

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

**TUESDAY, AUGUST 11, 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 July 14, 2026
- 2) Regular Meeting of July 28, 2026

ACTION ITEMS/PUBLIC HEARINGS

- 1) Public hearing and take action to consider a request to rezone from Not Designated ("N") District to Residential, Multi-Family ("M-2") District for 1.121 acres of land out of Block 24, F.Z. Bishop Subdivision of the Rice and Taylor Lands, located south of New Hampshire Street, approximately 1,410 feet north of South Expressway 83. Applicant: S2 Engineering, PLLC c/o Raffa Construction
 - a. Presentation by city staff
 - b. Public Hearing
 - c. Consider and take action to recommend the rezoning the City Commission
- 2) Public hearing and take action to consider a request for the voluntary annexation and establishment of initial zoning as General Retail ("GR") District upon annexation

or 3.597 acre tract of land, more or less, out of a called 36.66 acre tract of land (Vol. 23793, Pg. 183, O.P.R.), and a called 2.198 acre tract (Vol. 24092, Pg. 234, O.P.R.) situated in Block 2, Harlingen Land and Water Company Subdivision "C", located on the southwest corner of Wilson Road and Chester Park Road. Applicant: Wilson Chester Retail Partners, Ltd.

- a. Presentation by city staff
- b. Public Hearing
- c. Consider and take action to recommend the voluntary annexation and establishment of initial zoning 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 July 28, 2026, meeting – Joel Olivo, Assistant Planning and Development Director.
 - i. 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
 - ii. 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
 - iii. 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

- iv. 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
- v. 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
- vi. 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
- vii. 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
- viii. Consideration of 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

- ix. Consideration of 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
- x. Request for a Special Use Permit (SUP) to allow a storage container in a General Retail ("GR") District located at 602 and 606 W. Van Buren Avenue, bearing a legal description of Lots 13 through 16, Block 64, Harlingen Original Townsite Subdivision. Applicant: Javier Rodriguez c/o Logos Community Church
- xi. Request for a Special Use Permit (SUP) to allow a food truck park in a General Retail ("GR") District, located at 215 E. Monroe Avenue, bearing a legal description of Lot 9, Block 35, Harlingen Original Townsite Subdivision. Applicant: Candid Montiel

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 5th day of August 2026, at 4:00 p.m. and remain posted continuously for at least 72 hours preceding the scheduled time of said meeting.

A handwritten signature in black ink, appearing to read 'Ana Hernandez', written over a horizontal line.

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

PLANNING AND ZONING COMMISSION
July 14, 2026

The regular meeting of the Planning & Zoning Commission was held on Tuesday, July 14, 2026, at the City of Harlingen Town Hall, located at 118 E. Tyler Harlingen, Texas, with the following present:

COMMISSIONERS PRESENT:

Nicholas P. Consiglio	Chairman
Vanessa Cantu	Commissioner
Raul L. Flores	Commissioner
Dagoberto Peña	Commissioner
Carly Thomas	Commissioner

COMMISSIONERS ABSENT:

Carlos Sanchez, P.E.	Vice 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
Mark Sossi PC	City Attorney
Nadia Lopez	Assistant City Engineer

PLEDGE OF ALLEGIANCE/WELCOME

Chairman Consiglio called the meeting to order on Tuesday, July 14, 2026, at 5:32 p.m. He opened the meeting by leading the group in reciting the Pledge of Allegiance.

The Chairman welcomed everyone and wished them a good evening.

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.

Chairman Consiglio stated that he will be an elected member of the Cameron County Drainage District Number Five (#5) and stated that he would be recusing himself from [Agenda] Item #5 this evening.

CITIZEN COMMUNICATION

Chairman Consiglio asked if anyone was signed up for Citizen Communication. Ana Hernandez, Planning and Development Director, Ana Hernandez, said no. She stated that the people that were present were there in protest to [an item] and that they wanted to speak when the Public Hearing opens for the item. The Chairman acknowledged the response.

AGENDA ITEMS

APPROVAL OF MINUTES

1) Regular Meeting of June 9, 2026

Chairman Consiglio presented the agenda item. He asked if there was a motion or any comments on the minutes. Cmr. Flores made the motion to approve. Cmr. Thomas seconded the motion. The Chairman asked if there was any need for discussion and upon hearing and seeing none, move the motion to a vote. The motion passed unanimously.

2) Regular Meeting of May 2[6], 2026

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

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

City Planner Soledad Núñez presented the approval of the proposed subdivision as follows:

- An Aerial View of the Subject Property with the Subject Property highlighted was presented. Ms. Núñez identified the area for development on the map.
- She recalled for the Board that the rezoning for the property was brought before them a few months ago. She said that [the rezoning] to single-family residential was approved on Final Reading June 17th.
- The developer is proposing one hundred and fifty-four (154) single family lots, as a multi-family phase development to eventually connect all of the property identified by Ms. Núñez on the map, to Wilson Road.
- Ms. Núñez said this is the second phase.
- The proposed development is consistent with single-family residential zoning.
- Ms. Núñez reported that all drainage improvements will be met. Water and wastewater will be provided by Harlingen Water Works.
- Park fees will be assessed at five hundred dollars (\$500) per lot for this subdivision. The developer will end up paying seventy-seven thousand dollars (\$77,000) in Park Zone Fees and these will all go to Park Zone Four (4), the northwest zone.
- The final plat for Phase II of the subdivision was presented.
- A Street View of the Subject Property was presented.
- Staff recommends approval of the construction plans and the final plat subject to the engineer for the developer comply with the conditions outlined in the comments included in the Board’s

Chairman Consiglio thanked Ms. Nunez.

The Chairman stated that the plat was kind of hard to read in their packet. He asked if effectively the lots were standard City size. Nuñez said that was correct – standard City size, six thousand (6,000) square feet or larger, with sixty (60) feet of right-of-way. She said that the developer was not requesting any smaller lot sizes or any special accommodations.

The Chairman asked if they were going to tie into existing drainage on-site detention. Nuñez said that was correct and said that they will be widening the ditch to D5 (Drainage District Number Five (#5). She pointed to its location on the map. Ms. Nuñez added that eventually all of the property she was identifying will be connected to Wilson Road. She said there will be more streets going through for more fluidity. She said that at the end there will be seven (7) or eight (8) phases for the entire development. The Chairman acknowledged this information. He confirmed that she said seven (7) or eight (8). Nuñez said give or take.

Cmr. Thomas asked how many entrances to this subdivision will be on Wilson Road. Ms. Nuñez deferred to the Engineer who she said was present. She said he could better answer that because Staff has not seen that portion yet. The Chairman called upon Mr. Moore.

Dustin Moore, Moore Land Surveying, Inc (applicant)

Mr. Moore introduced himself before the Board. He said that ultimately there is going to be two (2). He said that as large as the subdivision is, the city required to do a traffic impact study. He said they subbed it to a firm out in Houston and that they put street counters on Wilson [Road], Altas Palmas [Road] and Beckham [Road]. He said that with all of that, the City has that study for review. Mr. Moore said they already applied for the permits for TxDot because they also have a commercial phase that is going there on the north. He said that it was in construction right now, so TxDOT allowed them

two (2) entrances, adding that there were other proposed improvements to Wilson Road, being that Rodriguez Elementary is there. He said the City and TxDOT are reviewing those improvements of widening and adding the middle turn lane but that they only gave them two (2) entrances on Wilson [Road]. He added that those two (2) entrances are going to be ultimately the extension of Altas Palmas [Road], all the way to it, and the extension of Beckham [Road], all the way north to it. He explained that where those two (2) dead end now, they will continue through and tie into.

Cmr. Thomas asked where Beckham [Road] was on the map. Mr. Moore pointed out where Beckham [Road] and Altas Palmas [Road] dead end. Cmr. Thomas acknowledged this information. She understood that it was not labeled.

Cmr. Thomas asked if the developer would be continuing Beckham [Road] all the way to Wilson. Mr. Moore explained that each phase will continue [the road] further and further, and that by the end of those seven (7) to eight (8) phases, it will be completed. Cmr. Thomas said that this explained why there were staring on the south side and not the north end. Mr. Moore explained that Phase I was to the far South. He said this was the next one (1) and that they were coming from the north of Wilson and that eventually, they would meet.

Chairman Consiglio asked how people will enter and exit this right now. Mr. Moore asked to go back to the plat. He said that per City standards, you can have a dead-end street no more than one hundred and fifty (150) feet. He said it was for Fire for turnaround. He said that for this phase, they will come in and out through those. He said that eventually as they finish that phase, they will move on to the next and tie into that road. He said that if the Board went back, Pelican's Landing would be same thing. Mr. Moore asked for the Aerial View. He showed where there were at with Pelican's Landing. He said that they have one more phase after the next and that each phase just goes a little further.

Chairman Consiglio confirmed that they were approving the subject property in the yellow outline and that this was Phase II, one hundred percent (100%). Mr. Moore said that was correct. The Chairman said that there are going to be these lots there. Mr. Moore said they will all come in off of Altas Palmas [Road] and Beckham [Road] on the south. He said there will be no dead end where they can't turn around. He said everything will have intersections and turnarounds. The Chairman confirmed that nobody was accessing Phase II via Wilson [Road] at this point. Mr. Moore said no and said that everyone will be coming in off of Altas Palmas [Road] and Beckham [Road]. The Chairman acknowledged this response.

Cmr. Thomas asked if this was inside City Limits. Ms. Nuñez said yes. Mr. Moore said it was annexed. Cmr. Thomas asked if it was annexed voluntarily. Mr. Moore stated that it was annexed voluntarily.

Chairman Consiglio confirmed that there was no detention pond on it and that they were just doing the ditch. Mr. Moore said that was correct. He said that currently DD5 (Drainage District number Five) ditch comes from the west, cuts down the middle and then comes down south. He said that with all the phases they will be widening that and also identified where they will be digging new ditches. The Chairman acknowledged this response.

Chairman Consiglio asked what that width of ditch was right now and they were going to widen to. Mr. Moore said that currently it was about fifty (50) feet and said that they would be taking it out to one hundred and fifty. The Chairman remarked that they were tripling it. Mr. Moore said they were giving it a two hundred (200) foot right-of-way. The Chairman said it should help that whole area.

Chairman Consiglio asked if there were any more questions for Staff and/or the Engineer.

Cmr. Thomas indicated she had one more [question]. She referred to an L-shaped area to the Subject Property's west and south. She asked what that was. Mr. Moore said it was Phase I, he referred to Phase II (the Subject Area) and identified what will be Phases III-VI. He identified their commercial development. He said that they had rezoned that area Commercial with this Board previously. Cmr. Thomas acknowledged this information. She remarked that she was the new person there [on the Board], and asked if they had already done Phase I. Mr. Moore said that it was under construction right now. He said they had cleared all the brush and that there were some abandoned houses. He said that they hadn't started building the roads but that they would probably be doing it in two (2) phases. Cmr. Thomas thanked him.

Chairman Consiglio asked if the two (2) properties right off Wilson [Road] had already been acquired. Mr. Moore said their client owned one (1) and that they had already demolished that old house. The other, he said, was the keyhole. He said the owner passed away and so they are probating the will and said their client was actively trying to acquire it. The Chairman acknowledged this response.

Chairman Consiglio asked if there were any other questions for Staff. Upon hearing and seeing none, he asked if there was a motion. Cmr. Thomas made the motion to approve. Cmr. Peña seconded the motion. He asked if there was any discussion and upon hearing and seeing from none, the motion was moved to a vote. The motion passed unanimously.

2) Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed 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

City Planner Soledad Núñez presented the approval of the proposed subdivision as follows:

- An Aerial View of the Subject Property was used to present the item.
- Ms. Núñez recalled for the Board that the rezoning for this subdivision was brought before this Board last month. She said it got final approval on July 1st.
- Ms. Núñez identified the Subject Property on the Aerial Map.
- The developer is proposing ten (10) residential lots.
- The development is consistent with the Residential Patio Home (RPH) Zoning.
- Ms. Núñez reported that all drainage improvements will be met or have already been met through the original subdivision. She explained that the whole portion was also subdivided, saying that at one (1) point it was one (1) lot and he is replating it into ten (10) lots.
- Park Fees will also be acquired for this particular subdivision at five hundred dollars (\$500) per lot. This brings the totals to five thousand dollars (\$5,000) to go to Park Zone One (1)
- The Final Plat for the Subdivision was presented.
- A Street View of the Subject Property was presented. Ms. Núñez stated that all the improvements have already been done to the original Dixieland Crossing. She said that the only difference is that [the applicant] is taking it from one (1) lot to ten (10) lots.
- Staff is recommending approval subject to the Developer and the Engineer abiding by the following conditions which Ms. Núñez stated were outlined in [the Board's meeting] Packet.

Chairman Consiglio thanked Ms. Núñez for her presentation. He indicated that he would pretty much have the same questions, a little bit. He said the plat was kind of hard to read in their packet.

Chairman Consiglio asked if [the homes] were forty-five hundred (4,500) [square feet]. Ms. Núñez said they were four thousand (4,000) square feet. She said that under Residential Patio Home (RPH) Zoning this is allowed. The Chairman confirmed this was the zoning for this. Ms. Núñez said that was correct. The Chairman acknowledged this response and said that this was similar to a lot of different areas in town. Ms. Núñez said that it was similar and shared that this developer also has the townhomes off of Tyler [Street]. She said it will be something similar but that it will actually be its own separate lot with setbacks and what note. Ms. Núñez noted that she was referring to Harlingen Terrace. The Chairman acknowledged this reference.

Chairman Consiglio asked if there were any more questions for Ms. Núñez [or] for the Engineer who was also present. Upon hearing and seeing none, he asked if there was a motion. Cmr. Peña so moved. Cmr. Cantu seconded the motion. The Chairman asked if there was any further discussion and upon hearing none, moved the motion to a vote. The motion passed unanimously.

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

City Planner Soledad Núñez presented the request for a Variance as follows:

- An Aerial View of the Subject Property was used to present the item.

- Ms. Núñez explained that the developer is requesting a variance to the distance between the two (2) access points. She said that the Ordinance states that there has to be at least half of the measurement from diagonal to diagonal between the two (2) entrances. She said that from one (1) point to the other, it was one thousand, eight hundred and four (1,804) feet and that the required distance between the access points is nine hundred and two (902) feet. Ms. Núñez said that currently, it is at seven hundred and twenty-nine (729) feet, and they are off by one hundred and ninety-three (193) feet, give or take, on the distance requirement between the entrance points.
- Ms. Núñez reported that they will have two (2) entrance points. She pointed out the proposed locations for these on the map. She said that the distance is measured [from] centerline to centerline.
- Ms. Núñez stated that the developer is subdividing the property under the name of Paso Real Coves Phases II and V. She said they will be splitting the development into two (2) phases. She said this is the first step in them proceeding with their development.
- The property, as shown in the aerial, is surrounded by Treasure Hills Golf Course. She pointed out some of the surroundings including the Las Colinas development, Paso Real Coves Phases I-III, and then some vacant land, a structure that she wasn't sure if it was a home or warehouse. She stated that it was currently not for sale and so in a sense, the developer is landlocked to give himself another option to be able to purchase more land to meet the distance requirement between the two (2) [access] points.
- The Variance request was reviewed by the Engineering Department, Fire Marshall's Office, and the Building Inspection Division. All recommended approval subject to the applicant complying with the requirements of the subdivision which she said they will do so.
- The Site Plan they are proposing for their development. She explained that the green spaces are common areas that are a common [feature] in their developments.
- A Street View of the property from east Treasure Hills Boulevard was presented.
- The future land use map shows this area as low density residential. Ms. Núñez stated that this does fall in line with the development, which is low-density single-family houses.
- Ms. Núñez noted that this variance portion is similar to what the Board has possibly seen in another variance that was requested.
- The section of the Variance denoting the Authority of the Planning and Zoning Commission was presented. Ms. Núñez asked the Board to please let her know if they needed her to go in depth on anyone (1) [of the provisions].
- Staff is recommending approval of the variance as the requested variance complies with the findings outlined in Section 109-27. She stated that the developer will comply with all applicable subdivision requirements including those related to water and sewer infrastructure, drainage improvements, and all other city finding subdivision regulations.
- Ms. Núñez added that the Fire Marshall's Office and the Engineering Department did recommend approval of the requested Variance.

Chairman Consiglio stated that right now it was strictly about the variance even though the rendering had also been presented. He said he didn't want to get caught up in that but note that he thought the plats were going to fit the rest of the neighborhood and jive. He asked if this was the goal. Ms. Núñez said that it does have to be in line with the low-density residential development.

