

**CITY COMMISSION
AGENDA
REGULAR MEETING
AUGUST 19, 2026
@ 5:30 PM
CITY HALL, TOWN HALL MEETING ROOM
2ND FLOOR, 118 E. TYLER AVENUE
HARLINGEN, TEXAS**

Notice is hereby given that the City Commission of the City of Harlingen, Texas will hold a Regular Meeting on **WEDNESDAY, AUGUST 19, 2026 at 5:30 P.M.** at City Hall, Town Hall Meeting Room, 118 E. Tyler Avenue, Harlingen, Texas and provide the public the ability to view the meeting via internet live-streaming at www.harlingentx.gov and the City of Harlingen YouTube Page.

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

PLEASE SUBMIT WRITTEN COMMENTS BEFORE 12:00 P.M. THE DAY OF THE MEETING.

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

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

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

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

"Under State Law, a conflict of interest exists if a commission member, or certain members of that person's family, has a qualifying financial interest in an agenda item. Members with a conflict of interest cannot participate in the discussion nor vote on the agenda item. Are there any known conflicts of interest to disclose at the time?" **(City Attorney)**.
- 3) **Announcements:** *With respect to items not listed elsewhere on this agenda, the City Commission may report on items of community interest, including announcing community events, announcing employee or community recognitions.*
 - a) Mayor's Announcements
 - b) City Manager's Announcements
 - c) City Commission Member Announcements
- 4) **Proclamation/Presentation of Awards:**
 - a) Harlingen Animal Shelter "Pet of the Week"
 - b) Mayor's Business of the Month - "Vanity Lash"
- 5) **Citizen Communication:** *At this time, the public is invited to address the City Commission and speak on any matter not specifically listed for public hearing elsewhere in this agenda. Please note that the City Commission members may not respond to comments or deliberate on topics addressed.*
- 6) **Approval of Minutes:**
 - a) Regular meeting of July 1, 2026
- 7) **Consent Agenda:** *No discussion is anticipated on any of the items in this section because they are routine business, were included in the budget adoption process, or have been previously discussed as a staff report or discussion item. These items will be considered collectively by a single vote, unless a commission member requests an item be removed from the consent agenda.*
 - a) Consideration and possible action to approve an ordinance on second and final reading for a request to rezone from Not Designated ("N") District to Neighborhood Services ("NS") District for a 0.05-acre tract of land located between Lot 27, Block 2, L and L Subdivision and Lot D, Block 4, Southwest Harlingen Addition Subdivision, located on the west side of K Street, approximately 48 feet north of Filmore Avenue. Applicant: James De Leon. Attachment. **(Planning & Development)**.
 - b) Consideration and possible action to approve an ordinance on second and final reading for a request to rezone from Residential, Single Family ("R-1") District to Planned Development ("PD") District to allow for a Residential, Single-Family development with smaller lot sizes for a 5.06-acre tract of land, more or less, out of Block 16, Survey 42, Stuart Place Subdivision located west of Paloma Lane, approximately 1,069.84 feet south of U.S. Business 83. Applicant: M2 Engineering c/o Mobeen Ahmed. Attachment. **(Planning & Development)**
 - c) Consideration and possible action to approve an ordinance on second and final reading 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 acres, located on Montezuma Road approximately 684 feet west of Briggs Coleman Road. Applicants: Cameron County Drainage District #5 and Luis H. Villarreal. Attachment. **(Planning & Development)**

- d) Consideration and possible action to approve an ordinance on second and final reading for a request for a Special Use Permit (SUP) to allow a 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. Attachment. **(Planning & Development)**
- e) Consideration and possible action to approve an ordinance on second and final 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. Attachment. **(Planning & Development)**.
- f) Consideration and possible action to approve an ordinance on the second and final reading for a request for an ordinance of the City Commission of the City of Harlingen, Texas amending the Harlingen Horizon – A City on the Rise Comprehensive Plan, Chapter 2, Land Use and Development, Map 5, Future Land Use Map, by changing the designation of the Future Land Use Map from Not Designated to Low-Density Residential for the following parcels: Parcels located from FM 509 near the intersection of Hanson Road; parcels located near the intersection of South Dilworth Road and Country Lane; parcels located near South Palm Court Drive; parcels within the Subdivision located near Park Lane West and Lexington Avenue; area around the intersection of West Lafayette Street and Chester Park Road; and area near Wilson Road and Stonegate Drive, and changing the designation from Not Designated to Medium Density Residential for a property located near the intersection of Wilson Road and Ramsey Road; and updating properties located along Wilson Road near its intersection with Interstate 69E to reflect institutional, medium density residential, and recreational/open space future land uses; and additional future land use designation revisions throughout the map reflecting data updates. Applicant: City of Harlingen. Attachment. **(Planning & Development)**.
- g) Consideration and possible action to approve the testing and potential installation of speed humps in the following location(s):
 - 1. Knotty Pine Ln (between Teak and Starfire)
 - 2. Timberline Dr. (between Knotty Pine and Green Bluff)
 - 3. Clearview Dr. (between Hemlock and Crestway)

8) **Staff Reports and Other Discussion Items:** *Items in this section are not expected to require action by the City Commission and are generally for information only. However, any item listed in this section may become an action item at a future meeting with the request of the Mayor, or after the request of any two Staff Commission members, or the City Manager.*

- a) City Manager's Report
- b) Staff Reports
 - 1. Update by Roberto Hernandez, City Engineer
- c) Quarterly report by South Texas Emergency Care (STEC)

- 9) **Public Hearings:** *At this time, the Mayor will invite members of the public who have filled out the Public Hearing and the Citizen Communication Form to address each item listed in this section. Please limit your comments to the topic of that public hearing. If more than one public hearing is being held, you will be allowed to speak during each topic, provided you have filled out the Public Hearing and Citizen Communication Form for the appropriate topic. If you are signed up for two (2) or more Public Hearings, you will be limited to 5 minutes for all topics.*
- a) Public Hearing for a rezoning request 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. Attachment **(Planning & Development)**
 - b) Public Hearing 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. Attachment **(Planning & Development)**
 - c) Public hearing on an ordinance adopting water and sewer rate adjustments necessary to fund forecasted operating expenses, capital asset costs, and Harlingen Waterworks System capital improvements supported by Texas Water Development Board funding. Attachment **(HWWS)**
- 10) **Action Items:** *City Commission will discuss, consider, and take any action deemed necessary on items listed in this section, including the adoption of a resolution or an ordinance.*

Ordinances:

- a) Consideration and possible action to approve an ordinance on first reading for a rezoning request 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. Attachment **(Planning & Development)**.
- b) Consideration and possible action to approve an ordinance on first reading 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. Attachment **(Planning & Development)**
- c) Consideration and possible action to approve an ordinance on second and final reading of the City Commission of the City of Harlingen, Texas, amending Chapter 105, "Flood Damage Prevention", of the Code of Ordinances; amending definitions; updating flood hazard data and floodplain management standards; clarifying the authority, duties, and administration of floodplain regulations; revising floodplain development permit, review, and variance procedures; establishing compensatory storage requirements and no-adverse-impact floodplain management standards; revising flood hazard reduction requirements for residential, nonresidential, critical facility, manufactured home, recreational vehicle, and subdivision development; establishing additional elevation, foundation, floodproofing, and floodplain encroachment standards, establishing additional regulations for development within flood hazard areas; providing for severability; providing for codification; providing for conflicts; and providing an effective date. Applicant: City of Harlingen. Attachment **(Planning & Development)**.

- d) Consideration and possible action to approve an ordinance on first reading adopting the water and sewer rate adjustments necessary to fund forecasted operating expenses, capital assets costs, and Harlingen Waterworks System capital improvements supported by Texas Water Development Board funding. Attachment (**HWWS**)
 - e) Consideration and possible action to approve an ordinance on first reading extending the temporary moratorium on High-Intensity Data Processing facilities established by Ordinance No. 26-26. Attachment (**City Manager**)
 - f) Consideration and possible action to approve an ordinance on second and final reading to adopt regulations that ensure that meetings of the City Commission are conducted in a way that allows the business of the City to be undertaken effectively and efficiently; providing savings, repealing severability clauses and providing an effective date. (**City Manager**)
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- g) Consideration and possible action to approve a resolution authorizing the City Manager to submit a grant application to the National Park Service's Outdoor Recreation Legacy Partnership grant program. Attachment (**Special Projects Department**).
 - h) Consideration and possible action to approve a resolution of the City of Harlingen approving a budget amendment BA2526-02 adopted by the HWWS Board of Trustees for Fiscal Year 2025-2026. Attachment (**HWWS**)
 - i) Consideration and possible action to approve a resolution accepting the Harlingen WaterWorks System's budget for Fiscal Year 2026-2027. Attachment (**HWWS**)
 - j) Consideration and possible action to authorize the City Manager to enter into a Memorandum of Understanding (MOU) with the Harlingen Consolidated Independent School District of the 2026-2027 HCISD Firefighter Academy. Attachment (**City Manager**).
 - k) Consideration and possible action to approve a resolution authorizing an agreement between the City of Harlingen and the Texas Department of Transportation (TxDOT) for the reimbursement of the maintenance of designated traffic signals located on State highways within the City of Harlingen, Contract No. 6497-14-001, and authorizing the City Manager to execute the agreement. (**Public Works**)
 - l) Consideration and possible action to approve the allocation of \$50,000 for the renovation of the Pro Shop Pickleball Courts. Attachment (**Parks & Rec.**)
 - m) Consideration and possible action to approve a purchase of a 2026 Chevrolet 4-wheel drive Crew Cab Pickup Truck in the amount of \$50,000.00 for the Harlingen Police Department. Attachment (**Police**)
 - n) Consideration and possible action to approve the installation of a mid-block pedestrian crosswalk 300 feet east of 28th Street and Grimes Rd intersections. Attachment (**Engineering**)
 - o) Consideration and possible action to accept a donation of \$28,000 from the Rotary Club of Harlingen to the City of Harlingen's Vestal Park for the construction of a dog park. (**This item was requested by Mayor Pro-Tem Daniel N. Lopez and Commissioner Frank Morales**)
 - p) Consideration and possible action to approve a resolution establishing the Harlingen Urban Forestry and Natural Infrastructure Program. (**Mayor**)
- 11) **Board Appointments:**
Appointment, discussion and possible action of any board position subject to appointment or removal by statute, ordinance, or bylaws:

Airport

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

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

- a) Pursuant to Government Code Section 551.071 — attorney consultation and contemplating litigation; Section 551.072 — deliberation regarding real estate; and Section 551.087 — economic development relating to the following project. **(HEDC)**
 - 1. Project PEA II (Real Estate)
 - 2. Project Its Thyme (Retail)
- b) Pursuant to TX Govt Code Section 551.087 - economic development negotiations to renew the PILOT Agreements on the Industrial District. **(HEDC)**
- c) Deliberation regarding the potential purchase of real property pursuant to Texas Govt. Code Section 551.072 **(Asst. City Manager Dr. Josh Ramirez)**
- d) Consultation with Legal Counsel pursuant to TX Govt. Code Section 551.071 (2) regarding an update on the Collective Bargaining Agreement with the Harlingen Police Officers. **(City Attorney)**
- e) Consultation with legal counsel pursuant to Texas Govt. Code Section 551.071 (2) to receive privileged legal communication regarding power and authority of the City Commission under the City of Harlingen Charter, generally relating to or arising under Article X, Public Utilities, Section 7, A through K and Article XI. **(City Attorney)**
- f) Consultation with City Attorney pursuant to Texas Government Code 551.071 (2) to receive privileged legal communication regarding authority of the City Commission under the City of Harlingen City Charter, generally relating to or arising under Article X, Public Utilities, Section 7, A through X, and Article XI. **(City Attorney)**

- 13) **Action on Executive Session Items:** *The City Commission will reconvene in open session and may take action on any item listed in the Executive Session Section of this agenda.*

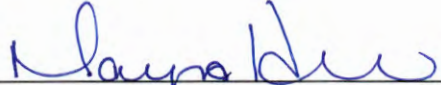
- a) Consideration and possible action on item 12 a (1-2) as discussed in executive session.

- b) Consideration and possible action on item 12 (b) as discussed in executive session.
- c) Consideration and possible action regarding the potential purchase of real property as discussed in executive session.
- d) Consideration and possible action on item 12 (d) as discussed in executive session.
- e) Consideration and possible action on item 12 (f) as discussed in executive session.
- f) Consideration and possible action on item 12 (g) as discussed in executive session.

14) **Adjournment:**

I, the undersigned authority, do hereby certify that the above Notice of the Regular Meeting of the Harlingen City Commission is a true and correct copy of said notice posted on the bulletin board at City Hall of said City of Harlingen, Texas in a place convenient and readily accessible to the general public at all times and on the City's Internet Website and said Notice was posted on THURSDAY, AUGUST 13, 2026, at or before 2:55 a.m./p.m. and remained so posted for at least three (3) business days preceding the time of said meeting.

Dated this 13th day of **AUGUST 2026**



Mayra Herrera, City Secretary

REGULAR MEETING

CITY COMMISSION

HARLINGEN, TEXAS

July 01, 2026

A Regular Meeting of the Harlingen City Commission was held July 01, 2026, at 5:32pm, at City Hall, Town Hall Meeting Room, 118 E. Tyler, Harlingen, Texas and providing the public the ability to view the meeting via internet, live streaming and permitting the public to offer citizen communication or participate in items listed on the agenda via videoconferencing or telephonically via www.harlingentx.gov Those in attendance were:

Mayor and Commissioners

Mayor Norma Sepulveda

Delia Cavazos-Gamez, Commissioner District 1

Mayor Pro-Tem Daniel N. Lopez, District 2

Michael Mezmar, Commissioner District 3

Frank Morales, Commissioner District 4

Rene Perez, Commissioner District 5

City Staff

Gabriel Gonzalez, City Manager

Mayra Herrera, City Secretary

Mark Sossi, City Attorney

1. Call Meeting to Order

- a) Invocation – Commissioner Rene Perez
- b) Pledge of Allegiance – Mayor Pro-Tem Daniel N. Lopez
- c) Welcome Citizens – Mayor Pro-Tem Daniel N. Lopez

2. Conflict of Interest

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

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

Abstained: Commissioner Rene Perez- Agenda item 7(a)

3. Announcements –

- a) Mayor’s Announcements - Tribute to All American City Participants.
- b) City Manager’s Announcements- 4th of July Office Closure; 4K Run; Freedom Fest Event; Market Days
- c) City Commission Member Announcements –
 - Comm. Cavazos-congratulations to City of Harlingen for winning the All-American city Award;
 - Mayor Pro-Tem Lopez acknowledged all school students (Mariachi) who attended; comm.
 - Mezmar-HB USA;
 - Comm. Morales- Excellent work COH on All American City Award; HB USA;
 - Comm. Perez-Happy 4th of July.

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

a) Harlingen Animal Shelter "Pet of the Week"

Health Director, Shannon Harvill introduced "Sammi" a 5-year-old Female Pyrenees Reminded citizens of the animals available for adoption at the Harlingen Animal Shelter located at 1106 Markowsky Ave, Tuesday – Saturday from 1pm – 6pm.

b) Presentation of Proclamation - Parks & Recreation Month

Juan Menndiola, Parks and Recreation Director thanked the city commission and leadership for the recognition being presented to the Parks and Recreation Department. He extended his thank you to all the subsections of staff who make the department run smoothly. He thanked the Mayor, City commission, and city leadership for their continued support financially as well so that they can continue to expand programs, parks, and facilities to create spaces for the families in the city of Harlingen. Mayor Sepulveda expressed thanks to all the staff involved in their day in and out hard work for the city events, and the maintenance of all the parks and continuing to support the city in any way possible and continuing to put Harlingen in national light. City Commission took turns giving their thanks, acknowledgment, and gratitude.

c) Certificate of Recognition — South Texas Little League "District 24 Champions"

Coach Robert Cavazos came up and gave thanks to commission for the recognition. He gave the recognition to the students, families, and coaches who assisted in the victory. Mayor Sepulveda gave her acknowledgment of the success of coach and the team and their dedication and hard work to earn the recognition.

5. **Citizen Communication:**

1. Linda J. Noell – Thank you for support for M.I. Academy
2. Enzo Racca – CDBG Grant Application
3. Israel Aguilar – CDBG Funding
4. Dawn Rae Leonard – Water Agreement
5. Raymond Reyes – Transparency
6. Ron Lozano – Gov't Code 551.007
7. Robert Leftwich – Harlingen
8. Desi Martinez – Comments on CDBG Budget
9. Luis Valdespino – City Ordinance on Decorum Policies (Not present)

6. **Approval of Minutes:**

- a) Regular Meeting of April 01, 2026
- b) Regular Meeting of April 15, 2026

Motion was made by Commissioner Perez and seconded by Mayor Pro-Tem Lopez to approve minutes for item 6a and 6b. Motion Carried Unanimously.

7. **Consent Agenda:**

Commissioner Peres Abstained from item 7 (a).

Commissioner Cavazos-Gamez asked to have items F, H removed from the Consent Agenda.

- a) Discussion and approval of second extension to the 2023 - 2025 Interlocal Agreement between the Harlingen Consolidated Independent School District (HCISD) and the City of Harlingen for the School Resource Officer Program for school year 2026 - 2027. (Police)

Mayor Pro-Tem Lopez asked the City Manager, Gabriel Gonzalez, if he was okay with this contract due to the change in the dollar amount going up for their average rate of pay for the police department.

Mr. Gonzalez stated that the change can be adjusted within the contract that is coming.

Commissioner Cavazos-Gamez asked who oversees the SROs that are part of this contract.

Chief Alvear answered that Sargeant Brooks is the supervisor for the SROs.

Commissioner Cavazos-Gamez asked if the officers assigned are only working for the school or if they have shifts outside of school hours, concerned with being overworked.

Chief Alvear confirmed that the officers assigned work their full 40 with the school district.

Mayor Sepulveda expressed about the concern about availability for Overtime hours.

Chief confirmed that they could work overtime if they chose to do so, pertaining to any events, city or school, dances, etc.

Motion was made by Commissioner Morales and seconded by Commissioner Perez to approve of second extension to the 2023 - 2025 Interlocal Agreement between the Harlingen Consolidated Independent School District (HCISD) and the City of Harlingen for the School Resource Officer Program for school year 2026 – 2027, subject to legal. ABSTAINED: Commissioner Rene Perez. Vote (4-1)

- b) Consider approval of the purchase of a replacement tractor and shredder for the Public Works Department in the amount of \$69,773.72, utilizing available funds originally budgeted for the TxDOT maintenance agreement. The equipment will replace Unit #506, a 2016 John Deere tractor and shredder that is currently out of service and will support the ongoing maintenance of TxDOT roadway interchanges being performed by Public Works personnel under the maintenance agreement. (Public Works)
- c) Consideration and possible action to approve a resolution authorizing the acceptance of a grant from the Office of the Governor for the Fiscal Year 2025 Operation Stonegarden Grant Program. (Special Projects Department)
- d) Consideration and possible action authorizing the City Manager to accept a grant award in the amount of \$100,000 from the Texas General Land Office Local Hazard Mitigation Plans Program. (Special Projects Department)
- e) Consideration and possible action to approve a resolution authorizing the submission of a grant to the U.S. Department of Housing and Urban Development. (Special Projects Department)
- f) Consideration and possible action to approve a resolution authorizing the acceptance of a grant from the Texas Department of Transportation – Selective Traffic Enforcement Program – FY 26 Operation Slowdown Grant Program. (Special Projects Department)

Commissioner Cavazos-Gamez asked the Chief to give a little bit more information on the program.

Chief Alvear gave a summary regarding what programs allow the police department to be able to be proactive within the community and the safety of the city.

Mayor Sepulveda asked chief if the grant would give a little bit more money to be able to fund the overtime for the officers to be able to conduct more traffic stops.

Chief confirmed that the amount granted is intended for the officers from the police department to be able to have overtime to make the city safer.

Motion was made by Commissioner Cavazos-Gamez and seconded by Commissioner Mezmar to approve a resolution authorizing the acceptance of a grant from the Texas Department of Transportation – Selective Traffic Enforcement Program – FY 26 Operation Slowdown Grant Program. Motion carries Unanimously.

- g) Consideration and possible action to approve an Ordinance on Second and Final Reading to consider a request for a Special Use Permit (SUP) to allow an adult business (microblading studio) in a General Retail ("GR") District, located at 310 S. Eye Street, bearing a legal description of Lots 6 and 7, Block 1, Benoist Subdivision. Applicant: Daisy Nieto. (Planning and Development)

ORDINANCE NO. 26-27
AN ORDINANCE AMENDING THE CODE OF ORDINANCES (ORDINANCE NO. 16-8) OF THE CITY OF HARLINGEN: TO ISSUE A SPECIAL USE PERMIT (SUP) TO DAISY NIETO 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 & 7, BLOCK 1, BENOIST SUBDIVISION.

PASSED AND APPROVED on first reading this the 17th day of June 2026.
PASSED AND APPROVED on the second and final reading this the 1st day of July 2026.

ATTEST:
Mayra Herrera, City Secretary

CITY OF HARLINGEN
Norma Sepulveda, Mayor

Motion was made by Commissioner Morales and seconded by Commissioner Perez to approve the remaining items on the agenda, &b, c, d, e, g. Motion Carried Unanimously.

- h) Consideration and possible action to approve the testing and potential installation of speed humps at the following location. (s) (This item was requested by Commissioner Delia Cavazos-Gamez and Commissioner Frank Morales)

- 200 Block of E. Davis

ADDITIONAL STREETS ADDED BY THE FOLLOWING:

Comm. Cavazos-Gamez – three (3) crosswalks at the Harlingen International Airport

Comm. Morales – 3800/3900 Block of Bourbon Street

Motion was made by Commissioner Cavazos-Gamez and seconded by Commissioner Morales to approve the testing and potential installation of speed humps at the following location(s).

Motion was made by Commissioner Morales and seconded by Commissioner Perez to approve the remaining items on the agenda, &b, c, d, e, g. Motion Carried Unanimously.

8. Staff Reports and Other Discussion Items:

a) City Manager's Report - None

b) Staff Reports – None

9. Public Hearings:

Mayor Sepulveda announced that Items 9 (a through b) are public hearings, and anyone wishing to speak for or against these items may do so.

- a. Public hearing on an ordinance on first reading for the release from the City of Harlingen Extraterritorial Jurisdiction (ETJ) consisting of 8.30 acres out of the North 9.685 acres out of the South 19.37 acres out of Block 75, Minnesota Texas Land and Irrigation Company Subdivision, located approximately 800 feet south of Tio Cano Lake Cross Rd. between Louisiana Road and FM 506. Applicant: Abby Jo Lopez. (Planning & Development)
- b. Public hearing to receive public input on its proposed 2026-2030 Five-Year Consolidated Plan, 2026-2027 One-Year Annual Action Plan, and the Analysis of Impediments for Fair Housing (CDBG)
 1. Enzo Racca-4501 W. Expwy 83
 2. Mark Stevens-245 Lewis St., Brownsville Tx. (Not Present)
 3. Baltazar Salazar – 4100 Mead Lake Ct., Brownsville, Tx.

There being no comments from the public, Mayor Sepulveda closed the public Hearings.

10. **Action Items**
Ordinances:

- a) Consideration and possible action to approve an Ordinance on First Reading for the release from the City of Harlingen Extraterritorial Jurisdiction (ETJ) consisting of 8.30 acres out of the North 9.685 acres out of the South 19.37 acres out of Block 75, Minnesota Texas Land and Irrigation Company Subdivision, located approximately 800 feet south of Tio Cano Lake Cross Rd. between Louisiana Road and FM 506. Applicant: Abby Jo Lopez. (Planning & Development) (This item was tabled on the Regular CC MTG of January 7, 2026)

Motion was made by Commissioner Mezmar and seconded by Mayor Pro-Tem Lopez to remove the item off the table.

Commissioner Morales asked how many of the properties have been released from the cities ETJ.

Joel Olivo, Assistant Planning and Zoning Director, confirmed that at this time, there are 6 confirmed properties.

Commissioner Morales asked how many more does Planning and Zoning anticipate will be requested to be released.

Mr. Olivo indicated they have already received another request that will need to be presented to the commission.

Motion was made by Mayor Pro-Tem Lopez and seconded by Commissioner Perez to approve an Ordinance on First Reading for the release from the City of Harlingen Extraterritorial Jurisdiction (ETJ) consisting of 8.30 acres out of the North 9.685 acres out of the South 19.37 acres out of Block 75, Minnesota Texas Land and Irrigation Company Subdivision, located approximately 800 feet south of Tio Cano Lake Cross Rd. between Louisiana Road and FM 506. Motion carried unanimously.

- b) Consideration and possible action to approve an ordinance on seconded and final reading for a rezoning request 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. (Planning & Development) OPPOSED: Comm. Delia Cavazos-Gamez

Commissioner Mezmar asked if this property has been proposed for other uses.

1 Mr. Olivo confirmed that the property to the eastern extent of this has been subdivided
2 before, under the same developer.

3
4 Commissioner Mezmar asked if the surrounding neighbors were notified.

5
6 Mr. Olivo confirmed that they had already were already notified and no response has been
7 received regarding the notification.

8
9 Motion was made by Commissioner Perez and seconded by Mayor Pro-Tem Lopez to
10 approve an ordinance on seconded and final reading for a rezoning request from Neighborhood
11 Services ("NS") District to Residential, Patio Home ("RPH") District for Lot C-1, Block 1, Dixieland
12 Crossing Subdivision, located on the south side of Garrett Road, approximately 795.17 feet west
13 of Dixieland Road. Applicant: Moore Land Surveying, LLC c/o CJE Construction. Motion carried as
14 follows: FOR: Mayor Pro-Tem Daniel N. Lopez, Commissioner Rene Perez, Frank Morales and
15 Michael Mezmar; OPPOSED: Commissioner Delia Cavazos-Gamez Vote (4-1)

16
17 c) Consideration and possible action to approve an ordinance on first reading amending the City of
18 Harlingen's budget for Fiscal Year 2026. (Finance)
19

20 Robert Rodriguez, Finance Director, advised that there was a request for a budget
21 amendment for funds for park equipment and the Roosevelt Detention Pond that is not in the
22 attachment. He also notified the council of the typo on the expenditures on the general fund, due
23 to an additional "0" being added to the amount listed as 90,300. He did state that there will be
24 corrections made.

25
26 Mr. Gonzalez confirmed that the adjustments discussed will be made and that the amount
27 for the park equipment will be added

28
29 Mayor Pro-Tem Lopez stated that he would like to consider at this time a larger street
30 paver, in observance of the larger streets needing to be attended to.

