

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

**TUESDAY, JULY 14, 2026, AT 5:30 P.M.
CITY HALL TOWN HALL (2nd FLOOR)
118 E. TYLER AVENUE
HARLINGEN, TEXAS 78550**

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

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE / WELCOME

CONFLICT OF INTEREST: Under State Law a conflict of interest exists if an advisory board member or certain members of that person's family has a qualifying financial interest in an agenda item. Members with a conflict of interest cannot participate in the discussion nor vote on the agenda item. Are there any known conflicts of interest to disclose at this time?

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

APPROVAL OF MINUTES

- 1) Regular Meeting of June 9, 2026
- 2) Regular Meeting of May 2, 2026

ACTION ITEMS/PUBLIC HEARINGS

- 1) Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Altas Palmas Subdivision Phase II, bearing a legal description of 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 & 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
 - a. Presentation by city staff
 - b. Consider and take action to recommend the preliminary construction plans and final plat to the City Commission

- 2) Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Dixieland Crossing Subdivision Replat, bearing a legal description of 1.62 acres of land out of, Dixieland Crossing Subdivision, located south of Garrett Road, approximately 752.11 feet west of Dixieland Road. Applicant: Moore Land Surveying, LLC c/o CJE Construction
 - a. Presentation by city staff
 - b. Consider and take action to recommend the preliminary construction plans and final plat to the City Commission
- 3) Consideration and possible action to recommend to the City Commission approval of a variance to Chapter 109, Section 109-124(c)(9) of the City of Harlingen Code of Ordinances, to allow a reduced separation distance between two proposed access points for Paso Real Coves Subdivision, Phases IV and V, located north of East Treasure Hills Boulevard, approximately 839.52 feet west of FM 509. Applicant: Melden & Hunt, Inc., on behalf of Noblemen Investments, LLC
 - a. Presentation by city staff
 - b. Consider and take action to recommend the variance to the City Commission
- 4) Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Paso Real Coves Subdivision Phases IV & V, bearing a legal description of 37.803 acres out of Lots 1, 2, 7, and 8, Block 145, San Benito Land and Water Company Subdivision in Concepcion de Carricitos Grant, located north of East Treasure Hills Boulevard, approximately 839.52 feet west of FM 509. Applicant: Melden & Hunt, Inc. c/o Noblemen Investments, LLC
 - a. Presentation by city staff
 - b. Consider and take action to recommend the preliminary construction plans and final plat to the City Commission
- 5) Public hearing and take action to consider a request to rezone from Not Designated ("N") District to Neighborhood Services ("NS") District for a 0.05-acre tract of land, bearing a legal description of 16.80 foot by 125-foot alley adjacent to Lot D, Block 4, Southwest Harlingen Subdivision. Applicant: James De Leon
 - a. Presentation by city staff
 - b. Public Hearing
 - c. Consider and take action to recommend the rezoning request to the City Commission
- 6) Request to rezone from Residential, Single Family ("R-1") District to Planned Development ("PD") District to allow for a Residential, Single-Family development with smaller lot sizes for a 5.06-acre tract of land, more or less, out of Block 16, Survey 42, Stuart Place Subdivision located on the west side of Paloma Lane,

approximately 1,069.84 feet south of U.S. Business 83. Applicant: M2 Engineering c/o Mobeen Ahmed

- a. Presentation by city staff
 - b. Public Hearing
 - c. Consider and take action to recommend the rezoning request to the City Commission
- 7) Public hearing and take action to consider a request for a Special Use Permit (SUP) to allow an adult business (bar) in a General Retail ("GR") District, located at 112 E. Jackson Street, bearing a legal description of Lot 6, Block 58, Harlingen Original Townsite Subdivision. Applicant: Veronica Rosas
 - a. Presentation by city staff
 - b. Public Hearing
 - c. Consider and take action to recommend the Special Use Permit (SUP) request to the City Commission
- 8) Request for the voluntary annexation of 35.32 acres, more or less, tract of land situated in and being 7.40 acres of land out of Block 39, 8.08 acres of land out of Block 52, 17.68 acres of land out of Block 53, 1.45 acres of land out of Block 54, 0.39 acres of land out of Block 55, 0.171 acres of Montezuma Road right-of-way and 0.170 acres of Breedlove Road right-of-way, all of the David and Stephenson Subdivision and request for the voluntary annexation and establishment of initial zoning as Residential, Multi-Family ("M-2) District upon annexation for approximately 3.536 acres, more or less, being and part of a 25.24-acre tract located in Block 53, David and Stephenson Subdivision, said 3.56 acres being 2.912 acres of said Block 53 and 0.624 acres of existing Montezuma Road right-of-way lying south of and adjacent to said 2.912 acres, located on Montezuma Road approximately 684 feet west of Briggs Coleman Road. Applicants: Cameron County Drainage District #5 and Luis Villarreal
 - a. Presentation by city staff
 - b. Public Hearing
 - c. Consider and take action to recommend the voluntary annexations and the initial establishment of zoning to the City Commission
- 9) Public hearing and take action to consider an ordinance of the City Commission of the City of Harlingen, Texas amending the Harlingen Horizon – A City on the Rise Comprehensive Plan, Chapter 2, Land Use and Development, Map 5, Future Land Use Map, by changing the designation of the Future Land Use Map from Not Designated to Low-Density Residential for the following parcels: Parcels located from FM 509 near the intersection of Hanson Road; parcels located near the intersection of South Dilworth Road and Country Lane; parcels located near South Palm Court Drive; parcels within the Subdivision located near Park Lane West and Lexington Avenue; area around the intersection of West Lafayette Street and

Chester Park Road; and area near Wilson Road and Stonegate Drive, and changing the designation from Not Designated to Medium Density Residential for a property located near the intersection of Wilson Road and Ramsey Road; and updating the properties located along Wilson Road near its intersection with Interstate 69E to reflect institutional, medium density residential, and recreational/open space future land uses; and additional future land use designation revisions throughout the map reflecting data updates. Applicant: City of Harlingen

- a. Presentation by city staff
- b. Public Hearing
- c. Consider and take action to recommend the ordinance amendment to the City Commission

10) Public hearing and take action to consider an ordinance of the City Commission of the City of Harlingen, Texas, amending Chapter 105, "Flood Damage Prevention", of the Code of Ordinances; amending definitions; updating flood hazard data and floodplain management standards; clarifying the authority, duties, and administration of floodplain regulations; revising floodplain development permit, review, and variance procedures; establishing compensatory storage requirements and no-adverse-impact floodplain management standards; revising flood hazard reduction requirements for residential, nonresidential, critical facility, manufactured home, recreational vehicle, and subdivision development; establishing additional elevation, foundation, floodproofing, and floodplain encroachment standards, establishing additional regulations for development within flood hazard areas; providing for severability; providing for codification; providing for conflicts; and providing an effective date. Applicant: City of Harlingen

- a. Presentation by city staff
- b. Public Hearing
- c. Consider and take action to recommend the ordinance amendment to the City Commission

REPORTS/ANNOUNCEMENTS

1) Assistant Planning Director's Report

- a. Status report on items considered by the Planning and Zoning Commission at the June 09, 2026, meeting – Joel Olivo, Assistant Planning and Development Director.
 - i. Request to rezone from Neighborhood Services ("NS") District to Residential, Patio Home ("RPH") District for Lot C-1, Block 1, Dixieland Crossing Subdivision, located on the south side of Garrett Road, approximately 795.17 feet west of Dixieland Road. Applicant: Moore Land Surveying, LLC c/o CJE Construction

- ii. Request for a Special Use Permit (SUP) to allow an adult business (microblading studio) in a General Retail ("GR") District located at 310 S. Eye Street, bearing a legal description of Lots 6 and 7, Block 1 Benoist Subdivision. Applicant: Daisy Nieto

ADJOURNMENT

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

POSTED the 8th day of July 2026, at 4:00 p.m. and remain posted continuously for at least 72 hours preceding the scheduled time of said meeting.



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

PLANNING AND ZONING COMMISSION
June 9, 2026

The regular meeting of the Planning & Zoning Commission was held on Tuesday, June 9, 2026, at the City of Harlingen Town Hall, located at 118 E. Tyler Harlingen, Texas, with the following present:

COMMISSIONERS PRESENT:

Carlos Sanchez, P.E.	Vice Chairman
Vanessa Cantu	Commissioner
Raul L. Flores	Commissioner
Dagoberto Peña	Commissioner
Carly Thomas	Commissioner

COMMISSIONERS ABSENT:

Nicholas P. Consiglio	Chairman
Wandy Cruz-Velázquez, J.D., M.A.	Commissioner

CITY STAFF PRESENT:

Ana Hernandez	Planning and Development Director
Joel Olivo	Assistant Planning and Development Director
Soledad A. Núñez	City Planner
Rodrigo Sanchez	City Planner
Sabina Ramirez	Administrative Assistant II
Nadia Lopez	Assistant City Engineer

PLEDGE OF ALLEGIANCE/WELCOME

Vice Chairman Sanchez called the meeting to order on Tuesday, June 9, 2026, at 5:30 p.m. He opened the meeting by leading the group in reciting the Pledge of Allegiance.

The Vice Chairman thanked the group and verified that he could be heard.

CONFLICT OF INTEREST

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

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

CITIZEN COMMUNICATION

Vice Chairman Sanchez asked Planning and Development Director, Ana Hernandez, if there was any. Director Hernandez stated that no one signed up. The Vice Chairman acknowledged the response.

AGENDA ITEMS

APPROVAL OF MINUTES

1. Regular Meeting of May 26, 2026

Vice Chairman Sanchez presented the approval of minutes. Director Hernandez informed the Board that the minutes were not included in the packet, stating that they were not ready. She asked the Board to please table the item or skip [them]. Vice Chairman Sanchez asked for a motion to table the item. Cmr. Peña so moved [to table the minutes]. Cmr. Thomas seconded the motion. The motion was moved to a vote. The motion was passed [unanimously].

CONSENT AGENDA

- 1. Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Wine Country Subdivision, bearing a legal description of 15.57 acres of land out of Block 185, San Benito Land and Water Company**

Subdivision, located southeast of S. Ed Carey Drive, approximately 1,112.71 feet south of Interstate 69E. Applicant: Moore Land Surveying, LLC c/o Ricardo Rubiano

- 2. Consideration and possible action to approve the preliminary construction plans and final plat, with conditions, for the proposed The Point at Plaza del Sol Subdivision, bearing a legal description of 1.07 acres of land comprised of 0.72 acres out of Lots 1, 2, and 3, Block 1, Coronado Acres Unit 9, located south of the intersection of 13th Street and U.S. Business 77 Frontage Road. Applicant: Moore Land Surveying, LLC c/o Plaza Del Sol, LLC**

Vice Chairman Sanchez asked stated that there were two (2) items for Consent, which can be voted on as a group unless there is interest to pull the item from the agenda for further discussion. He said that if there is no request, he asked to entertain a motion to approve Consent Items one (1) and two (2). Cmr. Flores so moved [to approve the Consent Agenda Items]. Cmr. Cantu seconded the motion. The motion was moved to a vote. The motion passed [unanimously].

ACTION ITEMS/PUBLIC HEARINGS

- 1) Public hearing and take action to consider a request for a Special Use Permit (SUP) to allow an adult business (microblading studio) in a General Retail (“GR”) District located at 310 S. Eye Street, bearing a legal description of Lots 6 and 7, Block 1 Benoist Subdivision. Applicant: Daisy Nieto.**

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

- The Legal Notice Map with the Subject Property highlighted was used to present the item.
- An Aerial View of the Subject Property was presented.
 - Ms. Núñez stated that the applicant is proposing to operate a microblading studio out of a four hundred and eighty (480) square foot suite located at 310 S. Eye Street.
 - Based on the Site Plan provided [and] in the [meeting] packet, Ms. Nieto is proposing to operate Monday through Saturday, 8:00 a.m. to 6:00 p.m. under the business name “Brows by Daisy”.
 - The service being offered are microblading - tattoo eyebrows, dip brows, [and] everything having to do with eyebrows.
 - Ms. Núñez referred to the Aerial View, pointing out what used to be Johnny’s True Value, which is now vacant, to east is the common parking area lot, [there are] parking lots to the south, Rental World to the west, commercial properties to the west as well, and vacant property to the south.
 - Based on the Site Plan provided, two (2) parking spaces are required and there are twenty-seven (27) parking spaces in the common parking area to the south of the property.
 - As mentioned, the adjacent zoning is General Retail (GR) in all directions.
 - The City of Harlingen’s Building Division, Fire Prevention Bureau, Police Department and Health Department all reviewed the application and the request
- An Aerial View of the Common Parking Area [Behind 310 S. Eye [St]] to the south was presented.
 - The parking area will accommodate parking for the business.
 - Ms. Núñez stated that all departments recommended approval subject to the applicant obtaining all her state and city permits.
 - Staff did not receive any calls of inquiry and no calls in opposition from the surrounding properties owners.
 - The Future Land Use Plan of the Harlingen Horizon: A City on the Rise comprehensive plan designates this area as mixed-use so it does fall within that category.
- The Site Plan provided by the applicant was presented. Ms. Núñez stated that the Site Plan was included in the meeting packet.
- A Street View from South Eye Street was presented. Ms. Núñez pointed out the middle suite that the applicant intends to occupy.
- The Future Land Use Map was presented.
- Staff is recommending approval of the Special Use Permit request subject to the conditions that the applicant -
 - Obtain and maintain all her State and City permits;
 - Provide all the required parking in accordance with City regulations;
 - [Keep to the] Hours of Operation, Monday through Saturday, 8 a.m. to 6 p.m.; and

- Complies with all the requirements set forth by the different division departments.
- Ms. Núñez asked if there were any questions. She informed the Board that the applicant was also present.

Vice Chairman Sanchez asked if there were any questions for Staff. The Board indicated they had no questions. The Vice Chairman stated that the item has a Public Hearing and proceeded.

The Public Hearing was opened. The Vice Chairman asked if there was anybody present that would like to speak in favor or against this application. Vice Chairman Sanchez paused for a response and upon hearing and seeing none, the Public Hearing was closed.

Vice Chairman Sanchez stated that he would entertain a motion. Cmr. Cantu made the motion to approve. Cmr. Peña seconded the motion. The motion was moved to a vote. The motion passed [unanimously].

2) Public hearing and take action to consider a request to rezone from Neighborhood Services (“NS”) District to Residential, Patio Home (“RPH”) District for Lot C-1, Block 1, Dixieland Crossing Subdivision, located on the south side of Garrett Road, approximately 795.17 feet west of Dixieland Road. Applicant: Moore Land Surveying, LLC c/o CJE Construction.

City Planner Soledad Núñez presented the request to rezone as follows:

- The Legal Notice Map with the Subject Property highlighted was used to present the item.
 - Ms. Núñez shared the request was to allow for the development of ten (10) patio homes.
 - The property was subdivided under the name of Dixieland Crossing and is currently undergoing the replat process for the Subject Area.
 - The property has approximately a thousand, five hundred and forty feet of frontage on Garret Road.
 - The [Subject Property] is being replatted into ten (10) individual lots for patio homes.
- An Aerial View of the Subject Property was presented.
 - The entire tract was Dixieland Crossing Portion. The portion that is being replatted was identified. There is vacant land to the east and the south and then residential subdivisions to the west and to the north.
- The Final Plat of the proposed replat was presented. Ms. Núñez pointed out the ten (10) lots with a cross street.
 - Ms. Núñez stated that the description/definition of a patio home is in their summaries. She told them that if they needed further explanation to please let her know. She summarized that it is a smaller lot size. She said that the developer is proposing four thousand (4,000) square feet instead of the minimum square footage for single family homes of six thousand (6,000).
 - Ms. Núñez confirmed that it would still be single-family but that it is just a smaller reduced footprint on the actual home itself.
- A Street View from James Street was present. Ms. Núñez said that the street is part of Dixieland Crossing and pointed out the portion of the property that is being replatted.
- The Future Land Use Map component of the Harlingen Horizon: A City on the Rise comprehensive plan component designated this area as low density residential so the proposed request is in-line with the Future Land Use Plan.
- Staff is recommending approval of the rezoning request.
- Ms. Núñez made herself available to answer any questions and stated that the applicant was present as well.

Vice Chairman Sanchez asked if there were any questions for Staff.

Cmr. Thomas asked if the [Subject Property] had already been developed into single-family lots [but] were just bigger. Ms. Núñez said that originally it was one (1) big lot for commercial use and that the developer had decided to change it into residential use.

Cmr. Thomas confirmed that the reason for the rezoning request was to make smaller lots, from six thousand (6,000) to four thousand (4,000) minimum. Ms. Núñez told her that was correct.

Vice Chairman Sanchez asked Ms. Núñez to go back to Isaac St. which he supposed was on the south side. He asked what it connected to. Ms. Núñez said that it does not connect to anything. She explained that it was requested by the Fire Marshall’s Office for turn around for the fire truck in case of emergencies.

Cmr. Cantu asked if there was already an entrance. She said she couldn't remember if there was one (1) already. Ms. Núñez told her that there was an entrance off Dixieland [Road] and that there was an entrance off Garrett Road, clarifying that this was just for Garrett [Road]. Ms. Núñez stated that the original Dixieland Crossing [Subdivision] has an entrance off Dixieland [Road].

Vice Chairman Sanchez indicated he may not have heard correctly. He asked who requested that Isaac Street be laid out like that. Ms. Núñez said that it had been the Fire Marshall. She explained that if you look at the Aerial, there are already single-family homes developed. She pointed out the area she was referring to. She said that in a sense, [Isaac Street] dead ends into that but turnaround purpose for emergency service vehicles. This was their request.

Cmr. Thomas asked if there was a rear setback for the lots. Ms. Núñez stated that all the setbacks would be the same. She said that the only difference is the lot size.

Vice Chairman Sanchez asked if the smaller lot size did not require or trigger a variance requirement. Ms. Núñez stated that it didn't with the zoning. She said that Patio Homes allows four thousand (4,000) square feet so they wouldn't need a variance.

Cmr. Cantu asked if there was a minimum size of house. She said that this was just for her. She asked if there was a requirement to be met for the four thousand (4,000) square foot lot. Ms. Núñez stated that there are certain requirements for master bedrooms, bathrooms, and kitchens. She said she didn't know those but that they are in the building code.

Cmr. Thomas confirmed that there was nothing from the neighbors. Ms. Núñez shared that Staff did get a couple of individuals that came in to ask questions but that none of them opposed.

Upon not hearing anymore questions, the Vice Chairman stated that if there were not other questions, that there is a Public Hearing [for the item] and that he would proceed.

The Public Hearing was opened. He asked if there was anybody present that would like to speak in favor or organist this request, to please do so. He asked that they [come] up to the podium and identify themselves.

Julio Carranza, builder developer

Mr. Carranza introduced and identified himself before the Board. He said that he was open to any questions that the Board may have, that was not answered or [out of] curiosity.

Cmr. Cantu asked if he remembered the size of the homes. She said she was just wondering. She asked about the size, asking what his plan was. Mr. Carranza responded that he was going to... affordability... and that he was going to make it real nice. He said that since it is not going to be gated, that it will be as nice as Harlingen Terrace [and] build quality, nice entry level homes, pretty much under that price. He referenced the lots at Harlingen Terrace being around sixty-seven. He said that these will be twenty (20) or thirty (30) less. He said that affordability has been a big issue and that a lot of it has to do with land, the cost of the lot and so he said to do something affordable but nice [and] very luxury. He said that he has been building a couple of homes there and developments around the area and said that if [the Board] was familiar, [they would know it is] clean, nice and well built. Vice Chairman Sanchez acknowledged this response.

Cmr. Thomas asked if the subdivision has any kind of HOA (Homeowner's Association). Mr. Carranza said yes and stated that all of his subdivision have a HOA. Cmr. Thomas confirmed that they would and then asked what the purpose of the HOA would be. Mr. Carranza said that it was just to maintain cleanliness and the entrance to always have lights and the small landscape, to make it look pretty, a very lush landscape. Cmr. Thomas acknowledged this response.

Mr. Carranza asked if there were any other questions and upon hearing none, thanked the Board for their time. Vice Chairman Sanchez thanked Mr. Carranza.

Vice Chairman Sanchez asked if there was anybody else that would like to speak in favor, or against.

Luis Valdespino, District 3 [420 E. Austin Avenue]

Mr. Valdespino sated that he had a couple of questions and concerns. He said that when we start talking about smaller lots, that are under six thousand (6,000) square feet, - that as he's driving around town and where he sees that we have those homes, that he tends to notice that you get more cars

parking on the street. He said it is a lot tighter there. He said he was wondering, one (1), what does that do for the other homes that are nearby. He said he understood that there was nothing brought up or no opposition from the neighbors but wondered if they knew it was going to be smaller. He said that he imagined they didn't then they might have some concerns. He said this was one (1) thing. The other thing is [that] after hearing some things [that came] up recently with the fire hydrants in different areas, that he did have and was wondering if that's a requirement that is set-up in that area for that neighborhood to be supported in the event that they need it for fires and emergencies. He said these were a couple of his concerns [and that] just these smaller homes, these tighter homes, that really concern him with what it ends up doing for the whole neighborhood.

Vice Chairman Sanchez asked if Staff wanted to address [the concerns] please.

Ms. Núñez stated that all new subdivisions are required to install fire hydrants or show if there is already fire hydrants, the coverage. She stated that Staff does review this during the subdivision phase, saying that they are very on top of all those requirements - sidewalks, parking spaces, [and] things of that nature.

Vice Chairman Sanchez asked about the roadway itself. He asked if it was standard width [and] meets City code and specifications. Ms. Núñez indicated yes. Vice Chairman Sanche acknowledged the response. Mr. Olivo, Assistant Planning and Development Director, added that they are required to provide two (2) parking spaces just like any other single-family house which they are. Ms. Núñez added that this was a typical single-family development [and] that it was just that the lot size is smaller, kind of like a starter home versus your larger home. She said that the homes in the area are a little larger but that as the developer mentioned, they do intend to do nice homes, a little bit smaller [and] maybe a little more affordable for someone just starting out.

Cmr. Thomas asked if there would be garages or no garages on the patio homes. Ms. Núñez said this would be at the discretion of the developer. Cmr. Thomas said she was asking for parking. Mr. Carranza responded that on these, it will be carports just like Harlingen Terrace. He said he would leave it open.

Director Hernandez added that just for context, the average lot size in most cities here in the valley is five thousand (5,000) square feet so four thousand (4,000) [square feet] is really not deviating that much from the standard. She said that Harlingen has a bigger lot size, which is six thousand (6,000) [square feet] but again, the only thing that is changing is [that] the lot size to be smaller. A little bit smaller but everything else meets the subdivision requirements as well as the zoning standards. Director Hernandez stated that they are in compliance with the zoning standard by rezoning to this category. Ms. Núñez stated that they will still have to comply with all the requirements. Vice Chairman acknowledged the response. He asked if anybody else would like to speak in favor or against this item. Upon hearing and seeing none, the Public Hearing was closed.

Vice Chairman Sanchez asked to entertain a motion. Cmr. Cantu made the motion to approve. Cmr. Thomas seconded the motion. The motion was moved to a vote. The motion passed [unanimously].

Vice Chairman Sanchez proceeded to the reports/announcements by Mr. Olivo.

REPORTS/ANNOUNCEMENTS

1) Assistant Planning and Development Director's Report

- a. Status report on items considered by the Planning and Zoning Commission at the May 12, 2026, meeting – Joel Olivo, Assistant Planning and Development Director
 - i. **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**
 - ii. **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**

Mr. Olivo reported that both items listed were approved on First Reading and stated that the next reading[s] will take place at the next scheduled City Commission meeting.

With no further business to attend to, the meeting was adjourned at 5:49 p.m.

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

PLANNING AND ZONING COMMISSION
May 26, 2026

The regular meeting of the Planning & Zoning Commission was held on Tuesday, May 26, 2026, at the City of Harlingen Town Hall, located at 118 E. Tyler, Harlingen, Texas, with the following present:

COMMISSIONERS PRESENT:

Nicholas P. Consiglio	Chairman
Wandy Cruz-Velázquez, J.D., M.A.	Commissioner
Raul L. Flores	Commissioner
Dagoberto Peña	Commissioner
Carly Thomas	Commissioner

COMMISSIONERS ABSENT:

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

CITY STAFF PRESENT:

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

PLEDGE OF ALLEGIANCE/WELCOME

Chairman Consiglio wished everyone a nice evening and called the meeting to order on Tuesday, May 26, 2026, at 5:30 p.m. He led the group in reciting the Pledge of Allegiance.

The Chairman welcomed everyone again.

CONFLICT OF INTEREST

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

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

CITIZEN COMMUNICATION

Chairman Consiglio asked if there was any Citizen Communication. Planning and Development Director Ana Hernandez told him no. The Chairman thanked her for the response and proceeded to agenda item number one (#1).

AGENDA ITEMS

APPROVAL OF MINUTES

1. Regular Meeting of May 12, 2026

Chairman Consiglio presented the approval of minutes. He asked if there was approval and/or any changes/revisions. Cmr. Thomas made the motion to approve. Cmr. Cruz-Velázquez seconded the motion. The motion was moved to a vote. The motion was passed unanimously.

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 subjection 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.

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 not 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 some 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.

3) Public hearing and take action to consider an ordinance of the City Commission of the City of Harlingen, Texas, amending Chapter 111, "zoning," of the Code of Ordinances of the City of Harlingen by adopting comprehensive text amendments to the city's zoning regulations, including amendments to general provisions, definitions, interpretation provisions, administrative authority, zoning procedures, zoning districts, land use regulations, certificates of occupancy, building site requirements, area and dimensional standards, height regulations, parking, loading, stacking, site development requirements, landscaping, fence and screening standards, sign regulations, accessory, portable, and storage building regulations, special use regulations, nonconforming uses and structures, special use permits, board of adjustment procedures, enforcement provisions, overlay districts, bed and breakfast establishments, illustrations, figures, diagrams, and other related development and administrative regulations; repealing conflicting ordinances and regulations; providing for severability; providing for codification; providing a savings clause; and establishing an effective date. Applicant: City of Harlingen

Ana Hernandez, Planning and Development Director, presented the proposed changes to the Zoning Ordinance before the Board, as follows:

- Ms. Hernandez prefaced the presentation by saying that this was a large endeavor that the Staff was trying to undertake and explained that it would take the rest of the week to fine tune some of the language. She stated that the draft had been sent to City Attorney Mr. Sossi for review and noted that Staff was still meeting with departments to discuss some of the proposed changes.

- Ms. Hernandez stated that this was a high-level explanation of some of the key points and changes that Staff is trying to make. She explained that at this point, Staff was wanting to see the Board's reaction and to know if there was any direction that the Board wants [staff] to take. She said this was their opportunity to provide feedback.

Chairman Consiglio asked for clarification, asking if there was no particular action needed. Director Hernandez said that ideally, the Board will recommend approval. She noted that if we were not ready for that at the end, that this would be okay too. The Chairman asked if that would be okay even though it was still under review by the Attorney. Director Hernandez said that it would be okay and explained that it would be subject to whatever amendments he proposes. The Chairman indicated that he understood the Board would be adding their layer of approval. Ms. Hernandez said that was correct. The Chairman asked if Director Hernandez would prefer that they make their motion with any recommendations they may have. Director Hernandez indicated it would be up to them. She said that she didn't know how much time the Board had to look at some of the changes, acknowledging that some were drastic but stating that Staff was trying to modernize the ordinance. She said it had been a long time since [the ordinance] had been really looked at comprehensively, saying that this was a big test. The Chairman explained he was just trying to lay down the groundwork to make sure that if the Board does have recommendations as they are going through [the changes], that these are noted and that in their motion, they include them in that motion so that they can continue to advance this forward. He said he thought this was the desire of the Staff. Director Hernandez said that it would be really helpful. Chairman Consiglio asked the Board to keep this in mind as they went through [the presentation] and hopefully advance on [the changes to the ordinance]. Director Hernandez started the presentation.

- Slide 18 - Why are we updating the Zoning Ordinance

Director Hernandez stated that this ordinance update seeks to modernize Chapter 111, which is [the City's] Zoning Ordinance. The main reason is to implement the Comprehensive Plan recommendations as well as to improve the administration of the ordinance combined with State Law [updates] because there have been a lot of changes since the last time it was updated. And to also address current development enforcement issues that Staff is having – those headaches that keep coming back. She said Staff is trying to find some way to address those at the administrative level.

- Slide 19 - Goals of the Update

Director Hernandez explained that they are trying to create zoning districts that match the Comprehensive Plan. She said that the Use Chart had already been revised to also match the new zoning district framework and adding some basic development standards for common and newer land uses. She said that this would be explained in a bit.

Director Hernandez noted that other major items are to improve consistency between the zoning regulations, building regulations, fire, drainage, windstorm and other requirements. Director Hernandez stated that an important note was that at this time, Staff was NOT rezoning property or changing the zoning map. She said this would come later. Director Hernandez stated that right now, it was only doing text amendments to the zoning ordinance.

- Slide 20 - [Comprehensive Plan Action Description Chart]

Director Hernandez referred to the Comprehensive Plan that was adopted. She stated that one of the main priorities was to update the Zoning Ordinance to reflect the FLUM, which is the Future Land Use Map, as well as the new district types that are being proposed in the Comprehensive Plan.

- Slide 21 - Future Land Use Categories

Director Hernandez presented some of the categories from the Future Land Use Plan from the Comprehensive Plan, pointing out Agricultural District, which we don't currently have. She referred to the Low-Density Residential category, pointing out that Single Family (R1) was no longer seen, Medium Density Residential and the Mixed-Use category, which she said was not something that [the City] has had before.

- Slide 22 - New Zoning Districts and Slide 23 - [Zoning District Definitions]

Director Hernandez presented the new Zoning Districts. She identified a policy level change for R2, which is the new Medium Density Residential. She explained that duplexes, townhouses and patio homes were being placed in this category, which is slightly different from before. She said there was a R2 just for duplexes, and an M2 and M1 for multifamily and the different density levels.