The Chairman asked if this would come later down the line in front of the Board, at some point. Ms. Núñez said that was correct. She said this was just the first [step].

Chairman Consiglio confirmed the information he had on the deficit distance and there was just no... Ms. Núñez told him that the properties to the east were not for sale. She said that there were already other developers on other sides and so it was not realistic for him to purchase other properties. Ms. Núñez added that there is also a ditch running right along the eastern border of the property. The Chairman acknowledged the information. Director Hernandez added that there was also a comment by the Engineer that he mentioned to Staff that on the eastern side of the property, it is a lower elevation so that even placing the street there would not be feasible to space out the entrances. The Chairman asked if feasible meant needing to add a bunch of dirt to raise the land there. Director Hernandez said that they made it seem that they wanted to drain in that direction. Cmr. Thomas asked if it was where the green space was. Director Hernandez said it was on the eastern side and said yes.

Cmr. Thomas asked for confirmation that the reason for the Variance is because the streets are closer together than they should be. She was told yes by Staff.

Chairman Consiglio confirmed that making modifications and moving the road would just totally mess things up. He asked if those were all things that were discussed with the Developer. Ms. Núñez added that another portion was actually their drainage and so moving over they wouldn't be able to make the drainage requirement. The Chairman acknowledged the information provided.

Chairman Consiglio asked if there were any questions for Staff. He asked if the Engineer was present. He was told yes. The Chairman again asked if there were any questions for Staff and/or the Engineer.

Cmr. Peña asked if, given the information provided, the City Engineer was good with this. Director Hernandez clarified that this portion, the drainage has not been officially approved. She said the information has been reviewed but there are still corrections that need to be made and so there is no official approval. She said it was just part of the discussion as the reason why they were requesting the variance.

Chairman Consiglio asked if when it came to the Variance, if there were any other alternative plans presented to the City or whether any other plans were looked at. He said that a conclusion was based on [the current plan], indicating that [the Variance] was best, but he asked if any alternative was requested or provided. Director Hernandez asked if the Engineer would like to speak on this.

Marlon Garza, Melden & Hunt Engineer

Mr. Garza introduced himself before the Board, indicating that he was representing the Developers. He said that the Developers themselves have their land planning architect and explained that they go through several iterations anything they are looking to develop to have the insight. He said that previous iterations of this actually had the entrances closer. He said that if he was not mistaken, the previous measurements they had internally were about six hundred and fifteen (615) feet and said that from there, they were able to stretch it to what was not being presented, seven hundred and twenty-nine (729) [feet], by revising the layout a little bit. Mr. Garza stated that this was really stretch, as far as they could go. He said the common areas and the drainage on the east side really hampers from where they can extend that roadway and that this was really the reason for the request – the land available, the constraints of the land and the existing developments on the west side, the drainage on the east side, the drainage ditch that was proposed really prevent being able to provide any other entrance location to provide the distance or to be able to separate them any further than they already are. The Chairman acknowledged what Mr. Garza presented.

Cmr. Thomas referred to the lots on the east side of the eastern exit. She said those are going to be developed but that those could be the street instead of more lots. She said that would give them but then acknowledged that she couldn't read the feet. She said they could put the street up against the green space and that it would get them a whole lot closer to the minimum requirement, just by looking at it. Cmr. Thomas identified the lots she was referring to on the Site Plan. Mr. Garza stated that just based off the alignment of the other roadway that goes north and south in there and being able to provide the sufficient curvature for the connection down south to East Treasure Hills. He said that the location where they have it proposed is where it still allows for perpendicular access instead of angled access. He said that makes it more difficult for sightseeing purposes coming out of the subdivision. Cmr. Thomas stated that she wanted the record to reflect that she thought that the western entrance should perfectly align with the existing Paso Drive exit from the subdivision below it. She said it was little off. Mr. Garza said that this went back to trying to maximize the separation being requested for this subdivision. He said there was a slight offset to it but nothing that legally would cause safety concerns for safety in this sense. The Chairman remarked that we were off at one hundred and ninety-three (193), so what was another ten (10) as the Commissioner obviously points. Mr. Garza said that if this was being requested, of course they could try to accommodate for that request just knowing so that this would reduce the separation a couple more feet. The Chairman started to say that he didn't see... He again remarked what was ten (10) more fee at this point. He said he didn't know what the measurement was. Cmr. Thomas said that she could just see people turning out from both sides of the subdivisions and there being some potential confusion because it was not perfectly aligned. Mr. Garza said okay. The Chairman joked that they should work in a roundabout. He said he was just kidding. He asked for this to be looked at and make sure that these streets are aligned to allow for better traffic flow and not create a wonky entrance.

The Chairman asked if in the motion this needed to be stated or if Staff would work on that. Director Hernandez said that she believed this would need to be incorporated somehow... that subject to... because the distance is going to change. The Chairman asked if Cmr. Thomas wanted to make the motion.

Cmr. Thomas made the motion to approve the variance as written provided that (subject to) there being a change or a change is requested on the western egress to perfectly align with the southern subdivision. Cmr. Peña seconded the motion. The Chairman asked if there was any further discussion and upon seeing and hearing none, moved the motion to a vote. The motion passed [unanimously].

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

Item was tabled by the Planning and Development Staff.

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

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

- The Legal Notice Map for the Subject Property was used to present the item. Mr. Olivo described that as the Board could see, the Subject Property is on the west side of “K” Street, just north of Filmore Avenue.
- An Aerial View of the Subject Property was presented. Mr. Olivo said the property was currently vacant and shared that it was actually right-of-way that the applicant purchased from the City about two (2) years ago.
- The Subject Property has about sixteen (16) feet of frontage on “K” Street and a dept of about one hundred and twenty-five (125) at its longest point.
- The property to the south is actually also owned by the same property owner and its actually combined through the appraisal district under one (1) account. He said that if you combined both properties, there would be frontage of sixty-five (65) feet and depth of about one hundred and thirty (130) feet.
- The property to the south has an existing commercial building that is about twelve hundred (1,200) square feet. Mr. Olivo said it used to be a tortilleria/convenience store.
- Mr. Olivo stated that the applicant would like to add additional parking with this property and possibly a detached residential unit.
- The Survey of the Subject Property was presented. Mr. Olivo reiterated that it was sixteen (16) [feet] by one hundred and twenty-five (125) feet.
- A Street View of the Subject Property was presented. The property – the fenced area- is the portion that he is trying to rezone. This property is also owned by the same property owner, so he is trying to add a little bit more parking and possible a residential unit in the back of the property.
- The Future Land Use Map was shown. The map shows this [area] as low-density residential. Mr. Olivo said that although it was not consistent with the Future Land Use Plan, it is consistent with the Neighborhood Services that you have to the south of it, as well as down to the west of it.
- Staff did notify property owners within a two hundred (200) foot radius. Thirty-four (34) property owners received notification and Staff did not receive any objection.
- Staff is recommending approval of the request and said he would take any questions from the board.

Chairman Consiglio thanked Mr. Olivo and proceeded to ask the first question. He asked if the alley would stay an alley and if the strip would become a parking lot for maybe some intended commercial use on that store. Mr. Olivo said that was correct. The Chairman added that they would also maybe have a single residential house. Mr. Olivo said yes and said maybe a small apartment in the back of the property. The Chairman acknowledged his response.

Chairman Consiglio asked if all of this falls within the Neighborhood Services Zoning. Mr. Olivo said yes and added that actually to the west, there were duplexes to the west and that to the south you have residential use. The Chairman asked that if he puts residential and there are parking requirements for a commercial property... The Chairman said he wants to make sure the applicant is aware of those things and he doesn't get himself into a pickle. Mr. Olivo acknowledged the Chairman's feedback and

said that the applicant does have existing parking on the current vacant commercial building to the west of it and was just trying to add more to the north of it. The Chairman acknowledged this information. He confirmed that street parking didn't count. Mr. Olivo confirmed it didn't.

Chairman Consiglio asked if the applicant was present. He was told no. The Chairman acknowledged the response and proceeded.

The Chairman asked if there were any other questions for Mr. Olivo. He was told no. The Chairman indicated there was a Public Hearing on the item and said he would proceed.

The Public Hearing was opened. He asked if there was anyone that would like to speak on this item, for or against, asking that they please approach the podium and state a name and address for the record. The Chairman stated that this was the Public Hearing for Item Number Five (#5), having to do with a rezone. Upon hearing and seeing none, he closed the Public Hearing.

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

6) [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 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

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

- The Legal Notice Map for the Subject Property was used to present the item.
- The Developer is proposing to build a twenty-six (26) lot single-family residential subdivision. The request for the Planned Development is because he is requesting smaller lot sizes to accommodate the required drainage requirements.
- The property is being subdivided under the name of Gems Village Subdivision.
- The Subject Property is currently vacant as seen in the Aerial presented.
- The Subject Property has approximately three hundred and fifteen (315) feet of frontage along Paloma Lane and a maximum depth of seven hundred point ten (700.10) feet.
- Paloma Lane is currently a two (2) lane paved street without curb and gutter.
- Surrounding land uses include a commercial property to the west, a wellness spa to the north, single-family homes to the east and to the south is vacant land.
- The developer is currently subdividing the property. He is proposing a twenty-six (26) lot subdivision. Some of the lots are smaller than the six thousand (6,000) square foot required lots and this is to accommodate the sixty (60) foot right-of-way.
- Ms. Núñez identified a drainage easement where the Developer will need to put in a detention pond to accommodate drainage to comply with the fifty (50) year storm requirement.
- Ms. Núñez pointed out that he is proposing the sixty (60) foot right-of-way and thirty-seven (37) foot wide paved streets and that he was not reducing the right-of-way in that aspect. She said he was just having to accommodate the lot sizes.
- The lot sizes range in size from four thousand four hundred and twenty-four (4,424) square feet to six thousand, eight hundred and eighty point seventy-five (6880.75) square feet and then the development is proposing the regular setbacks [of] twenty (20) feet in the front, ten (10) feet in the rear, five (5) feet on the sides, and ten (10) feet on the corner sides.
- The Engineering Department. All recommended approval subject to the developer complying with all the requirements from the different City departments.
- A Street View from Paloma Lane was presented. Ms. Núñez again pointed out that the Subject Property was currently vacant.
- The Future Land Use Map shows this property as low-density residential and is in line with the Future Land Use Plan.
- Staff is recommending approval of [the request to rezone to] Planned Development.

Chairman Consiglio thanked Ms. Núñez. He confirmed that these would be smaller lots but that the street would remain standard. Ms. Núñez said this was correct. He remarked that it wouldn't be narrow lots and narrow streets. Ms. Núñez said that was correct and said that the only reason for the narrow lots was to accommodate the regular size streets and the drainage requirements.

Chairman Consiglio asked if he was paying Park Fees as well. Ms. Núñez said this was correct. She said the Developer would be paying Parking Fees once the Subdivision receives approval. She said the Board would be seeing [the subdivision] before them as well. The Chairman thanked Ms. Núñez for this information. He noted that the item was simply about rezoning at this time.

Chairman Consiglio asked if there were any more questions for Ms. Núñez. Upon hearing and seeing none, he indicated the item had a Public Hearing and indicated he would proceed.

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

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

**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**

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

- The applicant is requesting a Special Use Permit (SUP) on a property that was previously the location for a business under the name of Quelle Boutique at 112 E. Jackson. The request is being made in order to operate a bar/lounge.
- The bar/lounge will operate under the name “Sleepwalkers”, which used to be on Commerce [Street] previous to this.
- The Subject Property is in the Downtown District.
- There is no requirement for on-street parking in the Downtown District. This is for new uses when you occupy existing buildings.
- The proposed hours of operation, according to the applicant, will be seven (7) days a week, from 3:00 p.m. to 2:00 a.m. The applicant also intends to have live musical performances on Friday and Saturday nights. They will have recorded music Monday through Friday.
- The zoning for surrounding properties is General Retail (GR) in all directions. These businesses include Chyann’s Specialty Café, The Salvation Army family store, Armando’s Tuxedos, The Antique Emporium, Paul Gonzales Insurance and other commercial establishments.
- The City of Harlingen’s Downtown Improvement District Office, Building Inspections Division, Fire Prevention Bureau, Health and Police Departments reviewed the request and they reported no objections. This is subject to the applicant adhering to the Code of Ordinances and procedures that each department requires.
- The Downtown Improvement Staff meet with the applicant. Their comment is that the project is consistent with the Downtown Business Overlay.
- The applicant must obtain and maintain the proper State and City permits.
- As of the writing and this meeting, Staff had not received any phone calls or letters or emails with concerns about the proposed business. Staff sent seventeen (17) letters to surrounding property owners. At this meeting though, there are residents and public that will be making comments regarding this request.
- In accordance with the Zoning Ordinance, Planning and Zoning [Department/Commission] and the City Commission may impose requirements/conditions of approval that are needed in order to ensure that the request for a Special Use Permit is compatible; that it is complimentary to adjacent properties.
- Staff recommends approval of the request subject to compliance with the following conditions:
 - That the Special Use Permit, if approved, will be limited to one (1) year. [He said that] subsequent approval is required in order to continue the operation of the establishment;
 - That they must also obtain and maintain all the proper State and City Permits;
 - That they must provide video surveillance with minimum thirty (30) day retention, and
 - That they comply with the requirements that were administered by the Downtown Improvement District, Planning and Zoning, Building Inspections, Fire Prevention, Health and Police Departments.

- As stated by the applicant, the hours of operations will be 3:00 p.m. to 2:00 a.m., seven (7) days a week. If approved that will be their operating schedule.
- [The applicant] must also provide a licensed security guard during the peak hours of operation, from 9:00 p.m. to 2:00 a.m.
- Mr. Sanchez reported that the applicant was present as well as interested residents and property owners.

Chairman Consiglio thanked Mr. Sanchez. He asked that the applicant please come up [top the podium] and state their name for the record.

Veronica Rosas, applicant

Ms. Rosas introduced herself before the Board. She stated that she was the owner of Sleepwalkers.

The Chairman welcomed Ms. Rosas. He recalled that the Board had approved a SUP for her other location on North Commerce. He asked her why she was moving to Downtown. Ms. Rosas explained that they were leasing the building and that [the owner] did not want to renew the lease. The Chairman asked if there was a particular reason why. Ms. Rosas stated that [the owner] wanted to reopen it himself. The Chairman acknowledged her response, understanding that they she was relocating due to lack of lease. The Chairman asked if they bought the building Downtown and if they were the owners. Ms. Rosas stated that her husband bought the building and that she owns the business.

Chairman Consiglio asked what the operation was like when it was on North Commerce, asking if there were any calls to the police or fights. Ms. Rosas explained that her husband was [in] law enforcement and cannot own the bar. She said that they have been very strict from the beginning and said she had no issue kicking people out. She said she did and had. She said that they just want to run a nice, clean place where people can feel safe and have a good time.

Chairman Consiglio asked what the theme or vibe of the bar that they were going for. Ms. Rosas mentioned Sir's Martini Lounge. She said it was the same capacity. She said that they cater to an older crowd. The Chairman confirmed the lounge she had referenced. Ms. Rosas said that this was the direction they were going.

Cmr. Thomas asked where Sleepwalkers was before. The Chairman told her they were on North Commerce. Ms. Rosas asked her if she knew where Dave's was. She said they were like a block and a half away, so further south.

Chairman Consiglio asked if there were any fights or things like that happen at the establishment. Ms. Rosas said no. She said she was always quick, if she saw something going on, they would ask them to leave. She said there was one outside. She said the cops were called and security was out there. She said the cops went to talk to them but that it was a couple arguing before they had even entered the establishment.

The Chairman asked if they planned to have any gambling machines or any "maquinas". Ms. Rosas said they had them at the other location but said that she didn't think there would be any room for them at this [proposed] location. The Chairman asked if this was something they could add to the SUP that they are not going to allow any machines like that. Ms. Rosas said okay and said that was not an issue.

Chairman Consiglio asked Ms. Rosas if she always had security over at the previous location. Ms. Rosas said yes; on Fridays and Saturdays starting at 7:00 p.m.