31
32 Commissioner Mezmar asked Robert Rodriguez if there were any worries with the budget.

33
34 Mr. Rodriguez stated that everything looks okay overall.

35
36 Commissioner Perez asked if the amount of \$97,000 was something we can get from the
37 4B instead of the General Fund.

38
39 Mr. Gonzalez stated the 4B board had not funded anything for the Roosevelt Detention
40 Pond yet.

41
42 Commissioner Perez advised getting the money from 4B instead of general fund due to
43 the amount. He also expressed his approval for a new street paver.

44
45 A discussion was held regarding the sourcing of the new paver and the request for the
46 HCIB (4B) board.

47
48 Mayor Sepulveda asked what kind of delay it would be if we asked the 4B board to fund
49 the Roosevelt Detention pond instead of being funded from the city's general fund.

50
51 Mr. Gonzalez confirmed that the delay in the construction of the pond would be at least 60
52 days due to public notice needing to be published and get approval from the board as well.

53
54 A discussion was held regarding the expenditure, the in and out of the revenue and when
55 it can be recognized as well as the amount unencumbered on the HCIB (4B) board.
56

1 Motion was made by Mayor Pro-Tem Lopez and seconded by Commissioner Perez to
2 approve an ordinance on first reading amending the City of Harlingen's budget for Fiscal Year 2026
3 subject to the amendment and the addition of the road paver. Motion carried unanimously.
4

- 5 d) Consideration and possible action to approve the One-Year Action Plan (Budget) for Fiscal Year
6 2026-2027 (Year 52) of the Community Development Block Grant (CDBG) and the Home
7 Investment Partnership (HOME) Programs as recommended by the Community Development
8 Advisory Board. (CDBG)
9

10 Mayor Sepulveda expressed her gratitude for each person on the CDBG board and all that
11 they do in making the decisions with the money that is allotted for the grants and funds awarded.
12 She opened the floor for the commission to ask questions.
13

14 Commissioner Morales expressed how he would like to table the item in efforts to re-review
15 the budget being considered, however he did acknowledge the concern on time constraints.
16

17 CDBG board president, Jim Young, stated his disagreement about the efforts and
18 decisions being made by the CDBG board being tabled to be reviewed for a second look. He
19 explained that there was a process in choosing which applications were applied for, which grants
20 were allocated, and how the board makes sure the commitment to ensuring the success of every
21 dollar received from the government is had.
22

23 Mayor Sepulveda stated how she appreciated Mr. Youngs passion and efforts on the board
24 due to the strenuous decision making that goes on.
25

26 Commissioner Perez asked Mr. Gonzalez if any of the organizations/programs listed
27 received any funds from the city other than from CDBG.
28

29 Mr. Gonzalez confirmed that there are some organizations that do receive funding. Some
30 being Boys and Girls Club, and Loaves and Fishes, and gave a rough dollar amount.
31

32 Mr. Young confirmed that the programs being listed always use every dollar awarded by
33 the city and the CDBG funds.
34

35 Commissioner Perez stated that he has a concern when it comes to the other organizations
36 that involve children and families. He stated that he is open to reviewing for re-allocation of funds.
37

38 Mr. Young passed the mic to Sandee Alvarez, Director of Community Development to give
39 explanation of timing concern.
40

41 Ms. Alvarez stated that there are concerns regarding the policy of allowed comment
42 periods for 30 days' time, with the action plan due on August 15th, 2026. The plan would be to post
43 on the 5th of July to have the comment period end on the 5th of August 2026.
44

45 Mr. Gonzalez asked Ms. Alvarez if the amount required to maintain is 15% for public
46 services, based off the \$930,000 dollar amount.
47

48 Ms. Alvarez confirmed that whatever the commission decides to do, they must stay within
49 the time limit and margin of 15% of the \$930,000.
50

51 Mayor Sepulveda asked for Ms. Alvarez to be able to come forward with this project in the
52 future to allow time for this to be presented to the council in case of any adjustments. Mayor
53 acknowledged that the long hours and hard work is being done behind the scenes, however, if
54 possible, for the next year, in case any adjustments can be made outside of a tight time frame.
55

Commissioner Perez stated he did not want to table the item but would like to re-allocate the funds at the current time, during the meeting, as done in the past.

Mayor Sepulveda brought the item back to Commissioner Cavazos-Gamez so she could ask her questions if needed.

Commissioner Cavazos-Gamez stated she agrees with commissioner Perez to re-allocate in current time, she agrees with Mayor about bringing it in at a sooner time in the future and confirmed her trust in the board and their decisions and the hard work done in the selections completed.

Mr. Young reiterated his standing in reference to the allocations made and the research completed in the determination of what organizations need help more or who is more deserved or not.

Mayor Pro-Tem Lopez stated that the funds being re-allocated to the improvements to the park for Rangeville, can be removed, and ask the 4B board to fully fund the amount needed for that project.

Mr. Young advised that this action cannot being completed. The CDBG board is capped out for 139,548.00. To move money from one section to a different one, such as the parks into the public service, is not possible.

Mayor Pro-Tem Lopez confirmed that moving money from one section to another is not possible.

Mr. Young confirmed that the action is not possible.

Mayor Pro-Tem Lopez stated that with this action not being allowed, he thinks it should just be approved.

Commissioner Perez stated that he would like to know if there were specific reasons why an organization like CASA and Maggie's House were not selected.

Mr. Young stated that the financials that were looked at for the organizations being asked about had financials that were being used across different counties and cities and having abundance. Other organizations, such as Loaves and Fishes, depend more on every dollar that is being awarded/ given to them.

Mayor Sepulveda asked if there was any movement of funds that wanted to be presented before making a motion.

Commissioner Morales stated that he did not have anywhere to move at this time.

Commissioner Perez stated no movement as well.

Motion was made by Mayor Pro-Tem Lopez seconded by Commissioner Perez to approve the One-Year Action Plan (Budget) for Fiscal Year 2026-2027 (Year 52) of the Community Development Block Grant (CDBG) and the Home Investment Partnership (HOME) Programs as recommended by the Community Development Advisory Board. Motion carried unanimously.

- e) Consideration and possible action to approve a budget of \$14,000 for the Dixieland Park Parking Lot Improvements Project. (Engineering)

Mayor Pro-Tem Lopez asked if the amount could be pulled from the 4B board and budget.

Commissioner Perez advised that the parking lot would not be part of the park.

Discussion was held regarding the different park projects, how they were funded and from what budget.

Motion was made by Mayor Pro-Tem Lopez and seconded by Commissioner Cavazos-Gamez to ask the 4B board for reimbursement of the Dixieland Park Parking Lot Improvement Project for \$14,000.

Mayor Sepulveda stated that she would not advise proceeding with the request asking the board for a reimbursement after the project has been completed. We need to bring it to them first and once they approve it then we can get the project completed. We cannot just go do a project and ask them for reimbursement; we need to go to them first and once approved then do the project.

Commissioner Cavazos-Gamez agreed with the mayor and removed her motion.

Mayor Sepulveda asked if Mayor Pro-Tem Lopez would like to re-word his motion, to have this project presented to the 4B board, as opposed to asking for reimbursement after the fact.

Motion was made by Mayor Pro-Tem Lopez and seconded by Commissioner Perez, to approve a budget of \$14,000 for the Dixieland Park Parking Lot Improvements Project and seek consideration for reimbursement from 4B board. Motion carried unanimously.

- f) Consideration and possible action to authorize the Harlingen Economic Development Corporation (HEDC) to provide \$35,000 in funding to the City of Harlingen for expenses related to the 2026 All-America City Award Conference. (HEDC)

Item was passed and no action was taken.

- g) Consideration and possible action to approve the City's revised event venue rental agreement with the updated guidelines. (Dr. Josh Ramirez, Asst. City Manager)

Mayor Pro-Tem Lopez stated that he would like to have language included "if the renters of the facilities stay at our hotels get a discount for the rental."

Commissioner Morales asked if Casa De Sol is ready for rental yet.

Dr. Ramirez stated that it is not quite ready yet, but the changes are being made in preparation.

Motion was made by Mayor Pro-Tem Lopez and seconded by Commissioner Perez to approve the City's revised event venue rental agreement with the updated guidelines plus the hotel discount language. Motion carried unanimously

- h) Consideration and possible action to authorize and fund the fabrication and installation of the new Gloria G. Canales Auditorium signage. (City Manager)

Mr. Gonzalez opened the conversation by stating that a design that had been worked on by Assistant City Manager Christopher D. Torres was presented to the family and City Commission. He advised that the family is joining via zoom.

Gloria G. Canales, daughter joined via zoom and thanked the City of Harlingen for the continued support of the renaming of the Municipal Auditorium.

Motion was made by Commissioner Mezmar and seconded by Commissioner Perez to authorize and fund the fabrication and installation of the new Gloria G. Canales Auditorium signage. Motion carried unanimously

- 1
2 i) Consideration and possible action to approve a Resolution adopting a City Commission Decorum
3 Policy establishing standards of conduct for public participation and procedures for maintaining
4 order during City Commission meetings. (City Manager)

5
6 PASSED: NO ACTION TAKEN-FURTHER DISCUSSION NEEDED
7

- 8 j) Consideration and possible action to approve a resolution nominating a new candidate for the
9 Cameron Appraisal District Board of Directors to fill a vacancy. (City Manager)

10
11 Mr. Gonzalez stated that the board has until August 10th, 2026, to submit the nominee for
12 the vacancy to be added to a list of nominees for the Cameron County Board to vote on.
13

14 Commissioner Perez nominated Minerva Simpson.
15

16 Mayor Sepulveda notified all that Ms. Simpson was available for questioning.
17

18 Motion was made by Commissioner Perez and seconded by Mayor Pro-Tem Lopez to
19 approve a resolution nominating a new candidate for the Cameron Appraisal District Board of
20 Directors to fill a vacancy, nominee Minerva Simpson. Motion carried unanimously
21

- 22 k) Consideration and possible action to approve a resolution of the City Commission of the City of
23 Harlingen, Texas declaring the City's intent to pursue designation as a Darksky Community and
24 pursuant to Texas Government Code 3000.002(c)(3)(B). (This item was requested by Mayor
25 Pro-Tem Daniel N. Lopez and Commissioner Michael Mezmar)
26

27 Commissioner Mezmar stated he has got concerns about the lighting around the city and
28 how they light up at night and how they function.
29

30 Mayor Sepulveda asked if this would affect anyone who currently has a light fixture nearby,
31

32 Commissioner Mezmar confirmed this would be for fixtures moving forward.
33

34 Mayor Pro-Tem Lopez stated that even before any electrical issues or ordinances can be
35 adopted or addressed, the resolution for the concern had to be passed.
36

37 Motion was made by Commissioner Perez and seconded by Mayor Pro-Tem Lopez to
38 approve a resolution of the City Commission of the City of Harlingen, Texas declaring the City's
39 intent to pursue designation as a Darksky Community and pursuant to Texas Government Code
40 3000.002(c)(3)(B). Motion carried unanimously
41

- 42 l) Consideration and possible action to authorize the City Manager to begin the process of updating
43 the employee compensation study. (This item was requested by Mayor Pro-Tem Daniel N.
44 Lopez and Commissioner Frank Morales)
45

46 Mayor Pro-Tem Lopez confirmed that the study is to be completed every 3-5 years, and it
47 is time to complete it once again.
48

49 Mayor Sepulveda asked for the study to be double checked for all city employees to be
50 considered during the study.
51

52 Motion was made by Mayor Pro-Tem Lopez and seconded by Commissioner Cavazos-
53 Gamez to authorize the City Manager to begin the process of updating the employee compensation
54 study. Motion carried unanimously
55

- 1 m) Consideration and possible action to name the new Stuart Place Pocket Park after Sgt. Arturo
2 "Treto" Garza. (This item was requested by Commissioner Rene Perez and Mayor Pro-Tem
3 Daniel N. Lopez)
4

5 Commissioner Perez explained that when he was doing research to name the new park in
6 District 5 on Stuart Place Rd, he came across the history of Sgt. Arturo Garza, and explained why
7 he chose Sgt. Garza to name the park after. He passed the mic over to the grandson of Sgt. Garza.
8

9 Gael Garza, grandson of Sgt. Arturo Garza, approached the podium to speak on behalf of
10 the family of Sgt. Garza.
11

12 Genaro Garza, son of Sgt. Garza, gave his thanks to Commission for the consideration, to
13 his friends and community for showing up to support this item.
14

15 Commissioner Perez welcomed all to the grand opening for when the park is done and
16 welcomed the family to be a part of the opening.
17

18 Mayor Sepulveda thanked the family for speaking on the history of their patriarch, and
19 asked Alexis Riojas to see if there is a way to highlight the family and this story in the Arts and
20 heritage Museum.
21

22 Motion was made by Mayor Pro-Tem Lopez and seconded by Commissioner Perez to
23 name the new Stuart Place Pocket Park after Sgt. Arturo "Treto" Garza. Motion carries
24 unanimously.
25

26 **11. Board Appointments:**
27

- 28 • Comm. Cavazos-Gamez – Appointed Lori Feucht to the Veterans Advisory Board replacing Sergio
- 29 D. Barrios
- 30 • Mayor Pro-Tem Lopez – Appointed Shad Munguia to the Veterans Adv. Board; Appointed
- 31 Jacqueline Munguia to the Senior Citizen Adv. Board
- 32 • Comm. Mezmar – Appointed Steven W. Lucero to the Golf Advisory Board
33

34 Motion was made by Commissioner Morales and seconded by Commissioner Mezmar to approve
35 all the re-appointments and appointments. Motion carried unanimously.
36

37 **12. Executive Session:**
38

- 39 a) Pursuant to Government Code Section 551.071 – attorney consultation and contemplated litigation;
40 Section 551.072 – deliberation regarding real estate; and Section 551.087 — economic
41 development relating to the following projects: (HEDC)
42 1. Project Truck (Logistics)
43 2. Project Bean (Transportation)
44 3. Project Organic (Mixed use development)
45

- 46 b.) Deliberation regarding the potential purchase of real property pursuant to Texas Government Code
47 Section 551.072. (City Manager) N/A
48

49 Motion was made by Commissioner Perez and seconded by Commissioner Morales to go into
50 executive session. Motion carried unanimously.

51 At 8:42pm, Mayor Sepulveda announced the City Commission would convene into Executive
52 Session to discuss Items 12a-b.
53

- 54 c.) **Action on Executive Session Items:**
55

1 At 9:28pm, Mayor Sepulveda announced the City Commission had completed its Executive
2 Session and declared the meeting open to the public.

3
4 a) Consideration and possible action on item 12a (1-3) as discussed in executive session.

5
6 Motion was made by Commissioner Perez and seconded by Commissioner Cavazos-
7 Gamez to proceed as discussed in executive session.

8
9 b) Consideration and possible action regarding the potential purchase of real property as discussed
10 in the executive session.

11
12 Motion was made by Mayor Pro-Tem Lopez and seconded by Commissioner Morales to
13 proceed as discussed in executive session.

14
15 d.) **Adjournment:**

16
17 There being no other business to discuss, Mayor Sepulveda adjourned the meeting.

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23 City of Harlingen

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26 ATTEST:

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29 Norma Sepulveda, Mayor

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Mayra Herrera, City Secretary

**AGENDA ITEM
EXECUTIVE SUMMARY**

7a

Meeting Date: **August 19, 2026**

Agenda Item:

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

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

Signature: *Ana Hernandez*

Brief Summary:

Project Timeline

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

Summary

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

surrounding land uses consist of single family residential use to the north and east, a commercial building to the south and a duplex to the west. **(ATTACHMENT II and V).**

- The Future Land Use Plan (FLUP) component of the Harlingen Horizon – A City on the Rise Comprehensive Plan shows this area as low density residential. Although the request is not consistent with the Future Land Use Plan, it is consistent with the Neighborhood Services (“NS”) zoning to the south and west of the subject property. **(ATTACHMENT IX).**
- To the present, the Planning and Zoning Department has not received any opposition to the requested rezoning.

Funding (if applicable):

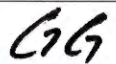
Are funds specifically designated in the current budget for the full ☐ Yes ☐ No*

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

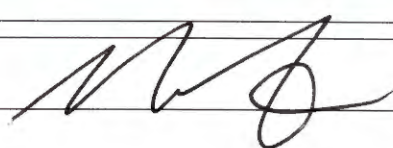
Finance Director's approval: ☐ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approval.

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

Comments:

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

Attachment I

CITY OF HARLINGEN PLANNING & DEVELOPMENT DEPARTMENT | PLANNING DIVISION

MASTER APPLICATION FORM

Submit applications:

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

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



PROPERTY OWNER INFORMATION

Property Owner Name (If entity, attach supporting documentation): James DeLeon

Property Owner Phone: (956) 226 6904 Property Owner Email: James.DeLeon030377@gmail.com

Property Owner Address: 711 West Tyler Harlingen Tx 78550

APPLICANT/AUTHORIZED REPRESENTATIVE INFORMATION (If different from owner)

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

Applicant Name: James DeLeon Applicant Phone: 956 226 6904

Applicant Email: James.DeLeon030377@gmail.com

Applicant Address: 711 West Tyler Harlingen Tx 78550

PROPERTY INFORMATION

Project Address: 16.80' X 125' Alley Adj to Lot D of ~~the~~ South West Subdiv

Property/GEO ID: 80309 (If unknown, look up ID at [Cameron County Appraisal District](#))

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

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

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

Current Land Use: NONE

DESCRIPTION OF REQUEST

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

Parking lot for customers & Rental Home

Select Application Type (Select all that apply)

Land Use Changes

- ☒ Rezoning Request - \$250 cc
- ☐ 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 cont.

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. Plans must be submitted simultaneously to Texas Gas, AEP, AT&T, Charter Spectrum, Magic Valley Electric, Cameron County (CC) Appraisal District, CC Transportation Department, Harlingen Irrigation District, HCISD Operations, CC Drainage District, CC Irrigation District, and the U.S. Post Office.

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

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

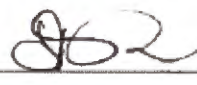
Voluntary Annexation:

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

CERTIFICATION

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

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

Property Owner Name & Signature: James DeLeon  Date: 5/27/20

Authorized Representative Name & Signature: _____ Date: _____

OFFICE USE ONLY:

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

Case #: _____

Receipt #: _____

Received By (initials): W. H. [Signature]

Attachment II



Harlingen, Texas Site Zone Map

Notice:

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



Legend

Subject Property: 0.05-Acre Tract of Land

200 ft Buffer

Property Parcels

City Limits

Zone

Residential, Single-Family

Residential, Duplex

Not-Designated

Neighborhood Services



Attachment III

View from the East of
"K" Street



Subject Property



Harlingen, Texas
Site Aerial Map

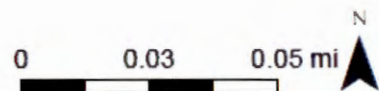
Notice:

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



Legend

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



Attachment II



Harlingen, Texas Site Future Land Use Map

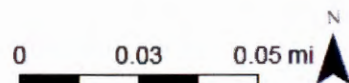
Notice:

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



Legend

- | | |
|---|------------------------------------|
| Subject Property: 0.05-Acre Tract of Land | Future Land Use Designation |
| 200 ft Buffer | Retail |
| Property Parcels | Institutional |
| City Limits | Lower Density Residential |



ORDINANCE NO. 26-

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

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

BE IT ORDAINED BY THE CITY OF HARLINGEN

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

Rezoning from Not Designated ("N") District to Neighborhood Services ("NS") District for 0.05 acre tract of land located between Lot 27, Block 2, L and L Subdivision and Lot D, Block 4, Southwest Harlingen Addition, located on the west side of K Street, approximately 48 feet north of Filmore Avenue, as shown in Exhibit "A".

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

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

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

CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

Mayra Herrera, City Secretary

EXHIBIT "A"



**AGENDA ITEM
EXECUTIVE SUMMARY**

76

Meeting Date: **August 19, 2026**

Agenda Item:

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

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

Brief Summary:

Project Timeline

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

Summary

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

development will provide minimum building setbacks of 20 feet from the front property line, 5 feet from interior side property lines, 10 feet from corner side property lines, and 10 feet from the rear property line **(ATTACHMENT IV)**.

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

Funding (if applicable):

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

☐

Yes

☐

No*

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

Finance Director's approval:

☐

Yes

☐

No

☐

N/A

Staff Recommendation:

Staff recommends approval of the request.

City Manager's approval:

GM

☒

Yes

No

N/A

Comments:

City Attorney's approval:

[Signature]

☒

Yes

☐

No

☐

N/A

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): Elite Properties 5, LLCProperty Owner Phone: 845-283-7474 Property Owner Email: elite developments786@gmail.comProperty Owner Address: 2833 Frankfurt St., Brownsville, Texas 78520**APPLICANT/AUTHORIZED REPRESENTATIVE INFORMATION (If different from owner)**☐ Applicant is the same as Property Owner (skip section below)Applicant Name: M2 Engineering, PLLC Applicant Phone: 956-600-8628Applicant Email: mlo@m2-engineers.comApplicant Address: 1810 E. Griffin Parkway, Mission, Texas 78572**PROPERTY INFORMATION**Project Address: Paloma Lane, Harlingen, TexasProperty/GEO ID: 208367 (If unknown, look up ID at [Cameron County Appraisal District](#))Legal Description of Property (Lot, Block, Subdivision, as shown on deed or survey): Being 5.06 acres of land out of Block 16, Stuart Place Subdivision, survey 42, Cameron County, Texas, recorded in Volume 5, Page 6, Map Records of Cameron County, Texas.Current Zoning: Residential, Single-family (If unknown, check our [Interactive Zoning Map](#) or have staff verify your zoning)Proposed Zoning: Residential, Single-family (PDD) (If unknown, visit or call the Planning Division staff)Current Land Use: Vacant**DESCRIPTION OF REQUEST**

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

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

Select Application Type (Select all that apply):

Land Use Changes ☐ Rezoning Request - \$250 ☐ Special Use Permit - \$250 ☒ Planned Development District - \$250 ☐ Voluntary Annexation Request/Initial Zoning - \$0 ☐ Comprehensive Plan Amendment Request - \$250 Zoning Board of Adjustment (ZBA) ☐ Zoning Variance Request (ZBA) - \$250 ☐ Zoning Special Exception (ZBA) - \$250 ☐ Administrative Appeal (ZBA) - \$125	Subdivision/Platting: ☒ Preliminary Construction Plans/Final Plat - \$150 ☐ Replat - \$250 ☐ Vacating Plat - \$50 ☐ Subdivision Variance - \$25 (each) Other Requests: ☐ License to Encroach - \$250 ☐ Right-of-Way/Utility Easement Abandonment - \$0
--	--

REQUIRED ATTACHMENTS

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

Required for ALL Applications:

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

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

Rezoning:

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

Special Use Permit/PDD:

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

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

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

Preliminary Construction Plans/Final Plat/Replat:

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

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

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

Voluntary Annexation:

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

CERTIFICATION

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

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

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

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

OFFICE USE ONLY:

Date Submitted: 05/11/2026 Date Deemed Complete: 05/11/2026 Application Fee Paid: \$ PD \$250.00

Case #: 2026 SUB-01; Receipt #: Pending - Subdivision Received By (initials): SAN

PD-2026-0009

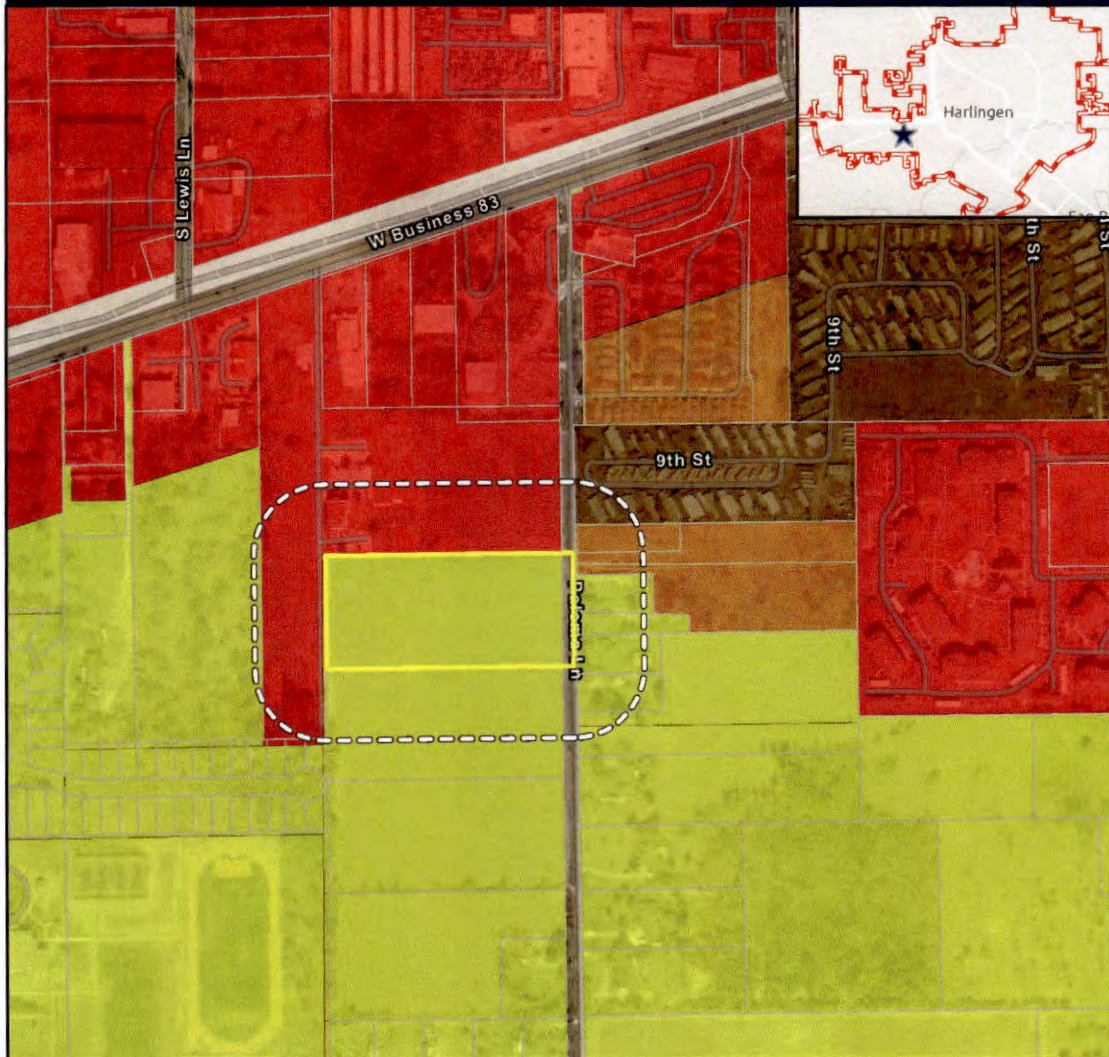
PD - 15794



Harlingen, Texas Site Zone Map

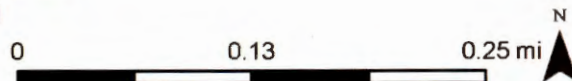
Notice:

