we were rezoning the whole thing or only rezoning per request of the applicant. Mr. Olivo stated that at this point it was by request per applicant. Chairman Consiglio what the necessity was to rezone it now versus keeping it under Not-Designated. Mr. Olivo stated that they were doing so for possible future improvements that they want to do. He mentioned remodeling to some of the existing mobile homes there. He explained that it has to be zoned before they can get a building permit, so this is going to help any future tenant that has a space there that wants to do some remodeling to their existing mobile home.

Chairman Consiglio inquired about the portion that is south it. He confirmed that right now they wouldn't be able to do anything because they are not zoned Mobile Homes. He asked if that was correct. Mr. Olivo confirmed he was correct. Mr. Olivo clarified that whatever is there is grandfathered but that if they want to do some remodeling, for example, they could not do that. They would have to zone the property because they can do some improvements to it or like remodel the mobile home for example.

Chairman Consiglio asked if spot zoning was still an issue and if this created that issue at all. Mr. Olivo said it didn't.

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

Chairman Consiglio stated that he supposed only improvements would trigger drainage improvement or anything like that. Mr. Olivo stated that at this point it does but shared that she does have some plans to improve some of the drainage. Mr. Olivo stated that apparently there was so flooding in one of the tracts. The Chairman acknowledged this. Mr. Olivo stated that by zoning she is going to be able to do some improvements to drainage and that this was part of her plan.

Chairman Consiglio confirmed that the Board would not be able to do that with the portion below and would have to wait for that person, the landowner, to come in. Mr. Olivo said that was correct.

The Chairman indicated he didn't want to get too off-topic and asked if there were any other questions for Staff. Hearing none, he indicated that he would proceed to the Public Hearing.

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

Chairman Consiglio stated that he did believe the applicant was on Zoom. He asked if there was a motion, or if there were any questions for the applicant. Upon hearing none, the Chairman again asked if there was a motion. Cmr. Cruz-Velázquez made the motion to approve. Cmr. Thomas seconded the motion. The Chairman asked if there was any further discussion and upon hearing none, moved the motion to a vote. The motion passed unanimously.

**AGENDA ITEM
EXECUTIVE SUMMARY**

10(2)

Meeting Date: **June 3, 2026**

Agenda Item:

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

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

Signature: *Ana Hernandez*

Brief Summary:

Project Timeline

- March 19, 2026 – Application for rezoning submitted (**ATTACHMENT I**).
- April 10, 2026 – In accordance with State and local law, notice of the required public hearing was mailed to all property owners within a 200 feet radius of subject tract.
- April 11, 2026 – In accordance with Statute and local law, notice of required public hearings published in the Valley Morning Star and mailed to all property owners within 200 feet of subject tract
- April 28, 2026 – Public hearing and consideration of requested rezoning by the Planning and Zoning Commission (P&Z).
- June 3, 2026 – Public hearing and consideration of requested rezoning via 1st ordinance reading scheduled before the City Commission.
- June 17, 2026 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

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

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

Funding (if applicable):

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

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

Finance Director's approval: Yes No N/A

Staff Recommendation:

Staff recommends approval.

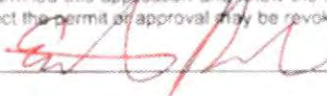
City Manager's approval: *GG* Yes No N/A

Comments:

City Attorney's approval: *[Signature]* Yes No N/A

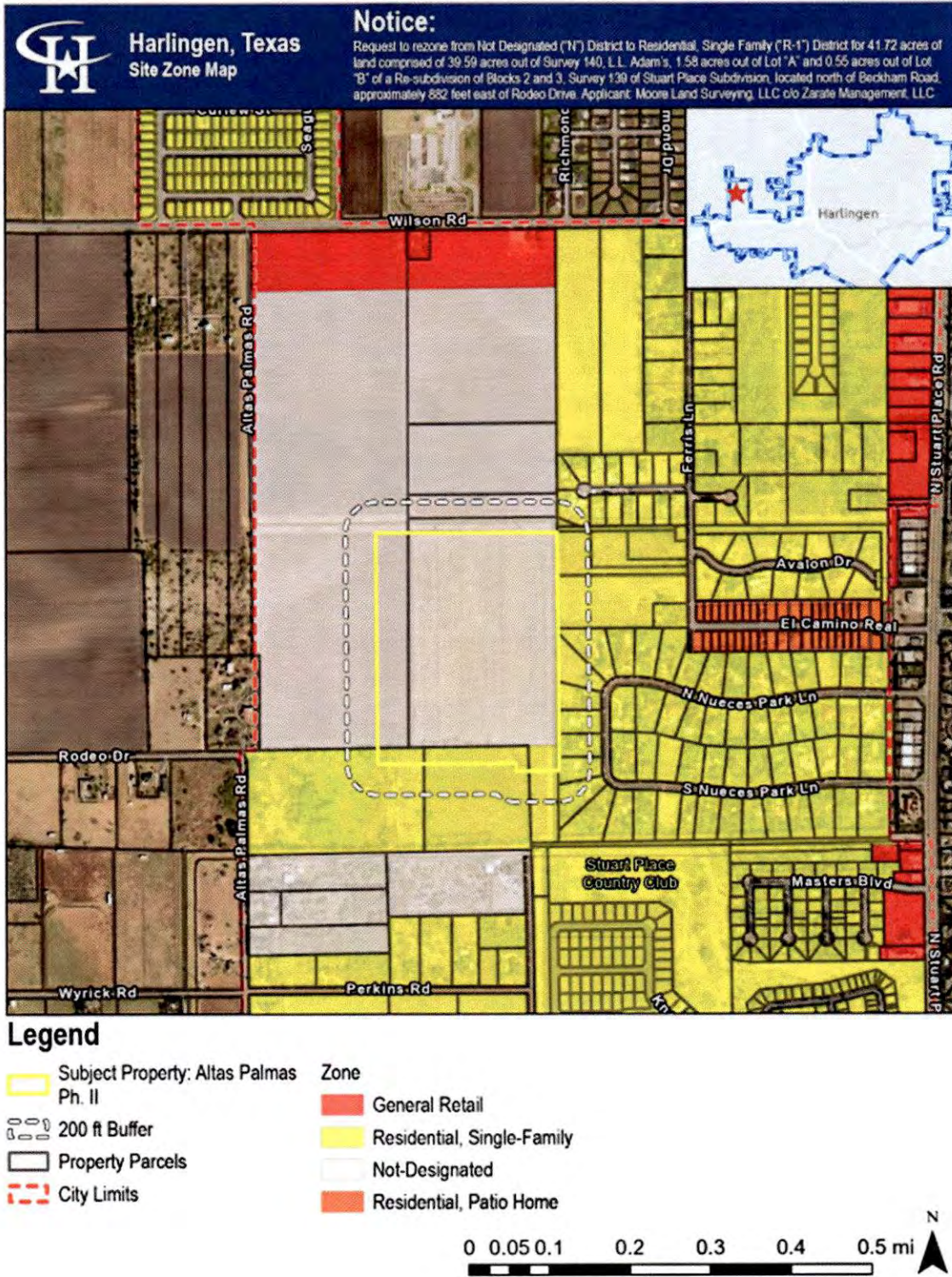
Attachment I—Application

CITY OF HARLINGEN PLANNING AND DEVELOPMENT DEPARTMENT MASTER APPLICATION

| | |
|--|---|
| PROPERTY INFORMATION: (Please PRINT or TYPE) | |
| Project Address <u>BECKHAM RD.</u> | Nearest Intersection <u>ALTAS PALMAS & RODEO DR.</u> |
| (Proposed) Subdivision Name <u>ALTAS PALMAS PHASE II</u> | Lot <u>154</u> Block <u>1</u> |
| Existing Zoning Designation <u>ND</u> | Future Land Use Plan Designation <u>SF-1</u> |
| OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE) | |
| Applicant/Authorized Agent <u>EMILIANO ROSEL</u> | Phone <u>956-929-1615</u> FAX _____ |
| Email Address (for project correspondence only): <u>EROSEL.MLS@GMAIL.COM</u> | |
| Mailing Address <u>14216 PALIS DR.</u> | City <u>LA FERIA</u> State <u>TX</u> Zip <u>78552</u> |
| Property Owner <u>ZARATE MANAGEMENT, LLC</u> | Phone <u>956-561-9587</u> FAX _____ |
| Email Address (for project correspondence only): _____ | |
| Mailing Address <u>1992 DATE PALM DR.</u> | City <u>MERCEDES</u> State <u>TX</u> Zip <u>78570</u> |
| Select appropriate process for which approval is sought. Attach completed checklists with this application. | |
| <input type="checkbox"/> Annexation Request..... No Fee | <input type="checkbox"/> Preliminary Construction Plans and Final Plat \$150.00 |
| <input type="checkbox"/> Administrative Appeal (ZBA) \$125.00 | <input type="checkbox"/> Minor Plat \$100.00 |
| <input type="checkbox"/> Comp. Plan Amendment Request... \$250.00 | <input type="checkbox"/> Re-Plat \$250.00 |
| <input checked="" type="checkbox"/> Re-zoning Request..... \$250.00 | <input type="checkbox"/> Vacating Plat..... \$250.00 |
| <input type="checkbox"/> SUP Request/Renewal..... \$250.00 | <input type="checkbox"/> Development Plat \$50.00 |
| <input type="checkbox"/> Zoning Variance Request (ZBA) ... \$250.00 | <input type="checkbox"/> Subdivision Variance Request \$25.00 (each) |
| <input type="checkbox"/> PDD Request \$250.00 | <input type="checkbox"/> Right-of-Way / Utility Easement Abandonment... No Fee |
| <input type="checkbox"/> License to Encroach..... \$250.00 | |
| Please provide a basic description of the proposed project: <u>PROPOSED 154 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION</u> | |
| I hereby certify that I am the owner and/or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the permit or approval may be revoked. | |
| Applicant's Signature <u></u> | Date <u>03/18/20</u> |
| Property Owner(s) Signature _____ | Date _____ |
| Accepted by <u>/</u> | Date _____ |

PAID
3/19/20

Attachment II—Legal Notice



Attachment IV

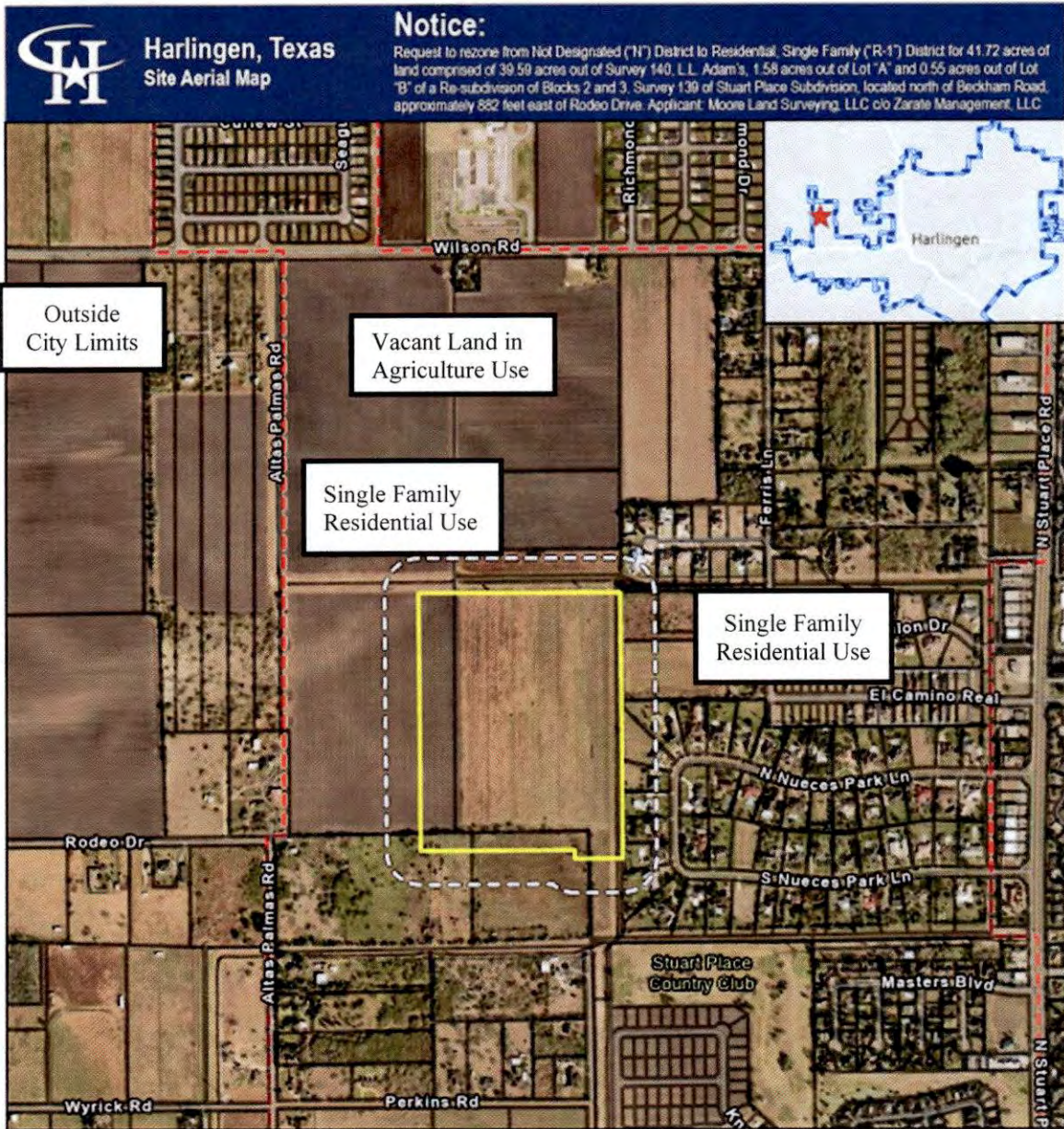
View to North from
Beckham Road vicinity



View east toward Nueces
Park Subdivision

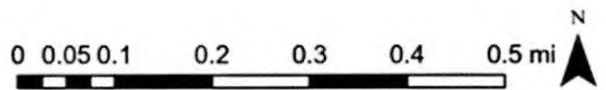


Attachment VI—Aerial



Legend

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



Attachment VII—Future Land Use Map












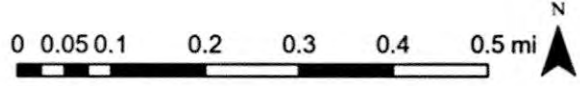
Harlingen, Texas
Site Future Land Use Map

Notice:
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 882 feet east of Rodeo Drive. Applicant: Moore Land Surveying, LLC c/o Zarate Management, LLC



Legend

| | |
|--|--|
|  Subject Property Altas Palmas Ph. II |  Agricultural |
|  200 ft Buffer |  Retail |
|  Property Parcels |  Lower Density Residential |
|  City Limits |  Higher Density Residential |
| |  Recreational/Open Space |



ORDINANCE NO. 26-

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

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

BE IT ORDAINED BY THE CITY OF HARLINGEN

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

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

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

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

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

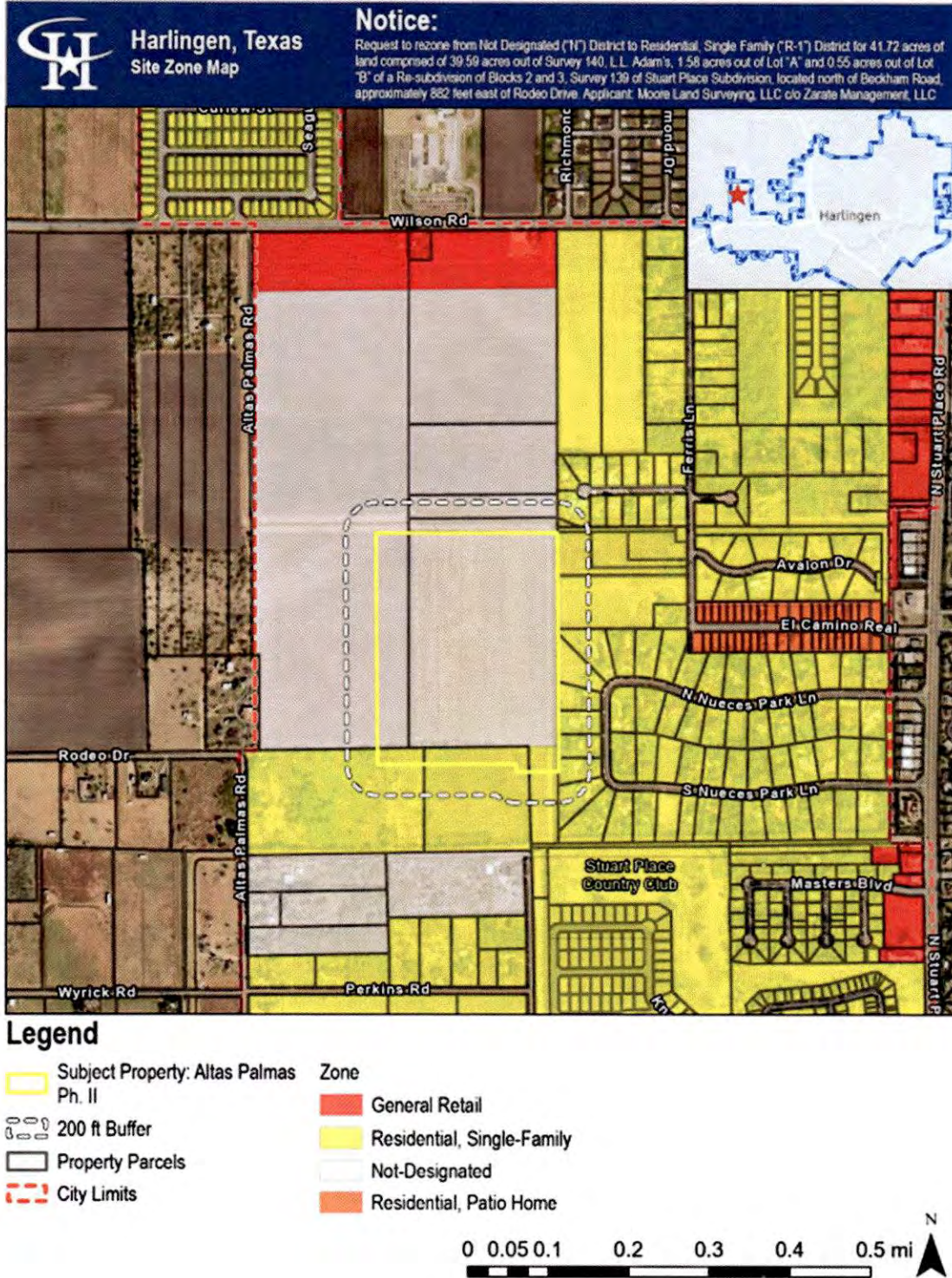
CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

Mayra Herrera, City Secretary

EXHIBIT "A"



**AGENDA ITEM
EXECUTIVE SUMMARY**

106

Meeting Date: **June 3, 2026**

Agenda Item:

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

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

Brief Summary:

Project Timeline

- March 23, 2026 – Application for rezoning submitted to the City. **(ATTACHMENT I)**.
- April 10, 2026 – In accordance with State and local law, notice of the required public hearing mailed to all property owners within a 200 feet radius of subject tract.
- April 11, 2026 – In accordance with State and local law, notice of the required public hearings was published in the Valley Morning Star.
- April 28, 2026 - Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission (P&Z).
- June 3, 2026 – Public hearing and consideration of requested rezoning via 1st ordinance reading scheduled before the City Commission.
- June 17, 2026 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

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

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

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

Funding (if applicable):

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

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

Finance Director's approval: Yes No N/A

Staff Recommendation:

Staff recommends approval.

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

Comments:

City Attorney's approval: *[Signature]* Yes No N/A

Attachment I

CITY OF HARLINGEN PLANNING AND ZONING DIVISION
MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address Lot 16 Cunningham's Subd. Nearest Intersection Primavera Rd + us 79 Frontage Rd
(Proposed) Subdivision Name INDUSTRIAL PARK AT ROOSEVELT Lot _____ Block _____
Existing Zoning Designation NONE Future Land Use Plan Designation LIGHT INDUSTRIAL

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

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

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

- | | |
|---|---|
| <input type="checkbox"/> Annexation Request..... <u>No Fee</u> | <input type="checkbox"/> 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 checked="" type="checkbox"/> Re-zoning Request..... <u>\$250.00</u> | <input type="checkbox"/> Vacating Plat..... <u>\$50.00</u> |
| <input type="checkbox"/> SUP Request/Renewal..... <u>\$250.00</u> | <input type="checkbox"/> License to Encroach..... <u>\$250.00</u> |
| <input type="checkbox"/> Zoning Variance Request (ZBA)..... <u>\$250.00</u> | <input type="checkbox"/> Right-of-Way/Utility Easement Abandonment... <u>No Fee</u> |
| <input type="checkbox"/> PDD Request..... <u>\$250.00</u> | |

Please provide a basic description of the proposed project:

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

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

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

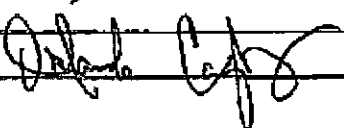
**RE-ZONING REQUEST
SUBMITTAL CHECKLIST**

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

Complete

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

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

Owner: DEVELOPMENT CORP. OF HARLINGEN Date 3/10/26
Owner Address: 2424 BOXWOOD ST.; SUITE 125; HARLINGEN, TX 75520
Phone/Fax: (956) 216-5081
Signature: 

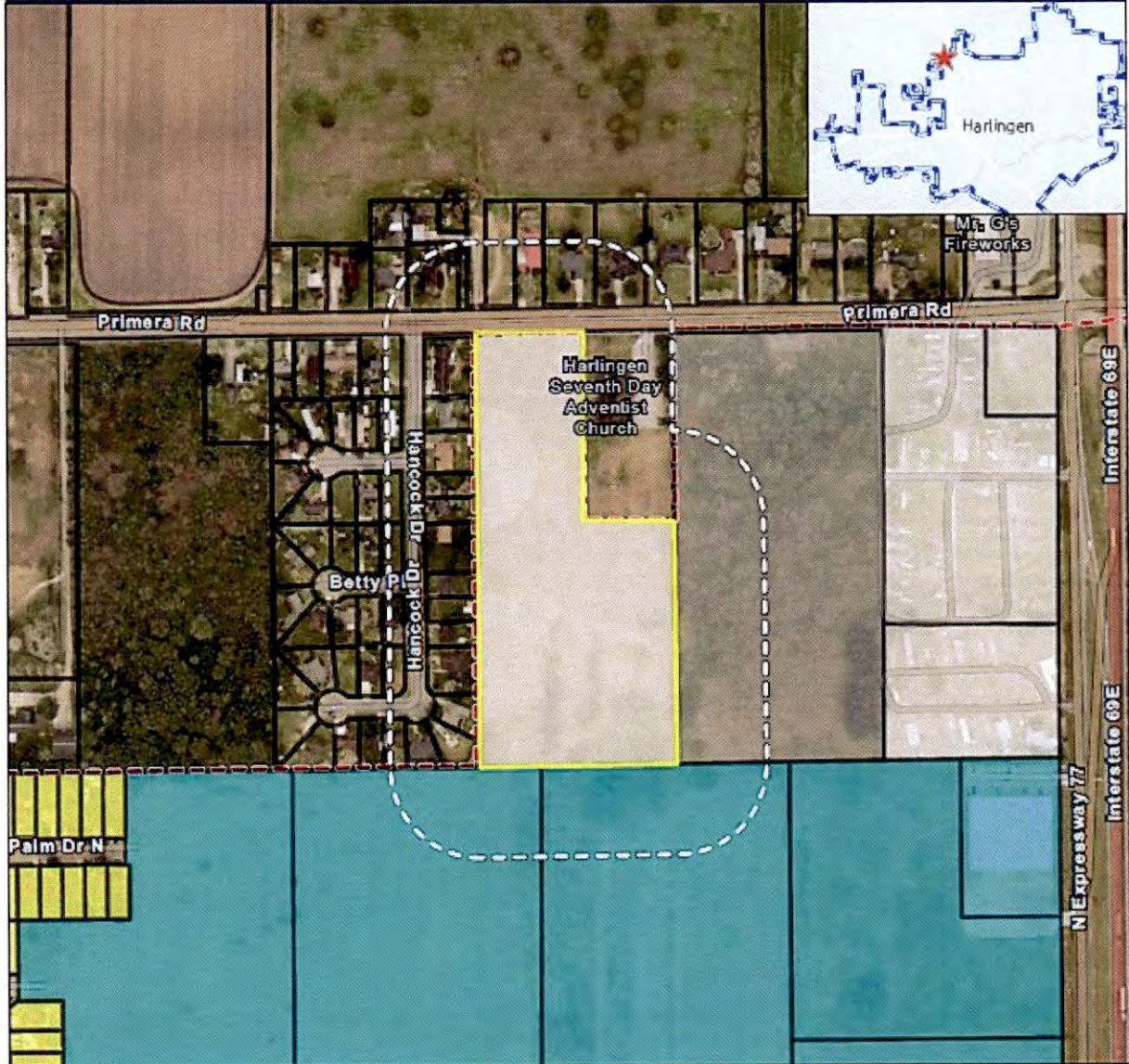
Attachment II











Harlingen, Texas Site Zone Map

Notice:

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

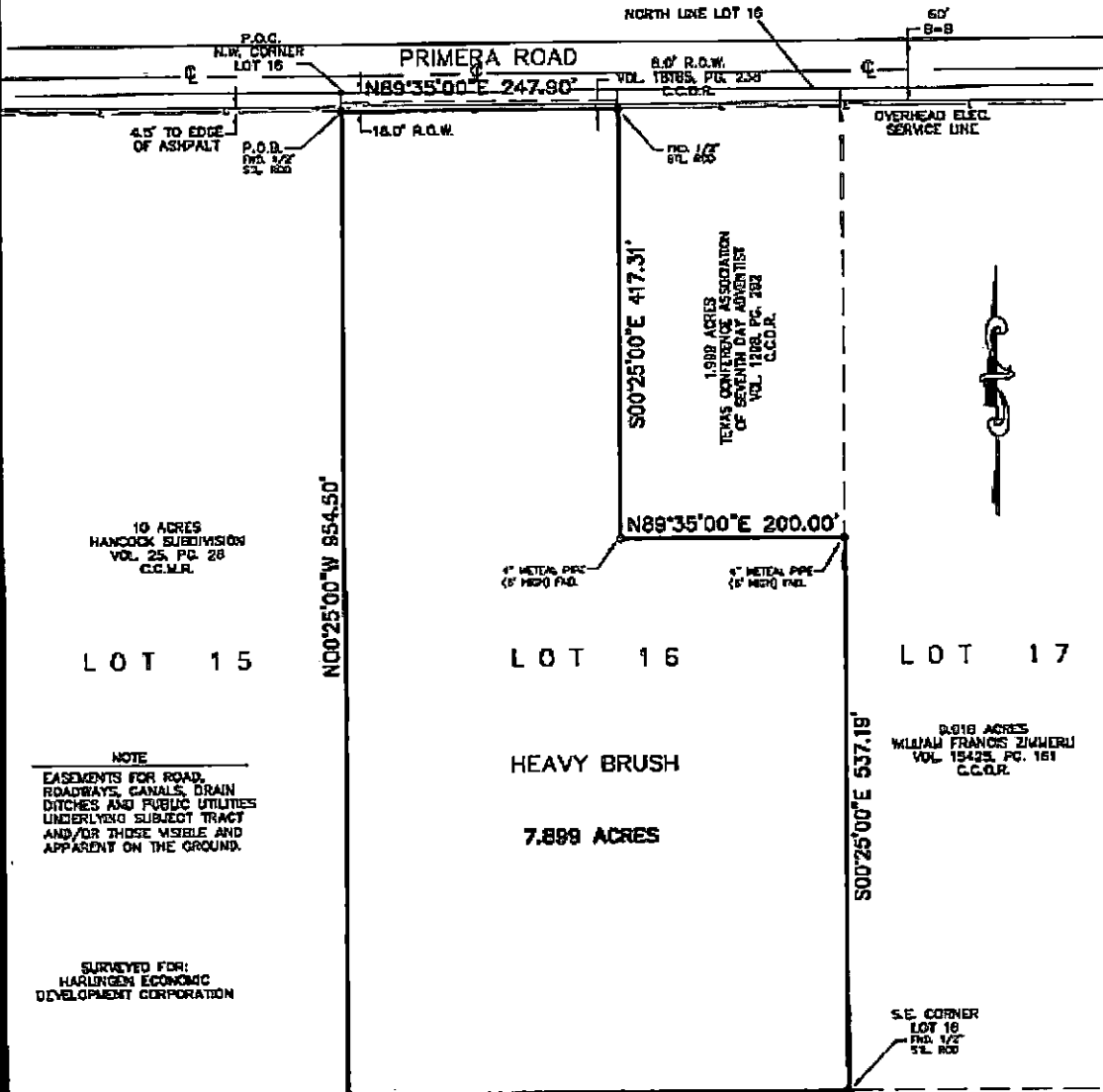


Legend

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

Attachment III

BASIS OF BEARINGS:
CUNNINGHAM'S SUBDIVISION
A FLOOD MAP FOR THE COMMUNITY
HAS NOT BEEN PUBLISHED.
SEE ATTACHED METES & BOUNDS FOR
A MORE PARTICULAR DESCRIPTION OF
THIS 7,899 ACRE TRACT OF LAND.