Chairman Consiglio asked what kind of live music she was planning to have. Ms. Rosas said they do 80s (eighties) rock, 70s (seventies) and 80s (eighties). The Chairman asked if it was like a rock band in there. Ms. Rosas clarified that it was classic rock. The Chairman clarified that he was asking if it was like a full drum kit. Ms. Rosas said that some were and that some were just acoustic and duos. Ms. Rosas said that she didn't know now that they would have enough room. She said that she didn't know that they would have room now and indicated that they would be looking more towards duos. The Chairmans remarked that it was a shotgun type of building and that it was narrow. Ms. Rosas agreed. She said that before they had a full stage and had full bands. She said they are going to have to rethink [the live music]. Chairman Consiglio noted that this [location] was a lot smaller than the previous location. Ms. Rosas said yes. The Chairman asked her what the occupancy will be approximately. He asked what it was realistically. The Chairman referred to a bar that opened on Morgan – Roadhouse Blues. He said that they can only have twelve (12) people at a time. The Chairman asked if she had looked into this and make sure that the square footage is going to jibe. Ms.

Rosas remarked that it was pretty big. The Chairman acknowledged that the buildings Downtown go deep. Ms. Rosas shared that they just got the keys on Monday and stated that she would have somebody go in to let them know. The Chairman addressed the Staff asking what the ratio was. Director Hernandez said it was based on the size but said she couldn't tell how big it is. She also said it depends on the building materials of the building. The Chairman expressed surprise going back to the applicant that had an occupancy of twelve (12). Director Hernandez also stated that if they have a fire sprinkler, they could potentially accommodate more. Ms. Rosas stated that Mr. Olivo had explained this to her.

Chairman Consiglio asked if she got the keys on Monday or was going to get the keys on Monday. Ms. Rosas said they got the keys already. The Chairman congratulated her.

Chairman Consiglio asked if she was going to have beer, wine and/or liquor. Ms. Rosas indicated she had all the licenses. The Chairman stated she would have a full bar.

Chairman Consiglio commented he had another question in mind but couldn't think of it. He asked if there were any questions for the Board.

Cmr. Peña referred back to the question about occupancy. He asked what number she presented to the Fire Department that they would have on a full night. Ms. Rosas stated that she didn't present that. Director Hernandez stated that she didn't think that conversation had happened. The Director stated that any recommendations at this time was only on the use. She said the Fire Department has not gone and done an inspection or anything. She stated they are not commenting on the building side of things and that it was just on the use. She said she wanted to make sure she was clear on that. Cmr. Peña said his concern was on the sanitation facilities. He said that he hoped she fills the place if it were up to him but said he thought the building may have one (1) men's and one (1) women's bathroom. Ms. Rosas stated that it has one (1) restroom. She said that they need to gut the building and rebuild inside. She agreed that you can't have a bar with one (1) restroom, especially [for] the girls. Chairman Consiglio remarked that she had a pretty significant investment ahead of her. Ms. Rosas acknowledged this. The Chairman then asked why she decided Downtown versus... [anywhere else]. Ms. Rosas shared that they weren't able to really find anything and referred to parking and how that is a big thing. She said a friend sent them something when the building came up for sale. She said they went to look at it, liked it and said they liked the area. She said they were excited. The Chairman commented that they liked the angled entrance. Ms. Rosas laughed.

Chairman Consiglio asked if there were any questions for the applicant. Upon hearing none, the Chairman presented that they did have a large petition, addressing the applicant. He said the Board would go through that and explained his course of action to take a pulse to see who was here against the item. He stated that comments should maybe be specific to the bar and operation, saying that those were certain things that the Board could address. She said that the applicant could also address those things and see if there were things she could accommodate or look at. He said they would see how the hearing goes. The Chairman told Ms. Rosas not to go too far.

Chairman Consiglio indicated he would open the Public Hearing. He started to ask if someone would like to speak on this item. He asked those opposed to the item to raise their hand. He remarked that it was everyone basically there. The Chairman provided instruction about how they would proceed. He said he would give everyone the opportunity to speak but said that is someone covered another's points, they should just raise their hand and he will acknowledge this. He said to keep it concise and said they would work together to make sure everyone felt that they had been heard and that their opposition had been pointed out. He asked for an opportunity to maybe address certain concerns. The Public Hearing was opened. He asked anyone wanting to speak to approach the podium. He called on Miss LaBerge.

Cheryl LaBerge

Ms. LaBerge thanked the Chairman and the members of the Board.

First, Ms. LaBerge wanted to correct the record. She stated that she had gone to the Planning Department and visited with Mr. Olivo because she did have concerns when she heard that there was a "dive bar" coming in downtown. She indicated that she wanted to correct Mr. Sanchez's comment that no one had come in. She said that she wanted to make sure this was captured. Ms. LaBerge stated [the Chairman] did a great job in covering a lot of the concerns she had. She said that hopefully everyone in the room in this room is interested in having a safe and vibrant community – a good place to live, and work and play. She said she was not against bars Downtown and said that there have always been

bars Downtown, saying that there should be a healthy mix. She expressed concern that a dive bar would come in because that is what they were told it was going to be. She said there were a lot of connotations about that. She said she did a small poll today at lunch time with her friends. She said the first thing one (1) of them said was that this was not a place any of them would go to. The next two (2) said things that involve knives and guns, pointing out there are concern about what the activity would be at this location. She said she thought that some of the property owners were concerned that things may spill to the outside and create windows being bashed in or beer bottles on the street and that kind of thing. Ms. LaBerge said they have had some of that in the past. She said that a lot of them work really hard to get rid of “dive” bars Downtown.

Ms. LaBerge stated that she personally did a little bit of research in addition to contacting PD (the Police Department) to try to get a report of calls at the previous locations. Ms. La Berge said she got a couple of different reports. She said the first was kind of alarming but was later told that it probably included or did include the other business that were on that address which is kind of a compound, so she said she didn’t think they had incidents, referencing the Chairman asking about fights.

Ms. LaBerge stated that she wanted to ask, just based on past experiences with bar in the Downtown vicinity whether there’s been any stabbings, any shootings, any drug use and drug dealing inside or outside of the establishment at the previous location. She said she was asking to put all the bad stuff on the table. Chairman Consiglio asked to pause and asked Ms. Rosas if she could address that.

Veronica Rosas, applicant

Ms. Rosas said that when they opened the bar, they were on a six (6) month probation because previously there was “La Malquerida” and there were a lot of issues there. She stressed that this was with them and said that they completely changes the entire bar itself. She said people would come in thinking it was the same place, but it wasn’t. She said they just don’t have any stabbings, no shootings, no guns, no knives, and no drugs or drug sales in the bar. She indicated a separation from anything going on outside. She referenced some apartments and said she knows the police get called [there]. She also mentioned the Texas Café and issues going on outside. She said it was usually at the apartments.

Chairman Consiglio confirmed with Ms. Rosas that she herself had not had to break up a fight on any regular... [night]. Ms. Rosas said no and commented that you could see it right away and said she would ask people to leave. She said that people would say they were okay, but she would still ask them to leave. She stressed that it just needs to get stopped. She said people will argue and it happens. The Chairman confirmed that she also had security. Ms. Rosas confirmed this and said that she believed it was the same company that American Legion uses and that they have their security guards. The Chairman acknowledged the response. He asked her to hang tight right there.

Chairman Consiglio addressed Ms. LaBerge and started to ask if she had anything else to say. Ms. LaBerge said she would let others speak. The Chairman thanked her. He asked if anyone else would like to speak or to raise their hands if they felt like Ms. LaBerge’s addressed their concerns. Several individuals raised their hands. He asked if people knew what happens there.

Alex Commimos

Mr. Commimos offered to speak. He asked for the map with surrounding properties to be put up. He said he would point something out. Mr. Commimos pointed out a railroad crossing area and said that this was Sunny Glen. He asked if others know what happens there. He went on to explain that when kids age out, they live upstairs and so you have people that have needed help that are basically there to be safe and not be exposed to potential things. He clarified that he didn’t know there was anything. He said that the map needs to be updated and a good look taken at what is actually there. He said this was one of the bigger things we should be paying attention to. The Chairman started to ask about the Sunny Glen location. Cmr. Thomas stated that they were leaving. Mr. Commimos acknowledged this information and said there was no problem there. The Chairman told him that he appreciated him bringing this up. Mr. Commimos spoke over the Chairman and stated that the City did not have a proper City Manager. He commented about the growth of Harlingen and that he thought there needs to be a better plan, referencing Cmr. Lopez’ strategic plan. At this point the Chairman asked the speaker to approach the podium.

Mr. Commimos indicated he would go back to the problem. He said his big concerns were the hours of operation and the lack of parking. He also said it was also not comforting to say that when somethings starts there, they are removed. He said they would be putting them out on Jackson Street and onto 1st and “A” Street and who knew elsewhere. He shared that, on any given day, he can open up the garage door, and he will see sober people going in the wrong direction and almost hitting each other. He said

that going back to the idea of actually having a proper city planner, he said that “we” want to keep it historic; we want to keep it beautiful; we want to keep it Harlingen but that it might be a good time to actually sit down and [ask] what this is actually going to look like. He said that as [the bar] comes in, commenting that he has friends that do restaurants and bars. He said he did not necessarily have an issue with it. He said the issue was of course safety. He said it was the other owners, that it was the property, and that it was the absolute idea of Harlingen in the downtown. He shared seeing a plastic bottle sitting in the parking lot and seeing about ten (10) people walking by. He commented that this was trash in front of our City Hall and no one was picking it up. He said this was neither here nor there. He said that he thought actually talking a real look and not just saying we contacted seventeen (17) businesses. He said differentiated between new business and people that are already owners or staked into it. He said there had to be a way to open up the conversation or figure out a way that people are happy. Mr. Comminos thanked the Board. Chairman thanked him and asked if there was anyone else that would like it speak. He asked them to please approach the podium.

Frank Hale

Mr. Hale introduced himself before the Board. He indicated that he owns a property just outside of the required notification loop. He said he was at 206 East Jackson [Street]. He said it was a real fine store where his wife had a scarf business for many years. Mr. Hale stated that his feeling about having the bar on Jackson Street was really subjective. He said he was fond of Downtown and shared that he had previously been on the Board for a number of years [with the] Downtown Improvement District. He said that they consistently made an effort to avoid any kind of traffic that might be considered less than family friendly. Subjectively, he said that he just wanted and would like to have no bars on Downtown Jackson Street. He said that he didn’t need to repeat the things that Ms. LaBerge and the gentleman [Mr. Comminos] had mentioned. He said that objectively these were just his good feeling and that he would like to have them recognized and considered. The Chairman thanked Mr. Hale and called upon the next speaker.

Griselda Nuñez

Ms. Nuñez introduced herself before the Board. She said that she was concerned about the new business around Downtown because she said that personally she works late [and has done so] for sixteen (16) years in Downtown working hard on her products. She said that what she has noticed was that the three (3) times that here windows were broken, they were broken by people that are on drugs, alcohol or something like that. She said that she felt sad because her worst season is going to start next fall. She said she is going to have to close her doors at 6:00 or 6:30 p.m. because at 8:00 o’clock people knock on the door. She said that people are out of control, they want something and they will break your business windows or windshields on your car. She said she was kind of afraid of what it is going to be like with a bar downtown when there is a very nice, beautiful downtown, with a nice family atmosphere. She said they have beautiful events that raise their businesses like Art Night or Sundown and that it is a family atmosphere. She said they feel free to work and that they will probably not see homeless people asking for something. She said that this is either going to be a Downtown raise up or they will lose the peace and family atmosphere that they have. She said that right now they are working and fighting with those details. The bar is going to help build it up or be bad and that this was her concern. She said she prefers to keep peace in their beautiful downtown Harlingen, and [that] it be a nice family atmosphere. Chairman Consiglio thanked Ms. Nuñez. He welcomed the next speaker.

Stephnie Sokalosky

Ms. Sokalosky introduced herself before the Board. She said she lives at 6320 Guinevere and owns a building at 315 Jackson [Street] and has a business in that building along with other people that they rent offices to. She stated that she was the one that did the petition. She said she decided to go to businesses all up and down the street, indicating that she did not remain just within that narrow area because they are all concerned about it. She said that this does not only impact the businesses that were within that area and said that the businesses she went to had not been contacted by the [Planning] organization. She said she invited signatures and said that twenty (20) signed the petition that said they do not want a bar, seven (7) signed that they need more information and are concerned. She said there was another petition for customers. She offered the Board the information in support of that number of people who live and work Downtown. She added that every day they have got a vested interest and that this is where they do their business. She stated that they do not want an additional bar in that area of Jackson Street. Ms. Sokalosky asked if the Board had any questions. The Chairman confirmed that there were none and thanked her.

Sue DeBrooke

Ms. DeBrooke introduced herself before the Board. She stated that she lives and owns property Downtown and said that she also does a lot of volunteering, one (1) of them being at Art Night. She said that at the last Art Night, she was taken by the number of young people they had. She said that it was almost like the group that used to be entertained by going to the mall are now entertained by Downtown and especially Art Night. She said it was a wonderful venue. She also said they have places like the Bazaar that carry kids' things, mentioning Pokémon cards, sports cards and comic books. She said that there was a lot of entertainment for kids downtown and said that she would hate to see that disturbed along with the exposure. She said that people feel comfortable as it is now. The Chairman thanked Ms. DeBrooke. He asked if there was anyone else.

Beth Fuqua

Ms. Fuqua shared that she has been Downtown for twenty-six (26) years with two (2) different businesses. She said she can remember when there was nothing and said they have built it up over the years and said it has become a beautiful place [with] lots of wonderful restaurants, stores and dress shops. She acknowledged that there was Jackson Cork and Craft but said they only stayed until 11:00 o'clock at night. She said they have another wine bar on Commerce [Street] and said it was the same thing and that they were very low key. She said that as her dad said, *anything after midnight is not good*. She remarked that a bar staying open Downtown at 2:00 in the morning was not a good thing. Ms. Fuqua addressed the applicant Ms. Rosas, saying that she'd have security Friday and Saturday whatever. Ms. Rosas indicated that she would have security as recommended by the City. Ms. Fuqua said that security would need to be there seven (7) days a week if she is going to be open seven (7) days. Ms. Fuqua said they have worked really hard to make the Downtown be what it is. She said she has nothing against [the applicant], saying she doesn't know her, but said she did have a problem with the bar that's going to be open till two (2) in the morning and whatever type of people that might bring. She said she was not trying to be ugly but said she cares about the Downtown. She thanked the Board. Chairman Consiglio acknowledged the next speaker.

Jacklyn Medrano

Ms. Medrano introduced herself before the Board and said she owns Fashion Archive Texas. She stated that she thought she was the closest one to the location where the bar is being opened. She said she was at 108 East Jackson [Street] and described that it was a faith-based boutique. She prefaced by saying this was not personal. She said that this was them being precautions and them definitely being aware of the difference of change in the surroundings of their businesses. She said that, as many had said, they work extremely hard to keep their businesses running, to beautify downtown and [that], if they have lived through the years as Harlingen's downtown has developed, they are excited to see what's to come because they can see the change is going into a positive place. She said that especially it being family-oriented, as many have said, they are concerned about their children's wealth and well-being, especially being late night hours for this bar being open. She stated that this does alarm them and said that she thought that most of them are having that fear of what's to come. Ms. Medrano made a reference to dangers that have happened already, she said, that have probably most of them have been traumatized through. She said that her store did get broken into the very first year they opened and that was due to somebody under the influence. She said that she thought that this is where their precaution comes [from]. She said that if there will be alcohol that is served that causes impairment, not just in driving as other have said, and seeing vehicles driving the opposite way, but that they have also seen where it can take people to do unlawful things. She said that her stores have really large windows in the front and said that she can already imagine those being broken if there is any type of fighting or impairment to decisions that are being made. Ms. Medrano also stated that she thought that most of all, they are more or less concerned about their safety and their well-being. She said that many times she is in the store late at night. She said that just last night, she was there until 12 (midnight)/12:30 a.m. moving around her store. She stated that she has a full-time job and so the majority of her time is spent there in the evenings. She said that being two (2) blocks and two (2) doors down from where that bar is going to be open, she said that it did give her a precaution that she can't even walk out by herself anymore now. She summarized that those were just some things that alarm them, that are going through their minds and that they are wanting to prevent – the safety of their well-being, of their family members, as well as those youth that are going through there late at night. She said it was just a consideration for the Board to consider placing themselves in their position as well. She said that when you work so hard to keep something going, to beautify as mentioned, and also just in case there are any of those incidents that do happen, what then? She said what comes out of that [when] it could have been prevented. She said she appreciated the Board's time and said that she really just wanted to voice that. She thanked the Board. The Chairman thanked Ms. Medrano and asked if there was anyone else that would like to speak or if everything had been said, he could end the Public Hearing. Upon hearing and seeing none, the Public Hearing was closed.