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



Legend

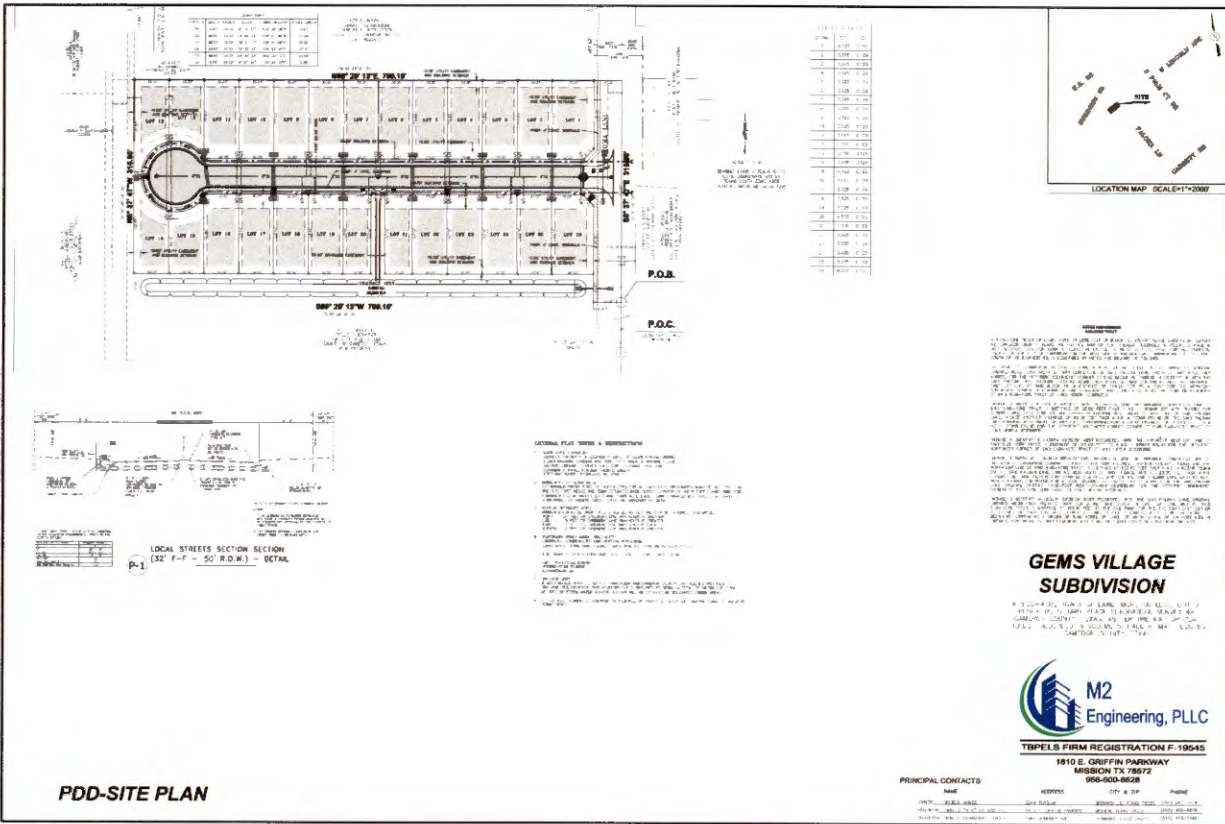
- | | |
|--|----------------------------|
| Subject Property: Gems Village Subdivision | General Retail |
| 200 ft Buffer | Residential, Single-Family |
| Property Parcels | Residential, Multi-Family |
| City Limits | Residential, Mobile Home |
| | Not-Designated |



Attachment III – Aerial View



Attachment IV – Site Plan



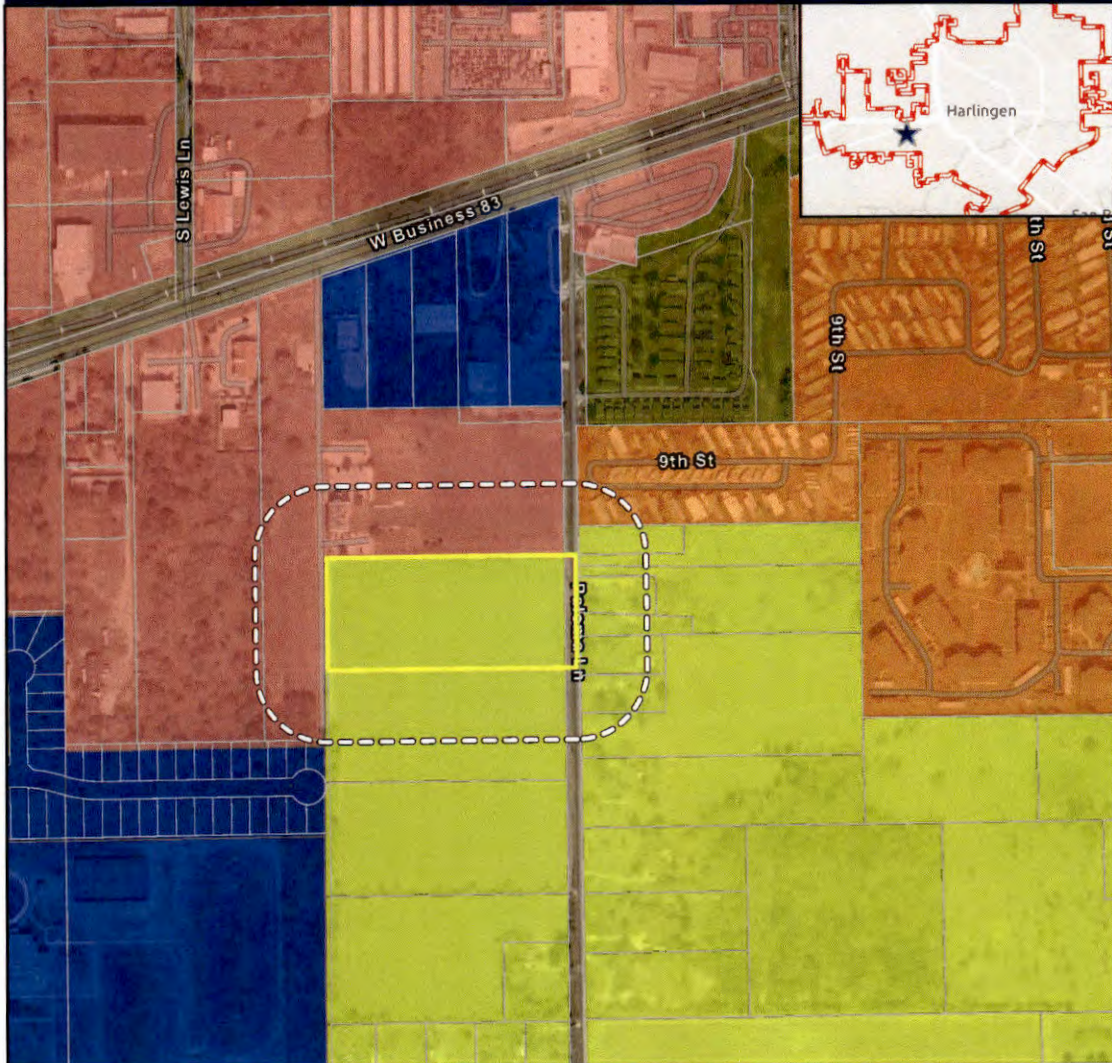




Harlingen, Texas Site Future Land Use Map

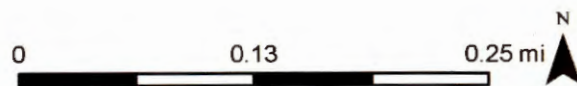
Notice:

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



Legend

- | | |
|--|-------------------------------------|
| Subject Property: Gems Village Subdivision | Future Land Use Designation: Retail |
| 200 ft Buffer | Institutional |
| Property Parcels | Lower Density Residential |
| City Limits | Medium Density Residential |
| | Higher Density Residential |





Planned Development (PD) Request Routing Slip

Applicant: M2 Engineering c/o Mobeen Ahmed

Phone No.: (956) 600-8628

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

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

Department:

Approval: ☒ YES ☐ NO

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

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

Nadia J. Lopez P.E.

7/8/26

Signature

Date



Planned Development (PD) Request Routing Slip

Applicant: M2 Engineering c/o Mobeen Ahmed

Phone No.: (956) 600-8628

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

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

Department: Fire Prevention Bureau

Approval: X YES NO

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

Fire Marshal Juan Saucedo Jr.

Juan Saucedo Jr

Date: June 29, 2026

Attachment IX - Buildings



Planned Development (PD) Request Routing Slip

Applicant: M2 Engineering c/o Mobeen Ahmed

Phone No.: (956) 600-8628

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

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

Department: Building Permits and Inspections Division

Approval: ☐ YES ☐ NO ☒ PENDING

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

Raul Rodriguez

Signature

07/07/2026

Date

ORDINANCE NO. 26_____

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

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

BE IT ORDAINED BY THE CITY OF HARLINGEN

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

Rezoning from Residential, Single Family ("R1") District to Planned Development ("PD") District to allow for a Residential, Single-Family development with smaller lot sizes for a 5.06-acre tract of land, more or less, out of Block 16, Survey 42,

Stuart Place Subdivision located west of Paloma Lane, approximately 1,069.84 feet south of U.S. Business 83 as shown on Exhibit "A".

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

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

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

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

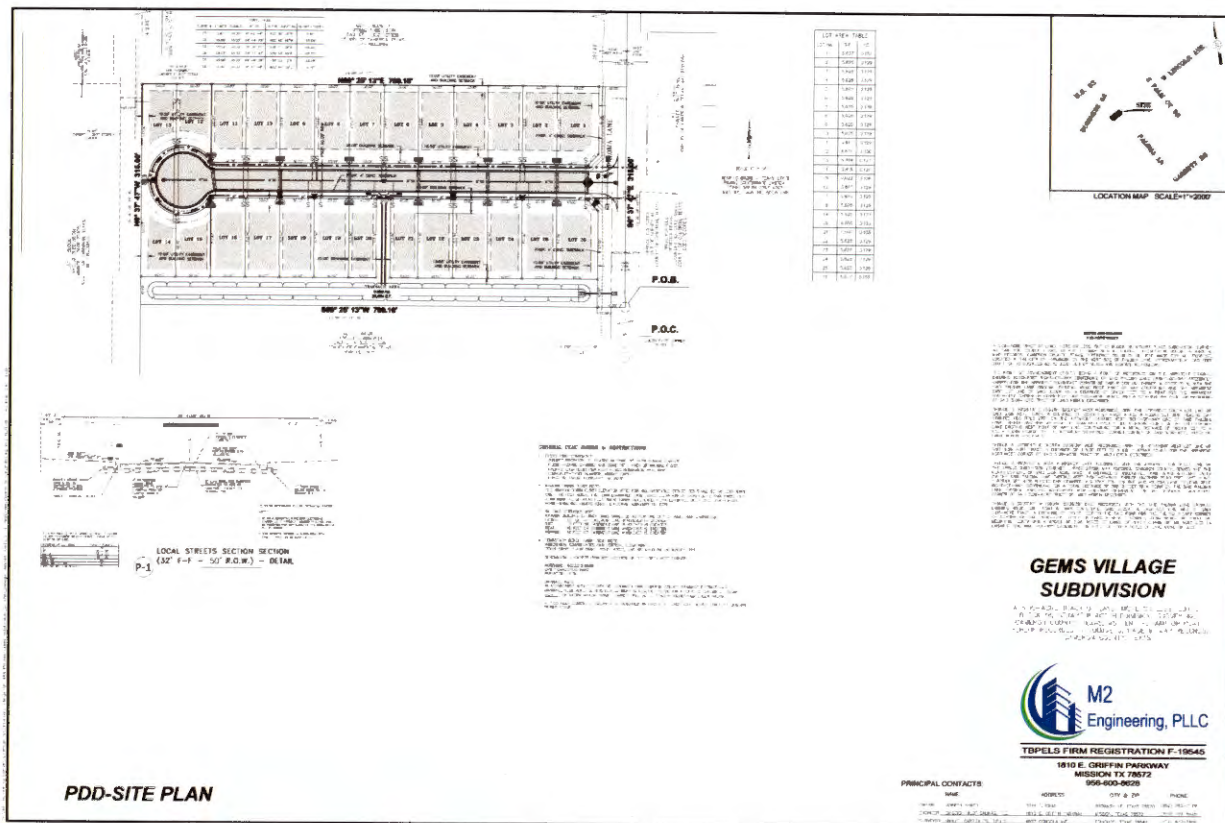
CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

Mayra Herrera, City Secretary

EXHIBIT "A"



**AGENDA ITEM
EXECUTIVE SUMMARY**

7c

Meeting Date: **August 19, 2026**

Agenda Item:

Consideration and possible action to approve an Ordinance on Second and Final Reading 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 acres, located on Montezuma Road approximately 684 feet west of Briggs Coleman Road. Applicants: Cameron County Drainage District #5 and Luis H. Villarreal

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

Brief Summary:

Project Timeline

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

Summary

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

Funding (if applicable):

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

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

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

Staff Recommendation:

Staff recommends approval of the annexation and initial zoning request.

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

Comments:

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

Attachment I- Petition

Board of Directors

President

Steve Jennings

Secretary

Jerome Wade

Vice-President

Nicholas Consiglio

Cameron County Drainage District # 5

221 E. Van Buren Ave, Suite 4

Harlingen, Texas 78550

956-423-6411

www.cedd5.org

General Manager

Rolando Vela

Assistant General Manager

Veronica Larraga

Engineer

Jack L. Brown

Attorney

Buddy R. Donett

April 21, 2026

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

RE: Petition for Voluntary Annexation

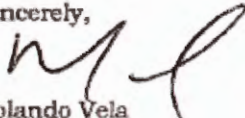
Ms. Hernandez,

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

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

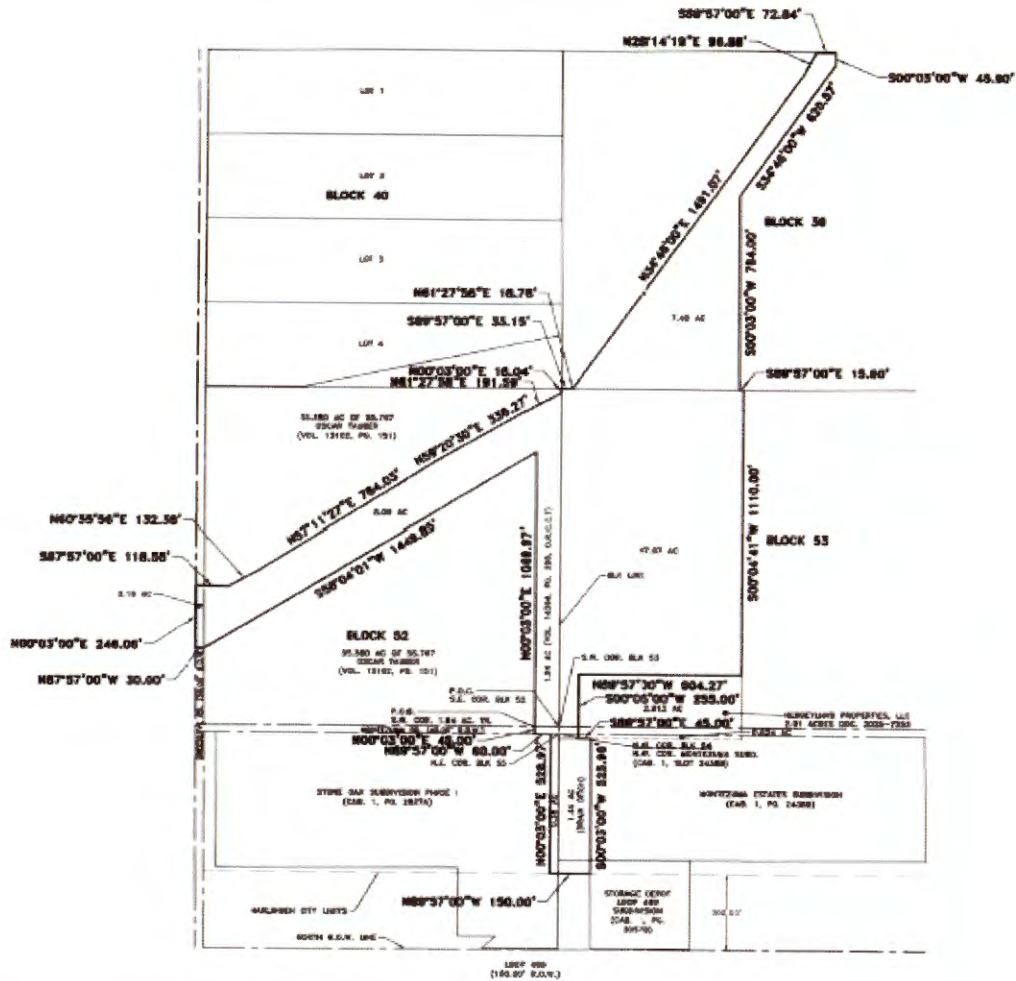
Please let me know what information or documentation is needed to proceed with this petition.

Sincerely,



Rolando Vela
General Manager

Attachment II- Survey



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

LEGAL DESCRIPTION
COMPOSITE MAP OF A 35.23 ACRE, MORE OR LESS, TRACT OF LAND SITUATED IN AND BEING 7.40 ACRES OUT OF BLOCK 35, 8.00 ACRES OUT OF BLOCK 52, 17.67 ACRES OUT OF BLOCK 53, 1.44 ACRES OUT OF BLOCK 54, 0.39 ACRES OUT OF BLOCK 55, 0.170 ACRES OF MONTEZUMA ROAD RIGHT OF WAY, AND 0.160 ACRES OF BREEDLOVE ROAD RIGHT OF WAY, ALL OUT OF THE DAVID AND STEPHENSON SUBDIVISION AS RECORDED IN VOLUME 1, PAGE 2 OF THE CAMERON COUNTY, TEXAS MAP RECORDS.



00253- DD5 ANNEXATION



1205 W. Jackson St. P.O. Box 1308 Harlingen, Tx. 78551 (956) 488-6014

Attachment III- Metes and Bounds



June 24, 2026

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

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

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

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

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

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

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

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

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

Attachment III- Metes and Bounds

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Attachment III- Metes and Bounds

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

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

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

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

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

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

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

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


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



Job No. 00253

Attachment IV- Petition

June 09, 2026

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

Re: Request for Annexation

To Whom It May Concern:

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

Property Owner:

HerbeyLHVB Properties, LLC
Managing Member: Luis H. Villarreal

Property Address:

Montezuma Road, Harlingen, Texas

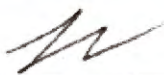
Legal Description:

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

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

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

Respectfully submitted,



Luis H. Villarreal
Managing Member
Herbey LHVB Properties, LLC
956-346-6902
luis@soginter.com

Attachment IV- Petition

NOTARY ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF CAMERON

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

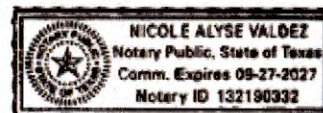
Given under my hand and seal of office this 9 day of JUNE,
20 26.

Nicole Alyse Valdez

Notary Public, State of Texas

Printed Name: NICOLE ALYSE VALDEZ

My Commission Expires: 09-27-2027



Attachment V- Petition

Joel Olivo

From: Nicole Valdez <Nicole@soginter.com>
Sent: Monday, June 15, 2026 4:09 PM
To: Joel Olivo
Cc: Luis Villarreal; Jack Brown; Ana Hernandez
Subject: Re: HERBEYLHVB Properties Subdivision

Good afternoon,

The requested zoning is multi family.

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

Best regards,

Nicole Valdez
HERBEYLHVB PROPERTIES
Project Manager
956-535-3583

From: Joel Olivo <jolivo@harlingentx.gov>
Date: Thursday, June 11, 2026 at 9:43 AM
To: Nicole Valdez <Nicole@soginter.com>
Cc: Luis Villarreal <Luis@soginter.com>; Jack Brown <jbrown@scheibeconsulting.com>; Ana Hernandez <ahernandez@harlingentx.gov>
Subject: RE: HERBEYLHVB Properties Subdivision

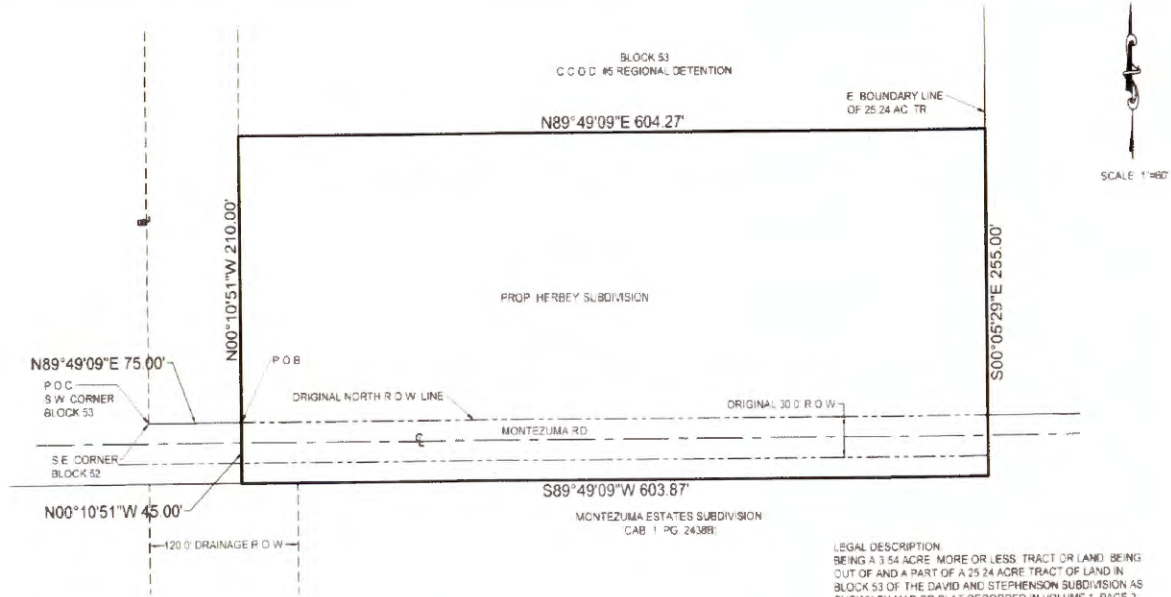
Ms. Valdez,

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

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

Joel Olivo
Assistant Planning and Development Director
City of Harlingen

Attachment V- Survey



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



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

SCHEIBE
CONSULTING LLC
1221 E. TYLER AVE., STE. B | P.O. Box 1308 Harlingen, Tx. 79531 (956) 428-4214

Attachment VI- Metes and Bounds



June 23, 2026

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

Commencing at a 1/2" iron pin found on the southwest corner of Block 53, said iron pin being on the north right-of-way line of Montezuma Rd. (45' R.O.W).