Director Hernandez also pointed out the introduction of MU-N and MU-C which are mixed-use [categories] at two different scales. She indicated that the latter was very unique and that it was being taken straight from the Comprehensive Plan and that it was being recommended.

Director Hernandez stated that the Planned Development District was being retired and said that the Board would not be seeing those requests coming in anymore for Planned Development.

Director Hernandez stated that Commercial Uses were also being separated, again, based on scale. She said there will be C-1 and C-2.

Chairman Consiglio asked for help clarifying the new classification for Planned Development. Director Hernandez said that it might now be MU-N, which is Neighborhood Mixed Use or the MU-C, which is Community Mixed Use. Chairman Consiglio used the example of some of the areas out by Treasure Hills. He asked if they would be MU-C or MU-N. Director Hernandez stated that whatever was existing would remain but using the Chairman's example, if they were to now be under the new zoning districts, she said that she thought that the outer edges near downtown would be Neighborhood Mixed Use (MU-N) because residential and commercial are mixed. She said that it has to be neighborhood level. Director Hernandez indicated there were definitions provided, referring to Slide 23. She said that for small-scale, mixed-use development, there is the integration of residential and neighborhood serving commercial uses. She said these were limited in height and density. She described that you would want to have something like a retail or restaurant at the bottom and then maybe some apartments on top. She said that would be the MU-N. She then described Community Mixed Use as being on a larger scale. She said she thought they would be like Project Organic. She said that was something that has been presented to the Board in the past, saying that it is supposed to combine apartments or townhomes, if not mistaken, and said that it is supposed to have retail and then some offices for some employment. She restated that this would be a larger scale mixed-use development. Chairman Consiglio used the example of some of the developments from Zarate or Elizalde. He asked if those Planned Developments would fit the MU-N now, based on their historical development. Director Hernandez said yes, pointing out that it was smaller scale. The Chairman indicated he now understood. Cmr. Thomas stated that MU-C sounded to her like The Woodlands. Director Hernandez told her yes and said that it was larger scale. Director Hernandez added that this reminded her that Zarate is actually working on some townhouses in which she thought he wanted to incorporate some farmer's market or some commercial uses within his development and then that would definitely fall under the Neighborhood Mixed-Use. The Chairman noted that he hadn't meant to call out anyone and that he was just trying to illustrate. Director Hernandez stated that she understood and said these were great examples of what is happening right now, indicating that it had gone through the PD process. Director Hernandez noted that the PD Development right now should be at least five (5) acres and said that she didn't know if every single project seen before has been at least five (5) acres.

Director Hernandez stated that it has already been explained that under R2, which is the Medium-Density Residential, that this is where duplexes are being incorporated. She stated that it was not your single-family home. She said Staff is trying to keep those separate in R1. She stated that she thought that in the past, there had been some mix between single-family and duplexes and said that they wanted to avoid that to protect the integrity of neighborhoods but still allow duplexes in certain areas.

- Slide 24 – Art. V Area, Yard, Height and Fence Regulations, Slide 26 – [Regulations Chart], Slide 26 – Building Height

Director Hernandez indicated that another change is that Staff would now be regulating or re-imposing district standards. She said that instead of being based on the use, it is being based on the district and that this was how they came up with the different districts and establishing the minimum lot area, and so basically, the area, yard, height and fence regulations. Director Hernandez indicated that all this chapter changed a little. She said the minimum lot area stayed the same, at six thousand (6,000) for most lots. She said that this was one of the changes that were being made, saying that if you go into the Zoning Ordinance right now and you want to look at this section, she said that it is basically based on the type of project that you have. If you have a single-family home, then that will tell you that you need to have a minimum six thousand (6,000) square foot lot. If you have a townhouse, it has to be a different size. The director reiterated that this was being based on the district instead of the use.

The other main change noted by Director Hernandez was the height. She said that she thought the current ordinance for residential allows only up to two (2) stories and for commercial, you cannot go about five (5) stories. She said that this was another that they were looking into changing. She

explained that if you wanted to increase that height, you had to go through the Construction Board of Adjustments which is something that she described as being a little interesting. She said that they were recommending changing that process so that if you want to get a height increase, you have to go through the SUP (Special Use Permit) process. Chairman Consiglio asked if this addressed what they were seeing and had seen a few items on packets, where there is a single-family home, but they want to add a second home or a structure within that lot as well. He said they have had those come up. City Planner Soledad Núñez asked if he was asking about “mother-in-law [suites]”. Director Hernandez stated that they did have that but that it was separate from this. She clarified that these were kind of your general standards for each district. Chairman Consiglio commented that the Board has seen this on the umbrella of affordability. Director Hernandez asked if he was talking about ADUs (Accessory Dwelling Units). She was told yes. She reassured him that it would be covered towards the end. Director Hernandez ended this section by stating that those were the main three (3) policy changes, again changing the standards based on the district instead of the use, and then also the mixed-use districts that allow for flexible placement of where things should go as opposed to just heavily relying on PD (Planned Development). She added that they are also proposing to consolidate all of requirements and development standards for townhouses as well as patio homes (Slide 23). Regarding Slide 24, Director Hernandez said that she covered it in the prior slide. She stated that they were changing the process so that if you want to go above certain stories, using the example of five (5) stories, then you would have to go through the SUP process instead of going through a Variance through the Construction Board of Adjustments. Chairman Consiglio asked what the height of a story was, if it was twelve (12) feet. Director Hernandez said it depends. She said that if we were going for residential, it would be between ten (10) and twelve (12) [feet], and then for commercial, it was between twelve (12) and fourteen (14), she thought. The Chairman acknowledged the response. Director Hernandez said it was slightly different.

- Slide 27 – [Setback by Zoning District Chart]

Director Hernandez indicated that here again, they were consolidating all of the setbacks and that again, they were being organized by district instead of use. She indicated this was a big change.

- Slide 28 – Administrative Adjustments

Director Hernandez stated that another section that was added to the ordinance is something they were basically calling “Administrative Adjustments” within this article. She said that this allows the Director flexibility. She stated that if there is anything like a setback that you need to deviate a little, it will go through this process. She explained that instead of being super strict and saying something is not allowed, even though it will basically break the project, and having to go through the Variance process, this is something that would just be handled at the administrative level. She said it didn’t make sense when there are no issues related to safety. She explained that this was giving the authority to the Director to make those decisions. Chairman Consiglio asked if this should speed [up] and get things to flow a little faster. Director Hernandez indicated yes and told him that they are going to see that throughout and that basically they are trying to expedite things instead of having people wait two (2) months for approval through the [Zoning] Board of Adjustments or even here [with this Board] coming for a SUP when it is really not needed.

Director Hernandez stated that the ordinance even lists things that are not eligible for adjustments as well, and also the approval criteria which she said she thought was really important, to provide those guardrails to whoever is making these decisions. The Chairman commented that this gave a lot more power of discretion now, all of a sudden. Director Hernandez assured him that it was limited and that there was approval criteria that has to be met. The Chairman said he was just wondering. Director Hernandez told him that these are minor things like setbacks, lot coverage and just minor things. The Chairman stated that he thought it was good and thanked her so that she could continue.

Director Hernandez called upon Joel Olivo, the Assistant Director, to present changes to the parking section. The Director informed the Board that Staff – Mr. Olivo and Ms. Núñez helped her amend certain sections.

- Slide 29 & 30 - Art. VI Parking

Mr. Olivo wished the Commissioners a good evening again. He told them that there were about six (6) changes to the parking regulations or amendments to the parking regulations.

1. One (1) was the establishment of parking requirement for group homes, which is basically going to be one (1) parking space for each four (4) beds.

2. The second (2nd) amendment was to establish the criteria for a self-storage facility. He said that currently under the ordinance a self-storage facility or those mini warehouses that you see there are grouped as a regular warehouse which requires one parking space for every 1000 square feet of floor area. He said that a lot of times Staff will get a self-storage facility like the one on Ed Carey Drive. He said it was a self-storage facility, three (3) stories that he said he thought was something like ninety thousand (90,000) square feet. He said that this facility required ninety (90) parking spaces, which is a lot of parking for a facility that generates minimal traffic. He said that with this parking requirement, they would require less parking, which would be one (1) parking [spot] for forty (40) storage units plus one (1) parking space for each two hundred and fifty (250) square feet of floor. He said this would reduce the parking requirement and that it would be consistent with other cities throughout the state, He said that some require just based on the office while others require five (5) parking spaces for the storage facility. He said that they kind of used a combination of both to come up with the parking requirement, which will help developers out when they want to build a storage facility.
3. The third (3rd), Mr. Olivo indicated, was just a minor amendment. He stated that this was actually approved back in 2015 but said he believed that, when it was codified, they didn't include the entire ordinance. He said it should have been amended, the parking requirement for community residential facilities to require one (1) parking space per bedroom plus one (1) for each employee at the highest staffed shift. Mr. Olivo stated that basically they just added the plus one (1) for each employee at the highest staffed shift. He said that should have been included under the current ordinance but that it was left out and so they just made the minor adjustment. He reiterated that basically this section added – one (1) employee at the highest staffed shift, and he said this was for community residential facilities or halfway house.
4. For the fourth (4th) amendment, he said they added a little change to the special off-street parking regulation. He said this would benefit existing buildings seen, for example, on Tyler or Harrison, that are limited on parking and have no space to put parking. He said they added the criteria that states that if a proposed use is going into an existing building and it is a similar use to what was there before, they would be permitted to operate with the parking that is currently existing on site. Mr. Olivo noted that they put “similar” so that it doesn't have to be exact and to give some flexibility to the applicant. He said they also added this other criterion that if the square footage of the building is going to be increased, the parking requirement would only apply to the square footage that they are increasing and not to the entire building, so it is going to help those businesses out – those buildings that are limited in parking.
5. The fifth (5th) requirement, Mr. Olivo said applied to drive thrus. He noted that currently the stacking for drive thrus is three (3) cars and that they just added for four (4) cars to be consistent to what other cities require. He said they also added a dimension for the stacking. He said that spaces have to be twelve (12) foot wide by twenty (20) feet in length. He added that they then added criteria for a bypass lane. He said they have to provide a bypass lane to circumvent the stacking lane and then added the provision that “unless the Planning Director or City Engineer determined that the bypass lane was not needed” to give some flexibility to the developer.
6. The last [change] was just amending the loading regulations and all that was done was to adjust the space requirement. Instead of being ten (10) by seventy-five (75), it was reduced and changed to twelve (12) by sixty (60) fifty feet, which is consistent with what other cities require throughout the state.

Mr. Olivo summed up that these were basically the general amendments to the parking regulations. He asked if there were any questions.

Cmr. Flores asked if this applied to just new construction that is coming in or existing construction that is already there. Mr. Olivo said that it would be both – new and existing. Cmr. Flores indicated he would use an example from his area. Cmr. Flores stated that there are houses down 3rd Street and then you cut down to Bush, the new subdivision. He said there are houses out there, single-family residences, that have anywhere from six (6) to ten (10) cars parked there daily. He asked who enforces that. Mr. Olivo stated that Code Enforcement would enforce that. Mr. Olivo asked where specifically they were parked, if on the street or otherwise. Cmr. Flores referred to houses on Buchanan Street down 3rd where you can see the same thing. Cmr. Thomas commented that the problem was that this was a subdivision regulation and nobody enforces subdivision regulations/restrictions unless there is a HOA (Homeowner's Association). Mr. Olivo indicated she was correct. Cmr. Flores argued that when

permits are pulled, a driveway is designated for that house. Director Hernandez asked if these were single-family homes or if they were multi-family. Cmr. Flores said yes, adding that they were not multi-family. He said they are single-family [homes] since he started living in the area since 1970. The Chairman asked if it was in the area of Coakley Middle School. Cmr. Flores said yes and added where Sam Houston Elementary is. He commented that it was sad to see all the cars parked. He said that half don't use the driveway and that they jump the curb to the grass. He said that we need to enforce what we approve. Director Hernandez said that if it's a residential area, a single-family area, they obviously need to use the carport or driveway or garage or whatever parking space they have and they should definitely not be parking in the grass area. She said that this could actually be checked through Code Enforcement. Cmr. Flores commented that he thought somebody spending a couple of days in the area would write up a lot of citations. Mr. Olivo added that two (2) parking spaces are required for new houses but that back in the day it was one and a half (1 ½). He said some could be grandfathered the way they are. Director Hernandez confirmed the street he was mentioned about – down 3rd Street. Cmr. Flores said it was 3rd Street starting from Buchanan south until you get to Arroyo. Cmr. Flores commented that maybe somebody would clean it up. Director Hernandez said Staff would send Code Enforcement. Chairman Consiglio indicated he was glad Cmr. Flores had brought that up and started to say that parking on your lawn was not allowed. He asked for confirmation that there was an ordinance against this. Director Hernandez confirmed that it was not allowed. Cmr. Cruz-Velázquez stated that blocking the sidewalk was also not allowed and said she had also seen that. Director Hernandez said it was prohibited.

Cmr. Flores shared information about another violation. He said he went to a restaurant on [Sunshine] 77 called Mi Tierra, right across from a private school. He described that they have a large parking area but no handicapped parking and no signs and said that now they were using the curb between the street, using all the area that is right-of-way for parking on the grass. (Cmr. Flores indicated that he was not sure what the side street was – if Van Buren or Jackson.) He said they get off of it on the curb, no driveway and said that it won't take long for that to wear out that curb and start breaking it. He said the City will have to go in there and fix it and said that he didn't think people should park like that, especially at a business. Mr. Olivo asked Cmr. Flores what the side street was. Cmr. Flores said it would be on the south side, going towards Van Buren. The Board and Staff further discussed where the location might be at.

Chairman Consiglio refocused the group stating that Staff is always open to [the Board] emailing or calling them with these things and to help them out and to help Code Enforcement out. He encouraged Cmr. Flores to please feel free to pick up the phone. Chairman Consiglio added that he calls Dr. Josh Ramirez, Assistant City Manager for Internal Services on stuff all the time. Regarding parking, Cmr. Flores shared a story of someone he knows, who is disabled and who he said got his City Police Department to authorize him to issue warnings, with a citation attached to it if PD approved them. He recalled his name and said that the man has done a good job policing the area. The Chairman said that Cmr. Flores was looking for a part-time job. Cmr. Flores let it be understood that the issues are easy to see and just need to be addressed. Chairman Consiglio confirmed with Mr. Olivo that there was nothing else on parking and proceeded to thank him. The Chairman thanked the board for the good discussion.

Before proceeding, the Chairman checked in with Staff about the copies of the ordinance that they have. He referred to the red-lined version. Ms. Núñez stated that it was the abridged version.

- Slide 31 – Art. IX Landscape Regulations

City Planner Soledad Núñez presented the landscaping regulations. She indicated that they did not make too many changes. She said they updated the zoning designations/districts. She shared that there was a [reference] about a brochure she had never seen, or at least in her time with the City. She said that she thought only Mr. Olivo had seen it. She said [the reference] was taken out and said there is a list of recommended landscaping trees, bushes, [and] shrubs that developers can use for their projects. Ms. Núñez stated that the percentages were left the same.

- Slide 32 – Art. X Sign Regulations

For sign regulations, Ms. Núñez shared that they also didn't make any major changes. She said they just updated the zoning districts, and we combined two (2) tables in the sign regulations section, the one (1) for maximum height and one (1) for total sign area. She said that right now they are separate so we combine them to make it easier for people to navigate and that way you can just one-stop shop and look at what you need to and [submit] for signage. Ms. Núñez indicated that those were really the only changes made to those two (2) sections of the ordinance.

Cmr. Flores asked if they still have the same requirements to meet. Ms. Núñez said yes, explaining that they still have to meet all the permitting, engineering for pole signs, windstorm, and all the requirements. She stated that none of the requirements changed. Cmr. Flores said he was just checking.

Director Hernandez presented the remainder of the proposed changes.

- Slide 33 – Art. XI Accessory Structures, Storage Buildings

Director Hernandez prefaced by saying that this was actually a major change. She explained that the way that accessory uses are regulated in Harlingen is by size. So basically, anything that is greater than one hundred and forty-four (144) square feet has to go through the Special Use Permit (SUP) process and then ultimately gets approved by the City Commission. One of the recommendations [from the Comprehensive Plan study] is that this is a very odd kind of approach. She said that land use matters that need to be discussed by the Board shouldn't involve accessory structures like these, especially storage units, sheds and things like that. She said they are proposing this change and wanted to know how comfortable the Board felt about that because it would be handled administratively. Chairman Consiglio commented that that most definitely these seemed to be one (1) of the most controversial things that they receive. He confirmed that these would be done administratively. Director Hernandez explained that there will still be a comment period process for ten (10) days during which Staff will notify neighbors. She said that they will do everything as if it was a SUP without having the person wait two (2) months to get an approval. The Chairman acknowledged this information and said it sounded good. Director Hernandez reiterated that there will be a ten (10) day comment period and said that if they receive complaints and the need to be brought up to City Commission, then Staff will forward the request to City Commission, skipping [the Planning and Zoning Commission]. Director Hernandez stated that it would go straight to City Commission to avoid delays unless the Board wants to see [these items] and Staff can insert the Board into the equation. Cmr. Cruz-Velázquez stated that she was okay with that. Cmr. Thomas commented that she didn't need to know about storage units and Tough Shed. Cmr. Cruz-Velázquez joked that she did not want to be the bad guy. There was laughter among the Board members. Director Hernandez continued and said that this was one (1) of the main changes there.

- Slide 34 - Storage Containers

Director Hernandez indicated that another big change is the storage containers. Director Hernandez said there are a lot of issues with people using [them], especially in commercial areas, which she said makes sense to happen there, as long as they are screened and not within the public view. She said that for instance, commercial business or commercial districts, you cannot have any storage container, not even to or basically, for anything. She added that these are only allowed on a temporary basis, once a year, and you have to apply for a SUP. Director Hernandez shared that Staff was getting a lot of backlash from that and so right now, Code Enforcement has been very active trying to target these but that some of these have been there since before the ordinance was passed. She said that technically those should be legally non-conforming but that they haven't been treated like that. Director Hernandez continued and said that they don't want to allow them in residential districts and that will continue. She said they are prohibited but do want to allow certain storage containers like pods for instance, when people are moving and they want to put their belongings. She said that right now this is not necessarily allowed to have. She said that Staff wants to make sure they are allowed to do that and that if it is tied to construction, a building permit, and there is construction going on, then you can have it there as long as the construction is happening. She said they are tying it to an active permit and trying to do things so that people do not abuse it, but that Staff does not think it should be prohibited like it is right now. Director Hernandez said this was a big change. She reiterated that they want to allow storage containers in commercial areas and the conditions are that they need to be in the back, they need to be screened, and they cannot be visible from the public street. Director Hernandez summarized that these were the requirements.

Cmr. Cruz-Velázquez indicated that the only question she had about that was enforcement. She asked how it is enforced if they are allowed for thirty (30) days or administratively. Director Hernandez shared that Staff is hoping the storage containers can be allowed [and be] permanent. She said this was the change and specified that this was in commercial areas.

Cmr. Peña posed a scenario in a residential area where he decided to do a total remodel of his home, he asked if he would have to figure out how to place everything into one (1) container. Director Hernandez said yes and also clarified that it has to be in the driveway, because it cannot be on the right-of-way. Cmr. Cruz-Velázquez commented that he should get the biggest one. Director Hernandez stated that unless the Board wants it to be two (2) but said it gets dicey. The Director said

that the Board could recommend more than one (1) but again, [the two (2) containers] would need to be tied to certain conditions. Cmr. Peña commented that it could be possible. Cmr. Thomas told him that what Director Hernandez was saying was that the Board can make it possible. Director Hernandez confirmed this and stated that she was only recommending one (1) but that if [the Board] wants to make it more than one (1), [they could]. Cmr. Thomas said that she thought only one because they could be moved off and stored somewhere else. Director Hernandez agreed that this could happen. Cmr. Thomas continued, saying that most people only put the pod in their driveway to load it and then they have it hauled off, and then bring it back when they are ready to move back in or whatever. Cmr. Peña said he had in mind wonderful large metal containers. Cmr. Thomas asked if it would be for trash. Cmr. Peña said no, stating that it would be for storing furniture while the home is being remodeled. He said that the last thing you want is some contractor saying they couldn't do something today, because... He said that if you hand them an empty house, there are no excuses. Cmr. Thomas commented that she is about to do a major remodel and is going to pod [her items] and they will go away. She supposed this scenario if the items were going to be kept in the driveway but said it would be in the way. Cmr. Thomas stated that she thought two (2) was too many because are some small lots and small houses. Chairman Consiglio stated that they could have this discussion, maybe at the motion. He said he was indifferent and commented that with construction and remodel all sorts of things that go along. Cmr. Thomas asked if it was correct that they could always apply for a SUP to do two (2). Director Hernandez said that was correct and said that they can make sure that the language is clarified and that they have to apply for a SUP in residential areas because that is an option in commercial use. Cmr. Peña said that was fine. Director Hernandez again clarified that [they] could not be on the right-of-way or parked in the street.

- Slide 35 - Accessory Dwelling Units (ADUs)

Director Hernandez indicated that this was another major one. She said they were introducing accessory dwelling units (ADUs). She said they are only going to be allowed in residential, single-family districts, which is R1. She said they can only be approved with a SUP so [the Board] can see those. She described that these were bigger [structures] and that it was almost like a little house that is going to be in the back of a house. Director Hernandez stated that she wants [the Board] to see those and said Staff is recommending a maximum size of four hundred and fifty (450) square feet of gross floor area. She said it absolutely needs to be smaller than the primary dwelling and it cannot exceed the maximum lot coverage of 60%, which is the requirement for single-family districts. She also said that it obviously needs to comply with setbacks and that it could not exceed the height of the principal dwelling and then also need to comply with the design and compatibility standards that are outlined in the ordinance.

Director Hernandez indicated that the only [change] that is open-ended right now are the utilities and metering. She said that right now they have it so that if they want a separate meter they can. She asked the Board how they felt about that. She asked if they want to have different utilities, if they could have different utilities. Director Hernandez said that this was to not limit, saying that there were different situations.

Cmr. Thomas asked if the four hundred and fifty (450) square feet has always been in place. Director Hernandez said no, clarifying that this was a new standard. She said this was completely new and said that we don't [currently] allow ADUs, saying that this is entirely new. Chairman Consiglio posed the scenario of being on a two (2) acre lot and it is single-family and he has plenty of space to put maybe a one thousand (1,000) square foot home. He asked that this would be a no. The Director confirmed that he was talking about [the size] of the ADU. The Chairman confirmed this. Director Hernandez said no and said that the maximum is four hundred and fifty (450) [square feet]. Cmr. Thomas asked who decided that. Director Hernandez said it was based on best practices and her research and that this was her recommendation. The Director said we could also leave it open ended but warned that they will have a lot [of questions]. Chairman Consiglio suggested tying it to the lot size, the standard city lot size of six thousand (6,000) square feet. He confirmed that there would be space for a four hundred and fifty (450) [square foot] ADU. Director Hernandez confirmed that there would be enough space. Cmr. Thomas stated that she did not like four-fifty (450) [square feet]. Director Hernandez asked if she thought it was too big or small. Cmr. Thomas said it was too small. The Chairman also said "small". Cmr. Thomas used the example of people that want to build a pool house. She said that you couldn't fit much in four fifty (450) [square feet]. Director Hernandez said that a pool house was different. Cmr. Thomas confirmed that a pool house was not considered an ADU. The Director said a pool house was allowed and you didn't need anything. Chairman Consiglio asked if you could have an eight hundred (800) square foot pool house. Director Hernandez stated that you could have a pool house as big as you want but it just cannot have bathrooms or kitchens. Cmr. Thomas expressed surprise that it can't have kitchens. Director Hernandez said there are some limits. Staff confirmed

that it can have showers. Director Hernandez confirmed that there was no limit on the size. Mr. Olivo confirmed there was no limit. He also said it can have a kitchen. Ms. Núñez stated that you just can't live in it as your primary dwelling but that you can have plumbing facilities in it. Director Hernandez commented that she didn't think it could have a bathroom. Chairman Consiglio commented that this was the whole point. Cmr. Cruz-Velázquez said she didn't want people coming into her house like that. Director Hernandez continued, clarifying that [an ADU] is a unit you can live in. She said there is a kitchen and it has a bathroom. Cmr. Thomas said she was now tracking but said she still thought four hundred and fifty (450) [square feet] was small because there are people that want their mother-in-law "afuera" (outside) and she said that this was small. The Chairman agreed. Cmr. Thomas likened it to a hotel room. The Chairman thought this was a good comparison. The Director said it would be considered a studio. Chairman Consiglio referred to some of the tables with dimensions and asked why this couldn't fall into a table based on lot dimensions. Director Hernandez stated that she could do that. She stated that she didn't know if Harlingen was ready for this. The Chairman said that he thought the whole point of this, the ADU is about the concept of affordable housing and creating density. Director Hernandez agreed. The Chairman said that [the Board] has had a lot of families come here wanting to do something like this and it is not an option. Director Hernandez reiterated that this was not an option. Chairman Consiglio said that he didn't think the four hundred and fifty (450) square foot is ideal but also, that putting that on an original townsite lot, he thought putting four hundred and fifty (450) was probably the max. He said that there are other lots. He said that the lot behind him is three (3) lot, living in the middle of Harlingen. He said that that person could easily put, probably, a one thousand (1,000) square foot ADU if they want. He said he thought there needs to be a tie into that a little bit if we want to actually try to provide something that the community finds useful and meets the need of, again, under the umbrella of affordable housing. He said he was in-line for some metric formula there. The Director confirmed that he was asking for something proportional to the lot size. Cmr. Thomas added that it should also be proportional to the house size using the example of an eight hundred (800) square foot ADU for a sixteen hundred (1600) square foot home, saying that it could be more than half the size. The Chairman added that he thought that some of the applicants [the Board] has had for this consideration have been pretty small main homes, maybe twelve hundred (1,200) [square feet] or something or even less maybe. Director Hernandez acknowledged this information and said she would look into this and making it proportional. The Chairman agreed and said it could be something like the beautiful table at the beginning [of the presentation] with max heights and max things based on...

Chairman Consiglio confirmed that this would only be for R1. Director Hernandez said yes and indicated that it would be for now. She said that this was just to introduce [ADUs], saying that she didn't know if people will be interested or if it will cause a lot of issues. The Chairman agreed saying that it didn't make sense to have an accessory dwelling on a... Director Hernandez finished his sentence adding on a multi-family or higher density [district] where you have a duplex. The Chairman commented that they could just rent the apartment above them. The Director agreed.

- Slide 36 – ADUs [Comprehensive Plan Task Chart]

Director Hernandez stated the whole reason for proposing standards for ADUs is [that it] is part of the Comprehensive Plan, as one of the recommendations and is one (1) of the tasks for the Planning Department.

- Slide 37 – Smoke/Vape Shops Proposed Regulations

Regarding smoke shops, Director Hernandez stated that there is a moratorium in place right now. She explained that one (1) of the tasks was to develop standards for basically regulating smoke shops, the new ones and said that right now [the proposed regulations were] just a placeholder, saying that these were things that Staff thought would be absolutely needed to regulate smoke shops. She identified that the main thing is that a Special Use Permit will be required regardless. She said that they were also imposing conditions on new smoke shops. She pointed out that the regulation says one thousand (1,000) feet as the distance requirement. She said they went ahead and mapped some of the existing smoke shops versus private schools, licensed childcare facilities, public parks, playgrounds and all those uses and that basically this was the whole city. Cmr. Thomas commented that it eliminated everything. [Because of this], the Director said they had a new map in which they went down to five hundred (500) feet and she said she thought this was a little more suitable and that it leaves some space for additional smoke shops. She said [the distance] would change. Director Hernandez stated that there are distance requirements between smoke shops as well and indicated that they would decrease that by five hundred (500) feet and that they would also need to comply with other requirements. She reported that State Law was actually regulating them quite heavily now and that this was something new that was coming July 1st. Director Hernandez asked the Board if they had any questions. There was indication that there were no questions.

- Slide 38 - Art. XIII Nonconforming Uses and Structures

For these standards, Director Hernandez stated that they were just trying to make sure that they were not stricter than State Law. She said that [the City's] ordinance was written in a way that was very strict and you would lose your nonconforming status for a lot of reasons. She said that Staff went back and were trying to harmonize our regulations with State Law.

- Slide 39 – Implementation/Next Steps

Director Hernandez said that as far as next steps, phase one (1) is to adopt the text amendments. She said that we need to finalize the draft of the zoning ordinance and then put it out for review for thirty (30) days. She indicated that hopefully we would get comments from the community and then phase two (2) is to update forms and internal procedures based on the new ordinance, and then in the future, there will be a zoning map update. She confirmed that this was not something we were doing right now. She explained that this will consist of rezoning basically the whole city based on the new district categories. She said that this was coming later for now this was just a summary of the changes that [Staff is] proposing.

Cmr. Cruz-Velázquez asked what the estimated timeline for all these things to happen was. Director Hernandez said that there were still things that need to be worked out but that [Staff] was hoping to release the draft by next Monday and then have it open for thirty (30) days. Cmr. Thomas remarked that this was a big, big job and recognized the Staff for trying to tackle this. Cmr. Cruz-Velázquez said that she agreed. She said that she was reading a little bit through it and said that in the long run, she thought this would things easier when making decisions.

Chairman Consiglio brought up a topic that he indicated might not be too popular. He asked if there was nothing the City could do about utilities. He said that they are about to tear up his yard again for a second time to put in fiber that nobody wants to use or buy right now. He confirmed that there was no regulations on that at all. Director Hernandez said she thought we did, referencing the Engineering Department. Director Hernandez added that they are supposed to restore everything to the way it was. Cmr. Flores commented that they should put it on the right-of-way. Director Hernandez replied that they would then disturb the sidewalk. The Chairman referred to a time when it was a lot of stuff was put in the alleys and now, we are not doing that and everything in is the front. He said that he got it but also commented on all the sorts of structures and boxes and things that they put in people's yards now. He reflected that the property was not purchased that way and confirmed to Director Hernandez that this was in the front. He said that he knew that this was a [State of] Texas thing to make it business friendly he supposed but also commented that he didn't know how many fiber lines were needed, adding that he did not need three (3) terabytes of speed to watch Netflix. He said this was his comment.