Chairman Consiglio addressed Ms. Rosas. He told her that the hours [of operation] seem to be a hanging point and asked if she considered other hours besides 2:00 a.m. Ms. Rosas said she did. She said that she normally closes at midnight and sometimes earlier during the week but said that when she spoke with Mr. Sanchez, he let her know that if she ever wanted to extend her hours, she would need to go through this process again. She said this was why she put them later. The Chairman acknowledged that this was correct as she spoke. Ms. Rosas said that her normal hours are 5:00 p.m. to midnight, [and] sometimes earlier during the week. And on the weekend, [closing] is 2:00 o'clock, stating they will close early if it is slow. Ms. Rosas again said that this was the reason why she put those hours. The Chairman agreed and said that they have that a lot for hours for bars. Director Hernandez stated that she was actually more concerned with the opening hours at 3:00 p.m. based on the comments that they are closing businesses. Ms. Rosas repeated her normal hours and explained that she was told that if she ever wanted to open earlier, she would have to go through this process again and that this was why she put those hours. The Chairman distinguished that she would put the hours of operation on her door as Sunday-Thursday, 5:00 p.m. to midnight and Friday and Saturday, from 5:00 p.m. to 2:00 a.m. Ms. Rosas confirmed that these were the hours at the previous location and also said that for the later hours, they have bands that start a little later because they would get a later crowd. She said that changed and they started getting earlier times.

The Chairman addressed the Staff to confirm that for the previous location, she didn't have any police reports or anything like that. The Chairman commented that the data is not pulled anymore, saying that [the Board] used to get this date but that this had changed. Director Hernandez stated that Staff did not have that information. Ms. Rosas said that she googled before they were there and said that she could find all the previous issues that happened there. She said there was a lot and commented that they really changed and turned it around. The Chairman acknowledged this information indicating he believed this had been mentioned.

The Chairman asked if there were any other questions for the applicant.

Mr. Thomas recalled her mention that she would be remodeling and doing extensive work inside the building. She asked if she could describe the vibe and the look she was going for. Ms. Rosas said that she had a few photos if she wanted to see. The Mr. said she would. The photos were shared.

Mr. Cantu asked the applicant if she would have any type of food or appetizers. Ms. Rosas identified that they won't really have a kitchen for food. Mr. Cantu brought up some of the offerings at Cork and Craft. Ms. Rosas said that they would have to have refrigeration and explained they wouldn't have that set-up. Mr. Thomas commented that the pictures seen were lovely. The Chairman asked if she had theme digitally. She said that her husband is the one that would have everything but that he was in San Antonio on assignment due to the recent flooding.

Mr. Flores provided some advice about having enough exits on account of the depth of the building. Ms. Rosas indicated she thought towards the end was an add-on. She said she didn't think it was original. He commented that it was a pretty big size but said that there were double doors and it should be enough. He said he wasn't sure what the occupancy would be. Mr. Flores said the floor plan had been his concern.

Mr. Peña indicated he had a question. He said he owned a building in Downtown for many years, specifying that it was directly across the street. He said that the issue they had, acknowledging that it had gotten better, were homeless people setting up camp in the alcove. He said this brought him back to what was stated, about nothing good after midnight. He said that there are still homeless people seeking refuge outside the buildings. He said his thought was how this was going to affect her customers. Ms. Rosas stated that they had this issue at their other location because of the apartments that were there and that this was why they hired security. Mr. Peña said that this would be on the weekend. Ms. Rosas said that they can also call Harlingen PD to do a walk around anytime also. Mr. Cantu asked if she ever noticed when they moved into the place that the homeless maybe stayed away. Ms. Rosas said that they would have maybe one (1) person come are every once in a while. She said that once they were told they couldn't come there, they stayed away. Ms. Rosas said that it was not a very good area but said that she thought they made a difference even though they were there less than two (2) years.

Ms. Rosas added that she knew that in the back of the building, from speaking to the woman who own's Chyann's next door, that they would need to fence it saying that they were planning to do so because there is an area in the back where there is quite e a bit of trash back there.

Chairman Consiglio brought in Mr. Sanchez into the discussion. He commented on the Staff recommendation that the SUP be for one year. The Chairman said that they could be back here a year from now to renew on that renewal based on disturbance of the peace and etc. He said that they could either approve [or deny it]. He asked the applicant if she understood that. Ms. Rosas said she understood. The Chairman said it was imperative that she did. Ms. Rosas stated that it was their intention... She said that they hold their customers to high standards and that they know how they are and that they don't want any issues. She said she has worked very hard also. The Chairman said he was going to go out on a limb and started to comment on the name "Sleepwalkers". Ms. Rosas jumped

in saying she thought it scares people. She explained that it comes from La Bamba. She said there is an instrumental at the end by Santo & Johnny called “Sleepwalkers”. She said that was the reason for their name and said that at the end of the night they play the instrumental and that this is their last call. The Chairman said that he didn’t know that and commented that this was part of the “dive bar” maybe. Ms. Rosas said she thought it was more of a “lounge” She said she know there are many different versions of different types of bars but said that theirs they tended to be classy and upscale. The Chairman offered to share the “renderings” shared with the Board. He asked if anyone would care to see those. The photos were shared among those present for the Public Hearing.

Mr. Comminos indicated he had a question. He posed the scenario in which a church would move into the Sunny Glen building, stating that you can’t have a bar within three hundred (300) feet from a church. Mr. Olivo stated that it would only apply if the church was already there. Mr. Comminos said that this was for the sake of conversation. He said he was looking up legal precedence and found the requirement for Harlingen. He referred back to his point about not foresight into planning and asked what would happen if [the bar] is approved and within the year a church moves in. He asked if [the bar] would be covered. He was told yes by Staff. Attorney Sossi stated that [the church] would need to have been there already. Mr. Comminos said that was fine and provided insight that the place right behind GOAT (Girl of All Trades) had technically been a church for a long running period. He said he was just looking at the scope. The Chairman added that it was also about the distance from [the bar] and said that he thought there was a school, that the school district owns, that is outside of [the distance] as well. Mr. Comminos brought up that the “Salon”. He said he didn’t know if it was three hundred (300) feet. Mr. Comminos was told it was [measured] door to door. Mr. Comminos acknowledged this information and said he was just looking. The Chairman told him that this was what they were there for. He said that [the Board] wants to make sure the deliberate and understand it. Mr. Comminos thanked the Board and said he appreciated it.

Cmr. Thomas said she had one (1) more question for the applicant. She said she looked up photos from what they had on Commerce and said she wouldn’t say it matches was she showed them. Ms. Rosas agreed. Cmr. Thomas described that she was elevating. Ms. Rosas said they did more military saying they had their military flags and said that they did what they could with the space. She said it was turnkey and not what they wanted but it was just how they started. Cmr. Thomas indicated she understood and appreciated her response.

Chairman Consiglio asked Ms. Rosas if they lived in Harlingen. Ms. Rosas said they lived in Lyford. The Chairman then confirmed that this wasn’t her full-time gig. She said it was. The Chairman acknowledged that this was what she did and that it was her full-time job. Cmr. Thomas asked if this was her only business. Ms. Rosas confirmed that.

Ms. Fuqua indicated she had a one (1) other question. The Chairman asked if she would mind approaching the podium. Director Hernandez asked the Chairman to re-open the Public Hearing.

The Public Hearing was opened.

Beth Fuqua

Ms. Fuqua asked about the applicant’s comment about having to fence the back. She said she didn’t understand that and said there was no requirement to fence the back. Ms. Fuqua asked if she was talking about using the back for a patio. Ms. Rosas said she was. Ms. Fuqua acknowledged this information. Ms. Rosas added that this would need to get approved through Downtown. Ms. Fuqua stated that this could potentially be activity in the backyard area. Ms. Rosas indicated this would be for people wanting to go outside and smoke. Ms. Fuqua describes that some of the buildings did not go all the way to the alley. Ms. Rosas said that she had just spoken with Alexis Riojas, Director for the Downtown Improvement District, yesterday, and that they would discuss if this was even possible and that if not, they will give it up.

Ms. Fuqua said that her only other question would be what she was going to do to provide for people smoking. She asked if they were going to go outside, if she was going to have ashtrays out there or build some so that we don’t throw cigarette butts. Ms. Rosas responded by saying “of course”. Ms. Rosas said they were not there to make a mess. Ms. Fuqua remarked that drinking and smoking go together and said she was concerned. Ms. Rosas confirmed that it would not be allowed to leave the premises with their drink.

Chairman Consiglio asked if there were any other questions or comments and indicated that he would close the Public Hearing again. He said he wanted to make sure everyone spoke.

The Public Hearing was closed.

Chairman Consiglio asked if there was a motion.

Cmr. Thomas indicated she had a question. She asked if anyone was present from Chyann's, which was right next door. The Chairman said he didn't think so. A gentleman from the public stated they owned the building. Cmr. Thomas said that she just wanted to know if they were present. The gentleman asked what she wanted to know. Cmr. Thomas said she was just curious. The man stated that she was supposed to attend. Cmr. Thomas asked if she signed the petition. [Possible] Ms. Sokalosky stated the owner was not at work when she took it by. Cmr. Thomas acknowledged that she hadn't seen it yet. A man's voice was heard in the audience stating that she opposed it, stating that he had talked to her. The Chairman acknowledged the statement. He asked if there were any other questions. Upon hearing and seeing none, he asked if there was a motion.

Cmr. Cantu made the motion to approve. Cmr. Thomas seconded the motion. The Chairman asked if there was any further discussion. The vote was two (2) in favor and (2) against. The Chairman broke the tie. He voted in favor.

Director Hernandez confirmed that the Board was not making any changes to the conditions. Cmr. Cantu confirmed that this will be revisited in a year. Cmr. Thomas said it would come back to them. She was told yes.

Cmr. Peña asked if a whole year had to go by before they could make some changes. He said that the 2:00 a.m. closing time was excessive in his opinion. Cmr. Peña asked if they had to let the year go by. Attorney Sossi said yes. The Chairman confirmed that Cmr. Peña had voted against the item.

Chairman Consiglio asked Cmr. Cantu if she had any consideration on the hours in her motion. Cmr. Cantu said that from what it seems, the type of establishment – the ambience, décor and design that they were going for, it didn't seem to her that the clientele would need to or probably stay there until 2:00 a.m. She said it gives her the vibe of a Cork and Craft. The Chairman acknowledged the Commissioner's response. He said that on other bars that have given them different hours, the Board has guided them to saying you might want to have these hours so that you're not boxed in. He said that was part of the comment and that this is what they were seeing in the hours. He said she will run her operation and that she may decide to close at midnight because everyone else closes around 11:00 p.m. [and] midnight. The Chairman pointed out some of the locations. He said that maybe organically, she will make that decision. He said that was the business owner's property.

At this point the Chairman acknowledged someone else who wanted to speak. The Chairman said he wanted to give everyone the opportunity.

Jose Medrano

Mr. Medrano introduced himself before the Board. He said his wife is the owner of Fashion Archive Texas. He said he had a quick question. He pointed out that this Saturday is Sundown. He asked if [the Board] had thought about how that will accommodate her. He said that the streets close down until 10 p.m. He said there will be a lot of issues by the time everyone packs up, maybe in an hour and said that afterwards there would be a lot of commotion. He acknowledged that the Board knew he agrees with a lot the folks [present] and acknowledged that they have been there the least time as the owners. He said he has seen a lot of stuff happening with the homeless people and people that are out there. He said that just the other day they were [at the store] until about 1 o'clock in the morning and that a guy pulls [behind] their vehicle out of nowhere to stop behind their vehicle and that he was questioning what was going on. He said there are a lot of kids that go out there at two (2) or three (3) in the morning and that they just stop randomly to take pictures of their vehicles. He said this is what he has seen, acknowledging that the other folk are not out there like he is. He said he just wanted to express more concern.

Chairman Consiglio thanked Mr. Medrano. He referred to the comment about events, and he said that there are others like Cork and Craft that have to deal with that too. He said it might actually hurt her business.

The Chairman regrouped and stated that they had a vote and that it passed three (3) to two (2). He explained that this will go to City Commission and said that will be an opportunity to voice concern there. The Chairman thanked those present. Director Hernandez added that she just wanted to let the public know that Staff would process their petition. The Chairman thanked her and proceeded to the next agenda item.

Prior to the reading of the next agenda item, the Chairman announced that he would be recusing himself. He disclosed that he is a member of the Cameron County Drainage District Number 5 (#5). He stated that he would run the meeting but would not deliberate or talk or discuss anything.

- 8) [Public Hearing and take 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 Villarreal**

Joel Olivo, Assistant Planning and Development Director. presented the request for voluntary annexation as follows:

- The Legal Notice Map for the Subject Properties was presented. Mr. Olivo described the Subject Area as being just right north of Montezuma Road and that it was contiguous to the City boundaries via the current boundary line, which is actually three hundred (300) feet north of the right-of-way line along Loop 499, just between Briggs-Coleman Road and Breedlove Road.
- An Aerial View of the Subject Properties was presented. Mr. Olivo identified that the area in green is owned by Mr. Villarreal and that he is proposing to subdivide this property into an eight (8) lot multi-family subdivision. Mr. Olivo stated that the property highlighted in yellow is owned by Drainage District Number (#5).
- A Survey of the Subject Property from Drainage District Number (#5) was presented.
- A Survey of the property of the property owned by Mr. Villarreal was presented. The property has six hundred (600) feet of frontage on Montezuma Road and a depth of about two hundred and ten (210) feet.
- A Street View of the Subject Properties was presented. Mr. Olivo noted that it was currently vacant. He specified the property owned by Mr. Villarreal.
- Mr. Olivo stated that upon annexation the property would be zoned to a Multi-Family (M 2) Zoning District which is not consistent with the Future Land Use Plan. It is [however] consistent with the multi-family land use to the south of this property as well as to the west of this property.
- Mr. Olivo reported that Staff did notify the property owners that were inside the city limits. He stated that Staff did not receive any objections.
- Staff is recommending approval of the request.
- Mr. Olivo identified that the applicant was also present.

Chairman Consiglio thanked Mr. Olivo and proceeded to the Public Hearing.

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

Chairman Consiglio asked if there were any questions for Staff and/or the applicant. Upon hearing and seeing none, he asked if there was a motion. Cmr. Peña made the motion to approve. Cmr. Cantu seconded the motion. The Chairman asked if there was any further discussion and upon hearing none, move the motion to a vote. The motion passed by an affirmative vote of four (4), with the Chairman abstaining from the vote.

- 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

Joel Olivo, Assistant Planning and Development Director. presented the request to consider an ordinance to amend as follows:

- The Map highlighting the amendment was presented.
- Mr. Olivo stated that 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 to “clean up of things that have been discovered since the plan’s adoption last year. In general, the FLUM update consists of general map adjustments, Future Land Use of the designation updates, and existing land use designation updates
- Mr. Olivo stated, in reference to map adjustments, inset maps were added to the Future Land Use Map to depict the northern and southern boundary extents within the City Limits.
- Mr. Olivo also highlighted some of the Future Land Use Designation updates on the map. He noted that most of the updates were for properties that did not include a future land use designation and most of these properties were designated to low-density residential. He noted that some of the properties were located along FM 509 and Hansen Road, Palm Court Drive, South Dilworth Road and along Chester Park Road. There were also properties along Wilson Road that were updated to include Institutional, Multi-Family and Recreational Use.
- Mr. Olivo further added that there was one property on Grimes Street which had actually had an Industrial Use but it was changed to low-density residential.
- Mr. Olivo summarized that most of the adjustments to the FLUM were updates to low-density residential.
- Staff is recommending approval of the request.

Chairman Consiglio thanked Mr. Olivo. He asked if the main objective is just to simply align. Cmr. Thomas voiced that it was a clean-up. Mr. Olivo agreed that it was a clean-up. He said some things were discovered after they got adopted. The Chairman acknowledged this response.

Chairman Consiglio asked if there were any questions for Staff. Upon hearing and seeing none, he proceeded to the Public Hearing.

The Public Hearing was opened. He asked if there was anyone on this item. Upon seeing and hearing from none, the Chairman closed the Public Hearing.

Chairman Consiglio asked once again if there were any questions for Mr. Olivo or if there was a motion. Cmr. Thomas made the motion to approve. Cmr. Peña seconded the motion. The motion was moved to a vote. The motion passed unanimously.