Thence, along the south boundary line of said Block 53, and the north right-of-way line of Montezuma Rd., North 89 degrees 49 minutes 09 seconds East, a distance of 75.00 feet to a 1/2" iron pin found, for the point of beginning of the tract herein described;

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

Thence, North 89 degrees 40 minutes 09 seconds East, a distance of 604.27 feet to a 1/2" iron pin found on the east boundary line of a said 25.24 acre tract, for the northeast corner of this tract;

Thence, along the east boundary line of said 25.24 acre tract, South 00 degrees 05 minutes 29 seconds East, a distance of 255.00 feet to a point on the south right-of-way line of Montezuma Rd. and the north boundary line of Montezuma Estates (recorded in Cabinet 1, Page 24388 Cameron County Map Records), for the southeast corner of this tract;

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

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


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

Reg. No. 4203



Attachment VII- Street View



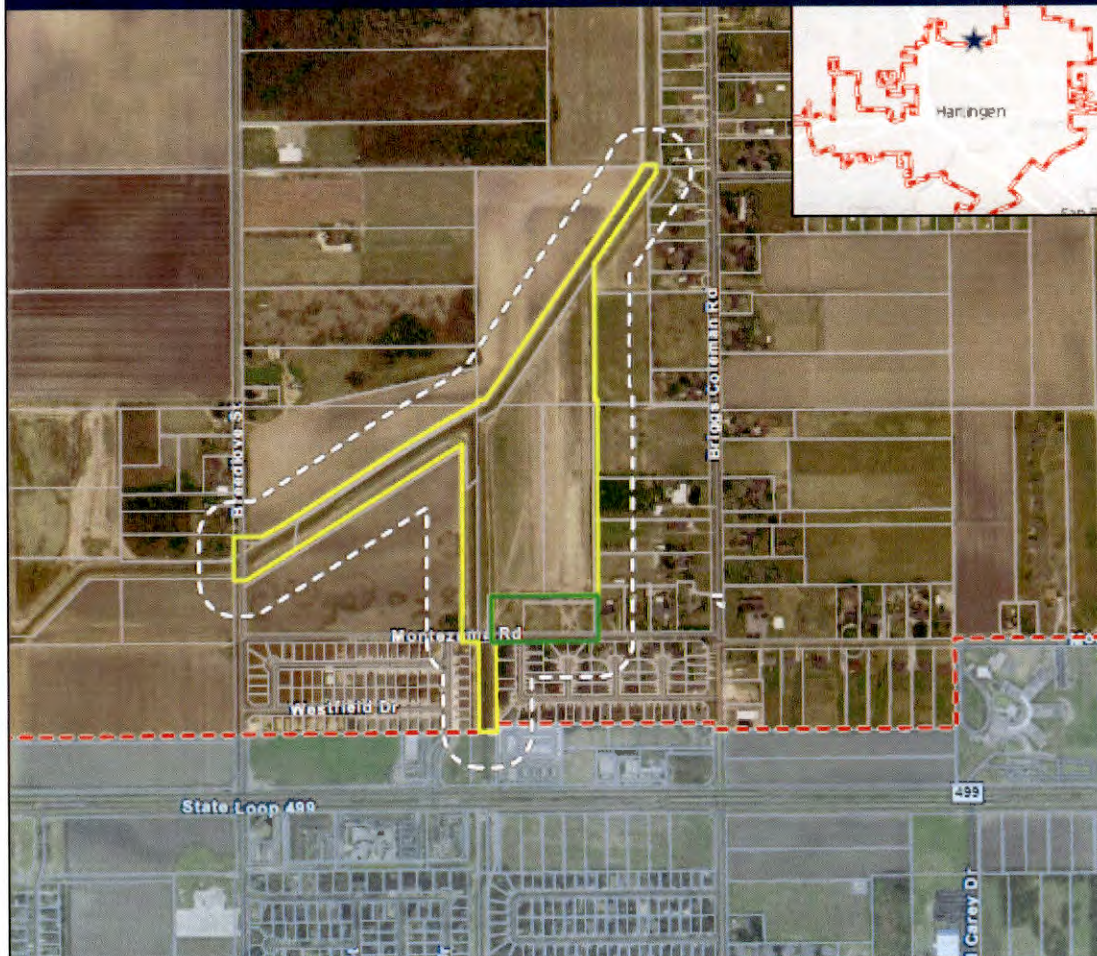
Attachment VIII- Aerial Map



Harlingen, Texas Site Aerial Map

Notice:

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, 17.38 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 approximately 684 feet west of Briggs Coleman Road. Applicants: Cameron County Drainage District #5 and Luis Villarreal



Legend

- Subject Property: Cameron County Drainage District No. 5 Portion
- Subject Property: Herbey Subdivision Portion
- 200 ft Buffer
- Property Parcels
- City Limits



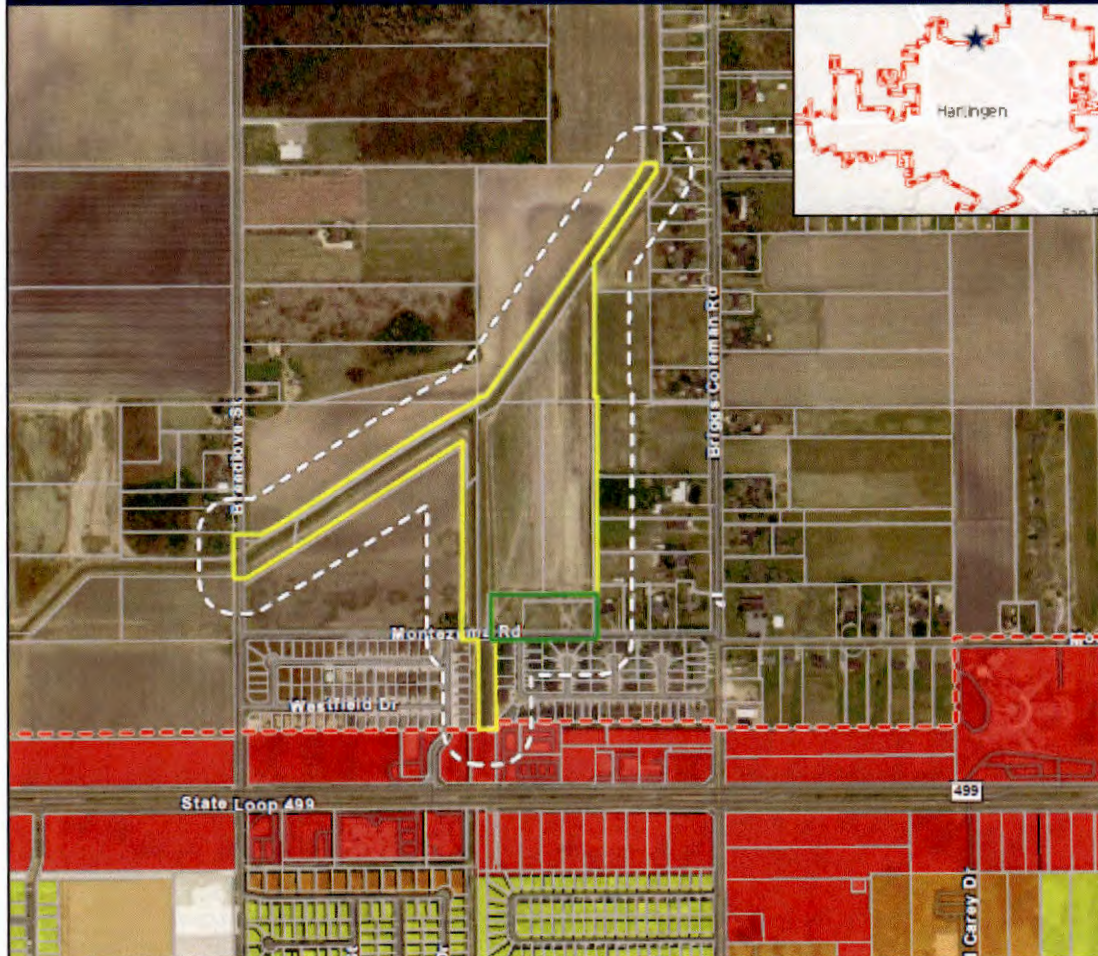
Attachment IX- Zone Map



Harlingen, Texas Site Zone Map

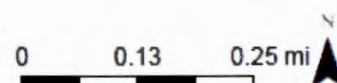
Notice:

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, 17.38 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 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 approximately 684 feet west of Briggs Coleman Road. Applicants: Cameron County Drainage District #5 and Luis Villarreal



Legend

	Subject Property: Cameron County Drainage District No. 5 Portion		General Retail
	Subject Property: Herbey Subdivision Portion		Residential, Single-Family
	200 ft Buffer		Residential, Triplex and Quadruplex
	Property Parcels		Residential, Multi-Family
	City Limits		Not-Designated
			Planned Development



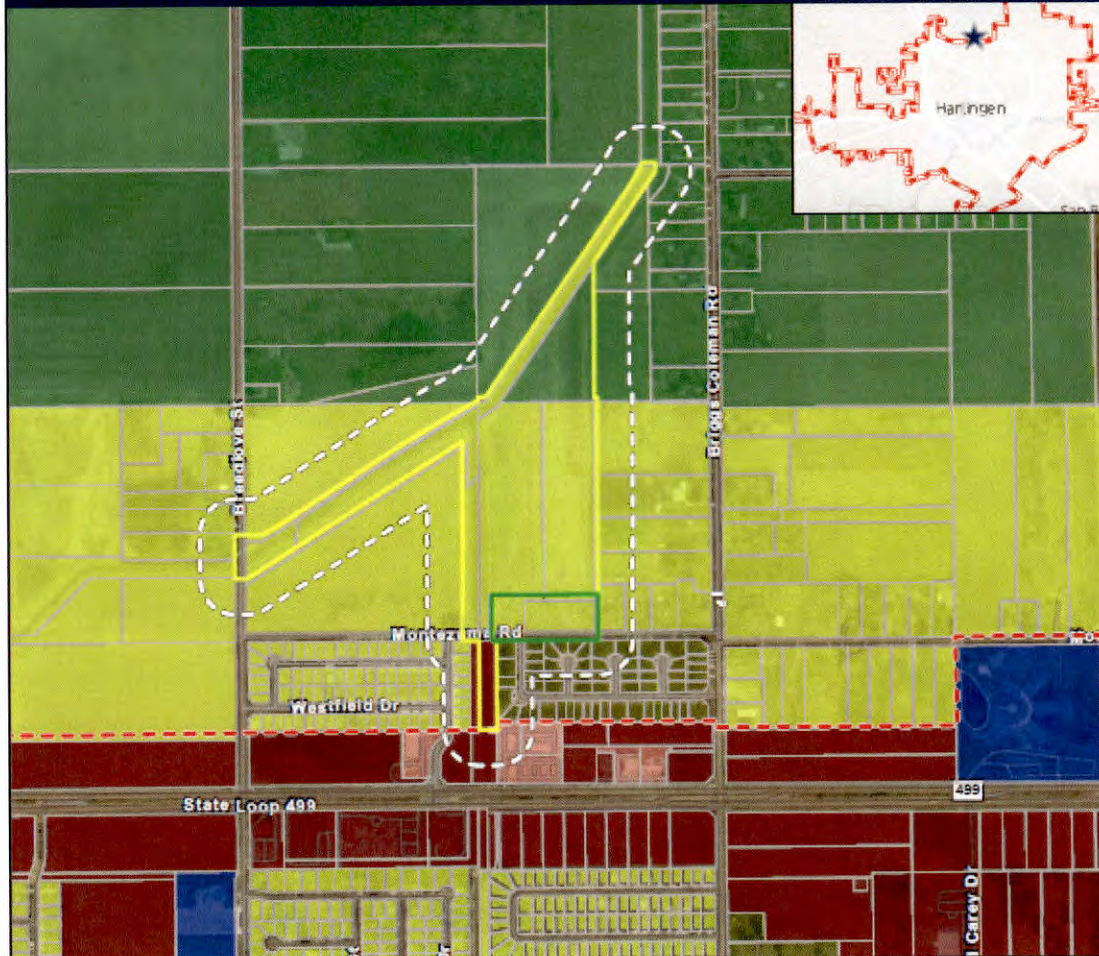
Attachment X- Future Land Use Map



Harlingen, Texas Site Future Land Use Map

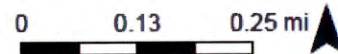
Notice:

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, 17.38 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 approximately 684 feet west of Briggs Coleman Road. Applicants: Cameron County Drainage District #5 and Luis Villarreal



Legend

Subject Property: Cameron County Drainage District No. 5 Portion	Agricultural
Subject Property: Herbey Subdivision Portion	Retail
200 ft Buffer	Mixed Use
Property Parcels	Institutional
City Limits	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, 35.32 ACRES, MORE OR LESS, TRACT OF LAND SITUATED IN AND BEING 7.40 ACRES OF LAND OUT OF BLOCK 39; 8.08 ACRES OF LAND OUT OF BLOCK 52, 17.68 ACRES OF LAND OUT OF BLOCK 53, 1.45 ACRES OF LAND OUT OF BLOCK 54, 0.39 ACRES OF LAND OUT OF BLOCK 55, 0.171 OF MONTEZUMA ROAD RIGHT-OF-WAY AND 0.170 ACRES OF BREEDLOVE ROAD RIGHT-OF-WAY, ALL OF THE DAVID AND STEPHENSON SUBDIVISION, AND REQUEST FOR THE VOLUNTARY ANNEXATION AND ESTABLISHMENT OF INITIAL ZONING AS RESIDENTIAL, MULTI-FAMILY ("M-2") DISTRICT UPON ANNEXATION FOR APPROXIMATELY 3.536 ACRES, MORE OR LESS, BEING PART OF A 25.24 ACRE TRACT LOCATED IN BLOCK 53, DAVID AND STEPHENSON SUBDIVISION, SAID 3.56 ACRES BEING 2.912 ACRES OF SAID BLOCK 53 AND 0.624 ACRES OF EXISTING MONTEZUMA ROAD RIGHT-OF-WAY LYING SOUTH OF AND ADJACENT SAID 2.912 ACRES, LOCATED ON MONTEZUMA ROAD APPROXIMATELY 684 FEET WEST OF BRIGGS COLEMAN ROAD; BINDING THE LAND TO ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE CITY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

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

BE IT ORDAINED BY THE CITY OF HARLINGEN:

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

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

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

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

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

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

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

APPROVED ON FIRST READING on this ____ day of ____ 2026

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

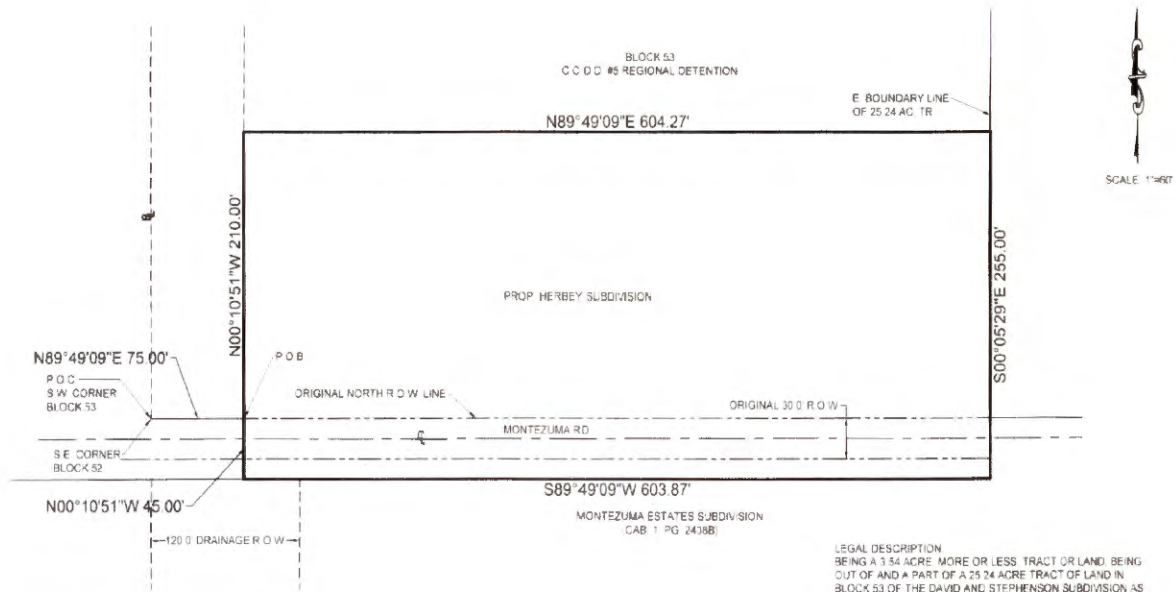
CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

Mayra Herrera, City Secretary

EXHIBIT "A"



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



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



EXHIBIT "A"



June 23, 2026

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

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

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

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

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

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

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

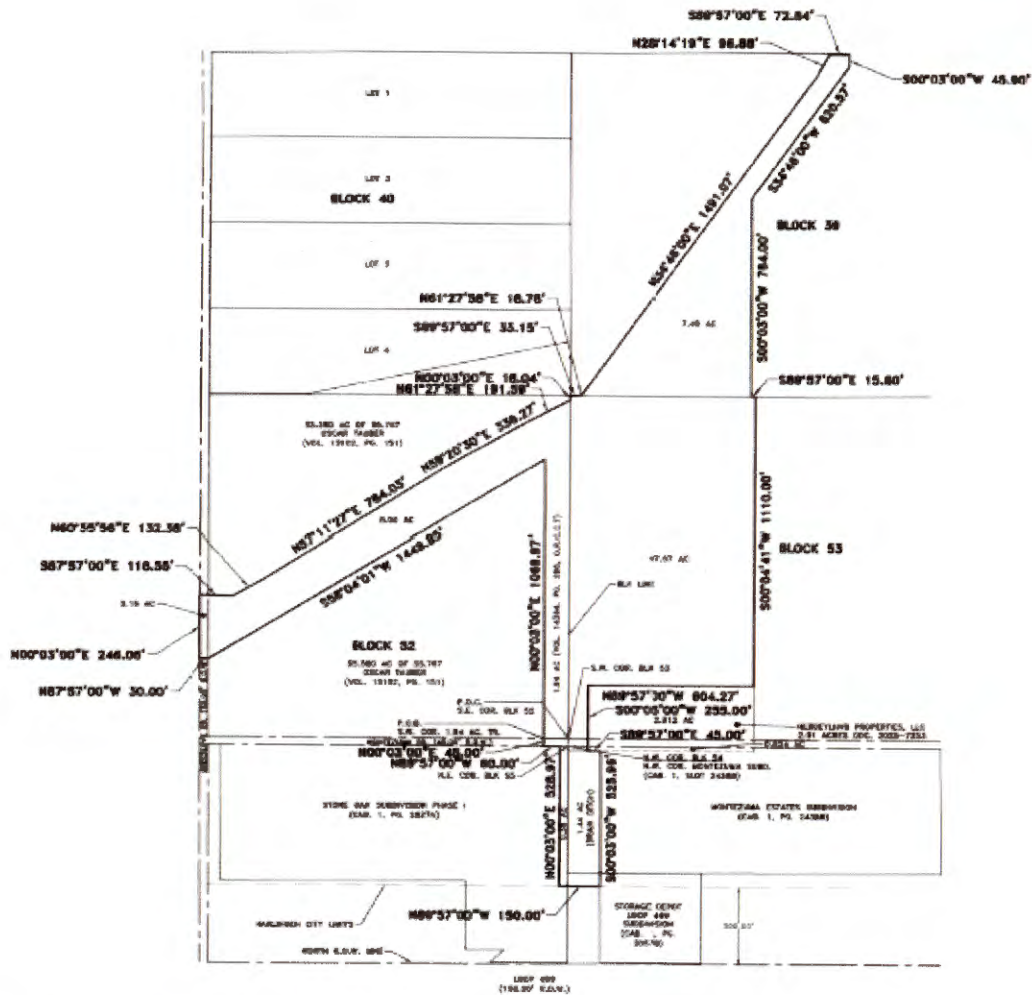
Thence, leaving the south right-of-way line of Montezuma Rd., North 00 degrees 10 minutes 51 seconds West, a distance of 45.00 feet to the place of beginning, containing 3.54 acres of land more or less, inclusive any and all easements, restrictions, exceptions or dedications that may be of record.


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

Reg. No. 4203



EXHIBIT "A"



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

LEGAL DESCRIPTION
COMPOSITE MAP OF A 35.23 ACRE, MORE OR LESS, TRACT OF LAND SITUATED IN AND BEING 7.40 ACRES OUT OF BLOCK 39, 8.00 ACRES OUT OF BLOCK 52, 17.67 ACRES OUT OF BLOCK 53, 1.44 ACRES OUT OF BLOCK 54, 0.39 ACRES OUT OF BLOCK 55, 0.70 ACRES OF MONTEZUMA ROAD RIGHT OF WAY, AND 0.180 ACRES OF BREDLOVE ROAD RIGHT OF WAY, ALL OUT OF THE DAVID AND STEPHENSON SUBDIVISION AS RECORDED IN VOLUME 1, PAGE 2 OF THE CAMERON COUNTY, TEXAS MAP RECORDS.



00253- DD5 ANNEXATION



SCHEIBE
CONSULTING LLC

1205 W Johnson St. P.O. Box 1308 Harlingen, Tx 78551 (956) 426-6014

EXHIBIT "A"



June 24, 2026

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

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

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

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

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

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

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

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

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

“EXHIBIT A”

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

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

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

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

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

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

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

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

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

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

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

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

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

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

EXHIBIT "A"

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

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

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

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

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

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

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

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

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

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

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

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

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

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

EXHIBIT "B"

ANNEXATION SERVICE AGREEMENT

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

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

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

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

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

SIGNED this ____ day of _____, 2026.

CITY OF HARLINGEN

By: _____
Gabriel Gonzalez, CPM, City Manager

PROPERTY OWNER(S) OF THE PROPERTY DESCRIBED ABOVE

By: _____
Luis H. Villarreal

By: _____
Cameron County Drainage District No. 5

**AGENDA ITEM
EXECUTIVE SUMMARY**

7d

Meeting Date: **August 19, 2026**

Agenda Item:

Consideration and possible action to approve an ordinance on Second and Final Reading for a request for a Special Use Permit (SUP) to allow a 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.

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

Signature: *Ana Hernandez*

Brief Summary:

Project Timeline

- May 21, 2026 – Application for Special Use Permit (SUP) submitted to the City. **(ATTACHMENT I)**
- July 17, 2026 – In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract.
- July 18, 2026 – In accordance with State and local law, notice of required public hearings published in the Valley Morning Star.
- July 28, 2026 – Public hearing and consideration of requested Special Use Permit by the Planning and Zoning Commission.
- August 5, 2026 – Public hearing and consideration of requested Special Use Permit via 1st ordinance reading scheduled before the City Commission.
- August 19, 2026 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- Per the Code of Ordinances, a storage container in a General Retail ("GR") District requires the approval by the City Commission.
- The applicant is requesting a Special Use Permit to allow a storage container on the subject property to store tables, chairs, and flood prevention equipment. **(ATTACHMENT II)**
- There is an existing 13,000 sq. ft. commercial building on the property. The east part of the building comprises church office and classroom space. The west part of the building is the church service location. The four Lots that comprise the subject property have 100 feet of frontage along W. Van Buren Avenue and a depth of 140 feet for a total area of 14,000 sq. ft. **(ATTACHMENT III-VI)**
- According to the site plan submitted, the applicant is proposing a 20 ft. long x 8 ft. wide x 8 ft. height storage container to be located on the northwest corner of the property. **(ATTACHMENT II,VI)**
- Surrounding properties are zoned General Retail ("GR") District in all directions. **(ATTACHMENT III)**. Surrounding land uses consist of a parking lot to the north, vacant buildings to the east and south, Gutierrez Park to the southeast, Magic Valley Motors to the southwest, and World Impact Now N2NCU to the west. **(ATTACHMENT VII)**

- The Building Inspections Department, and the Fire Prevention Bureau have reviewed the application and have reported no objection to the requested Special Use Permit subject to complying with all applicable codes and regulations. **(ATTACHMENT VIII and IX)**
- In accordance with the Zoning Chapter of the Code of Ordinances, the P&Z Commission and City Commission may impose requirements and conditions of approval as are needed to ensure that a use requested by a SUP is compatible and complementary to adjacent properties.
- To present, the Planning and Development Department has not received any calls in opposition to the requested special use permit.

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 special use permit subject to complying with the following conditions:

1. The Special Use Permit will be limited to ninety days;
2. The container must be located in the rear of the property and screened from public view; and
3. Complying with the requirements administered by Planning and Zoning, Building Inspections, and Fire Prevention Departments.

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

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

ATTACHMENT I

CITY OF HARLINGEN PLANNING & DEVELOPMENT DEPARTMENT | PLANNING DIVISION

MASTER APPLICATION FORM

Submit applications:

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

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



PROPERTY OWNER INFORMATION

Property Owner Name (If entity, attach supporting documentation): Legos Community Church

Property Owner Phone: (956) 368-5036 Property Owner Email: office@legoscommunitychurch.org

Property Owner Address: 602 W Van Buren Ave, Harlingen, TX 79550

APPLICANT/AUTHORIZED REPRESENTATIVE INFORMATION (If different from owner)

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

Applicant Name: Javier Rodriguez Applicant Phone: (978) 274-6125

Applicant Email: javier@legoscommunitychurch.org

Applicant Address: 602 W Van Buren Ave, Harlingen, TX 79550

PROPERTY INFORMATION

Project Address: 602 W Van Buren Ave, Harlingen, TX 79550

Property/GEO ID: 60215-0000-0150-00 (If unknown, look up ID at [Cameron County Appraisal District](#))

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

Lot 13-14-15-16 Block 64, Cameron County, Texas

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

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

Current Land Use: Church

DESCRIPTION OF REQUEST

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

I am requesting a special use permit for a temporary storage container behind our building.
This will allow us to find a new storage location and relocate the container currently on our property.

Select Application Type (Select all that apply):

Land Use Changes

- ☐ Rezoning Request - \$250
☒ Special Use Permit - \$250 CC-1000 IT VISA
☐ 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:

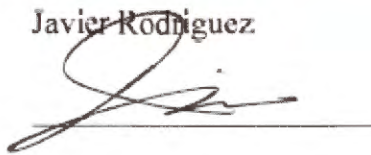
- A. Application Fee (Check or card only. No cash accepted)
B. Valid Photo ID

ATTACHMENT II

I am applying for a special use permit for a temporary storage container located behind our building (Logos Community Church). This permit will provide me time to relocate the storage container off of the property and find a permanent storage solution. The container is used for storing items such as tables, chairs, and flood prevention equipment, and has enabled us to keep our hallways and exits clear. The container is eight feet tall, eight feet wide, twenty feet deep, and is not obscuring any sidewalks, utilities, drainage, or parking. The storage container is ten and a half feet from the church building and three and a half feet from the neighboring property.

Thank you for your time and consideration. I hope this request is approved and affords us the time we need to adequately comply with Harlingen zoning regulations.

Javier Rodriguez

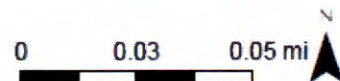
A handwritten signature in dark ink, appearing to read 'Javier', is written over a horizontal line.

ATTACHMENT III



Legend

- | | |
|---|----------------|
| Subject Property: 602 and 606 W Van Buren Ave | Zone |
| 200 ft Buffer | General Retail |
| City Limits | Light Industry |
| Property Parcels | |



ATTACHMENT IV



ATTACHMENT V

View from W. Van Buren Avenue



ATTACHMENT VI

View from alley
(north side)

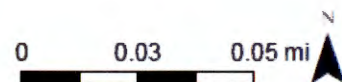


ATTACHMENT VII



Legend

- Subject Property: 602 and 606 W Van Buren Ave
- 200 ft Buffer
- City Limits
- Property Parcels





Specific Use Permit ("SUP") Routing Slip

Applicant: Javier Rodriguez c/o Logos Community Church

Phone No.: (956) 274-8125

Location: 602 W. Van Buren Avenue

Project Description: Request for a Special Use Permit (SUP) to allow a storage container in a General Retail ("GR") District located at 602 W. Van Buren, bearing a legal description of Lots 13-16, Block 64, Harlingen Original Townsite.

Department: Building Permits and Inspections Division

Approval: ☐ YES ☐ NO ☒ PENDING

Comments: If request is approved by the Planning Department, temporary structures and uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of the 2024 International Building Code and family of Codes as necessary to ensure public health, safety and general welfare. Any use of electrical equipment, extension cords, wires or such shall be installed and or placed in accordance with 2023 NEC or Manufacture Installation Instructions. Building, Electrical and Plumbing Permits along with inspections are required. A site survey of the area will be required for any safety hazards.

Raul Rodriguez _____

06/09/2026 _____

Signature

Date



Specific Use Permit ("SUP") Routing Slip

Applicant: Javier Rodriguez c/o Logos Community Church

Phone No.: (956) 274-6125

Location: 602 W Van Buren Avenue

Project Description: Request for a Special Use Permit (SUP) to allow a storage container in a General Retail ("GR") District located at 602 W Van Buren Avenue, bearing a legal description of Lots 13-16, Block 64, Harlingen Original Townsite Subdivision.

Department: Fire Prevention Bureau

Approval: X YES NO

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

Fire Marshal Juan Saucedo Jr.

Juan Saucedo Jr.

Date: June 4, 2026

ORDINANCE NO. 26-

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF HARLINGEN: A SPECIAL USE PERMIT ISSUED TO JAVIER RODRIGUEZ C/O LOGOS COMMUNITY CHURCH 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, PROVIDING FOR PUBLICATION AND ORDAINING OTHER MATTERS RELATED TO THE FOREGOING.