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

SURVEYED FOR:
HARLINGEN ECONOMIC
DEVELOPMENT CORPORATION

S89°35'00"W 447.90'
 10.64 ACRES
 LINN MATERIALS LLC
 VOL. 5807, PG. 152
 C.C.O.R.
 20 ACRES
 ABEL & LIDIA LONGORIA
 VOL. 13534, PG. 289
 C.C.O.R.
 S89°35'00"E 200.00'
 S00°25'00"E 537.15'
 S.E. CORNER
 LOT 16
 P.D. 1/2"
 S.L. R.O.D.

SURVEY PLAT OF
 A 7,899 ACRE TRACT OF LAND, MORE OR LESS,
 OUT OF LOT SIXTEEN (16), CUNNINGHAM'S
 SUBDIVISION, CITY OF PRIMERA, CAMERON
 COUNTY, TEXAS AS RECORDED IN VOLUME 2,
 PAGE 35 OF THE CAMERON COUNTY MAP
 RECORDS.

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

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



JOB NO.: 2893-1B Victor BanaueLOS, R.P.L.S.
 1205 W. Jackson, Suite B
 P.O. Box 1148
 Harlingen, Tx 78551
 (956) 778-9391 (956) 428-4014

THE REAL APPEARANCE OF THIS RECORDING HAS APPROVED BY THESE SURVEYORS, PAPER 24000 ON THE BACK HERE.

Attachment IV

View from the North
on Primera Road



Attachment V

View from the East
on Primera Road



View from the West
on Primera Road



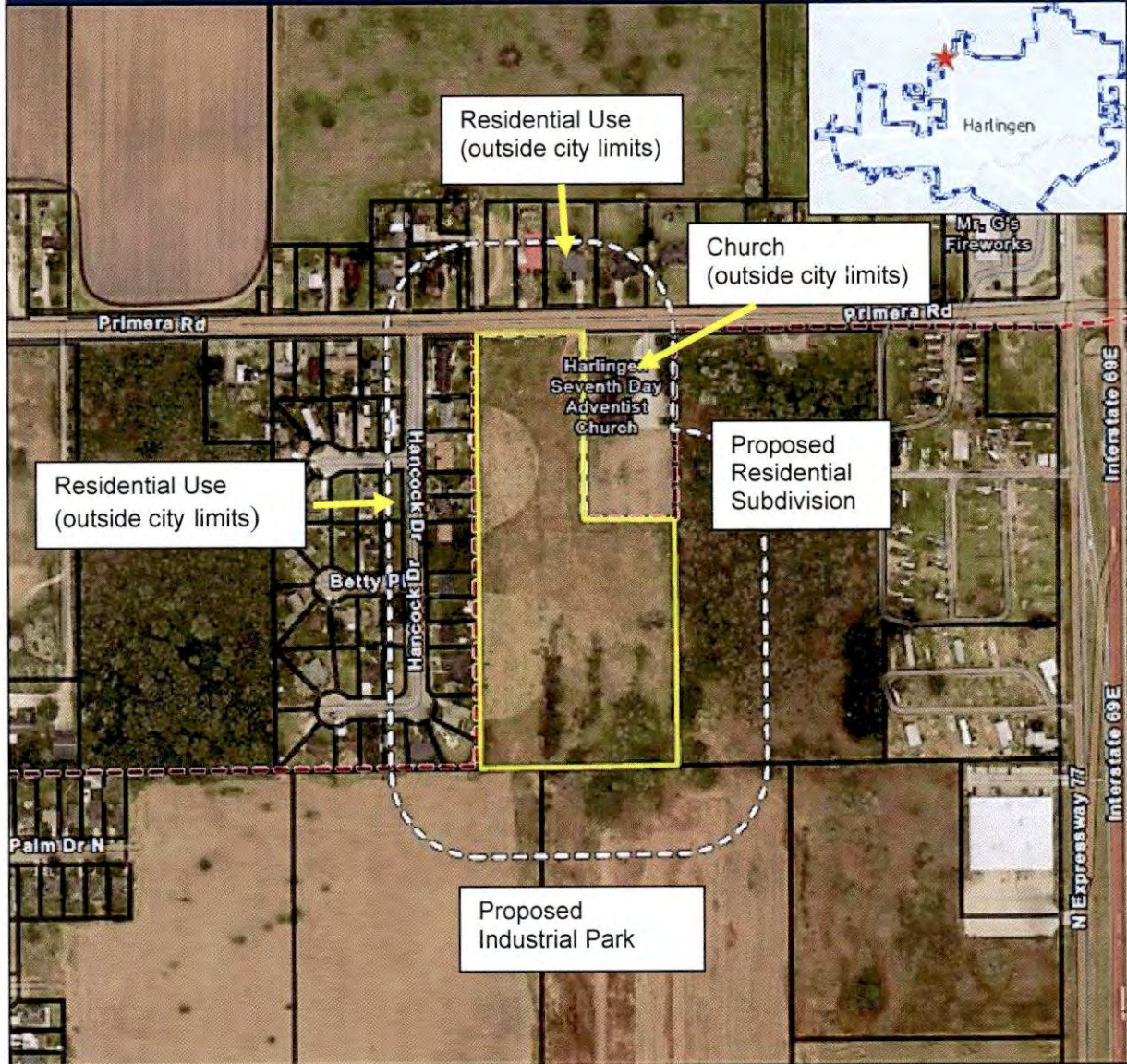
Attachment VI



Harlingen, Texas
Site Aerial Map

Notice:

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



Legend

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

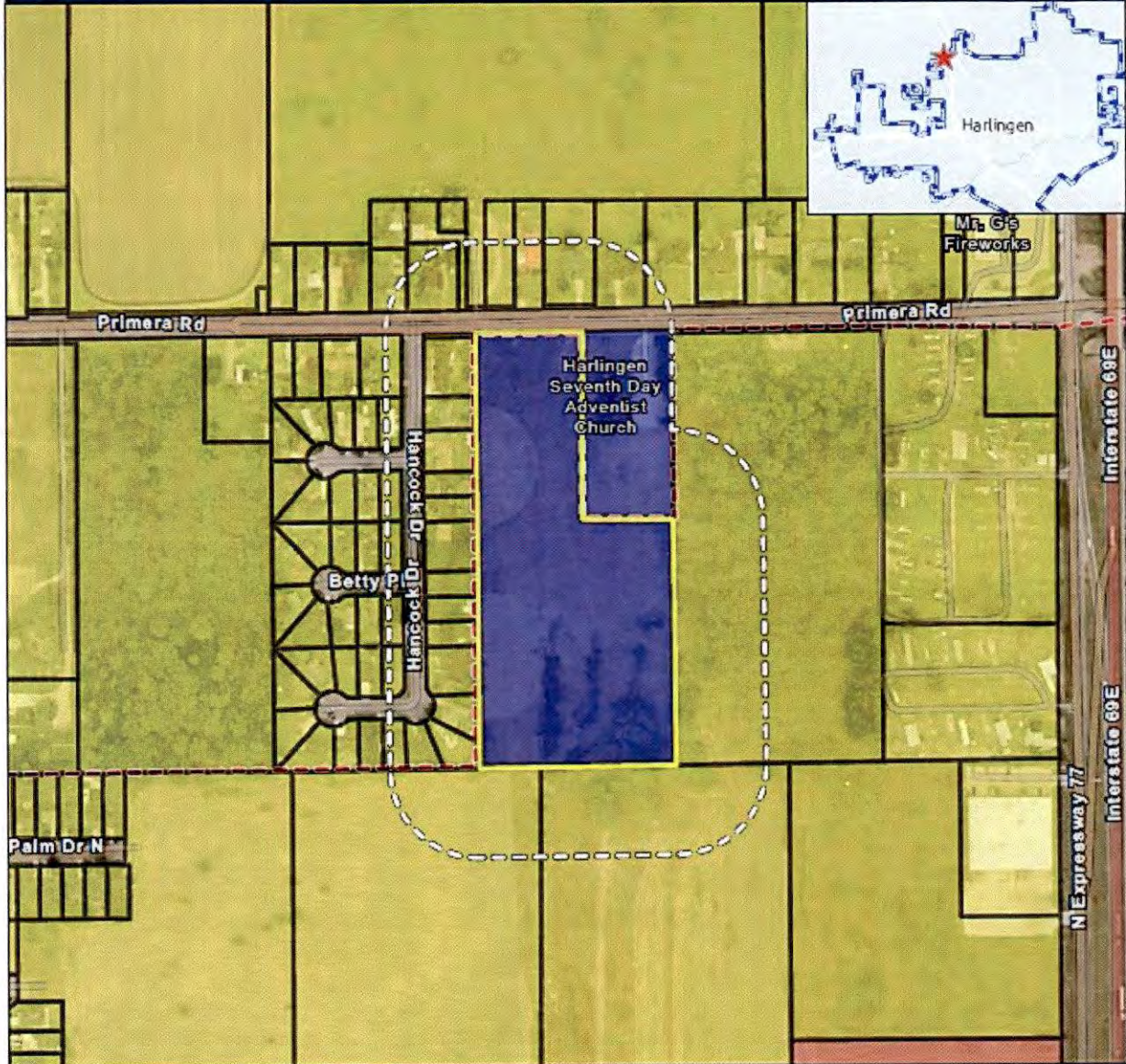
Attachment VII



Harlingen, Texas Site Future Land Use Map

Notice:

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



Legend

- | | |
|--|------------------------------------|
| Subject Property: Lot 16, Cunningham's Subdivision | Future Land Use Designation |
| 200 ft Buffer | Agricultural |
| Property Parcels | Retail |
| City Limits | Institutional |
| | Lower Density Residential |

ORDINANCE NO. 26-

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

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

BE IT ORDAINED BY THE CITY OF HARLINGEN

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

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

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

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

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

CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

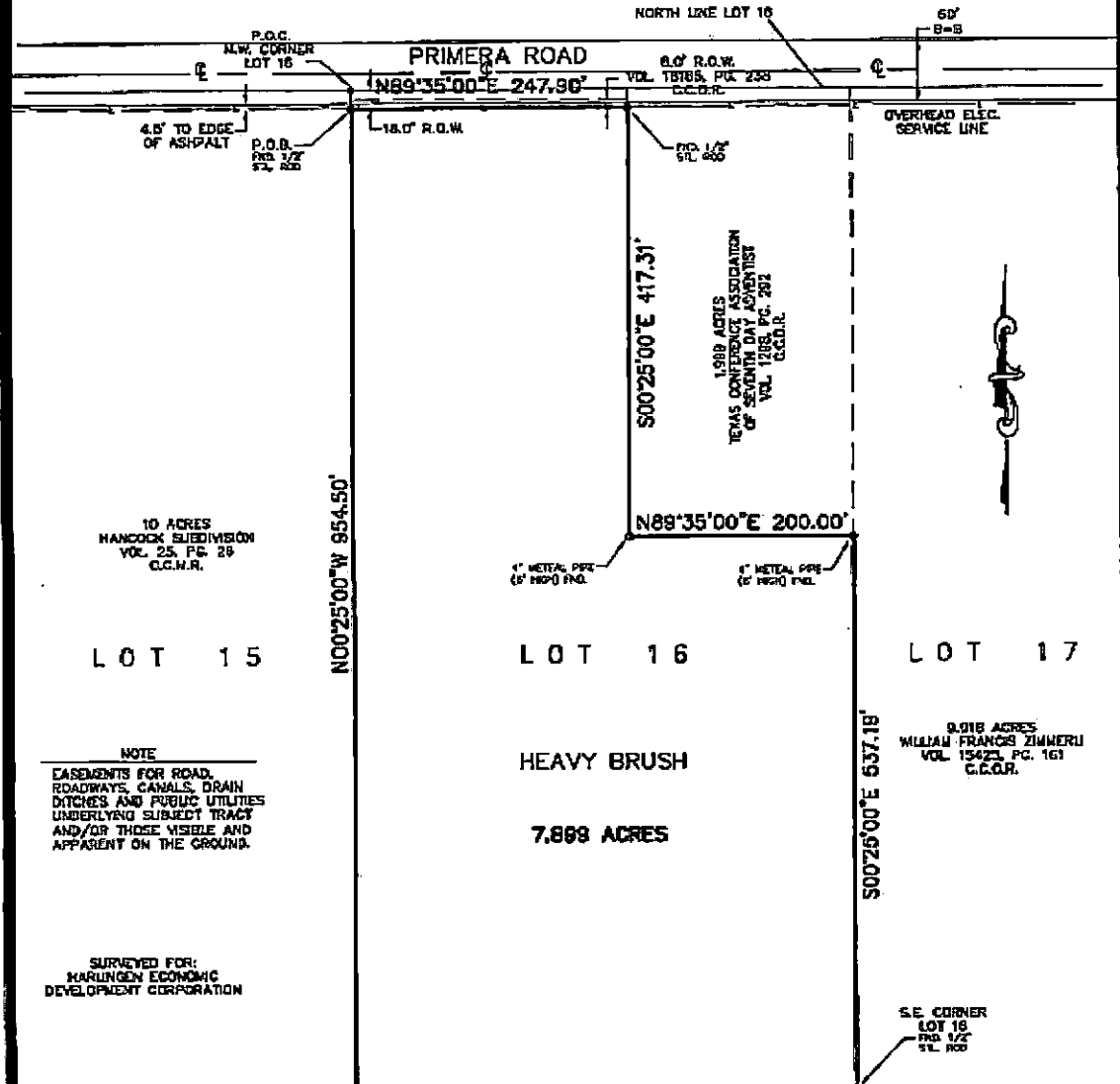
Mayra Herrera, City Secretary

EXHIBIT "A"

BASIS OF BEARINGS:
EDDINGHAM'S SUBDIVISION

A FLOOD MAP FOR THE COMMUNITY
HAS NOT BEEN PUBLISHED.

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



10 ACRES
HANCOCK SUBDIVISION
VOL. 25, PG. 29
C.C.O.R.

LOT 15

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

SURVEYED FOR:
MARLNGEN ECONOMIC
DEVELOPMENT CORPORATION

LOT 16

HEAVY BRUSH

7.899 ACRES

LOT 17

9.918 ACRES
WILLIAM FRANCIS ZIMMERLI
VOL. 15423, PG. 161
C.C.O.R.

S.W. CORNER
LOT 16
PRD. 1/2"
S.L. ROD

10.89 ACRES
LINN MATERIALS LLC
VOL. 5907, PG. 152
C.C.O.R.

S89°35'00"W 447.90'

20 ACRES
ABEL & LIDIA LONGORIA
VOL. 19834, PG. 289
C.C.O.R.

SURVEY PLAT OF

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

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

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

Victor Banuelos
VICTOR BANUELOS R.P.L.S., #1880

DATE: 4-21-16



JOB NO.: 2893-18



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

THIS PLAT APPLIES TO THE RECORDS AND APPROVED BY VICTOR BANUELOS, R.P.L.S., APRIL 21, 2016 ON THE DATE HEREON.

**AGENDA ITEM
EXECUTIVE SUMMARY**

10c

Meeting Date: **June 3, 2026**

Agenda Item:

Consideration and possible action to approve an Ordinance on First Reading for a request for a Special Use Permit (SUP) to allow a food truck park in Light Industry ("LI") District, located at 6121 FM 106, bearing a legal description of Lot 3, Block 2, Arroyo View Subdivision. Applicant: Tim Pust

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

Signature: *Ana Hernandez*

Brief Summary:

Project Timeline

- April 22, 2026 – Application for Special Use Permit (SUP) submitted to the City. **(ATTACHMENT I)**
- May 8, 2026 – In accordance with State and local law, notice of required public hearings mailed to all property owners within 1000 feet of subject tract.
- May 16, 2026 – In accordance with State and local law, notice of required public hearings published in the Valley Morning Star.
- May 26, 2026 - Public hearing and consideration of requested Special use permit by the Planning and Zoning Commission (P&Z).
- June 3, 2026 – Public hearing and consideration of requested SUP via 1st ordinance reading scheduled before the City Commission.
- June 17, 2026 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- Pursuant to the Code of Ordinances, a Food Truck Park in a Light Industry ("LI") District requires the approval of a Special Use Permit (SUP) by the City Commission.
- Tim Puth, the applicant, is requesting a special use permit to allow a Food Truck Park with a maximum of 12 food trucks to be located at 6121 FM 106. **(ATTACHMENT II AND III).**
- There is an existing 2,400 square foot warehouse on the property with a commissary. The subject property has 250.00 feet of frontage on FM 106 and a depth of 604.81 at its longest point.
- Based on the site plan and the information submitted by the applicant, the proposed food truck park is to be located at Broosters on the northern section of the property. The proposed days and hours of operation are Sunday through Thursday from 5pm – 10pm and Friday and Saturday 3pm – 2am. A total of 286 parking spaces are required for the proposed development. Approximately 66 parking spaces are shown on the submitted site plan. The remaining 220 parking spaces required would be accommodated on the adjacent property to the east through a shared parking agreement with the property owner. The warehouse on the property houses the commercial kitchen operations for Broosters. **(ATTACHMENT III and IV).**
- Adjacent zoning is Light Industry (LI) District in all directions. The surrounding land

uses consist of Trailboss Enterprises to the north, warehouses to the east and west and to the south is vacant land in the County. (ATTACHMENTS V and VI).

- The City of Harlingen Building Inspections Division, Fire Prevention Bureau, Health Department, and Police Department reviewed the Special Use Permit application. These departments reported no objection to the proposed request, subject to the applicant submitting a complete set of construction plans for review and complying with all applicable City of Harlingen codes and ordinances. (ATTACHMENTS VII-IX).
- The applicant shall obtain and maintain all required State and City permits applicable to the proposed use.
- At this time, the Planning and Zoning Department has not received any objections to the request from surrounding property owners.
- The Future Land Use Component of the Harlingen Horizon – A City on the Rise, Comprehensive Plan, designates this area as Industrial.
- In accordance with the zoning ordinance, the Planning and Zoning Commission and City Commission may impose additional requirements or conditions of approval, as deemed necessary, to ensure that the use requested through the 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 Yes No* amount for this purpose?


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

Finance Director's approval: Yes No N/A

Staff Recommendation:

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

1. Obtaining and maintaining all required State and City permits;
2. Providing and maintaining the required parking in accordance with City regulations;
3. Hours of operation shall be Sunday through Thursday 5pm – 10pm and Friday and Saturday 3pm – 2am;
4. Providing video surveillance with a minimum thirty-day video retention period; and
5. Complying with all applicable requirements administered by the Planning and Zoning Division, Building Inspections Division, Fire Prevention Bureau, Health Department, and Police Department.

City Manager's approval:  Yes No N/A

Comments:

City Attorney's approval:  Yes No N/A

Attachment I – Application

CITY OF HARLINGEN PLANNING & DEVELOPMENT DEPARTMENT | PLANNING DIVISION

MASTER APPLICATION FORM

Submit applications:

In person: Planning and Development Department, 502 E. Tyler Avenue, Harlingen, Texas 78550

Email: Planning@harlingentx.gov. Questions? Call (956) 216-5101.



PROPERTY OWNER INFORMATION

Property Owner Name (If entity, attach supporting documentation): Tim Rust & ~~Harriet Rose~~

Property Owner Phone: (956) 536-9190 Property Owner Email: perla.2435@gmail.com

Property Owner Address: 6121 FM 106 Harlingen TX 78550

APPLICANT/AUTHORIZED REPRESENTATIVE INFORMATION (If different from owner)

Applicant is the same as Property Owner (skip section below)

Applicant Name: _____ Applicant Phone: _____

Applicant Email: _____

Applicant Address: _____

PROPERTY INFORMATION

Project Address: 6121 FM 106 Harlingen TX 78550

Property/GEO ID: _____ (If unknown, look up ID at [Cameron County Appraisal District](#))

Legal Description of Property (Lot, Block, Subdivision, as shown on deed or survey): _____

Current Zoning: _____ (If unknown, check our [Interactive Zoning Map](#) or have staff verify your zoning)

Proposed Zoning: _____ (If unknown, visit or call the Planning Division staff)

Current Land Use: _____

DESCRIPTION OF REQUEST

Provide a brief description (What are you requesting? What will be built or changed? Why is this request needed?):

Food Truck Park

Select Application Type (Select all that apply):

Land Use Changes

- Rezoning Request - \$250
- Special Use Permit - \$250
- Planned Development District - \$250
- Voluntary Annexation Request/Initial Zoning - \$0
- Comprehensive Plan Amendment Request - \$250

Zoning Board of Adjustment (ZBA)

- Zoning Variance Request (ZBA) - \$250
- Zoning Special Exception (ZBA) - \$250
- Administrative Appeal (ZBA) - \$125

Subdivision/Platting:

- Preliminary Construction Plans/Final Plat - \$150
- Replat - \$250
- Vacating Plat - \$50
- Subdivision Variance - \$25 (each)

Other Requests:

- License to Encroach - \$250
- Right-of-Way/Utility Easement Abandonment - \$0

REQUIRED ATTACHMENTS

Note: Incomplete applications will not be accepted or scheduled for review.

Required for ALL Applications:

- A. Application Fee (Check or card only. No cash accepted)
- B. Valid Photo ID

Attachment I – Application

CITY OF HARLINGEN PLANNING & DEVELOPMENT DEPARTMENT | PLANNING DIVISION

- C. Warranty Deed
- D. Authorization Letter from Owner (if applicant is not the owner)
- E. Entity documents

Rezoning:

- A. Written statement describing the proposed use(s) of the subject property
- B. Survey/Survey Plat
- C. Metes & Bounds description of the tract(s) in which the rezoning is requested

Special Use Permit/PDD:

- A. Written statement describing the proposed use(s) of the subject property
- B. Site plan showing the proposed development of the property, including existing and proposed: building footprints and building heights (or buildable areas for single and two-family residential), locations of proposed uses, ingress and egress to/from property, streets in compliance with the City's Long Range Thoroughfare Plan, sidewalks, utilities, drainage, and parking spaces, etc.
- C. Any other information (elevation drawings/pictures) in support of the request

Zoning Variance Request (ZBA)/Special Exception/ Administrative Appeals:

- A. Written statement describing the requested variance and an explanation of the special conditions that result in the unnecessary hardship for which the variance or special exception is requested.
- B. Written statement describing the purpose of the request (For Administrative Appeals Only).
- C. Site Plan showing existing and proposed development of the property in question.

Preliminary Construction Plans/Final Plat/Replat:

- A. Please contact the Planning Division for the full checklist compliant with Chapter 109 - Subdivisions and the Subdivision Development Guide (SDG) referenced in Sec. 109-127(1) and Sec. 109-128(b)
- B. Plats must be submitted simultaneously to Texas Gas, AEP, AT&T, Charter Spectrum, Magic Valley Electric, Cameron County (CC) Appraisal District, CC Transportation Department, Harlingen Irrigation District, HCISD Operations, CC Drainage District, CC Irrigation District, and the U.S. Post Office.

Right-of-Way/Utility Easement Abandonment/License to Encroach:

- A. Written statement describing the purpose of the request
- B. Survey
- C. Metes & Bounds description
- D. Letter of Clearance from utility companies, including Harlingen WaterWorks System, Texas Gas, AEP, AT&T, Charter Spectrum, Magic Valley Electric, Harlingen Irrigation District, CC Drainage District, and CC Irrigation District.
- E. Appraisal Report (Appraiser must be approved by City) (For ROW abandonment only).

Voluntary Annexation:

- A. Written petition by owner(s) requesting annexation
- B. Survey
- C. Metes & Bounds description

CERTIFICATION

- I certify that I am the property owner or the duly authorized agent of the owner for the purposes of this application.
- I further certify that I have read this application and that all information provided is true, correct, and complete. I understand that any false or incorrect information may result in the revocation of any permit or approval issued by the City of Harlingen.
- I understand that meeting all application requirements does not guarantee approval, and that the City Commission is the sole authority responsible for the approval or denial of this request.
- I acknowledge that additional information may be requested by the City to process this application.

(Both signatures are required if the applicant is not the owner.)