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

Chairman Consiglio asked who was presenting. Director Hernandez informed the Board that representative from Freese and Nichols were present and available through Zoom. She said that they were going to do the presentation.

Caitlin Admire, Freese and Nichols

Ms. Admire greeted the Planning and Zoning Commission. He announced that she would actually be handing the presentation over to Evan Olszewski on her team who would be talking about the code updates.

Evan Olszewski, Freese and Nichols

Mr. Olszewski introduced himself to the Board. He said that for this Chapter 105 amendment, the context of this is correlated with the Comprehensive Plan. He said the Comprehensive Plan was funded through the GLO 's (Texas General Land Office's) Resilient Communities Program.

He explained that part of that planning process is to integrate best practices into the city 's land use infrastructure and hazard mitigation approaches. He said that one (1) part of this is [that] the GLO sets minimum criteria for land use regulations and hazard mitigation regulations that the code has to meet at the end of the project. He said that back in May, the Board heard some updates which were rolled into some other zoning updates in Chapter 111 and then these updates in Chapter 105 are the other half of that process.

Mr. Olszewski said that on their end, they had their hazard mitigation folks who review the GLO 's criteria, the current code and some best practices and we found that overall, the code is mostly compliant. He said that what was in front of the Board were suggestions to particular sections just to make sure that we're hitting the GLO criteria. Mr. Olszewski asked for the next slide.

Mr. Olszewski presented that in an overview, what these amendments do is make sure that land uses like manufactured homes, residences and critical facilities are placed above the base flood elevation. He said there are limits to density in flood areas. They added references to the international Building Codes' Flood loads Criteria Standards and then required utilities like water, wastewater, and electric to be located above the flood level. Also required were critical facilities like fire and EMS to be above the flood level and then give some enhanced flood resistant foundation requirements for things that are built in that flood area.

The Chairman confirmed that this was the end of Mr. Olszewski. Before proceeding, Director Hernandez asked the Board if they had the Ordinance in front of them. The Chairman stated that the package did not have any. Director Hernandez said she thought this was an oversight. She said that there was an ordinance draft that was supposed to be attached. The Chairman concurred that they normally get the redlined [version]. Director Hernandez stated that overall, there were very minor corrections and said that she thought [Mr. Olszewski] covered the major portion. Director Hernandez reiterated that most of the Ordinance was compliant already and so it is just a matter of updating throughout. Director Hernandez instructed the Board that if they were not ready to approve the amendment today, she would understand if they wanted to table it.

Chairman Consiglio asked if by tabling and getting more information, if this would prohibit or slow down anything. Director Hernandez said no. The Chairman expressed that he felt that they didn't get the standard revision format which helps the Board to visualize it better.

Cmr. Thomas made the motion to table. Cmr. Flores seconded the motion. The motion was moved to a vote. The motion to table passed unanimously.

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 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**

Mr. Olivo reported that both items listed were approved on Final Ordinance Reading [at the City Commission meeting.]

With no further business to attend to, the meeting was adjourned at 7:11 p.m.

4Nicholas P. Consiglio, Chairman
Carlos A. Sanchez, P.E., Vice Chairman
Planning and Zoning Commission

PLANNING AND ZONING COMMISSION
July 28, 2026

The regular meeting of the Planning & Zoning Commission was held on Tuesday, July 28, 2026, at the City of Harlingen Town Hall, located at 118 E. Tyler Harlingen, Texas, with the following present:

COMMISSIONERS PRESENT:

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

COMMISSIONERS ABSENT:

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

CITY STAFF PRESENT:

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

PLEDGE OF ALLEGIANCE/WELCOME

Cmr Cruz-Velázquez informed the Board that she had been asked to run the meeting in the absence of the Chairman and Vice Chairman, indicating that she was gladly doing so in order to continue the business for the City. She called the meeting to order on Tuesday, July 28, 2026, at 5:31 p.m. and ask for those present to accompany her in reciting the Pledge of Allegiance.

Cmr Cruz-Velázquez thanked and welcomed everyone.

CONFLICT OF INTEREST

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

Cmr Cruz-Velázquez read the Conflict of Interest statement. She asked if there were any known conflicts of interest to disclose at this time. The members of the Board indicated there were none. Cmr Cruz-Velázquez thanked the Board.

CITIZEN COMMUNICATION

Cmr Cruz-Velázquez asked if there was any Citizen Communication. Ana Hernandez, Planning and Development Director, Ana Hernandez, stated that no one had signed up. Cmr Cruz-Velázquez thanked her for the response.

AGENDA ITEMS

ACTION ITEMS/PUBLIC HEARINGS

- 1) 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**
- 2) Public hearing and take action to consider a request to rezone from General Retail (“GR”) District to Planned Development (“PD”) District to allow for a Residential, Single-Family development with smaller lot sizes, for 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 on the north side of East Treasure Hills Boulevard, approximately 872.41 feet west of FM 509. Applicant: Melden & Hunt, Inc. c/o Noblemen Investments, LLC

Agenda Items One (1) and Two (2) were tabled by Staff.

3) Public hearing and take action to consider a request for a Special Use Permit (SUP) to allow a storage container in a General Retail (“GR”) District located at 602 and 606 W. Van Buren Avenue, bearing a legal description of Lots 13 through 16, Block 64, Harlingen Original Townsite Subdivision. Applicant: Javier Rodriguez c/o Logos Community Church

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

- The Legal Notice Map for the Subject Property was used to present the item.
- Mr. Sanchez noted the timeline for the processing of the application as well as the requirements for approval of the SUP.
- Mr. Sanchez reported that the storage container is in a General Retail (GR) District, as seen on the map.
- The applicant requested the SUP to allow the storage container on the property to store tables, chairs, and other “flood prevention equipment” that belongs to and is used by the Logo Community Church.
- According to the Cameron County Appraisal District page, there is an existing thirteen thousand (13,000) square foot building on the four (4) properties now. The east part of the building is used as the church office and classroom space; the west part of the building is where they hold the worship services.
- There are four (4) lots that make up this property and together they have one hundred (100) feet of frontage along west Van Buren Avenue and the depth of these properties is one hundred and forty (140) feet, so the total area is fourteen thousand (14,000) square feet.
- According to the Site Plan that was submitted by the applicant, they are proposing a twenty (20) foot by eight (8) foot wide container to be located at the northwest corner of this property.
- Mr. Sanchez identified that as seen on the site plan, there is a recess in the configuration of the building. Nestled in that space is the storage container.
- Surrounding Properties include a parking lot to the north which is used for their church operations. Other buildings to the east and south are vacant buildings. Gutierrez Park is located to the southeast; Magic Valley Motors is to the southwest and then right next door there's another ministry that is called the World Impact Now N2NCU (Nation-2-Nation Christian University) that is adjacent to the West.
- Mr. Sanchez identified that the storage container, as seen on the site plan, is basically surrounded by buildings and that it did not have a lot of visibility. One of the requirements for these types of containers is that they be screened. Staff feels that it is adequately screened by the buildings themselves. He said that if you look from Jackson to the to the South, there is a vacant building along Jackson and then the [Subject] Property. He reiterated that it did not have a lot of visibility.
- The Fire Department and the Building Inspections Division reviewed this application and reported no objections to the issuance of the Special Use Permit.
- Mr. Sanchez identified that the Planning and Zoning Commission and the City Commission may impose requirements and conditions that they feel are warranted in order to ensure that they use that is being requested by the Special Use Permit it compatible and complementary to adjacent properties.
- Staff has not received any calls in opposition to this request to date. Mr. Sanchez stated he didn't think Staff got any calls at all.
- Staff recommends approval of this Special Use permit request subject to complying with the following conditions seen on the screen. The Special Use Permit, if approved, will be limited to ninety (90) days. The container must be located at the rear of the property, and it must be screened from public view. Mr. Sanchez repeated that Staff felt it was sufficiently screened from Public View by buildings, as discussed.
- Mr. Sanchez added that [the applicant] must comply with the requirements administered by Planning and Zoning Division, the Building Inspections Division, and the Fire Prevention Department.
- Staff recommends approval.
- Mr. Sanchez stated that the applicant was not able to attend today's meeting, sharing that the Church was holding a special conference.

Cmr. Cruz-Velázquez thanked Mr. Sanchez. She asked the Board if they had any questions for Staff.

Cmr. Thomas stated that there was already an existing storage building. Mr. Sanchez clarified that they were requesting [the SUP} for the container; that was already there. Director Hernandez prompted Mr. Sanchez to share background information about the item.

Mr. Sanchez explained that there was an initiative on the part of Code Enforcement to visit locations that have existing containers to try to bring them into compliance. He said that this was one (1) of the reasons why [the item] was before them. He said that was the goal.

Cmr. Flores asked why only ninety (90) days. Cmr. Cruz-Velázquez indicated her agreement to this question. Mr. Sanchez said that he thought this was a limit. He said that those containers were not wanted to be there all the time. He said that their main intention is to be used on a temporary basis [for] people moving in and out. He said that at this point in time, this has been the policy of the City to limit the time.

Cmr. Thomas noted that in the letter submitted by the applicant, he is asking for the permit until they can find a permanent solution. She said that she supposed that because he got a citation or whatever from Code Enforcement, he was doing it the right way but needed some time to figure out something else.

Cmr. Flores stated that he liked the idea of them using a unit like that for storage. He said that he would have something to say if it was in a storage portable building like a storage shed but that it being in a container like that, he said he had less concern. He said that they wouldn't have to leave it there for ninety (90) days and that they could just leave it there until they got out. He said this was his opinion.

Cmr. Cruz-Velázquez stated that he had a good point. She asked if there was a reason for the ninety (90) days. She said that she missed that if it was explained. Mr. Sanchez said he thought the idea of those containers was to allow them on a limited time basis. Cmr. Cruz-Velázquez acknowledged that it was not permanent. He said that usually it was because people use them when they are moving in or moving out and they store their supplies there. He said that he thought this was the main idea behind that. Mr. Sanchez said that he believed and that the Planning and Development Director could elaborate, that some of the proposed changes in the ordinance may allow one (1) container in on an indefinite basis to be used for such an operation. Director Hernandez said that as far as the ninety (90) days, that this was just how the ordinance was written. She provided insight sharing that a couple of years ago, and maybe even a decade ago, there was the issue of having containers at Stripes and Walmart, etc. She said this was a big issue and so this was what was done to correct that. She said that with the proposed changes to the Zoning Ordinance that were brought before the Board, this was one (1) of those areas that maybe some commercial areas do get to have one (1) of those on a permanent basis, as long as it is in the rear, that it is properly screened and that it is not an eyesore. She said that this was what our City Planner Mr. Sanchez was alluding to.

Cmr. Fores said that the only other thing he would like to mention is that since it is made out of metal, and he didn't see any anchors to it, if we get a flood, he said that three (3) inches of water can lift a car off the pavement. He asked if we could imagine something that small. He said it will be floating out of there and going somewhere else. He said they didn't have to but that it would be a good idea to anchor it.

Cmr. Peña said that he read on the application that that they themselves were saying this was temporary and that they were looking for something else. Cmr. Cruz-Velázquez said it might take more than three (3) months. Cmr. Peña agreed and said that this was going to be his question. He asked if [the applicant] felt confident that they could do it within the ninety (90) days? Mr. Sanchez said yes and explained that that Staff takes applicants at their word. He said that [the applicant] did feel like this would allow them enough time to find a different location. He said that he did believe they were being sincere. Cmr. Peña said he agreed with Mr. Sanchez but asked, if the ninety (90) days pass, and [the applicant] has not found a place, he asked if he would have to come back and reapply. Director Hernandez said no and said that after the ninety (90) days – and that this would be one (1) of the issues with... Cmr. Cruz-Velázquez said they would be non-compliant. Director Hernandez agreed and said they would need to remove it immediately. She said that this went back to adding flexibility with the proposed changes. Mr. Olivo added that applicants could only apply for this once per year. Cmr. Cruz-Velázquez acknowledged the information.

Cmr. Cruz-Velázquez indicated that the item required a Public Hearing. The Public Hearing was opened. She asked if there was anyone present that would like to speak in favor or against this item, to please come to the podium now. Upon seeing and hearing none, the Public Hearing was closed.

Cmr. Cruz-Velázquez asked if the Board could add [conditions] or take out the ninety (90) days if they... Director Hernandez said that they can add as many conditions as needed but not remove the ninety (90) days because that was by Ordinance.

Cmr. Cruz-Velázquez asked if there was a motion for this item. Cmr. Thomas made the motion to approve. Cmr. Flores seconded the motion. The motion was moved to a vote. The motion was passed [unanimously].

4) Public hearing and take action to consider a request for a Special Use Permit (SUP) to allow a food truck park in a General Retail (“GR”) District, located at 215 E. Monroe Avenue, bearing a legal description of Lot 9, Block 35, Harlingen Original Townsite Subdivision. Applicant: Candid Montiel

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

- The Legal Notice Map for the Subject Property was used to present the item. Ms. Núñez noted that the location was where the old VTC (Valley Transit Company) Bus Station used to be located.
- Ms. Núñez stated that the applicant was proposing six (6) food trucks at any given time.
- The applicant is proposing to be open, not the entire time, but from 6:00 AM to 2:00 AM. Ms. Núñez shared that [the applicant] put those hours of operation to give herself flexibility and said that she will more than likely cut off at midnight if approved. Again, Ms. Núñez stated that this gave added flexibility, maybe when there are events Downtown or on the weekends, things of that sort.
- The Site Plan provided by the applicant was presented and was also included in the meeting packet. It shows three (3) food truck on the west side, three (3) on the east side and then a dining common area in the middle.
- The applicant will require twenty-nine (29) parking spaces. There are eight (8) parking spaces along Monroe Avenue. Ms. Núñez stated that the applicant is speaking to some of the adjacent property owners. Ms. Núñez provided the example that to the south side, there is a public garage right there.
- Adjacent zoning is General Retail (GR) in all directions. Bush Creek Pain Management Center is to the west, retail businesses and a barber shop, the RGV Chapter of IEC and the Eric Flores Campaign to the east, a parking lot that belongs to the Harlingen Housing Authority and vacant property to the south, and then the Girl Scouts, vacant lots and apartments to the north.
- A Street Vier of the property was presented. The is currently an existing four thousand, two hundred (4,200) square foot carport.
- The Future Land Use Map shows this area as mixed-use [and] so it does fall in line with the Future Land Use Plan.
- Staff has not received any calls regarding this notice.
- [The request] was reviewed by the Health Department, the Downtown District, the Building Inspections Division, and Fire Prevention Bureau, as well as the Police Department. All of them did recommend approval of the request subject to the applicants meeting any requirements through the state or the city.
- Staff is recommending approval of the Special Use Permit request subject to:
 - the applicant obtaining all their permits,
 - providing the required parking,
 - the hours of operation are from 6:00 AM to 2:00 AM every day,
 - providing video surveillance, and
 - complying with all of the requirements set forth by each of the departments.
- Ms. Núñez stated that the applicant was not present. She made herself available to answer any questions.

Cmr. Cruz-Velázquez thanked Ms. Núñez. She asked if the Board had any questions and indicated that she did.

Cmr. Cruz-Velázquez indicated that she was trying to situate the food trucks inside the carport. Ms. Núñez said that as part of the process, the applicant will have to turn in permits for whatever she is wanting to do – electrical and things like that. Ms. Núñez said it will have to meet all the codes for the

food trucks to go in there. Cmr. Cruz-Velázquez stated that her concern at the time was the food trucks have exhaust and tanks of gas and stuff like that. She said she didn't see a lot of area for flow of air and that if tables were going to be placed in the middle, she said she thought some walls would have to come down. Ms. Núñez assured her that if [the applicant] did get approval, she would have to turn in a building construction plan for review, and she will have to meet all the building and fire codes.

Cmr. Cruz-Velázquez asked if the walls were to residences. She was told it was in between two (2) businesses. Ms. Núñez recalled that if they were familiar with the old VTC [bus] set-up, that this was where the bused used to go in and people would wait there. She said the restroom/office was further in the back. Ms. Núñez said the lot is open and then it has the carport on top.

Cmr. Thomas indicated that was an exact concern of hers. She said she was hoping they would provide electricity to the food trucks instead of loud generators. Cmr. Flores added that he was also going to add that. Ms. Núñez shared that some of the regulations have changed. She said the State has now taken over those inspections and that this was why [the applicant] will also have to comply with not only City regulations, but state requirements [as well]. Cmr. Flores asked if [the State] will also be doing the annual inspections too. Ms. Núñez remarked that it will be however it works for the State. Cmr. Flores remarked whether they just wanted the money.