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

BE IT ORDAINED BY THE CITY OF HARLINGEN

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

Special Use Permit (SUP) issued to Javier Rodriguez C/O Logos Community Church 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, Harlingen Original Townsite Subdivision.

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

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

incorporated herein by reference as Exhibit "A" and shall comply with the conditions as listed below:

1. The Special Use Permit will be limited to ninety (90) days;
2. The storage container must be located in the rear of the property and screened from public view; and
3. Comply with the requirements administered by the Planning and Zoning, Building Inspections and Fire Prevention Departments.
4. In the event of a hurricane, the storage container must be removed immediately to prevent damage or injury.

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

Alley

20 ft

3 ft

8 ft

1

2

Storage Container Dimensions: 8x8x20ft

Approximately 3 feet from alley

1: 3.5ft from neighboring property

2: 10.5ft from church building

Logos Community Church

E Street

Van Buren Ave

2- Nation University

-2- Nation
University

Logos Community Church

Van Buren Ave

7e

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **August 19, 2026**

Agenda Item:

Consideration and possible action to consider an ordinance on second and final 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

Prepared By: Ana Hernandez, AICP, CNU-A, CPM

Title: Planning and Development Director/Special Projects Director

Signature: *Ana Hernandez*

Brief Summary:

Project Timeline

- June 30, 2026 – Application for the release from the ETJ submitted to the City. Application deemed incomplete pending submittal of warranty deed and letter of authorization. **(ATTACHMENT I)**.
- July 1, 2026– Warranty deed and letter of authorization submitted. Application deemed complete.
- August 5, 2026 – Public hearing and consideration of requested release from the ETJ via 1st ordinance reading scheduled before the City Commission.
- August 19, 2026 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- Pursuant to Section 42.101-105, of the Texas Local Government Code, a resident of an area in a municipality's extraterritorial jurisdiction may file a petition with the municipality in accordance with this subchapter for the area to be released from the extraterritorial jurisdiction. The owner or owners of the majority in value of an area consisting of one or more parcels of land in a municipality's extraterritorial jurisdiction may file a petition with the municipality in accordance with this subchapter for the area to be released from the extraterritorial jurisdiction.
- Ezekiel Robles on behalf of Sandra Robles Abby Lopez, the property owner is requesting for the subject property to be removed from the City Extraterritorial Jurisdiction (ETJ).
- There is an existing 1,428 residential structure on the property. It is located within the City 3.5 mile ETJ. The property has 450 feet of frontage on FM 508 and depth of 960 feet. The developer is proposing to subdivide the property through the County. **(ATTACHMENT II-V)**

- The subject release from the City ETJ will require one public hearing and two ordinance readings of the ordinance. The above timeline delineates the release from the ETJ process.

Funding (if applicable):

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

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

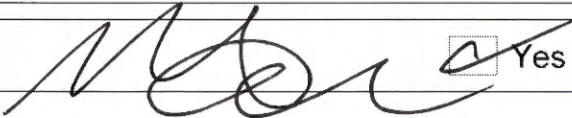
Finance Director's approval: ☐ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approval.

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

Comments:

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

Sandra Robles
P.O. Box 104
Holualoa, HI 96725
Tel. 916-474-1129

May 13, 2026

Gabriel Gonzalez
CPM, City Manager
City of Harlingen
118 E. Tyler Ave.
Harlingen, Texas 78550
Tel. 956-216-5002
ggonzalez@harlingentx.gov

Subject: Release of Area by Petition of Landowner from Extraterritorial Jurisdiction
[Local Government Code Section 1 Chapter 42]

Property: 9.92 acres of the Mcleod-Hood Properties No. One (1) Block 54 recorded in subdivision map records of Cameron County, Parcel ID# 980030054000000 (8.92 acres) - 9800300540000010 (1.03 acres)

Dear Mr. Gonzalez,

Whereas, as required by §42.103:

i, Ezekiel Robles, authorized agent for Sandra Robles, owner of the subject property, respectfully request the immediate release of the property from your extraterritorial jurisdiction in accordance with §42.104

I'm enclosing a map of the property, being a 9.92 acres of the Mcleod-Hood Properties No. One (1) Block 54 recorded in subdivision map records of Cameron County, Parcel ID# 980030054000000 (8.92 acres) - 9800300540000010 (1.03 acres)

Thank you,

Sincerely,

Sandra Robles
Ezekiel Robles - Attorney-in-Fact
Ezekiel Robles

cc: Scheibe Consulting LLC



6-30-26

June 17, 2024

Sandra Robles
P.O. Box 104
Holualoa, HI 96725
916-474-1129
sandsr247@gmail.com

E.T. SUBDIVISION

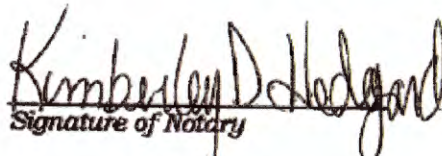
I, **SANDRA ROBLES**, owner of **(E.T. SUBDIVISION)** hereby authorize **Ezekiel Robles**, to act on my behalf in any dealings and/or negotiations with reference to the property for the proposed **E.T. Subdivision**



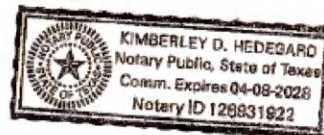
SANDRA ROBLES

June 21, 2024
Date

Subscribed and sworn before me on this 21st day of June, 2024.



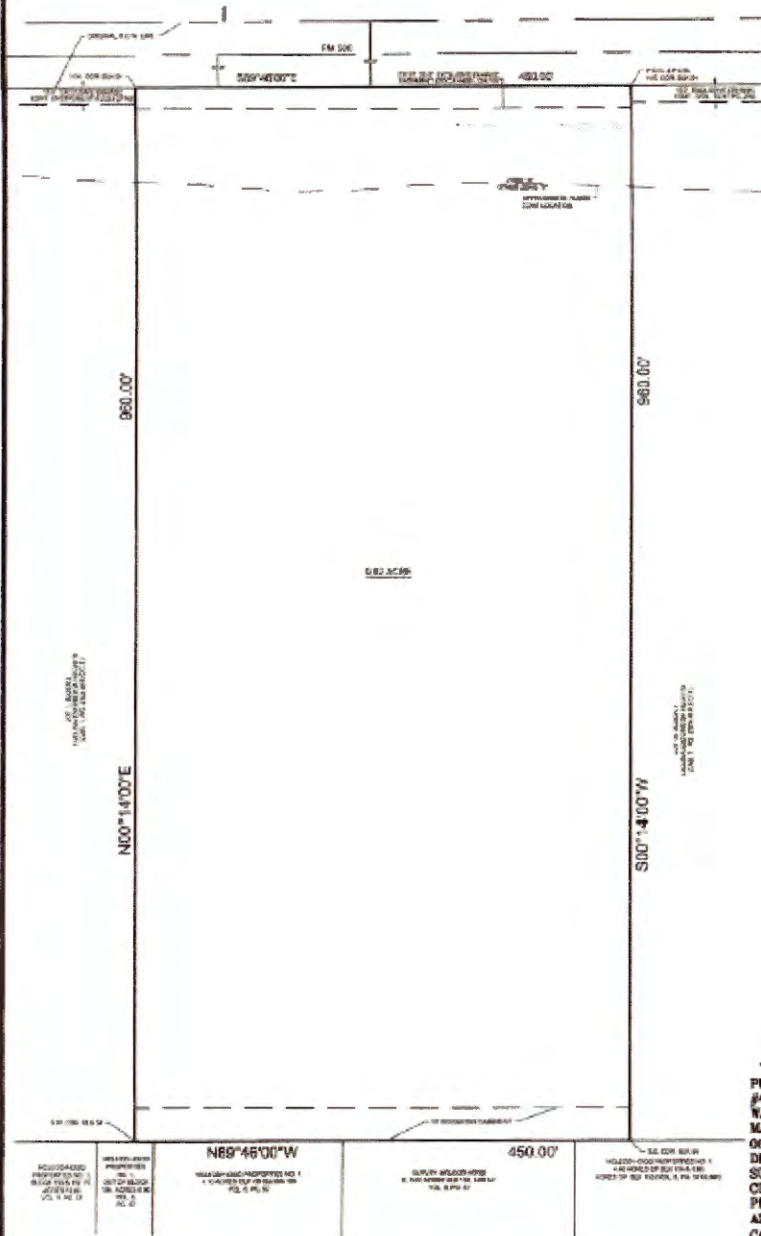
Signature of Notary



 RECEIVED
7-1-2026

NOTE: THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, DEDICATIONS OR EXCEPTEDS THAT MAY BE OF RECORD.

FLOOD INSURANCE RATE MAP OF
COMMUNITY PANEL NO. 48061C 0150F &
48061C 0300F
EFFECTIVE DATE: 2/18/2018
ZONE: FLOOD ZONE "X" & OTHER ZONE "X"
WITH 0.2% ANNUAL CHANCE FLOOD
HAZARD. AREAS OF 1% ANNUAL
CHANCE FLOOD WITH AVERAGE DEPTH
LESS THAN ONE FOOT WITH DRAINAGE
AREAS OF LESS THAN ONE SQUARE
MILE
ADDRESS: 25253 COMBES RD HONDO RD,
HARLINGEN, TX 76550



MERIDIAN OF MCLEOD
HOOD PROPERTIES

I, JUAN GARCIA JR., REGISTERED
PROFESSIONAL LAND SURVEYOR
#4203, DO CERTIFY THAT THIS PLAT
WAS MADE FROM AN ACTUAL SURVEY
MADE ON THE GROUND ON
06/29/2024 BY ME OR UNDER MY
DIRECTION. THIS SURVEY
SUBSTANTIALLY CONFORMS TO THE
CURRENT TEXAS SOCIETY OF
PROFESSIONAL SURVEYORS STANDARDS
AND SPECIFICATIONS FOR A
CATEGORY 1A, CONDITION 2 SURVEY.

BOUNDARY OF SURVEY

ALL OF BLOCK 54 (9.92 ACRE TRACT),
MCLEOD HOOD PROPERTIES NO. 1,
CAMERON COUNTY, TEXAS, ACCORDING TO
THE MAP OR PLAT THEREOF RECORDED IN
VOLUME 8, PAGE 57, MAP RECORDS OF
CAMERON COUNTY, TEXAS.

SURVEYED FOR: EZEQUIEL ROBLES
SCALE: 1" = 100'

THIS SURVEY IS DONE FOR THE EXCLUSIVE
USE OF THE OWNER AND IS NOT VALID AFTER
6 MONTHS WITHOUT AN ORIGINAL SEAL AND
SIGNATURE.

JUAN GARCIA JR. R.P.L.S. #4203



(956) 423-1702
FIRM# 10194886

JOB NO.: 24-033

Attachment II



May 1, 2025

Metes and bounds description of all of Block 54 (9.92 acre tract), McLeod Hood Properties, No. 1, Cameron County Texas, according to the map or plat thereof recorded in Volume 8, Page 57, of the Map Records of Cameron County, Texas and said 9.92 acre tract being more particularly located and described as follows:

Beginning at a point on the northeast of Block 54, said point being the northeast corner of the tract herein described:

Thence, leaving the north boundary line and along the east boundary line of said Block 54, South 00 degrees 14 minutes 00 seconds West, a distance of 960.00 feet to the southeast corner of said Block 54, for the southeast corner of this tract;

Thence, along the south boundary line of said Block 54, North 89 degrees 46 minutes 00 seconds West, a distance of 450.00 feet to a point on the southwest corner of said Block 54, for the southwest corner of this tract;

Thence, along the west boundary line of said Block 54, North 00 degrees 14 minutes 00 seconds East, a distance of 960.00 feet to a point on the northwest corner of Block 54, for the northwest corner of this tract;

Thence, along the north boundary line of said Block 54, South 89 degrees 46 minutes 00 seconds East, a distance of 450.00 feet to the place of beginning, containing 9.92 acres of land more or less, inclusive of any and all easements, restrictions, exceptions or dedications that may be of record.


Juan Garcia, Jr., R. P. L. S.

Reg. No. 4203



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

24-033

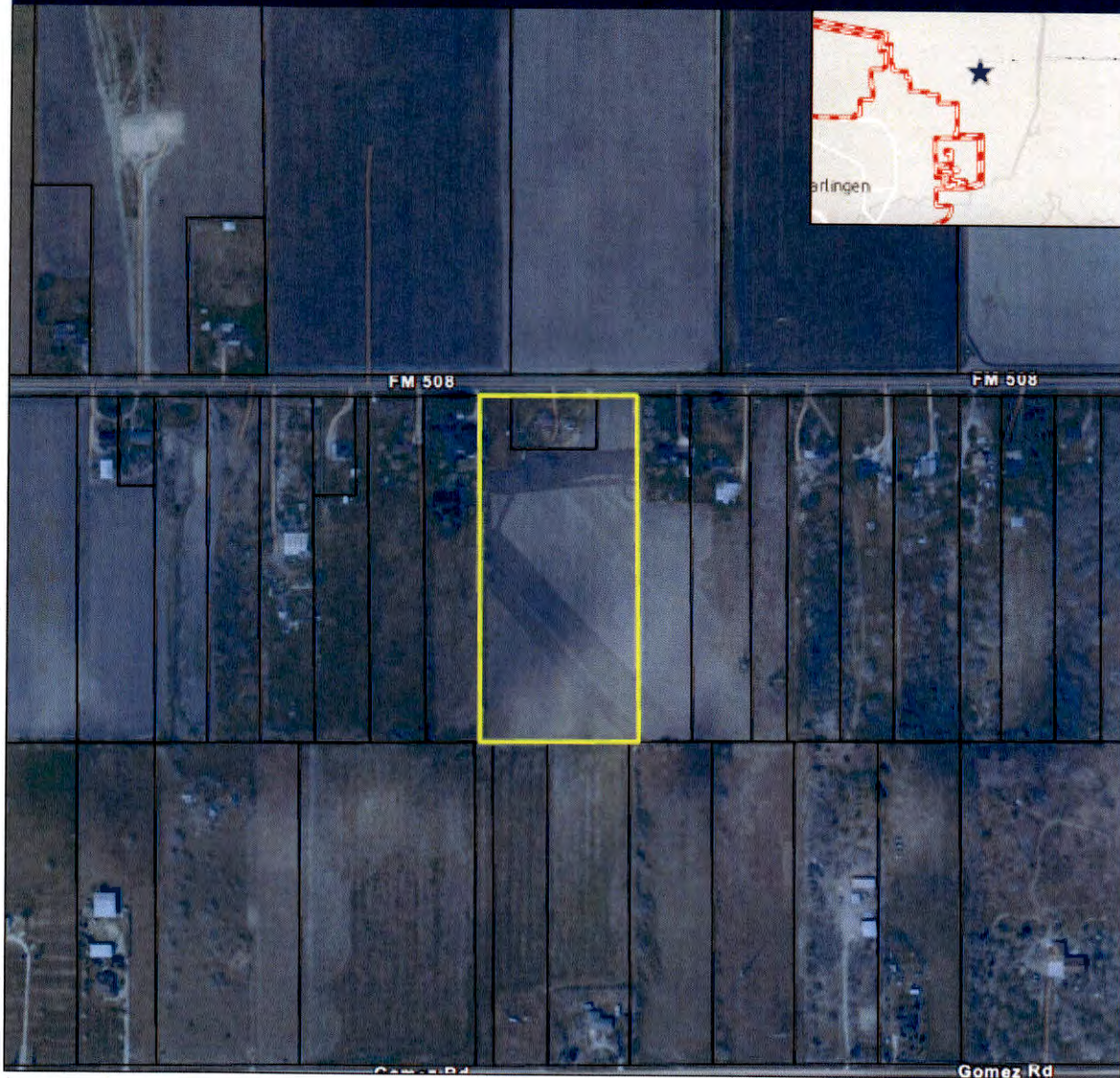
Attachment III



Harlingen, Texas Site Aerial Map

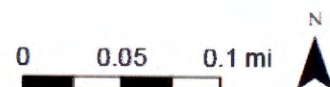
Notice:

Request for the release from the City of Harlingen Extraterritorial Jurisdiction (ETJ), consisting of all of Block 54 (9.92 acre tract), McLeod Hood Properties, located on the south side of FM 508 approximately 4,000 feet east of FM 509. Applicant: Ezekiel Robles on behalf of Sandra Robles



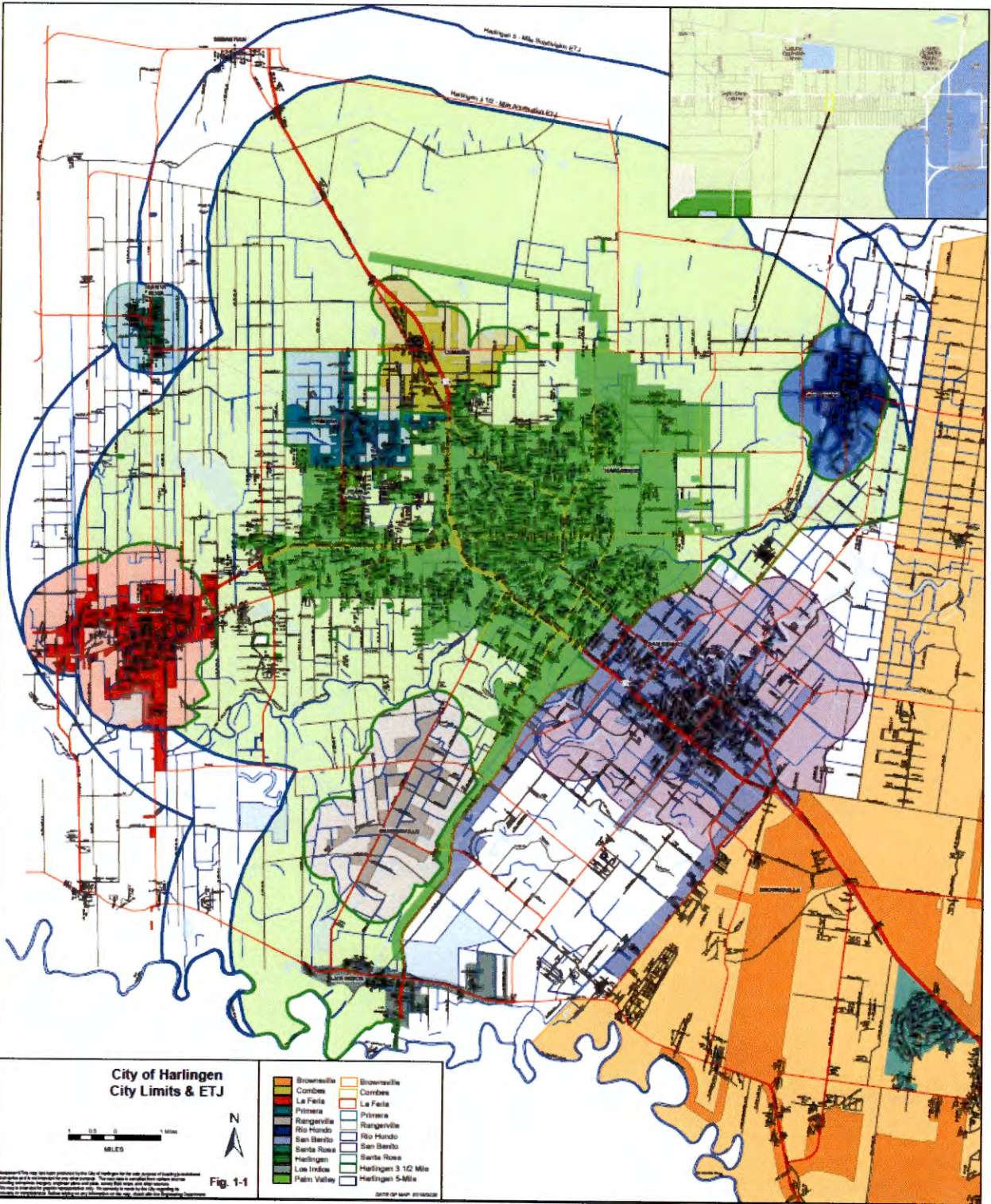
Legend

- Subject Property: Requested ETJ Release
- Property Parcels
- Harlingen Extraterritorial Jurisdiction (ETJ)
- City Limits



View from the North
on FM 508





ORDINANCE NO. 26_____

AN ORDINANCE OF THE CITY OF HARLINGEN PROVIDING FOR THE RELEASE OF CERTAIN REAL PROPERTY FROM THE CITY OF HARLINGEN EXTRATERRITORIAL JURSDICTION (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; PROVIDING FOR PUBLICATION AND ORDAINING OTHER MATTERS RELATED TO THE FOREGOING

WHEREAS pursuant to Texas Seante Bill 2028 passed by the Texas State Legislature in the 88th Legislative Session, Texas Local Government Code Chapter 42 allows for the release of an area from the City's extraterritorial jurisdiction ("ETJ") by petition of landowners or by election; and

WHEREAS pursuant to Texas Local Government Code Section 42.102, a resident of an area or the owners of the majority in value of an area in the City's ETJ may file a petition with the City Secretary for the area to be released from the ETJ; and

WHEREAS a request has been submitted for the release of certain real property from the City's Extraterritorial Jurisdiction ("ETJ"); and

WHEREAS, the City Commission has reviewed the request and finds that releasing the property from the ETJ is permitted by law and is in the best interest of the City;
NOW, THEREFORE

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF HARLINGEN

SECTION 1. The real property described in Exhibit "A," attached hereto and incorporated herein, is hereby released and removed from the City of Harlingen's Extraterritorial Jurisdiction.

SECTION 2. The City Commission finds that:

1. All applicable statutory requirements for the ETJ release have been satisfied; and
2. The release of the property from the ETJ will not adversely affect the public health, safety, or welfare of the City.

SECTION 3. This Ordinance shall take effect immediately upon its adoption, unless otherwise provided by law.

SECTION 4. The City Secretary is hereby directed to file a certified copy of this Ordinance and the legal description of the property in the official public records of Cameron County and to update the City's ETJ boundary records accordingly.

APPROVED ON FIRST READING on this ____ day of _____, 2026.

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

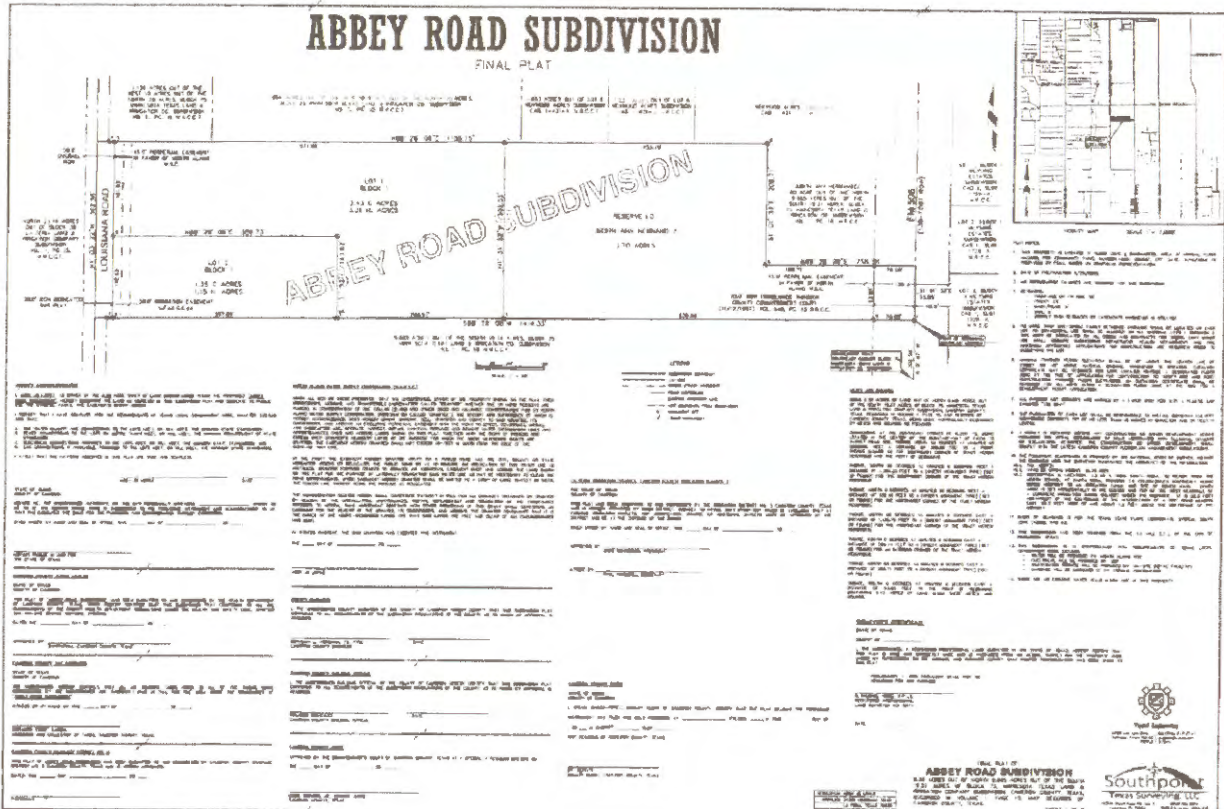
CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

Mayra Herrera City Secretary

EXHIBIT "A"



**AGENDA ITEM
EXECUTIVE SUMMARY**

7f

Meeting Date: **August 19, 2026**

Agenda Item:

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

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

Signature: *Ana Hernandez*

Brief Summary:

Project Timeline

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

Summary

- The City of Harlingen is requesting to amend the Harlingen Horizon- A City on the Rise Comprehensive Plan, Future Land Use Map, as a FLUM update for “clean

up" of things that have been discovered since the plans adoption last year. In general, the FLUM update consists of general map adjustments, future land use designation updates, and existing land use designation updates.

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

Funding (if applicable):

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

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

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

Staff Recommendation:

Staff recommends approval.