Property Owner Name & Signature: _____ Date: 04/22/2026

Authorized Representative Name & Signature: _____ Date: 04/22/2026

OFFICE USE ONLY:

Date Submitted: 4/22/24 Date Deemed Complete: 4/25/24 Application Fee Paid: \$ 2501.50
Case #: SWP-2026-01 Receipt #: 14340 Received By (initials): [Signature]

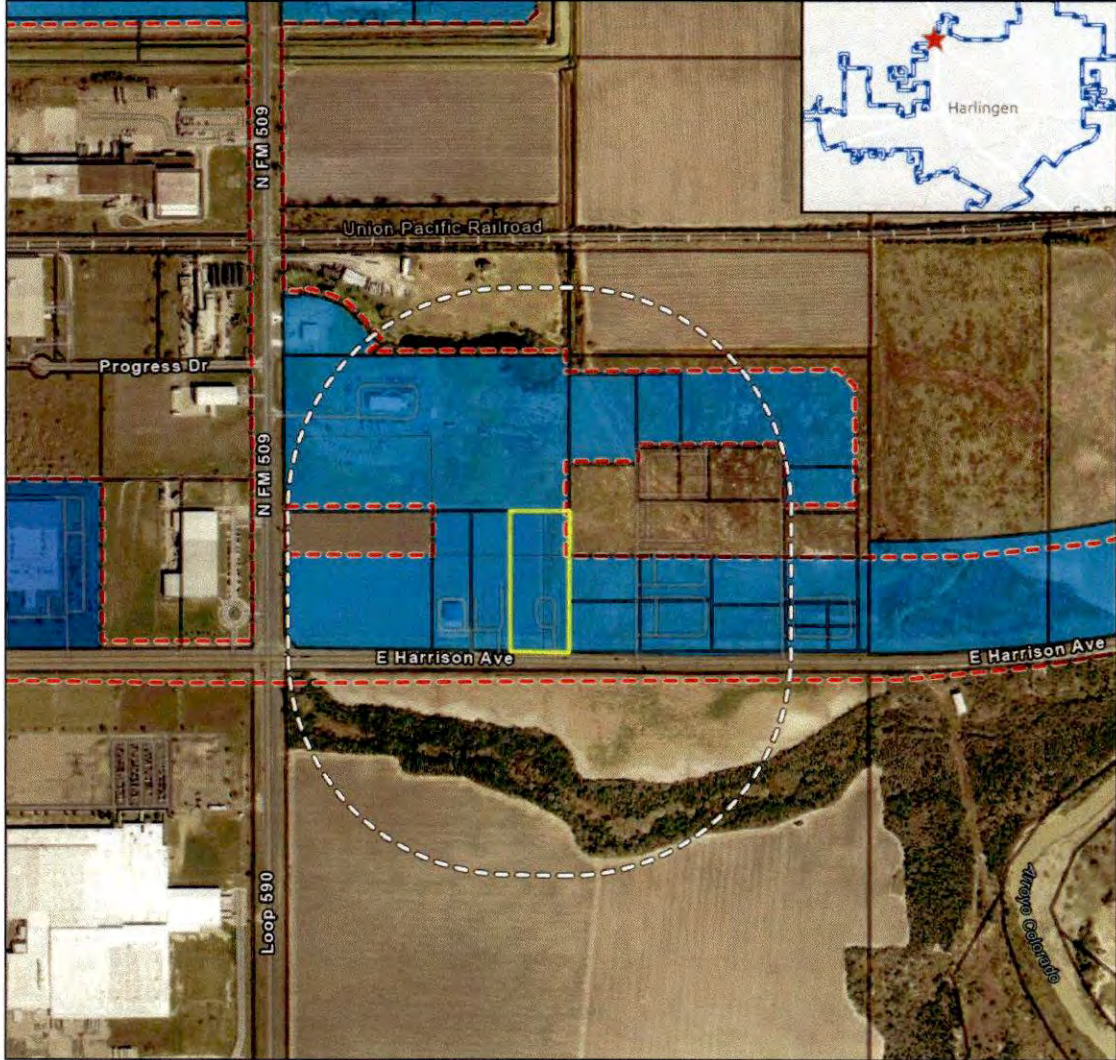
Attachment II – Zoning Map



Harlingen, Texas
Site Zone Map

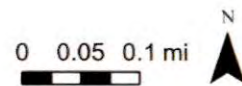
Notice:

Request for a Special Use Permit (SUP) to allow a food truck park in a Light Industry (LI) District, located at 6121 FM 106, bearing a legal description of Lot 3, Block 2, Arroyo View Subdivision. Applicant: Tim Pust



Legend

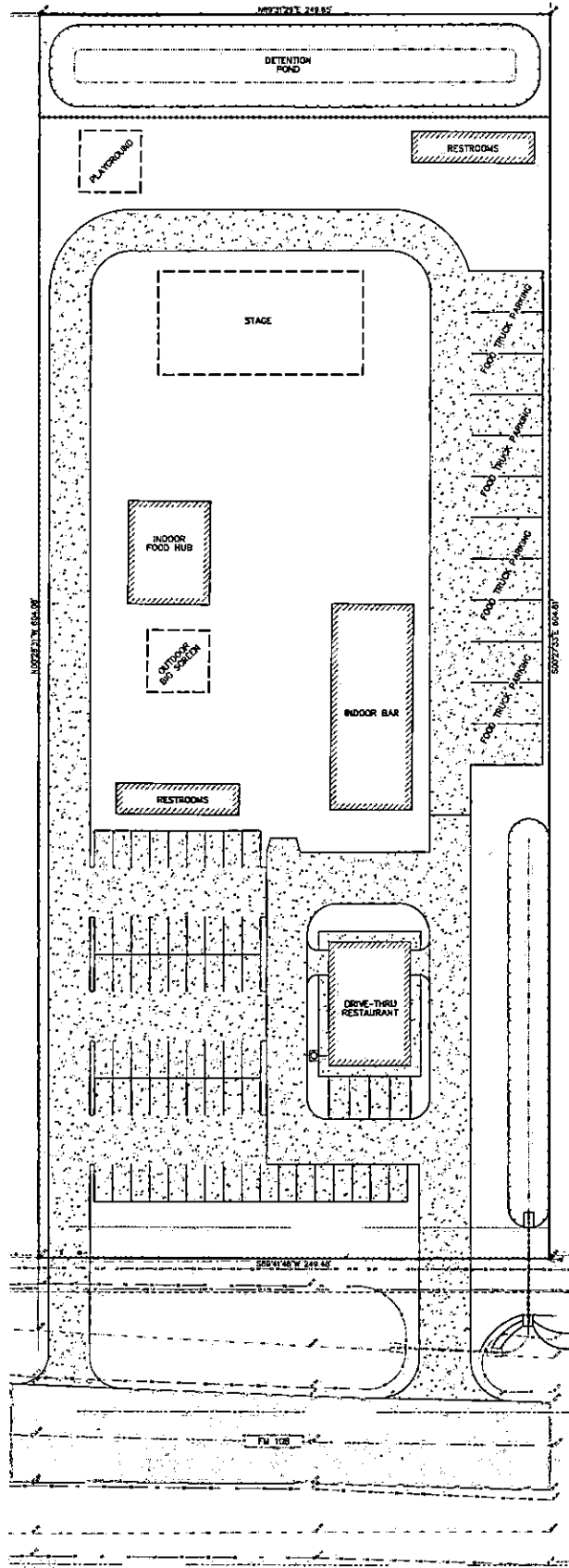
- | | |
|-------------------------------|----------------|
| Subject Property: 6121 FM 106 | Zone |
| 1000 ft Buffer | Heavy Industry |
| City Limits | Light Industry |
| Property Parcels | |



Attachment III – Street View



Attachment IV - Site Plan



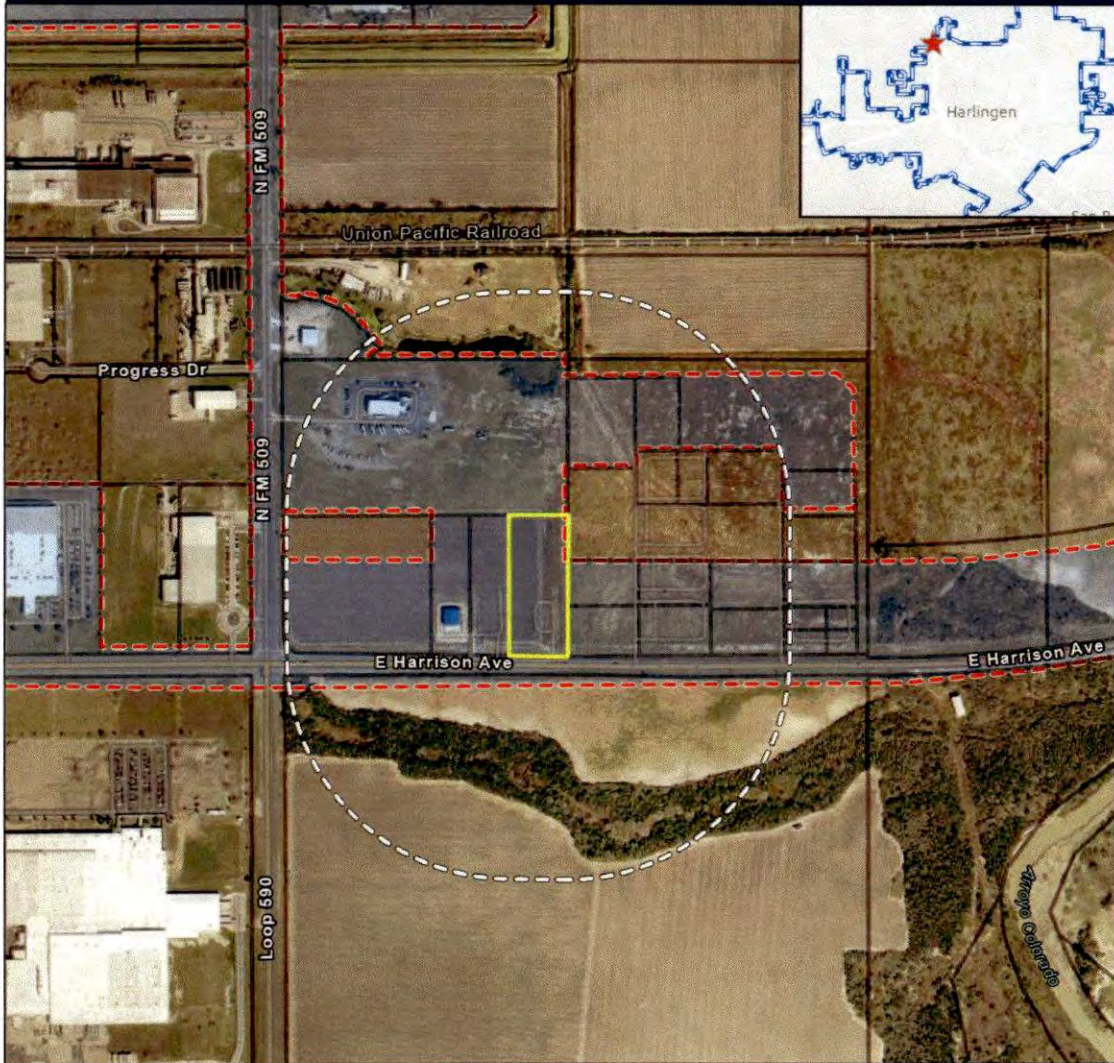
Attachment V – Aerial View



Harlingen, Texas
Site Aerial Map

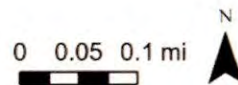
Notice:

Request for a Special Use Permit (SUP) to allow a food truck park in a Light Industry ("LI") District, located at 6121 FM 106, bearing a legal description of Lot 3, Block 2, Arroyo View Subdivision Applicant: Tim Pust



Legend

- Subject Property: 6121 FM 106
- 1000 ft Buffer
- City Limits
- Property Parcels



Attachment VI - Fire



Specific Use Permit ("SUP") Routing Slip

Applicant: Tim Pust

Phone No.: (956) 536-9190

Location: 6121 FM 106 (Broosters)

Project Description: Request for a Special Use Permit (SUP) to allow a food truck park in a Light Industry ("LI") District, located at 6121 FM 106, bearing a legal description of Lot 3, Block 2, Arroyo View 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 and construction documents must be submitted to the Building Department for review. The construction documents must comply with the 2024 International Building Code and Family of Codes.

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

Raul Rodriguez
Signature

05/18/2026
Date



Specific Use Permit ("SUP") Routing Slip

Applicant: Tim Pust

Phone No.: (956) 536-9190

Location: 6121 FM 106 (Broosters)

Project Description: Request for a Special Use Permit (SUP) to allow a food truck park in a Light Industry ("LI") District, located at 6121 FM 106, bearing a legal description of Lot 3, Block 2, Arroyo View Subdivision.

Department: HARLINGEN POLICE DEPT.

Approval: YES NO

Comments:

A handwritten signature in blue ink, appearing to read 'Alfredo Alvear'.

Alfredo Alvear, BSCJ, CPM
Chief of Police

5/15/26

Date

Attachment VIII – Building Inspections



Specific Use Permit (“SUP”) Routing Slip

Applicant: Tim Pust

Phone No.: (956) 536-9190

Location: 6121 FM 106 (Broosters)

Project Description: Request for a Special Use Permit (SUP) to allow a food truck park in a Light Industry (“LI”) District, located at 6121 FM 106, bearing a legal description of Lot 3, Block 2, Arroyo View Subdivision.

Department: Fire Prevention Bureau

Approval: X YES NO

Comments: **The site plan needs updating for the project. Applicant will have to meet any code, regulation, ordinance, and standard required for permit.**

Fire Marshal Juan Saucedo Jr.

Juan Saucedo Jr.

Date: May 15, 2026



Specific Use Permit ("SUP") Routing Slip

Applicant: Tim Pust

Phone No.: (956) 536-9190


Location: 6121 FM 106 (Broosters)

Project Description: Request for a Special Use Permit (SUP) to allow a food truck park in a Light Industry ("LI") District, located at 6121 FM 106, bearing a legal description of Lot 3, Block 2, Arroyo View Subdivision.

Department: Health

Approval: YES NO

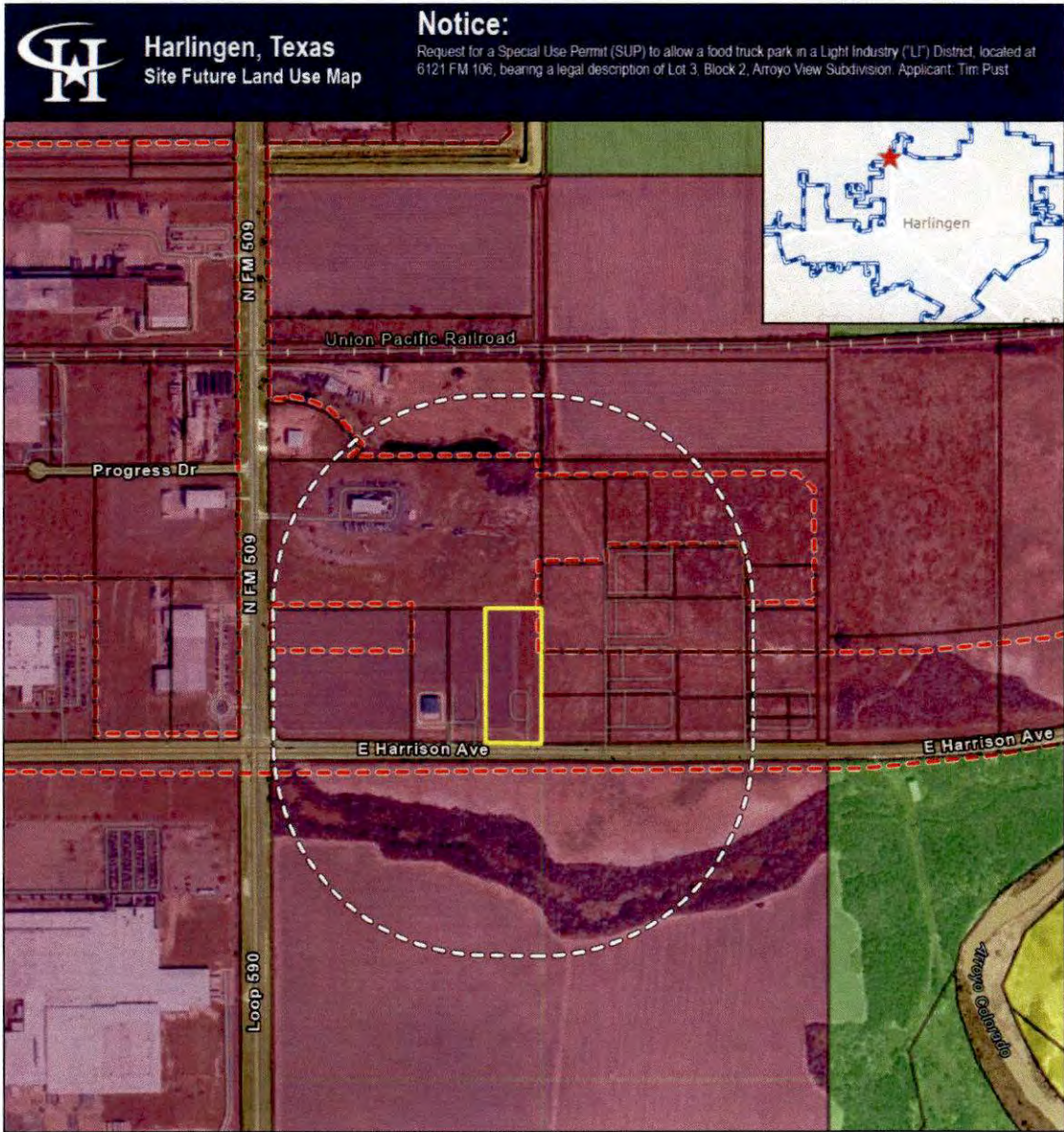
Comments: Will review plans when they are submitted and add my comments at that time.




Signature

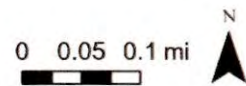
5-15-2026 _____
Date

Attachment X – Future Land Use Map



Legend

- | | |
|---|---|
|  Subject Property: 6121 FM 106 |  Future Land Use Designation |
|  1000 ft Buffer |  Industrial |
|  City Limits |  Lower Density Residential |
|  Property Parcels |  Recreational/Open Space |



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 TIM PUTH TO ALLOW A FOOD TRUCK PARK IN A LIGHT INDUSTRY (LI) DISTRICT LOCATED AT 6121 FM 106, BEARING A LEGAL DESCRIPTION LOT 3, BLOCK 2, ARROYO VIEW SUBDIVISION.

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

BE IT ORDAINED BY THE CITY OF HARLINGEN

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

To issue a Special Use Permit (SUP) to Tim Puth to allow a Food Truck Park in a Light Industry (LI) District located at 6121 FM 106, bearing a legal description of Lot 3, Block 2, Arroyo View Subdivision as shown in Exhibit "A" subject to:

1. Obtaining and maintaining all required State and City permits;
2. Providing and maintaining the required parking in accordance with City regulations;
3. Hours of operation shall be Sunday through Thursday 5pm – 10pm and Friday and Saturday 3pm – 2am;
4. Providing video surveillance with a minimum thirty-day video retention period; and
5. Complying with all applicable requirements administered by the Planning and Zoning Division, Building Inspections Division, Fire Prevention Bureau, Health Department, and Police Department.

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

herewith zoned for particular land uses; with the Planning and Development Director being herewith instructed and authorized to document such Zoning Map changes and revisions.

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

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

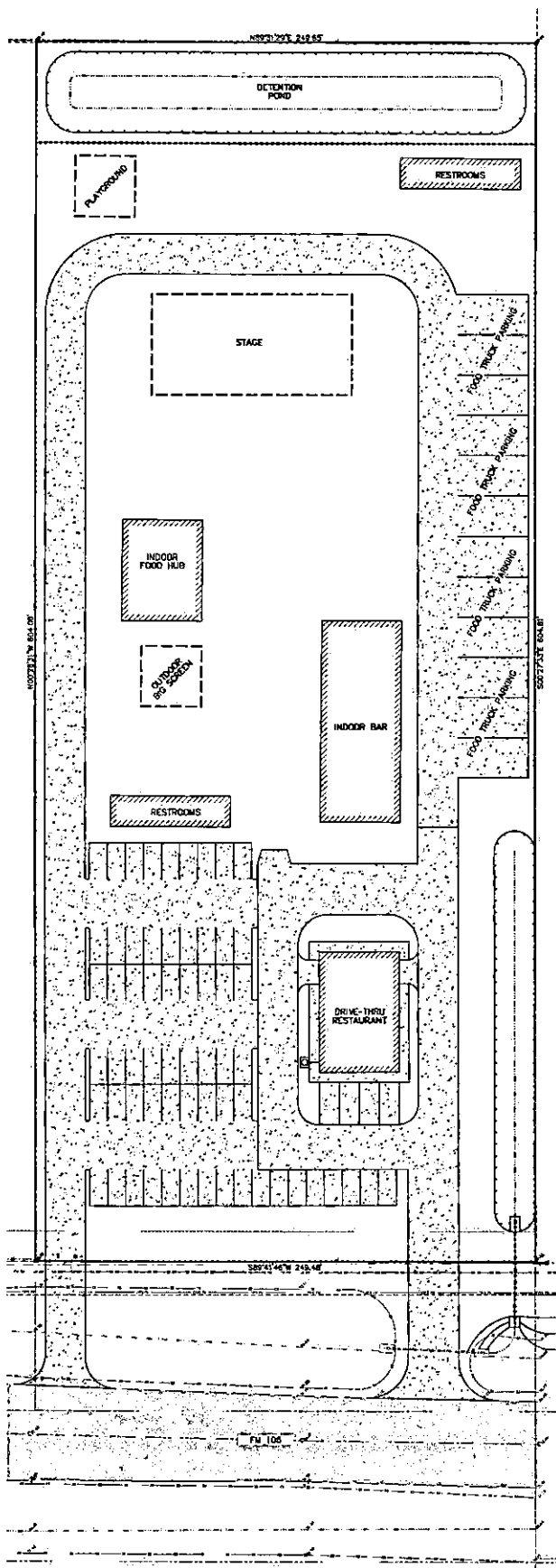
CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

Mayra Herrera, City Secretary

Exhibit "A"



**AGENDA ITEM
EXECUTIVE SUMMARY**

10(d)

Meeting Date: **June 03, 2026**

Agenda Item:

Consideration and possible action to approve an ordinance on First Reading to rezone from Not Designated ("N") District to Residential, Mobile Home ("MH") District for 6.143 acres of land out of Block 18, R.A. Cunningham's Subdivision, located on the southeast corner of Primera Road and US-77 Frontage Road. Applicant: Joleigh Ares

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

Signature: *Ana Hernandez*

Brief Summary:

Project Timeline

- May 1, 2026 – Application for rezoning submitted to the City. **(ATTACHMENT I)**.
- May 7, 2026 – In accordance with State and local law, notice of the required public hearing mailed to all property owners within a 200 feet radius of subject tract.
- May 9, 2026 – In accordance with State and local law, notice of the required public hearings was published in the Valley Morning Star.
- May 26, 2026 - Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission (P&Z).
- June 3, 2026 – Public hearing and consideration of requested rezoning via 1st ordinance reading scheduled before the City Commission.
- June 17, 2026 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- Joleigh Aries, the applicant, is requesting to rezone the subject property from Not Designated ("N") District to Residential, Mobile Home ("MH") District to establish the zoning of the property consistent with the current mobile home and recreational vehicle land use. **(ATTACHMENT II)**.
- This property was annexed into the city limits of Harlingen in 1985.
- There is an existing mobile home park on the subject property under the name of Big Sky Mobile Home Park. The property has 405 feet of frontage on Primera Road and depth of 670 feet at its longest point. Primera Road is a four lane 48-foot wide paved street. **(ATTACHMENT III-VI)**.
- The surrounding properties are zoned Not Designated ("N") and Light Industry ("LI") District to the south, and Planned Development ("PD") District for residential use to the west. North of the subject property is located in Primera city limits. The surrounding land uses consist of Mr. G's Fireworks Factory Outlet to the north, a mobile home and recreational vehicle park to the south, and a proposed

residential subdivision to the west. **(ATTACHMENT VII)**.

- The Future Land Use Plan (FLUP) component of the Harlingen Horizon – A City on the Rise Comprehensive Plan shows this area as low density residential. Although the request is not consistent with the Future Land Use Plan, it is consistent with the mobile home and recreational vehicle land use to the south of the subject property. **(ATTACHMENT VIII)**.
- To the present, the Planning and Zoning Department has not received any opposition to the requested rezoning.

Funding (if applicable):

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

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

Finance Director's approval: Yes No N/A

Staff Recommendation:

Staff recommends approval.

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

Comments:

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

Attachment I

MASTER APPLICATION

PL 30-201; D. 07/24/05/FB40711-4E79-00003A68CAFE

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 18506 Primavera Nearest Intersection Primavera and Frontage
 (Proposed) Subdivision Name Survey - Cunningham . 714 Acres Lot _____ Block 18
 Existing Zoning Designation NO Future Land Use Plan Designation mobile home park

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Joleigh Ares Phone 208-352-3779 FAX _____
 Email Address (for project correspondence only): joleighares@yahoo.com
 Mailing Address PO Box 654 City Llano State TX Zip 78643
 Property Owner _____ Phone _____ FAX _____
 Email Address (for project correspondence only): joleighares@yahoo.com
 Mailing Address _____ City _____ State _____ Zip _____

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

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

PAID
4/9/26

Please provide a basic description of the proposed project:

rezone property for mobile home park usage
currently zone NO

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: Joleigh Ares Date: 4/9/26
 Property Owner(s) Signature: [Signature] Date: APRIL 30th, 2026
 Accepted by: _____ Date: _____

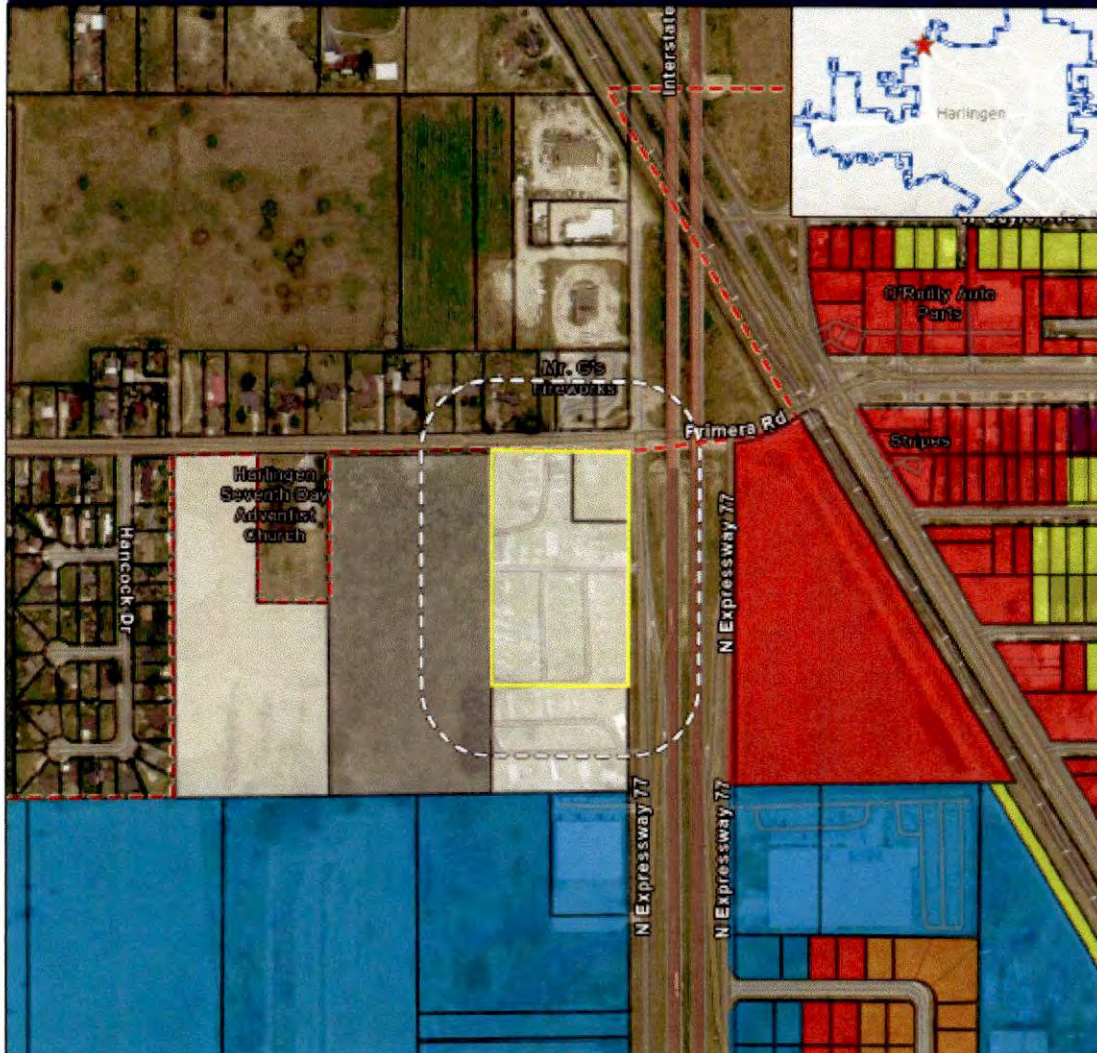
Attachment II



Harlingen, Texas Site Zone Map

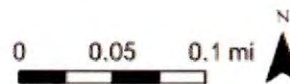
Notice:

Request to rezone from Not-Designated (ND) District to Residential, Mobile Home (MH) District for 6.143 acres of land out of Block 18, R.A. Cunningham's Subdivision, located on the southwest corner of Primera Road and US-77 Frontage Road. Applicant: Jolagh Area.



Legend

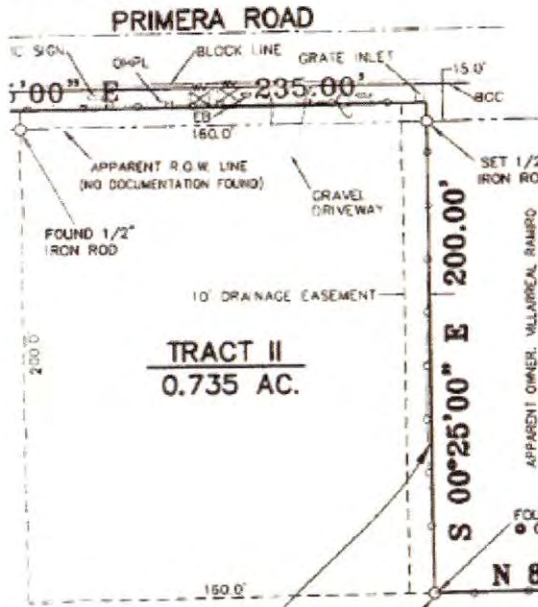
- | | | |
|---|----------------------------|-----------------------|
| Subject Property: 6.143 acres of Zone | General Retail | Not-Designated Office |
| Block 18, R.A. Cunningham's Subdivision | Light Industry | Planned Development |
| 200 ft Buffer | Residential, Single-Family | |
| City Limits | Residential, Duplex | |
| Property Parcels | Residential, Multi-Family | |



Attachment III

THE BENEFIT OF
AND ALL
OR EXCEPTIONS
ER'S REQUEST

FLOOD INSURANCE RATE MAP OF
COMMUNITY PANEL NO: 48061C0255F
DATE: 02/16/2018 ZONE: "X" AREAS
OF 0.2% ANNUAL CHANCE FLOOD;
AREAS OF 1% ANNUAL CHANCE FLOOD
WITH AVERAGE DEPTHS OF LESS
THAN 1 FOOT OR WITH DRAINAGE
AREAS LESS THAN 1 SQUARE MILE;
AND AREAS PROTECTED BY LEVEES
FROM 1% ANNUAL CHANCE FLOOD

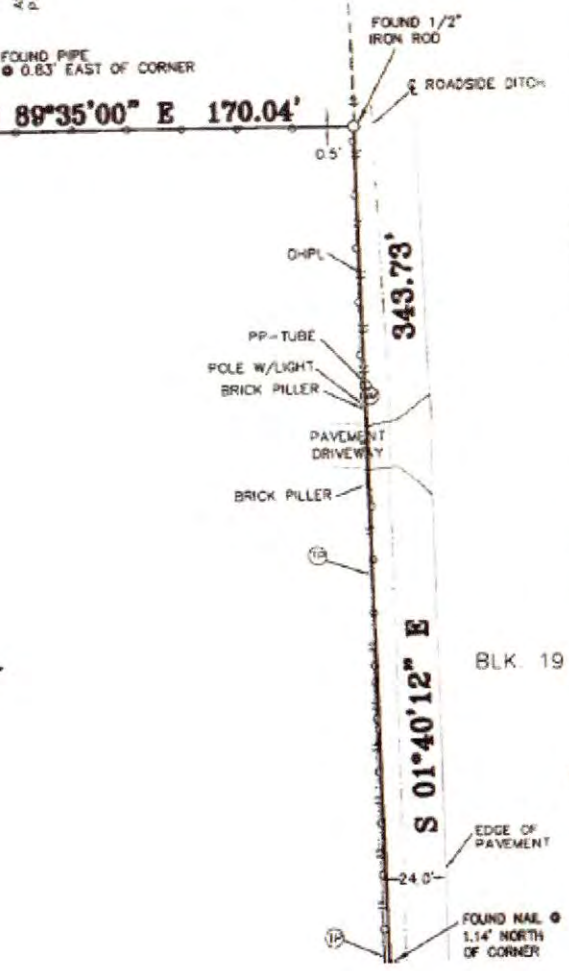


| LEGEND | |
|--------|----------------------------|
| | POWER POLE |
| | OVERHEAD POWER LINE (DHPL) |
| | GUY WIRE |
| | WATER METER |
| | TELEPHONE PEDESTAL |
| | FIRE HYDRANT |
| | WATER VALVE |
| | EB ELECTRICAL BOX |
| | BCC BACK OF CURB |
| | TRAFFIC SIGN |



5.429 AC.

TRACT I
4.694 AC.