Nadia Lopez, Assistant City Engineer

Ms. Lopez stepped forward to the podium and introduced herself before the Board. She shared that the Engineering Department does review excavation permits and said that they do end up reviewing any utilities that go within the right of way from other franchise utilities. She added that they do get inspected and said that they are not able to close the permit or approve the permit completely until everything is covered up and nothing is basically sticking out. The Chairman described that with the fiber, they put out those white cone things with an orange top sticking out from the ground and then said that they put a box there in your yard. He said that he felt like they just put them wherever they want because it is the cheapest and easiest thing for them to do, when, if they go half a block over, there is an alley way right there that maybe they could put everything there instead of in the middle of the yard that he has tried to maintain and put a lot of time and effort into. He said that he felt like there needed to be more scrutiny on that because with a little planning, it could be twenty feet [in a direction] where it wouldn't have to be in the middle of the yard. The Chairman said that you see them everywhere driving down Austin Street where he lives. He said they put them all up and down Ferguson Street. He again asked why they need to be in the middle of people's yards and things like that. Cmr. Thomas added that they need to wrap the boxes with pictures of birds. There was some laughter. The Chairman realized she was referring to the utility boxes and said that this was a way to soften them a little bit. The Chairman continued and asked if this was something that could be looked at. He said he knew this was something the state had done. He said he remembers that and that it has been a while. He asked for anything that can be done to try to ease that and look into it. Ms. Lopez stated that they would look into that. The Chairman added that they were not very friendly saying that that they tore up his whole yard and that one of sprinkler zones was never fixed... good luck and sorry sir... The Chairman summed up that this was his gripe and said that it does add to the beauty of our community, adding that there were still property rights. Cmr. Thomas added that Austin was getting

repaved and that they had just started today. The Chairman expressed thanks for that and said he did love that, joking that he doesn't have to change his tires every few days now.

The Chairman asked Director Hernandez if that was all and asked if she wanted a motion. Director Hernandez indicated that only if [the Board] felt comfortable, unless they wanted Staff to go back and incorporate changes and bring it back before them. Cmr. Thomas asked if it would be a motion to approve or to move forward. Director Hernandez indicated it would be a recommendation. The Chairman indicated that she could make a recommendation to approve the draft of the ordinance amendments to the City Commission along with some of the changes noted or discussed. Cmr. Thomas reiterated this information. Chairman Consiglio stated that there was a motion for approval with the Board recommendations. He asked if there was a second.

Cmr. Peña indicated he had a question and referred back to the smoke shop [regulations]. He suggested that some input from Chief Alvear might be helpful in that. The Director acknowledged that this was missing right now. Cmr. Peña acknowledged this response and added that [the change in distance requirements] from a thousand (1,000) to five hundred (500), he asked if Staff could get input from him on that because he said he knows the problems that they are having. Director Hernandez acknowledged this and said that it was the goal. She said they are supposed to meet. She shared that she had already sent the draft ordinance to different departments – the Health Department, Water Works who had already agreed with the changes which she said she was surprised by because of the meters. She continued with her list saying Staff was also going to share with the Police Department and that this was the next step because this was something that was tasked by the specific regulations regarding smoke shops tasked by City Commission. She added that they were also hoping to also get input from citizens as well. She said there were some school district teachers even that were recommended by citizens that we should probably go and talk to them. The Director expressed her hope to just set up a meeting and bring everybody [together] to discuss the recommendations and see what else would be needed.

The Chairman indicated that he would back up and stated that he needed to do a Public Hearing.

The Public Hearing was opened. He asked if there was anyone that would like to speak on this item, to please approach the podium. He asked the approaching speaker to please state their name for the record.

Luis Valdespino, 420 E. Austin

Mr. Valdespino introduced himself before the Board. He apologized for walking in a little bit late. He thanked Director Hernandez for her presentation and indicated he had a couple of questions. He referred to the discussion on smoke shops. He said he had submitted some names of some good people to talk to because of the City Commission Meeting. He said that they did mention doing research and said he looked forward to hearing whatever was found from the research because they haven't heard anything yet. He said he just wanted to follow-up on that one because he said he did think the impact of vaping with the kids is horrible. He said he has worked in high school and now in elementary [school], so he said he didn't see it as much now but that it was still, even with the young ones, it impacts. He said they get caught with the stuff at school and stuff and that even though, there is a State Law now against it and everything. He said it does have a big impact. He said he didn't know what the extent of what they can do with it is but said that to minimize the impact was important. He said this was the first item. The second he said was just more of a question or more of a suggestion. He said he heard the comment about trying to make sure that the City zones are not as strict as the State zoning. He said that he thought, if he was not mistaken, that State Zoning Laws tend to be pretty broad and said that he would think that our City Zoning Laws can be more protective of whatever it is that we need so he said it was just a consideration and something for [the Board/Staff] to think of. The Chairman asked him if he could clarify. Director Hernandez addressed Mr. Valdespino. She apologized if she had implied that and explained that what she was saying was that [the City] cannot be more restrictive than State Law when it comes to certain land use regulations, saying that non-conforming uses was one (1) of them. She explained that basically they were trying to just make sure that [Staff] is not more strict than the state when it comes to something that is already outlined. Chairman Consiglio stated that there was a hierarchical law too. The Director said yes. Mr. Valdespino acknowledged this response. The Chairman thanked him. He asked if there was anyone else and upon hearing and seeing none, the Public Hearing was closed.

The Chairman indicated that he wanted to add something real quick. The Chairman asked if when looking at landscaping, he asked staff re-looked at penalties for, for example, not mowing the lawns, and all that stuff. He asked if that was in there and if this was part of the ordinance. City Planner Ms.

Núñez came back up to the podium. She stated that this was not part of this landscaping ordinance, explaining that there was a separate ordinance for maintaining your yard and things like that. The Chairman acknowledged her response and asked if this was a health issue. Ms. Núñez said yes. The Chairman commented that he just wanted to make sure we stayed with the times [and the penalties (fees) were looked and had been increased accordingly]. He said he recalled at time when it was \$25 and said it was a great bargain. Ms. Núñez said she believed that it was a little bit higher now. Director Hernandez added that there was an administrative fee. Ms. Núñez shared that Code Enforcement was very busy with several regular offenders. The Chairman added that he thinks it needs to be punitive or otherwise nothing is being accomplished and except a cheap moving service. Ms. Núñez restated that this was a separate ordinance adding that it was in a different section and a separate chapter completely. Cmr. Flores shared about his knowledge of liens being placed on a property. The Chairman said he thought it had been very inexpensive for a long time and said that maybe somebody will look at it.

Chairman Consiglio redirected the group stating there was a motion. He asked Cmr. Thomas to restate the motion. Cmr. Thomas made the motion to [recommend the draft] with the suggested changes as discussed. The Chairman asked if there was a second. Cmr. Peña seconded the motion. The motion was moved to a vote. The motion was passed unanimously and the meeting was adjourned.

The Chairman was informed that there were still agenda items to be discussed. The Chairman got confirmation from Attorney Sossi that he could reopen the meeting.

Chairman Consiglio reopened the meeting at 6:36 p.m. to proceed with the meeting.

REPORTS/ANNOUNCEMENTS

1) Assistant Planning and Development Director’s Report

- a. Status report on items considered by the Planning and Zoning Commission at the May 12, 2026, meeting – Joel Olivo, Assistant Planning and Development Director
 - i. **Request to amend the previously approved Special Use Permit (SUP) to allow a Civic Lodge in a Multi-Family Residential (“M-2”) District, located at 2006 Whalen Road, bearing a legal description of 2.5420 acres out of the South 5 acres and 0.62 acres out of 2.1550 acres, also out of the South 5 acres, Lot 14, Block 147, San Benito Land and Water Company Subdivision. Applicant: Narciso Villela III (Commander), c/o Veterans of Foreign Wars Post 2410.**
 - ii. **Request for a Special Use Permit (SUP) to allow a bar in a Light Industry (“LI”) District located at 1510 N. Commerce St., Suite A, bearing a legal description of Lot 3, Block 1, Replate of Casa Blanca Subdivision. Applicant: Tomas Diaz**

Mr. Olivo reported that the SUP for the bar at 1510 N. Commerce and then the other SUP for the VFW to amend their hours of operation were approved [on first Ordinance reading by the City Commission].

With no other items on the agenda, the meeting was adjourned at 6:37 p.m.

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

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **July 14, 2026**

Agenda Item:

Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Altas Palmas Subdivision Phase II, bearing a legal description of 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 & 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: Soledad A. Núñez, CNU-A

Title: City Planner

Signature: *Soledad A. Núñez*

Brief Summary:

Project Timeline

- January 22, 2026 – Original Preliminary Construction Plans and Final Plat application submitted to the City. **(ATTACHMENT I)**
- February 10, 2026 – Comments outlining deficiencies sent to Engineer.
- February 11, 2026 – Original Preliminary Construction Plans and Final Plat resubmitted to the City.
- February 28, 2026 – Preliminary construction plans and final plat deemed complete.
- June 17, 2026 – Zoning of property to Residential, Single-Family was approved on second and final reading by the City Commission.
- July 14, 2026 – Consideration of the preliminary construction plans and final plat with conditions by the Planning and Zoning Commission.
- August 5, 2026 – Consideration of the preliminary construction plans and final plat with conditions by the City Commission.

Summary:

- The proposed Altas Palmas Subdivision Phase II consists of 154 single family residential lots. The subdivision is inside City Limits, located north of Beckham Road and is the second portion of a multi-phase development.
- The proposed development is consistent with the Residential Single-Family zoning designation.
- All drainage improvements will be designed in accordance with the City's current standards, including compliance with the 50-year storm event requirement.
- Water and wastewater services for the proposed development will be provided by the Harlingen Waterworks System (HWWWS).
- Park fees will be assessed for the subdivision at a rate of \$500 per dwelling unit. Based on the proposed lot count, the total park fees due will be \$77,000.

• These funds will be allocated to Park Zone 4, the northwest zone, in accordance with the City's parkland dedication requirements. • All items identified on the preliminary and final plat checklist will be addressed prior to the recording of the final plat.				
Staff Recommendation:				
Staff recommends approval of the preliminary construction plans and final plat, with the following conditions: 1. Requirements from the Engineering Department, HWWS, Fire Prevention Bureau, and Planning Division, as outlined in the attached comments. (ATTACHMENT V – IX).				
Funding (if applicable):				
Are funds specifically designated in the current budget for the full amount for this purpose?	☐	Yes	☐	No*
*If no, specify source of funding and amount requested:				
Finance Director's approval:	☐	Yes	☐	No ☐ N/A
City Manager's approval:	☐	Yes	☐	No ☐ N/A
Comments:				
City Attorney's approval:	☐	Yes	☐	No ☐ N/A

Attachment I—Subdivision Application

CITY OF HARLINGEN PLANNING AND DEVELOPMENT DEPARTMENT MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)Project Address BECKHAM RD. Nearest Intersection ALTAS PALMAS & RODEO DR.(Proposed) Subdivision Name ALTAS PALMAS PHASE II Lot 154 Block 1Existing Zoning Designation SF-1 Future Land Use Plan Designation SF-1**OWNER/APPLICANT INFORMATION:** (Please PRINT or TYPE)Applicant/Authorized Agent EMILIANO ROSEL Phone 956-929-1615 FAX _____Email Address (for project correspondence only) [REDACTED]Mailing Address 14216 PALIS DR. City LA FERIA State TX Zip 78552Property Owner ZARATE MANAGEMENT, LLC Phone 956-561-9587 FAX _____

Email Address (for project correspondence only): _____

Mailing Address 1992 DATE PALM DR. City MERCEDES State TX Zip 78570**Select appropriate process for which approval is sought. Attach completed checklists with this application.**

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

Please provide a basic description of the proposed project: PROPOSED 154 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION

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

Applicant's Signature: [Signature] Date: 01/29/20

Property Owner(s) Signature: _____ Date: _____

Accepted by: _____ Date: _____

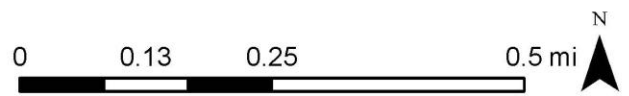
30

Attachment III — Aerial View



Legend

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



Attachment IV — Street View

Street View





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

7/1/2026

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

Re: Altas Palmas Subdivision Phase II

Dear Mr. Rosel,

City staff reviewed the preliminary plans and final plat of the proposed “**Altas Palmas Subdivision Phase II**” submitted on February 11, 2026. The application is considered complete, subject to a list of conditions from different city departments. If you agree with the listed conditions, please visit the Planning and Development office to pay the \$150.00 subdivision application fee. Once the payment is received, the proposed subdivision will be considered “filed” and staff will place the subdivision in the next scheduled meeting of the Planning and Zoning Commission.

Preliminary and Final:

1. Pursuant to Sec. 109.91 – (c)(3)(e) of the Code of Ordinances Chapter 109 – Subdivisions, all new monuments set at subdivision corners shall be set to a sufficient depth to retain a stable and distinctive location, encased in concrete where location permits, shall be marked in a way that is traceable to the responsible surveyor, and shall conform to the appropriate state statutes.
 - a. Please provide elevations for these points.
2. Pursuant to Sec. 109.124-(c)(12) the developer shall improve or pay escrows for 10 feet of additional pavement with curb and gutter and a 5 – foot sidewalk along the Beckham Road boundary.
3. Please update plat note 5 to reflect Section 212, instead of Section 232.
4. Please provide a traffic impact analysis for the entire subdivision.
5. Please submit a rezoning application for the property. The property is currently not designated under any zoning classification.
 - a. Residential, Single-Family zoning was approved on final reading June 17, 2026.
6. Update the blocks on the final plat, all the blocks reflect Block 1.
7. All other applicable fees must be paid prior to recording the final plat.

Thank you,

Soledad A. Núñez

Soledad A. Núñez, CNU-A
City Planner



Engineering Department | 24200 FM 509, Harlingen, Texas 78550

February 27, 2026

Nadia Lopez, PE

Assistant City Engineer

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

RE: REVIEW OF ALTAS PALMAS SUBDIVISION PHASE II PRELIM/FINAL - 1ST SUBMITTAL

Dear Mr. Olivo,

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

- ☐ Approved
- ☒ Approved with Conditions
- ☐ Disapproved

Please review and address the following comments:

Plat

- A traffic impact analysis for the overall development of Altas Palmas subdivision will need to be submitted for review prior to final acceptance of plat.

Drainage Report

- The storm drainage configuration shown on the drainage area map within the report (last sheet) does not match the proposed grading plat. Please update map to match the grading plat.
- To progress the preliminary submittal, there are no additional comments regarding the site narrative and detention calculations. The comments below may be addressed during the construction plan submittal review:
 - Consider providing separate TCs for each drainage area so that the overall TC is not used for each drainage area calculation. The calculations provided on this submittal appear to be the same from the previous report.
 - The Tc calculations indicate a 0.40% slope for residential flow. This value should correspond with the proposed lot grading slopes which have a minimum 1% slope. Please revise the Tc calculations accordingly.
 - The rainfall intensity used in the post-developed drainage calculations for each area is based on an overall Tc of 31 mins. Runoff for each drainage area should be calculated using only the Tc for the lot and gutter path to get to the inlets. The storm drain Tc should not be included in these calculations.

-
- The HGLs appear to remain above the top of curb. For clarity on reviewing the HGLs, please show them on the storm profiles at the time of the construction plan submittal to ensure they are below the top of curb.
 - The cover of the storm pipes will be further evaluated when a full set of construction plans are submitted to determine concurrence with design.

Please note that this review shall be for conformance to subdivision regulations and the responsibility and liability for the adequacy of the design shall remain with the Engineer sealing the documents.

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

Sincerely,



Nadia M. Lopez, PE



Subdivision Review

Subdivision Name: Altas Palmas Phase II – 2nd Submittal

Proposed Use: 154 Lot Residential, Single-Family Use

Location: Northeast corner of the intersection of Rodeo Drive and Altas Palmas Road, north of Altas Palmas Subdivision Phase I

Developer: Zarate Home Designs, LLC

Engineer: Moore Land Surveying / (956) 929-1615
[Redacted]

Approval: ☒ Yes ☐ Yes with Comments ☐ No

Comments: 1. No Comments

Juan Saucedo Jr. Fire Marshal
Departmental Official Signature

(956) 216-5790
Contact Number

Fire Prevention
Department

jsauceda@harlingentx.gov
Contact E-mail

February 11, 2026
Date

Juan Saucedo Jr
Signature



HARLINGEN
WATERWORKS
SYSTEM

**ALTAS PALMAS PH.II SUBD.
PLAT SUBMITTAL #2**

February 25, 2026

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

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

Response:

APPROVED

David Vasquez

Digitally signed by David Vasquez
DN: C=US,
E=dvasquez@hwws.com,
O=Harlingen Waterworks System,
OU=Engineering Dept., CN=David
Vasquez
Date: 2026.02.25 17:13:55-06'00'

ADDITIONAL COMMENTS:

- If the developer requests HWWS to execute the plat prior to completion of the modifications to the existing water & sewer facilities, a Letter of Credit (LOC) or a Check in an amount equal to the developer's estimated costs of construction must be submitted to HWWS. The developer's engineer is to submit a cost estimate for this work for review and approval by HWWS prior to submission of the LOC or check.
- A full set of water and sewer construction plans must be submitted to Harlingen Waterworks System for review and approval prior to commencement of construction.
- HWWS comments subject to modification based on additional information of future comments issued by the City of Harlingen, changes made to the plans after approval has been given, or if new information is uncovered through field discovery.

Attachment IX – Public Works (Traffic)

From: [Arnold Campos](#)
To: [Sol Nunez](#)
Cc: [Ruth Trevino](#)
Subject: RE: Altas Palmas Subdivision Phase II
Date: Tuesday, March 31, 2026 12:27:59 PM
Attachments: [image001.png](#)
[image002.png](#)

Sol,

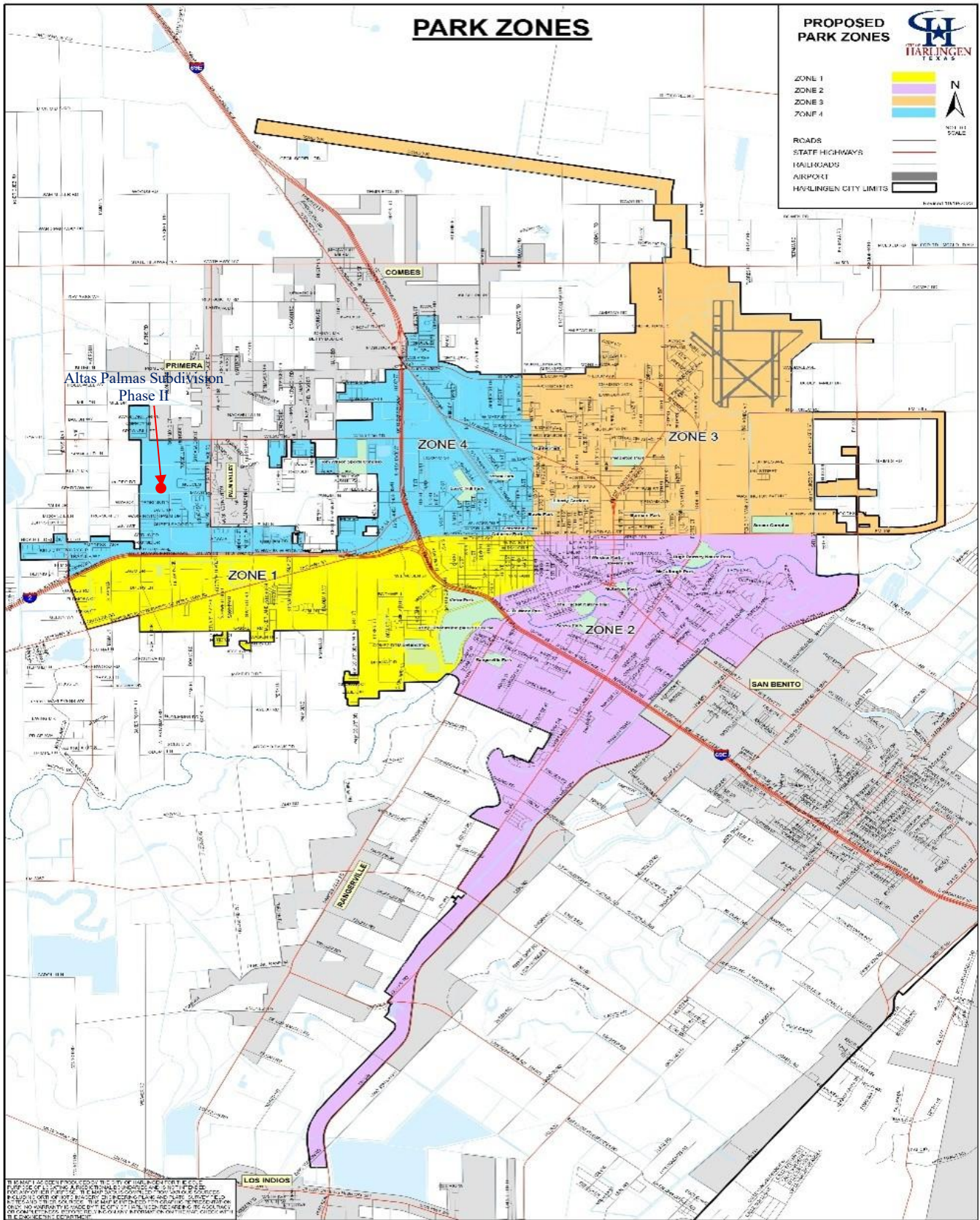
Clear as well..

Thanks again,



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

Attachment X – Park Zones Map



**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **July 14, 2026**

Agenda Item:

Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Dixieland Crossing Subdivision Replat, bearing a legal description of 1.62 acres of land out of, Dixieland Crossing Subdivision , located south of Garrett Road, approximately 752.11 feet west of Dixieland Road. Applicant: Moore Land Surveying, LLC c/o CJE Construction

Prepared By: Soledad A. Núñez, CNU-A

Title: City Planner

Signature: *Soledad A. Núñez*

Brief Summary:

Project Timeline

- February 22, 2026 – Original Preliminary Construction Plans and Final Plat application submitted to the City. **(ATTACHMENT I)**
- March 12, 2026 – Comments outlining deficiencies sent to Engineer.
- July 1, 2026 – Rezoning request from Neighborhood Services (“NS”) District to Residential, Patio Home (“RPH”) District approved on Second and Final Reading.
- July 2, 2026 – Preliminary construction plans and final plat deemed complete.
- July 14, 2026 – Consideration of the preliminary construction plans and final plat with conditions by the Planning and Zoning Commission.
- August 5, 2026 – Consideration of the preliminary construction plans and final plat with conditions by the City Commission.

Summary:

- The proposed Dixieland Crossing Subdivision Replat consists of 10 residential patio-home lots intended for single-family development. The subdivision is located within the city limits, south of Garrett Road.
- The proposed development is consistent with the Residential Patio Home zoning designation.
- All drainage improvements will be designed in accordance with the City’s current standards, including compliance with the 50-year storm event requirement.
- Water and wastewater services for the proposed development will be provided by the Harlingen Waterworks System (HWWS).
- Park fees will be assessed for the subdivision at a rate of \$500 per dwelling unit. Based on the proposed lot count, the total park fees due will be \$5,000.
- These funds will be allocated to Park Zone 1, the northwest zone, in accordance with the City’s parkland dedication requirements.

- All items identified on the preliminary and final plat checklist will be addressed prior to the recording of the final plat.

Staff Recommendation:

Staff recommends approval of the preliminary construction plans and final plat, with the following conditions:

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

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount for this purpose?

☐ Yes

☐ No*

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

Finance Director's approval:

☐

Yes

☐

No

☐

N/A

City Manager's approval:

☐

Yes

☐

No

☐

N/A

Comments:

City Attorney's approval:

☐

Yes

☐

No

☐

N/A

Attachment I—Subdivision Application

CITY OF HARLINGEN PLANNING AND DEVELOPMENT DEPARTMENT MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address GARRETT RD. Nearest Intersection DIXIELAND RD. & GARRETT RD.
(Proposed) Subdivision Name RE-PLAT C-1, DIXIELAND CROSSING Lot 1 Block 1
Existing Zoning Designation COMMERICAL Future Land Use Plan Designation COMMERCIAL

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent EMILIANO ROSEL Phone 956-929-1615 FAX _____
Email Address (for project correspondence only) [REDACTED]
Mailing Address 14216 PALIS DR. City LA FERIA State TX Zip 78552
Property Owner CJE CONSTRUCTION Phone 956-207-0987 FAX _____
Email Address (for project correspondence only): _____
Mailing Address 4119 CROSSPOINT BLVD. City EDINBURG State TX Zip 78539

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

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

Please provide a basic description of the proposed project: PROPOSED 10 LOTS OF TOWNHOMES

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 of approval may be revoked.

Applicant's Signature: [Signature] Date: 02/20/26

Property Owner(s) Signature: _____ Date: _____

Accepted by: _____ Date: _____

Attachment II —Final Plat

Attachment III — Aerial View



Legend

-  Subject Property: Re-Plat of Lot C-1, Dixieland Crossing Subdivision
-  Property Parcels
-  City Limits



Attachment IV — Street View

Street View from James Street





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

7/2/2026

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

Re: Dixieland Crossing Subdivision Replat

Dear Mr. Moore,

City staff reviewed the preliminary plans and final plat of the proposed **“Dixieland Crossing Subdivision Replat”** submitted on February 20, 2026. The application is considered complete, subject to a list of conditions from different city departments. If you agree with the listed conditions, please visit the Planning and Development office to pay the \$250.00 replat application fee. Once the payment is received, the proposed subdivision will be considered “filed” and staff will place the subdivision in the next scheduled meeting of the Planning and Zoning Commission.

Preliminary and Final:

1. Pursuant to Sec. 109.91 – (c)(3)(e) of the Code of Ordinances Chapter 109 – Subdivisions, all new monuments set at subdivision corners shall be set to a sufficient depth to retain a stable and distinctive location, encased in concrete where location permits, shall be marked in a way that is traceable to the responsible surveyor, and shall conform to the appropriate state statutes.
 - a. Please provide elevations for these points.
2. Please review Sec. 111.118(1)(a) of the Code of Ordinances Chapter 111 – Zoning for minimum lot area regulations.
 - a. The current Neighborhood Services zoning would require a minimum area of 6,000 square feet per lot.
 - b. The Residential Patio Home Zoning was approved on final reading July 1, 2026.
3. Pursuant to Sec. 109-124 (c)(11)(c) of the Code of Ordinances Chapter 109 – Subdivisions Collector streets shall have a right-of-way of 80 feet and a pavement width of a minimum of 42 feet from the back of the curb to the back of the curb.
 - a. Garrett Road is listed as a Major Collector with 80 feet of ROW. Ensure the proper right-of-way is dedicated on the final plat.
4. Pursuant to Sec. 109.124-(c)(12) the developer shall improve or pay escrows for 10 feet of additional pavement with curb and gutter and a 5 – foot sidewalk along the Garrett Road boundary.
5. Pursuant to Sec. 109.124 – (f)(7) of the Code of Ordinances Chapter 109 – Subdivisions, a 5’ sidewalk will be required at the time of construction, and 15% of the total cost estimate of the subdivision will need to be paid.
6. Pursuant to Sec. 109-193 (a)(1)(c) of the Code of Ordinances Chapter 109 – Subdivisions, please note that there is a Park Land Dedication fee of \$500 per unit/lot in a new subdivision.

Attachment V – Planning

- a. Please change plat note 16.
1. Please include “resubdivision” on the legal description.
2. Please include the required corner clip on Lots A9 and A10.
3. Please submit a street sign plan with existing and proposed signage.
4. Please include a street light plan with existing and proposed street lighting.
5. Please coordinate the cluster mailbox with the USPS.
6. Please include a section under plat note 4, to include a 10-foot side setback on corner lots.
7. On Plat Note 4, the front yard setback is 20 feet unless otherwise stipulated.
8. Please include a one-foot non-access easement on Lot A1.
9. Please correct the street jog offset, as it appears to be less than 125-feet.
10. Correct the plot date, the current final plat has February 2024. The subdivision replat was submitted February 22, 2026.
11. Label Garrett Road and Dixieland Road on the vicinity map.
12. All other applicable fees must be paid prior to recording the final plat.

Thank you,

Soledad A. Núñez

Soledad A. Núñez, CNU-A
City Planner



Engineering Department | 24200 FM 509, Harlingen, Texas 78550

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

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

**RE: REVIEW OF DIXIELAND CROSSING LOT C-1 REPLAT, PRELIM PLAT DOCUMENTS – 1ST
SUBMITTAL**

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

- ☐ Approved
- ☒ Approved with Conditions
- ☐ Disapproved

Please review and address the following comments:

Plat

- Recorded plat shows a corner clip on Lot 1 by Garrett Rd. Please verify
- Provide 15'x15' corner clips at Isaac St. intersection
- Metes & bounds description states property boundary along Garrett Rd. is has a radius of 1530.00 ft., however, radius on plan view is shown as 1540.00 ft. Please clarify
- The scale shown states 1"=50' however, the plan view appears to be 1"=30'. Please verify.

Drainage Report

- No comments

Prelim Grading Plan

- The stub-out to the west is not required by Engineering. A cul-de-sac at the end of the road is an option to consider if fire department requires a turnaround method.
- Provide a curb along the south end of the road and ensure it is at a low spot on the pavement section. The inlet may take on more sediment from the south and will be a driving hazard without a curb.
- A barricade at the end of the road will be required

Please note that this review shall be for conformance to subdivision regulations and the responsibility and liability for the adequacy of the design shall remain with the Engineer sealing the documents.