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

Comments:

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

Attachment I

TECHNICAL MEMORANDUM



Innovative approaches
Practical results
Outstanding service

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

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

1.00 FUTURE LAND USE MAP

1.01 GENERAL MAP ADJUSTMENTS

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

1.02 FUTURE LAND USE DESIGNATION UPDATES

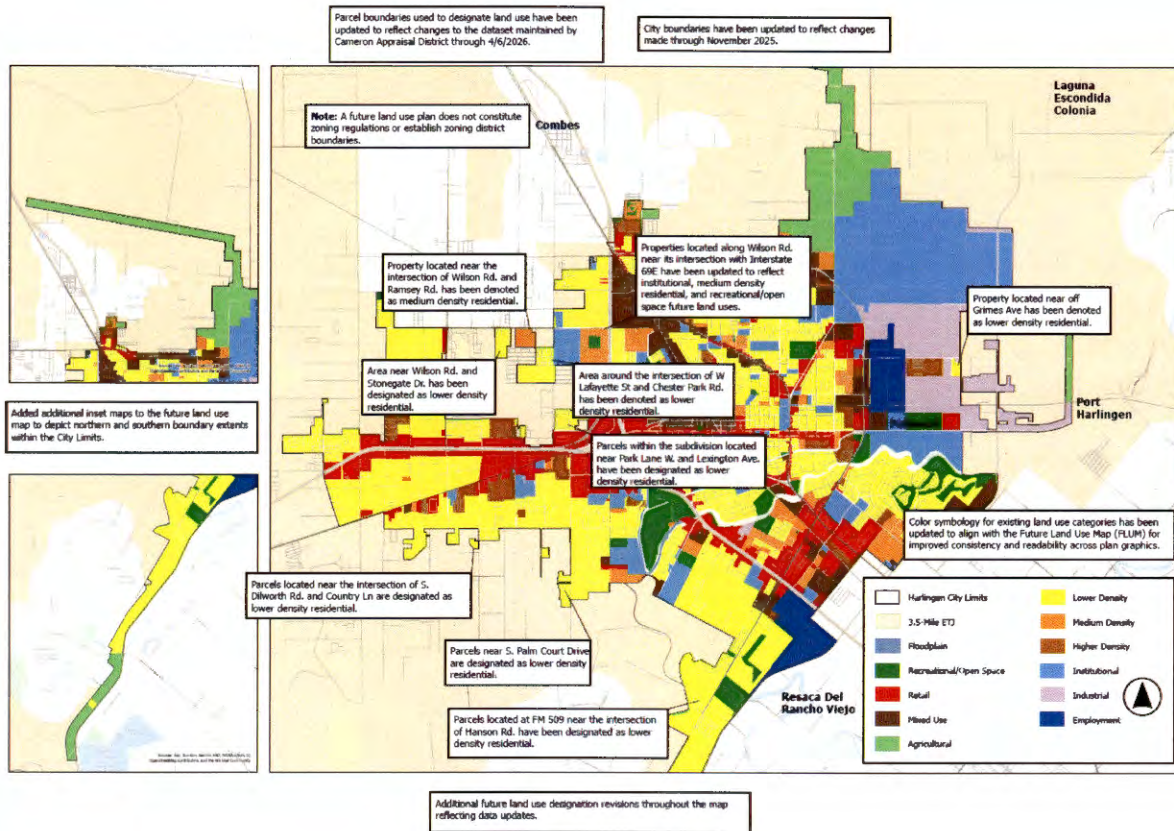
- A. ETJ future land use designations have been removed from the map.
 1. This includes the large employment designation that was previously located in the northeastern quadrant of the map as well as industrial and agricultural designations that were located near the Port of Harlingen.
- B. Undesignated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

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

1.03 EXISTING LAND USE DESIGNATION UPDATES

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

Attachment II



ORDINANCE NO. 26-_____

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

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

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

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

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

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

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

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

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

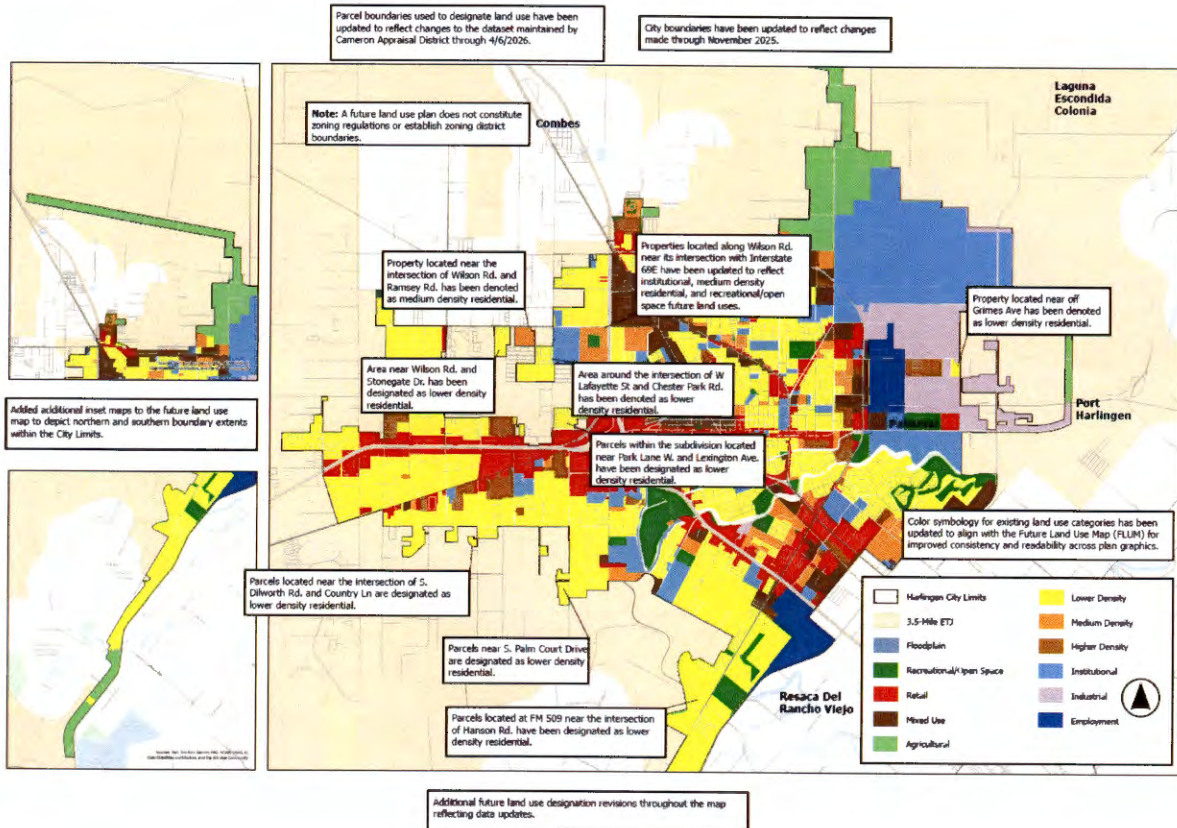
CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

Mayra Herrera, City Secretary

EXHIBIT "A"



City of Harlingen
Agenda Item Request Form

We hereby request the following item to be added to August 19, 2026, City Commission Agenda:

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

1. Knotty Pine Ln (between Teak and Starfire)
2. Timberline Dr. (between Knotty Pine and Green Bluff)
3. Clearview Dr. (between Hemplock and Crestway)



Rene Perez, Commissioner, Dist. 5

Daniel N. Lopez, Mayor Pro-Tem Dist. 2

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**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **August 19, 2026**

Agenda Item:

Public hearing to approve an Ordinance on First Reading for 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: Ana Hernandez, AICP, CNU-A
Title: Planning and Development Director/
Special Projects Director
Signature: *Ana Hernandez*

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:

GG

☐ Yes ☐ No ☒ N/A

Comments:

City Attorney's approval:

MA

☒ Yes ☐ No ☐ N/A

PLANNING AND ZONING COMMISSION
August 11, 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**

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 Subject Property is currently vacant.
 - The Subject Property has two hundred (200) feet of frontage along New Hampshire and a depth of two-hundred-and forty-four point forty-four (244.44) ft.
 - The Subject Property is currently being subdivided. The developer is proposing a townhome development.
 - Surrounding properties are zoned Residential, Single-Family (R-1) District to the south, and east, Residential Multi-Family (M-2) District to the east, Residential Triplet and Quadruplet (M-1) District to the west and Office (O) District to the north. Ms. Núñez pointed out the Triplet/Quadruplet Zoning for those that didn't know or that didn't see it often.
- An Aerial View of the Subject Property was presented. Ms. Núñez clarified that although it did show a home there, [the Subject Property] was currently vacant.
 - Ms. Núñez pointed out the apartments along the northern and western boundaries of the property. She identified the Harlingen Nursing and Rehabilitation Center, more property apartments and then single-family homes to the south and to the east.
- The Survey that was provided by the applicant was presented.
- A Street View showing that the property was vacant was presented.
- The Future Land Use Map was presented.
 - Ms. Núñez stated that the component of the Harlingen Horizon – A City on the Rise Comprehensive Plan designates the area as medium-density residential so the proposed development is consistent with the surrounding land uses and the zoning.
 - Ms. Núñez reported that Staff did not receive any calls for this request. Staff mailed out thirty (30) notices to surrounding property owners.
- Staff is recommending approval of the rezoning request.

Chairman Consiglio thanked Ms. Núñez for the good presentation.

He addressed that there were two (2) conflicting images. He said it seemed that the Aerial View had a home on it, but the Street View did not. He said he guessed that had been corrected. Ms. Núñez explained that Staff did not control the aeriels and what they show, saying that these come from Google Earth. She said that she was not sure why it shows [the house] saying that it had

actually been demoed quite some time ago. The Chairman acknowledged that this was just an old rendering from Google. Ms. Núñez assured him that the property was vacant as shown [in the Street View]. The Chairman acknowledged Ms. Núñez saying that [the property] was clear and pending improvement.

Chairman Consiglio asked about [the request to zone to] M-2. He questioned why it had not been zoned, saying it was probably just way out there at one (1) point. Ms. Núñez said that was correct. She said that as time went on, properties got parceled out and the properties around it got zoned except for this particular property. The Chairman acknowledged this response.

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

The Public Hearing for the item was opened. The Chairman instructed that anyone that present who would like to speak on this item for the meeting guests, to please approach the podium. The Chairman confirmed that the person in the [Zoom Meeting] waiting room did not need to join. He was told the individual had joined for the other agenda item. The Chairman acknowledged this response. Upon seeing anyone else, the Chairman closed the Public Hearing.

The Chairman asked if there was any questions for Staff or if there was a motion. Cmr Cruz-Velázquez made the motion for approval. Cmr. Flores seconded the motion. The Chairman asked if there was any discussion and upon hearing none, moved the motion to a vote. The motion passed unanimously.

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**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **August 19, 2026**

Agenda Item:

Public hearing to approve an Ordinance on First Reading for 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: Ana Hernandez, AICP, CNU-A
Title: Planning and Development Director/
Special Projects Director

Signature: *Ana Hernandez*

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 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 one 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

PLANNING AND ZONING COMMISSION
August 11, 2026

ACTION ITEMS/PUBLIC HEARINGS

- 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.**

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

- The Legal Notice Map for the Subject Property was used to present the item. Mr. Olivo indicated the location of the Subject Property as being on the southwest corner of Wilson Road and Chester Park Road. Mr. Olivo stated that the Subject Property was currently vacant.
- An Aerial View of the Subject Property was presented. He identified that the property is contiguous to the current City Limit boundaries via a five (5) foot wide buffer strips along [the south side of] Wilson Road as well as contiguous along Chester Park Road.
 - Mr. Olivo reiterated that the Subject Property is currently vacant. It has four hundred and thirty-one (431) feet of frontage on [Chester Park Road] and about three hundred and sixty-three (363) feet on [Wilson Road].
 - The Subject Property is not currently subdivided. The developer is proposing to subdivide the property into a commercial subdivision.
- A Survey of the Subject Property, as submitted, was presented.
- A Street View of the Subject Property was presented, showing that it is vacant and has frontage on Wilson Road which is a State Highway and five (5) lane road.
 - Water and sewer services will be provided by Harlingen Waterworks.
- The Future Land Use Map was presented and indicates the area as Institutional Use. Although [the request] is not consistent with the Future Land Use Plan, it is consistent with the commercial zoning to the east and northeast of the property.
- The developer has requested commercial zoning for the [Subject] Property because upon annexation, he is proposing General Retail (GR) for commercial development for a proposed convenience store.
- Property owners within a two hundred (200) foot radius were notified. Four (4) property owners were notified. Staff did receive one (1) concern from a surrounding property owner after the packet was prepared. They have concern with the traffic that might be generated by this commercial use on the property.
- Staff is recommending approval of the request.
- Mr. Olivo made himself available for any questions.

Chairman Consiglio thanked Mr. Olivo and complimented him on his nice presentation.

The Chairman addressed the concern of the resident on the traffic. He noted that Wilson Road is a pretty large thoroughfare. He asked if there were any conversations beyond just hearing the concern. Mr. Olivo said that he knew the City Engineer has been working with the developer regarding the traffic and road improvements. He deferred to the Assistant City Engineer who could elaborate more.

Nadia Lopez, Assistant City Engineer

Ms. Lopez bid the Board a good evening and introduced herself. Ms. Lopez confirmed that they have been coordinating with the developer of that site to do some traffic improvements for the area. She said that [Engineering] does understand that the intersection at Wilson Road and Chester Park Road does warrant improvements to it in the sense that they would have to put a traffic signal there and this was prior to the development coming in. Ms. Lopez said that improvements would also include aligning Chester Park Road with Hand Road and said that since [the developer] has come in, [Engineering] has been able to work with them, and they have no objections to providing some additional right-of-way dedication so Chester Park Road can be aligned with Hand Road. Ms. Lopez stated that this is one of the requirements that this development would do. Ms. Lopez summarized that this was pretty much it, restating that this was just basically installing a traffic signal there. She said that [Engineering] is working with the TxDOT and are seeking some funding for that traffic signal since they can be quite expensive. Chairman Consiglio acknowledged this response. He noted that this would be a pretty big intersection with Wilson Road being two (2) lanes each direction and so four (4) lanes total. The Chairman indicated he didn't want to get too off topic but made the observation that the road would have to jog as you go down Chester Park Road or widen towards that last bit from Wilson backwards so that it lines up to Hand [Road]. He asked if this was the idea. Ms. Lopez said that was correct. She said that this is where the realignment is needed, that additional right-of-way from this property. She said that since [the developer] has come in, [Engineering] has been able to request this from them, and they have not had objections.

The Chairman asked if there would be a need for a turn lane or whether the light would add that right turn lane onto, from Wilson if you are traveling east. He asked if when making a right on Chester Park [Road], if there was going to be a lane there or just a shoulder to [turn]. Ms. Lopez said that when they do a Traffic Study for this, it will basically layout the lane configuration for that. She said that if the need is there, then yes. Chairman Consiglio stated for the record that he was skeptical of Traffic Studies. He remarked that dealing with the School District, they think every car can fit in the queue even though they are all over Loop 499 and up and down 7th Street. He said to take [his comment] with a grain of salt but said he supposed some improvement needs to be done. He remarked that whatever is recommended should be doubled. *There was some laughter from the Board.*

Chairman Consiglio asked about the house – the haunted house they say; he asked if it was part of it or if it stayed. Director Hernandez said it was not and that it was behind. She said she was actually concerned about it because it is a historic property. Chairman acknowledged the information with surprise. The Chairman thanked Ms. Lopez.

Chairman Consiglio addressed Mr. Olivo saying he had mentioned the applicant is looking at maybe a convenience store. He confirmed that this was not prohibited considering the proximity

to the two (2) campuses there. Mr. Olivo confirmed it was not. The Chairman acknowledged his response.

Chairman Consiglio asked if there were any questions for Staff. Cmr Cruz-Velázquez noted that the Chairman has asked all the questions she had. She said she was also going to ask about the house. The Chairman noted that it must be that they have both served so well together for so long. *There was laughter from the Board.*

Chairman Consiglio noted that he did not want to get into drainage because that was not before them. He refoocused and confirmed/restated that they were just talking simply about a rezone right now. He stated that [the Subject Property] was Not Designated (N) and that it was not even in the City. Mr. Olivo told him this was correct. He said that this was mainly an annexation case to establish the [initial] zoning upon annexation. The Chairman acknowledged that it was an annexation and asked if the zoning would come later. Mr. Olivo told him it would be establishing the initial zoning upon annexation. The Chairman indicated that he understood and restated that [the discussion] was about annexation of this property. The Chairman indicated he would proceed to the Public Hearing. He thanked Mr. Olivo.

The Public Hearing was opened. He said that if someone would like to speak on this item, to please approach the podium. The Chairman acknowledged the lady approaching the podium. He asked her to state her name.

Janet Smith, 3521 Wilson Road

Ms. Smith introduced herself and her husband, Dwight Smith. She stated that they are the ones that received the letter and said that they had been living opposite Wilson Road from the property. She said she believed they were the only ones to receive the letter because they are the last home right next to the Cameron County Tax Office.

Ms. Smith shared that they have been living there thirty (30) years. She said her husband's grandparents owned that property for up to one hundred (100) years and said that [her husband's] mother sold the property that the Cameron County Tax Office sits on today. She said she appreciated [the Board] hearing her. She said she did have a few concerns. She said that they have lived through the building of all the schools, the Performing Arts Center, and that they have lived through many, many traffic accidents that have happened there. Ms. Smith stated that she has been in contact with the City in regard to a traffic light there. She said she thought that would be very helpful but said that response has always been that Wilson Road is a State Highway. She said she didn't know for how many years that had been there for. She said that then Chester Park Road was built and it wasn't taken into consideration. She said she did have a concern for the children. She said that if it was a convenience store, that we know how busy they are and we know the added traffic it will bring going into that area. She said that she thought, also the children that walk home in front of that store would be in harm's way. She said she didn't care if it was past the two hundred (200) feet. She said that when you look at the whole, the children are going to come into that two hundred (200) feet radius and said she saw there being a harm there. She noted it was mainly the accidents that they have seen there. She said she has had to go out and give water to people, bring bandages and water to clean them up for the accidents that have happened out there. Ms. Smith said she thought we were going to open ourselves up to more

Ms. Smith restated that she believed she was probably the only one that received a letter because she said she was the only one (1) in Harlingen City Limits. She described that the split is in the middle of Hand Road. She pointed out the brown area on the map and said it was a brand-new subdivision she said she believed was in Primera but said they are going to be affected by that traffic. She said they haven't been sent a letter.

Ms. Smith summarized that she would like to have the Board take [her concerns] into consideration before rezoning to retail. The Chairman asked if the consideration was just an improved traffic signal infrastructure. Ms. Smith said no. She said it was also putting our children in harm's way with the activity that will be going on and what is being sold in those stores. She said it was a bigger concern. She added that there are a few [children] that walk to the trailer parks that are in. The Chairman acknowledged her response. He thanked Ms. Smith and told her he appreciated [her being here]. He thanked her for being present and voicing her concern. Ms. Smith thanked the Board for their time. The Chairman told her she was very welcome.

Chairman Consiglio noted that the convenience store will have a pretty large driveway, he was sure would be off Wilson Road, to exit and enter. He said that with the school there and kids walking down past what he said was an empty field right now, they might just be walking through grass with no potential opportunity or no care going to make right turn into them. He asked what we could do or if there was anything we could do to help try to create better safety, [such as] an enhanced sidewalk of some type or if the developer is understanding that there are already current kids walking across the property. He confirmed that this was correct with Ms. Smith. Ms. Smith said she believed there was a sidewalk there now. The Chairman acknowledged this information. Ms. Smith added that it was the environment and the traffic that would be a hazard. The Chairman agreed and said that this was definitely something and noted that we need to maybe work with the applicant to improve the visibility of pedestrians, especially students. He suggested extra flashing lights or something, saying he didn't know [what else]. Ms. Smith told him there were already flashing lights there. The Chairman acknowledged the response. He said there were things there already but that unless we want to make sure that we hear those things and see those things... Ms. Lopez said that [Engineering] can coordinate with TxDOT as well in finding additional signage. She suggested maybe a different color saying that she knows they have green, fluorescent signs as well. She said crosswalks will be implemented with the signal and said that there would be additional timing for them to be able to cross the street as well. She said that was all taken into consideration. Chairman Consiglio asked where the school zone started right now. He asked if that was known. He described driving down the road and entering the school zone. He asked if we knew where that started in relation to Chester Park [Road]. Ms. Lopez said she was not one hundred percent (100%) sure right now. He suggested that if it was closer to Chester Park [Road], maybe it needs to be moved out a little bit past the development, so people slow down as they enter or approach the convenience store. Ms. Lopez said yes and said that all of this could definitely be considered with [the developer] during the design process. Chairman Consiglio thanked Ms. Lopez and said he looked forward to seeing what that looks like.

Chairman Consiglio asked if no one else was present to speak. The Chairman acknowledged Mr. Smith.

Dwight Smith

Mr. Smith said that his big concern on this was that at night, somebody is going to make a midnight run to the store, and they are going to be drunk. He said that his driveway was right across the street and that there were already people that run into his drive, into his yard. He said he has a septic tank right there. He said that if they run over that septic tank, then there he is rebuilding his septic tanks. He said he has already had people drive through there and back before they widened Hand Road, [and that they would] run into the ditch. He said they would wake him up in the middle of the night trying to get out of the ditch. Mr. Smith clarified that the ditch was not there anymore since they widened Hand Road and did away with that ditch. He said that still, people run into his yard because they miss that turn going on to Hand Road. He said that if that store is put over there, they won't be in his driveway but probably up on his house. He said he was just worried about that. The Chairman acknowledged Mr. Dwight's statement.

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

The Chairman asked if there were any questions for Staff or whether there was... Cmr Cruz-Velázquez confirmed that today [the Board] was just considering... the annexation. Mr. Olivo confirmed that it was the annexation and the initial zoning of the property and not the use of the property. Cmr Cruz-Velázquez acknowledged this information. The Chairman repeated that it was just the annexation. Cmr Cruz-Velázquez advised Mr. and Mrs. Smith to be on the lookout for future meetings. Mr. Olivo added that he believed the applicant was [present] on Zoom. The Chairman acknowledged the information but stated that [the Board should] keep [the item] within the scope of what is on the agenda today, which is annexation. The Chairman asked if there were any questions for the applicant regarding the annexation. He reiterated that he did not want to go down the rabbit hole talking about those specific things right now.

Cmr Cruz-Velázquez said that her question would be for the applicant and whether he will be a good neighbor and work with the community with the concerns that they have.

Sol Cantú, Bowman Engineer

Ms. Cantú introduced herself before the Board and said she was part of the design team for the convenience store. She stated that they were very open to hearing the concern of the neighbors and working with the City of Harlingen to make this the safest project possible for the community. Chairman Consiglio thanked Ms. Cantú. He asked if Ms. Cantú was working with Staff. Director Hernandez indicated she was working with Ms. Núñez. The Chairman acknowledged the response.

Chairman Consiglio asked if there was a motion on this item for the annexation [and initial zoning upon annexation]. Cmr Cruz-Velázquez made the motion to approve. Cmr. Flores seconded the motion. The Chairman asked if there was any discussion and moved the motion to a vote. The motion passed unanimously. He added that this was step one (1).

9c

**AGENDA ITEM
EXECUTIVE SUMMARY**

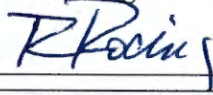
Meeting Date: **August 19, 2026**

Agenda Item:

Public hearing and first reading of an ordinance adopting water and sewer rate adjustments necessary to fund forecasted operating expenses, capital asset costs, and Harlingen Waterworks System capital improvements supported by Texas Water Development Board funding.

Prepared By (Print Name): Roel R. Rodriguez
Title: Interim General Manager

Signature:



Brief Summary:

On April 2, 2024, the City Commission approved the On-Time/Inverted Block/Higher Base Rate Plan, including Lifeline discounts, as presented and adopted the corresponding ordinance implementing the new rate structure.

The implementation of the original rate schedule was intentionally delayed to align with the timing of major capital project commencement and to ensure an equitable distribution of financial responsibility among the citizens of Harlingen.

Implementation of Phase II will help ensure compliance with financial commitments associated with Texas Water Development Board funding and provide the revenue necessary to sustain critical water and wastewater infrastructure improvements for the community.

Funding (if applicable):

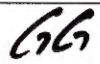
Are funds specifically designated in the current budget for the full amount ☒ Yes ☐ No*

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

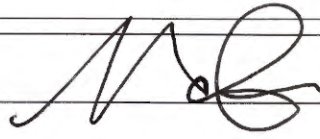
Finance Director's approval: ☒ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approving the ordinance authorizing the issuance of the bonds.