U.S. EXPRESSWAY "77"

BLK. 19

Attachment IV

View from the Northeast on
Expressway 77 and Primera
Road



Attachment V

View from the East
on Expressway 77



Attachment VI

Current Aerial View of
Mobile Home Park



Attachment VII



Harlingen, Texas
Site Aerial Map

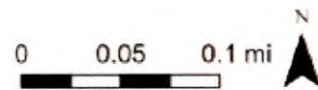
Notice:

Request to rezone from Not Designated ("N") District to Residential, Mobile Home ("MH") District for 6.143 acres of land out of Block 18, R.A. Cunningham's Subdivision, located on the southwest corner of Primera Road and US-77 Frontage Road. Applicant, Joleigh Ares



Legend

- Subject Property: 6.143 acres of Block 18, R.A. Cunningham's Subdivision
- 200 ft Buffer
- City Limits
- Property Parcels



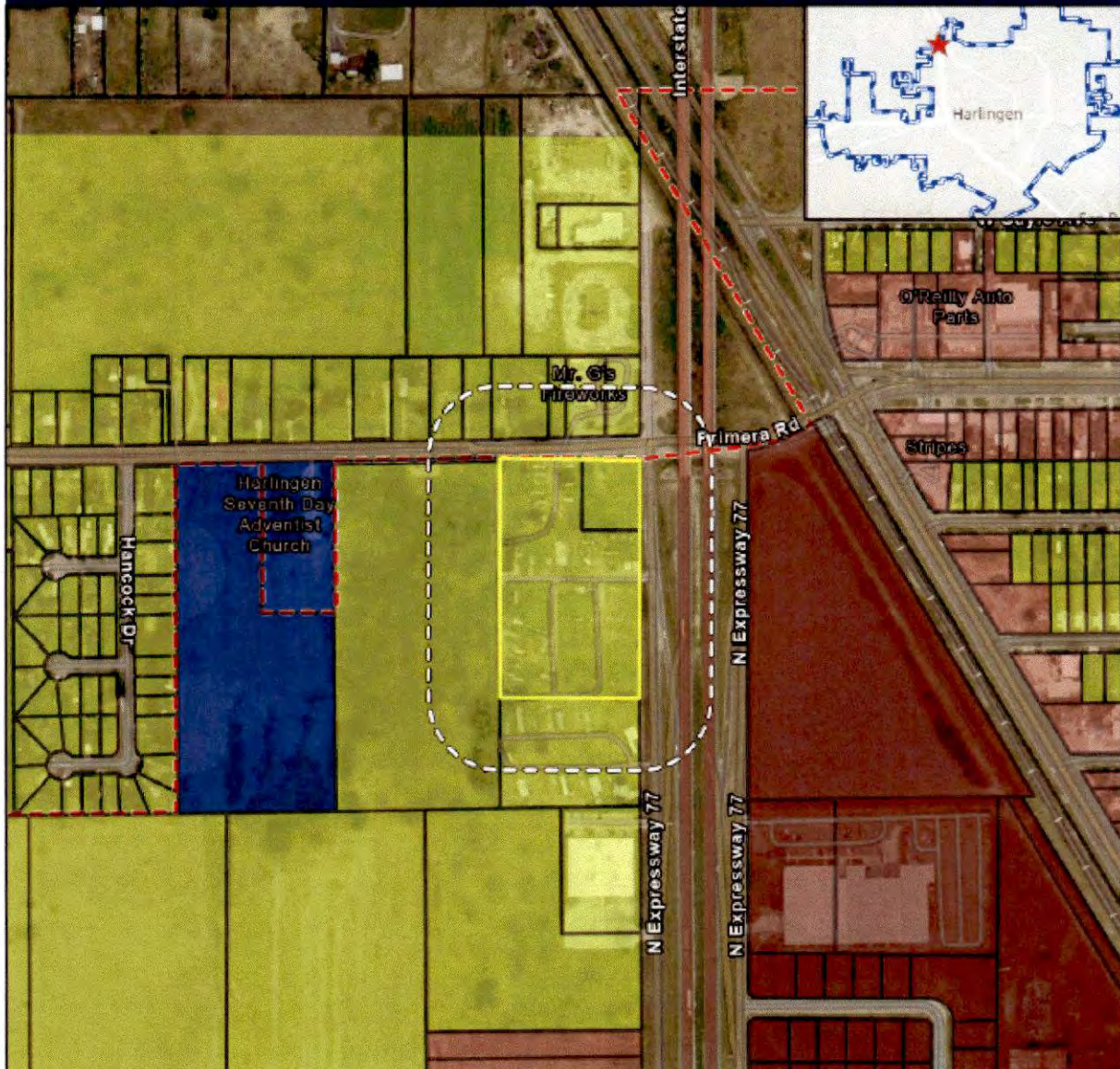
Attachment VIII












Harlingen, Texas Site Future Land Use Map

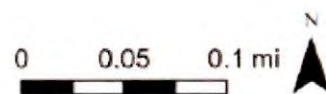
Notice:

Request to rezone from Not Designated ("N") District to Residential, Mobile Home ("MH") District for 6.143 acres of land out of Block 18, R.A. Cunningham's Subdivision, located on the southwest corner of Primera Road and US-77 Frontage Road. Applicant: Joleigh Ares



Legend

- | | |
|--|---|
|  Subject Property: 6.143 acres of Block 18, R.A. Cunningham's Subdivision |  Agricultural |
|  200 ft Buffer |  Retail |
|  City Limits |  Mixed Use |
|  Property Parcels |  Institutional |
| |  Lower Density Residential |



ORDINANCE NO. 26-

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF HARLINGEN: REZONING FROM NOT DESIGNATED ("N") DISTRICT TO RESIDENTIAL, MOBILE HOME ("MH") DISTRICT FOR 6.143 ACRES OF LAND OUT OF BLOCK 18, R.A. CUNNINGHAM'S SUBDIVISION, LOCATED ON THE SOUTHWEST CORNER OF PRIMERA ROAD AND US-77 FRONTAGE ROAD

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

BE IT ORDAINED BY THE CITY OF HARLINGEN

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

Rezoning from Not Designated ("N") District to Residential, Mobile Home ("MH") District for 6.143 acres of land out of Block 18, R.A. Cunningham's Subdivision, located on the southwest corner of Primera Road and US 77 Frontage Road, as shown in Exhibit "A".

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

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

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

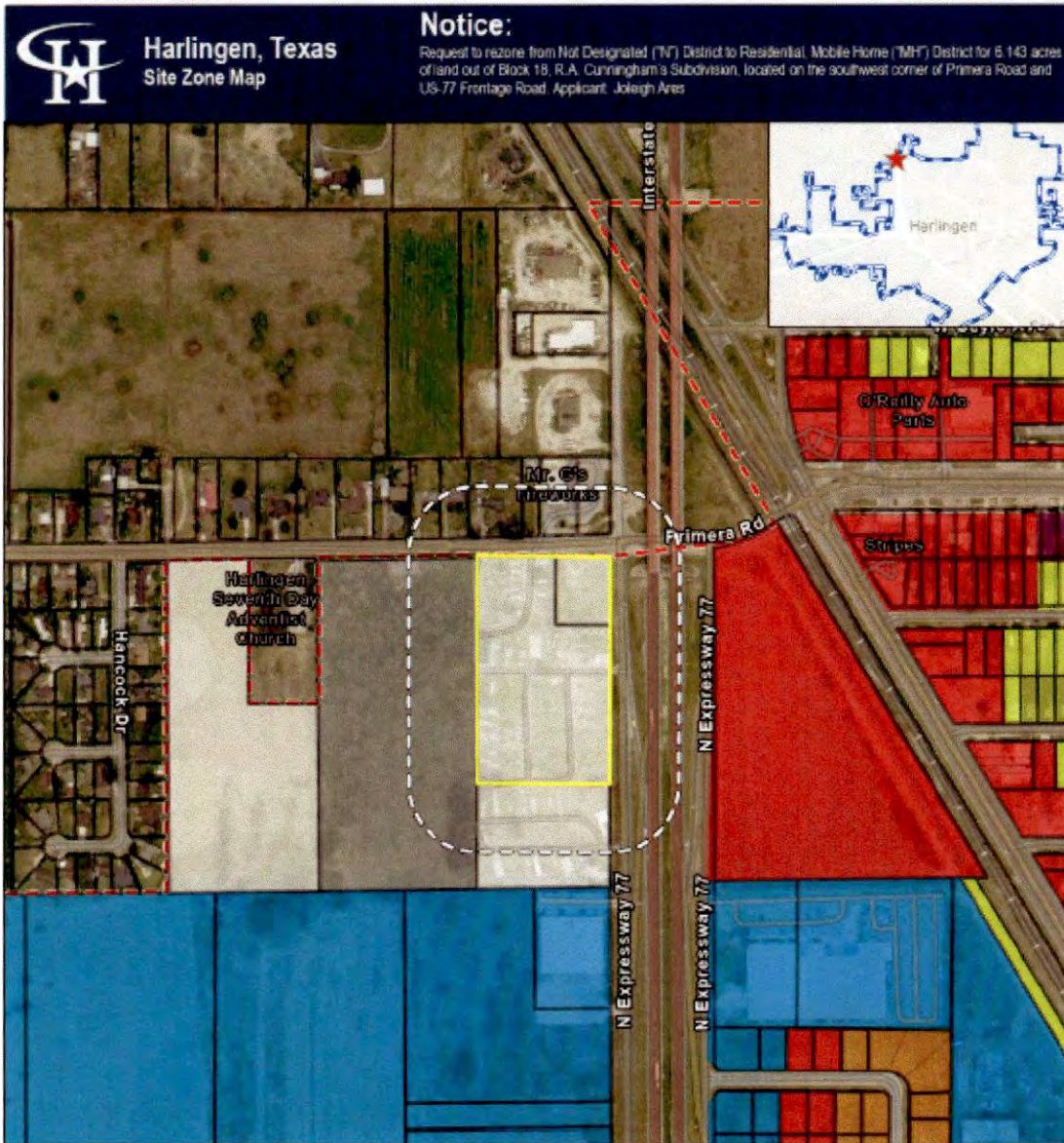
CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

Mayra Herrera, City Secretary

EXHIBIT "A"

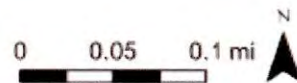


Notice:

Request to rezone from Not-Designated (ND) District to Residential, Mobile Home (TMH) District for 6.143 acres of land out of Block 18, R.A. Cunningham's Subdivision, located on the southwest corner of Primera Road and US-77 Frontage Road. Applicant: Jolegh Ares


Legend

- | | | |
|---|----------------------------|---------------------|
| Subject Property: 6.143 acres of Zone | General Retail | Office |
| Block 18, R.A. Cunningham's Subdivision | Light Industry | Planned Development |
| 200 ft Buffer | Residential, Single-Family | |
| City Limits | Residential, Duplex | |
| Property Parcels | Residential, Multi-Family | |



**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **June 3, 2026**

| | |
|--|---|
| Agenda Item: | |
| Consideration and possible action to adopt the City Commission Prioritization of Key Initiatives from the Harlingen Horizon Comprehensive Plan, Harlingen Trails, Open Space, Recreation, and Parks Master Plan, and the Downtown Master Plan. <i>(Special Projects)</i> | |
| Prepared By: | |
| Brief Summary: | |
| Funding (if applicable): | |
| Are funds specifically designated in the current budget for the full amount (Yes/No): *If no, specify source of funding and amount requested: | |
| Finance Director's approval (Yes/No/NA): | |
| Staff Recommendation: | |
| City Manager approval: | GG |
| | Comments: |
| City Attorney's approval: |  |



CITY OF HARLINGEN, TX

CITY COMMISSION PRIORITIZATION OF KEY INITIATIVES

From the...

Harlingen Horizon - A City on the Rise Comprehensive Plan

Harlingen Trails, Open Space, Recreation, and Parks Master Plan

Downtown Master Plan



ACKNOWLEDGMENTS



HARLINGEN CITY COMMISSION

Norma Sepulveda, Mayor
 Delia Cavazos-Gamez, City Commissioner, District 1
 Daniel Nemecio Lopez, City Commissioner, District 2
 Michael Mezmar, City Commissioner, District 3
 Frank Morales, City Commissioner, District 4
 Rene Perez, City Commissioner, District 5

HARLINGEN CITY MANAGER

Gabriel Gonzalez, CPM

THIS REPORT WAS PREPARED BY:

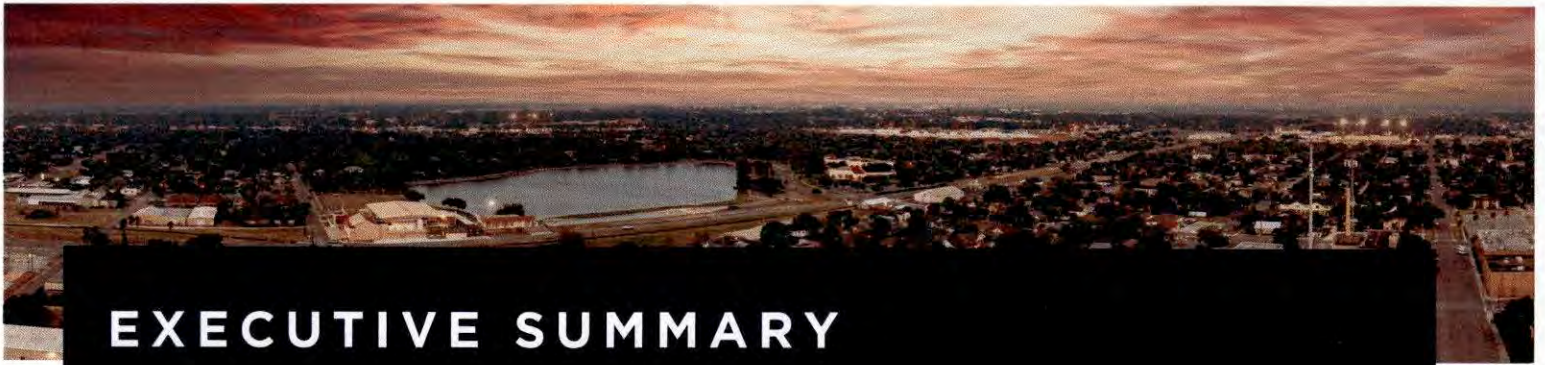
Ana Hernandez, AICP, CNU-A, Planning and Development Director | Special Projects Director

THIS REPORT WAS PREPARED WITH INPUT AND ASSISTANCE FROM THE FOLLOWING:

(In alphabetical order)

Alexis Riojas, Downtown Director
 Alfredo Alvear, Chief of Police
 Andrew Cordero, Grant Coordinator
 Beverly Loftus, Chief Operating Officer
 Cassandra Consiglio, Visit Harlingen Director
 Christopher Torres, Assistant City Manager
 External Services
 Dauna Campbell, Library Director
 Hermelinda Gonzales, Deputy City Secretary
 Josh Ramirez, Assistant City Manager Internal
 Services

Juan Mendiola III, Interim Parks & Recreation
 Director
 Mayra Herrera, City Secretary
 Oscar Garcia, Deputy City Manager
 Rafael Balderas, Fire Chief
 Roberto Rodriguez, Finance Director
 Ruth Trevino, Public Works Director
 Sandee Alvarez, Community Development
 Director
 Sanjuana Garcia, Internal Auditor
 Shannon Harvill, Health Director
 Sergio Mujica, IT Director



EXECUTIVE SUMMARY

The **City Commission Prioritization of Key Initiatives** report presents an implementation roadmap based on the City of Harlingen's adopted plans, including the **Harlingen Horizon - A City on the Rise Comprehensive Plan, Downtown Master Plan,** and the **Parks, Recreation, Open Space and Trails Master Plan.** The Harlingen City Commission held a workshop on Saturday, February 28, 2026, to review and rank key initiatives from these plans to help guide future implementation priorities.

The purpose of this effort is to report on key policies and initiatives that will guide strategic investments, infrastructure improvements, economic development, and quality-of-life enhancements over the short-, mid-, and long-term.

The report organizes initiatives into three primary timeframes: short-term (1-3 years), mid-term (3-6 years), and long-term (7-10 years). Short-term priorities focus on foundational policy updates, infrastructure coordination, and community improvements. Key efforts include updating the zoning ordinance, identifying redevelopment sites, strengthening resilience, expanding sidewalks and trails, improving drainage planning, and advancing downtown housing and public space activation. These projects are intended to position the City for sustainable growth while addressing immediate operational and community needs.

Mid-term priorities emphasize targeted economic development, mobility improvements, and expansion of the City's transportation and parks systems. These include encouraging infill housing, preparing shovel-ready development sites, improving high-crash intersections, expanding active transportation networks, advancing downtown redevelopment projects, and constructing key park and trail connections. These initiatives are intended to strengthen Harlingen's competitiveness, improve safety, and expand recreational opportunities.

Long-term priorities focus on transformational investments that will shape Harlingen's future growth and livability. These include major park expansions, cultural amenities such as an Art and Nature Center, expanded green space access, ADA accessibility improvements, neighborhood pocket parks, and environmental initiatives such as native planting and wildlife support. Together, these projects aim to enhance community identity, environmental sustainability, and equitable access to amenities.

Across all categories, the report highlights the importance of interdepartmental coordination, diversified funding strategies (including grants, partnerships, and local funds), and alignment with adopted plans. Collectively, these prioritized initiatives provide a clear, phased implementation strategy to support Harlingen's continued growth, economic vitality, infrastructure modernization, and overall quality of life for residents.



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Harlingen Horizon Comprehensive Plan

PRIORITIES *Short-Term (1-3 years)*

1. Update the Zoning Ordinance

| Plan Action: LU-1

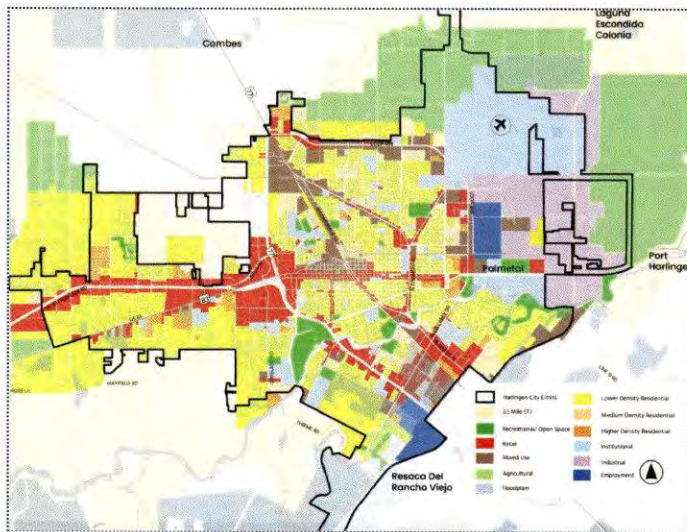
Update the Zoning Ordinance to reflect the Future Land Use Map (FLUM) and new zoning districts as well as other needed updates.

Estimated Cost: \$0

Funding Source(s): General Fund, General Land Office

Project Lead: Planning & Development

Supporting Departments: Engineering, City Attorney



Future Use Land Map



The FLUM answers key questions for Harlingen's future:

1. What type of housing, commercial, and recreational spaces will Harlingen need as it grows?
2. How do we plan for economic development while protecting community character?
3. How can land use policy support equity, sustainability, and quality of life across all neighborhoods?

| Land Use Type | Description | Image |
|--------------------------|--|-------|
| High Density Residential | High-Density Residential involves housing types with numerous dwelling units, designed to be occupied by multiple families in a single building or structure, such as an apartment or condo building. This land-use type may include ancillary uses such as parking structures and leasing offices and should be incorporated in close proximity to select commercial corridors. | |
| Mixed-Use | Mixed-use spaces incorporate multi-family residential uses with non-residential land uses, integrating housing with employment and retail. Mixed-use may come in a variety of scales. Neighborhood scale is generally 1-2 stories with locally-serving businesses. Neighborhood scale mixed-use is best at small nodes within residential areas where it's accessible via multi-modal options. | |

| Land Use Type | Description | Image |
|-----------------------|---|-------|
| Employment | Employment includes all types of professional and administrative service office uses, as well as light industrial and tech/R&D. These uses are commonly found along major thoroughfares to connect to regional markets. Due to the commuters they generate, they are a primary generator of peak traffic. | |
| Retail | | |
| Recreation/Open Space | Open space and recreation consist of public parkland, open space and/or recreational areas. This land use type includes active and passive recreation, such as public sports fields or courts, swimming pools, walking trails and pavilions. It does not include privately owned parks and open spaces. | |
| Institutional | Institutional includes public-serving facilities such as schools, churches, public buildings, libraries, cemeteries and some medical facilities. This land use type may also include support facilities for these uses, such as storage lots. | |
| Industrial | Allows for a range of industrial activities, including both light and heavy industry, warehousing, and distribution. Light industrial uses are typically enclosed and low-impact, such as clean manufacturing, assembly, and flex space. Heavy industrial uses, which may generate noise, odor, dust, vibration, or outdoor storage, are directed to designated areas with highway or rail access and must be sufficiently buffered from residential and commercial uses. | |

Future Use Land Categories (Excerpt)

Harlingen Horizon Comprehensive Plan

PRIORITIES *Short-Term (1-3 years)*

2. Identify/Map Key Redevelopment Sites

| **Plan Action:** LU-2, ED-4

Identify and map key redevelopment sites citywide (such as underutilized commercial parcels along major corridors, vacant properties in and around Downtown, underused sites in the Medical District, and aging retail centers with large parking lots suitable for infill)

Estimated Cost: \$0-100,000

Funding Source(s): General Fund

Project Lead: Planning & Development

Supporting Departments: HEDC, Downtown



3. Short-Term Rental Enforcement

| **Plan Action:** --

Adopt ordinance to regulate STRs.

Estimated Cost: \$0

Funding Source(s): General Fund, HOT revenue, HEDC

Project Lead: Planning & Development

Supporting Departments: Vist Harlingen, City Attorney



Harlingen Horizon Comprehensive Plan

PRIORITIES *Short-Term (1-3 years)*

4. Align Land Use & Transportation Priorities

Plan Action: LU-2

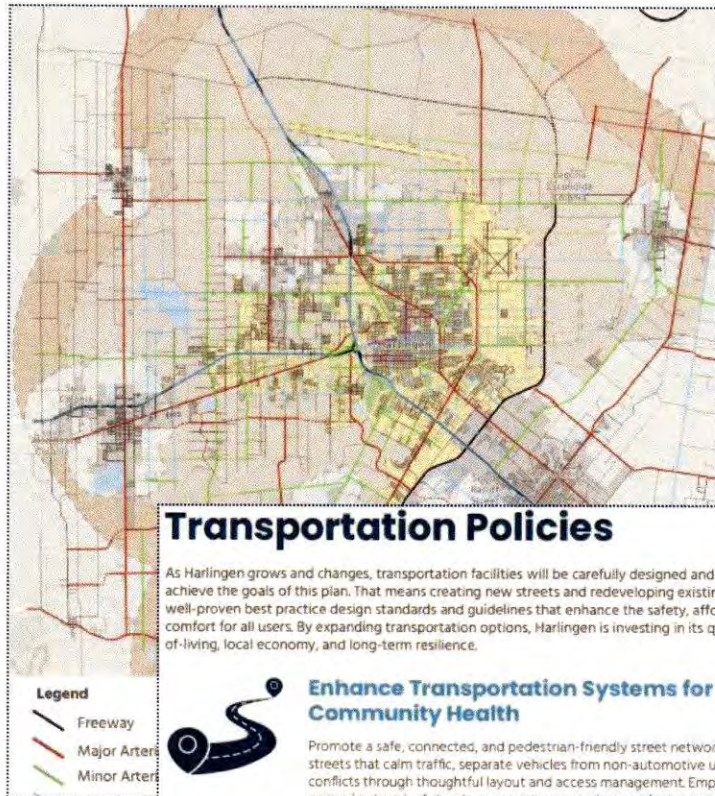
Align land use and transportation priorities to support future transit investment, focusing on corridors identified in coordination with the RGVMPO and Valley Metro long-range transit planning.

Estimated Cost: \$0

Funding Source(s): General Fund, RGVMPO, Federal Transit Administration, TXDOT

Project Lead: Planning & Development

Supporting Departments: Engineering



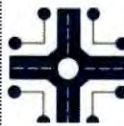
Transportation Policies

As Harlingen grows and changes, transportation facilities will be carefully designed and coordinated to achieve the goals of this plan. That means creating new streets and redeveloping existing streets using well-proven best practice design standards and guidelines that enhance the safety, affordability, and comfort for all users. By expanding transportation options, Harlingen is investing in its quality of life, cost-of-living, local economy, and long-term resilience.



Enhance Transportation Systems for Safety and Community Health

Promote a safe, connected, and pedestrian-friendly street network by designing streets that calm traffic, separate vehicles from non-automotive users, and reduce conflicts through thoughtful layout and access management. Emphasize a finer-grained network of streets over excessive roadway widening to enhance safety, mobility, and community character.



Support Multimodal Transportation

Promote an accessible and connected multimodal transportation network that integrates walking, bicycling, and transit options. Expand and enhance infrastructure to link neighborhoods with key destinations, support regional mobility, and leverage funding opportunities to maximize investment impact and community benefit.



Promote Network Connectivity that Makes it Easy to Get Around

Harlingen has a strong street grid and like most cities, development within the past half century has been less connected. Moving forward, the City will refocus its transportation work to enhance connectivity, limit block sizes and expand the route options available to all modes of transportation.



Invest in Transit for Wider Access and Usability

Prioritize transit investments to ensure all residents in Harlingen are able to get around in an affordable and timely manner.



Invest in Well-Planned Freight Corridors

Promote a safe and efficient freight transportation system that supports economic activity while minimizing conflicts with residential and retail areas. Coordinate with regional partners to identify appropriate freight corridors, enhance connectivity to industrial areas, and reduce safety and environmental impacts on surrounding communities.

5. Create a Reuse/Redevelopment Plan for Valle Vista Mall

Plan Action: D-6

Create a reuse and redevelopment plan for Valle Vista Mall.

Estimated Cost: \$100,000

Funding Source(s): HEDC

Project Lead: Planning & Development

Supporting Departments: Engineering

Harlingen Horizon Comprehensive Plan

PRIORITIES *Short-Term (1-3 years)*

6. Allow accessory dwelling units (ADUs) in single-family districts

| Plan Action: D-6

Develop ADU ordinance.

Estimated Cost: \$100,000

Funding Source(s): HEDC

Project Lead: Planning & Development

Supporting Departments: Engineering, City Attorney



7. Harden infrastructure against extreme weather events.

| Plan Action: U-9

Harden Infrastructure against extreme weather events.

Estimated Cost: \$0

Funding Source(s): General Fund, TDEM, GLO, Private Sector

Project Lead: Public Works

Supporting Departments: Planning and Development, Engineering, Buildings, HWWS

8. Modernize City Infrastructure with Smart LED Street Lighting, Adaptive Traffic Signals, Green Stormwater

| Plan Action: IU-10, IU-2, PS-1

Modernize city infrastructure with smart LED streetlighting, adaptive traffic signals, and green stormwater features to enhance public safety, efficiency, and sustainability.