Attachment VI - Engineering

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

Sincerely,



Nadia Lopez, PE



Subdivision Review

Subdivision Name: Dixieland Crossing Replat
Proposed Use: 10 Townhome Lots
Location: Southwest corner of the intersection of Dixieland and Garrett Road
Developer: CJE Construction, LLC
Engineer: Moore Land Surveying, LLC / (956) 929-1615
[Redacted]

Approval: ☒ Yes ☐ Yes with Comments ☐ No

Comments: 1. No Comments

Juan Saucedo Jr. Fire Marshal
Departmental Official Signature

(956) 216-5790
Contact Number

Fire Prevention
Department

jsauceda@harlingentx.gov
Contact E-mail

February 23, 2026
Date

Juan Saucedo Jr
Signature

Attachment VIII– Harlingen Water Works System



HARLINGEN
WATERWORKS
SYSTEM

REPLAT OF DIXIELAND CROSSING SUB. PLAT SUBMITTAL #1

March 6, 2026

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

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

Response:

APPROVED with CONDITIONS

David Vasquez

Digitally signed by David Vasquez
DN: C=US,
E=dvasquez@hwws.com,
O=Harlingen Waterworks System,
OU=Engineering Dept., CN=David
Vasquez
Date: 2026.03.06 16:42:20-06'00'

UTILITY PLAN COMMENTS:

No.	Comment/Revision	Addressed
1	Show water and sewer services.	

FINAL PLAT COMMENTS:

No.	Comment/Revision	Addressed
1	Add Jr to Gabriels name.	

ADDITIONAL COMMENTS:

- Response to Conditions of Approval are required prior to Signing of a Plat. Submitter must mark Yes or No in the Addressed column. Mylars missing response to Conditions for Approval will not be Signed.
- HWWS comments subject to modification based on additional information of future comments issued by the City of Harlingen, changes made to the plans after approval has been given, or if new information is uncovered through field discovery.

Attachment IX – Public Works (Traffic)

From: [Arnold Campos](#)
To: [Sol Nunez](#)
Cc: [Ruth Trevino](#)
Subject: RE: Dixieland Crossing Replat
Date: Thursday, March 12, 2026 4:32:13 PM
Attachments: [image001.png](#)
[image002.png](#)

Good afternoon Sol,

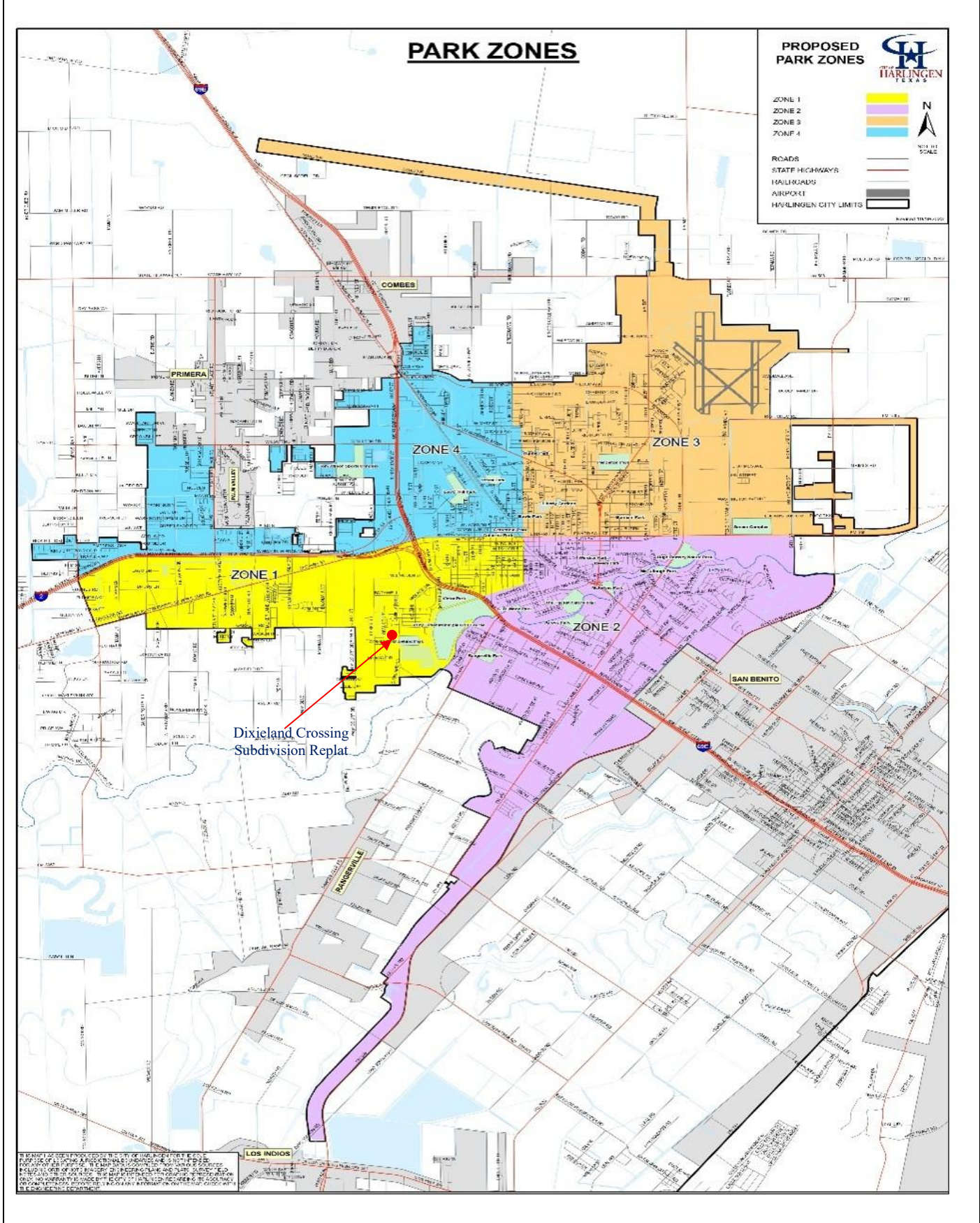
Yes all clear, SLs were approved in March...

Thank you,



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

Attachment X – Park Zones Map



AGENDA ITEM EXECUTIVE SUMMARY

Meeting Date: **July 14, 2026**

Agenda Item:

Consideration and possible action to recommend to the City Commission approval of a variance to Chapter 109, Section 109-124(c)(9) of the City of Harlingen Code of Ordinances, to allow a reduced separation distance between two proposed access points for Paso Real Coves Subdivision, Phases IV and V, located north of East Treasure Hills Boulevard, approximately 839.52 feet west of FM 509. Applicant: Melden & Hunt, Inc., on behalf of Noblemen Investments, LLC

Prepared By: Soledad A. Núñez, CNU-A

Title: City Planner

Signature: *Soledad A. Núñez*

Brief Summary:

Project Summary

- June 11, 2026 – Preliminary Construction Plans and Final Plat application submitted to the City. **(ATTACHMENT I)**
- June 25, 2026 – Variance request submitted to the City for the distance between the two access points submitted.
- June 26, 2026 – Comments outlining deficiencies sent to engineer.
- July 14, 2026 – Consideration of the variance request by the Planning and Zoning Commission.
- August 5, 2026 – Consideration of the variance request by the City Commission.

Summary:

- The developer is requesting a variance to the required separation distance between the two proposed access points for the subdivision. Pursuant to the City of Harlingen Code of Ordinances, Chapter 109, Subdivisions, Section 109-124(c)(9), *Access Points*, residential subdivisions containing 30 or more lots are required to provide a minimum of two points of access. When two access points are required, they must be separated by a distance equal to no less than one-half of the maximum overall diagonal dimension of the property to be served, measured in a straight line between the access points.
- The property has approximately 1,230 feet of frontage along East Treasure Hills Boulevard and a maximum depth of approximately 1,320 feet. The developer is proposing a 139-lot single-family residential subdivision with common areas, to be known as Paso Real Coves Subdivision, Phases IV & V, to be developed in two phases. Two access points are proposed along East Treasure Hills Boulevard, with a centerline-to-centerline separation of approximately 729 feet. Based on the subdivision's maximum diagonal dimension of 1,804 feet, the required minimum separation between access points is 902 feet (one-half of the maximum diagonal).
- Approval of the requested variance is required before the subdivision can proceed through the subdivision approval process. The proposed subdivision is currently under review and must satisfy all applicable requirements of the City of Harlingen and Harlingen Waterworks System prior to final approval.
- The property is surrounded by a golf course to the north, East Treasure Hills Boulevard to the south, an existing drainage ditch to the east, and the Las Colinas at Treasure Hills development to the west. Given these existing surrounding conditions, there is no reasonable opportunity for a street connection or stub-out other than to East Treasure Hills Boulevard.
- The variance request was reviewed by the Engineering Department, the Fire Marshal's Office (Fire Department), and the Building Inspections Division. If the variance is approved, the

Building Inspections Division will require construction plans prepared in accordance with the 2024 IBC (International Building Code) Family of Codes once home construction begins. The Fire Marshal's Office and the Engineering Department recommend approval of the requested variance.

- In accordance with Section 109-27 of the City of Harlingen Code of Ordinances, no variance shall be recommended unless the planning and zoning commission finds:
 - (1) There are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of the land;
 - The adjacent properties are not currently for sale, thus preventing the developer from purchasing additional property to meet the required distance between the two access points.
 - The property is surrounded by a golf course to the north, East Treasure Hills Boulevard to the south, an existing drainage ditch to the east, and the Las Colinas at Treasure Hills development to the west.
 - The subject property is located adjacent to a Major Collector roadway, Treasure Hills Boulevard, which provides connectivity to a State roadway, FM 509.
 - (2) The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;
 - The requested variance preserves the applicant's ability to reasonably use and develop the property in a manner consistent with the surrounding development patterns.
 - Granting the variance ensures the applicant can realize the reasonable economic and functional use of the property.
 - (3) The granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area;
 - The proposed subdivision will comply with all applicable subdivision regulations, except for the minimum separation distance between the two access points. The variance is necessitated by the property's unique physical constraints and surrounding development, which limit feasible access locations. The proposed access points will provide safe and efficient ingress and egress to the subdivision, and the reduced separation distance is not expected to adversely affect traffic operations, emergency access, or neighboring properties.
 - (4) The granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter;
 - The request is based on the unique physical characteristics and existing development surrounding the property, including a golf course to the north, an existing drainage ditch to the east, the Las Colinas at Treasure Hills development to the west, and East Treasure Hills Boulevard to the south.
 - These existing conditions limit opportunities for alternative street connections, making East Treasure Hills Boulevard the only practical point of access. As a result, approval of this variance is specific to the circumstances of this property and

will not adversely affect the future subdivision or development of other land in the area.

- Granting the variance will not interfere with the orderly subdivision of other land or encourage nonconforming development practices, as this request is specific to the subject property and only.
- (5) The granting of the variance will not have the effect of allowing subdivision of land that is inconsistent with chapter 48 of this code pertaining to utility extension policy or with the city's comprehensive plan or master plans for water and sewer infrastructure.
 - The proposed variance is consistent with the City's Comprehensive Plan, HWWS Water and Wastewater Master plans, and utility extension consistent with Chapter 48 of Harlingen's Code of Ordinances.
- In addition, the Code of Ordinances states "Financial hardship to the subdivider standing alone, shall not be deemed to constitute "undue hardship".
- A majority vote of the City Commission shall be required to override a recommendation for or against the variance from the Planning & Zoning Commission.

Staff Recommendation:

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

1. The requested variance complies with the findings outlined in Section 109-27 of the Code of Ordinances.
2. The developer shall comply with all applicable subdivision requirements, including those related to water and sewer infrastructure, drainage improvements, and all other City of Harlingen subdivision regulations.
3. The Fire Marshal's Office and the Engineering Department recommend approval of the requested variance.

Funding (if applicable):

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

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

Finance Director's approval:	☐	Y	☐	N	☐	N/A
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City Manager's approval:	☐	Y	☐	N	☐	N/A
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Comments:

City Attorney's approval:	☐	Y	☐	N	☐	N/A
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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): Noblemen Investments LLC

Property Owner Phone: c/o (956) 381-0981

Property Owner Email: _____

Property Owner Address: 1701 Jonquil Avenue, McAllen TX 78501

APPLICANT/AUTHORIZED REPRESENTATIVE INFORMATION (If different from owner)

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

Applicant Name: Melden & Hunt, Inc.

Applicant Phone: (956) 381-0981

Applicant Email: _____

Applicant Address: 115 W. McIntyre Street Edinburg, TX 78541

PROPERTY INFORMATION

Project Address: Sweeny Lane

Property/GEO ID: 190204;190205;190206;190214;190216;190215

(If unknown, look up ID at [Cameron County Appraisal District](#))

Legal Description of Property (Lot, Block, Subdivision, as shown on deed or survey): 37.803 Lots 1,2,7 and 8 Block 145 San Benito Land and Water Company Subdivision

Current Zoning: General Retail

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

Proposed Zoning: Residential, Single Family

(If unknown, visit or call the Planning Division staff)

Current Land Use: Vacant Land

DESCRIPTION OF REQUEST

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

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:

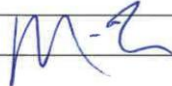
- A. Written petition by owner(s) requesting annexation
- B. Survey
- C. Metes & Bounds description

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:** _____

Authorized Representative Name & Signature:  _____ **Date:** 6-25-26

OFFICE USE ONLY:

Date Submitted: 06/25/2026 Date Deemed Complete: 06/25/2026 Application Fee Paid: \$ 25.00
Case #: VAR-2026-0011 Receipt #: 18885 Received By (initials): SAN



TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
MARIO A. REYNA • ALLAN F. BOOE • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ

Ana Hemandez, Director of Planning
City of Harlingen
502 E. Tyler Ave.
Harlingen, Texas 78550

Re: Paso Real Coves Phase 4 & 5

Dear Ms. Hernandez:

As engineers of record of Paso Real Phase 4 & 5, Melden and Hunt is respectfully requesting the following variance for the subdivision:

HCO Sec. 109-124 (c) (9) — Any residential subdivision with 30 or more lots must have a minimum of two points of access entrances

Paso Real Coves Phase 4 & 5 is a master planned development consisting of a total of 139 lots and 4 common areas. We are proposing 2 entry points to the subdivision from East Treasure Hills Blvd. These driveways are separated approximately 729 ft. apart. The property only has frontage to East Treasure Hills Blvd.

The property is currently surrounded by the following:

- **West:** Las Colinas of Treasure Hills subdivision
- **East:** an existing drain ditch owned by Cameron County Drainage District No. 3
- **South:** East Treasure Hills Blvd.
- **North:** Golf course and some apparent ROW as shown on the following exhibit from Harlingen GIS

Attachment II—Request Letter



We are proposing to full entrances along East Treasue Hills Blvd. that should suffice for providing full circulation withing this single-family residential development. Both accesses are placed on strategic locations of the development to provide for uninterrupted entry/exit shall one of the accesses be blocked. The development will also provide a full internal loop that will make the ensure the internal uninterrupted traffic flow.

Based on the surroundings of this property, there is no reasonable connection or stub-out point other than East Treasure Hills Blvd.

If you have any questions, please do not hesitate to contact our office.

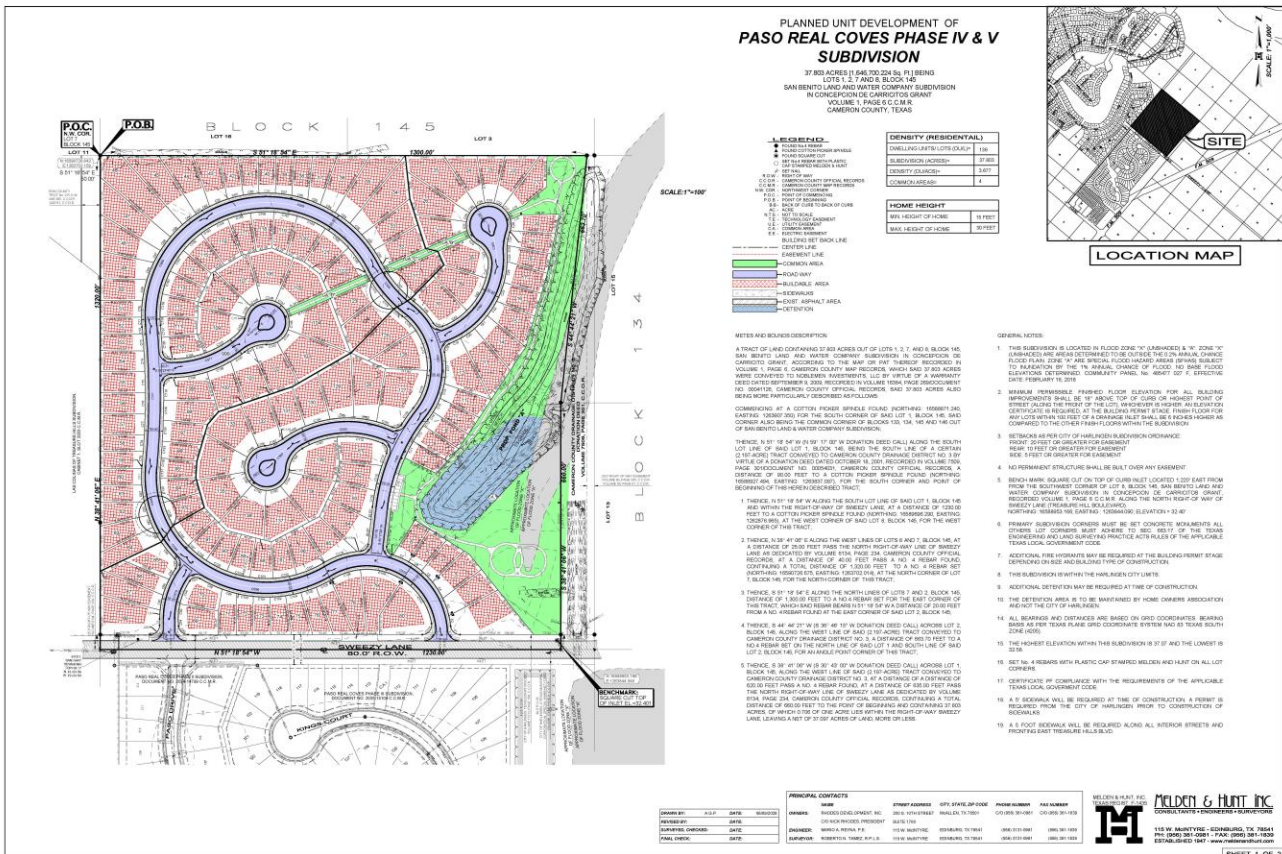
Sincerely,

Mario Reyna P. President
Melden & Hunt, Inc.

Attachment III —Final Plat



Attachment IV —Planned Development Site Plan

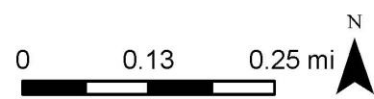


Attachment V — Aerial View



Legend

-  Subject Property: Paso Real Coves Ph IV & V
-  200 ft Buffer
-  Property Parcels
-  City Limits



Attachment VI — Street View

Street View from East Treasure
Hills Blvd.



Attachment VII - Engineering



SUBDIVISION VARIANCE REQUEST ROUTING SLIP

Applicant: Melden and Hunt, Inc. c/o Noblemen Investments, LLC

Phone No.: 956-381-0981

Variance Request: Melden & Hunt, on behalf of Noblemen Investments, LLC, is requesting a variance from the access point separation requirements for the proposed Paso Real Coves Subdivision, Phases IV and V.

Pursuant to Section 109-124(c)(9) of the City of Harlingen Code of Ordinances, Subdivisions, Access Points, any residential subdivision with 30 or more lots must have a minimum of two points of access entrances. Where two entrances are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. Additional entrances may be required as recommended by a traffic impact analysis. Access points for proposed streets must adhere to TxDOT's access management manual. The applicant is requesting a variance from the minimum separation distance requirement between the two subdivision entrances for Paso Real Coves Subdivision, Phases IV and V.

The proposed entrance configuration does not meet the minimum separation distance prescribed by Section 109-124(c)(9). The variance request seeks approval of the proposed entrance locations while maintaining the required two points of access for the subdivision.

Location: North of East Treasure Hills Blvd., approximately 839.52 feet west of FM 509

Department: _____

Approval: ☒ YES ☐ NO

Comments: _____
_____ No objections to driveway spacing. However, these proposed access
_____ points do not eliminate the requirement to provide a street connectivity
_____ point to the north in accordance with City Ordinance Ch. 109-124(c)(3) _____

Nadia M. Lopez P.E. _____

Signature

7/10/26

Date



SUBDIVISION VARIANCE REQUEST ROUTING SLIP

Applicant: Melden and Hunt, Inc. c/o Noblemen Investments, LLC

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The proposed entrance configuration does not meet the minimum separation distance prescribed by Section 109-124(c)(9). The variance request seeks approval of the proposed entrance locations while maintaining the required two points of access for the subdivision.

Location: North of East Treasure Hills Blvd., approximately 839.52 feet west of FM 509

Department: Fire Prevention Bureau

Approval: X YES NO

Comments: Section 109-124 (c) (3) provides guidance on projection of streets.

Juan Sauceda Jr
Signature

July 9, 2026
Date

Attachment IX – Building Inspections



SUBDIVISION VARIANCE REQUEST ROUTING SLIP

Applicant: Melden and Hunt, Inc. c/o Noblemen Investments, LLC

Phone No.: 956-381-0981

Variance Request: Melden & Hunt, on behalf of Noblemen Investments, LLC, is requesting a variance from the access point separation requirements for the proposed Paso Real Coves Subdivision, Phases IV and V.

Pursuant to Section 109-124(c)(9) of the City of Harlingen Code of Ordinances, Subdivisions, Access Points, any residential subdivision with 30 or more lots must have a minimum of two points of access entrances. Where two entrances are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. Additional entrances may be required as recommended by a traffic impact analysis. Access points for proposed streets must adhere to TxDOT's access management manual. The applicant is requesting a variance from the minimum separation distance requirement between the two subdivision entrances for Paso Real Coves Subdivision, Phases IV and V.

The proposed entrance configuration does not meet the minimum separation distance prescribed by Section 109-124(c)(9). The variance request seeks approval of the proposed entrance locations while maintaining the required two points of access for the subdivision.

Location: North of East Treasure Hills Blvd., approximately 839.52 feet west of FM 509

Department: Building Permits and Inspections Division

Approval: ☐ YES ☐ NO ☒ PENDING

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

Raul Rodriguez

Signature

07/07/2026

Date

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **July 14, 2026**

Agenda Item:

Public hearing and take action to consider a request to rezone from Not Designated (“N”) District to Neighborhood Services (“NS”) District for a 0.05-acre tract of land located between Lot 27, Block 2, L and L Subdivision and Lot D, Block 4, Southwest Harlingen Addition Subdivision, located on the west side of K Street, approximately 48 feet north of Filmore Avenue. Applicant: James De Leon

Prepared By: Joel Olivo

Title: Assistant Planning and Development Director

Signature: *Joel Olivo*

Brief Summary:

Project Timeline

- May 27, 2026 – Application for rezoning submitted to the City. **(ATTACHMENT I).**
- June 26, 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.
- June 27, 2026 – In accordance with State and local law, notice of the required public hearings was published in the Valley Morning Star.
- July 14, 2026 - Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission (P&Z).
- August 5, 2026 – Public hearing and consideration of requested rezoning via 1st ordinance reading scheduled before the City Commission.
- August 19, 2026 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- James DeLeon, the applicant and property is requesting to rezone the subject property from Not Designated (“N”) District to Neighborhood Services, (“NS”) District to allow for additional off-street parking spaces and a detached residential dwelling unit. **(ATTACHMENT II)**
- The subject property is currently vacant. The property has 16.18 feet of frontage on South “K” Street and a depth of 125 feet at its longest point. The said property is combined with a larger lot through the Cameron Appraisal District. Combined with the larger lot to the south of the subject property, the property has 65 feet of frontage on “K” Street and a depth of 130 feet at its longest point. The said larger lot to the south is developed with an existing 1,210 sq. ft. commercial building.
- The surrounding properties are zoned Residential, Single Family (“R-1”) to the north and east, and Neighborhood Services (“NS”) to the south and west. The

surrounding land uses consist of single family residential use to the north and east, a commercial building to the south and a duplex to the west. **(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 low density residential. Although the request is not consistent with the Future Land Use Plan, it is consistent with the Neighborhood Services (“NS”) zoning to the south and west of the subject property. **(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: ☐ Yes ☐ No ☐ N/A

Comments:

City Attorney’s approval: ☐ Yes ☐ No ☐ N/A

Attachment I

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): James DeLeon

Property Owner Phone: (956) 226 6904 Property Owner Email: [REDACTED]

Property Owner Address: 711 West Tyler, Harlingen TX 78550

APPLICANT/AUTHORIZED REPRESENTATIVE INFORMATION (If different from owner)

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

Applicant Name: James DeLeon Applicant Phone: 956 226 6904

Applicant Email: [REDACTED]

Applicant Address: 711 West Tyler, Harlingen TX 78550

PROPERTY INFORMATION

Project Address: 16.80' X 125' Alley Adj to Lot D of ~~South~~ West ^{South} Harli ^{Harli} ~~South~~ ^{South}

Property/GEO ID: 80309 (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: N/D (If unknown, check our [Interactive Zoning Map](#) or have staff verify your zoning)

Proposed Zoning: N/S (If unknown, visit or call the Planning Division staff)

Current Land Use: NONE

DESCRIPTION OF REQUEST

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

Parking lot for customers & Rental Home

Select Application Type (Select all that apply)

Land Use Changes

- ☒ Rezoning Request - \$250 00
- ☐ 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

PAID
5/27/20
[Signature]

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: James DeLeon  Date: 5/27/20

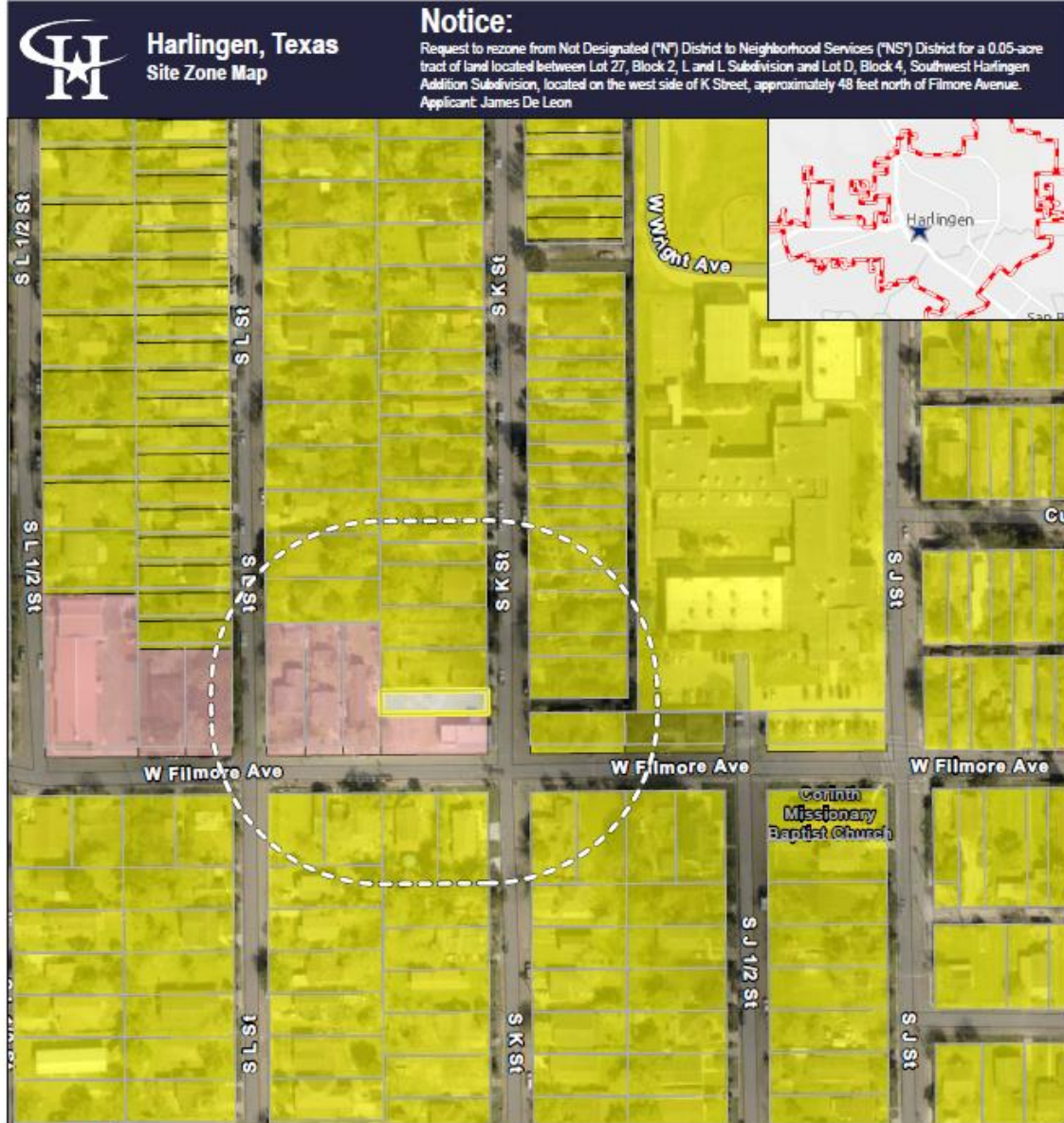
Authorized Representative Name & Signature: _____ Date: _____

OFFICE USE ONLY:

Date Submitted: _____ Date Deemed Complete: _____ Application Fee Paid: \$ 250 + 7.50

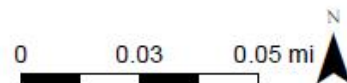
Case #: _____ Receipt #: 10740 Received By (Initials): [Signature]

Attachment II



Legend

	Subject Property: 0.05-Acre Tract of Land	Zone
	200 ft Buffer	 Residential, Single-Family
	Property Parcels	 Residential, Duplex
	City Limits	 Not-Designated
		 Neighborhood Services



Attachment III

View from the East of
"K" Street



Subject Property



Harlingen, Texas
Site Aerial Map

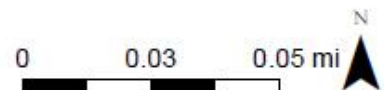
Notice:

Request to rezone from Not Designated ("N") District to Neighborhood Services ("NS") District for a 0.05-acre tract of land located between Lot 27, Block 2, L and L Subdivision and Lot D, Block 4, Southwest Harlingen Addition Subdivision, located on the west side of K Street, approximately 48 feet north of Filmore Avenue. Applicant: James De Leon



Legend

- Subject Property: 0.05-Acre Tract of Land
- 200 ft Buffer
- Property Parcels
- City Limits



Attachment II



ORDINANCE NO. 26-

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF HARLINGEN: REZONING FROM NOT DESIGNATED ("N") DISTRICT TO NEIGHBORHOOD SERVICE ("NS") FOR A 0.05 ACRE TRACT OF LAND LOCATED BETWEEN LOT 27, BLOCK 2, L AND L SUBDIVISION AND LOT D, BLOCK 4, SOUTHWEST HARLINGEN ADDITION, LOCATED ON THE WEST SIDE OF K STREET, APPROXIMATELY 48 FEET NORTH OF FILMORE AVENUE.