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

Comments:

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

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**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **August 19, 2026**

Agenda Item:

Consideration and possible action to approve an Ordinance on First Reading for 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: Ana Hernandez, AICP, CNU-A
Title: Planning and Development Director/
Special Projects Director
Signature: *Ana Hernandez*

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 foot 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:

CLG

☒ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval:

MA

☒ 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: S2engineering.ns@gmail.com / s2engineering.ar@gmail.com

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 CRISTIANO Date: 07/07/2026

Authorized Representative Name & Signature: [Signature] Date: 07/07/26

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

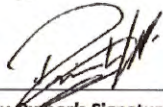
To whom it may concern,

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 AV. Pecos Viejo TX 78575
Address

956 442 7949
Phone Number

Attachment II—Legal Notice



Harlingen, Texas
Site Zone Map

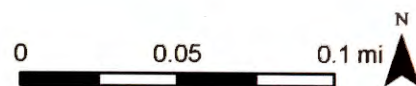
Planning and Zoning Commission
RZ-2026-00014_Venecia Sub



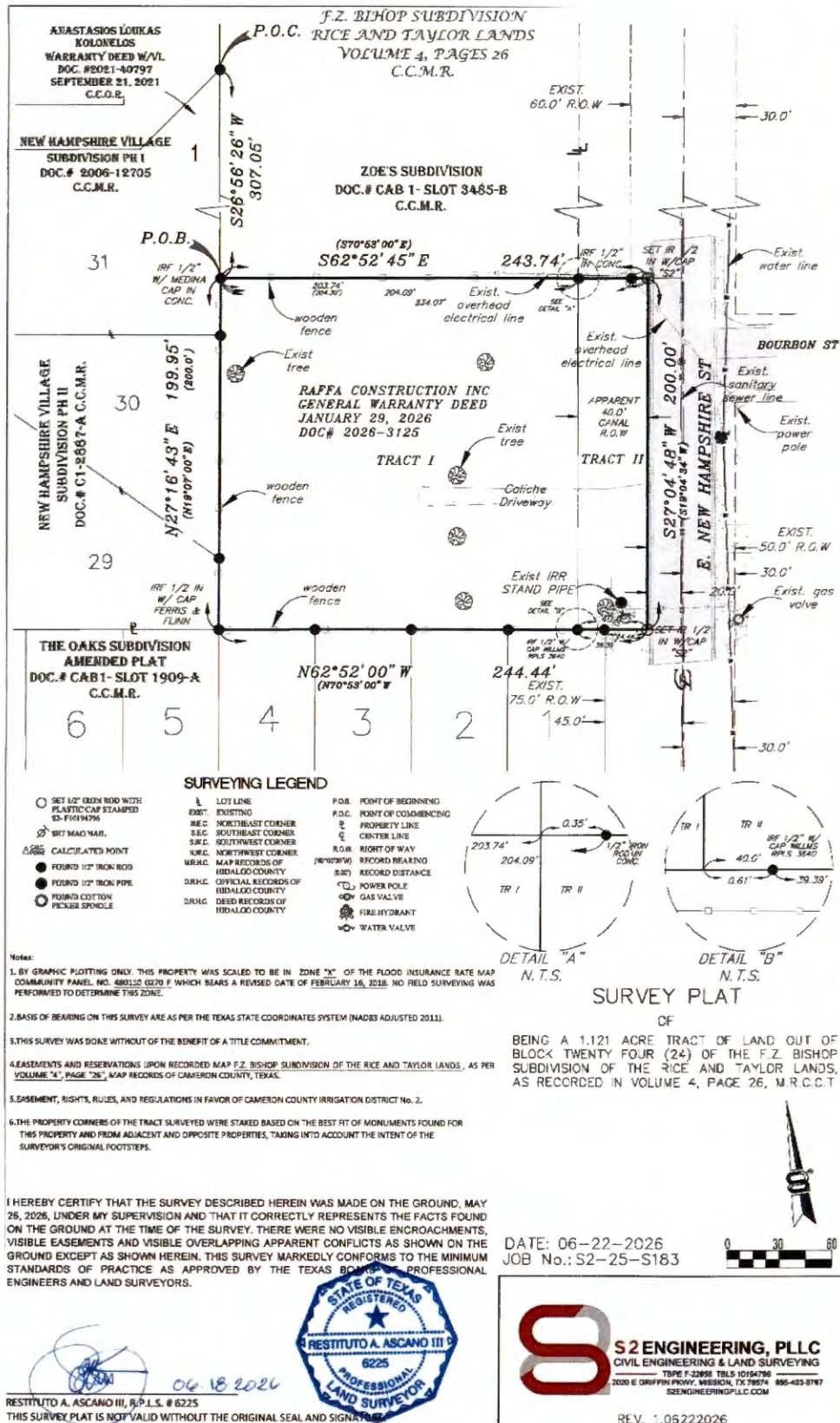
Legend

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

- Zone
- General Retail
 - Residential, Single-Family
 - Residential, Triplex and Quadplex
 - Residential, Multi-Family
 - Not-Designated
 - Office



Attachment III—Survey



Attachment IV – Street View

View from New
Hampshire Street



Attachment V—Aerial



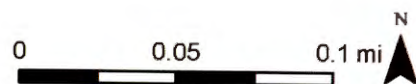
Harlingen, Texas
Site Aerial Map

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

0 0.05 0.1 mi



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.

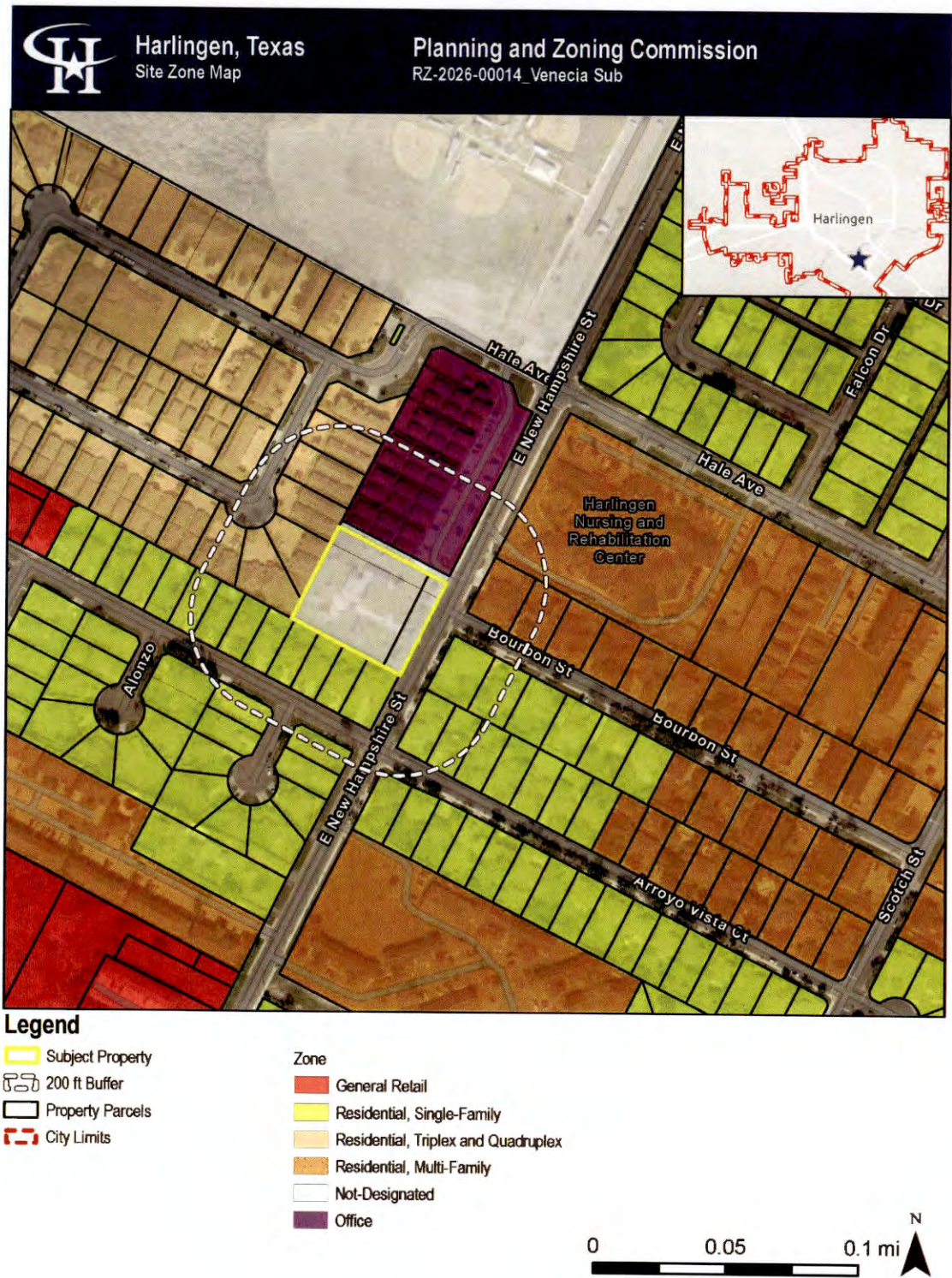
CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

Mayra Herrera, City Secretary

EXHIBIT "A"



106

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **August 19, 2026**

Agenda Item:

Consideration and possible action to approve an Ordinance on First Reading for 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: Ana Hernandez, AICP, CNU-A
Title: Planning and Development Director/
Special Projects Director
Signature: *Ana Hernandez*

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 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 one 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 IV- Petition

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: kmiller@ascdevelopment.com

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: sol.cantu@bowman.com

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" Ideas Public Schools Vol. 23793, PG. 183 Alvarez MGMT, LLC, O.P.R. 2, 198 Acres Ideas 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 V- Survey

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

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- 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.

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- 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: Sharon A. Vickers 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 sol.cantu@bowman.com.

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 IV- Petition

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: sharon.vickers@lascodesdevelopment.com
kmiller@lascodesdevelopment.com

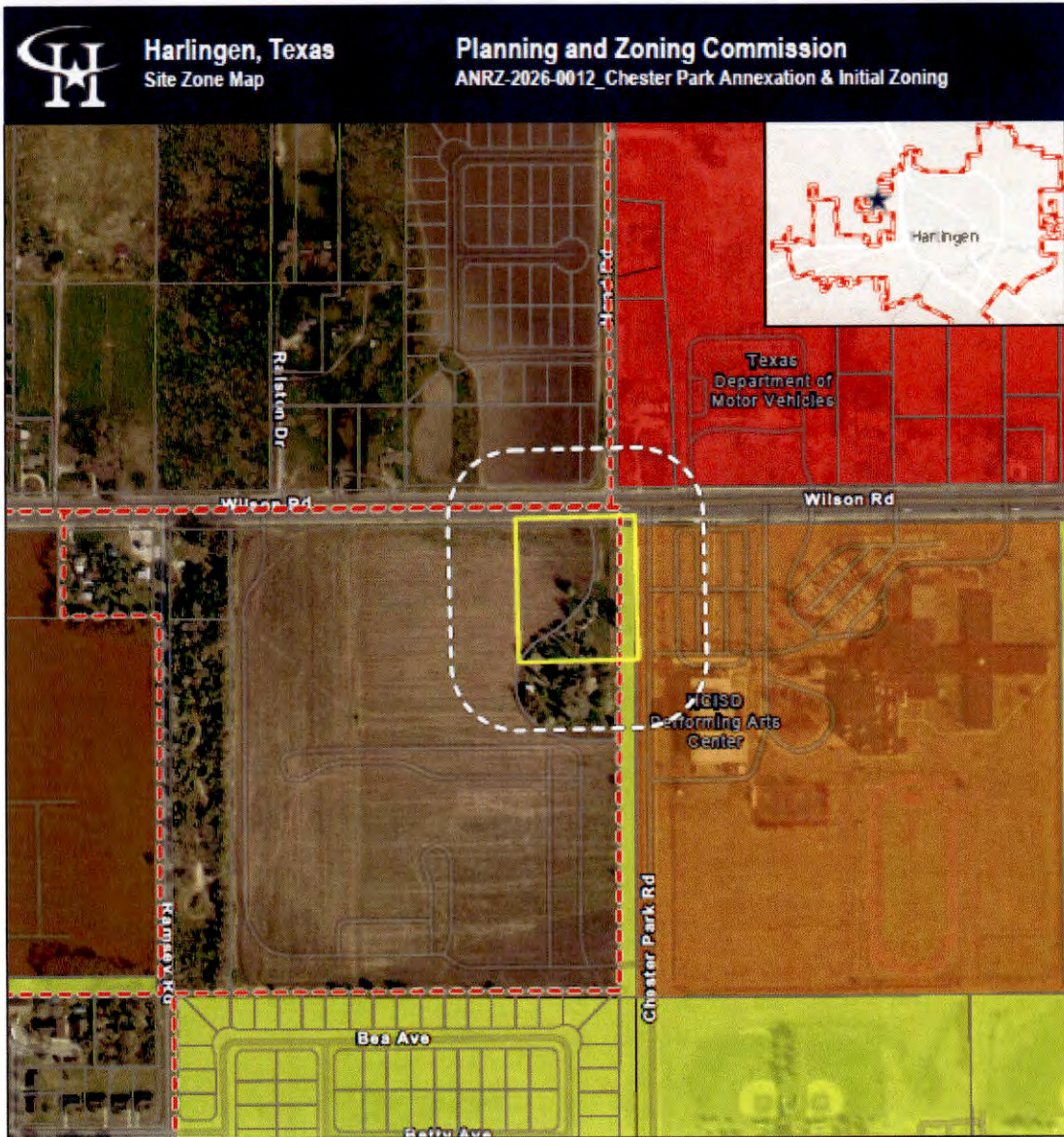
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Attachment VII- Street View

Street view from the
north on Wilson and
Chester Park Road



Attachment VIII- Zone Map



Legend

Subject Property: Proposed Annexation

200 ft Buffer

Property Parcels

City Limits

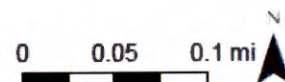
Zone

General Retail

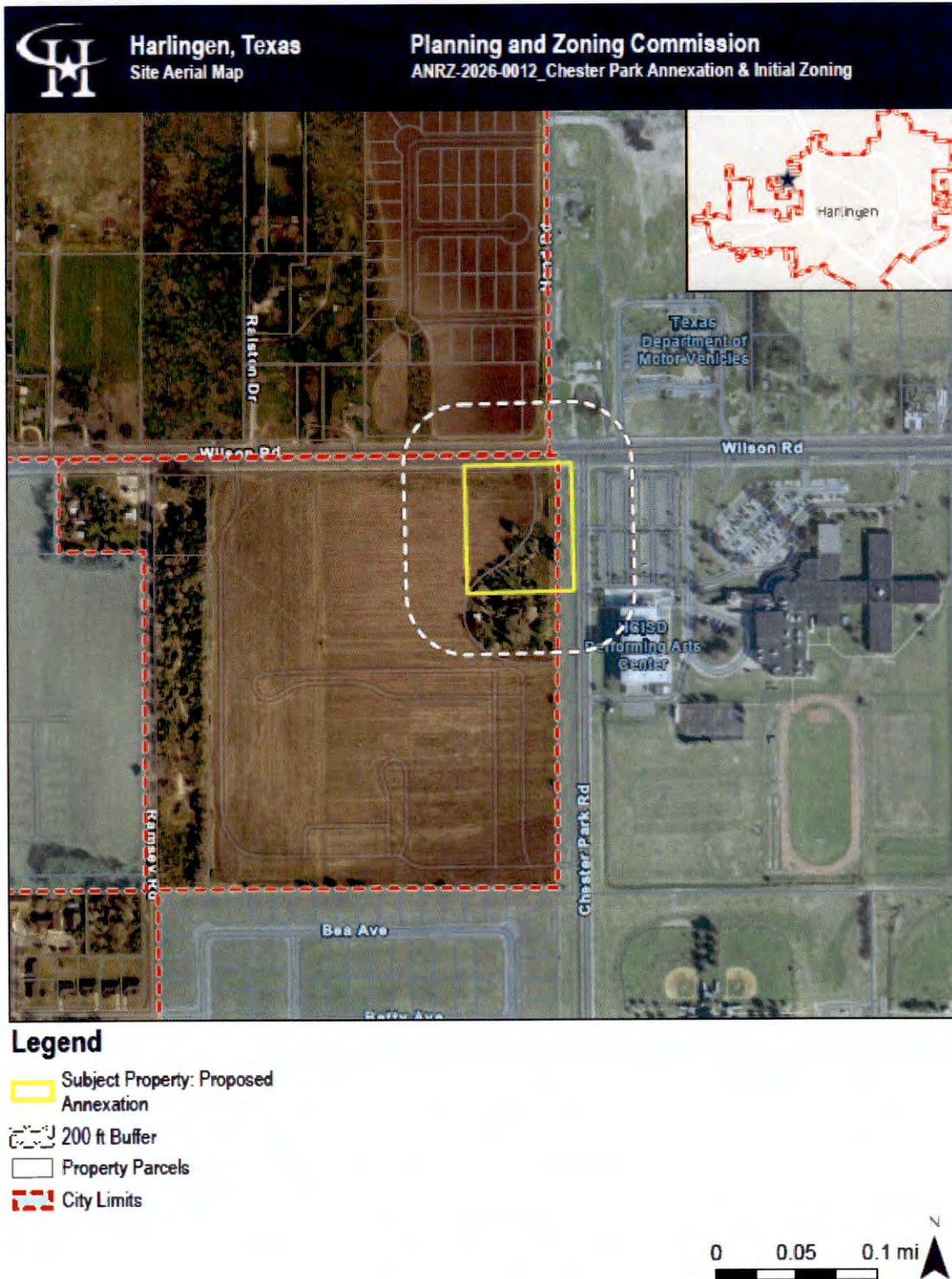
Residential, Single-Family

Residential, Multi-Family

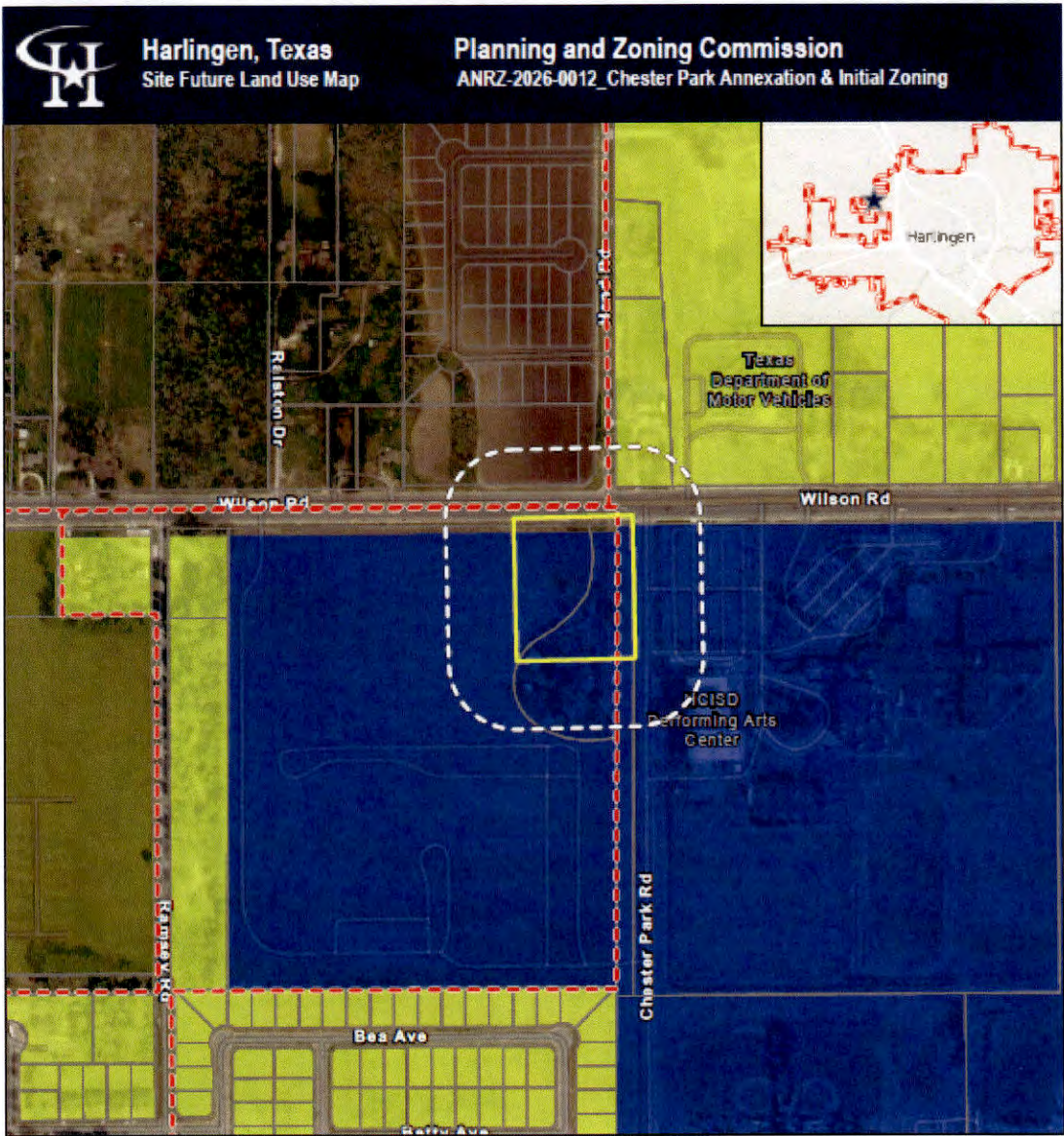
Residential, Mobile Home



Attachment IX- Aerial Map



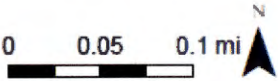
Attachment X- Future Land Use Map



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

[illegible]

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.

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **August 19, 2026**

Agenda Item:

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

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

Brief Summary:

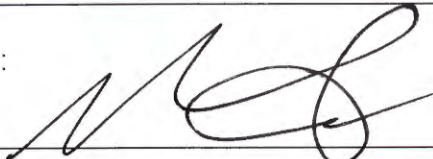
Project Timeline

- June 6, 2026 – In accordance with State and local law, notice of the required public hearings was published in the Valley Morning Star.
- June 23, 2026 - Public hearing and consideration of the requested amendment by the Planning and Zoning Commission. Tabled.
- July 28, 2026 – Public hearing and consideration of the requested amendment by the Planning and Zoning Commission.
- August 5, 2026 – Public hearing and consideration of requested amendment via 1st ordinance reading scheduled before the City Commission.
- August 19, 2026 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading is scheduled before the City Commission.

Summary

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

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount for this purpose?		☐	Yes	☐	No*			
*If no, specify source of funding and amount requested:								
Finance Director's approval:		☐	Yes	☐	No	☐	N/A	
Staff Recommendation:								
Staff recommends approval of the amendments to Chapter 105, Flood Damage Prevention.								
City Manager's approval:			☒	Yes	☐	No	☐	N/A
Comments:								
City Attorney's approval:			☒	Yes	☐	No	☐	N/A

Attachment I

MEMORANDUM



Innovative approaches
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www.freese.com

TO: Ana Hernandez, Planning and Development Director
FROM: Caitlin Admire, FNI Project Manager
SUBJECT: HAR24531 Flood Damage Prevention and Associated Ordinance Updates
DATE: 6/2/2026
PROJECT: Harlingen Comprehensive Plan

The purpose of this memorandum is to summarize the proposed updates to the City of Harlingen's (City) Flood Damage Prevention ordinance (Chapter 105 of the Code of Ordinances) and some sections in Chapter 111 (Zoning). This summary is presented to streamline the approval process, as a copy of the updated Code of Ordinances is due with the 100% submittal to the GLO.

Updates to the Code of Ordinances relevant to the GLO criteria are limited to Chapter 105. Chapter 111 satisfies the GLO criteria as-is. However, FNI provided comments on Chapter 111 focused on readability improvements and legal best practices. The Chapter 105 edits are required to meet the minimum standards included in the General Land Office's Resilient Communities Program Deliverable Review Checklist. These updates address the checklist items located in the "Adopted Zoning Ordinance or Equivalent" section of Milestone 4, due at the Adopted Comprehensive Plan (100%) stage. The change tables below record the major proposed changes by chapter; additional changes for clarification and formatting are included but not noted. The GLO checklist table below demonstrates the connection between the amendments to the Codes and GLO criteria addressed.

Supporting documents for these amendments are enclosed with this memorandum. The enclosed are:

- Redlines of Chapters 105 and 111; and
- Clean copies of Chapters 105 and 111.

These amendments are provided as whole chapters so a concise ordinance that repeals the existing chapters and replaces them with the proposed language may be written. The redlines are provided to aid staff and stakeholders in their review of the proposed changes. The clean copies of the amended chapters are provided to aid preparation of the adoption ordinances and submission of the amended chapters for online codification.

The Freese and Nichols (FNI) team is prepared to coordinate the ordinance writing and approval processes with the City's staff and legal team. FNI recommends coordinating with the legal team early in the amendment process to ensure the amendments meet the formal and procedural standards customary to the City.

Change Table for Chapter 105: Flood Damage Prevention

Section	Change/Warrant
§105 Chapter-wide Edits	Edited to clarify numbers (e.g. one (1)), make capitalization of titles and hyphenation consistent, and correct/create references between sections.
§105-1 Statutory Authorization	Change “which results in loss of life...” to “which may result in”.
§105-3(5) Statement of Purpose	Remove “located in floodplains” at the end of the sentence to broaden applicability.
§105-4 Methods of Reducing Flood Losses	Edited for specificity in grammar.
§105-22 Basis for Establishing the Areas of Special Flood Hazard	Ensure that the community FIRM and any updates are understood as the standard for flood hazard area determination
§105-23 Establishment of Development Permit	Enable the City to charge a fee for the processing of a floodplain development permit.
§105-27 Warning and Disclaimer of Liability	Strengthen the disclaimer language based on best practices.
§105-41 Designation of the Floodplain Administrator	Enable the Floodplain Administrator’s designees to share review duties of the Floodplain Administrator role
§105-43 Permit Procedures	(b)(1): Add “or threat” to “danger to life and property”. (b)(11): Enable the City Engineer or a third-party engineer to review permit applications.
§105-44 Variance Procedures	(a): Specify that the Floodplain Administrator and City Engineer make a recommendation to the appeal board for variances. (e): Consolidate provisions (e) and (i) relating to historic structures. (i)(2): Clarify the definition of “hardship” as relevant to variances. (k): Add language supporting conditions attached to variances.
§105-56 General Standards	Strengthen building standards in areas of special flood hazard related to utilities, drainage, foundations, and construction materials

	• Add reference to IBC flood load standards • Add criteria defining substantial improvements and applicable restrictions
§105-57 Specific Standards	• Clarify and add additional elevation standards for manufactured home uses in different areas • (3) Add provisions for critical facilities construction, hazardous materials, and requirements for elevation certificates • (7) Create restrictions to floodplain development permits within areas of special flood hazard, including maximum structure size, maximum building coverage, and fill material quality
§105-61 (New Section) Improved Open Drainage Courses and Enclosed Drainage Structures	• Set standards for open drainage courses/enclosed drainage structures, including engineer review and regular maintenance requirements
§105-61 Severability	• Section number updated to Section 105-62
§105-62 Penalties for Noncompliance	• Section number updated to Section 105-63
§105-63 Stop Work Order, Emergencies	• Section number updated to Section 105-64

Change Table for Chapter 111: Zoning

Section	Change/Warrant
Chapter 111	• Minor spelling and enumeration edits throughout. • Updated notice and ZBOA language included.