Estimated Cost: \$500,000-\$15 million+

Funding Source(s):

Project Lead: Public Works

Supporting Departments: Planning and Development, Engineering, Buildings, Special Projects

Funding Source(s): General Fund, GLO, TDEM, USDOT

Harlingen Horizon Comprehensive Plan

PRIORITIES

Short-Term (1-3 years)

9. Update Drainage/ Coordinate Infrastructure Upgrades with Street Reconstruction Plans.

| Plan Action: IU-6, IU-8

Coordinate reconstruction plans among Public Works, Engineering, and Harlingen Water Works System.

Estimated Cost: \$

Funding Source(s): General Fund

Project Lead: Public Works

Supporting Departments: Planning and Development, Engineering, Buildings, HHWS

10. “Smart & Green Harlingen”

| Plan Action: S-6

Coordinate reconstruction plans among Public Works, Engineering, and Harlingen Water Works System.

Estimated Cost: \$0

Funding Source(s): General Fund

Project Lead: Public Works

Supporting Departments: Planning and Development, Engineering, Buildings, HHWS

11. Update Drainage Master Plan/Flood Zone Maps

| Plan Action: DFM-4

Update master plan every year.

Estimated Cost: \$100,000

Funding Source(s): General Fund, TWDB, TDEM, GLO

Project Lead: Public Works

Supporting Departments: Planning and Development, Engineering, Buildings, HHWS

Harlingen Horizon Comprehensive Plan

PRIORITIES

Short-Term (1-3 years)

12. Revise Zoning to Support Drainage Sensitive Design

| **Plan Action:** DFM-4

Develop zoning amendment to support drainage sensitive design.

Estimated Cost: \$100,000

Funding Source(s): General Fund

Project Lead: Planning and Development

Supporting Departments: Public Works, Engineering, Buildings, HHWS

13. Promote Harlingen as a regional logistics hub

| **Plan Action:** ED-2

Prepare logistics marketing to promote Harlingen as a regional logistics hub.

Estimated Cost:

Funding Source(s): HEDC

Project Lead: Public Works

Supporting Departments: Planning and Development, Engineering, Buildings

14. Prioritize Safe Routes to School | **Plan Action:** TM-4

Prioritize safe routes to schools for active transportation movements, measured by number of projects near schools completed.

Estimated Cost: \$

Funding Source(s): General Fund, TXDOT, RGVMPD, USDOT

Project Lead: Engineering

Supporting Departments: Planning and Development, Public Works, Special Projects



Harlingen Horizon Comprehensive Plan

PRIORITIES *Short-Term (1-3 years)*

15. Expand Sidewalk and Trail connections Citywide

| Plan Action: TM-9

Expand sidewalk and trail connections, as measured by new miles of sidewalk and trail constructed.

Estimated Cost: \$0

Funding Source(s): General Fund, RGVMPPO, TXDOT, USDOT

Project Lead: Engineering

Supporting Departments: Planning and Development, Parks, Special Projects, Engineering

16. Freight Corridors

| Plan Action: TM-15

Identify freight corridors and reduce conflicts near neighborhoods.

Estimated Cost: \$0

Funding Source(s): USDOT

Project Lead: Planning and Development

Supporting Departments: Engineering, Special Projects, RGVMPPO

17. New Complete Streets Policy

| Plan Action: TM-1

Implement Complete Streets Policy to guide future capital projects.

Estimated Cost: \$0

Funding Source(s): General Fund

Project Lead: Planning and Development

Supporting Departments: Engineering, Public Works, Special Projects

Harlingen Horizon Comprehensive Plan

PRIORITIES *Short-Term (1-3 years)*

18. Install Shaded Bus Stops and Amenities | Plan Action: TM-2

Upgrade transit stops by installing bus stops and amenities at key locations.

Estimated Cost: \$

Funding Source(s): General Fund

Project Lead: Engineering

Supporting Departments: Special Projects

Project Lead: Planning and Development

Supporting Departments: Engineering, Public Works, Valley Metro, RGVMPD



19. Replace Aging Water and Sewer Lines | Plan Action: IU-3

Replace aging water and sewer lines in priority areas.

Estimated Cost: \$0

Funding Source(s): HHWS

Project Lead: Harlingen Water Works

Supporting Departments: Engineering, Public Works

20. Create Drainage Asset Inventory | Plan Action: DFM-3

Create drainage asset inventory and maintenance program.

Estimated Cost: \$0

Funding Source(s): General Fund

Project Lead: Engineering

Supporting Departments: Public Works, Planning and Development



Harlingen Horizon Comprehensive Plan

PRIORITIES *Mid-Term (3-6 years)*

21. Encourage infill housing in priority neighborhoods

| **Plan Action: HO-6**

Encourage infill housing in priority neighborhoods with infrastructure access.

Estimated Cost: \$

Funding Source(s): General Fund

Project Lead: Planning and Development

Supporting Departments: Engineering

22. Prepare Shovel-Ready Sites

| **Plan Action: ED-5**

Encourage infill housing in priority neighborhoods with infrastructure access.

Estimated Cost: \$

Funding Source(s): General Fund

Project Lead: Planning and Development

Supporting Departments: Engineering

Harlingen Horizon Comprehensive Plan

PRIORITIES *Mid-Term (3-6 years)*

23. Improve Intersections with High Crash Rates

| Plan Action: TM-5, TM-11

Improve intersections with high crash rates using safety audits.

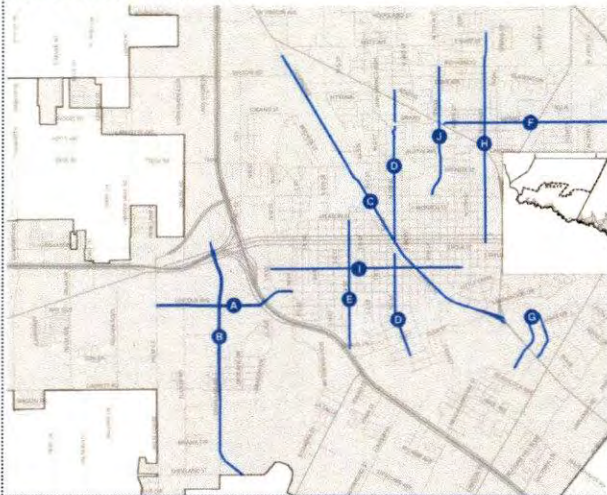
Estimated Cost: \$231,000-\$35 million

Funding Source(s): RGV MPO, TXDOT, General Fund

Project Lead: Engineering

Supporting Departments: Public Works, Special Projects

HIN NETWORK - CORRIDORS



HIN NETWORK - INTERSECTIONS



HIN NETWORK - CORRIDORS

| HIN Corridor | | | | | | | | | |
|--------------|-----------|-----------------|-----------------------------|----------------------------|------------------|-------|--------------|--------------|-----------------|
| HIN ID | City Name | Primary Streets | Start Limit | Stop Limit | Total Collisions | Fatal | Major Injury | Minor Injury | Possible Injury |
| A | Harlingen | Lincoln St | S Palm Court Dr | S M St | 123 | 0 | 3 | 25 | 95 |
| B | Harlingen | Dixieland St | Co Rd 1479 (Rangerville Rd) | Bass Pro Dr | 59 | 0 | 2 | 4 | 53 |
| C | Harlingen | Commerce St | US Hwy 77 Bus | Marjory Ave | 28 | 0 | 1 | 5 | 22 |
| D | Harlingen | 1st St | E Harding Ave | McGregor St | 21 | 1 | 1 | 8 | 11 |
| E | Harlingen | S F St | US Hwy 69 | Jackson St | 27 | 0 | 1 | 2 | 24 |
| F | Harlingen | E Grimes St | US Hwy 77 Bus | S Loop 499 (N Ed Carey Dr) | 17 | 1 | 0 | 4 | 12 |
| G | Harlingen | Sam Houston Dr | E New Hampshire St | Bell St | 19 | 0 | 0 | 2 | 17 |
| H | Harlingen | 13th St | E Tyler Ave | Summerfield Ln | 16 | 0 | 0 | 3 | 13 |
| I | Harlingen | Filmore Ave | S P St | S 10th St | 14 | 0 | 0 | 4 | 10 |
| J | Harlingen | N 7th St | W Jefferson Ave | E Davis St | 11 | 0 | 1 | 4 | 6 |

Harlingen Horizon Comprehensive Plan

PRIORITIES *Mid-Term (3-6 years)*

25. Expand the city's active transportation network

| Plan Action: TM-12

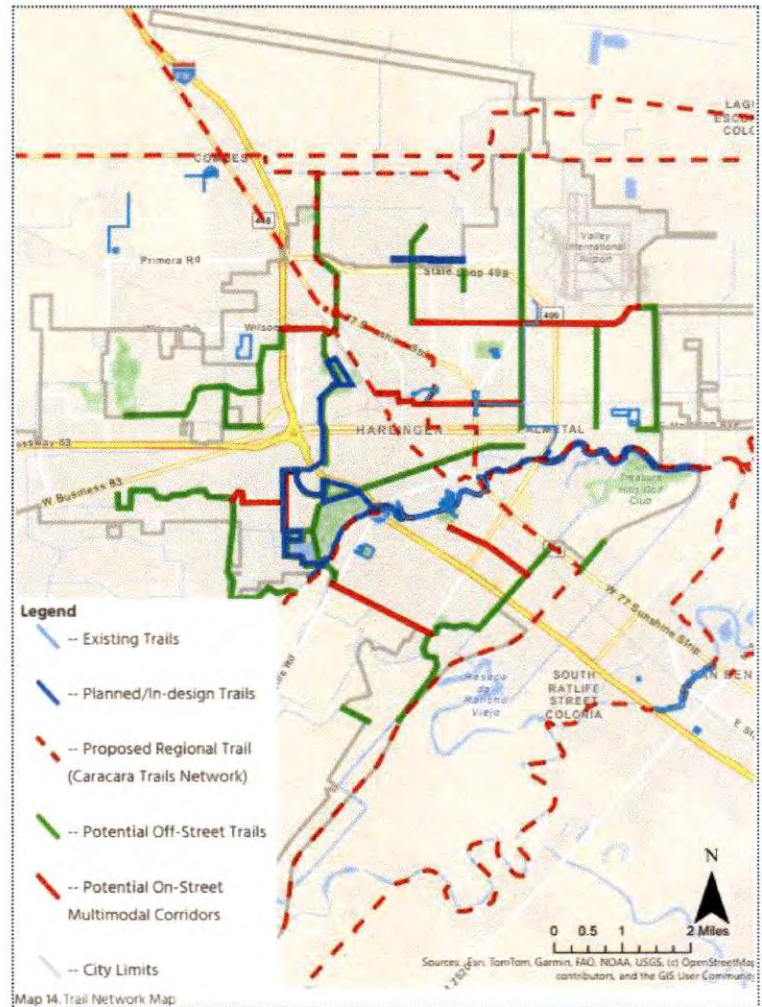
Expand the city's active transportation network by adding protected bike lanes, ADA-compliant sidewalks and safe crossings that connect neighborhoods to parks, schools, and the Downtown Transit Center.

Estimated Cost: \$100,000 - \$25 million+

Funding Source(s): RGV MPO, TXDOT, General Fund

Project Lead: Engineering

Supporting Departments: Public Works, Special Projects



Downtown Master Plan

PRIORITIES

Short-Term (1-3 years)

1. Increase Downtown Housing | Second-story housing and infill incentive program

| Plan Action: BE-1

Launch a second-story housing incentive program to encourage adaptive reuse of upper floors for residential use, especially along Jackson Street. This approach involves converting underutilized upper floors of historic or commercial buildings into apartments, which requires compliance with building codes and funding to complete the conversions.

Estimated Cost: \$500,000-1 million

Potential Funding Source(s): General Fund, HEDC, 4B, HOT revenue

Project Lead: DID

Supporting Departments: HEDC



2. Public Space Activation | Plan Action: BE-9, OP-5, OP-8

Activate alleys, courtyards, and underused plazas for pop-ups or performances.

Estimated Cost: \$200,000

Potential Funding Source(s): General Fund, HEDC, 4B, HOT Funds, Texas Parks & Wildlife, CDBG

Project Lead: DID

Supporting Departments: HEDC, Engineering, Public Works



Artistic rendering of the vision for alley activation near Gutierrez Park



Downtown Master Plan

PRIORITIES *Short-Term (1-3 years)*

3. Redesign Gutierrez Park (Phase I: Design)

Plan Action: BE-8

Fund the planning and design for Gutierrez Park.

Estimated Cost: \$300,000

Potential Funding Source(s): General Fund, HEDC, 4B, HOT revenue, Texas Parks & Wildlife, CDBG

Project Lead: DID

Supporting Departments: Engineering, Special Projects



Square and Harmony Park, Decatur, Atlanta

4. Downtown Commercial Redevelopment Plan

Plan Action: OP-4

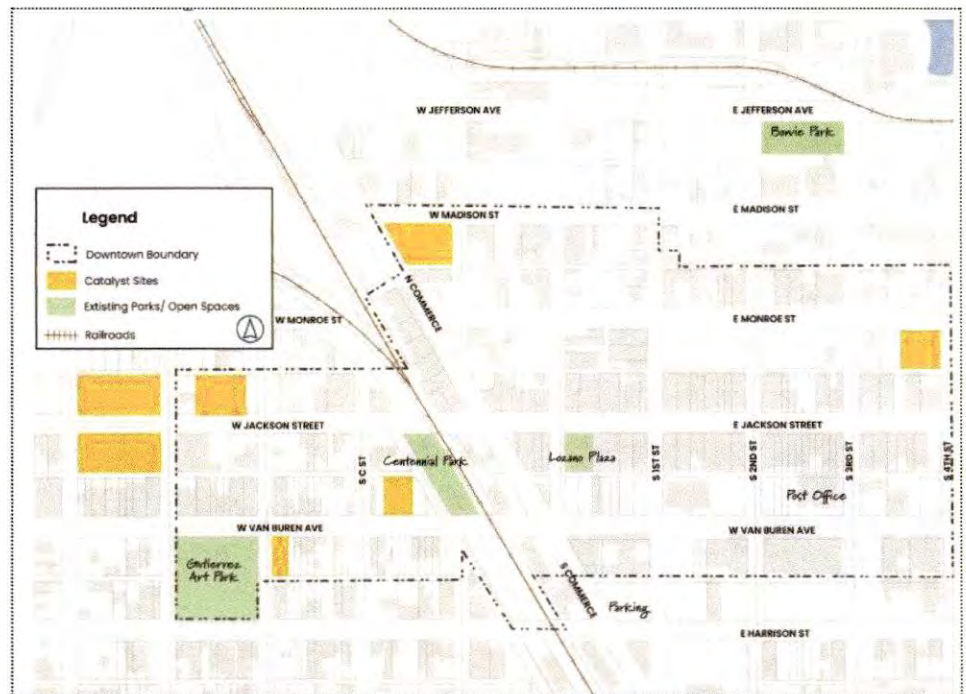
Develop a study or plan to attract more businesses to Downtown.

Estimated Cost: \$100,000

Potential Funding Source(s): General Fund, HEDC, 4B, HOT revenue

Project Lead: HEDC

Supporting Departments: DID, Planning and Development



Catalyst Sites

Downtown Master Plan

PRIORITIES *Short-Term (1-3 years)*

5. Establish a Downtown TIRZ

| Plan Action: EC-2

Establish a Tax Increment Reinvestment Zone (TIRZ) to capture and reinvest future increases in property tax revenues into infrastructure, public spaces, etc.

Estimated Cost: \$0

Potential Funding Source(s): General Fund, Cameron County

Project Lead: City Administration

Supporting Departments: DID

6. Green Corridor to Arroyo (Phase I: Design)

| Plan Action: BE-16

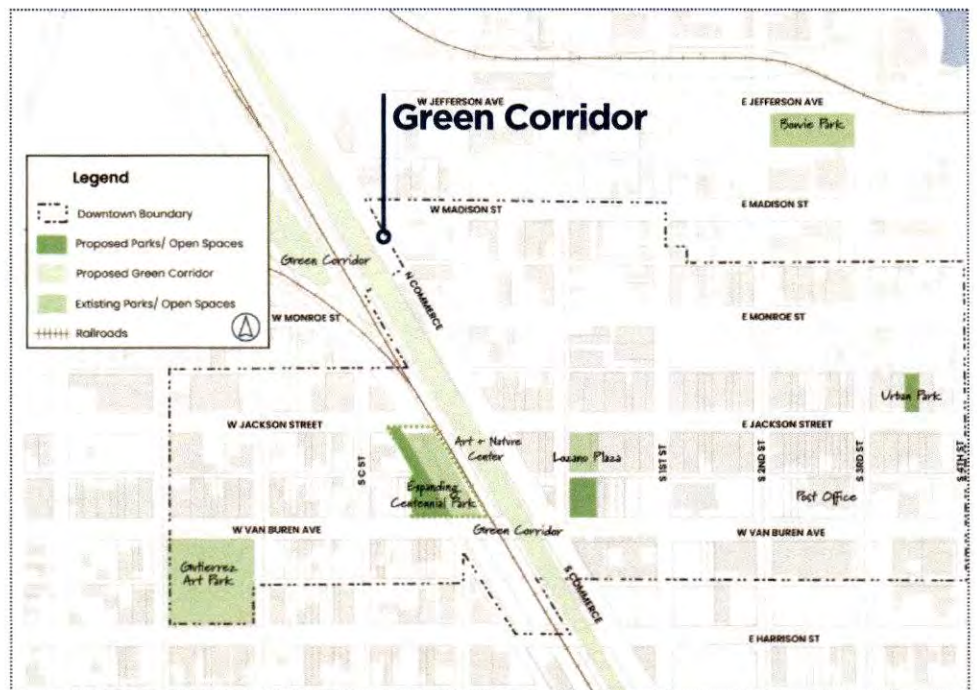
Fund the planning and design to connect Downtown parks to the Arroyo Colorado Trail.

Estimated Cost: \$400,000

Potential Funding Source(s): General Fund, HEDC, 4B, HOT revenue, Texas Parks & Wildlife, RGVMPO, TXDOT, CDBG

Project Lead: DID

Supporting Departments: Engineering, Parks, Special Projects





Downtown Master Plan

PRIORITIES

Short-Term (1-3 years)

7. Launch Business Incubator

| **Plan Action: OP-6**

Develop a business incubator program.

Estimated Cost: \$100,000

Potential Funding Source(s): General Fund, HEDC

Project Lead: HEDC

Supporting Departments: DID



Downtown Master Plan

PRIORITIES

Mid-Term (3-6 years)

8. Redesign Gutierrez Park (Phase II)

| Plan Action: BE-1

Fund the construction of the redesign developed in Phase I.

Estimated Cost: 1-5 million

Potential Funding Source(s): General Fund, HEDC, 4B, Texas Parks & Wildlife, CDBG

Project Lead: DID

Supporting Departments: Engineering, Parks and Recreation, Special Projects

9. Police Substation

| Plan Action: PSV-1

Fund the land acquisition and construction of a new Police substation in Downtown.

Estimated Cost: 5-15 million

Potential Funding Source(s): General Fund, HEDC, 4B, CDBG

Project Lead: Harlingen Police

Supporting Departments: Engineering, Public Works



Downtown Master Plan

PRIORITIES

Mid-Term (3-6 years)

10. Anchor/Tenant Recruitment

| Plan Action: EC-4

Fund study or plan to attract anchor tenants to Downtown (e.g., coworking hub or public market).

Estimated Cost: \$100,000

Potential Funding Source(s): General Fund, HEDC, 4B

Project Lead: DID

Supporting Departments: HEDC



11. Green Corridor to Arroyo (Phase II: Implementation)

| Plan Action: BE-16

Fund the trail connection(s) between Downtown parks and the Arroyo Colorado Trail.

Estimated Cost: 6-10 million

Potential Funding Source(s): General Fund, HEDC, 4B, HOT revenue, Texas Parks & Wildlife, RGVMP, TXDOT, CDBG

Project Lead: Parks and Recreation

Supporting Departments: TXDOT, RGVMP

Downtown Master Plan

PRIORITIES

Long-Term (7-10 years)

12. Centennial Park Expansion

| Plan Action: EC-2

Fund construction of Centennial Park expansion and related improvements.

Estimated Cost: 15 million+

Potential Funding Source(s): General Fund, 4B, HOT Funds, Texas Parks & Wildlife CDBG

Project Lead: DID

Supporting Department(s): Parks, Engineering, Public Works



Centennial Park Concept Sketch



Artistic rendering of the vision for Centennial Park

Downtown Master Plan

PRIORITIES

Long-Term (7-10 years)

13. Art & Nature Center

| Plan Action:

Establish a new center to serve as interactive space that celebrates local art, ecology and culture. The center will blend creative expression with hands on experiences and nature-based programming for all ages.

Estimated Cost: 6-10 million

Potential Funding Source(s): General Fund, 4B, HOT Funds, Texas Parks & Wildlife, CDBG

Project Lead: DID

Supporting Department(s): Parks, Engineering, Public Works



Artistic rendering of the Art and Nature Center

Parks, Recreation, Open Space and Trails Master Plan

PRIORITIES *Short-Term (1-3 years)*

1. Harlingen Recreation Center | Plan Action: --

Design and construction of a multipurpose recreation center at Pendleton Park.

Estimated Cost: 6+ million

Funding Source(s): Texas Parks & Wildlife, Valley Legacy Foundation, General Fund, 4B

Project Lead: Parks & Recreation

Supporting Departments(s): Engineering, Special Projects



Artistic renderings of the Harlingen Recreation Center

Parks, Recreation, Open Space and Trails Master Plan

PRIORITIES *Short-Term (1-3 years)*

2. Victor Park | Plan Action: 2-4

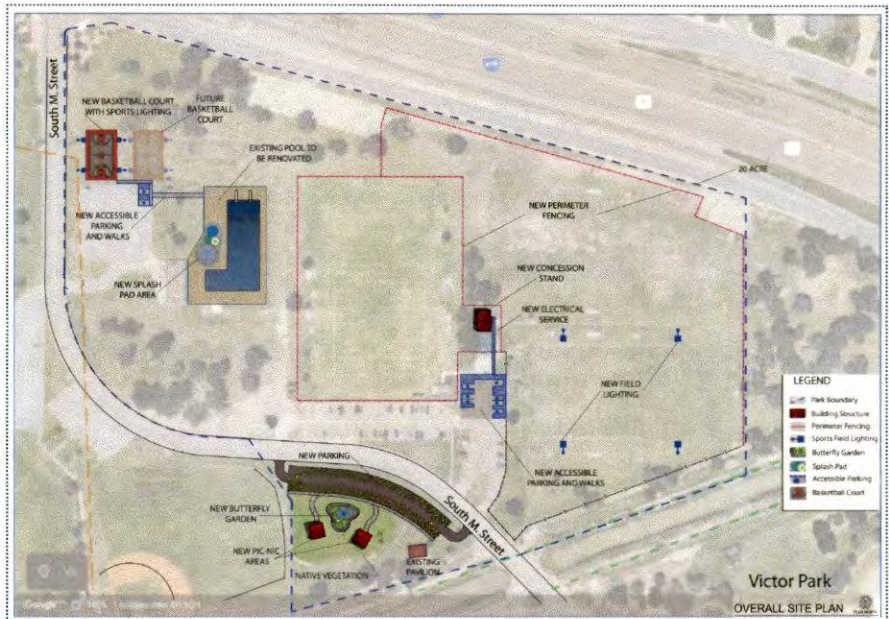
Improvements include pool renovation, new splash pad, a new lighted basketball court, a new 20'x20' concession stand, new perimeter fencing along athletic fields, new sports lighting on football field #3, new parking lots among other improvements.

Estimated Cost: 1.5 million

Funding Source(s): Texas Parks & Wildlife, CDBG, General Fund

Project Lead: Parks & Recreation

Supporting Department(s): Engineering, Public Works, Special Projects



Victor Park Proposed Improvements

3. Arroyo Park | Plan Action: 1-4

Improvements include a 0.35 mile adaptive trail with solar lighting, a bike repair station, hydration station, shaded picnic areas, sidewalk extensions, shaded structures on softball bleachers and the conversion of grass to turf at one softball field.

Estimated Cost: 1.5 million

Funding Source(s): Texas Parks & Wildlife, General Fund

Project Lead: Parks & Recreation

Supporting Department(s): Engineering, Public Works, Special Project



Arroyo Park Proposed Improvements

Parks, Recreation, Open Space and Trails Master Plan

PRIORITIES *Short-Term (1-3 years)*

4. Victor Park Tennis Courts

| Plan Action: 1

Resurfacing of the tennis courts at Victor Park.

Estimated Cost: \$28,500+

Funding Source(s): USTA, HEB Foundation, General Fund

Project Lead: Parks & Recreation

Supporting Department(s): Engineering, Public Works



5. Dixieland Park

| Plan Action: 1-4

Improvements include new disc golf baskets and hole signs, a covered basketball court shade structure, and tee pads.

Estimated Cost: \$300,000

Funding Source(s): CDBG, General Fund

Project Lead: Parks & Recreation (In house)

Supporting Department(s): Engineering, Public Works



Parks, Recreation, Open Space and Trails Master Plan

PRIORITIES *Short-Term (1-3 years)*

6. Wilson Sports Park & Trail Improvements

Plan Action: 4

Improvements include a walking trail, five shaded structures along the trail and a basketball court.

Estimated Cost: \$110,000

Potential Funding Source(s): CDBG, General Fund

Project Lead: Parks & Recreation (In house)

Supporting Department(s): Engineering, Public Works



7. Wilson Sports Lighting

Plan Action:

Retrofit of sports lighting at the Wilson Youth Sports Complex

Estimated Cost: \$225,577

Potential Funding Source(s): Texas State Energy Conservation Office

Project Lead: Parks & Recreation (In house)

Supporting Department(s): Engineering, Public Works, Special Projects





Parks, Recreation, Open Space and Trails Master Plan

PRIORITIES *Short-Term (1-3 years)*

8. Kayak Launch Design

Plan Action: --

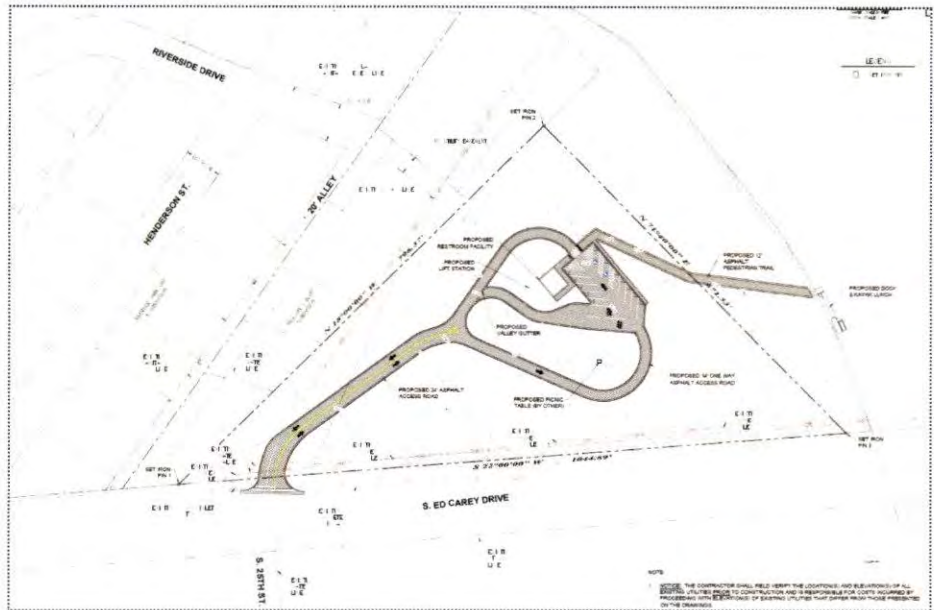
Fund the planning and design of the City's first kayak launch site and related facilities at McCullough Park.

Estimated Cost: \$105,000

Funding Source(s): Texas Parks & Wildlife, General Fund

Project Lead: Parks & Recreation

Supporting Department(s): Engineering, Special Projects



9. Rangerville Sports Lighting

Plan Action: 3

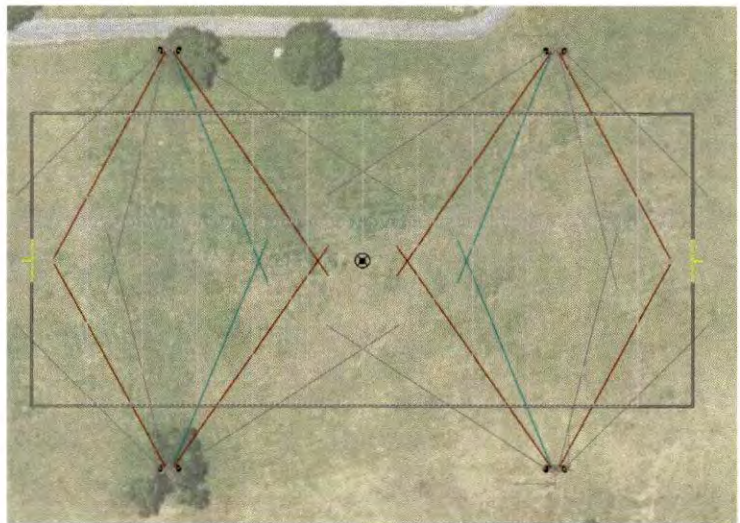
Improvements include sports lighting at the multipurpose field.