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 Neighborhood Services ("NS") District for 0.05 acre tract of land located between Lot 27, Block 2, L and L Subdivision and Lot D, Block 4, Southwest Harlingen Addition, located on the west side of K Street, approximately 48 feet north of Filmore Avenue, as shown in Exhibit "A".

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

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

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

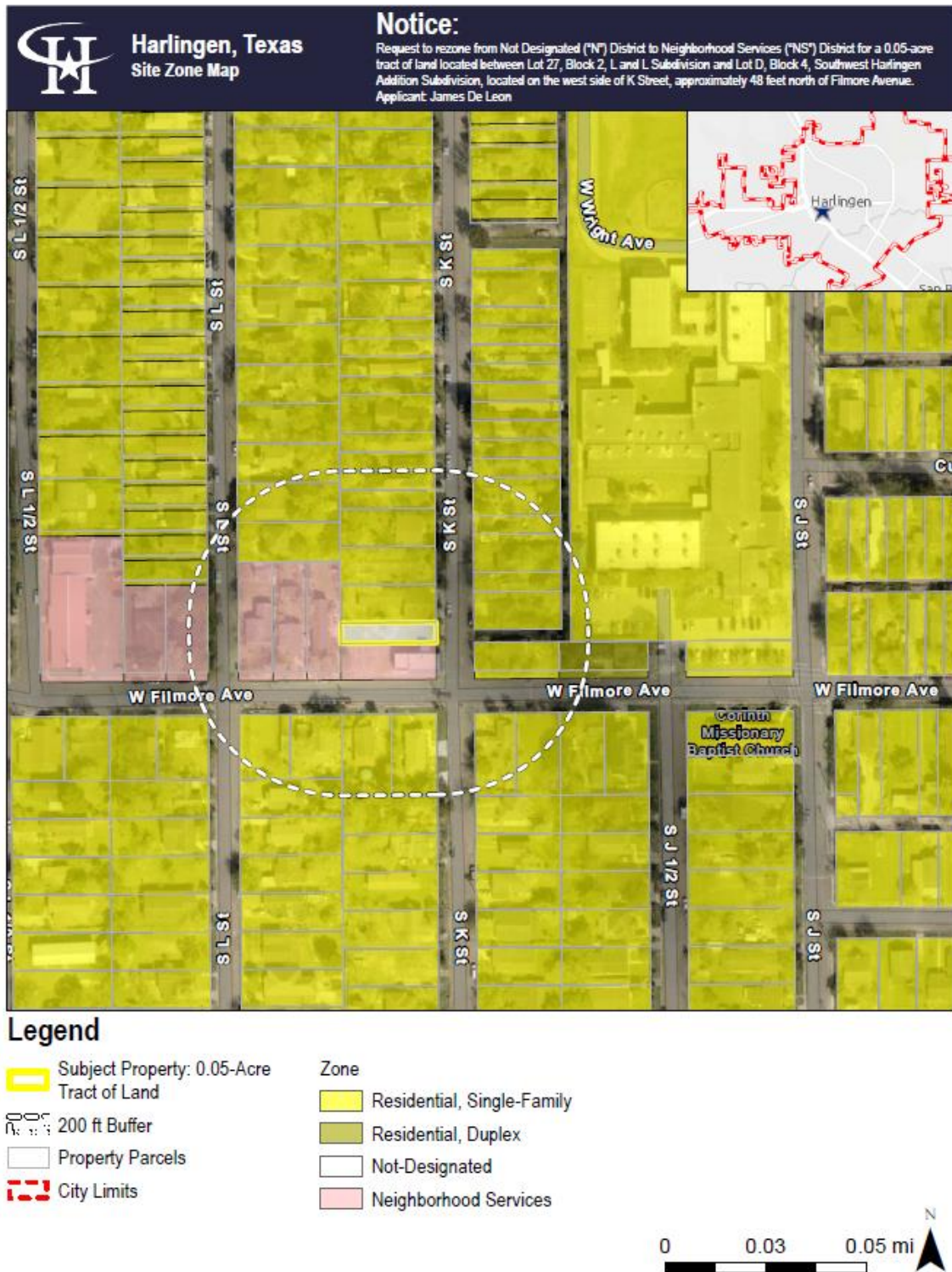
CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

Mayra Herrera, City Secretary

EXHIBIT "A"



AGENDA ITEM EXECUTIVE SUMMARY

Meeting Date: **July 14, 2026**

Agenda Item:

Public hearing and take action to consider a request to rezone from Residential, Single Family ("R-1") District to Planned Development ("PD") District to allow for a Residential, Single-Family development with smaller lot sizes for a 5.06-acre tract of land, more or less, out of Block 16, Survey 42, Stuart Place Subdivision located west of Paloma Lane, approximately 1,069.84 feet south of U.S. Business 83. Applicant: M2 Engineering c/o Mobeen Ahmed

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

Brief Summary:

Project Timeline

- May 11, 2026 – Application for a rezoning submitted to the City. **(ATTACHMENT I)**
- May 28, 2026– Drainage report approved by the Engineering Department.
- June 26, 2026– In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract.
- June 27, 2026 – In accordance with State and local law, notice of required public hearings published in the Valley Morning Star and mailed to all property owners within 200 feet of subject tract.
- July 14, 2026– Public hearing and consideration of requested rezoning by the Planning and Zoning Commission (P&Z).
- August 5, 2026– Public hearing and consideration of requested rezoning via 1st ordinance reading scheduled before the City Commission.
- August 19, 2026 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- M2 Engineering, PLLC, on behalf of Elite Properties 5, LLC (Mobeen Ahmed), is requesting to rezone the subject property from the Residential Single-Family ("R-1") District to a Planned Development ("PD") District to allow the development of a single-family residential subdivision with reduced lot sizes. **(ATTACHMENT III)**.
- The subject property is currently vacant and the property is being subdivided under the name of Gems Village Subdivision. It has approximately 315.00 feet of frontage along Paloma Lane and a maximum depth of 700.10 feet. Paloma Lane is currently a two-lane paved street without curb and gutter. **(ATTACHMENT III)**
- According to the Planned Development (PD) site plan, the developer is proposing a 26-lot single-family residential subdivision featuring reduced lot sizes to accommodate drainage requirements. The development will include a 60-foot-wide public right-of-way with a 37-foot-wide paved streets with curb and gutter. All residential lots will front an interior public street.
- The proposed lot sizes range from 4,424 square feet to 6,888.75 square feet. The development will provide minimum building setbacks of 20 feet from the front property

line, 5 feet from interior side property lines, 10 feet from corner side property lines, and 10 feet from the rear property line **(ATTACHMENT IV)**.

- The surrounding properties are zoned General Retail ("GR") District to the north and west, Residential, Single-Family ("R-1") District to the south and east, and Residential, Multi-Family ("M-2") District to the east. Surrounding land uses include vacant land to the south, single-family residences to the east, a wellness spa to the north, and vacant commercial property to the west. **(ATTACHMENT VI)**.
- The Planned Development request was reviewed by the Engineering Department, the Fire Marshal's Office (Fire Department), and the Building Inspections Division. If the Planned Development request is approved, the Building Inspections Division will require construction plans prepared in accordance with the 2024 IBC (International Building Code) Family of Codes once home construction begins. The Fire Marshal's Office (Fire Department) recommends approval of the Planned Development request, subject to the applicant's compliance with all applicable codes, regulations, ordinances, and standards required through the subdivision and/or construction permitting processes. The Engineering Department recommends approval of the proposed Planned Development request, subject to the conditions outlined herein. **(ATTACHMENT VII - IX)**
- The Future Land Use Plan (FLUP) component of the Harlingen Horizon – A City on the Rise Comprehensive Plan designates the subject property as Low Density Residential. The proposed Planned Development is consistent with the Future Land Use Plan designation and is compatible with the existing land uses to the south and east. **(ATTACHMENT X)**.
- To date, one inquiry has been received regarding the request; however, no opposition has been received from surrounding property owners. Staff mailed thirteen notices to surrounding property owners.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount for this purpose?

☐

Yes

☐

No*

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

Finance Director's approval:

☐

Yes

☐

No

☐

N/A

Staff Recommendation:

Staff recommends approval of the request.

City Manager's approval:

☐ Yes

☐ No

☐ N/A

Comments:

City Attorney's approval:

☐

Yes

☐

No

☐

N/A

Attachment I

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@harlingen.tx.gov. Questions? Call (956) 216-5101.



PROPERTY OWNER INFORMATION

Property Owner Name (If entity, attach supporting documentation): Elite Properties 5, LLC

Property Owner Phone: 845-283-7474

Property Owner Email: [REDACTED]

Property Owner Address: 2833 Frankfurt St., Brownsville, Texas 78520

APPLICANT/AUTHORIZED REPRESENTATIVE INFORMATION (If different from owner)

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

Applicant Name: M2 Engineering, PLLC

Applicant Phone: 956-600-8628

Applicant Email: [REDACTED]

Applicant Address: 1810 E. Griffin Parkway, Mission, Texas 78572

PROPERTY INFORMATION

Project Address: Paloma Lane, Harlingen, Texas

Property/GEO ID: 208367 (If unknown, look up ID at [Cameron County Appraisal District](#))

Legal Description of Property (Lot, Block, Subdivision, as shown on deed or survey): Being 5.06 acres of land out of Block 16, Stuart Place Subdivision, survey 42, Cameron County, Texas, recorded in Volume 5, Page 6, Map Records of Cameron County, Texas.

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

Proposed Zoning: Residential, Single-family (PDD) (If unknown, visit or call the Planning Division staff)

Current Land Use: Vacant

DESCRIPTION OF REQUEST

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

Requesting Planned Development District (PDD) for the proposed Gems Village Subdivision, a residential single-family development. Request is being made due to the property size; lot sizes do not meet the minimum requirement. PDD will allow the current layout & development standards to be considered.

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

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.)

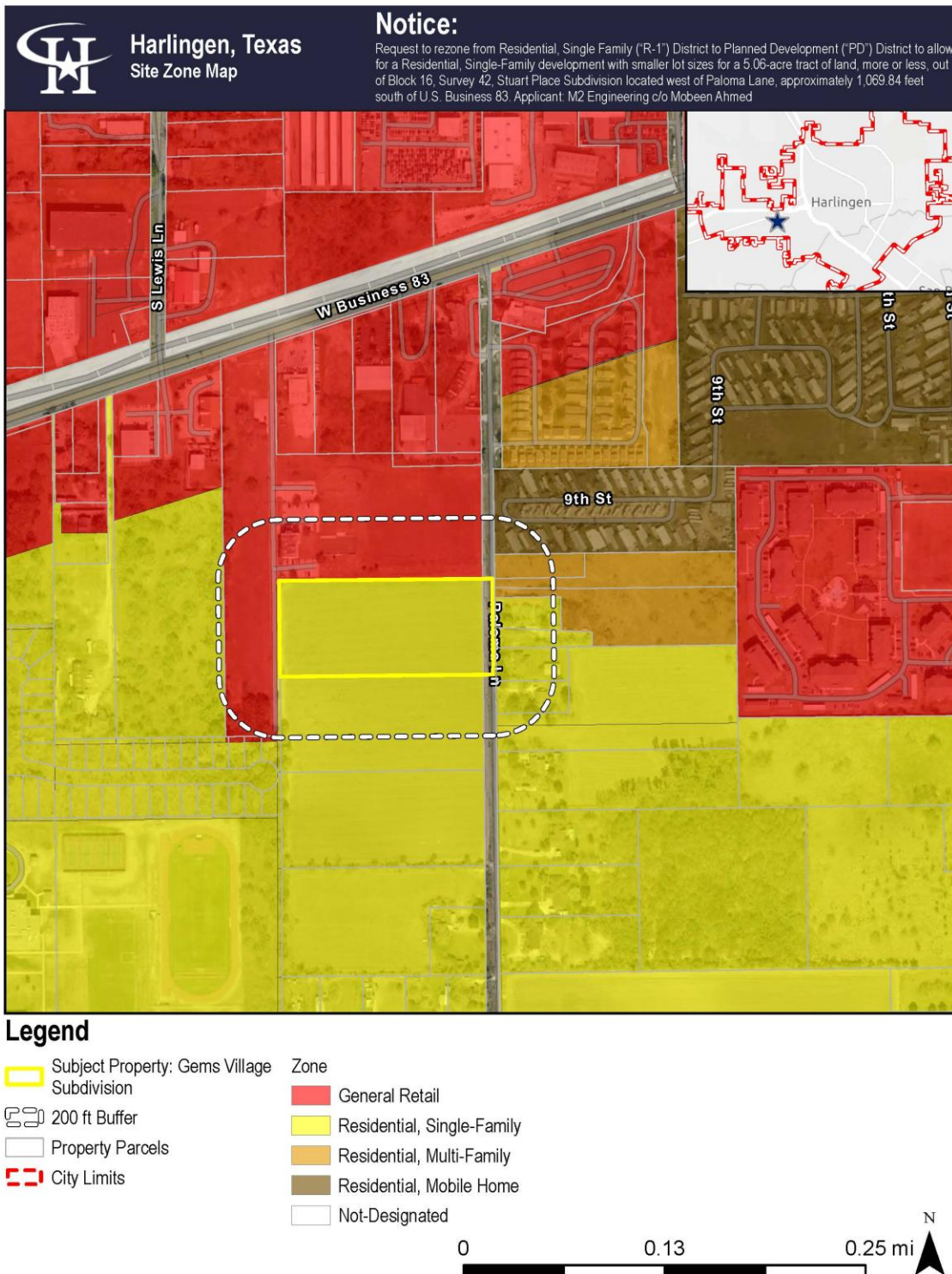
Property Owner Name & Signature: _____ Date: 5-11-2026

Authorized Representative Name & Signature: _____ Date: 5-11-2026

OFFICE USE ONLY:

Date Submitted: 05/11/2026 Date Deemed Complete: 05/11/2026 Application Fee Paid: \$ PD \$250.00
Case #: 2026 SUB-01; Receipt #: Pending - Subdivision Received By (initials): SAN
PD-2026-0009 PD - 15794

Attachment II – Zone Map

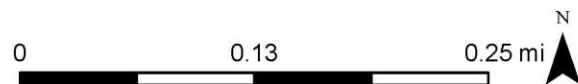


Attachment III – Aerial View

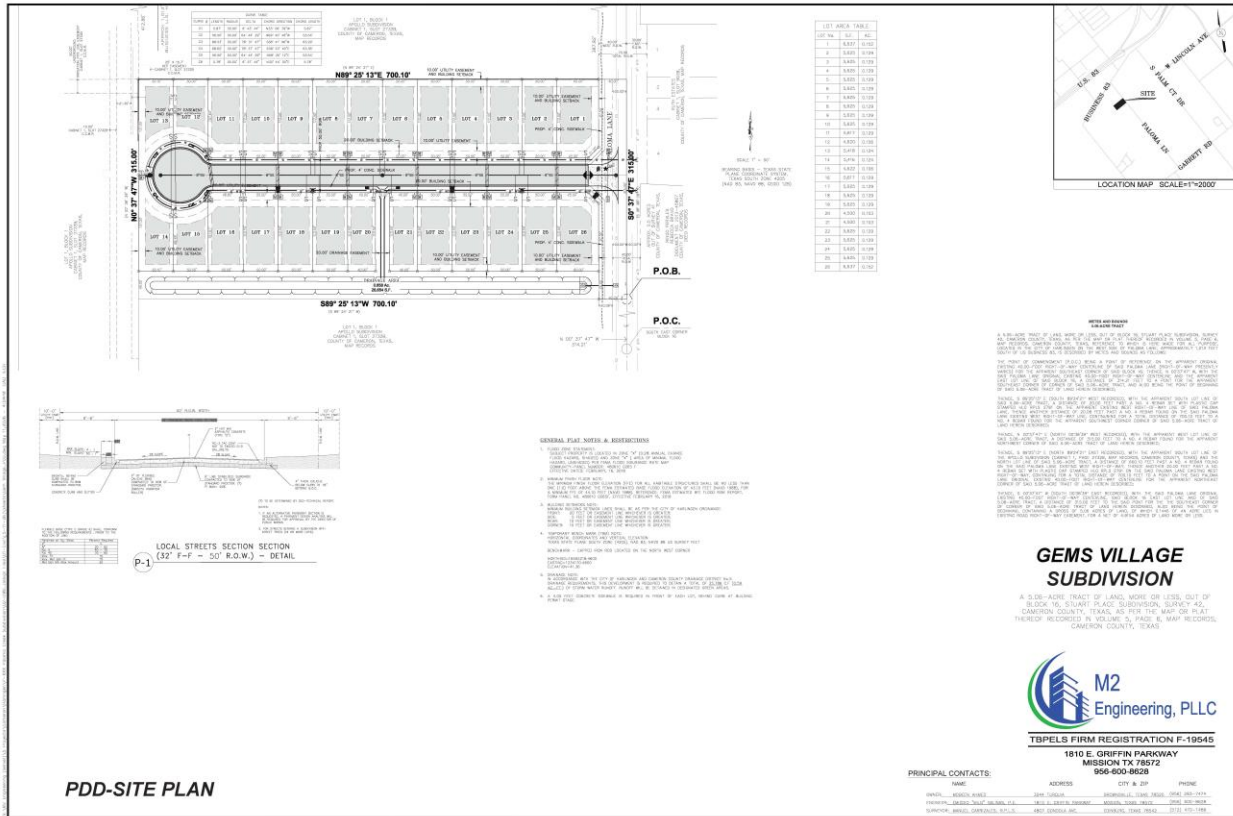


Legend

- Subject Property: Gems Village Subdivision
- 200 ft Buffer
- Property Parcels
- City Limits



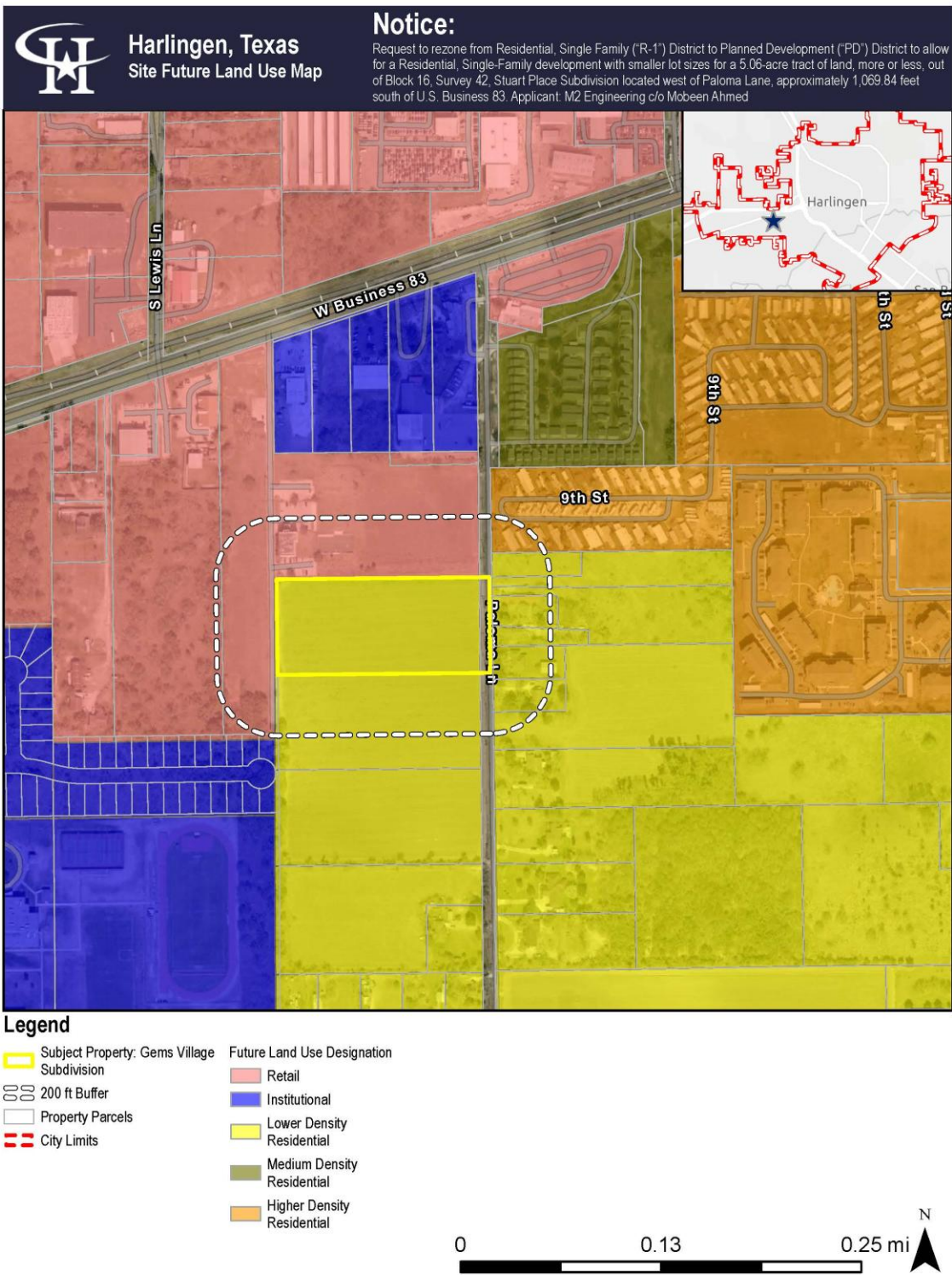
Attachment IV – Site Plan



Attachment V – Street View



Attachment VI – Future Land Use Map



Attachment VII - Engineering



Planned Development (PD) Request Routing Slip

Applicant: M2 Engineering c/o Mobeen Ahmed

Phone No.: (956) 600-8628

Location: Located on the west side of Paloma Lane, approximately 1,069.84 feet south of U.S. Business 83

Project Description: Request to rezone from Residential, Single Family ("R-1") District to Planned Development ("PD") District to allow for a Residential, Single-Family development with smaller lot sized for a 5.06-acre tract of land, more or less, out of Block 16, Survey 42, Stuart Place Subdivision.

Department:

Approval: ☒ YES ☐ NO

Comments: A public Right-of-Way dedication stub-out to the west of the proposed roadway cul-de-sac will be required as per City Ordinance 109-124(c)(3). However, the street stub-out will not be required to be constructed with this development.

The storage volume calculations will need to be revised using TxDOT's latest rainfall IDF coefficients

Nadia M. Lopez, P.E.

7/8/26

Signature

Date



Planned Development (PD) Request Routing Slip

Applicant: M2 Engineering c/o Mobeen Ahmed

Phone No.: (956) 600-8628

Location: West side of Paloma Lane, approximately 1,069.84 feet south of U.S. Business 83

Project Description: Request to rezone from Residential, Single-Family ("R-1") District to Planned Development ("PD") District to allow for a Residential, Single-Family development with smaller lot sized for a 5.06-acre tract of land, more or less, out of Block 16, Survey 42, Stuart Place Subdivision.

Department: Fire Prevention Bureau

Approval: X YES NO

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

Fire Marshal Juan Saucedo Jr.

Juan Saucedo Jr

Date: June 29, 2026

Attachment IX - Buildings



Planned Development (PD) Request Routing Slip

Applicant: M2 Engineering c/o Mobeen Ahmed

Phone No.: (956) 600-8628

Location: Located on the south side of Primera Road and Southbound Frontage Road of Expressway 77

Project Description: Request to rezone from Residential, Single Family ("R-1") District to Planned Development ("PD") District to allow for a Residential, Single-Family development with smaller lot sized for a 5.06-acre tract of land, more or less, out of Block 16, Survey 42, Stuart Place Subdivision, located on the west side of Paloma Lane, approximately 1,069.84 feet south of U.S. Business 83.

Department: Building Permits and Inspections Division

Approval: ☐ YES ☐ NO ☒ PENDING

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

Raul Rodriguez

Signature

07/07/2026

Date

ORDINANCE NO. 26_____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF HARLINGEN: REZONING FROM RESIDENTIAL, SINGLE-FAMILY ("R-1") DISTRICT TO PLANNED DEVELOPMENT ("PD") DISTRICT TO SMALLER LOT SIZES FOR A 5.06 ACRE TRACT OF LAND, MORE OR LESS, OUT OF BLOCK 16, SURVEY 42, STUART PALCE SUBDIVISION, LOCATED ON THE WEST SIDE OF PALOMA LANE, APPROXIMATELY 1,069.84 FEET SOUTH OF U.S. BUSINESS 83 ; PROVIDING FOR PUBLICATION AND ORDAINING OTHER MATTERS RELATED TO THE FOREGOING

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

BE IT ORDAINED BY THE CITY OF HARLINGEN

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

Rezoning from Residential, Single Family ("R1") District to Planned Development ("PD") District to allow for a Residential, Single-Family development with smaller lot sizes for a 5.06-

acre tract of land, more or less, out of Block 16, Survey 42, Stuart Place Subdivision located west of Paloma Lane, approximately 1,069.84 feet south of U.S. Business 83 as shown on Exhibit "A".

The provisions prohibiting the violation of the Code of Ordinances shall continue in full force and effect and apply to this ordinance.

The provisions amendment is made contingent upon construction being complied in accordance with the site plan, a true and correct copy of which is attached hereto and incorporated herein by reference as Exhibit "A" and "B".