Cmr. Cruz-Velázquez asked if Staff felt comfortable with parking situation. Ms. Núñez indicated that she did have the eight (8) parking space in the front, on Monroe. She also mentioned that there was the public parking [lot nearby] and added that [the public] would not be crossing a major thoroughfare. She stated that [there is an effort] to redo Downtown to make it a little more walkable.

Cmr. Peña asked about the sanitation facilities, saying he couldn't recall what was in the packet. He asked what they would do about that. Ms. Núñez stated that they have pick-up in the alley so the service would through the alley and that it was typical residential. Ms. Núñez shared that the applicant did have a meeting with the development team and each department did go through the requirements for her particular business. Ms. Núñez stated that the applicant was aware what she will need to comply with if [the request] goes through.

Cmr. Cruz-Velázquez indicated that the item required a Public Hearing. The Public Hearing was opened. She said it was open to hear anyone who has any comments, either positive or against this item. Hearing none, the Public Hearing was closed. Cmr. Cruz-Velázquez indicated that the item required a Public Hearing. Upon seeing and hearing none, the Public Hearing was closed. Cmr. Cruz-Velázquez stated that she would entertain a motion.

Cmr. Flores made the motion to approve. Cmr. Thomas seconded the motion. The motion was moved to a vote. The motion passed [unanimously].

5) 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

Cmr. Cruz-Velázquez stated that this item had been tables at the last meeting from July 14. She asked for a motion from her colleagues to untable [the item]. Cmr. Thomas made the motion to un-table. Cmr. Peña seconded the motion. The motion to un-table was taken to a vote and approved. Cmr. Cruz-Velázquez proceeded read the item.

Cmr. Cruz-Velázquez again stated that this item had been tabled at the July 14th meeting. She stated that she could go directly to ask for a motion at this point, unless there were any questions.

Cmr. Flores indicated he had a question – a bunch of them actually. The Commissioner asked what was wrong with what was now in the Ordinance, that give the City problems. Director Hernandez told

him that she couldn't speak to the specific issues that may be problematic. She said that as far as language, she noted that the Assistant City Engineer was present who could provide additional or specific examples, if any. Director Hernandez stated that the purpose of [the amendment] was not necessarily to fix something that was broken. She said it was done to improve [it] and make sure it aligned between the zoning and flood prevention as part of the resiliency requirements by the GLO (General Land Office) Grant that the City obtained. The Director shared that the grant actually covered the cost of the Comprehensive Plan. She said that in addition to that, as part of the scope, was to look at the Flood Prevention Ordinance and the Zoning Ordinance. Director Hernandez deferred to the Assistant City Engineer, asking her if she wanted to speak. Ms. Nadia Lopez indicated that she did not have anything to add; that there were no major items.

For context, Director Hernandez shared that the Flood Prevention Ordinance had been recently revised. She said that at the time, probably about two (2) or three (3) years ago, it was still the other city engineer. Director Hernandez said that while he was still on board they hired or engaged the services from some non-profit, which was their expertise. She said she was pretty sure this was the reason why, when they did this review, it did not elicit that many changes.

Cmr. Flores recalled that the way it was done back in the day, if there was no curb and gutter, they needed to supply the City with an elevation certificate from a registered engineer. He said that if there was no curb and gutter, they had to go to the crown of the street and shoot an elevation all the way across to where the property is going to start being built. He explained the reason they asked for that, saying that a lot of these houses that have been here forever like the Downtown Original Townsite Subdivision, all of them are below the street. He asked what we do with them. He said they were under the requirement of the eighteen (18) inches, which is now twenty-four (24). Director Hernandez said that regardless of the location within the city, if new development comes through, they need to follow these standards and even for downtown properties or properties in townsite. Cmr. Flores said that all these properties were already filled there. Cmr. Thomas said that they met the standards at the time. Director Hernandez indicated that was correct and said that anything new coming in or any re-development will need to meet the new standards. Cmr. Flores asked if they could just get an elevation certificate to present. He acknowledged that it would cost money, but he said it was their choice if they wanted to pay for that. Director Hernandez said it was not only about the cost but also safety because a lot of the areas in the original townsite are actually flood-prone. She said that she thought that following the new standard will benefit them by not flooding anymore. Cmr. Flores used his house on Taft as an example. He said that when the flood happened last April or March, there were like fifteen (15) cars floating in water and going up to the top of their yards. He shared that his house sits high by design, saying that that they had improved the drainage as well. He said that this was just something that needs to be looked at too because as homeowners, they pay taxes. He asked, if they had to elevate their houses, who would help them pay for that. He said that this is what he was getting to, about existing houses. Cmr. Thomas responded that she didn't think there was anything they could do about that. Cmr. Flores said that this is why they have insurance. Cmr. Cruz-Velázquez said that was correct.

Director Hernandez summarized for Cmr. Cruz-Velázquez who was not present for the last meeting, that there was a presentation by the Freese and Nichols consultant. She said that a very brief summary was included in the [meeting] packet summarizing the changes. She said that she hoped the Board had a chance to look at that. She reiterated that none of the changes were major such as changes to the development standards or anything like that. She said that if anything, it was clearing the language and things like that. Director Hernandez stated that Staff was recommending approval. Cmr. Thomas added that it was a lot of grammar and stuff like that, spelling, among other things, and made the motion to approve. Cmr. Peña seconded the motion. The motion was moved to a vote. The motion passed by a vote of two (2) affirmative vote and one (1) vote against.

With no further business to attend to, the meeting was adjourned at 6:00 p.m.

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **August 11, 2026**

Agenda Item:

Public hearing and take action to consider a request to rezone from Not Designated ("N") District to Residential, Multi-Family ("M2") District for 1.121 acres of land out of Block 24, F.Z. Bishop Subdivision of the Rice and Taylor Lands, located south of New Hampshire Street, approximately 1,410 feet north of South Expressway 83. Applicant: S2 Engineering, PLLC c/o Raffa Construction

Prepared By: Soledad A. Núñez, CNU-A

Title: City Planner

Signature: *Soledad A. Núñez*

Brief Summary:

Project Timeline

- July 16, 2026 – Application for rezoning submitted (**ATTACHMENT I**).
- July 24, 2026 – In accordance with State and local law, notice of the required public hearing was mailed to all property owners within a 200 feet radius of subject tract.
- July 25, 2026 – In accordance with Statute and local law, notice of required public hearings published in the Valley Morning Star and mailed to all property owners within 200 feet of subject tract
- August 11, 2026 – Public hearing and consideration of requested rezoning by the Planning and Zoning Commission (P&Z).
- August 19, 2026 – Public hearing and consideration of requested rezoning via 1st ordinance reading scheduled before the City Commission.
- September 2, 2026 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- The applicant is requesting to rezone the subject property from the Not Designated ("N") District to the Residential, Multi-Family ("M2") District to allow for the development of townhomes on the subject property.
- The subject property is currently vacant and has approximately 200 feet of frontage along New Hampshire Street with a depth of 244.44 feet. The developer is proposing to build townhomes and is currently subdividing the property under the name of Venecia Subdivision. (**ATTACHMENT II-VI**).
- The surrounding properties are zoned Residential, Single-Family ("R-1") District to the south and east, Residential, Multi-Family ("M2") District to the east, Residential, Triplex & Quadruplex ("M1") District to the west, and Office ("O") District to the north. (**ATTACHMENT II**). Surrounding land uses consist of apartments to the north, triplexes and fourplexes to the west, single family residences and the Harlingen

Nursing and Rehabilitation Center to the east, and single-family residences to the south. **(ATTACHMENT V)**

- The Future Land Use Plan component of the Harlingen Horizon – A City on the Rise Comprehensive Plan designates this area as medium density residential. The request is consistent with the Future Land Use Plan and consistent with the surrounding zoning and land uses in the area. **(ATTACHMENT VI)**.
- To date, the Planning and Development Department has not received any calls or correspondence in opposition to the rezoning request. Staff mailed thirty (30) notices to surrounding property owners.

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 rezoning request.

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

Comments:

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

Attachment I—Application

CITY OF HARLINGEN PLANNING & 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): Raffa Construction Inc

Property Owner Phone: _____ Property Owner Email: _____

Property Owner Address: 1401 Tesoro Ave Rancho Viejo TX 78575

APPLICANT/AUTHORIZED REPRESENTATIVE INFORMATION (If different from owner)

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

Applicant Name: S2 Engineering PLLC

Applicant Phone: 956-403-9787

Applicant Email: _____

Applicant Address: 2020 E Griffin Parkway, Mission, Texas 78574

PROPERTY INFORMATION

Project Address: 715 New Hampshire St, Harlingen Texas

Property/GEO ID: 66917 and 450497 (If unknown, look up ID at [Cameron County Appraisal District](#))

Legal Description of Property (Lot, Block, Subdivision, as shown on deed or survey): Lot 24 Block 57 Bishop-Rice-Taylor Subdivision 0.940 acre and Canal R.O.W. Adjacent to Lot 24 Bishop-Rice-Taylor Subdivision 0.184

Current Zoning: Not-Designated (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: Open land

DESCRIPTION OF REQUEST

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

The current zoning has not been designated for the subject property. The developer is requesting a designation of zoning to proceed with the subdivision process. The intent is to build single family town homes.

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: Raffaele Christian Date: 07/07/2026

Authorized Representative Name & Signature: [Signature] Date: 03/03/26

OFFICE USE ONLY:

Date Submitted: _____ Date Deemed Complete: _____ Application Fee Paid: \$ _____

Case #: _____ Receipt #: _____ Received By (initials): _____

Attachment I—Application

July 7, 2026

City of Harlingen

Planning & Development Department
Harlingen Waterworks System Department
502 E. Tyler Avenue
Harlingen, TX 78550

RE: Owner's Authorization Letter

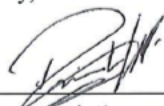
To whom it may concern,

I, RAFFAELE CRISTIANO, owner of the property described on the attached property boundary survey and metes and bounds, hereby authorize **S2 Engineering PLLC** to act as my representatives for all matters related to the subdivision and platting process for the subject property.

This authorization allows S2 Engineering PLLC to prepare and submit applications, plats, engineering plans, supporting documents, respond to comments, attend meetings, and coordinate with reviewing agencies, and otherwise act on my behalf as necessary to facilitate the review and approval process of the subdivision.

Thank you for your attention to this matter and your continued assistance in moving this project forward.

Sincerely,



Property Owner's Signature

RAFFAELE CRISTIANO

Name

17 PIZANO DR. PANGOLVIELO TX 78575

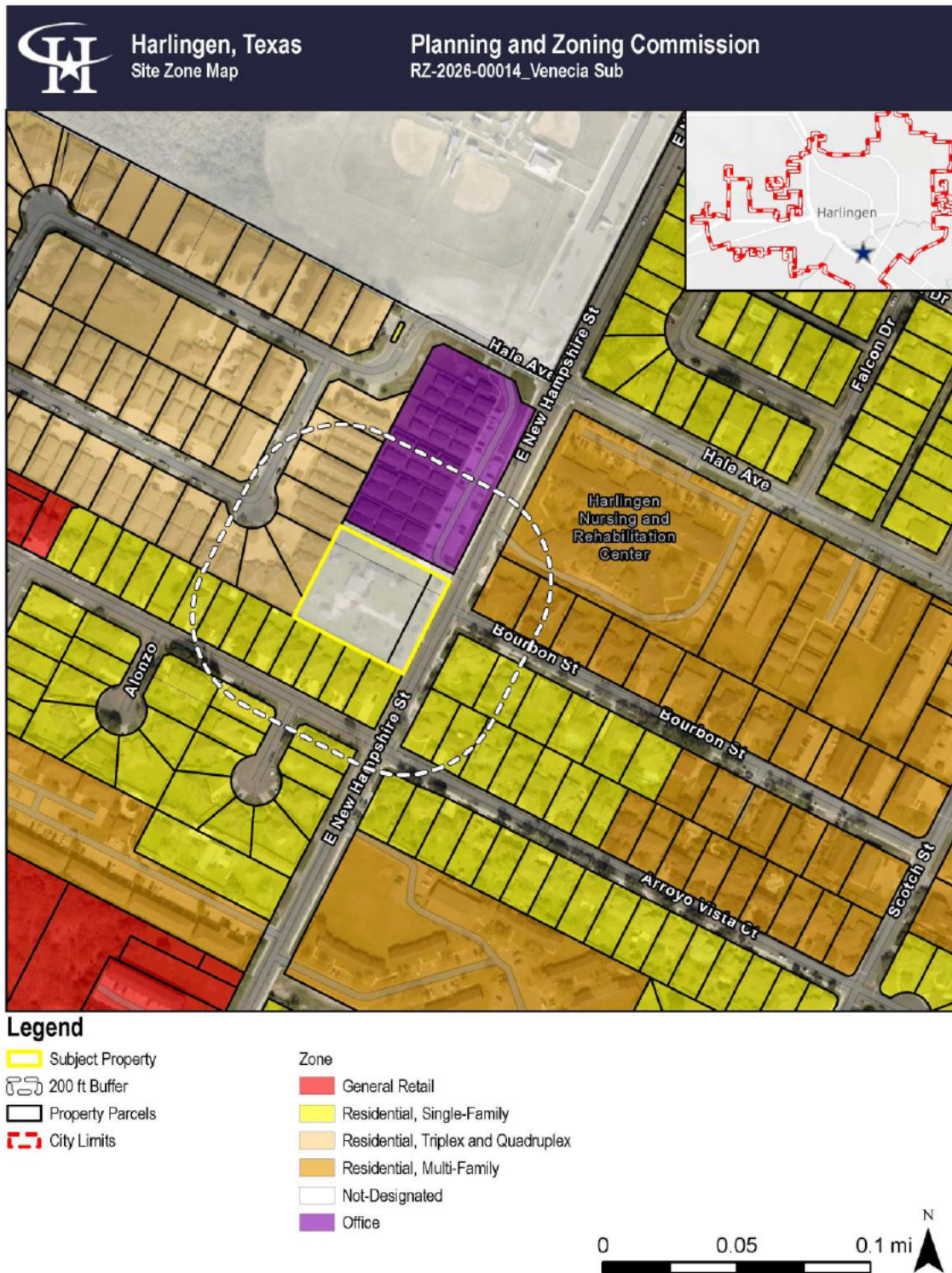
Address

956 442 7949

Phone Number

S2 ENGINEERING PLLC 1

Attachment II—Legal Notice



Attachment III—Survey

ANASTASIOS LOUKAS KOLONELIS
WARRANTY DEED W/L
DOC. #2021-40797
SEPTEMBER 21, 2021
C.C.M.R.

NEW HAMPSHIRE VILLAGE
SUBDIVISION PH I
DOC.# 2006-12705
C.C.M.R.

F.Z. BISHOP SUBDIVISION
RICE AND TAYLOR LANDS
VOLUME 4, PAGES 26
C.C.M.R.

ZOE'S SUBDIVISION
DOC.# CAB 1-SLOT 3485-B
C.C.M.R.

RAFFA CONSTRUCTION INC
GENERAL WARRANTY DEED
JANUARY 29, 2026
DOC# 2026-3125

THE OAKS SUBDIVISION
AMENDED PLAT
DOC.# CAB1-SLOT 1909-A
C.C.M.R.

E. NEW HAMPSHIRE ST

BOURBON ST

SURVEYING LEGEND

Notes:

1. BY GRAPHIC PLOTTING ONLY. THIS PROPERTY WAS SCALED TO BE IN "ZONE 7" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48015D C220 E WHICH BEARS A REVISED DATE OF FEBRUARY 15, 2018. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THE ZONE.

2. BASIS OF BEARING ON THIS SURVEY ARE AS PER THE TEXAS STATE COORDINATES SYSTEM [NAD83 ADJUSTED 2011].

3. THIS SURVEY WAS DONE WITHOUT OF THE BENEFIT OF A TITLE COMMITMENT.

4. EASEMENTS AND RESERVATIONS UPON RECORDED MAP F.Z. BISHOP SUBDIVISION OF THE RICE AND TAYLOR LANDS, AS PER VOLUME "4", PAGE "26", MAP RECORDS OF CAMERON COUNTY, TEXAS.

5. EASEMENT, RIGHTS, RULES, AND REGULATIONS IN FAVOR OF CAMERON COUNTY IRRIGATION DISTRICT No. 2.

6. THE PROPERTY CORNERS OF THE TRACT SURVEYED WERE STAKED BASED ON THE BEST FIT OF MONUMENTS FOUND FOR THIS PROPERTY AND FROM ADJACENT AND OPPOSITE PROPERTIES, TAKING INTO ACCOUNT THE INTENT OF THE SURVEYOR'S ORIGINAL FOOTPRINTS.