Estimated Cost: \$230,000

Funding Source(s): CDBG, General Fund

Project Lead: Parks & Recreation

Supporting Department(s): Public Works, CDBG



Parks, Recreation, Open Space and Trails Master Plan

PRIORITIES *Short-Term (1-3 years)*

10. Texas A&M Community Forestry Tree Planting

| **Plan Action:** --

Involves the planting of 186 trees across ten park and trail locations.

Estimated Cost: \$20,000

Funding Source(s): Texas A&M Forestry Service, General Fund

Project Lead: Parks & Recreation

Supporting Department(s): Public Works, Special Projects



11. Stuart Place Road Pocket Park | **Plan Action:** --

Improvements include adding a covered playground, covered basketball court, splash pad, and the construction of a walking trail with solar lighting.

Estimated Cost: \$625,000

Funding Source(s): General Fund

Project Lead: Parks & Recreation

Supporting Department(s): Engineering, CDBG



12. Hunter Park Improvements

| **Plan Action:** --

Improvements include a 0.25 mile walking trail, solar lighting, basketball court, and restroom.

Estimated Cost: \$265,000

Funding Source(s): General Fund

Project Lead: Parks & Recreation

Supporting Department(s): Engineering and Public Works



Parks, Recreation, Open Space and Trails Master Plan

PRIORITIES *Short-Term (1-3 years)*

13. Bowie Park | Plan Action: 1

Improvements include a pickleball pro shop and lighting.

Estimated Cost: \$240,000

Funding Source(s): General Fund, CDBG

Project Lead: Parks & Recreation

Supporting Department(s): Public Works



Parks, Recreation, Open Space and Trails Master Plan

PRIORITIES *Short-Term (1-3 years)*

14. Windsor Park | Plan Action: 4

Improvements include new playground equipment.

Estimated Cost: \$65,000

Potential Funding Source(s): CDBG, General Fund, Texas Parks and Wildlife

Project Lead: Parks & Recreation

Supporting Department(s): Public Works, CDBG, Special Projects



15. Roosevelt Park | Plan Action: --

Improvements include the construction of a walking trail around the detention pond, two basketball courts, a parking lot and solar lighting.

Estimated Cost: \$2 million

Funding Source(s): EDA, HEDC

Project Lead: HEDC

Supporting Department: Public Works



Parks, Recreation, Open Space and Trails Master Plan

PRIORITIES *Short-Term (1-3 years)*

16. Soccer Complex

Plan Action: 1

Improvements include shade structures, water fountains, benches, bleachers and new irrigation system.

Estimated Cost: \$225,000

Funding Source(s): Harlingen Rotary Club, General Fund.

Project Lead: Parks and Recreation

Supporting Department(s): Public Works, Engineering



17. Park Detention Pond Analysis

Plan Action: --

Conduct detention pond analysis at all parks

Estimated Cost: 100,000+

Potential Funding Source(s): General Fund

Project Lead: Engineering

Supporting Department(s): Parks, Planning and Development

Parks, Recreation, Open Space and Trails Master Plan

PRIORITIES *Short-Term (1-3 years)*

18. Arroyo HB Trail Extension - Phase III (McKelvey)

| Plan Action: 4

Planning and design of the Arroyo Colorado Hike and Bike Trail Extension from McKelvey to Hugh Ramsey Nature Park.

Estimated Cost: \$190,851

Funding Source(s): RGVMP, General Fund

Project Lead: Parks & Recreation

Supporting Departments: Engineering, Special Projects



19. Arroyo HB Trail Extension - Phase IV (Hugh Ramsey)

| Plan Action: 4

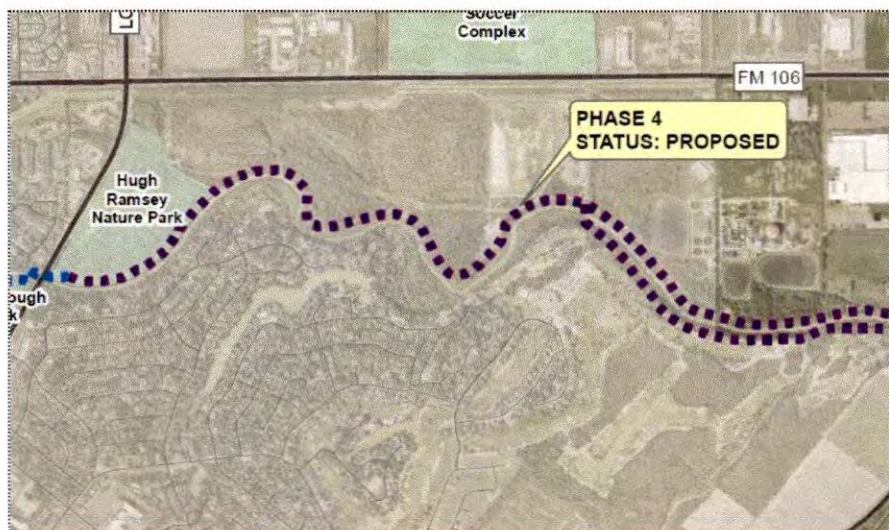
Construction of the Arroyo Colorado Hike and Bike Trail Extension and amenities from Hugh Ramsey Nature Park to FM 509 Bridge.

Estimated Cost: 2.5 million

Funding Source(s): RGVMP, General Fund

Project Lead: Parks & Recreation

Supporting Department(s): Engineering, Special Projects



Parks, Recreation, Open Space and Trails Master Plan

PRIORITIES

Short-Term (1-3 years)

20. Arroyo HB Trail Extension - Phase V (Dixieland)

| Plan Action: 4

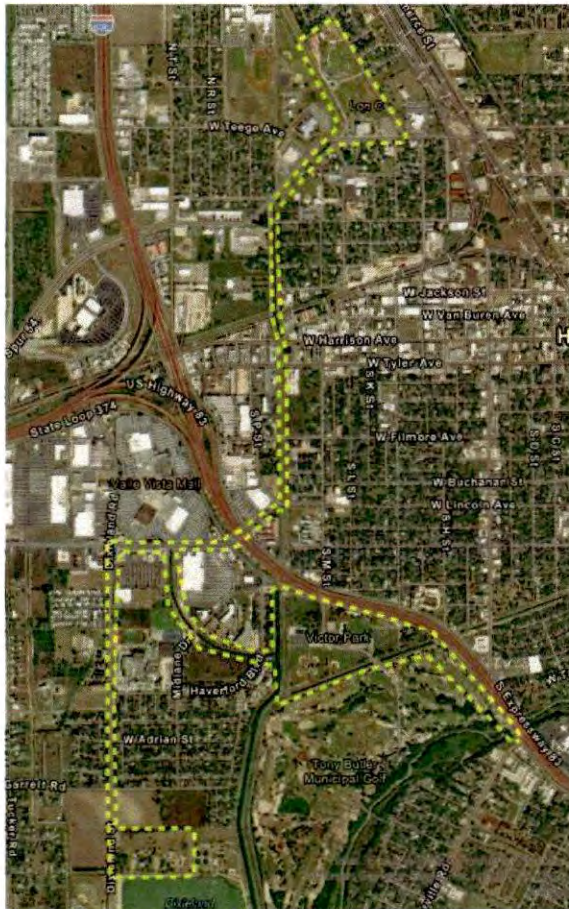
Planning and design of the Arroyo Colorado Hike and Bike Trail Extension from the existing trail terminus to Dixieland Park.

Estimated Cost: \$276,000

Potential Funding Source(s): RGVMPO, General Fund

Project Lead: Parks & Recreation

Supporting Departments: Engineering, Special Projects



21. North-South Link Connector

| Plan Action: --

Planning and design of high priority trails and share use paths connecting Dixieland Road, Valley Vista Mall, Victor Park, and Lon C. Hill Park.

Estimated Cost: \$344,000

Funding Source(s): RGVMPO, General Fund

Project Lead: Parks & Recreation

Supporting Departments: Engineering, Special Projects

Parks, Recreation, Open Space and Trails Master Plan

PRIORITIES *Short-Term (1-3 years)*

22. Arroyo HB Trail Safety Improvements

Plan Action: 1

Funding for lighting and emergency call stations along the entire Arroyo Colorado Hike and Bike Trail.

Estimated Cost: \$890,893

Funding Source(s): RGVMP, General Fund

Project Lead: Parks & Recreation

Supporting Departments: Engineering, Special Projects



23. Kayak Launch Construction

Plan Action: --

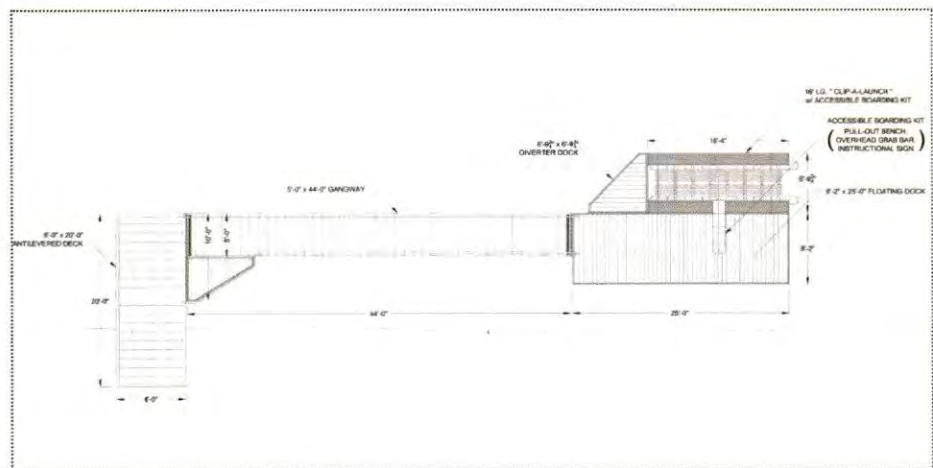
Construction of the Kayak Launch

Estimated Cost: 1.2 million

Potential Funding Source(s): Texas Parks & Wildlife

Project Lead: Parks & Recreation

Supporting Departments: Engineering, Special Projects



Parks, Recreation, Open Space and Trails Master Plan

PRIORITIES

Mid-Term (3-6 years)

24. Hickory Hills Park (Detention Pond) | Plan Action: --

Develop 22 acre detention pond walking trail, playground, dog park, solar lighting

Estimated Cost: 3+ million

Potential Funding Source(s):

Project Lead: Parks & Recreation

Supporting Departments: Engineering, Public Works

25. New Trail Per Year

| Plan Action: --

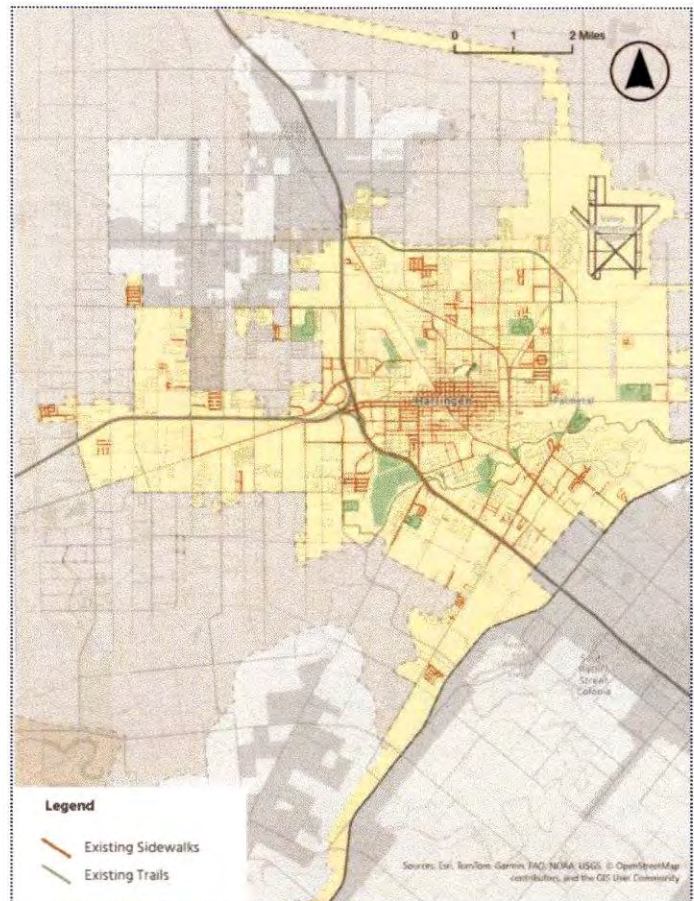
Extend or build a new trail every year.

Estimated Cost: \$100,000/1.5 miles

Potential Funding Source(s): Texas Parks & Wildlife, CDBG, 4B, HOT revenue,

Project Lead: Parks & Recreation

Supporting Departments: Engineering, Public Works



Parks, Recreation, Open Space and Trails Master Plan

PRIORITIES

Mid-Term (3-6 years)

26. Vestal Park | Plan Action: 1

Improvements include a butterfly garden / bird haven, dog park, exercise station, concession stand with pavilion, and a splash pad.

Estimated Cost: \$650,000

Potential Funding Source(s): General Fund, CDBG, 4B

Project Lead: Parks & Recreation

Supporting Departments: Engineering, Public Works



27. Gold Star Memorial

| Plan Action: --

The Woody Williams Foundation is a nonprofit organization dedicated to honoring and supporting Gold Star Families through the establishment of memorial monuments, outreach programs, scholarships, and public education. Guided by its mission to recognize the legacy and sacrifice of fallen service members, the Foundation's work is built on five pillars: Homeland, Family, Patriot, Sacrifice, and Legacy. Through these efforts, the Foundation strives to ensure Gold Star Families are remembered, supported, and honored in communities across the United States.

Estimated Cost: \$50,000

Potential Funding Source(s): General Fund, CDBG, 4B

Project Lead: Parks & Recreation

Supporting Departments: Engineering, Public Works



Parks, Recreation, Open Space and Trails Master Plan

PRIORITIES

Mid-Term (3-6 years)

28. Harlingen Baseball Field

| Plan Action:

Improvements include a new LED scoreboard, LED sideline signs, hybrid turf, a new mower for the turf, restroom renovation, and irrigation.

Estimated Cost: \$425,000

Potential Funding Source(s): General Fund, CDBG, 4B

Project Lead: Parks & Recreation

Supporting Departments: Engineering, Public Works



29. Upgrade Parks Shop | Plan Action: --

Construction of a new warehouse for the Park Shop behind Harlingen Field.

Estimated Cost: \$300,000 - \$350,000

Potential Funding Source(s): General Fund

Project Lead: Parks & Recreation

Supporting Departments: Engineering, Public Works



Parks, Recreation, Open Space and Trails Master Plan

PRIORITIES *Long-Term (7-10 years)*

30. Green Space Access within Walking Distance

| Plan Action: --

Ensure Harlingen residents live within walking distance to a park or green space.

Estimated Cost:

Potential Funding Source(s): General Fund, 4B, HOT Funds, Texas Parks & Wildlife, CDBG

Project Lead: Parks & Recreation

Supporting Departments: Engineering, Public Works, CDBG, Special Projects

31. Shaded Structures for Every Park

| Plan Action:

Construction of shaded structures for every park.

Estimated Cost: \$300,000

Potential Funding Source(s): General Fund, 4B, Texas Parks & Wildlife, CDBG

Project Lead: Parks & Recreation

Supporting Departments: Engineering, Public Works, CDBG, Special Projects





Parks, Recreation, Open Space and Trails Master Plan

PRIORITIES *Long-Term (7-10 years)*

32. Neighborhood Pocket Parks | Plan Action: --

Construction of neighborhood pocket parks within ¼ mile radius in immediate neighborhoods

Estimated Cost: \$50,000

Potential Funding Source(s): General Fund, HEDC, 4B, CDBG

Project Lead: Parks & Recreation

Supporting Departments: Engineering, Public Works, CDBG, Special Projects

35. Prioritize Native Plants and Support Wildlife

| Plan Action: --

Incorporating native plants in projects to support wildlife.

Estimated Cost: \$1,000

Potential Funding Source(s): General Fund, Private Donations

Project Lead: Parks & Recreation

Supporting Departments: Engineering, Public Works

33. ADA Compliance | Plan Action: --

Ensuring parks are accessible to everyone including people with disabilities.

Estimated Cost: \$200,000

Potential Funding Source(s): General Fund, TXDOT, RGVMPPO

Project Lead: Parks & Recreation

Supporting Departments: Engineering, Public Works, CDBG, Special Projects

34. Long-term Guiding Principles | Plan Action: --

Establishing principles for all-inclusive parks that ensure they are physically and sensory-adaptive.

Estimated Cost:

Potential Funding Source(s): General Fund, 4B, HOT Funds, Texas Parks & Wildlife, CDBG

Project Lead: Parks & Recreation

Supporting Departments: Engineering, Public Works

**AGENDA ITEM
EXECUTIVE SUMMARY**

10f

Meeting Date: **June 3, 2026**

Agenda Item:

Consideration and possible action authorizing the City Manager to submit a grant application to Texas Parks and Wildlife Local Parks Non-Urban Indoor Grant Program. Attachment (*Special Projects*).

Prepared By: Ana Hernandez, Mobility & Special Projects Director

Brief Summary:

The Texas Parks and Wildlife Department's (TPWD) Local Parks Non-Urban Indoor Recreation Grant Program opened on May 1, 2026. Applications are due on August 3, 2026, at 5:00 PM. The Local Parks grant is a one-to-one matching grant with the Non-Urban Indoor program allowing for a total project cost of \$3 million. The Local Parks grant program does not allow planning only projects. The City of Harlingen is opting to submit two grant applications. On May 6, 2026 the Harlingen City Commission opted to submit the Harlingen Soccer Complex for the Non-Urban Outdoor application, and the Community Center for Non-Urban Indoor application.

Due to some concerns regarding the viability of submitting the Community Center, staff are seeking to revisit the possibility of adding a Nature Center to Hugh Ramsey Park to the Non-Urban Indoor grant program.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount (Yes/No):

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

Finance Director's approval (Yes/No/NA):

Staff Recommendation:

Staff recommends approval of this resolution.

City Manager approval:

GG

Comments:

City Attorney's approval:





Resolution No. 2026 - _____
Local Park Non-Urban Indoor Grant Program
Resolution Authorizing Application

A resolution of the City of Harlingen as hereinafter referred to as "Applicant," designating certain officials as being responsible for, acting for, and on behalf of the Applicant in dealing with the Texas Parks & Wildlife Department, hereinafter referred to as "Department," for the purpose of participating in the Local Park Grant Program, hereinafter referred to as the "Program"; certifying that the Applicant is eligible to receive program assistance; certifying that the Applicant matching share is readily available; and dedicating the proposed site for permanent (or for the term of the lease for leased property) public park and recreational uses.

WHEREAS, the Applicant is fully eligible to receive assistance under the Program; and

WHEREAS, the Applicant is desirous of authorizing an official to represent and act for the Applicant in dealing with the Department concerning the Program;

BE IT RESOLVED BY THE APPLICANT:

SECTION 1: That the Applicant hereby certifies that they are eligible to receive assistance under the Program, and that notice of the application has been posted according to local public hearing requirements.

SECTION 2: That the Applicant hereby certifies that the matching share for this application is readily available at this time.

SECTION 3: That the Applicant hereby authorizes and directs the City Manager or designee to act for the Applicant in dealing with the Department for the purposes of the Program, and that Mr. Gabriel Gonzalez is hereby officially designated as the representative in this regard.

SECTION 4: The Applicant hereby specifically authorizes the official to make application to the Department concerning the site to be known as Hugh Ramsey Nature Park in the City of Harlingen for use as a park site and is hereby dedicated (or will be dedicated upon completion of the proposed acquisition) for public park and recreation purposes in perpetuity (or for the lease term, if legal control is through a lease). Projects with federal monies may have differing requirements.

Introduced, read and passed by an affirmative vote of the "Applicant" on this 6th day of May, 2026.

Signature of Local Government Official

Norma Sepulveda, Mayor

Typed Name and Title

ATTEST:

Signature

Mayra Herrera, City Secretary

Typed Name and Title

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **June 3, 2026**

| | |
|---|------------------|
| Agenda Item: | |
| Consideration and possible action to authorize the City Manager to enter into an agreement with SpyGlass to conduct an audit of the city's electronic devices, communications provider agreements, and phone devices, whether used or unused, as a cost-saving measure. Attachment <i>(Assistant City Manager, Dr. Josh Ramirez)</i> | |
| Prepared By: <i>Dr. Josh Ramirez</i> | |
| Brief Summary: | |
| The primary audit service is for the City of Harlingen to engage with the auditor as an independent contractor to analyze its primary telecommunications service accounts to seek cost recovery, service elimination and cost reduction recommendations. The City will provide the Auditor with the materials required to perform its analysis and the Auditor will conduct a Kickoff meeting with the city to review the materials provided and introduce the auditor's personnel assigned to the project. The auditor will deliver the recommendations to the city and then implement the recommendations selected. | |
| Funding (if applicable): | |
| Are funds specifically designated in the current budget for the full amount (Yes/No): *If no, specify source of funding and amount requested: | |
| Finance Director's approval (Yes/No/NA): | |
| Staff Recommendation: | |
| City Manager approval: <i>GLG</i> | Comments: |
| City Attorney's approval: <i>[Signature]</i> | |

SpyGlass Snapshot Audit Agreement

This agreement, effective as of the later of the dates of signature below ("Effective Date"), is between _____ ("Company"), and The SpyGlass Group, LLC, an Ohio limited liability company ("Auditor").

1. Primary Audit Services. Company is engaging Auditor as an independent contractor to analyze its primary telecommunications service accounts (Voice, Data, Internet, Cloud Services, SaaS Licensing, and Mobility) to seek cost recovery, service elimination and cost reduction recommendations. Company will provide Auditor with the materials required to perform its analysis and Auditor will conduct a Kickoff meeting with Company to review the materials provided and introduce Auditor's personnel assigned to the project. Auditor will deliver the recommendations to Company at a Summary of Findings meeting, implement recommendations that Company elects for Auditor to implement, and deliver a complete telecommunications inventory to Company. Upon completion of implementation, Auditor will conduct an Industry Benchmark Analysis ("IBA") Meeting to compare Company's spending and audit results against industry peers as well as all SpyGlass clients, officially bringing closure to the engagement.

While Auditor is performing its analysis, Company will not make changes or perform internal cost reduction analysis with respect to provider accounts which Company has included within the scope of Auditor's review.

2. Fees. Company will pay Auditor the applicable fee set forth below ONLY for Auditor recommendations implemented within twelve (12) months of Auditor delivering the recommendation to Company:

- 50% of any "Cost Recovery", as defined below
- 12 times any "Service Elimination Savings", as defined below
- 12 times any "Cost Reduction Savings", as defined below

"Cost Recovery" is any refund, credit or compensation received by Company relating to past services or charges.

"Service Elimination Savings" is any monthly cost reduction received by Company relating to cancellation of any service, including monthly usage cost reduction (calculated as the average of the last 2 months of usage costs associated with the cancelled service).

"Cost Reduction Savings" is any monthly cost reduction received by Company relating to the modification, consolidation or negotiation of any service, account or contract, including post discount usage rate improvement (calculated as the (a) decrease in post discount per unit pricing realized by Company for any service, times (b) the average of Company's last two (2) months usage levels measured in such units for the modified service).

3. Invoicing and Payment. Fees for Cost Recovery are due as a one-time payment within 10 days of verification that Company has been issued the refund, credit or compensation resulting in such fees. Fees for Service Elimination Savings and Cost Reduction Savings are due as a one-time payment within 10 days of verification that the cancellation or other activity resulting in the Service Elimination Savings or Cost Reduction Savings has been completed. Auditor may issue separate invoices as different fees are earned.

4. Miscellaneous. This agreement is governed by the laws of the _____ without regard to principles of conflicts of law, and may be executed by facsimile and simultaneously in multiple counterparts. Auditor agrees that Company is utilizing OMNIA Contract # 157548 for this engagement. Company agrees that Auditor does not warranty the overall performance, Company satisfaction, or data accuracy of any telecommunications related carrier, provider, software manufacturer or vendor at any time whatsoever during or after the term of this agreement. Each person signing this agreement on behalf of a party represents that he or she has been duly authorized to sign this agreement and to bind the party on whose behalf this agreement is being signed by that signatory. In the event of any litigation, proceeding or legal action arising out of or relating to this agreement, the prevailing party in such action shall be entitled to recover its reasonable attorneys' fees, court costs, and other expenses incurred in connection with such dispute or legal action, in addition to any other relief granted. AUDITOR SHALL NOT BE LIABLE TO THE COMPANY FOR INCIDENTAL, CONSEQUENTIAL, SPECIAL OR PUNITIVE DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST PROFITS OR BUSINESS INTERRUPTION, WHETHER SUCH LIABILITY IS ASSERTED ON THE BASIS OF CONTRACT, TORT OR OTHERWISE, EVEN IF EITHER PARTY HAS BEEN WARNED OF THE POSSIBILITY OF ANY SUCH LOSS OR DAMAGE IN ADVANCE. IN ADDITION, IN NO EVENT SHALL AUDITOR'S LIABILITY TO COMPANY EXCEED THE FEES ACTUALLY PAID BY COMPANY TO AUDITOR.

IN WITNESS WHEREOF, the parties hereto have executed this agreement as of the Effective Date.

COMPANY

City of Harlingen

AUDITOR
The SpyGlass Group, LLC

Signature: _____

Signature: _____

Print Name: Gabriel Gonzalez

Print Name: Edward M. DeAngelo

Date: _____

Date: _____

**Letter of Agency – Authorization to Access
Telephone Provider Records**

By signing this letter below, I am giving authorization to The SpyGlass Group, LLC and its affiliates (a) to access any and all customer service records, account information, contracts, long distance carrier information, pending order activity and/or any other information relevant to my local or long distance telecommunications service (voice or data), and (b) to establish electronic or online access to any billing for such service, if not already established, or if already established, to be provided login information for such electronic or online access. At SpyGlass' request, I give authorization to Provider to transmit customer service records and any requested documentation via email, fax to 440-348-9355 or mail to The SpyGlass Group, LLC, 25777 Detroit Rd., Ste. 400, Westlake, Ohio 44145. I represent that I have the authority to execute this form and grant this permission and I hereby desire for SpyGlass to be added as an authorized point of contact (POC) for these accounts. This permission shall remain in effect until I affirmatively revoke it. If I withdraw the authorization set forth in this Letter, I will notify Provider immediately in writing.

Client Information:

| | |
|-------------------|-------------------------------|
| Employee's Name: | <u>Gabriel Gonzalez</u> |
| Company Name: | <u>City of Harlingen</u> |
| Address: | <u>118 E. Tyler Avenue</u> |
| City, State, Zip: | <u>Harlingen, Texas 78550</u> |
| Telephone: | <u>(956) 216-5002</u> |

Provider Information:

| | |
|---------------------|--|
| Provider Name: | _____ |
| Account Number (s): | _____ <i>(SpyGlass will complete this field)</i> |

Client Authorized Signature: _____

Date: _____

AGENDA ITEM
EXECUTIVE SUMMARY

Meeting Date: June 3, 2026

Agenda Item:

Consideration and possible action to approve a resolution amending the Harlingen Community Improvement Board's Fiscal Year 2025-2026 Budget.

Prepared By (Print Name): Robert Rodriguez

Title: Finance Director

Signature: 

Brief Summary:

This budget amendment increases expenditures by \$911,960 for the Stuart Place Park improvements \$462,000, Lon C. Hill Splash Pad Improvements \$249,960 and for the Spay Neuter Program – Harlingen Residents only \$200,000.

Total Revenues – \$2,455,000

Total Expenditures – \$6,365,023

(See attached budget for detail)

Note: These additions to the budget were reviewed and approved by the Harlingen Community Improvement Board at its meeting held on May 12, 2026.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount for this purpose? Consideration and approval of budget.

Yes No*

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

Finance Director's approval:

Yes No N/A

Staff Recommendation:

Staff recommends approval.