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

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

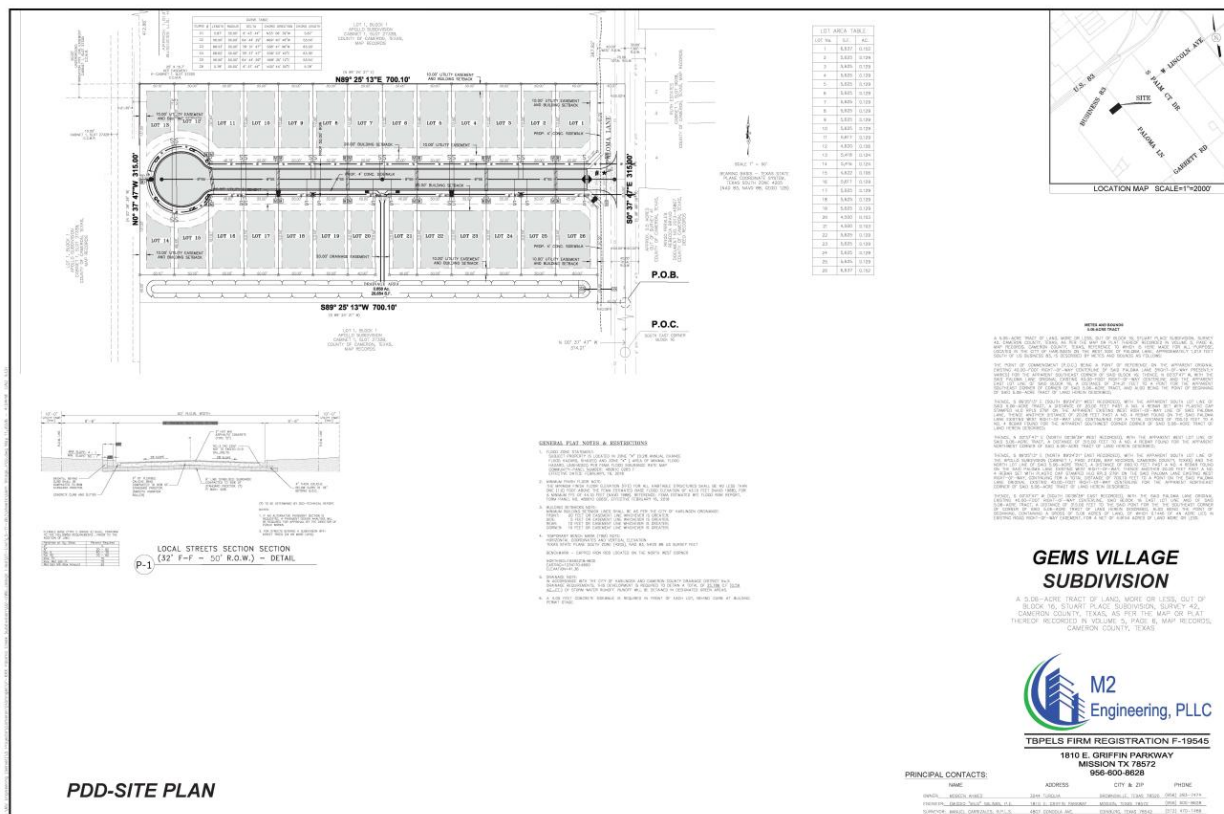
CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

Mayra Herrera, City Secretary

EXHIBIT “A”



**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **July 14, 2026**

Agenda Item:

Public hearing and take action to consider a request for a Special Use Permit (SUP) to allow an adult business (bar) in a General Retail ("GR") District located at 112 E. Jackson Street, bearing a legal description of Lot 6, Block 58, Harlingen Original Townsite. Applicant: Veronica Rosas

Prepared By: Rodrigo Sanchez

Title: City Planner

Signature: *Rodrigo Sanchez*

Brief Summary:

Project Timeline

- June 08, 2026 – Application for Special Use Permit (SUP) submitted to the city. **(ATTACHMENT I)**
- June 27, 2026 – In accordance with State and local law, notice of required public hearings published in the Valley Morning Star.
- June 26, 2026 – In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract.
- July 14, 2026 - Public hearing and consideration of requested Special Use Permit by the Planning and Zoning Commission (P&Z).
- August 05, 2026 – Public hearing and consideration of requested SUP via 1st ordinance reading scheduled before the City Commission.
- August 19, 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 General Retail ("GR") District requires the approval of a Special Use Permit by the City Commission.
- The subject property was previously the location for Quelle Boutique. The applicant is requesting a Special Use Permit (SUP) to operate a bar/lounge as the business owner at 112 E. Jackson Street. The proposed bar will operate under the name, "Sleepwalkers". The subject property is in the Downtown Improvement District. There is no requirement for off-street parking in the Downtown Improvement District for new uses which occupy existing buildings. The proposed hours of operation will be seven days a week from 3 PM to 2 AM. The applicant intends to have live musical performances on Friday and Saturday. They will have recorded music on Monday through Thursday. **(ATTACHMENT II)**
- Surrounding properties are zoned General Retail ("GR") District in all directions. Surrounding land uses include Chyann's Specialty Cafe, The Salvation Army family store, Armando's Tuxedos, The Antique Emporium, Paul Gonzales Insurance, and other commercial establishments. **(ATTACHMENTS III)**
- The City of Harlingen Downtown Improvement District office, 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. The Downtown Improvement District is pending a recommendation subject to meeting with the applicant. **(ATTACHMENTS IV-VIII).**

- 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 seventeen (17) legal notices to surrounding property owners.
- 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 ☐ 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. The Special Use Permit, if approved, will be limited to one year. Subsequent approval is required to continue operation of the establishment.
2. Obtaining and maintaining the proper State and City permits; and,
3. Providing video surveillance with a minimum 30-day retention; and,
4. Complying with the requirements administered by Downtown Improvement District, Planning and Zoning, Building Inspections, Fire Prevention, Health and Police Departments.
5. Hours of operation are 3 p.m. to 2 a.m. seven days a week.
6. Provide a licensed security guard during peak hours of operation, from 9 PM to 2 AM.

City Manager's approval: ☐ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval: ☐ Yes ☐ No ☐ N/A

Attachment I

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): Jackson Valley LLC

Property Owner Phone: 956-792-6845

Property Owner Email: [REDACTED]

Property Owner Address: 760 CREST CIRCLE DR, SAN MARCOS, TX 78666

APPLICANT/AUTHORIZED REPRESENTATIVE INFORMATION (If different from owner)

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

Applicant Name: Veronica Rosas

Applicant Phone: 956-789-2892

Applicant Email: [REDACTED]

Applicant Address: 11860 Mesquite Road, Lyford, TX 78569

PROPERTY INFORMATION

Project Address: 112 E Jackson, Harlingen Texas 78550

Property/GEO ID: 64550

(If unknown, look up ID at [Compass County Aerials Online](#))

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

HARLINGEN ORIGINAL TOWNSITE LOT 6 BLK 58

Current Zoning: GR

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

Proposed Zoning: GR

(If unknown, visit or call the Planning Division staff)

Current Land Use: Retail Store

DESCRIPTION OF REQUEST

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

This location is currently a retail store. We previously had an operating bar downtown - Sleepwalkers at 1510 N Commerce and lost our lease at that location. We would be opening the same bar in this new building that we are purchasing.

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 - \$60

☐ 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

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.)

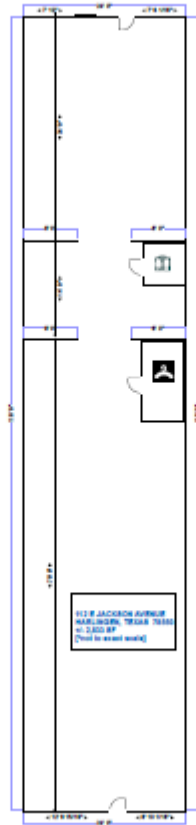
Property Owner Name & Signature: Cindy Hopkins Date: June 8, 2026

Authorized Representative Name & Signature: _____ Date: _____

OFFICE USE ONLY:

Date Submitted: _____ Date Deemed Complete: _____ Application Fee Paid: \$ _____
Case #: _____ Receipt #: _____ Received By (initials): _____

Attachment II



Attachment II

Street View from Jackson Street



Attachment II

Street View from East Jackson Street

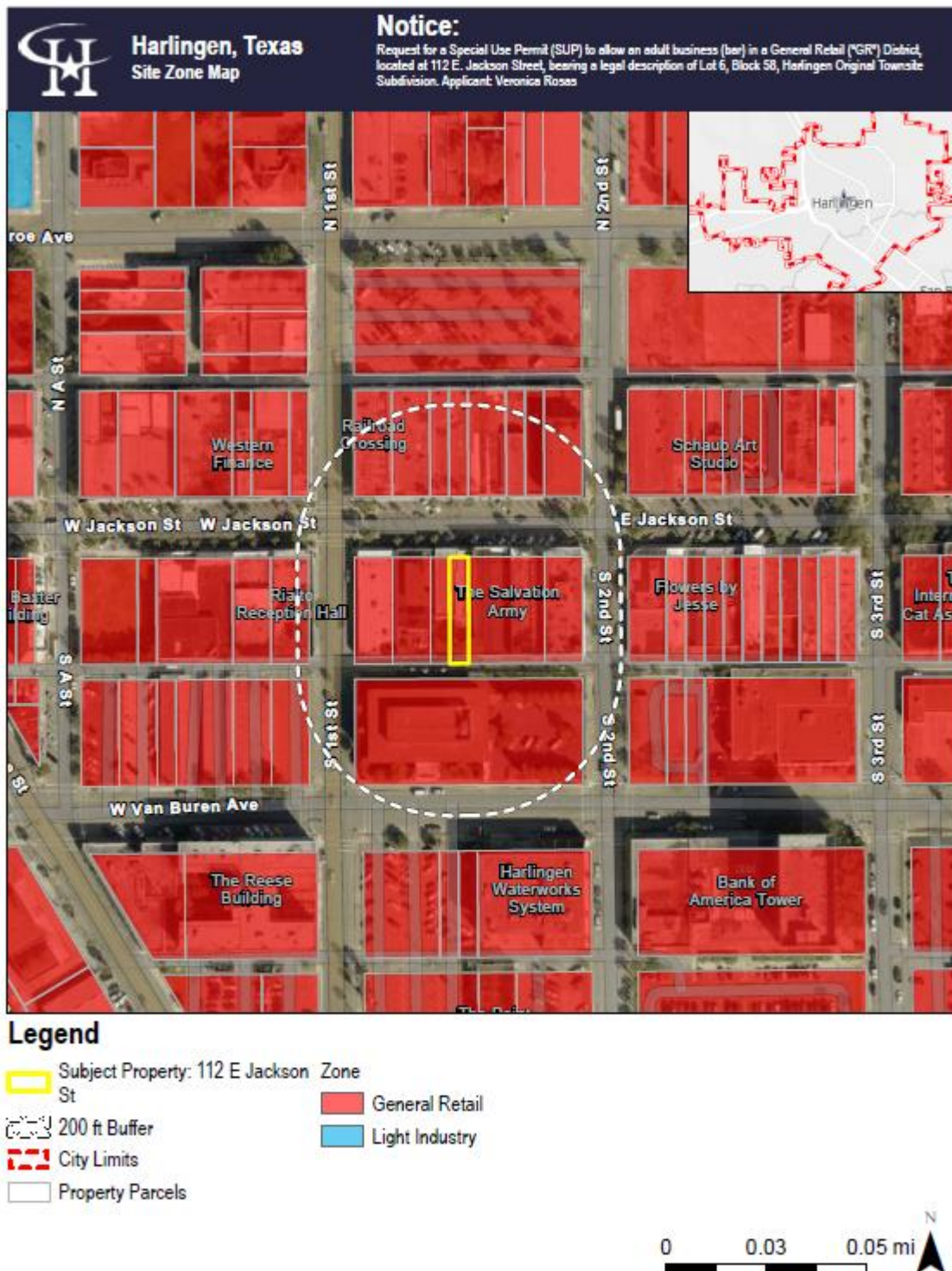


Attachment II

East Jackson Street



Attachment III



Attachment III



Legend

- Subject Property: 112 E Jackson St
- 200 ft Buffer
- City Limits
- Property Parcels





Specific Use Permit ("SUP") Routing Slip

Applicant: Veronica Rosas

Phone No.: (956) 789-2892

Location: 112 E Jackson Avenue

Project Description: Request for a Special Use Permit (SUP) to allow an adult business (bar) in a General Retail ("GR") District located at 112 E Jackson Avenue, bearing a legal description of Lot 6, Block 58, Harlingen Original Townsite Subdivision.

Department: Fire Prevention Bureau

Approval: X YES NO

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

Fire Marshal Juan Saucedo Jr.

Juan Saucedo Jr.

Date: July 6, 2026

Attachment V



Special Use Permit ("SUP") Routing Slip

Applicant: Veronica Rosas

Phone No.: (956) 789-2892

Location: 112 East Jackson Avenue

Project Description: Request for a Special Use Permit (SUP) to allow an adult business (bar) in a General Retail ("GR") District located at 112 E. Jackson Avenue, bearing a legal description of Lot 6, Block 58, Harlingen Original Townsite Subdivision.

Department: Building Permits and Inspections Division

Approval: ☐ YES ☐ NO ☒ PENDING

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

Raul Rodriguez
Signature

06/29/2026
Date

Attachment VI



Special Use Permit ("SUP") Routing Slip

Applicant: Veronica Rosas

Phone No.: (956) 789-2892

Location: 112 East Jackson Avenue

Project Description: Request for a Special Use Permit (SUP) to allow an adult business (bar) in a General Retail ("GR") District located at 112 E. Jackson Avenue, bearing a legal description of Lot 6, Block 58, Harlingen Original Townsite Subdivision.

Department: HARLINGEN POLICE DEPT.

Approval: ☒ YES ☐ NO

Comments: NEED TO REINSPECT WHEN BUILDING IS UP.

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

Alfredo Alvear, BSCJ, CPM
Chief of Police

7/6/26

Date



Special Use Permit ("SUP") Routing Slip

Applicant: Veronica Rosas

Phone No.: (956) 789-2892

Location: 112 East Jackson Avenue

Project Description: Request for a Special Use Permit (SUP) to allow an adult business (bar) in a General Retail ("GR") District located at 112 E. Jackson Avenue, bearing a legal description of Lot 6, Block 58, Harlingen Original Townsite Subdivision.

Department: Health

Approval: ☒ YES ☐ NO

Comments: Plans for this location will need to be submitted, showing what equipment will be used. If it's a bar only with no wine or liquor. If liquor is served, then there will need to be a 3 compartment sink in the bar area. If food is cooked and served, then kitchen equipment will need to be shown on the plans. 3 compartment sink, hand wash sink, mop sink, hot water heater and grease interceptor. Approved with the condition of proper plans submitted.


Signature

7-6-24
Date



Special Use Permit ("SUP") Routing Slip

Applicant: Veronica Rosas

Phone No.: (956) 789-2892

Location: 112 East Jackson Avenue

Project Description: Request for a Special Use Permit (SUP) to allow an adult business (bar) in a General Retail ("GR") District located at 112 E. Jackson Avenue, bearing a legal description of Lot 6, Block 58, Harlingen Original Townsite Subdivision.

Department: DOWNTOWN IMPROVEMENT DISTRICT

Approval: YES X NO

Comments: **Pending meeting with Property Owner once closing of the property is finalized.**

Signature

Alexis Rojas

Date 07/06/2026

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 VERONICA ROSAS TO ALLOW A BAR/LOUNGE IN A GENERAL RETAIL (“GR”) DISTRICT LOCATED AT 112 EAST JACKSON STREET, BEARING A LEGAL DESCRIPTION OF LOT 6, BLOCK 58, HARLINGEN ORIGINAL TOWNSITE.

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 Veronica Rosas to allow a bar/lounge in a General Retail (“GR”) District located at 112 East Jackson Street, bearing a legal description of Lot 6, Block 58, Harlingen Original Townsite.

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. The Special Use Permit, if approved, will be limited to one year. Subsequent approval is required to continue operation of the establishment.
2. Obtaining and maintaining the proper State and City permits; and,
3. Providing video surveillance with a minimum 30-day retention; and,
4. Complying with the requirements administered by Planning and Zoning, Building Inspections, Fire Prevention, Health, Downtown Improvement District, and Police Departments.
5. Hours of operation are 3 p.m. to 2 a.m. seven days a week.
6. Provide a licensed security guard during peak hours of operation, from 9 PM to 2 AM.

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

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

CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

Mayra Herrera, City Secretary

EXHIBIT "A"

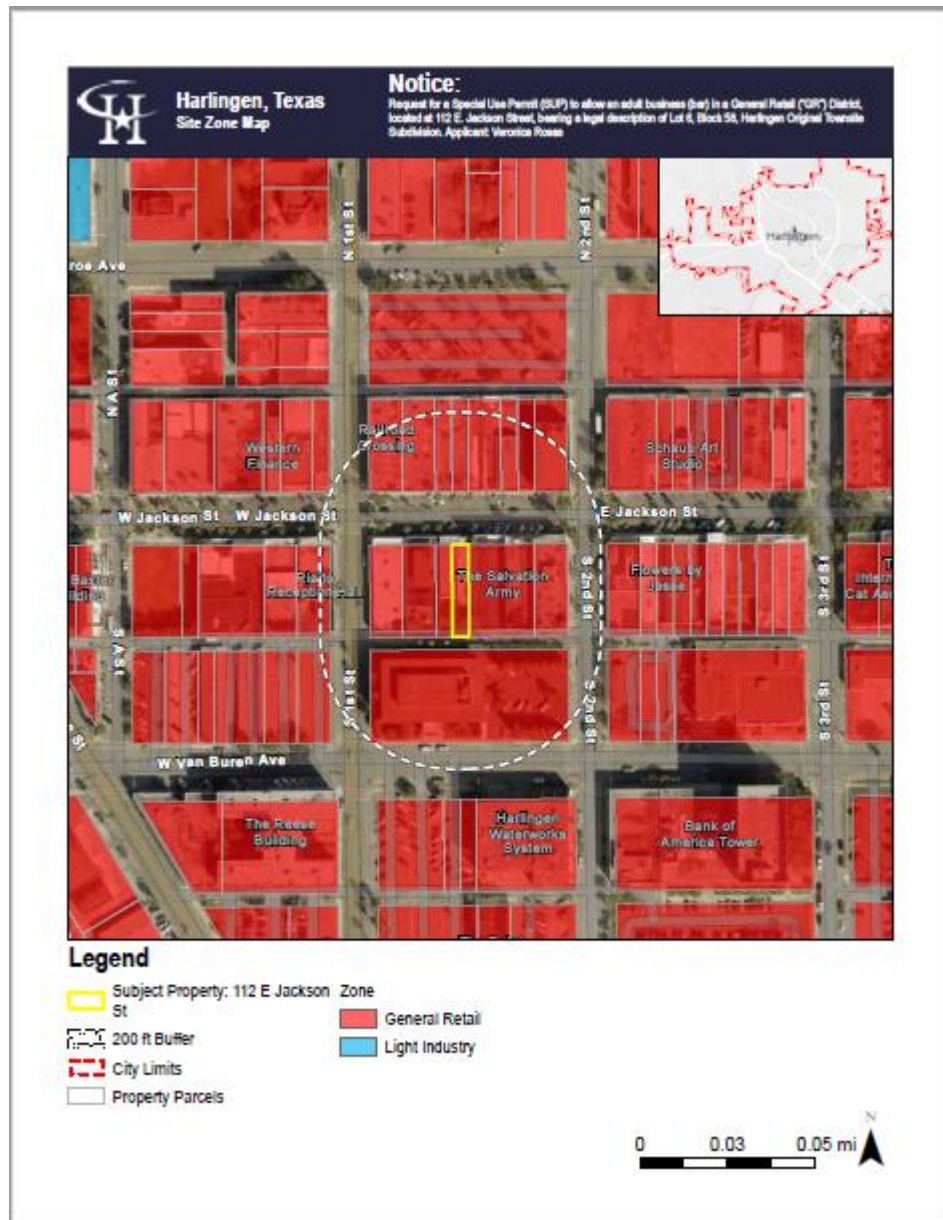
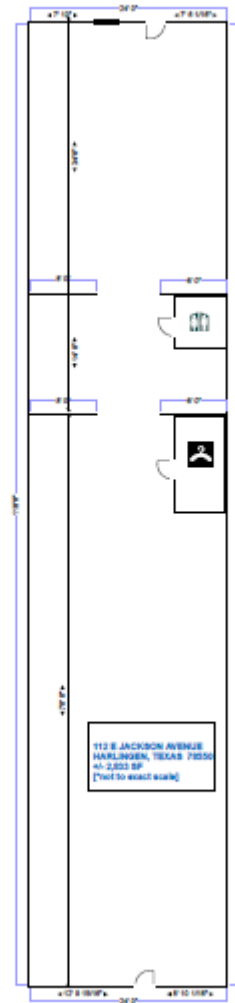


EXHIBIT "B"



**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **July 14, 2026**

Agenda Item:

Public hearing and possible action to consider a request for the voluntary annexation of 35.32 acres, more or less, tract of land situated in and being 7.40 acres of land out of Block 39, 8.08 acres of land out of Block 52, 17.68 acres of land out of Block 53, 1.45 acres of land out of Block 54, 0.39 acres of land out of Block 55, 0.171 acres of Montezuma Road right-of-way and 0.170 acres of Breedlove Road right-of-way, all of the David and Stephenson Subdivision and request for the voluntary annexation and establishment of initial zoning as Residential, Multi-Family ("M-2) District upon annexation for approximately 3.536 acres, more or less, being and part of a 25.24-acre tract located in Block 53, David and Stephenson Subdivision, said 3.56 acres being 2.912 acres of said Block 53 and 0.624 acres of existing Montezuma Road right-of-way lying south of and adjacent to said 2.912 acres, located on Montezuma Road approximately 684 feet west of Briggs Coleman Road.

Applicants: Cameron County Drainage District #5 and Luis H. Villarreal

Prepared By: Joel Olivo

Title: Assistant Planning and Development Director

Signature: *Joel Olivo*

Brief Summary:

Project Timeline

- April 21, 2026 – Application for annexation of Cameron County Drainage District No. 5 property submitted to the City. Application deemed incomplete pending submittal of survey and metes and bounds description. **(ATTACHMENT I-III)**
- June 9, 2026– Application for annexation and establishment of zoning for Luis Villarreal property submitted to the City. Application deemed incomplete pending submittal of survey and metes and bounds description. **(ATTACHMENT IV-VI)**
- June 23, 2026 – Metes and bounds description and survey for the Luis Villarreal property submitted to the City. Application deemed complete.
- June 26, 2026 – In accordance with State and local law, notice of required public hearings mailed to property owners within 200 feet of subject tract.
- June 27, 2026 – In accordance with State and local law, notice of required public hearings published in the Valley Morning Star.
- June 29, 2026 – Metes and bounds description and survey for the Cameron County Drainage District No. 5 property submitted to the City. Application deemed complete.
- July 10, 2026 – Posting of the public notice on the city's website.
- July 14, 2026 – Public hearing to recommend the annexation and the rezoning by the Planning and Zoning Commission.
- August 5, 2026 – Public hearing and consideration of annexation and rezoning by the City Commission via First Ordinance Reading.
- August 19, 2026 – Public hearing and consideration of annexation ordinance by the City Commission via Second and final reading.

Summary

- Luis Villarreal, the property owner, has requested the voluntary annexation of 3.536 acres of land, and Cameron County Drainage District No. 5, the property owner, has requested the voluntary annexation of 35.32 acres of land. The subject properties are contiguous to the City limits via the current boundary line located 300 ft. north of the right-of-way line on Loop 499 between Breedlove and Briggs Coleman Roads. **(Attachment I-VI)**
- Pursuant to Section 43.106 of the Texas Local Government Code, the entire width of a county road fronting the subject property must also be included in the annexation request if the road is owned or maintained by county. According to the Cameron County road inventory file, Breedlove and Montezuma Road located along the subject properties are currently maintained by the County. Therefore, the subject roads right-of-way are included in the annexation request.
- The subject 3.536 acres of land is currently vacant and unsubdivided. The property has 603 feet of frontage on Montezuma Road and depth of 255 feet at its longest point. The property owner is proposing to subdivide the property into an eight lot multi-family subdivision under the name of Herbey Subdivision. The requested annexation for the 35.32 acres of land which consists of the 3rd Street drain and the associated detention pond will facilitate the annexation of the proposed Herbey Subdivision with the required drainage improvements. **(ATTACHMENT II-VIII)**
- Water services for this property will be provided by East Rio Hondo Water Supply Corporation. Sewer services will be provided by Harlingen Waterworks System.
- Upon annexation, the said 3.536 acres of land will be zoned to Residential, Multi-Family ("M-2") District. The property owner is proposing to develop the subject property with two duplexes on each of the above-described lots. **(ATTACHMENT IX)**
- 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 requested initial zoning is not consistent with the Future Land Use Plan, it is consistent is the multi-family land use to the south and southwest of the subject property. **(ATTACHMENT X)**
- To the present, staff has not received any calls in objection to the requested annexation and establishment of initial zoning.
- The subject annexation will require three public hearings and two readings of the ordinance. The above timeline delineates the annexation and rezoning process.
- In 2026 the city has annexed 43.1550 acres of land thus far. In 2025 the city annexed a total of 585.37 acres. In 2024 the city annexed a total of 103.94 acres. In 2023, the city annexed 19.94 acres. In 2022, the city annexed 71.1 acres. In 2021, the city annexed 1.47 acres.

Funding (if applicable):			
Are funds specifically designated in the current budget for the full 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 annexation and initial zoning request.			
City Manager's approval:	☐	Yes	☐ No ☐ N/A
Comments:			
City Attorney's approval:	☐	Yes	☐ No ☐ N/A

Attachment I- Petition

Board of Directors

President
Steve Jennings
Secretary
Jerome Wade
Vice-President
Nicholas Consiglio

Cameron County Drainage District # 5
221 E. Van Buren Ave, Suite 4
Harlingen, Texas 78550
956-423-6411
www.cddd5.org

General Manager
Rolando Vela
Assistant General Manager
Veronica Larraga
Engineer
Jack L. Brown
Attorney
Buddy R. Dossett

April 21, 2026

Ana Hernandez, AICP, CNU-A
Planning and Development Director /
Special Projects Director
City of Harlingen
502 E. Tyler
Harlingen, Texas 78550

RE: Petition for Voluntary Annexation

Ms. Hernandez,

At a previous meeting, the Board of Cameron County Drainage District No. 5 approved submitting a petition to the City of Harlingen for the voluntary annexation of the areas shown in red on the attached map.

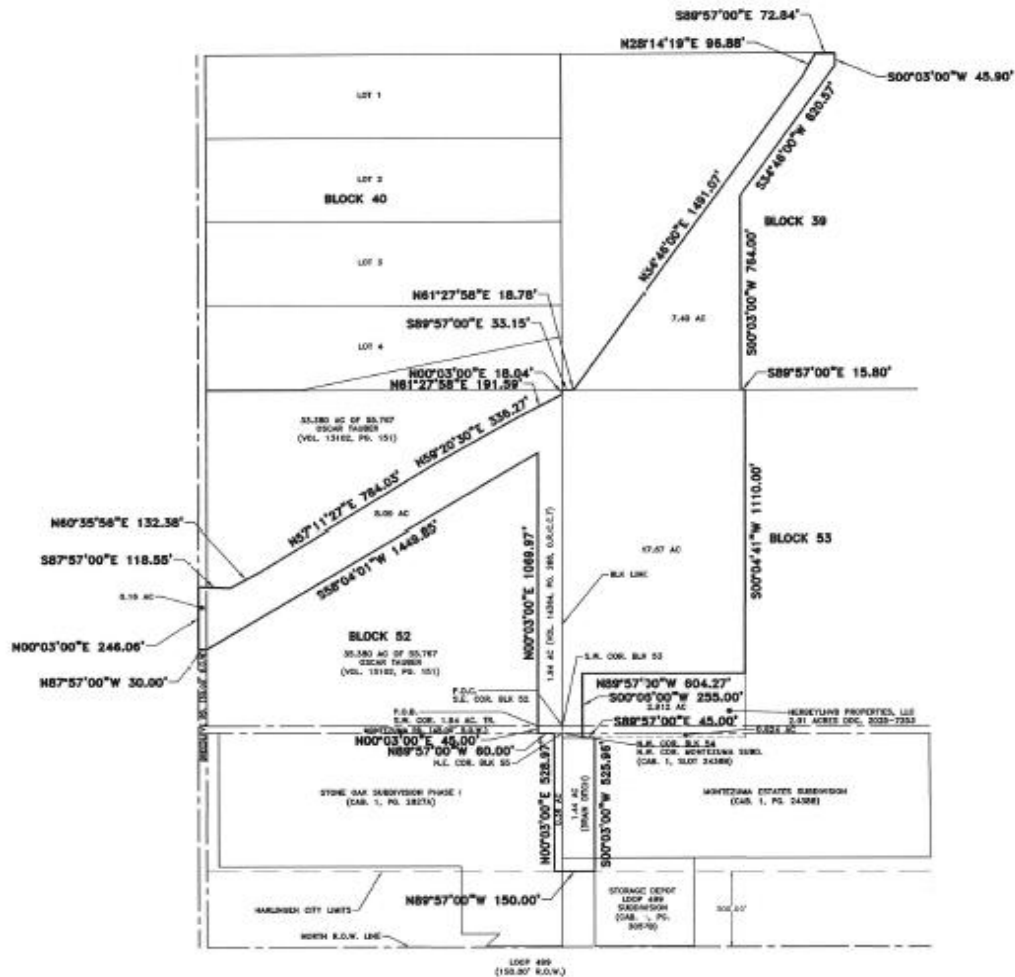
- The area shown in lime represents an existing detention pond.
- The area shown in red represents a proposed detention pond.

Please let me know what information or documentation is needed to proceed with this petition.

Sincerely,


Rolando Vela
General Manager

Attachment II- Survey



NOTE: NOT AN ON THE GROUND SURVEY. THIS MAP WAS PREPARED FROM RECORDED DOCUMENTS RECORDED AT THE COUNTY CLERKS OFFICE IN CAMERON COUNTY.

LEGAL DESCRIPTION:
COMPOSITE MAP OF A 35.23 ACRE, MORE OR LESS, TRACT OF LAND SITUATED IN AND BEING 7.40 ACRES OUT OF BLOCK 39, 5.08 ACRES OUT OF BLOCK 52, 17.67 ACRES OUT OF BLOCK 53, 1.44 ACRES OUT OF BLOCK 54, 0.39 ACRES OUT OF BLOCK 55, 0.170 ACRES OF MONTEZUMA ROAD RIGHT OF WAY, AND 0.160 ACRES OF BREEDLOVE ROAD RIGHT OF WAY, ALL OUT OF THE DAVID AND STEPHENSON SUBDIVISION AS RECORDED IN VOLUME 1, PAGE 2 OF THE CAMERON COUNTY, TEXAS MAP RECORDS.