I HEREBY CERTIFY THAT THE SURVEY DESCRIBED HEREIN WAS MADE ON THE GROUND, MAY 26, 2026, UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND ON THE GROUND AT THE TIME OF THE SURVEY. THERE WERE NO VISIBLE ENCROACHMENTS, VISIBLE EASEMENTS AND VISIBLE OVERLAPPING APPARENT CONFLICTS AS SHOWN ON THE GROUND EXCEPT AS SHOWN HEREIN. THIS SURVEY MARKEDLY CONFORMS TO THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

DATE: 06-22-2026
JOB No.: S2-25-S183

REV. 1.05222026

Attachment IV – Street View

View from New
Hampshire Street



Attachment V—Aerial



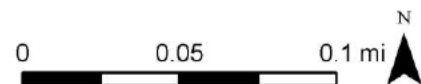
Harlingen, Texas
Site Aerial Map

Planning and Zoning Commission
RZ-2026-00014_Venecia Sub



Legend

- Subject Property
- 200 ft Buffer
- Property Parcels
- City Limits



Attachment VI—Future Land Use Map



Harlingen, Texas
Site Future Land Use Map

Planning and Zoning Commission
RZ-2026-00014_Venecia Sub

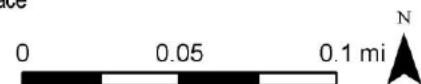


Legend

- Subject Property
- 200 ft Buffer
- Property Parcels
- City Limits

Future Land Use Designation

- Retail
- Lower Density Residential
- Medium Density Residential
- Recreational/Open Space



ORDINANCE NO. 26-

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF HARLINGEN: REZONING FROM NOT DESIGNATED ("N") DISTRICT TO RESIDENTIAL, MULTI-FAMILY ("M2") DISTRICT FOR LOT 1.121 ACRES OF LAND OUT OF BLOCK 24, F.Z. BISHOP SUBDIVISION OF THE RICE AND TAYLOR LANDS, LOCATED SOUTH OF NEW HAMPSHIRE STREET, APPROXIMATELY 1,410 FEET NORTH OF SOUTH EXPRESSWAY 83.

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

BE IT ORDAINED BY THE CITY OF HARLINGEN

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

Rezoning from Not Designated ("N") District to Residential, Multi-Family ("M2") District 1.121 acres of land out of Block 24, F.Z. Bishop Subdivision of the Rice and Taylor Lands, located south of New Hampshire Street, approximately 1,410 feet north of South Expressway 83 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.

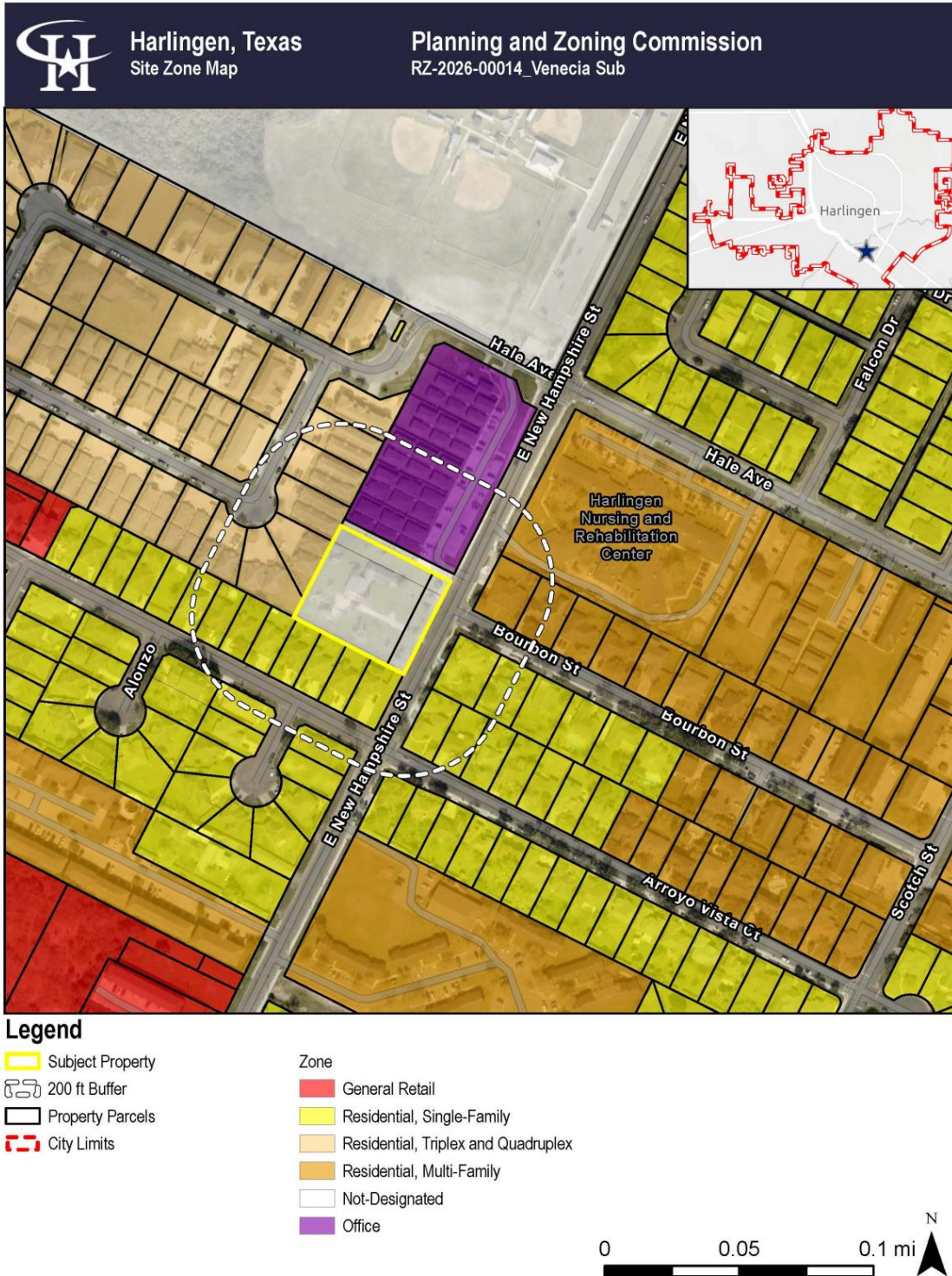
CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

Mayra Herrera, City Secretary

EXHIBIT "A"



**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **August 11, 2026**

Agenda Item:

Public hearing and possible action to consider a request for the voluntary annexation and establishment of initial zoning as General Retail ("GR") District upon annexation for 3.597-acre tract of land, more or less, out of a called 36.66 acre tract of land, and a called 2.198-acre tract situated in Block 2, Harlingen Land and Water Company Subdivision "C", located on the southwest corner of Wilson Road and Chester Park Road. Applicant: Wilson Chester Retail Partners, Ltd.

Prepared By: Joel Olivo

Title: Assistant Planning and Development Director

Signature: *Joel Olivo*

Brief Summary:

Project Timeline

- June 30, 2026- Application for annexation and establishment of zoning submitted to the City. Application deemed incomplete pending submittal of survey and metes and bounds description. **(ATTACHMENT I-III)**
- July 24, 2026 – In accordance with State and local law, notice of required public hearings mailed to property owners within 200 feet of subject tract.
- July 25, 2026 – In accordance with State and local law, notice of required public hearings published in the Valley Morning Star.
- August 7, 2026 – Posting of the public notice on the city's website.
- August 11, 2026 – Public hearing to recommend the annexation and the rezoning by the Planning and Zoning Commission.
- August 19, 2026 – Public hearing and consideration of annexation and rezoning by the City Commission via First Ordinance Reading.
- September 2, 2026 – Public hearing and consideration of annexation ordinance by the City Commission via Second and final reading.

Summary

- Wilson Chester Retail Partners, Ltd. have requested the voluntary annexation of 3.597 acres of land. The property has frontage and is contiguous to the City limits via a 5 ft. wide buffer strip located along the south side of Wilson Road retained during the 1968 de-annexation and via Chester Park Road. **(Attachment I-VI)**
- The subject property is currently vacant and unsubdivided. The property owner is proposing to subdivide the property into a one lot commercial subdivision. The property has 363.43 feet of frontage on Wilson Road and 431.12 feet of frontage on Chester Park Road. **(ATTACHMENT II-V)**
- Water and sewer services for this property will be provided by the Harlingen Waterworks System.

- Upon annexation, the property will be zoned to General Retail (“GR”) District. The property owner is proposing to develop the subject property into a convenience store. **(ATTACHMENT VIII)**
- The Future Land Use Plan (FLUP) component of the Harlingen Horizon – A City on the Rise Comprehensive Plan shows this area as institutional. Although the requested initial zoning is not consistent with the Future Land Use Plan, it is consistent with the General Retail (“GR”) zoning and land use to the east and northeast of the subject property. The property also has frontage on Wilson Road, which is a five-lane State Highway. **(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 to date. In 2025, the city annexed a total of 585.37 acres. In 2024, the city annexed a total of 103.94 acres. In 2023, the city annexed 19.94 acres. In 2022, the city annexed 71.1 acres. In 2021, the city annexed 1.47 acres.

Funding (if applicable):

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

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

Finance Director’s approval: ☐ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approval of the annexation and initial zoning request.

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

Comments:

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

Attachment I- Application

CITY OF HARLINGEN PLANNING & 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): Wilson Chester Retail Partners, LTD.

Property Owner Phone: 713-961-0280

Property Owner Email: [REDACTED]

Property Owner Address: 1207 Antoine Drive, Houston, TX 77055

APPLICANT/AUTHORIZED REPRESENTATIVE INFORMATION (If different from owner)

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

Applicant Name: Solveig Cantu

Applicant Phone: 956-467-9650

Applicant Email: [REDACTED]

Applicant Address: 200 S. 10th ST, STE 901, McAllen, TX 78501

PROPERTY INFORMATION

Project Address: 3301 WILSON RD HARLINGEN TX 78552

Property/GEO ID: 204771, 204772 (If unknown, look up ID at [Cameron County Appraisal District](#))

Legal Description of Property (Lot, Block, Subdivision, as shown on deed or survey): 3.597 AC Tract, Block 2, of Harlingen Land and water company's subdivision "C" Idea Public Schools Vol. 23793, PG. 183 Alvarez MGNT, LLC. O.P.R. 2.198 Acres Idea Public Schools Vol. 24092, Pg. 234 O.P.R.

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

Proposed Zoning: General Retail (GR)

(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?):

We are requesting annexation and initial zoning for the property described above for the development of a Gasoline Station.

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.) Wilson Chester Retail Partners, LTD, a Texas limited partnership
By: Wilson Chester Retail GP, LLC, a Texas limited liability company
its General Partner

Property Owner Name & Signature: Sharon A. Vickers By: Sharon A. Vickers, President of GP Date: 6/30/26

Authorized Representative Name & Signature: Solange A. Cantu Date: 6/30/2026

OFFICE USE ONLY:

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

Bowman

June 30, 2026

**Re: Voluntary Annexation and Initial Zoning Request
7-11 Wilson Road and Chester Park Road
Harlingen, TX, 78552**

On behalf of Wilson Chester Retail Partners, Ltd., owner of approximately 3.597 acres of land located on the south west corner of the Wilson Road and Chester Park Road intersection, Cameron County, Texas, we respectfully submit this request for voluntary annexation into the City of Harlingen and establishment of an initial zoning designation of General Retail (GR) for the subject property.

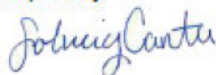
The property is legally described as 3.597 AC Tract, Block 2, of Harlingen Land and water company's subdivision "C" Idea Public Schools Vol. 23793, PG. 183 Alvarez MGNT, LLC. O.P.R. 2.198 Acres Idea Public Schools Vol. 24092, Pg. 234 O.P.R. and is currently located outside the corporate limits of the City of Harlingen. The property owner desires to develop the site for a proposed gasoline station, and annexation into the City will facilitate the orderly extension of municipal services and ensure development occurs in accordance with the City's adopted plans, ordinances, and regulations.

Accordingly, we respectfully request that the City initiate the necessary procedures to consider:

- Voluntary annexation of the subject property into the City of Harlingen; and
- Assignment of an initial zoning designation of General Retail (GR) upon annexation.

We appreciate your consideration of this request and look forward to working with City staff throughout the review process. Please do not hesitate to reach out if there are any questions. You may reach me at 956-467-9650, or

Respectfully,



Solveig Cantu, P.E.
Team Lead, Civil Engineering

200 S. 10th ST, STE 901, McAllen, TX 78501
P: 210.774.5504
bowman.com

Attachment III- Owner's Letter of Authorization

PROPERTY OWNER AUTHORIZATION

I, We, Wilson Chester Retail Partners, Ltd., hereby authorize
(Property Owner(s) – Please Print)

Jamie Hora, Sol Cantu, representatives for Bowman,
(Applicant's Name) (Company/Organization)

to make applications for Annexation, Zoning, Platting, and Bldg. Permitting, for
(Type of Permit)

Gas Station and C-Store commercial development
(Description of Proposed Work)

at Southwest corner of Wilson Rd & Chester Park Road in Harlingen, TX.
(Property Location)

Wilson Chester Retail Partners, LTD
a Texas limited partnership
By: Wilson Chester Retail GP, LLC,
a Texas limited liability company
its General Partner

Sharon Vickers
Property Owner's Signature
Sharon A. Vickers, President of GP

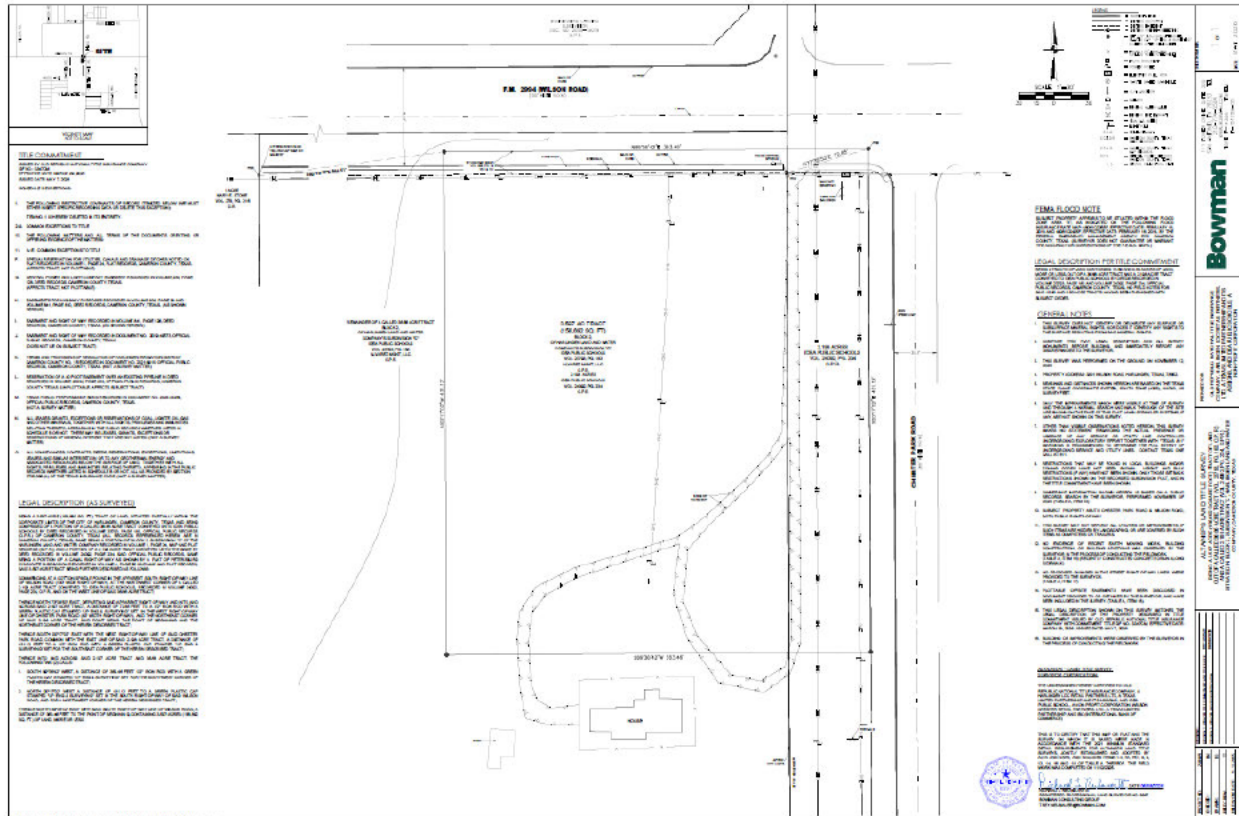
06/29/2026
Date

Address: 1207 Antoine Dr., Houston, TX 77055

Phone: (713) 961-0280

E-Mail: 