City Manager's approval:



Yes No N/A

Comments:

City Attorney's approval:



Yes No N/A

RESOLUTION NO. 2026- _____

STATE OF TEXAS

COUNTY OF CAMERON

WHEREAS, the Harlingen Community Improvement Board has submitted its prepared and presented budget amendment no. 1 for fiscal year October 1, 2025 through September 30, 2026; and

WHEREAS, the Elective Commission of the City of Harlingen, Texas has reviewed the budget amendment no. 1 submitted by the Harlingen Community Improvement Board for its 2025-2026 fiscal year; and

WHEREAS, the budget amendment for the Harlingen Community Improvement Board as submitted shows total projected revenues of Two Million, Four Hundred Fifty-Five Thousand Dollars (\$2,455,000) and total authorized expenditures of Six Million, Three Hundred Sixty-Five Thousand, Twenty-Three Dollars (\$6,365,023) as shown on the attached Exhibit A, now, therefore,

BE IT RESOLVED BY THE CITY OF HARLINGEN:

That the amended budget of the Harlingen Community Improvement Board as recited herein above for the fiscal year commencing October 1, 2025 and ending September 30, 2026, showing total projected revenues of Two Million, Four Hundred Fifty-Five Thousand Dollars (\$2,455,000) and total authorized expenditures of Six Million, Three Hundred Sixty-Five Thousand, Twenty-Three Dollars (\$6,365,023) is hereby adopted and approved.

CONSIDERED AND ADOPTED THIS _____, 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, TITLE 5, SUBTITLE A., CHAPTER 551, as amended.

CITY OF HARLINGEN

Norma Sepulveda, Mayor

Attest:

Mayra Herrera, City Secretary

10(i)

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: June 3, 2026

Agenda Item:
Consideration and possible action to approve the Texas Municipal League Intergovernmental Risk Pool Group Critical Illness Interlocal Agreement

Prepared By (Print Name): Richard B Jones
Title: Human Resources Director
Signature: 

Brief Summary:
H.B. 4144 Police/Fire Critical Illness Coverage
Any City or other political subdivision that has at least 50 firefighters or peace officers, respectively, is subject to House Bill 4144 (2025). As a service to Members, the Pool has competitively procured an insurance product that satisfies the bill's requirements. For Members' convenience, the Pool serves as a master policyholder for the coverage, which is provided by MetLife and administered by AmWins Group Benefits.

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: Texas Municipal League Intergovernmental Risk Pool annual budget for FY2025/26
Finance Director's approval: Yes No N/A

Staff Recommendation:
Staff recommends approval of the resolution.

City Manager's approval:  Yes No N/A

Comments:

City Attorney's approval:  Yes No N/A

Texas House Bill 4144 (HB4144) Insurance Solution

In Partnership with MetLife / Policyholder TML Risk Pool

► Overview of Texas HB4144

Texas House Bill 4144 mandates Texas political subdivisions with at least 50 Firefighters or Peace Officers to provide financial protection, for eligible first responders retiring on or after 1/1/26, who develop certain serious health conditions within three years of retirement. These include certain cancers, stroke and heart attack, as defined in HB4144.

MetLife* and **Amwins**, after a full RFP and market analysis, have partnered to deliver the market-leading Critical Illness solution for public entities in the State of Texas. MetLife will provide the fully insured solution, Amwins will provide the benefit administration support, and the **TML Risk Pool** serves as the master policyholder.

► MetLife's Insured Solution

MetLife has designed a **Critical Illness insurance product** tailored to meet HB4144 coverage requirements.**

Key elements of the solution include:

- **Employer paid coverage** offered to eligible retirees of cities, counties, and other political subdivisions for 3 years.
- **Covered conditions** are based on HB4144 requirements, which include cancer¹, heart attack², and strokes.
- **Benefit level** follows the statutory requirement, the lesser of the retiree's final salary or \$100,000.
- **The benefit maximum** is payable up to 7 times the benefit level per category. *See coverage benefit summary for more details.*
- **All political subdivisions required to comply** with HB4144 will have access to this benefit. This policy is not restricted to current TML Risk Pool members.
- **Non-members of TML Risk Pool who wish to obtain this coverage** may join TML Risk Pool through a simplified process, solely for the purpose of obtaining coverage to satisfy the mandate under Texas House Bill 4144.
- **Fully Insured Premium will be collected** on a monthly basis, with no advance payment required.
- **MetLife has agreed to allow temporary retroactive coverage** to 1/1/26 solely to address the delayed regulatory approval. Coverage for any eligible retired firefighter or peace officer will begin on the later of 1/1/2026, or the individual's actual retirement date.
- **Amwins will serve as the benefit administrator** for all recordkeeping functions. Services include: Marketing, Implementation, Enrollment, Eligibility Management, Billing & Premium Administration, Broker & Underlying Client Support
- **Brokers and Consultants** – This product is also available to any broker or consulting firm and their clients who must comply with HB4144.

Texas House Bill 4144 (HB4144) Insurance Solution

► Footnotes

1. Please review the certificate for specific information about cancer benefits. Not all types of cancer are covered.
2. The Heart Attack Covered Condition pays a benefit for the occurrence of a myocardial infarction, subject to the terms of the certificate. A myocardial infarction does not include sudden cardiac arrest
- * METLIFE CRITICAL ILLNESS INSURANCE (CII) IS A LIMITED BENEFIT GROUP INSURANCE POLICY. Like most group accident and health insurance policies, MetLife's CII policies contain certain exclusions, limitations and terms for keeping them in force. MetLife's Critical Illness Insurance is not intended to be a substitute for Medical Coverage providing benefits for medical treatment, including hospital, surgical and medical expenses. MetLife's Critical Illness Insurance does not provide reimbursement for such expenses. A more detailed description of the benefits, limitations, and exclusions applicable to MetLife's CII product can be found in the applicable Disclosure Statement or Outline of Coverage/Disclosure Document available at time of enrollment. For complete details of coverage and availability, please refer to the group policy form GPNP15-3T-CI-TRUST-NER or contact MetLife for more information. Benefits are underwritten by Metropolitan Life Insurance Company, New York, New York
- ** The product has been approved by the State of Texas Department of Insurance.

Texas Municipal League Intergovernmental Risk Pool

1821 Rutherford Lane, First Floor • Austin, Texas 78754

GROUP CRITICAL ILLNESS INTERLOCAL AGREEMENT

This Group Critical Illness Interlocal Agreement (hereinafter referred to as "Agreement") is entered into by and between political subdivisions of this state (hereinafter referred to as "Electing Pool Members"). This Agreement is specifically for the Electing Pool Members to acquire and access Group Critical Illness Coverage, as required by House Bill 4144, passed in the 89th Texas Legislative Session (hereinafter referred to as the "Coverage"). Under this Agreement, the Texas Municipal League Joint Self-Insurance Fund (hereinafter referred to as the "Fund") will act only as the initial holder of the Coverage.

WITNESSETH:

The undersigned Electing Pool Member, in accordance with the Interlocal Cooperation Act, Tex. Gov't Code § 791.001, et seq., and the interpretation thereof by the Attorney General of the State of Texas (Opinion #MW-347, May 29, 1981), and in consideration of other political subdivisions executing like agreements, does hereby agree to become one of the Electing Pool Members for the purpose of acquiring and accessing the Coverage. The conditions of membership agreed upon by and between the parties are as follows:

1. Other definitions of terms used in this Agreement:
 - a. Administrator. Refers to the entity administering the Coverage.
 - b. Provider. Refers to the entity issuing and providing the Coverage.
2. In consideration of the execution of this Agreement by and between the Electing Pool Members and the Fund, the coverage elected by the Electing Pool Member is afforded according to the terms of the Coverage provided by the Provider.

Each Electing Pool Member agrees to adopt and accept the coverage, provisions, terms, conditions, exclusions, and limitations as further provided for in the Coverage. This Agreement shall be construed to incorporate the Coverage, Declarations, and Agreements and addenda whether physically attached hereto.

3. It is understood that by participating in this risk-sharing mechanism to cover liability exposures, the Electing Pool Member does not intend to waive any of the immunities that its officers or its employees now possess. The Electing Pool Member recognizes the Texas Tort Claims Act and its limitations to certain governmental functions as well as its monetary limitations and that by executing this Agreement does not agree to expand those limitations.
4. The term of this Agreement and the Coverage provided to the Electing Pool Member shall be continuous commencing 12:01 a.m. on the date designated in the Coverage until terminated by the Electing Pool Member as provided in the Coverage, or until terminated for any reason by the Fund by providing 60 days' written notice to the Electing Pool Member. Changes to the Agreement made during the term, whether requested by the Electing Pool Member or required by the Fund, will be handled by written agreement.
5. The Electing Pool Member agrees that it will appoint a contact of department head rank, and neither the Administrator, the Provider, nor the Fund shall be required to contact any other individual except this one person. Any notice to or agreements with the contact shall be binding upon the Electing Pool Member. The Electing Pool Member reserves the right to change the contact from time to time by giving written notice to the Administrator, the Provider, and the Fund.
6. The Electing Pool Member, via this Agreement, is electing to participate in the Fund only to the extent of acquiring and obtaining access to the Coverage. The Electing Pool Member shall not make contributions to the Fund nor receive the other coverages provided by the Fund, nor shall the Fund be liable for the payment of claims against or by the Electing Pool Member. The Fund shall only act as the initial holder of the Coverage. The Fund shall not handle any aspects of claims under the Coverage.

TO THE EXTENT PERMITTED BY APPLICABLE LAW, THE ELECTING POOL MEMBER FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE FUND, ITS TRUSTEES, OFFICERS, EMPLOYEES, AND AGENTS FROM ALL CLAIMS (INCLUDING REASONABLE ATTORNEY FEES), EVEN IF SUCH CLAIMS ARISE FROM THE NEGLIGENCE, WHETHER SOLE, JOINT, COMPARATIVE, OR CONCURRENT, OR ALLEGED NEGLIGENCE OF THE FUND, ITS TRUSTEES, OFFICERS, EMPLOYEES, OR AGENTS, THAT MAY BE ASSERTED AGAINST THE FUND ARISING OUT OF THIS AGREEMENT.

The Fund shall not be liable for the administration or handling of claims by or against the Electing Pool Member under the Coverage. Electing Pool Members agree that the Provider and the Administrator are assuming all costs, liabilities, and risks arising from this Agreement and the Coverage, and agree that any grievances, claims, or suits by an Electing Pool Member arising from this Agreement and/or the Coverage shall be brought against only the Provider and/or Administrator.

In connection with claims within the scope of the Coverage, the Administrator shall provide the following services on behalf of the Electing Pool Member as confirmed specifically in the Coverage: overall claims administration; claims servicing including investigation and recommendations; periodic meetings with the Electing Pool Member's contact or claims committee; claims handling; storage and retention of claims records; periodic reports detailing claims and loss information and history. The Electing Pool Member shall comply with all reasonable requirements of the Provider and the Administrator.

| |
|---|
| Electing Pool Member Fax Number _____ |
| Fund Contact Information (if different from member) |
| Address _____ |
| Telephone _____ Fax _____ |
| E-mail _____ |

TO BE COMPLETED BY ELECTING POOL MEMBER:

| | |
|--|-----------------------|
| ELECTING POOL MEMBER'S FUND CONTACT (See Section 5): | |
| Member Name _____ | |
| Name of Contact _____ | Title _____ |
| Mailing Address _____ | |
| Street Address (if different from above) _____ | |
| City _____ | Zip _____ Phone _____ |
| SIGNATURE OF AUTHORIZED ELECTING POOL MEMBER OFFICIAL | |
| _____ | _____ |
| Title _____ | Date _____ |
| Electing Pool Member's Federal Tax I.D. Number _____ | |
| This Information is MANDATORY | |

TO BE COMPLETED BY FUND: (OFFICE USE ONLY)

| | |
|--|------------|
| Effective Date of This Agreement _____ | |
| Member Name _____ | |
| Contract Number _____ | |
| SIGNATURE OF AUTHORIZED FUND OFFICIAL | |
| _____ | _____ |
| Title _____ | Date _____ |



Critical Illness Insurance

Benefits you can use as you see fit, such as to help cover expenses that are not covered by your medical plan.

Critical Illness Insurance Benefits

| Eligible Individual | Benefit Amount | Requirements |
|--|--|---|
| Coverage Options | | |
| Peace Officer and/or Firefighter Retiree members of Texas Municipal League Intergovernmental Risk Pool | The lesser of one times the basic annual earnings on file prior to retirement rounded to the next higher \$1,000, or \$100,000 | 3 Years of consecutive coverage is provided as Employer Paid when you have retired on or after 1/1/2026 |

Benefit Payment

Your plan pays a lump-sum benefit upon the first verified diagnosis of each Covered Condition that occurs within the first three years of your retirement. Please refer to the table below for the percentage benefit payable for each Covered Condition.

| Covered Conditions* | One Time Benefit |
|--|------------------------|
| Cancer Category | |
| Type A Cancer: cancer that originates at the stomach, colon, rectum, skin (excluding malignant melanoma), prostate, testis, or brain | 100% of Benefit Amount |
| Type B Cancer: non-Hodgkin's lymphoma | 100% of Benefit Amount |
| Type C Cancer: multiple myeloma | 100% of Benefit Amount |
| Type D Cancer: malignant melanoma | 100% of Benefit Amount |
| Type E: renal cell carcinoma | 100% of Benefit Amount |
| Heart Attack Category | |
| Heart Attack | 100% of Benefit Amount |
| Stroke Category | |
| Stroke | 100% of Benefit Amount |

*** Notes Regarding Covered Conditions**

MetLife will not pay a benefit for a Covered Condition that is diagnosed prior to the coverage effective date.

- Cancer – Please review the certificate for specific information about cancer benefits. In most states, not all types of cancer are covered.
- Heart Attack – The Heart Attack Covered Condition pays a benefit for the occurrence of a myocardial infarction, subject to the terms of the certificate. A myocardial infarction does not include sudden cardiac arrest.
- Stroke – In certain states, the Covered Condition is Severe Stroke.



Critical Illness Insurance

Example of How Benefits are Paid

The example below illustrates a retiree who has a Benefit Amount of \$100,000.

| Illness – Covered Condition | Payment |
|---|--|
| Heart Attack — first verified diagnosis, year one of coverage | Initial Benefit payment of \$100,000 or 100% |
| Stroke – first verified diagnosis, year two of coverage | Initial Benefit payment of \$100,000 or 100% |

This example is for illustrative purposes only. The MetLife Critical Illness Insurance Policy and Certificate are the governing documents with respect to all matters of insurance, including coverage for specific illnesses. The specific facts of each claim must be evaluated in conjunction with the provisions of the applicable Policy and Certificate to determine coverage in each individual case.

Question & Answer

Q. Who do I call for assistance?

A. Call 1-800-313-7008 or email at texasbh4144@amwins.com

Insurance Rates

MetLife offers group rates, your retiree rates are outlined below.

Monthly Premium per \$1,000 of Coverage

| Age | Employee Only |
|-------|---------------|
| <25 | \$0.06 |
| 25–29 | \$0.08 |
| 30–34 | \$0.14 |
| 35–39 | \$0.25 |
| 40–44 | \$0.46 |
| 45–49 | \$0.73 |
| 50–54 | \$1.15 |
| 55–59 | \$1.73 |
| 60–64 | \$2.41 |
| 65–69 | \$3.14 |
| 70–74 | \$4.01 |
| 75–79 | \$4.75 |
| 80–84 | \$5.30 |
| 85+ | \$5.54 |

Rates will increase when a Covered Person reaches a new age band.

Rates are subject to change.

METLIFE CRITICAL ILLNESS INSURANCE (CII) IS A LIMITED BENEFIT GROUP INSURANCE POLICY. Like most group accident and health insurance policies, MetLife's CII policies contain certain exclusions, limitations and terms for keeping them in force. Product features and availability vary by state. There may be a preexisting condition exclusion. There may be a Benefit Reduction Due to Age provision. There may be a Benefit Suspension Period between recurrences of the same Covered Condition or occurrences of different Covered Conditions. Attained Age rates will increase when a Covered Person reaches a new age band. Rates are subject to change. A more detailed description of the benefits, limitations, and exclusions applicable to MetLife's CII product can be found in the applicable Disclosure Statement or Outline of Coverage/Disclosure Document available at time of enrollment. For complete details of coverage and availability, please refer to the group policy form GPNP07-CI, GPNP09-CI, GPNP10-CI, GPNP14-CI, GPNP19-CI or contact MetLife for more information. Please contact MetLife for more information. Benefits are underwritten by Metropolitan Life Insurance Company, New York, New York.

MetLife's Critical Illness Insurance is not intended to be a substitute for Medical Coverage providing benefits for medical treatment, including hospital, surgical and medical expenses. MetLife's Critical Illness Insurance does not provide reimbursement for such expenses.




**AGENDA ITEM
EXECUTIVE SUMMARY**



Meeting Date: **June 3rd, 2026**

Agenda Item:

Consideration and possible action to authorize the City Manager to award RFQ No. 2026-09 for Professional Architectural and Engineering Design Services for the Harlingen Multi-Purpose Recreation Center.

Prepared By: Roberto Hernandez, PE, CFM, MS
Title: City Engineer
Signature: 

Brief Summary:

The City of Harlingen solicited Statements of Qualifications under RFQ No. 2026-09 to procure professional architectural and engineering design services for the development of the Harlingen Multi-Purpose Recreation Center to be located at Pendleton Park.

The proposed project includes the design of a new indoor recreational facility centered around a flexible multi-use gymnasium capable of accommodating two regulation basketball courts, two volleyball courts, and up to eight pickleball courts, along with supporting amenities including administrative offices, lobby and reception area, restrooms and locker rooms, storage, utility spaces, and associated site improvements. Site development will include approximately 62 parking spaces, ADA-compliant access, sidewalks, site lighting, landscaping including a butterfly garden, and drainage improvements.

The project is intended to expand access to indoor recreational facilities, support youth and community programming, promote health and wellness, and provide a flexible gathering space for residents. The estimated construction budget for the project is \$5,817,000, inclusive of building construction, athletic equipment, and site improvements.

The selected consultant will provide comprehensive professional services including schematic design, design development, construction documents, cost estimating, permitting coordination, bidding support, and construction phase services. In addition, the consultant will evaluate two conceptual design alternatives during the schematic phase: (1) the base recreation center program and (2) an expanded option incorporating relocation of the Parks and Recreation Department administrative offices and additional programming space. The consultant will prepare a comparative analysis and recommendation to assist City leadership in selecting the preferred approach.

A total of eleven (11) Statements of Qualifications were received and evaluated in accordance with the RFQ criteria. The submitted RFQs and evaluation materials are attached for reference.

Staff recommends acceptance of the final consultant rankings and authorization for the City Manager to negotiate and execute an agreement with the highest-ranked firm. If negotiations do not result in an agreement, authorization is requested for the City Manager to terminate negotiations and proceed with the next highest-ranked firm in accordance with the approved ranking.

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:

General Fund

Finance Director's approval: Yes No N/A

Staff Recommendation:

Staff recommends approval.

City Manager's approval:  Yes No N/A

Comments:

City Attorney's approval:  Yes No N/A



RFQ No. 2026-09 for Professional Architectural and Engineering Design Services for the Harlingen Multi-Purpose Recreation Center

| Firm | Roberto Hernandez | Nadia Lopez | Ana Hernandez | Oscar Garcia | TOTAL POINTS |
|---------------------------------|-------------------|-------------|---------------|--------------|--------------|
| GIGNAC ARCHITECTS | 77 | 83 | 78 | 83 | 321 |
| TBA DOUGLAS | 80 | 88 | 97 | 83 | 348 |
| ALVARADO ARCHITECS & ASSOCIATES | 90 | 86 | 72 | 89 | 337 |
| ERO ARCHITECS | 84 | 89 | 85 | 85 | 343 |
| RAINE ARCHITECTS | 92 | 94 | 78 | 87 | 351 |
| SAM GARCIA ARCHITECT | 80 | 84 | 86 | 85 | 335 |
| RIKE | 78 | 82 | 88 | 85 | 333 |
| LAINIZ ARCHITECTS | 88 | 94 | 63 | 87 | 332 |
| GARZA & HERNANDEZ | 80 | 57 | 54 | 75 | 266 |
| WDG | 78 | 85 | 91 | 80 | 334 |
| ADM GROUP | 86 | 84 | 85 | 85 | 340 |

| Rankings | Firm | Total Points |
|----------|---------------------------------|--------------|
| 1 | RAINE ARCHITECTS | 351 |
| 2 | TBA DOUGLAS | 348 |
| 3 | ERO ARCHITECS | 343 |
| 4 | ADM GROUP | 340 |
| 5 | ALVARADO ARCHITECS & ASSOCIATES | 337 |
| 6 | SAM GARCIA ARCHITECT | 335 |
| 7 | WDG | 334 |
| 8 | RIKE | 333 |
| 9 | LAINIZ ARCHITECTS | 332 |
| 10 | GIGNAC ARCHITECTS | 321 |
| 11 | GARZA & HERNANDEZ | 266 |

RESPONSE EVALUATION FORM
(Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | *RIF | Score |
|--|-------------|--------|
| 1. Approach to Scope of Work | (35 points) | (33) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (30) |
| 3. Firm Capability and Past Experience | (15 points) | (13) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (8) |
| Total Score | | 84 |

Respondent: ADM Group, Inc.

Evaluator: Nadia M. Lopez, PE Date: 5/27/26

Nadia M. Lopez, PE
Assist. City Engineer

RESPONSE EVALUATION FORM
(Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | *RIF | Score |
|--|-------------|-----------|
| 1. Approach to Scope of Work | (35 points) | (32) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (31) |
| 3. Firm Capability and Past Experience | (15 points) | (10) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (13) |
| | Total Score | <u>86</u> |

Respondent: Alvarado Architects & Associates, Inc.

Evaluator: Nadia M. Lopez, PE Date: 5/27/26
Nadia M. Lopez, PE
Assist. City Engineer

RESPONSE EVALUATION FORM
(Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | *RIF | Score |
|--|-------------|--------|
| 1. Approach to Scope of Work | (35 points) | (33) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (30) |
| 3. Firm Capability and Past Experience | (15 points) | (13) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (13) |
| Total Score | | 89 |

Respondent: ERO Architects

Evaluator: Nadia M. Lopez, PE Date: 5/26/26

Nadia M. Lopez, PE
Assist. City Engineer

RESPONSE EVALUATION FORM
(Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | *RIF | Score |
|--|-------------|-----------|
| 1. Approach to Scope of Work | (35 points) | (20) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (20) |
| 3. Firm Capability and Past Experience | (15 points) | (7) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (10) |
| | Total Score | <u>57</u> |

Respondent: Garza & Hernandez Engineering

Evaluator: Nadia M. Lopez, PE Date: 5/27/26

Nadia M. Lopez, PE
Assist. City Engineer

RESPONSE EVALUATION FORM
(Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | *RIF | Score |
|--|-------------|-----------|
| 1. Approach to Scope of Work | (35 points) | (34) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (25) |
| 3. Firm Capability and Past Experience | (15 points) | (11) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (13) |
| | Total Score | <u>83</u> |

Respondent: Gignac & Associates, LLP

Evaluator: Nadia M. Lopez, PE Date: 5/27/26

Nadia M. Lopez, PE
Assist. City Engineer

RESPONSE EVALUATION FORM
(Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | *RIF | Score |
|--|-------------|-----------|
| 1. Approach to Scope of Work | (35 points) | (34) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (33) |
| 3. Firm Capability and Past Experience | (15 points) | (14) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (13) |
| Total Score | | <u>94</u> |

Respondent: Lainez Architects

Evaluator: Nadia M. Lopez PE Date: 5/27/26

Nadia M. Lopez, PE
Assist. City Engineer

RESPONSE EVALUATION FORM
(Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | *RIF | Score |
|--|-------------|-----------|
| 1. Approach to Scope of Work | (35 points) | (34) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (33) |
| 3. Firm Capability and Past Experience | (15 points) | (12) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (15) |
| | Total Score | <u>94</u> |

Respondent: Raine Architects

Evaluator: Nadia M. Lopez PE Date: 5/27/26

Nadia M. Lopez, PE
Assist. City Engineer

RESPONSE EVALUATION FORM
(Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | *RIF | Score |
|--|-------------|-----------|
| 1. Approach to Scope of Work | (35 points) | (34) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (25) |
| 3. Firm Capability and Past Experience | (15 points) | (12) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (11) |
| | Total Score | <u>82</u> |

Respondent: RIKE

Evaluator: Nadia M. Lopez, PE Date: 5/27/26

Nadia M. Lopez, PE
Assist. City Engineer

RESPONSE EVALUATION FORM
(Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | *RIF | Score |
|--|-------------|-----------|
| 1. Approach to Scope of Work | (35 points) | (34) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (25) |
| 3. Firm Capability and Past Experience | (15 points) | (12) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (13) |
| | Total Score | <u>84</u> |

Respondent: Sam Garcia Architect, LLC

Evaluator: Nadia M. Lopez, PE Date: 5/27/26
Nadia M. Lopez, PE
Assist. City Engineer

RESPONSE EVALUATION FORM
(Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | *RIF | Score |
|--|-------------|-----------|
| 1. Approach to Scope of Work | (35 points) | (33) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (30) |
| 3. Firm Capability and Past Experience | (15 points) | (12) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (13) |
| | Total Score | <u>88</u> |

Respondent: TBA Douglas

Evaluator: Nadia M. Lopez, PE Date: 5/27/26
Nadia M. Lopez, PE
Assist. City Engineer

RESPONSE EVALUATION FORM
(Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | *RIF | Score |
|--|-------------|--------|
| 1. Approach to Scope of Work | (35 points) | (32) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (28) |
| 3. Firm Capability and Past Experience | (15 points) | (12) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (13) |
| Total Score | | 85 |

Respondent: WDG, LLC

Evaluator: Nadia M. Lopez PE Date: 5/27/26

Nadia M. Lopez, PE
Assist. City Engineer

RESPONSE EVALUATION FORM
(Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | *RIF | Score |
|--|-------------|-----------|
| 1. Approach to Scope of Work | (35 points) | (34) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (35) |
| 3. Firm Capability and Past Experience | (15 points) | (15) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (13) |
| Total Score | | <u>97</u> |

Respondent: TBA Douglas

Evaluator: Ara Hernandez Date: 5/27/26

3/6 mos.

Multiple sports/gym/facilities

only - Part 172

DU 4047.

RESPONSE EVALUATION FORM
 (Note: To be filled out by Evaluation Committee)

**RFQ NO: 2026-09 Professional Architectural and Engineering Design Services for
 the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | RIF | Score |
|--|-------------|-----------|
| 1. Approach to Scope of Work | (35 points) | (33) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (22) |
| 3. Firm Capability and Past Experience | (15 points) | (13) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (13) |
| Total Score | | <u>91</u> |

Respondent: WDG

Evaluator: Ara Hernandez Date: 5/27/26

5/6 mos.
 SA office / NALA office
 functionality / op efficiency / civic destination
 cost containment approaches
 PM 11+ years.
 23 CFR Part 1720

RESPONSE EVALUATION FORM
(Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | RIF | Score |
|--|-------------|-----------|
| 1. Approach to Scope of Work | (35 points) | (32) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (33) |
| 3. Firm Capability and Past Experience | (15 points) | (13) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (10) |
| Total Score: | | <u>88</u> |

Respondent: Rike

Evaluator: Ana Hernandez Date: 5/27/26

6 mos design
School gyms
HEB Park stadium
Boys + girls club

RESPONSE EVALUATION FORM
(Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | RIF | Score |
|--|-------------|-----------|
| 1. Approach to Scope of Work | (35 points) | (31) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (31) |
| 3. Firm Capability and Past Experience | (15 points) | (12) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (12) |
| | Total Score | <u>86</u> |

Respondent: Sam Garcia

Evaluator: Ara Hernandez Date: 5/27/26

7/8 months design
McAllen based
"support" athletic programs
Current projects - cost TBD
Rising scholars - 2027 comp. date.

RESPONSE EVALUATION FORM
 (Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
 the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | *RIF | Score |
|--|-------------|-----------|
| 1. Approach to Scope of Work | (35 points) | (31) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (30) |
| 3. Firm Capability and Past Experience | (15 points) | (14) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (10) |
| | Total Score | <u>85</u> |

Respondent: ADM

Evaluator: Ara Hernandez Date: 5/27/26

5/6 months
 Flexible layout/VE
 PM 17+ years

RESPONSE EVALUATION FORM
(Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | RIF | Score |
|--|-------------|-----------|
| 1. Approach to Scope of Work | (35 points) | (30) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (30) |
| 3. Firm Capability and Past Experience | (15 points) | (13) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (12) |
| | Total Score | <u>85</u> |

Respondent: ERO

Evaluator: Fra Hernandez Date: 5/21/26

7 mos.
2027 Q2
San Juan Park / Rec. Center
23 CFR 172

RESPONSE EVALUATION FORM
 (Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
 the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | *RIF | Score |
|--|-------------|-----------|
| 1. Approach to Scope of Work | (35 points) | (30) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (28) |
| 3. Firm Capability and Past Experience | (15 points) | (10) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (10) |
| | Total Score | <u>78</u> |

Respondent: PCINC

Evaluator: Ara Hernandez Date: 5/27/26

5-6 mos. SOW = parallel concepts
 San Juan Rec. center
 projects: still in progress. other firms.
 Garcia / Hernandez. civil
 PM - 11 years of exp.
 ~5 employees.