00253- DD5 ANNEXATION



1205 W Jackson St. P.O. Box 1308 Harlingen, Tx. 78551 (956) 428-4014

Attachment III- Metes and Bounds



June 24, 2026

Metes and bounds description of a 35.23 acre tract of land of land situated in and being comprised of 7.40 acres out of Block 39, 8.00 acres out of Block 52, 17.67 acres out of Block 53, 1.44 acres out of Block 54, 0.39 acre out of Block 55, 0.170 acres of Montezuma Road right-of-way and 0.160 acre of Breedlove Road Right-of-way all out of the David and Stephenson Subdivision, according to the map thereof recorded in Volume 1, Pag 2, of the Map Records of Cameron County, Texas and said 35.23 acre tract being more particularly located and described as follows;

Commencing at the southeast corner of said Block 52, same being the southwest corner of said Block 53, said point lying on the original north right-of-way of Montezuma Road (30 R.O.W.), and point being the southeast corner of a 1.940 acre tract of land as described by instrument of record in Volume 14364, Page 266 of Cameron County Texas Official Records;

Thence, along the original northerly line of Montezuma Rd., the south line of said Block 52, and the south line of said 1.94 acre tract, North 89 degrees 57 minutes 00 seconds West, a distance of 90.00 feet to a point on the southwest corner of said 1.940 acre tract being an interior corner and the Point of Beginning of the tract herein described;

Thence, along the west boundary line of said 1.940 acre tract, North 00 degrees 03 minutes 00 seconds East, a distance of 1069.97 feet to a point, for a corner of this tract;

Thence, South 58 degrees 04 minutes 01 seconds West, a distance of 1449.85 feet to a point on the east right-of-way line of Breedlove Road, for a corner of this tract;

Thence, North 87 degrees 57 minutes 00 seconds West, a distance of 30.00 feet to a point on the original west right-of-way line of Breedlove Road, for a corner of this tract;

Thence, along the west right-of-way line of Breedlove Road, North 00 degrees 03 minutes 00 seconds East, a distance of 246.06 feet to a point, for a corner of this tract;

Thence, South 87 degrees 57 minutes 00 seconds East, a distance of 118.55 feet to a point, for a corner of this tract;

Thence, North 60 degrees 35 minutes 56 seconds East, a distance of 132.38 feet to a point, for a corner of this tract;

Attachment III- Metes and Bounds

Thence, North 57 degrees 11 minutes 27 seconds East, a distance of 784.03 feet to a point, for a corner of this tract;

Thence, North 59 degrees 20 minutes 30 seconds East, a distance of 336.27 feet to a point, for a corner of this tract;

Thence, North 61 degrees 27 minutes 58 seconds East, a distance of 191.59 feet to a point on the east boundary line of Block 52 and the west boundary line of Block 53, for a corner of this tract;

Thence, along the east boundary line of Block 52 and the west boundary line of Block 53, North 00 degrees 03 minutes 00 seconds East, a distance of 18.04 feet to a point on the common corner of Blocks 39, 40, 52, and 53, for a corner of this tract;

Thence, along the north boundary of said Block 53, South 89 degrees 57 minutes 00 seconds East, a distance of 33.15 feet to a point on the north boundary line of said Block 53, for a corner of this tract;

Thence, North 61 degrees 27 minutes 58 seconds East, a distance of 18.78 feet to a point, for a corner of this tract;

Thence, North 34 degrees 46 minutes 00 seconds East, a distance of 1491.07 feet to a point, for a corner of this tract;

Thence, North 28 degrees 14 minutes 19 seconds East, a distance of 96.88 feet to a point, for a corner of this tract;

Thence, South 89 degrees 57 minutes 00 seconds East, a distance of 72.84 feet to a point, for a corner of this tract;

Thence, South 00 degrees 03 minutes 00 seconds West, a distance of 45.90 feet to a point, for a corner of this tract;

Thence, South 34 degrees 46 minutes 00 seconds West, a distance of 620.57 feet to a point, for a corner of this tract;

Thence, South 00 degrees 03 minutes 00 seconds West, a distance of 764.00 feet to a point on the north boundary line of said Block 53, for a corner of this tract;

Thence, along the north boundary line of said Block 53, South 89 degrees 57 minutes 00 seconds East, a distance of 15.80 feet to a point, for a corner of this tract;

Thence, South 00 degrees 04 minutes 41 seconds West, a distance of 1110.00 feet to a point, for a corner of this tract;

Job No. 00259

Attachment III- Metes and Bounds

Thence, North 89 degrees 57 minutes 00 seconds West, a distance of 604.27 feet to a point, for a corner of this tract;

Thence, South 00 degrees 03 minutes 00 seconds West, a distance of 255.00 feet to a point, for a corner of this tract;

Thence, South 89 degrees 57 minutes 00 seconds East, a distance of 45.00 feet to a point, for a corner of this tract;

Thence, South 00 degrees 03 minutes 00 seconds West, a distance of 525.96 feet to a point, for a corner of this tract;

Thence, North 89 degrees 57 minutes 00 seconds West, a distance of 150.00 feet to a point, for a corner of this tract;

Thence, North 00 degrees 03 minutes 00 seconds East, a distance of 528.97 feet to a point, for a corner of this tract;

Thence, North 89 degrees 57 minutes 00 seconds West, a distance of 60.00 feet to a point, for a corner of this tract;

Thence, North 00 degrees 03 minutes 00 seconds East, a distance of 45.00 feet to the place of beginning, containing 35.23 acres of land more or less, inclusive any and all easements, restrictions, exceptions or dedications that may be of record.


Juan Garcia, Jr., R. P. L. S.
Reg. No. 4203



Job No. 00253

Attachment IV- Petition

June 09, 2026

City of Harlingen
Planning & Development Department
118 E. Tyler Ave
Harlingen, TX 78550

Re: Request for Annexation

To Whom It May Concern:

I, Luis H. Villarreal, Managing Member for HerbeyLHVB Properties, LLC submit this request for annexation. I hereby request that the City of Harlingen consider the voluntary annexation of the following described property into the corporate limits of the City:

Property Owner:

HerbeyLHVB Properties, LLC
Managing Member: Luis H. Villarreal

Property Address:

Montezuma Road, Harlingen, Texas

Legal Description:

Being a 3.536 acre, more or less, tract of land, being out of and a part of a 25.24 acre tract of land in Block 53 of the David and Stephenson Subdivision as shown by map or plat of record in Volume 1, Page 2 of the Cameron County, Texas Map Records, said 25.24 acre tract being described by instrument of record in Volume 21413, Page 255 of the Official Records of Cameron County, Texas, said 3.536 acres being 2.912 acres of said Block 53 and 0.624 acres of existing Montezuma Road right of way lying south of and adjacent to said 2.912 acres.

This request is made voluntarily and in accordance with the applicable provisions of the Texas Local Government Code. We respectfully ask that this matter be scheduled for review and consideration by the appropriate City departments and commissions.

Please do not hesitate to contact our office should you require any additional information or documentation to process this request.

Respectfully submitted,



Luis H. Villarreal
Managing Member
Herbey LHVB Properties, LLC
956-346-6902
[Redacted]

Attachment IV- Petition

NOTARY ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF CAMERON

Before me, the undersigned notary public, on this day personally appeared Luis H. Villarreal, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

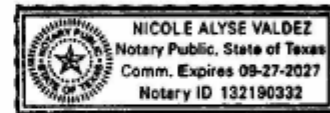
Given under my hand and seal of office this 9 day of JUNE,
2020.

Nicole Alyse Valdez

Notary Public, State of Texas

Printed Name: NICOLE ALYSE VALDEZ

My Commission Expires: 09-27-2027



Attachment V- Petition

Joel Olivo

From: Nicole Valdez [REDACTED]
Sent: Monday, June 15, 2026 4:09 PM
To: Joel Olivo
Cc: Luis Villarreal; Jack Brown; Ana Hernandez
Subject: Re: HERBEYLHVB Properties Subdivision

Good afternoon,

The requested zoning is multi family.

Jack, the city is requesting that y'all sign and seal the metes and bounds. Can you please take care of that?

Best regards,

Nicole Valdez
HERBEYLHVB PROPERTIES
Project Manager
956-535-3583

From: Joel Olivo <jolivo@harlingentx.gov>
Date: Thursday, June 11, 2026 at 9:43 AM
To: [REDACTED]
Cc: [REDACTED]
<al...>
Subject: RE: HERBEYLHVB Properties Subdivision

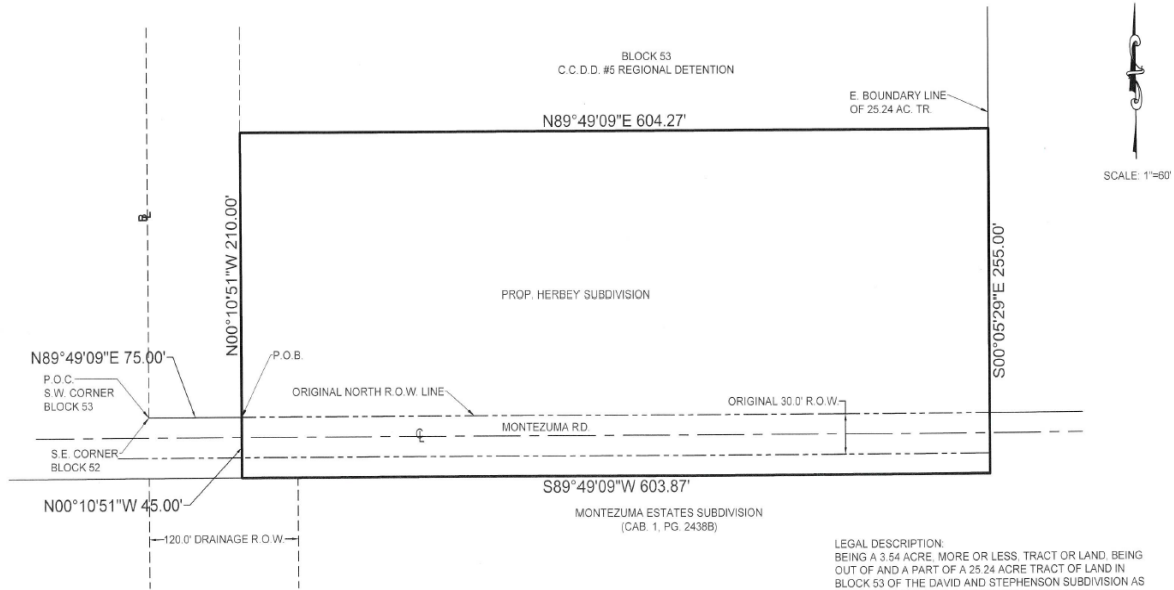
Ms. Valdez,

For the annexation of Herbey Subdivision, please advise on the requested zoning for the subject property. Also, to process the annexation, pending is still the metes and bounds for the requested annexation of the Cameron County DD NO. 5 property along with the road right-of-way fronting the subject property.

If you have any questions, please contact me at (956)216-5260 or by email.

Joel Olivo
Assistant Planning and Development Director
City of Harlingen

Attachment V- Survey



NOTE: NOT AN ON THE GROUND SURVEY. THIS MAP WAS PREPARED FROM RECORDED DOCUMENTS RECORDED AT THE COUNTY CLERKS OFFICE IN CAMERON COUNTY.



LEGAL DESCRIPTION:
BEING A 3.54 ACRE, MORE OR LESS, TRACT OR LAND, BEING OUT OF AND A PART OF A 25.24 ACRE TRACT OF LAND IN BLOCK 53 OF THE DAVID AND STEPHENSON SUBDIVISION AS SHOWN BY MAP OR PLAT RECORDED IN VOLUME 1, PAGE 2 OF THE MAP RECORDS OF CAMERON COUNTY, SAID 25.24 ACRE TRACT BEING DESCRIBED BY INSTRUMENT OF RECORD IN VOLUME 21413, PAGE 255 OF THE OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS. SAID 3.54 ACRES BEING 2.912 ACRES OF SAID BLOCK 53 AND 0.624 ACRES OF EXISTING MONTEZUMA ROAD RIGHT OF WAY LYING SOUTH OF AND ADJACENT TO SAID 2.912 ACRES.

SCHEIBE
CONSULTING LLC
1221 E. TYLER AVE., STE. 8 | P.O. Box 1308 Harlingen, Tx. 78551 (956) 428-4014

Attachment VI- Metes and Bounds



June 23, 2026

Metes and bounds description of a 3.54 acre tract of land out of a certain 25.24 acre tract (Volume 21413, Page 255, Official Records of Cameron County, Texas) in Block 53, David and Stephenson Subdivision, Cameron County, Texas, Cameron County School League No. 26, according to the map thereof recorded in Volume 1, Pag 2, of the Map Records of Cameron County, Texas and said 3.54 acre tract being more particularly located and described as follows;

Commencing at a 1/4" iron pin found on the southwest corner of Block 53, said iron pin being on the north right-of-way line of Montezuma Rd. (45' R.O.W).

Thence, along the south boundary line of said Block 53, and the north right-of-way line of Montezuma Rd., North 89 degrees 49 minutes 09 seconds East, a distance of 75.00 feet to a 1/4" iron pin found, for the point of beginning of the tract herein described;

Thence, parallel to and 75 feet east of the west boundary line of said Block 53, North 00 degrees 10 minutes 51 seconds West, a distance of 210.00 feet to a 1/2" iron pin found, for the northwest corner of this tract;

Thence, North 89 degrees 49 minutes 09 seconds East, a distance of 604.27 feet to a 1/4" iron pin found on the east boundary line of a said 25.24 acre tract, for the northeast corner of this tract;

Thence, along the east boundary line of said 25.24 acre tract, South 00 degrees 05 minutes 29 seconds East, a distance of 255.00 feet to a point on the south right-of-way line of Montezuma Rd. and the north boundary line of Montezuma Estates (recorded in Cabinet 1, Page 2438B Cameron County Map Records), for the southeast corner of this tract;

Thence, along the south right of way line of Montezuma Rd. and the said north boundary line of Montezuma Estates, South 89 degrees 49 minutes 09 seconds West, a distance of 603.87 feet to a point for the southwest corner of this tract;

Thence, leaving the south right-of-way line of Montezuma Rd., North 00 degrees 10 minutes 51 seconds West, a distance of 45.00 feet to the place of beginning, containing 3.54 acres of land more or less, inclusive any and all easements, restrictions, exceptions or dedications that may be of record.



JUAN GARCIA, JR., R. P. L. S.

Reg. No. 4203



Scheibe Consulting, LLC

1221 E. Tyler Ave., Harlingen, TX 78550

956-428-4014 / 956-423-1702

Job No. 00331

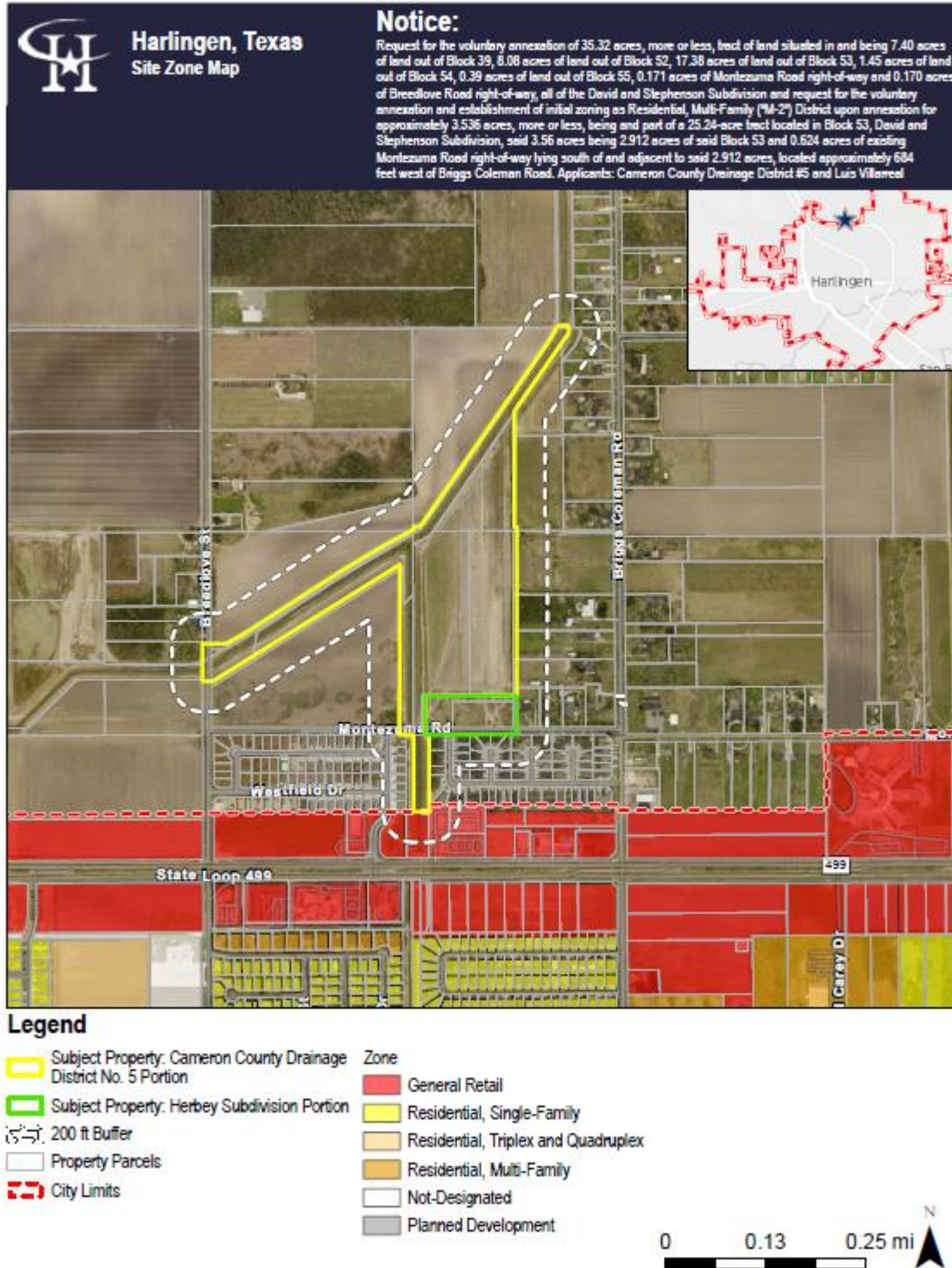
Attachment VII- Street View



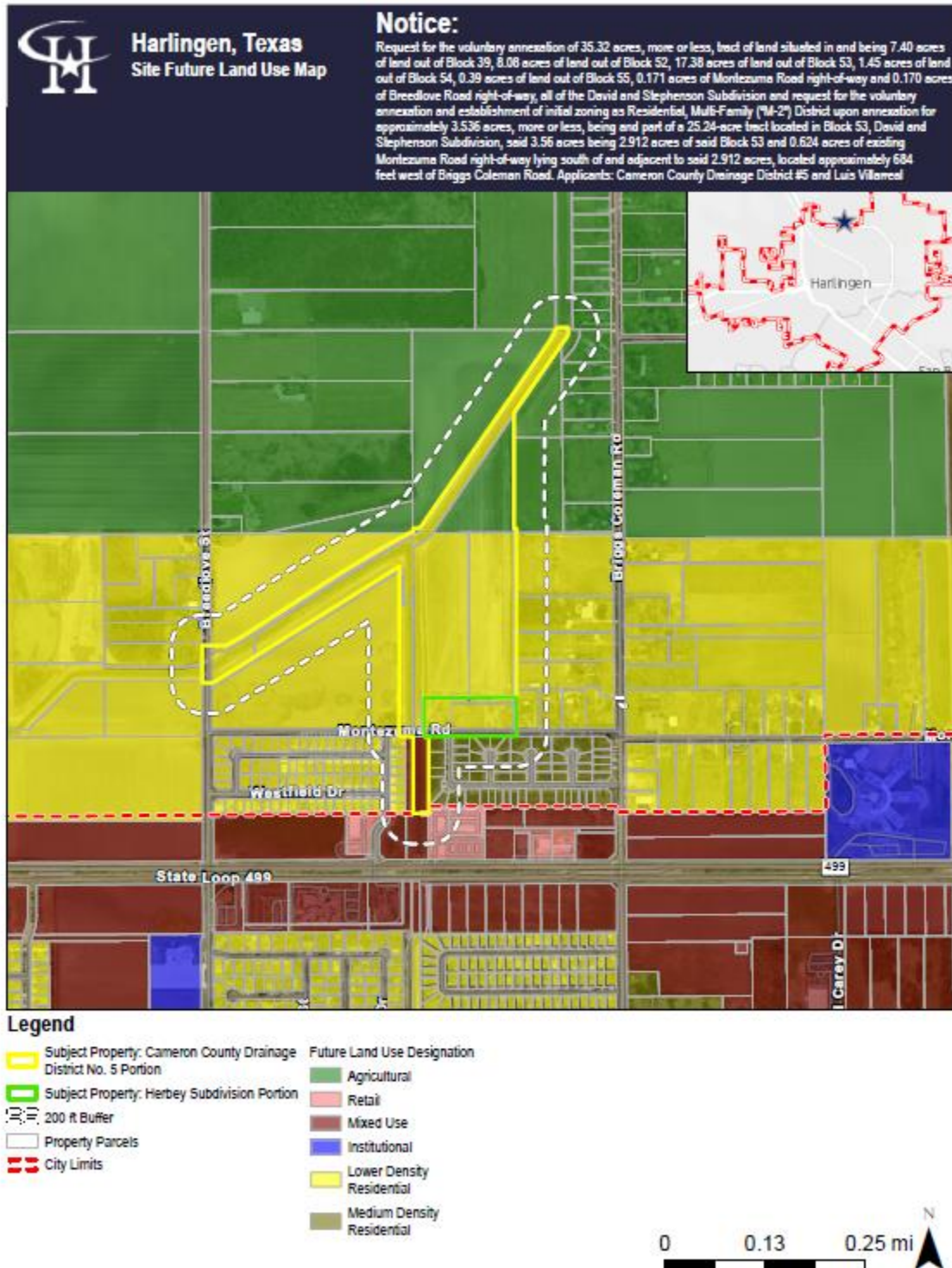
Attachment VIII- Aerial Map



Attachment IX- Zone Map



Attachment X- Future Land Use Map



ORDINANCE NO. 26-_____

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF HARLINGEN BY ANNEXING, FOR FULL PURPOSE, 35.32 ACRES, MORE OR LESS, TRACT OF LAND SITUATED IN AND BEING 7.40 ACRES OF LAND OUT OF BLOCK 39; 8.08 ACRES OF LAND OUT OF BLOCK 52, 17.68 ACRES OF LAND OUT OF BLOCK 53, 1.45 ACRES OF LAND OUT OF BLOCK 54, 0.39 ACRES OF LAND OUT OF BLOCK 55, 0.171 OF MONTEZUMA ROAD RIGHT-OF-WAY AND 0.170 ACRES OF BREEDLOVE ROAD RIGHT-OF-WAY, ALL OF THE DAVID AND STEPHENSON SUBDIVISION, AND REQUEST FOR THE VOLUNTARY ANNEXATION AND ESTABLISHMENT OF INITIAL ZONING AS RESIDENTIAL, MULTI-FAMILY ("M-2") DISTRICT UPON ANNEXATION FOR APPROXIMATELY 3.536 ACRES, MORE OR LESS, BEING PART OF A 25.24 ACRE TRACT LOCATED IN BLOCK 53, DAVID AND STEPHENSON SUBDIVISION, SAID 3.56 ACRES BEING 2.912 ACRES OF SAID BLOCK 53 AND 0.624 ACRES OF EXISTING MONTEZUMA ROAD RIGHT-OF-WAY LYING SOUTH OF AND ADJACENT SAID 2.912 ACRES, LOCATED ON MONTEZUMA ROAD APPROXIMATELY 684 FEET WEST OF BRIGGS COLEMAN ROAD; BINDING THE LAND TO ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE CITY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Harlingen, Texas (the "City") desires to annex 35.32 acres, more or less, tract of land situated in and being 7.40 acres of land out of Block 39, 8.08 acres of land out of Block 52, 17.68 acres of land out of Block 53, 1.45 acres of land out of Block 54, 0.39 acres of land out of Block 55, 0.171 acres of Montezuma Road right-of-way and 0.170 acre of Breedlove Road right-of-way, all of the David and Stephenson Subdivision, and to annex and establish initial zoning of Residential, Multi-Family ("M-2") District upon annexation for 3.56 acres being 2.912 acres of said Block 53 and 0.624 acres of existing Montezuma Road right-of-way lying south of and adjacent to said 2.912 acres as shown in Exhibit "A", and

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

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

WHEREAS, in accordance with Texas Local Government Code, Chapter 43, Subchapter C-3, Section 43.0672, the City has negotiated and entered into a written agreement with the owner of the Property regarding the provision of services to the Property upon annexation, of which the applicable annexation services agreement and schedule is attached hereto and incorporated herein as Exhibit "B," and

WHEREAS, the City Commission provided public notice and held public hearings on July 14, August 5, and August 19, 2026, for all interested persons to attend and be heard in accordance with Texas Local Government Code, Chapter 43, Subchapter C-3, § 43.0673; and

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

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

BE IT ORDAINED BY THE CITY OF HARLINGEN:

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

Section 2. The Property, lying outside of, but adjacent to and adjoining the City and located within the City's ETJ, is hereby annexed into the City, and the

boundaries of the City are extended to include the Property within the corporate limits of the City. From and after the date of this ordinance, the Property shall be entitled to all the rights and privileges of the City and shall be bound by all the acts, ordinances, resolutions, and regulations of the City.

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

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

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

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

APPROVED ON FIRST READING on this ____day of ____ 2026

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

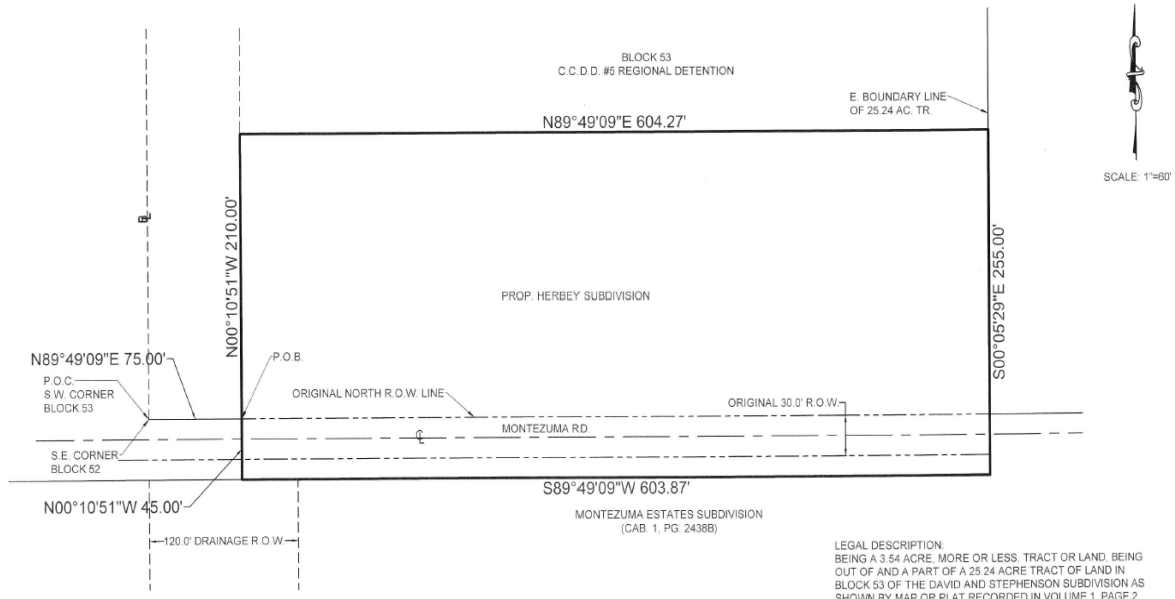
CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

Mayra Herrera, City Secretary

EXHIBIT "A"



NOTE: NOT AN ON THE GROUND SURVEY. THIS MAP WAS PREPARED FROM RECORDED DOCUMENTS RECORDED AT THE COUNTY CLERKS OFFICE IN CAMERON COUNTY.



LEGAL DESCRIPTION:
BEING A 3.54 ACRE, MORE OR LESS, TRACT OR LAND, BEING OUT OF AND A PART OF A 25.24 ACRE TRACT OF LAND IN BLOCK 53 OF THE DAVID AND STEPHENSON SUBDIVISION AS SHOWN BY MAP OR PLAT RECORDED IN VOLUME 1, PAGE 2 OF THE MAP RECORDS OF CAMERON COUNTY, SAID 25.24 ACRE TRACT BEING DESCRIBED BY INSTRUMENT OF RECORD IN VOLUME 21413, PAGE 255 OF THE OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS. SAID 3.54 ACRES BEING 2.912 ACRES OF SAID BLOCK 53 AND 0.624 ACRES OF EXISTING MONTEZUMA ROAD RIGHT OF WAY LYING SOUTH OF AND ADJACENT TO SAID 2.912 ACRES.

SCHEIBE
CONSULTING LLC
1221 E. TYLER AVE., STE. B | P.O. Box 1308 Harlingen, Tx. 78551 (956) 428-4014

EXHIBIT "A"



June 23, 2026

Metes and bounds description of a 3.54 acre tract of land out of a certain 25.24 acre tract (Volume 21413, Page 255, Official Records of Cameron County, Texas) in Block 53, David and Stephenson Subdivision, Cameron County, Texas, Cameron County School League No. 26, according to the map thereof recorded in Volume 1, Page 2, of the Map Records of Cameron County, Texas and said 3.54 acre tract being more particularly located and described as follows;

Commencing at a 1/4" iron pin found on the southwest corner of Block 53, said iron pin being on the north right-of-way line of Montezuma Rd. (45' R.O.W).

Thence, along the south boundary line of said Block 53, and the north right-of-way line of Montezuma Rd., North 89 degrees 49 minutes 09 seconds East, a distance of 75.00 feet to a 1/4" iron pin found, for the point of beginning of the tract herein described;

Thence, parallel to and 75 feet east of the west boundary line of said Block 53, North 00 degrees 10 minutes 51 seconds West, a distance of 210.00 feet to a 1/4" iron pin found, for the northwest corner of this tract;

Thence, North 89 degrees 49 minutes 09 seconds East, a distance of 604.27 feet to a 1/4" iron pin found on the east boundary line of a said 25.24 acre tract, for the northeast corner of this tract;

Thence, along the east boundary line of said 25.24 acre tract, South 00 degrees 05 minutes 29 seconds East, a distance of 255.00 feet to a point on the south right-of-way line of Montezuma Rd. and the north boundary line of Montezuma Estates (recorded in Cabinet 1, Page 2438B Cameron County Map Records), for the southeast corner of this tract;

Thence, along the south right of way line of Montezuma Rd. and the said north boundary line of Montezuma Estates, South 89 degrees 49 minutes 09 seconds West, a distance of 603.87 feet to a point for the southwest corner of this tract;

Thence, leaving the south right-of-way line of Montezuma Rd., North 00 degrees 10 minutes 51 seconds West, a distance of 45.00 feet to the place of beginning, containing 3.54 acres of land more or less, inclusive any and all easements, restrictions, exceptions or dedications that may be of record.


JUAN GARCIA, Jr., R. P. L. S.