Attachment IV- Survey/ Metes and Bounds

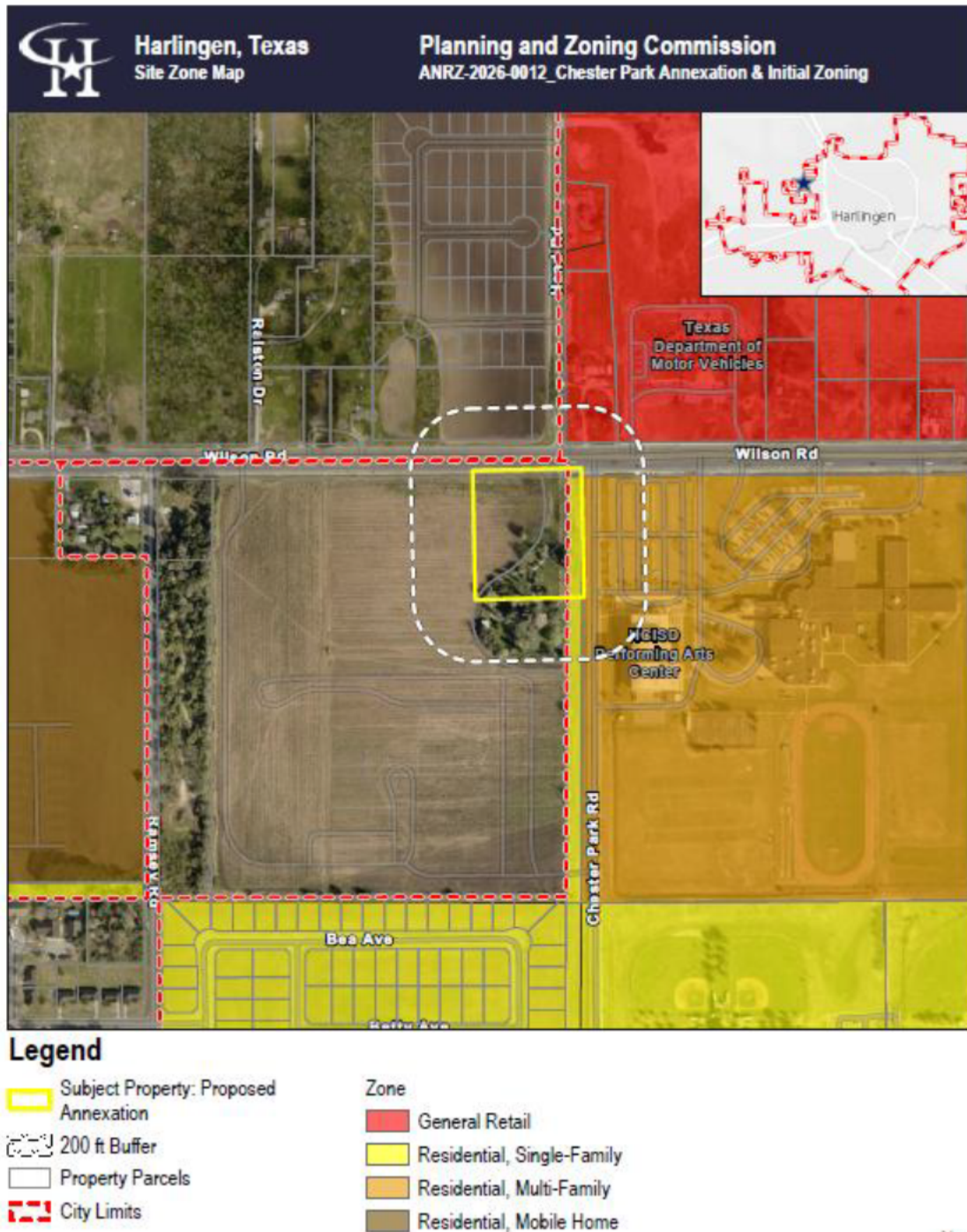


Attachment V- Street View

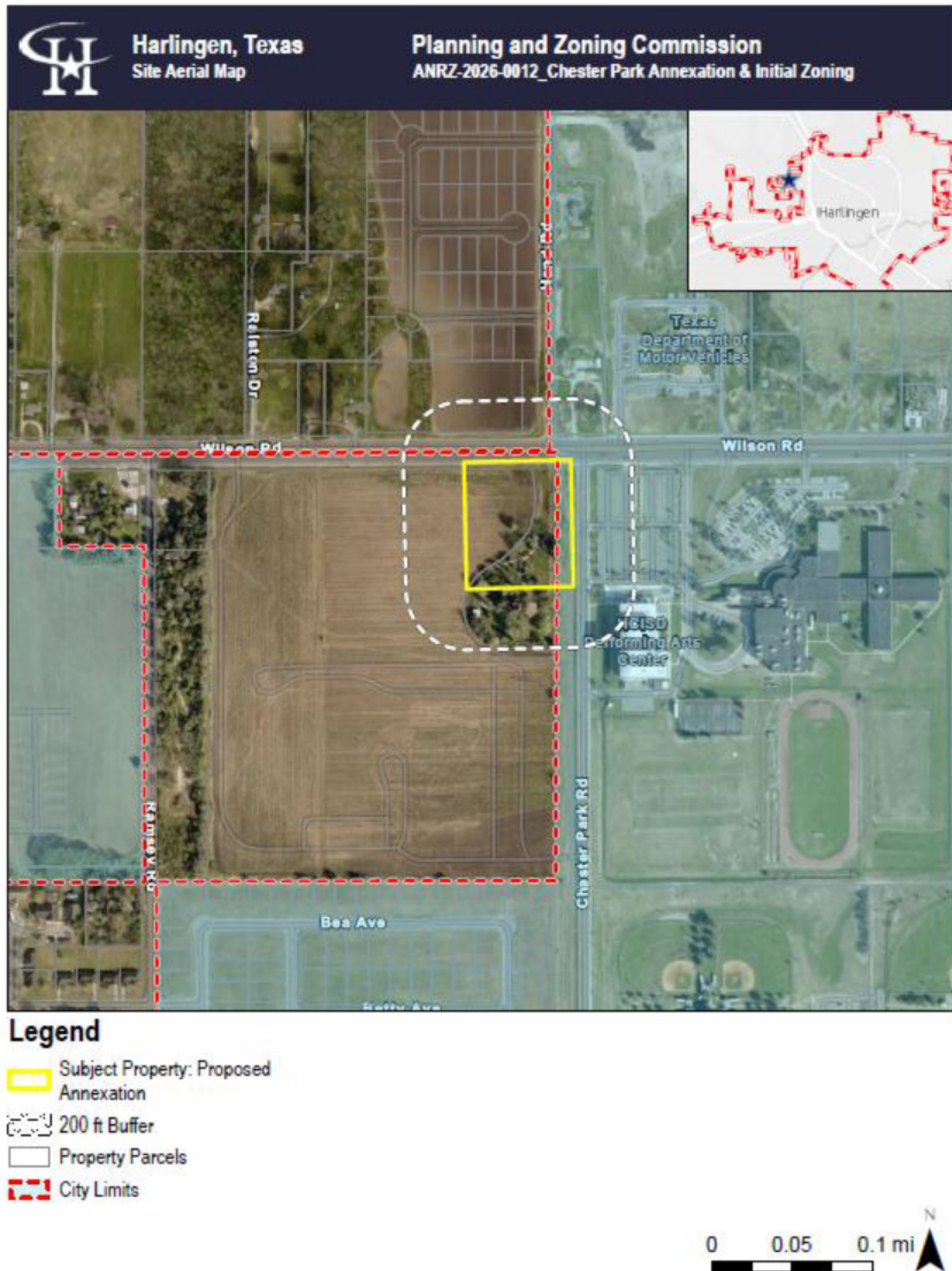
Street view from the
north on Wilson and
Chester Park Road



Attachment VI- Zone Map



Attachment VII- Aerial Map



Attachment VIII- Future Land Use Map



Legend

Subject Property: Proposed Annexation

200 ft Buffer

Property Parcels

City Limits

Future Land Use Designation

Agricultural

Institutional

Lower Density Residential

Medium Density Residential



ORDINANCE NO. 26-_____

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF HARLINGEN BY ANNEXING, FOR FULL PURPOSE, 3.597 ACRE TRACT OF LAND, MORE OR LESS, OUT OF A CALLED 35.66 ACRE TRACT OF LAND, AND A CALLED 2.198 ACRE TRACT SITUATED IN BLOCK 2, HARLINGEN LAND AND WATER COMPANY SUBDIVISION "C," LOCATED ON THE SOUTHWEST CORNER OF WILSON ROAD AND CHESTER PARK ROAD, AND THE ESTABLISHMENT OF THE INITIAL ZONING OF GENERAL RETAIL ("GR") DISTRICT UPON ANNEXATION; BINDING THE LAND TO ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE CITY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Harlingen, Texas (the "City") desires to annex 3.597 acres, more or less, tract of land out of a called 36.66 acre tract of land , and a called 2.198 acre tract situated in Block 2, Harlingen Land and Water Company Subdivision "C", located on the southwest corner of Wilson Road and Chester Park Road, and the establishment of the initial zoning of General Retail ("GR") District upon annexation 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 August 11, August 19, and September 2, 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”

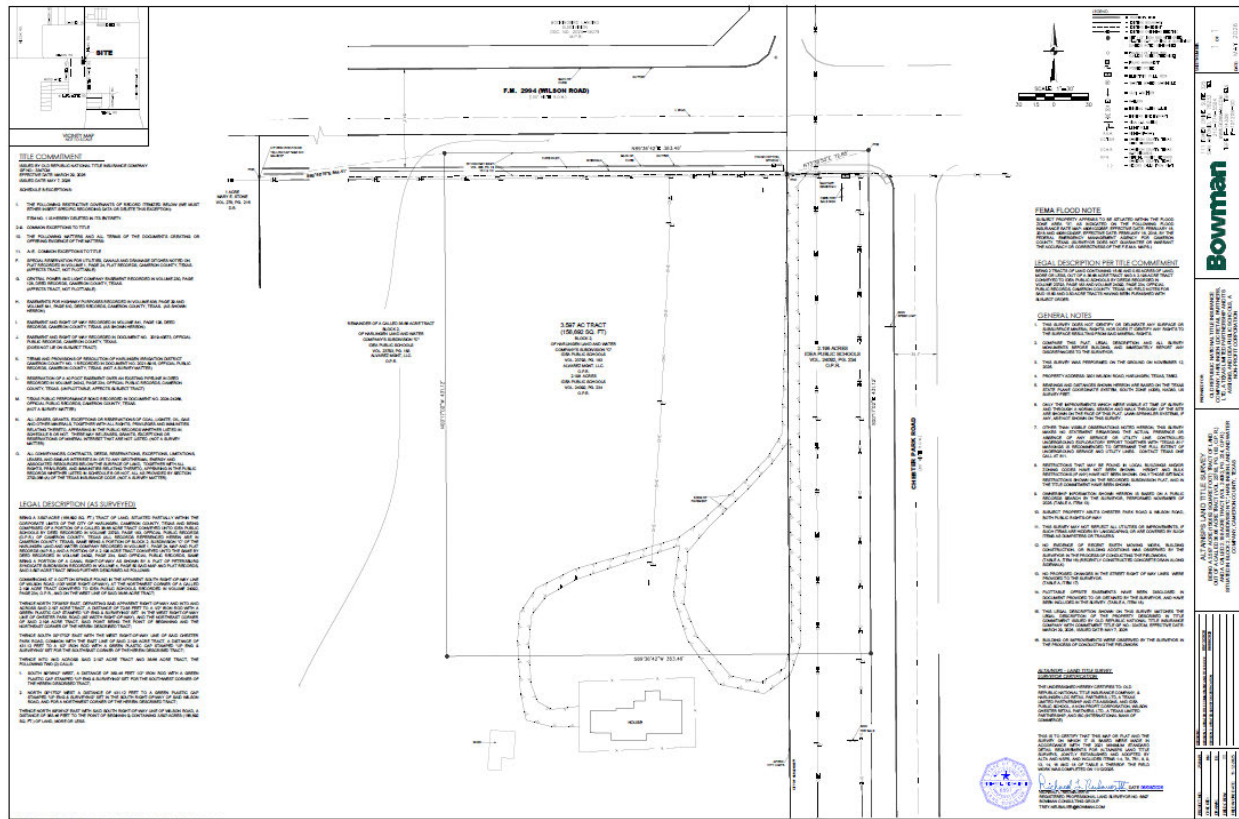


EXHIBIT "B"

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: _____
Wilson Chester Retail Partners, Ltd.

DATE: August 11, 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 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.	7/14/2026	8/05/2026 – City Commission denied the special use permit request.
Request for a Special Use Permit (SUP) to allow a storage container in a General Retail ("GR") District located at 602 and 606 W. Van Buren Avenue, bearing a legal description of Lots 13 through 16, Block 64, Harlingen Original Townsite Subdivision. Applicant: Javier Rodriguez c/o Logos Community Church.	7/28/2026	8/05/2026 – City Commission approved the special use permit on First Ordinance Reading. 8/19/2026 – Consideration of the special use permit on Second and Final Ordinance Reading is scheduled before the City Commission.
Request for a Special Use Permit (SUP) to allow a food truck park in a General Retail ("GR") District, located at 215 E. Monroe Avenue, bearing a legal description of Lot 9, Block 35, Harlingen Original Townsite Subdivision. Applicant: Candid Montiel.	7/28/2026	8/05/2026 – City Commission approved the special use permit on First Ordinance Reading. 8/19/2026 – Consideration of the special use permit on Second and Final Ordinance Reading is scheduled before the City Commission.

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 westside of K Street, approximately 48 feet north of Filmore Avenue. Applicant: James De Leon	7/14/2026	• 8/05/2026 – City Commission approved the rezoning on First Ordinance Reading. • 8/19/2026 – Consideration of the rezoning on Second and Final Ordinance Reading is scheduled before the City Commission.
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 Pa loma Lane, approximately 1,069.84 feet south of U.S. Business 83. Applicant: M2 Engineering c/o Mobeen Ahmed	7/14/206	• 8/05/2026 – City Commission approved the rezoning on First Ordinance Reading. • 8/19/2026 – Consideration of the rezoning on Second and Final Ordinance Reading is scheduled before the City Commission.
Public hearing for 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	7/14/2026	• 8/05/2026 – City Commission approved the annexation on First Ordinance Reading. • 8/19/2026 – Consideration of the annexation on Second and Final Ordinance Reading is scheduled before the City Commission

acres, located on Montezuma Road approximately 684 feet west of Briggs Coleman Road. Applicants: Cameron County Drainage District #5 and Luis H. Villarreal.		
Request to amend 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.	7/14/2026	• 8/05/2026 – City Commission approved the amendment on First Ordinance Reading. • 8/19/2026 – Consideration of the amendment on Second and Final Ordinance Reading is scheduled before the City Commission

Request to amend 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	7/28/2026	• 8/05/2026 – City Commission approved the amendment on First Ordinance Reading. • 8/19/2026 – Consideration of the amendment on Second and Final Ordinance Reading is scheduled before the City Commission
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	7/14/2026	• 8/05/2026 – City Commission approved the preliminary construction plans and final plat with conditions.

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	7/14/2026	8/05/2026 – City Commission approved the preliminary construction plans and final plat with conditions.
Consideration and possible action to approve an Ordinance on First Reading for the release from the City of Harlingen Extraterritorial Jurisdiction (ETJ), consisting of all of Block 54 (9.92-acre tract), McLeod Hood Properties No. 1, located on the south side of FM 508 approximately 4,000 feet east of FM 509. Applicant: Ezekiel Robles on behalf of Sandra Robles	N/A	8/05/2026 – City Commission approved the amendment on First Ordinance Reading. 8/19/2026 – Consideration of the amendment on Second and Final Ordinance Reading is scheduled before the City Commission

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