RESPONSE EVALUATION FORM
(Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | *RIF | Score |
|--|-------------|-----------|
| 1. Approach to Scope of Work | (35 points) | (28) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (30) |
| 3. Firm Capability and Past Experience | (15 points) | (10) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (10) |
| Total Score | | <u>78</u> |

Respondent: Giagro

Evaluator: Ara Herrero Date: 5/20/26

3-9 nos.

RESPONSE EVALUATION FORM
(Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
the Harfingen Multi-Purpose Recreation Center**

| Selection Criteria | *RIF | Score |
|--|-------------|-----------|
| 1. Approach to Scope of Work | (35 points) | (27) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (25) |
| 3. Firm Capability and Past Experience | (15 points) | (10) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (10) |
| Total Score | | <u>72</u> |

Respondent: Oliverado Architects

Evaluator: Ana Hernandez Date: 5/27/26

RESPONSE EVALUATION FORM
(Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
 the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | RIF | Score |
|--|-------------|-----------|
| 1. Approach to Scope of Work | (35 points) | (21) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (24) |
| 3. Firm Capability and Past Experience | (15 points) | (10) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (5) |
| Total Score | | <u>60</u> |

Respondent: Leinez

Evaluator: Ara Hernandez Date: 5/28/26

A worthy?
 civic/edu projects
 work/projects under prior firms

RESPONSE EVALUATION FORM
(Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | *RIF | Score |
|--|-------------|-----------|
| 1. Approach to Scope of Work | (35 points) | (21) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (20) |
| 3. Firm Capability and Past Experience | (15 points) | (8) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (5) |
| Total Score | | <u>54</u> |

Respondent: Garza + Hernandez Engineering

Evaluator: Ara Hernandez Date: 2/28/26

Sub. architect
PM 2 10 yrs. exp.

RESPONSE EVALUATION FORM
(Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | RIF | Score |
|--|-------------|-----------|
| 1. Approach to Scope of Work | (35 points) | (34) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (35) |
| 3. Firm Capability and Past Experience | (15 points) | (15) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (13) |
| Total Score | | <u>97</u> |

Respondent: TBA Douglas

Evaluator: Ara Hernandez Date: 5/27/26

3/6 mos.
Multiple sports/gym/facilities
Only - Part 172
DM 404n.

RESPONSE EVALUATION FORM
(Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | *RIF | Score |
|--|-------------|-----------|
| 1. Approach to Scope of Work | (35 points) | (33) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (32) |
| 3. Firm Capability and Past Experience | (15 points) | (13) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (13) |
| | Total Score | <u>91</u> |

Respondent: WDG

Evaluator: Ara Hernandez Date: 5/27/26

5/6 mos.
SA office / NARA office
functionality / op efficiency / civic destination
Cost containment approaches
PM 11+ years.
23 CFR Part 1720

RESPONSE EVALUATION FORM
(Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | *RIF | Score |
|--|-------------|-----------|
| 1. Approach to Scope of Work | (35 points) | (32) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (33) |
| 3. Firm Capability and Past Experience | (15 points) | (13) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (10) |
| Total Score | | <u>88</u> |

Respondent: Rike

Evaluator: Ana Hernandez Date: 5/27/26

6 mos design
School gyms
HEB Park stadium
Boys + girls club

RESPONSE EVALUATION FORM
(Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | *RIF | Score |
|--|-------------|-----------|
| 1. Approach to Scope of Work | (35 points) | (31) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (31) |
| 3. Firm Capability and Past Experience | (15 points) | (12) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (12) |
| Total Score | | <u>86</u> |

Respondent: Sam Garcia

Evaluator: Ara Hernandez Date: 5/27/26

7/8 months design
McAllen based
"support" athletic programs
Current projects -- cost TBD
Rising scholars - 2022 comp. date.

RESPONSE EVALUATION FORM
(Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | RIF | Score |
|--|-------------|-----------|
| 1. Approach to Scope of Work | (35 points) | (31) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (30) |
| 3. Firm Capability and Past Experience | (15 points) | (14) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (10) |
| | Total Score | <u>85</u> |

Respondent: ADM

Evaluator: Ana Herrando Date: 5/27/26

5/6 months
 Flexibility layout/VE
 PM 17+ years

RESPONSE EVALUATION FORM
(Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | RIF | Score |
|--|-------------|-----------|
| 1. Approach to Scope of Work | (35 points) | (30) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (30) |
| 3. Firm Capability and Past Experience | (15 points) | (13) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (12) |
| Total Score | | <u>85</u> |

Respondent: ERO

Evaluator: Am Hernandez Date: 5/27/26

7 mos.
2027 Q2
San Juan Park / Rec Center
23 CFR 172

RESPONSE EVALUATION FORM
 (Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
 the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | *RIF | Score |
|--|-------------|-----------|
| 1. Approach to Scope of Work | (35 points) | (30) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (28) |
| 3. Firm Capability and Past Experience | (15 points) | (10) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (10) |
| Total Score | | <u>78</u> |

Respondent: Reine

Evaluator: Ara Hernandez Date: 5/27/26

5-6 mos. Sow = parallel concepts
 San Juan Rec. Center
 Projects: still in progress. Other firms.
 Garcia / Hernandez. civil
 PM - 11 years of exp.
 ~5 employees.

RESPONSE EVALUATION FORM
(Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | RIF | Score |
|--|-------------|-----------|
| 1. Approach to Scope of Work | (35 points) | (28) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (30) |
| 3. Firm Capability and Past Experience | (15 points) | (10) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (10) |
| Total Score | | <u>78</u> |

Respondent: Gigra

Evaluator: Ara Hernandez Date: 5/20/26

S-a nos.

RESPONSE EVALUATION FORM
(Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | *RIF | Score |
|--|-------------|-----------|
| 1. Approach to Scope of Work | (35 points) | (27) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (25) |
| 3. Firm Capability and Past Experience | (15 points) | (10) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (10) |
| Total Score | | <u>72</u> |

Respondent: Civico 00 Architects

Evaluator: Ara Hernandez Date: 5/27/26

RESPONSE EVALUATION FORM
(Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | *RIF | Score |
|--|-------------|-----------|
| 1. Approach to Scope of Work | (35 points) | (24) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (29) |
| 3. Firm Capability and Past Experience | (15 points) | (10) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (5) |
| Total Score | | <u>68</u> |

Respondent: Lainez

Evaluator: Ara Hernandez Date: 5/20/26

4 months?
civic/edu projects
work / projects under prior firm

RESPONSE EVALUATION FORM
(Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | RIF | Score |
|--|-------------|-----------|
| 1. Approach to Scope of Work | (35 points) | (21) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (20) |
| 3. Firm Capability and Past Experience | (15 points) | (8) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (5) |
| Total Score | | <u>54</u> |

Respondent: Garza + Hernandez Engineering

Evaluator: Ara Hernandez Date: 2/28/26

Sub-architect
PM = 10 yrs exp.

RESPONSE EVALUATION FORM
(Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | *RIF | Score |
|--|-------------|-----------|
| 1. Approach to Scope of Work | (35 points) | (30) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (25) |
| 3. Firm Capability and Past Experience | (15 points) | (11) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (11) |
| | Total Score | <u>77</u> |

Respondent: GIGNAC ARCHITECTS

Evaluator: Roberto Hernandez Date: 05-26-2026

RESPONSE EVALUATION FORM
(Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | *RIF | Score |
|--|-------------|-----------|
| 1. Approach to Scope of Work | (35 points) | (28) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (27) |
| 3. Firm Capability and Past Experience | (15 points) | (13) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (12) |
| | Total Score | <u>80</u> |

Respondent: TBA DOUGLAS

Evaluator: Roberto Hernandez Date: 05-26-2026

RESPONSE EVALUATION FORM
(Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | *RIF | Score |
|--|-------------|-----------|
| 1. Approach to Scope of Work | (35 points) | (32) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (32) |
| 3. Firm Capability and Past Experience | (15 points) | (13) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (13) |
| Total Score | | <u>90</u> |

Respondent: ALVARADO ARCHITECTS & ASSOCIATES

Evaluator: Roberto Hernandez Date: 05-26-2026

RESPONSE EVALUATION FORM
(Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | *RIF | Score |
|--|-------------|-----------|
| 1. Approach to Scope of Work | (35 points) | (29) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (29) |
| 3. Firm Capability and Past Experience | (15 points) | (13) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (13) |
| | Total Score | <u>84</u> |

Respondent: ERO ARCHITECTS

Evaluator: Roberto Hernandez Date: 05-26-2026

RESPONSE EVALUATION FORM
(Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | *RIF | Score |
|--|-------------|-----------|
| 1. Approach to Scope of Work | (35 points) | (33) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (33) |
| 3. Firm Capability and Past Experience | (15 points) | (13) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (13) |
| | Total Score | <u>92</u> |

Respondent: RAINE ARCHITECTS

Evaluator: Roberto Hernandez Date: 05-26-2026

RESPONSE EVALUATION FORM
(Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | *RIF | Score |
|--|-------------|-----------|
| 1. Approach to Scope of Work | (35 points) | (31) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (31) |
| 3. Firm Capability and Past Experience | (15 points) | (13) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (13) |
| | Total Score | <u>88</u> |

Respondent: LAINEZ ARCHITECTS

Evaluator: Roberto Hernandez Date: 05-26-2026

RESPONSE EVALUATION FORM
(Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | *RIF | Score |
|--|-------------|-----------|
| 1. Approach to Scope of Work | (35 points) | (28) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (28) |
| 3. Firm Capability and Past Experience | (15 points) | (11) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (11) |
| | Total Score | <u>78</u> |

Respondent: RIKE

Evaluator: Roberto Hernandez Date: 05-26-2026

RESPONSE EVALUATION FORM
(Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | *RIF | Score |
|--|-------------|-----------|
| 1. Approach to Scope of Work | (35 points) | (28) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (29) |
| 3. Firm Capability and Past Experience | (15 points) | (12) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (11) |
| | Total Score | <u>80</u> |

Respondent: SAM GARCIA ARCHITECT

Evaluator: Roberto Hernandez Date: 05-26-2026

RESPONSE EVALUATION FORM
(Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | *RIF | Score |
|--|-------------|--------|
| 1. Approach to Scope of Work | (35 points) | (30) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (30) |
| 3. Firm Capability and Past Experience | (15 points) | (14) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (13) |
| | Total Score | 86 |

Respondent: ADM GROUP

Evaluator: Roberto Hernandez Date: 05-26-2026

RESPONSE EVALUATION FORM
(Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | *RIF | Score |
|--|-------------|-----------|
| 1. Approach to Scope of Work | (35 points) | (27) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (28) |
| 3. Firm Capability and Past Experience | (15 points) | (12) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (11) |
| | Total Score | <u>78</u> |

Respondent: WDG

Evaluator: Roberto Hernandez Date: 05-26-2026

RESPONSE EVALUATION FORM
(Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | *RIF | Score |
|--|-------------|-----------|
| 1. Approach to Scope of Work | (35 points) | (28) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (28) |
| 3. Firm Capability and Past Experience | (15 points) | (11) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (13) |
| | Total Score | <u>80</u> |

Respondent: GARZA & HERNANDEZ

Evaluator: Roberto Hernandez Date: 05-26-2026

RESPONSE EVALUATION FORM
(Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | *RIF | Score |
|--|-------------|-------|
| 1. Approach to Scope of Work | (35 points) | (32) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (30) |
| 3. Firm Capability and Past Experience | (15 points) | (12) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (15) |

Total Score 89

Respondent: Alvarado Architects & Asso.

Evaluator: [Signature] Date: 5/26/26

RESPONSE EVALUATION FORM
(Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | *RIF | Score |
|--|-------------|-----------|
| 1. Approach to Scope of Work | (35 points) | (30) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (30) |
| 3. Firm Capability and Past Experience | (15 points) | (12) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (15) |
| Total Score | | <u>87</u> |

Respondent: Lainez Architects

Evaluator: [Signature] Date: 5/26/26

RESPONSE EVALUATION FORM
(Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | *RIF | Score |
|--|-------------|-----------|
| 1. Approach to Scope of Work | (35 points) | (30) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (32) |
| 3. Firm Capability and Past Experience | (15 points) | (10) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (15) |
| | Total Score | <u>87</u> |

Respondent: Rainey Architects

Evaluator: [Signature] Date: 5/26/26

RESPONSE EVALUATION FORM
(Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | *RIF | Score |
|--|-------------|-----------|
| 1. Approach to Scope of Work | (35 points) | (30) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (30) |
| 3. Firm Capability and Past Experience | (15 points) | (10) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (15) |
| | Total Score | <u>85</u> |

Respondent: ADM Group Inc.

Evaluator: [Signature] Date: 5/26/26

RESPONSE EVALUATION FORM
(Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | *RIF | Score |
|--|-------------|-----------|
| 1. Approach to Scope of Work | (35 points) | (28) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (30) |
| 3. Firm Capability and Past Experience | (15 points) | (12) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (15) |
| | Total Score | <u>85</u> |

Respondent: Rike

Evaluator: Orlando Date: 5/26/26

RESPONSE EVALUATION FORM
(Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | *RIF | Score |
|--|-------------|-----------|
| 1. Approach to Scope of Work | (35 points) | (28) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (30) |
| 3. Firm Capability and Past Experience | (15 points) | (12) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (15) |
| | Total Score | <u>85</u> |

Respondent: ERD Architects

Evaluator:  Date: 5/26/26

RESPONSE EVALUATION FORM
(Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | *RIF | Score |
|--|-------------|-------|
| 1. Approach to Scope of Work | (35 points) | (30) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (30) |
| 3. Firm Capability and Past Experience | (15 points) | (10) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (15) |

Total Score 85

Respondent: SAM GARCIA Architect

Evaluator: [Signature] Date: 5/26/26

RESPONSE EVALUATION FORM
(Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | *RIF | Score |
|--|-------------|-----------|
| 1. Approach to Scope of Work | (35 points) | (28) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (28) |
| 3. Firm Capability and Past Experience | (15 points) | (12) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (15) |
| | Total Score | <u>83</u> |

Respondent: Gignac Architects

Evaluator: Orlando S Date: 5/26/26

RESPONSE EVALUATION FORM
(Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | *RIF | Score |
|--|-------------|-----------|
| 1. Approach to Scope of Work | (35 points) | (28) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (30) |
| 3. Firm Capability and Past Experience | (15 points) | (10) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (15) |
| | Total Score | <u>83</u> |

Respondent: TBA Douglas

Evaluator: Ornel J Date: 5/26/26

RESPONSE EVALUATION FORM
(Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | *RIF | Score |
|--|-------------|-----------|
| 1. Approach to Scope of Work | (35 points) | (25) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (30) |
| 3. Firm Capability and Past Experience | (15 points) | (10) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (15) |
| | Total Score | <u>80</u> |

Respondent: W D G LLC

Evaluator: [Signature] Date: 5/26/26

RESPONSE EVALUATION FORM
(Note: To be filled out by Evaluation Committee)

**RFQ NO. 2026-09 Professional Architectural and Engineering Design Services for
the Harlingen Multi-Purpose Recreation Center**

| Selection Criteria | *RIF | Score |
|--|-------------|-------|
| 1. Approach to Scope of Work | (35 points) | (25) |
| 2. Experience and Professional Qualifications of the Firm and Team | (35 points) | (25) |
| 3. Firm Capability and Past Experience | (15 points) | (10) |
| 4. Familiarity with Applicable Rules and Regulations | (15 points) | (15) |

Total Score 75

Respondent: GARZA & HERNANDEZ Engineering

Evaluator: [Signature] Date: 5/26/26

**AGENDA ITEM
EXECUTIVE SUMMARY**

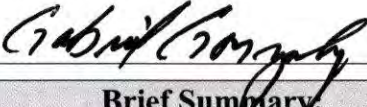
10(K)

Meeting Date: **June 3, 2026**

Agenda Item:

Consider and take action to approve an Agreement with Loaves and Fishes to provide a safe, temporary emergency shelter and essential support services for individuals and families experiencing homelessness under the Open Arms Emergency Shelter.

Prepared By (Print Name): Gabriel Gonzalez
Title: City Manager

Signature: 

Brief Summary:

The City awarded Loaves and Fishes \$50,000 to provide essential services such as provisions of sleeping accommodations, a shower facility, clothing, and hygiene kits. Funding will also support intake procedures and on-site case management, which require mental health services referrals (if needed), employment assistance, health education services, life skill training, and housing transition assistance.

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.

City Manager's approval:  Yes No N/A

Comments:

City Attorney's approval:  Yes No N/A

STATE OF TEXAS }
 }
COUNTY OF CAMERON }

SUBRECIPIENT AGREEMENT

This Agreement made and entered into on this the 3rd day of June, 2026, by and between the City of Harlingen, a political subdivision of the State of Texas, hereinafter referred to as "**CITY**", and the Loaves & Fishes of the Rio Grande Valley, Inc. Hereinafter referred to as "**Loaves & Fishes**" is for the provision of assistance for Shelter Operations in Harlingen from City of Harlingen Funds in the amount of Fifty Thousand Dollars (\$50,000).

WITNESSETH

WHEREAS, **Loaves & Fishes** desires to carry out eligible activities as described in the attached **Exhibit A** "Statement of Work", of this Agreement.

WHEREAS, the **CITY** proposes to contract with **Loaves & Fishes** in order that the eligible activities described in **Exhibit A** can be carried out for the benefit of residents in the **CITY**'s jurisdiction.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the mutual covenants and agreements herein set forth and other good and valuable consideration, the **CITY** and the **Loaves & Fishes** do mutually agree as follows:

SECTION I
Statement of Work

Loaves & Fishes agrees to perform services as outlined in **Exhibit A** "Statement of Work" for and in consideration of payment in the amount of Fifty Thousand Dollars (50,000.00).

CITY shall not be liable for costs incurred or performances rendered by **Loaves & Fishes** before commencement of this Agreement or after termination of this Agreement.

SECTION II
Payment Requests

Loaves & Fishes agrees to follow administrative directions from the **CITY** regarding documenting and processing payment requests as defined in **Exhibit E** "Requests for Payments" of this Agreement. Reimbursement under this agreement will be based on billings supported by appropriate documentation of costs actually incurred.

SECTION III Religious Activities

Loaves & Fishes and **CITY** both agree that none of the funds expended or activities undertaken under this agreement shall be used in support of any sectarian or religious activity, nor shall any building or structure funded under this Agreement be used for sectarian or religious activities.

SECTION IV Audit Requirements

If applicable, **Loaves & Fishes** agrees to comply with the applicable requirements and standards as set forth in Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, Applicable to Non-Profit Organizations.

Loaves & Fishes agrees to furnish **CITY** a Financial Management letter covering the period of this Agreement that includes detailed receipts and disbursement of payments to **Loaves & Fishes** hereunder. However, if **Loaves & Fishes** obtains and audit as per Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, applicable to Non-Profit Organizations, also known as "Single Audit", **Loaves & Fishes** shall submit said audit to **CITY**. Further, **Loaves & Fishes** agrees to cooperate with **CITY** relating to any inquiries regarding the audit. Audit shall be available to **CITY** staff.

SECTION V Suspension and Termination

Loaves & Fishes understands that this Agreement may be suspended or terminated, if **Loaves & Fishes** materially fails to comply with the provisions of this Agreement or the provisions so listed in Exhibits A.

If **Loaves & Fishes** fails to fulfill in a timely and proper manner its obligations under this Agreement, or **Loaves & Fishes** violates any of the Agreements or stipulations of this Agreement, then the **CITY** shall provide **Loaves & Fishes** written notification of such non-performance. Such non-performance may be the basis for immediate termination of this Agreement. Should any breach of contract (Agreement) relate to a violation of federal law or regulation that results from **Loaves & Fishes** or its successor, the **CITY** will terminate Agreement and seek reimbursement of all funds from **Loaves & Fishes**. **Loaves & Fishes** shall not be relieved of the liability to the **CITY** for damages sustained by the **CITY** by virtue of any breach of this contract (Agreement) by **Loaves & Fishes** and **CITY** may withhold any payments to **Loaves & Fishes** for violations of federal regulations. Should the **CITY** become aware of any activity by **Loaves & Fishes**, which would jeopardize the public accountability of funds, then the **CITY** may take appropriate action including injunctive relief against **Loaves & Fishes** to prevent the transaction as aforesaid. The failure of the **CITY** to exercise any right shall in no way constitute a waiver by the **CITY** to otherwise demand payment or seek any other relief in law or in equity to which it may be justly entitled.

SECTION VI Assets

Loaves & Fishes shall not purchase any asset with funding provided under this agreement unless so permitted by the **CITY** and such procurement shall be done in the form and manner so prescribed by the **CITY**. Any assets purchased must first be approved by the **CITY's Finance Director** and may only be used for the implementation of this program.

SECTION VII
Indemnity Clause

Loaves & Fishes agrees to hold **CITY** harmless from, and indemnify the **CITY** from and defend **CITY** against any and all claims brought against **CITY** by employees or officers of **Loaves & Fishes** or brought by any third person arising in any manner directly or indirectly from **Loaves & Fishes** programs, activities or events conducted pursuant to this Agreement.

SECTION VIII
Procurement

Loaves & Fishes agrees to follow the rules of the **CITY** on the procurement of services, supplies or non-real property in relation to **CITY** funded projects. The legal standards that will apply include the Procurement Standards of the **City of Harlingen**. In such case as **Loaves & Fishes** has developed procurement standards governing its operation, such standards shall be reviewed by **CITY** to ensure compliance with the standards implemented by **CITY**.

SECTION IX
Conflict of Interest

Loaves & Fishes covenants that neither members of its organization or staff members who exercise influence on the decision-making process presently has or will have any interest, direct or indirect, with any person, corporation, company or association that is hired to carry out any of the activities so listed in **Exhibit A**.

Loaves & Fishes agrees that no person who is an elected official, officer, director, employee, consultant, or agent of the **Loaves & Fishes**' organization or the **CITY's** organization shall gain any interest in any corporation, company, or association that is hired to carry out any of the activities so listed in **Exhibit A** during their tenure.

Loaves & Fishes is responsible for repayment of funds associated with any conflict of interest that may occur either knowingly or unknowingly.

No **CITY** employee, elected official, consultant and/or agent shall solicit nor accept gratuities, favors, or anything of monetary value from any person, corporation, company, or association that has been hired or expects to be hired to perform any of the activities so described on **Exhibit A**.

SECTION X
Legal Action and Venue

Loaves & Fishes agrees to notify the **CITY** when a problem arises that may lead to legal action or claim against the **Loaves & Fishes**. The **Loaves & Fishes** agrees to furnish to the **CITY** any information with respect to such action or claim. The **Loaves & Fishes** agrees not to take any action with respect to any legal action or claim sought against the **Loaves & Fishes** without the advice and consent of the **CITY**.

Venue and jurisdiction of any suit, right or cause of action arising under or in connection with this Agreement shall lie exclusively in Cameron County.

SECTION XI
Miscellaneous Provisions

Conflict with Applicable Law. Nothing in this Agreement shall be construed so as to require the commission of any act contrary to law, and whenever there is any conflict between any provision of this Agreement and any present or future law, ordinance or administrative, executive or judicial regulation, order or decree, or amendment thereof, contrary to which the parties have no legal right to contract, the latter shall prevail, but in such event the affected provision or provisions of this Agreement shall be modified only to the extent necessary to bring them within the legal requirements and only during the time such conflict exists.

No Waiver. No waiver by **Loaves & Fishes** of any breach of any provision of this Agreement shall be deemed to be a waiver of any preceding or succeeding breach of the same or any other provision hereof. The failure of the **Loaves & Fishes** to exercise or enforce any right or provision will not constitute a waiver of such right or provision.

Entire Agreement. This Agreement contains the entire contract between the parties hereto, and each party acknowledges that neither has made (either directly or through any agent or representative) any representations or agreements in connection with this Agreement not specifically set forth herein. This Agreement may be modified or amended only by agreement in writing executed by **CITY** and **Loaves & Fishes**, and not otherwise.

Federal Texas Law to Apply. This Agreement shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Cameron County, Texas. The parties hereby consent to personal jurisdiction in Cameron County, Texas.

Notice. Except as may be otherwise specifically provided in this Agreement, all notices, demands, requests or communications required or permitted hereunder shall be in writing and shall either be (i) personally delivered against a written receipt, or (ii) sent by electronic mail, or (iii) sent by registered or certified mail, return receipt requested, postage prepaid and addressed to the parties at the addresses set forth below, or (iv) sent by facsimile or at such other addresses as may have been theretofore specified by written notice delivered in accordance herewith:

If to **CITY**:

City of Harlingen
Finance Department
118 E. Tyler
Harlingen, Texas 78550
Email: rrodriguez@myharlingen.us
Phone#(956) 216-5050
Phone # (956) 216-5180
Fax # (956) 216-5058

If to **Loaves & Fishes**:

Loaves & Fishes of the Rio Grande Valley, Inc.
Attn: Victor Rivera
514 S. E St.
Harlingen TX 78550
Email: victorr@lfrgv.org
CC: Melissa Gutierrez melissag@lfrgv.org
Phone # 956-423-1014 (w) ext. 106

Each notice, demand, request or communication which shall be delivered or mailed in the manner described above shall be deemed sufficiently given for all purposes at such time as it is personally delivered to the addressee or, if mailed, at such time as it is deposited in the United States mail.

Assignment. This Agreement shall not be assignable by **Loaves & Fishes**. **CITY** may assign this Agreement without the consent of **Loaves & Fishes**.

Authority to Execute. The execution and performance of this Agreement by **CITY** and **Loaves & Fishes** have been duly authorized by all necessary laws, resolutions or corporate action, and this Agreement constitutes the valid and enforceable obligations of **CITY** and **Loaves & Fishes** in accordance with its terms.

SECTION XVIII
Effective Date

The effective date of this agreement shall be the 3rd day of June, 2026, and shall terminate on the 30th day of September 2026.

Approved and signed this 3rd day of June, 2026.

Victor Rivera, **Executive Director**

L&F Firm Name: Loaves & Fishes of the Rio Grande Valley
Address: 514 S. E St.
City/State/Zip: Harlingen TX 78550
Fed. I.D. # or Soc. Sec. # 74-2589451
Unique Entity Identifier # DBFNMAZZHS58
DUNS # 80-1182981

STATE OF TEXAS §
 §
COUNTY OF CAMERON §

Victor Rivera, Executive Director, personally appeared before me and declared that he/she signed this application in the capacity designated, if any, and further states that, he/she has read the above application, and the statements therein contained are true.

Subscribed and sworn to before me this _____ day of June, 2026.

Notary – Signature

CITY OF HARLINGEN

Signed this _____ day of June, 2026.

Gabriel Gonzalez, City Manager

Witness

EXHIBIT A
STATEMENT OF WORK

1) Mission and Goals:

The Loaves & Fishes of the Rio Grande Valley, Inc.'s mission is to implement the eligible activities outlined below that have been funded by the **City of Harlingen**. The Open Arms Homeless Shelter will provide a safe, temporary emergency shelter and essential support services for individuals and families experiencing homelessness.

The program will assist with **Essential Services**: Provision of sleeping accommodations, shower facility, clothing, and hygiene kits.

Support Programs: Intake procedures, on-site case management which require mental health services referrals (if needed), employment assistance, health education services, life skills training, and housing transition assistance.

Shelter Management: Shelter attendants will maintain daily operations for individuals and families to ensure compliance with health and safety standards.

Homeless Management Information System (HMIS) Administrative will track homelessness and outcomes. It is tool used to coordinate care, manage operations, and provide unduplicated count of people experiencing homelessness.

AGENDA ITEM
EXECUTIVE SUMMARY

Meeting Date: **June 3, 2026**

Agenda Item:
Consideration and possible action to authorize staff to commence the process of creating a Tax Increment Finance Zone in the downtown area.

Prepared By (Print Name): Gabriel Gonzalez
Title: City Manager
Signature: *Gabriel Gonzalez*

Brief Summary:
This action item was priority number 5 identified by the City Commission in the Downtown Master Plan. Although the Plan identified the cost at \$0 dollars to complete, we will need to hire a consultant to complete the economic analysis for the TIRZ. A conservative estimate for the work is estimated to take between \$20,000 - \$30,000.

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:

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

Comments:

City Attorney's approval: *[Signature]* Yes No N/A