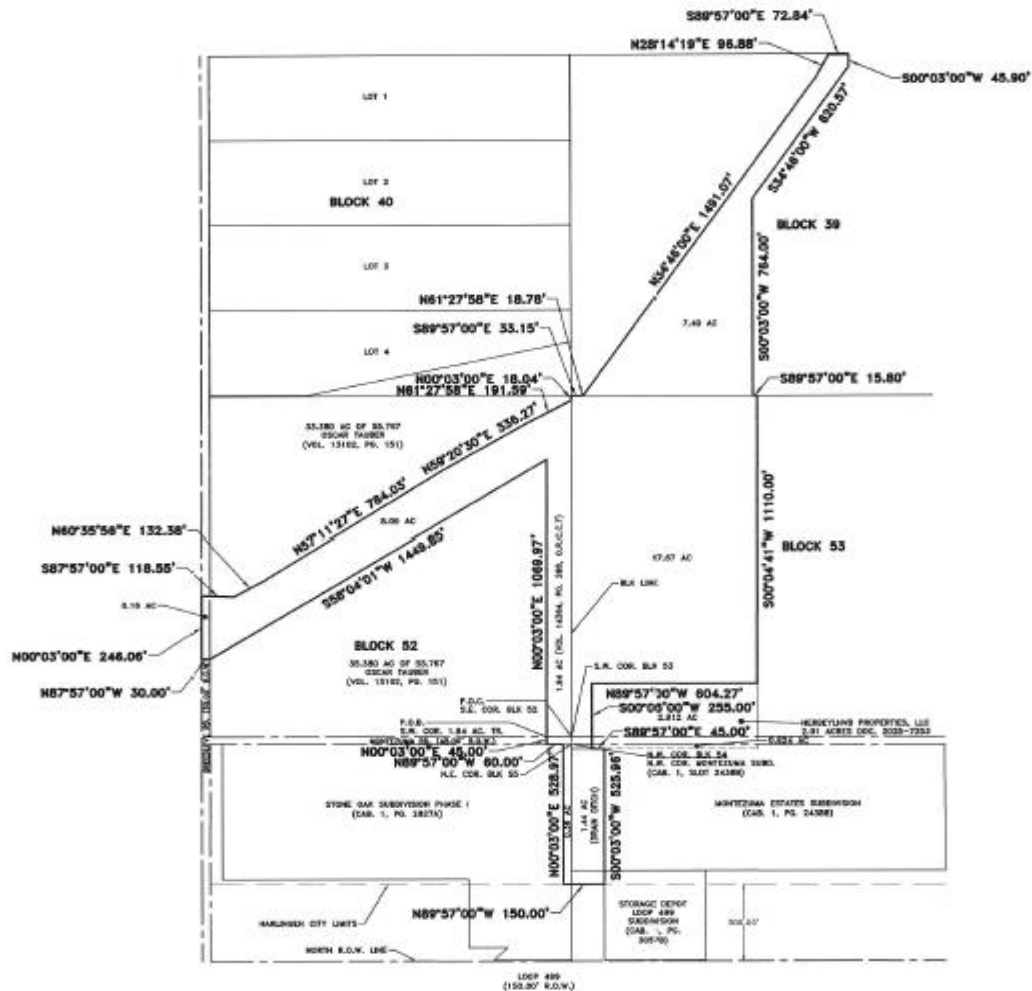
Reg. No. 4203



Scheibe Consulting, LLC 1221 E. Tyler Ave., Harlingen, TX 78550 956-428-4014 / 956-423-1702

Job No. 00331

EXHIBIT "A"



NOTE: NOT AN ON THE GROUND SURVEY. THIS MAP WAS PREPARED FROM RECORDED DOCUMENTS RECORDED AT THE COUNTY CLERKS OFFICE IN CAMERON COUNTY.

LEGAL DESCRIPTION:
COMPOSITE MAP OF A 35.23 ACRE, MORE OR LESS, TRACT OF LAND SITUATED IN AND BEING 7.49 ACRES OUT OF BLOCK 39, 8.00 ACRES OUT OF BLOCK 52, 17.67 ACRES OUT OF BLOCK 53, 1.44 ACRES OUT OF BLOCK 54, 0.39 ACRES OUT OF BLOCK 55, 0.170 ACRES OF MONTEZUMA ROAD RIGHT OF WAY, AND 0.180 ACRES OF BREEDLOVE ROAD RIGHT OF WAY, ALL OUT OF THE DAVID AND STEPHENSON SUBDIVISION AS RECORDED IN VOLUME 1, PAGE 2 OF THE CAMERON COUNTY, TEXAS MAP RECORDS.



[Handwritten signature and initials]

00253- DD5 ANNEXATION

SCHEIBE
CONSULTING LLC

1205 W Jackson St, P.O. Box 1308 Harlingen, Tx. 79561 (956) 428-4014

EXHIBIT "A"



June 24, 2026

Metes and bounds description of a 35.23 acre tract of land of land situated in and being comprised of 7.40 acres out of Block 39, 8.00 acres out of Block 52, 17.67 acres out of Block 53, 1.44 acres out of Block 54, 0.39 acre out of Block 55, 0.170 acres of Montezuma Road right-of-way and 0.160 acre of Breedlove Road Right-of-way all out of the David and Stephenson Subdivision, according to the map thereof recorded in Volume 1, Pag 2, of the Map Records of Cameron County, Texas and said 35.23 acre tract being more particularly located and described as follows;

Commencing at the southeast corner of said Block 52, same being the southwest corner of said Block 53, said point lying on the original north right-of-way of Montezuma Road (30 R.O.W.), and point being the southeast corner of a 1.940 acre tract of land as described by instrument of record in Volume 14364, Page 266 of Cameron County Texas Official Records;

Thence, along the original northerly line of Montezuma Rd., the south line of said Block 52, and the south line of said 1.94 acre tract, North 89 degrees 57 minutes 00 seconds West, a distance of 90.00 feet to a point on the southwest corner of said 1.940 acre tract being an interior corner and the Point of Beginning of the tract herein described;

Thence, along the west boundary line of said 1.940 acre tract, North 00 degrees 03 minutes 00 seconds East, a distance of 1069.97 feet to a point, for a corner of this tract;

Thence, South 58 degrees 04 minutes 01 seconds West, a distance of 1449.85 feet to a point on the east right-of-way line of Breedlove Road, for a corner of this tract;

Thence, North 87 degrees 57 minutes 00 seconds West, a distance of 30.00 feet to a point on the original west right-of-way line of Breedlove Road, for a corner of this tract;

Thence, along the west right-of-way line of Breedlove Road, North 00 degrees 03 minutes 00 seconds East, a distance of 246.06 feet to a point, for a corner of this tract;

Thence, South 87 degrees 57 minutes 00 seconds East, a distance of 118.55 feet to a point, for a corner of this tract;

Thence, North 60 degrees 35 minutes 56 seconds East, a distance of 132.38 feet to a point, for a corner of this tract;

“EXHIBIT A”

Thence, North 57 degrees 11 minutes 27 seconds East, a distance of 784.03 feet to a point, for a corner of this tract;

Thence, North 59 degrees 20 minutes 30 seconds East, a distance of 336.27 feet to a point, for a corner of this tract;

Thence, North 61 degrees 27 minutes 58 seconds East, a distance of 191.59 feet to a point on the east boundary line of Block 52 and the west boundary line of Block 53, for a corner of this tract;

Thence, along the east boundary line of Block 52 and the west boundary line of Block 53, North 00 degrees 03 minutes 00 seconds East, a distance of 18.04 feet to a point on the common corner of Blocks 39, 40, 52, and 53, for a corner of this tract;

Thence, along the north boundary of said Block 53, South 89 degrees 57 minutes 00 seconds East, a distance of 33.15 feet to a point on the north boundary line of said Block 53, for a corner of this tract;

Thence, North 61 degrees 27 minutes 58 seconds East, a distance of 18.78 feet to a point, for a corner of this tract;

Thence, North 34 degrees 46 minutes 00 seconds East, a distance of 1491.07 feet to a point, for a corner of this tract;

Thence, North 28 degrees 14 minutes 19 seconds East, a distance of 96.88 feet to a point, for a corner of this tract;

Thence, South 89 degrees 57 minutes 00 seconds East, a distance of 72.84 feet to a point, for a corner of this tract;

Thence, South 00 degrees 03 minutes 00 seconds West, a distance of 45.90 feet to a point, for a corner of this tract;

Thence, South 34 degrees 46 minutes 00 seconds West, a distance of 620.57 feet to a point, for a corner of this tract;

Thence, South 00 degrees 03 minutes 00 seconds West, a distance of 764.00 feet to a point on the north boundary line of said Block 53, for a corner of this tract;

Thence, along the north boundary line of said Block 53, South 89 degrees 57 minutes 00 seconds East, a distance of 15.80 feet to a point, for a corner of this tract;

Thence, South 00 degrees 04 minutes 41 seconds West, a distance of 1110.00 feet to a point, for a corner of this tract;

Job No. 00253

EXHIBIT "A"

Thence, North 57 degrees 11 minutes 27 seconds East, a distance of 784.03 feet to a point, for a corner of this tract;

Thence, North 59 degrees 20 minutes 30 seconds East, a distance of 336.27 feet to a point, for a corner of this tract;

Thence, North 61 degrees 27 minutes 58 seconds East, a distance of 191.59 feet to a point on the east boundary line of Block 52 and the west boundary line of Block 53, for a corner of this tract;

Thence, along the east boundary line of Block 52 and the west boundary line of Block 53, North 00 degrees 03 minutes 00 seconds East, a distance of 18.04 feet to a point on the common corner of Blocks 39, 40, 52, and 53, for a corner of this tract;

Thence, along the north boundary of said Block 53, South 89 degrees 57 minutes 00 seconds East, a distance of 33.15 feet to a point on the north boundary line of said Block 53, for a corner of this tract;

Thence, North 61 degrees 27 minutes 58 seconds East, a distance of 18.78 feet to a point, for a corner of this tract;

Thence, North 34 degrees 46 minutes 00 seconds East, a distance of 1491.07 feet to a point, for a corner of this tract;

Thence, North 28 degrees 14 minutes 19 seconds East, a distance of 96.88 feet to a point, for a corner of this tract;

Thence, South 89 degrees 57 minutes 00 seconds East, a distance of 72.84 feet to a point, for a corner of this tract;

Thence, South 00 degrees 03 minutes 00 seconds West, a distance of 45.90 feet to a point, for a corner of this tract;

Thence, South 34 degrees 46 minutes 00 seconds West, a distance of 620.57 feet to a point, for a corner of this tract;

Thence, South 00 degrees 03 minutes 00 seconds West, a distance of 764.00 feet to a point on the north boundary line of said Block 53, for a corner of this tract;

Thence, along the north boundary line of said Block 53, South 89 degrees 57 minutes 00 seconds East, a distance of 15.80 feet to a point, for a corner of this tract;

Thence, South 00 degrees 04 minutes 41 seconds West, a distance of 1110.00 feet to a point, for a corner of this tract;

Job No. 00259

EXHIBIT "B"

ANNEXATION SERVICE AGREEMENT

SECTION 1. Pursuant to the provisions of V.T.C.A., Local Government Code Section 43.0672, in connection to the voluntary annexation of 35.32 acres, more or less, tract of land situated in and being 7.40 acres of land out of Block 39, 8.08 acres of land out of Block 52, 17.68 acres of land out of Block 53, 1.45 acres of land out of Block 54, 0.39 acres of land out of Block 55, 0.171 acres of Montezuma Road right-of-way and 0.170 acres of Breedlove Road right-of-way, all of the David and Stephenson Subdivision, and the voluntary annexation of 3.536 acres, more or less, being and part of a 25.24 acre tract located in Block 53, David and Stephenson Subdivision, said 3.56 acres being 2.912 acres of said Block 53 and 0.624 acres of existing Montezuma Road right-of-way lying south of and adjacent to 2.912 acres, Cameron County, Texas, the owners(s) of the land in the area and the City of Harlingen ("City"), collectively referred to herein as the "Parties", hereby enter into this written Annexation Service Agreement as follows:

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

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

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

6. Operation and maintenance of public water and wastewater facilities
Routine maintenance of existing water and wastewater facilities owned by Harlingen Waterworks System that are not within the service area of another water or wastewater utility will begin on the effective date of annexation.
7. Operation and maintenance of public roads and streets
Routine maintenance of public roads and streets will begin on the effective date of annexation on the same basis as presently occurs in the city.

SIGNED this ____ day of _____, 2026.

CITY OF HARLINGEN

By: _____
Gabriel Gonzalez, CPM, City Manager

PROPERTY OWNER(S) OF THE PROPERTY DESCRIBED ABOVE

By: _____
Luis H. Villarreal

By: _____
Cameron County Drainage District No. 5

AGENDA ITEM EXECUTIVE SUMMARY

Meeting Date: **July 14, 2026**

Agenda Item:

Public hearing and take action to consider a request an ordinance of the City Commission of the City of Harlingen, Texas amending the Harlingen Horizon – A City on the Rise Comprehensive Plan, Chapter 2, Land Use and Development, Map 5, Future Land Use Map, by changing the designation of the Future Land Use Map from Not Designated to Low-Density Residential for the following parcels: Parcels located from FM 509 near the intersection of Hanson Road; parcels located near the intersection of South Dilworth Road and Country Lane; parcels located near South Palm Court Drive; parcels within the Subdivision located near Park Lane West and Lexington Avenue; area around the intersection of West Lafayette Street and Chester Park Road; and area near Wilson Road and Stonegate Drive, and changing the designation from Not Designated to Medium Density Residential for a property located near the intersection of Wilson Road and Ramsey Road; and updating properties located along Wilson Road near its intersection with Interstate 69E to reflect institutional, medium density residential, and recreational/open space future land uses; and additional future land use designation revisions throughout the map reflecting data updates. Applicant: City of Harlingen

Prepared By: Joel Olivo

Title: Assistant Planning and Development Director

Signature: *Joel Olivo*

Brief Summary:

Project Timeline

- June 6, 2026 – In accordance with State and local law, notice of the required public hearings was published in the Valley Morning Star.
- June 23, 2026 - Public hearing and consideration of the requested amendment by the Planning and Zoning Commission (P&Z). Meeting cancelled due to lack of quorum.
- June 27, 2026 – In accordance with State and local law, notice of the required public hearings was published in the Valley Morning Star.
- July 14, 2026 - Public hearing and consideration of the requested amendment by the Planning and Zoning Commission (P&Z).
- August 5, 2026 – Public hearing and consideration of requested amendment via 1st ordinance reading scheduled before the City Commission.
- August 19, 2026 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- The City of Harlingen is requesting to amend the Harlingen Horizon- A City on the Rise Comprehensive Plan, Future Land Use Map, as a FLUM update for “clean up” of things that have been discovered since the plans adoption last year. In general, the FLUM update consists of general map adjustments, future land use

designation updates, and existing land use designation updates.

- The attached technical memorandum and map delineate the updates to the Future Land Use Map.

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: ☐ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval: ☐ Yes ☐ No ☐ N/A

Attachment I

TECHNICAL MEMORANDUM



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1251 Sadler Drive, Building 1, Suite 1150 + San Marcos, Texas 78666 + 512-213-3200 + FAX 817-735-7491

TO:	Ana Hernandez, Planning and Development Director City of Harlingen, Texas
FROM:	Caitlin Admire, Project Manager Freese and Nichols, Inc.
SUBJECT:	Comprehensive Plan Amendments
PROJECT:	HAR24531
DATE:	April 8, 2026

1.00 FUTURE LAND USE MAP

1.01 GENERAL MAP ADJUSTMENTS

- A. Added additional inset maps to the future land use map to depict northern and southern boundary extents within the City Limits.
- B. City boundaries have been updated to reflect changes made through November 2025.
- C. Parcel boundaries used to designate land use have been updated to reflect changes to the dataset maintained by Cameron Appraisal District through 4/6/2026.

1.02 FUTURE LAND USE DESIGNATION UPDATES

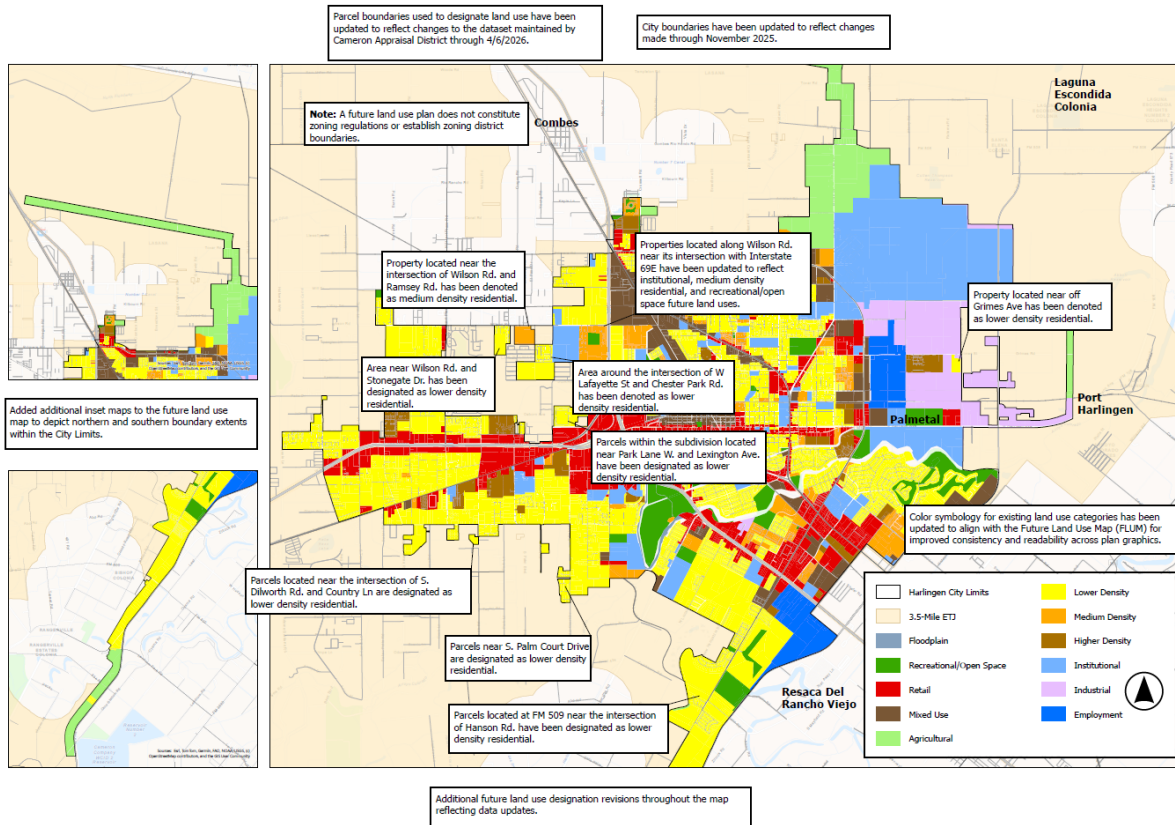
- A. ETJ future land use designations have been removed from the map.
 1. This includes the large employment designation that was previously located in the northeastern quadrant of the map as well as industrial and agricultural designations that were located near the Port of Harlingen.
- B. Undesignated parcels have been provided with a future land use designation.
 1. Parcels located at FM 509 near the intersection of Hanson Rd. have been designated as lower density residential.
 2. Parcels located near the intersection of S. Dilworth Rd. and Country Ln are designated as lower density residential.
 3. Parcels near S. Palm Court Drive are designated as lower density residential.
 4. Parcels within the subdivision located near Park Lane W. and Lexington Ave. have been designated as lower density residential.
 5. Area around the intersection of W Lafayette St and Chester Park Rd. has been denoted as lower density residential.
 6. Area near Wilson Rd. and Stonegate Dr. has been designated as lower density residential
 7. Property located near the intersection of Wilson Rd. and Ramsey Rd. has been denoted as medium density residential.

8. Properties located along Wilson Rd. near its intersection with Interstate 69E have been updated to reflect institutional, medium density residential, and recreational/open space future land uses.
9. Additional future land use designation revisions throughout the map reflecting data updates.

1.03 EXISTING LAND USE DESIGNATION UPDATES

1. Color symbology for existing land use categories has been updated to align with the Future Land Use Map (FLUM) for improved consistency and readability across plan graphics.
2. The vacant land category has been refined with a more distinct color to enhance visibility and better differentiate it from other land use classifications.

Attachment II



ORDINANCE NO. 26-_____

AN ORDINANCE AMENDING THE HARLINGEN HORIZON- A CITY ON THE RISE COMPREHENSIVE PLAN, CHAPTER 2 LAND USE AND DEVELOPMENT, MAP 5 FUTURE LAND USE MAP, BY CHANGING THE DESIGNATION OF THE FUTURE LAND USE MAP FROM NOT DESIGNATED TO LOW-DENSITY RESIDENTIAL FOR THE FOLLOWING PARCELS: PARCELS LOCATED AT FM 509 NEAR THE INTERSECTION OF HANSON ROAD; A PARCELS LOCATED NEAR THE INTERSECTION OF SOUTH DILWORTH ROAD AND COUNTRY LANE; PARCELS LOCATED NEAR S. PALM COURT DRIVE; PARCELS WITHIN THE SUBDIVISION LOCATED NEAR PARK LANE WEST AND LEXINGTON AVENUE; AREA AROUND THE INTERSECTION OF W. LAFAYETTE STREET AND CHESTER PARK ROAD; AND AREA NEAR WILSON ROAD AND STONEGATE DRIVE; AND CHANGING THE DESIGNATION FROM NOT DESIGNATED TO MEDIUM DENSITY RESIDENTIAL FOR A PROPERTY LOCATED NEAR THE INTERSECTION OF WILSON ROAD AND RAMSEY ROAD; AND UPDATING PARCELS TO REFLECT INSTITUTIONAL, MEDIUM DENSITY RESIDENTIAL, AND RECREATIONAL/OPEN SPACE FUTURE LAND USES; AND ADDITIONAL FUTURE LAND USE DESIGNATION REVISIONS THROUGHOUT THE MAP REFLECTING DATA UPDATES; PROVIDING FOR PUBLICATION AND ORDAINING OTHER MATTERS RELATED TO THE FOREGOING

WHEREAS, the Harlingen Horizon – A City on the Rise Comprehensive Plan, Chapter 2, Land Use and Development, Map 5, Future Land Use Map has been updated to provide a future land use designation of the parcels described herein, and additional future land use designation revisions have been made throughout the map reflecting data updates; and

WHEREAS, The Planning and Zoning Commission has reviewed the proposed amendments and has recommended approval; and

WHEREAS, The City of Harlingen has complied with all notices and public hearings as required by law; and

WHEREAS, The City Commission of the City of Harlingen desires to amend the City's Future Land Use Plan and finds that it is in the best interests of the citizens of Harlingen to amend the Future Land Use Map as set forth below;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF HARLINGEN, TEXAS, THAT:

SECTION I: The Harlingen Horizon – A City on the Rise Comprehensive Plan, Chapter 2 Land Use and Development, Map 5, Future Land Use Map is hereby amended by changing the designation of the Future Land Use Map from not designated to low-density residential for the following parcels: parcels located at FM 509 near the intersection of Hanson Road; a parcel located near the intersection of South Dilworth Road and Country Lane; Parcels located near S. Palm Court Drive; parcels within the subdivision located near Park Lane West and Lexington Avenue; area around the intersection of W. Lafayette Street and Chester Park Road; and changing the designation from not designated to medium density residential for a property located near the intersection of Wilson Road and Ramsey Road; and updating properties located along Wilson Road near its intersection with Interstate 69E to reflect institutional, medium density residential, and recreational/open space future land uses; and additional future land use designation revisions throughout the map reflecting data updates; as described in Exhibit “A”.

SECTION II: That the City Secretary of the City of Harlingen, Texas is hereby authorized and directed to cause a true and correct copy of the caption of this ordinance to be published in a newspaper having general circulation in the City of Harlingen, Cameron County, Texas.

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

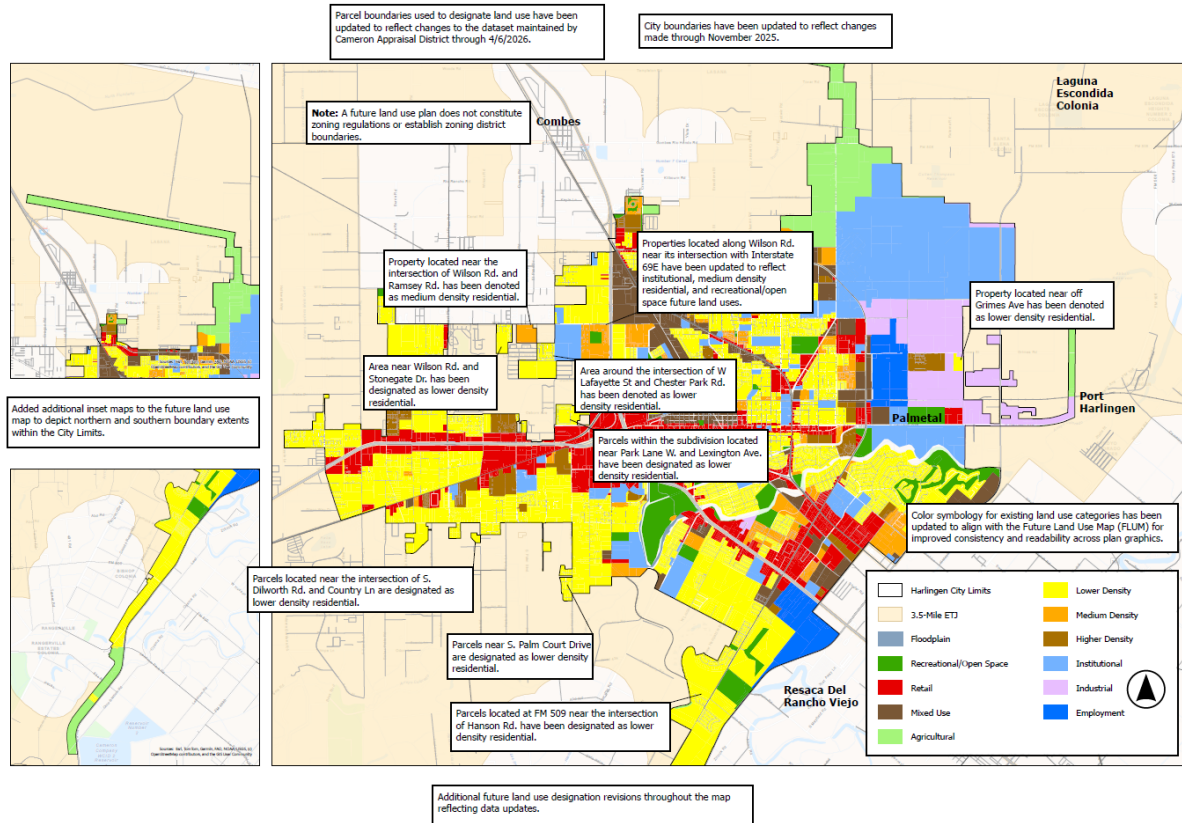
CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

Mayra Herrera, City Secretary

EXHIBIT “A”



**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **July 14, 2026**

Agenda Item:

Public hearing and take action to consider an Ordinance on First Reading of the City Commission of the City of Harlingen, Texas, amending Chapter 105, "Flood Damage Prevention", of the Code of Ordinances; amending definitions; updating flood hazard data and floodplain management standards; clarifying the authority, duties, and administration of floodplain regulations; revising floodplain development permit, review, and variance procedures; establishing compensatory storage requirements and no-adverse-impact floodplain management standards; revising flood hazard reduction requirements for residential, nonresidential, critical facility, manufactured home, recreational vehicle, and subdivision development; establishing additional elevation, foundation, floodproofing, and floodplain encroachment standards, establishing additional regulations for development within flood hazard areas; providing for severability; providing for codification; providing for conflicts; and providing an effective date. Applicant: City of Harlingen

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

Brief Summary:

Project Timeline

- June 6, 2026 – In accordance with State and local law, notice of the required public hearings was published in the Valley Morning Star.
- June 23, 2026 - Public hearing and consideration of the requested amendment by the Planning and Zoning Commission (P&Z).
- July 14, 2026 – Public hearing and consideration of requested amendment via 1st ordinance reading scheduled before the City Commission.
- August 5, 2026 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading is scheduled before the City Commission.
- August 19, 2026 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- The proposed ordinance amends Chapter 105, Flood Damage Prevention, of the City of Harlingen Code of Ordinances to update and strengthen the City's floodplain management regulations.
- Freese and Nichols prepared the proposed ordinance amendments and supporting technical memorandum as part of the City's Resilient Communities
- Program Grant requirements **(ATTACHMENTS I AND II)**.

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 amendments to Chapter 105, Flood Damage Prevention.			
City Manager's approval:	☐	Yes	☐ No ☐ N/A
Comments:			
City Attorney's approval:	☐	Yes	☐ No ☐ N/A

DATE: July 14, 2026

**PLANNING AND ZONING COMMISSION
EXECUTIVE SUMMARY**

I. AGENDA ITEM:

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

II. BRIEF OVERVIEW:

ITEM	P&Z DATE	STATUS
Request to rezone from Neighborhood Services (“NS”) District to Residential, Patio Home (“RPH”) District for Lot C-1, Block 1, Dixieland Crossing Subdivision, located on the south side of Garrett Road, approximately 795.17 feet west of Dixieland Road. Applicant: Moore Land Surveying, LLC c/o CJE Construction	6/09/2026	• 6/17/2026 – City Commission approved the rezoning on First Ordinance Reading. • 7/01/2026 – City Commission approved rezoning on Second and Final Ordinance Reading.
Request for a Special Use Permit (SUP) to allow an adult business (microblading studio) in a General Retail (“GR”) District located at 310 S. Eye Street, bearing a legal description of Lots 6 and 7, Block 1 Benoist Subdivision. Applicant: Daisy Nieto	6/09/2026	• 6/17/2026 – City Commission approved the special use permit on First Ordinance Reading. • 7/01/2026 – City Commission approved the special use permit on Second and Final Ordinance Reading.

TITLE: Assistant Planning and Development Director

DEPARTMENT: Planning & Development