GLO Checklist Table

Requirement	Response
Did the subrecipient provide a copy of the adopted Zoning Ordinance?	Comprehensive Plan team must provide a copy of the updated codes addressed here at 100% submittal.
Does the Ordinance include a Definition Section?	Yes, included in ordinances as written. • Flood Damage Prevention – 105-16 Definitions • Zoning – 111-1 Definitions
Does the Ordinance include a Use Chart?	Yes, existing in 111-62 Use Chart
Does the Ordinance include a section discussing the requirements that apply in each Zoning District?	Yes, included in ordinances as written at 111-62 Use Chart and 111-118 Area Regulations
Does the Ordinance include a Procedure for Amending the Zoning Ordinance and/or Map?	Yes, included in ordinances as written. • 111-31 Amendments
Does the Ordinance include a section about how to handle Nonconforming Uses/Structures?	Yes, included in ordinances as written at Ch. 111, Article XIII: Nonconforming Uses and Structures
Does the Ordinance include a section about the roles and responsibilities of the Zoning Board of Adjustment?	Yes, included in ordinances as written at Ch. 111, Article XVI: Zoning Board of Adjustment
Integration of hazard mitigation / resiliency measures into Zoning (or Equivalent)	Yes, Chapter 105 Flood Damage Prevention, included in Code of Ordinances as written. Updates to Chapter 105 made as detailed below.
Are hazard areas referenced in the zoning ordinance (or equivalent)?	Yes, included in Chapter 105 as written at 105-22. Other chapters reference the Flood Damage Prevention regulations.
Does the zoning (or equivalent) allow only certain land uses within hazard areas? (for example, open space)	Yes, the standards exist and are updated in • 105-23 Establishment of Development Permit • 105-59 Standards for Areas of Shallow Flooding sets standards for development in areas of shallow flooding • 105-60 Floodways prohibits development in floodways unless highest requirements are met
Does the zoning (or equivalent) allow only certain densities within hazard areas? (for example, single family residential)	Yes, 105-57(7) Specific Standards, Prohibited Uses limits density and building coverage to 50% of the

	by-right density or building coverage if built within areas of special flood hazard.
Does the zoning (or equivalent) establish parcel development requirements within hazard areas (for example, requiring setbacks, certain impervious cover %, clustering)?	Yes, • 105-45 Compensatory Storage or Floodplain Mitigation Required applies to development within areas of moderate or special flood hazard • 105-56 General standards includes higher requirements for utilities and construction in hazard zones
Does the zoning (or equivalent) establish infrastructure requirements within hazard areas (like fire-resistant/underground powerlines, high drainage performances, etc.)?	Yes, • 105-56 General Standards requires utilities to be constructed to minimize or eliminate floodwater contamination/infiltration. • 105-57 Specific Standards requires placement of utilities, especially for critical facilities, above base flood elevation.
Does the zoning (or equivalent) establish building construction requirements within hazard areas (like floor elevation, fire resistant material, wind-resistant roofs, etc.)?	Yes, 105-56 General Standards and 105-57 Specific Standards set standards for foundations and water- and flow-resistant construction and references relevant IBC material.
Does the zoning (or equivalent) regulate hazard areas through overlay zoning?	Chapter 105 regulates development throughout areas of special flood hazard. Inclusion of a flood hazard overlay district would be redundant to Chapter 105 regulations.

Attachment II

DRAFT

ORDINANCE NUMBER 2026 -

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

WHEREAS, the City of Harlingen, Texas, is a home-rule municipality authorized under the Constitution and laws of the State of Texas to adopt regulations necessary to protect the public health, safety, and welfare of its residents; and

WHEREAS, the City Commission finds that portions of the City of Harlingen and its extraterritorial jurisdiction are subject to periodic flooding, resulting in threats to life and property, disruption of commerce and governmental services, damage to public infrastructure, and increased public expenditures for emergency response and recovery; and

WHEREAS, the City participates in the National Flood Insurance Program (NFIP) and is required to adopt and enforce floodplain management regulations that meet or exceed the minimum standards established by the Federal Emergency Management Agency (FEMA); and

WHEREAS, the City Commission recognizes that flood hazards are dynamic and that additional flood risk information, including Base Level Engineering (BLE) data and other best available flood hazard information, provides valuable tools for reducing future flood losses and improving community resilience; and

WHEREAS, the City Commission finds that prudent floodplain management practices, including compensatory storage requirements, enhanced development standards, protection of critical facilities, and improved drainage infrastructure standards, promote the public health, safety, and welfare by reducing the risk of flood damage to persons and property; and

WHEREAS, the City has participated in the Texas General Land Office Resilient Communities Program and has undertaken a comprehensive review of its development regulations to identify opportunities to strengthen local resilience to flooding and other natural hazards; and

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WHEREAS, the proposed amendments to Chapter 105, Flood Damage Prevention, are intended to improve the City's ability to manage development in flood-prone areas, protect public and private investments, preserve floodplain functions, and reduce future flood-related losses; and

WHEREAS, the City Commission further finds that adoption of these amendments is in the best interest of the public and will promote the orderly development of land while safeguarding the health, safety, and welfare of current and future residents of the City of Harlingen.

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

SECTION I. Amendment.

Chapter 105, "Flood Damage Prevention," of the Code of Ordinances of the City of Harlingen, Texas, is hereby amended as follows:

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Chapter 105

FLOOD DAMAGE PREVENTION

ARTICLE I

STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE AND METHODS

§ 105-1. Statutory authorization.

The Legislature of the State of Texas has in the Flood Control Insurance Act, Texas V.T.C.A., Water Code § 16.315, delegated the responsibility of local governmental units to adopt regulations designed to minimize flood losses. Therefore, the Elective Commission of Harlingen, Texas does ordain as follows:

(Ordinance 2023-24, § II, adopted 7/5/2023)

§ 105-2. Findings of fact.

- (a) The flood hazard areas of the city are subject to periodic inundation, which may results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, and extraordinary public expenditures for flood protection and relief, all of which adversely affect the public health, safety and general welfare.
- (b) These flood losses are created by the cumulative effect of obstructions in floodplains which cause an increase in flood heights and velocities, and by the occupancy of flood hazard areas by uses vulnerable to floods and hazardous to other lands because they are inadequately elevated, floodproofed or otherwise protected from flood damage.

(Ordinance 2023-24, § II, adopted 7/5/2023)

§ 105-3. Statement of purpose.

It is the purpose of this chapter to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

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- (1) Protect human life and health;
 - (2) Minimize expenditure of public money for costly flood control projects;
 - (3) Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
 - (4) Minimize prolonged business interruptions;
 - (5) Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges ~~located in floodplains;~~
 - (6) Help maintain a stable tax base by providing for the sound use and development of flood-prone areas in such a manner as to minimize future flood blight areas; and
 - (7) Provide information to potential buyers to determine if property is in a flood area, as defined by FEMA;
 - (8) Avoid increasing flood levels or flood hazards or creating new flood hazard areas;
 - (9) Minimize public and private property losses due to flooding; and
 - (10) Preserve the natural floodplains where at all possible.
- (Ordinance 2023-24, § II, adopted 7/5/2023)

§ 105-4. Methods of reducing flood losses.

In order to accomplish reduction of flood loss, this chapter uses the following methods:

- (1) Restrict or prohibit uses that ~~threaten~~ ~~are dangerous~~ to health, safety or property in times of flood, or cause excessive increases in flood heights or velocities;
 - (2) Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
 - (3) Control the alteration of natural floodplains, stream channels, and natural protective barriers, which are involved in the accommodation of flood waters;
 - (4) Control filling, grading, dredging and other development which may increase flood damage;
 - (5) Prevent or control the construction of flood barriers by grading, dredging, excavation and filling which will unnaturally divert flood waters or which may increase flood hazards to other lands.
- (Ordinance 2023-24, § II, adopted 7/5/2023)

§ 105-5. through § 105-15. (Reserved)

ARTICLE II DEFINITIONS

§ 105-16. Definitions.

Unless specifically defined below, words or phrases used in this chapter shall be interpreted to give them the meaning they have in common usage and to give this chapter its most reasonable application.

1% annual chance floodplain (also known as a 100-year floodplain) Is the land within a community subject to a one (1) percent or greater chance of flooding in any given year. These areas are typically designated as a Federal Emergency Management Agency (FEMA) zone A, AE, AH, or AO on FEMA flood insurance rate maps (FIRM Panels). This area includes inundated areas shown in base level engineering analyses for the 1% annual chance storm event.

Alluvial fan flooding Means flooding occurring on the surface of an alluvial fan or similar landform which originates at the apex and is characterized by high-velocity flows; active processes of erosion, sediment transport, and deposition; and unpredictable flow paths.

Apex Means a point on an alluvial fan or similar landform below which the flow path of the major stream that formed the fan becomes unpredictable and alluvial fan flooding can occur.

Appeal Means a request for a review of the floodplain administrator's interpretation of any provision of this chapter or a request for a variance.

Appurtenant structure Means a structure which is on the same parcel of property as the principal structure to be insured and the use of which is incidental to the use of the principal structure.

Area of future conditions flood hazard (area of future flood conditions) Means the land area that would be inundated by the one-percent annual chance (100-year) flood based on future conditions hydrology.

Area of shallow flooding Means a designated AO, AH, AR/AO, AR/AH, or VO zone on a community's flood insurance rate map (FIRM), or inundated areas shown in base level engineering assessments, with a one-percent (1%) or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Area of special flood hazard Is the land in the floodplain within a community subject to a one percent (1%) or greater chance of flooding in any given year. The area may be designated as zone A on the flood hazard boundary map (FHBM). After detailed rate making has been completed in preparation for publication of the FIRM, zone A usually is refined into zones A, AO, AH, A1-30, AE, A99, AR, AR/A1-30, AR/AE, AR/AO, AR/AH, AR/A, VO, V1-30, VE or V. The area may also include inundated areas shown in base level engineering analyses for the one percent (1%) annual chance storm event.

Base flood Means the flood having a one-percent (1%) chance of being equaled or exceeded in any given year.

Base flood elevation (BFE) Means the elevation shown on the flood insurance rate map (FIRM) and found in the accompanying flood insurance study (FIS) for zones A, AE, AH, A1-A30, AR, V1-V30, or VE that indicates the water surface elevation resulting from the flood that has a one-percent (1%) chance of equaling or exceeding that level in any given year - also called the "base flood."

Base level engineering (BLE) Means an automated riverine hydrologic and hydraulic modeling approach that provides flood risk data that meet the technical mapping standards outlined in federal insurance and Mitigation Administration Policy 204-078-1 Standards for Flood Risk Analysis and Mapping. Base level engineering includes estimated floodplain extents (10%, 1%, and 0.2% annual chance storm events), water surface elevation grids (1% and 0.2% annual chance storm events), and flood depth grids (1%, and 0.2% annual chance storm events). Base level engineering reference can be accessed at <https://webapps.usgs.gov/infrm/estBFE/>.

Basement Means any area of the building having its floor subgrade (below ground level) on all sides.

Breakaway wall Means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

Compensatory storage or floodplain mitigation Means an artificially excavated, hydraulically equivalent volume of storage within the special or moderate flood hazard area used to balance the loss of natural flood storage capacity when artificial fill or structures are placed within the area of flood hazard.

Critical facilities Means facilities that materially affect the public health and welfare. Such facilities include, but are not limited to:

- (1) Hospitals, nursing homes, blood banks, health care facilities including those storing vital medical records, and housing likely to contain occupants who may not be sufficiently mobile to avoid death or injury during a flood;
- (2) Police stations, fire stations, vehicle and equipment storage facilities, and emergency operations centers that are needed for flood response activities before, during, and after a flood;
- (3) Public and private utility facilities that are vital to maintaining or restoring normal services to flooded areas before, during and after a flood;
- (4) Structures or facilities that produce, use, treat, store or dispose highly volatile, flammable, explosive, toxic, and/or water-reactive materials; and
- (5) Drinking water plants and facilities, and wastewater treatment plants and facilities.

Critical feature Means an integral and readily identifiable part of a flood protection system, without which the flood protection provided by the entire system would be compromised.

Development Means any man-made change to improved and unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

Elevated building Means, for insurance purposes, a non-basement building, which has its lowest elevated floor, raised above ground level by foundation walls, shear walls, posts, piers, pilings, or columns.

Existing construction Means for the purposes of determining rates, structures for which the start of construction commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before that date. "Existing construction" may also be referred to as "existing structures."

Existing manufactured home park or subdivision Means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

Expansion to an existing manufactured home park or subdivision Means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

Extra-territorial jurisdiction (not limited-purpose annexation) Means the area extending three and one-half (3 ½) miles outside the City of Harlingen corporate limits. All development in the ETJ within an area of special flood hazard is subject to this article.

FEMA Means the Federal Emergency Management Agency.

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Fill Means the placement of earth or other solid material above the natural ground surface elevation prior to or during construction.

Flood elevation study Means an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards.

Flood insurance rate map (FIRM) Means an official map of a community, on which the Federal Emergency Management Agency has delineated both the special flood hazard areas and the risk premium zones applicable to the community.

Flood insurance study (FIS) Is an official report provided by the Federal Emergency Management Agency. The report contains flood profiles, water surface elevation or the base flood, as well as the flood boundary map. Also see flood elevation study.

Flood or flooding Means a general and temporary condition of partial or complete inundation of normally dry land areas from:

- (1) The overflow of inland or tidal waters.
- (2) The unusual and rapid accumulation or runoff of surface waters from any source.

Flood protection system Means those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the area within a community subject to a "special flood hazard" and the extent of the depths of associated flooding. Such a system typically includes hurricane tidal barriers, dams, reservoirs, levees or dikes. These specialized flood modifying works are those constructed in conformance with sound engineering standards.

Floodplain management Means the operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations.

Floodplain management regulations Means zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance and erosion control ordinance) and other applications of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

Floodplain or floodprone area Means any land area susceptible to being inundated by water from any source (see definition of flooding). The one percent (1%) annual chance floodplain is also known as the area of special flood hazard. Also see regulatory floodplain.

Floodprone area Means any land area susceptible to being inundated by water from any source (see definition of flooding).

Floodproofing Means any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents. Floodway. See "regulatory floodway."

Freeboard. See "elevated building."

Functionally dependent use Means a use, which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term "functionally dependent use" includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

Highest adjacent grade Means the highest natural elevation of ground surface prior to construction next to the proposed walls of a structure.

Historic structure Means any structure that is:

- (1) Listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- (2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary [of the Interior] to qualify as a registered historic district;
- (3) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
- (4) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - a. By an approved state program as determined by the Secretary of the Interior or;
 - b. Directly by the Secretary of the Interior in states without approved programs.

Increased cost of Compliance (ICC) Is a benefit under the National Flood Insurance Program (NFIP) that helps cover the costs of complying with building codes and regulations after a flood, particularly if a structure is deemed "substantially damaged" or a "repetitive loss." ICC can provide up to \$30,000 to offset expenses like elevating, relocating, demolishing, or floodproofing a building.

Levee Means a man-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding.

Levee system Means a flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

Lowest floor Means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirement of section 60.3 of the National Flood Insurance Program regulations.

Manufactured home Means a structure transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term "manufactured home" does not include a "recreational vehicle."

Manufactured home park or subdivision Means a parcel (or contiguous parcels) of land divided into two (2) or more manufactured home lots for rent or sale.

Mean sea level Means, for purposes of the National Flood Insurance Program, the North American Vertical Datum (NAVD) of 1988 or other datum, to which base flood elevations shown on a community's flood insurance rate map are referenced.

Moderate flood hazard areas Are areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood. They are shown on flood maps as zones labeled with the letters B or X (shaded).

New construction Means, for the purpose of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

New manufactured home park or subdivision Means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by a community.

No adverse impact floodplain management Means providing appropriate regulatory oversight that the action of one (1) property owner or community does not adversely affect the flood risks for other properties or communities as measured by increased flood stages, increased flood velocity, increased flows, or the increased potential for erosion and sedimentation, or any other impact deemed important by the city, unless the impact is mitigated as provided for in a community or watershed-based plan.

Commented [EO2]: Very broad, suggest City Attorney to give insight.

Recreational vehicle Means a vehicle which is (i) built on a single chassis; (ii) 400 square feet or less when measured at the largest horizontal projections; (iii) designed to be self-propelled or permanently towable by a light duty truck; and (iv) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Regulatory floodway Means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. The floodway is congruent with the regulatory one percent (1%) annual chance floodplain in the city.

Repetitive Loss Means flood-related damage sustained by a structure on two separate occasions during a 10-year period, for which the cost of repairs at the time of each flood event equals or exceeds 25 percent of structure's market value before the damage occurred.

Riverine Means relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

Special flood hazard area See area of special flood hazard.

Start of construction Means, for other than new construction or substantial improvements under the Coastal Barrier Resources Act (Pub. L. 97-348)), includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvement was within 180 days of the permit date. The "actual start" means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building. The start of construction period is valid for 180 days, provided, however, that the duly designated building official may extend the start of construction period of an additional 180-day period pursuant to the city's code.

Structure Means, for floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

Substantial damage Means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. The term includes buildings that are determined to be repetitive loss (see definition).

Substantial improvement Means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the damage occurred. For the purposes of this definition, an improvement occurs when the first alteration

of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the building. This term includes structures, which have incurred "repetitive loss" or "substantial damage," regardless of the actual repair work done. The term does not apply to:

- (1) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local Code Enforcement Official and which are the minimum necessary to assure safe living conditions or
- (2) Any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure."

Variance Means a grant of relief from the requirements of chapter 105 when specific enforcement would result in unnecessary hardship. A variance, therefore, permits construction or development in a manner otherwise prohibited by this chapter. (For full requirements see section 60.6 of the National Flood Insurance Program regulations.)

Violation Means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in 44 CFR section 60.3 (Floodplain management criteria for floodprone areas) is presumed to be in violation until such time as that documentation is provided.

Water surface elevation Means the height, in relation to the North American Vertical Datum (NAVD) of 1988 (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.
(Ordinance 2023-24, § II, adopted 7/5/2023; Ordinance 2025-35 adopted 6/18/2025)

§ 105-17. through § 105-20. (Reserved)

ARTICLE III GENERAL PROVISIONS

§ 105-21. Lands to which this chapter applies.

The article shall apply to all duly designated FEMA flood zones ("areas of special flood hazard") within the jurisdiction of the city to include the areas within the city limits and the extra territorial jurisdiction (ETJ) extending 3.5 miles from the city limits.
(Ordinance 2023-24, § II, adopted 7/5/2023)

§ 105-22. Basis for establishing the areas of special flood hazard.

The area of special flood hazard shall be any areas classified as special flood hazard areas in the scientific and engineering report entitled, "The Flood Insurance Study (FIS) for Cameron County, Texas and Incorporated Areas," dated February 16, 2018, with accompanying flood insurance rate maps and/or flood boundary-floodway maps (FIRM and/or FBFM) dated February 16, 2018 issued by the Federal Emergency Management Agency, or the most recent version thereof, including all digital supporting data. Any revisions or amendments to the FIRM and/or FBFM are hereby adopted by reference and declared to be part of this chapter. The area of special flood hazard shall also include those areas determined to be flood prone by the City of Harlingen and through the reasonable and prudent use of other flood hazard information, including the results of the South Laguna Madre Watershed Base Level Engineering Assessment dated October 2021, to ensure conformance with the provisions of this chapter. The studies and map detailed above shall serve as the minimum basis for establishing areas of special flood hazard within the city limits and ETJ of the City of Harlingen.
(Ordinance 2023-24, § II, adopted 7/5/2023)

§ 105-23. Establishment of development permit.

A floodplain development permit shall be required to ensure conformance with the provisions of this chapter. The City shall charge a fee for the issuance of the permit, which shall be set from time to time by the City Commission. The fee shall be payable at the time the application is submitted.
(Ordinance 2023-24, § II, adopted 7/5/2023)

§ 105-24. Compliance.

No structure or land shall hereafter be located, altered, or have its use changed, or otherwise be developed unless a floodplain development permit has been issued, pursuant to the terms of this chapter. Where construction of structures in a floodplain is allowed by the floodplain administrator, a floodplain development permit shall be required to ensure conformance with the provisions of this chapter. In addition, all land development in any area of special flood hazard shall be required to have a floodplain development permit. Proposed work must be started within six (6) months of the date of approval of a floodplain development permit, otherwise the permit will become null and void. The floodplain development permit will be in effect for 12 months following the start of construction unless otherwise approved on the permit by the floodplain administrator.
(Ordinance 2023-24, § II, adopted 7/5/2023)

§ 105-25. Abrogation and greater restrictions.

This chapter is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this chapter and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.
(Ordinance 2023-24, § II, adopted 7/5/2023)

§ 105-26. Interpretation.

In the interpretation and application of this chapter, all provisions shall be; (1) considered as minimum requirements; (2) liberally construed in favor of the governing body; and (3) deemed neither to limit nor repeal any other powers granted under state statutes.

(Ordinance 2023-24, § II, adopted 7/5/2023)

§ 105-27. Warning and disclaimer of liability.

The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. On occasion, greater floods can and will occur and flood heights may be increased by human-made or natural causes. This chapter does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This chapter shall not create liability on the part of the community or any official or employee thereof for any flood damages that result from reliance on this chapter or any administrative decision lawfully made hereunder. This chapter shall not create a cause of action or basis for liability from any flood damages that result from reliance on this chapter or any administrative decisions lawfully made thereunder.

(Ordinance 2023-24, § II, adopted 7/5/2023)

§ 105-28. through § 105-40. (Reserved)

ARTICLE IV ADMINISTRATION

§ 105-41. Designation of the floodplain administrator.

The Ceity Engineer or their designee is hereby appointed the floodplain administrator to administer and implement the provisions of this chapter and other appropriate sections of 44 CFR (Emergency Management and Assistance - National Flood Insurance Program Regulations) pertaining to floodplain management. (Ordinance 2023-24, § II, adopted 7/5/2023)

§ 105-42. Duties and responsibilities of the floodplain administrator.

Duties and responsibilities of the floodplain administrator shall include, but not be limited to, the following:

- (1) Maintain and hold open for public inspection all records pertaining to the provisions of this chapter.
- (2) Review permit application to determine whether ~~to ensure that~~ the proposed building site project, including the placement of manufactured homes, will be reasonably safe from flooding.
- (3) Review, approve or deny all applications for development permits required by adoption of this chapter.
- (4) Review permits for proposed development to assure that all necessary permits have been obtained from those federal, state or local governmental agencies (including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. § 1334) from which prior approval is required.
- (5) Where interpretation is needed as to the exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions) the floodplain administrator shall make the necessary interpretation.
- (6) Notify, in riverine situations, adjacent communities and the state coordinating agency which is the Texas Water Development Board (TWDB) and also the Texas Commission on Environmental Quality (TCEQ), prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency.
- (7) Assure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained.
- (8) When base flood elevation data has not been provided in accordance with article III, section 105-22, the floodplain administrator shall obtain, review and reasonably utilize any base flood elevation data and floodway data available from a federal, state or other source, in order to administer the provisions of article V.
- (9) When a regulatory floodway has not been designated, the floodplain administrator must require that no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one (1) foot at any point within the community.
- (10) Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood Insurance Program regulations, a community may approve certain development in Zones A1-30, AE, AH, on the community's FIRM which increases the water surface elevation of the base flood by more than one (1) foot, provided that the community first completes all of the provisions required by Section 65.12.

- (11) Coordinate all change requests to the FIS and FIRM or FHBM, or both, with the requestor, state, and FEMA;
- (12) Enforcing the city's "No Adverse Impact" Floodplain Management requirement based on the historical knowledge related to street and structural flooding of the area and require additional conditions for the approval which may include limit dirt placement by implementing a pier and beam construction requirement, improving drainage systems, etc.
- (13) Where base level engineering is available:
- Base level engineering data shall be reviewed and reasonably used in FEMA-identified special flood hazard areas where base flood elevation and floodway data have not been identified and in areas where FEMA has not identified special flood hazard areas.
 - Base flood elevations and designated floodway boundaries on FIRMs and in flood insurance studies shall take precedence over base flood elevations and floodway boundaries delineated by base level engineering if such source shows reduced floodway widths and/or lower base flood elevations.
 - Base level engineering data shall be reasonably used if such source shows increased base flood elevations and/or larger floodway areas than are shown on FIRMs and in flood insurance studies.
- (Ordinance 2023-24, § II, adopted 7/5/2023)

Commented [EO3]: Recommend having the City Attorney review to provide input.

§ 105-43. Permit procedures.

- (a) Application for a floodplain development permit shall be presented to and must be approved by the floodplain administrator on forms furnished by the floodplain administrator and may include, but not be limited to, plans in duplicate drawn to scale showing the location, dimensions, and elevation of proposed landscape alterations, existing and proposed structures, including the placement of manufactured homes, and the location of the foregoing in relation to areas of special flood hazard. Application for a floodplain development permit for a proposed subdivision may be presented prior to or in conjunction with other data required for the platting process. For platting purposes, a floodplain development permit shall serve only as an approval of the floodplain ordinance requirements. No cut or fill, building, or other site alterations shall proceed until the permit is approved. Additionally, the following information shall accompany the permit application:
- An elevation certificate for buildings on property located in or abutting the floodplain;
 - Elevation in relation to mean sea level to which any nonresidential structure shall be floodproofed;
 - A certificate from a registered professional engineer or architect that the nonresidential floodproofed structure shall meet the floodproofing criteria of article V, section 105-57(2)(b)(2);
 - Description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of proposed development;
 - Maintain a record of all such information in accordance with article IV, section 105-42(1)(b)(+);
 - An existing structure may be improved (remodeled) without conforming to requirements of this chapter when the improvement does not constitute a substantial improvement. In the event that the work is considered a substantial improvement then the structure must be brought into compliance with this chapter.
 - If required by section 105-45, a certification of no adverse impact. A registered professional

engineer shall certify that the proposed development will not create adverse impacts on other properties as measured by:

- a. No increase in flood stage;
- b. No increase in flood velocity
- c. No increase in flows;
- d. No increased potential for erosion and sedimentation;
- e. Any other impact deemed important or as specified by the city.

The certification shall employ accepted engineering standards for hydraulic and hydrological analysis and all data shall be provided in hard copy and digitally for review and corroboration by the Floodplain Administrator, City Engineer, or any governmental review agency acceptable to the city.

Commented [EO4]: Recommend City Attorney provide insight for this broad discretion.

- (b) Approval or denial of a floodplain development permit by the floodplain administrator shall be based on all of the provisions of this chapter and the following relevant factors:

- (1) The danger or threat to life and property due to flooding or erosion damage;
- (2) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
- (3) The danger that materials may be swept onto other lands to the injury of others;
- (4) The compatibility of the proposed use with existing and anticipated development;
- (5) The safety of access to the property in times of flood for ordinary and emergency vehicles;
- (6) The costs of providing governmental services during and after flood conditions including maintenance and repair of streets and bridges, and public utilities and facilities such as sewer, gas, electrical and water systems;
- (7) The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site;
- (8) The necessity to the facility of a waterfront location, where applicable;
- (9) The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use.

(10) The relationship of the proposed use to the comprehensive plan for that area.

~~(10)~~(11) Technical review of a permit application for sound engineering practices may be performed by either the City Engineer or by an appointed Professional Engineer.

- (c) If a development permit application is disapproved, the floodplain administrator shall notify the applicant in writing of the section and specific requirement of this chapter with which the proposed development does not comply and the nature of such noncompliance.
(Ordinance 2023-24, § II, adopted 7/5/2023)

§ 105-44. Variance procedures.

- (a) Following recommendation from the Floodplain Administrator and City Engineer or appointed Professional Engineer, The appeal board, as established by the community, shall hear and render judgment on requests for variances from the requirements of this chapter. The issuance of a variance pursuant to this chapter is for flood plain management purposes only.
- (b) The appeal board shall hear and render judgment on an appeal only when it is alleged there is an

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error in any requirement, decision, or determination made by the floodplain administrator in the enforcement or administration of this chapter. The appeal board, after a public hearing and examining the applicant's hardships, shall approve or disapprove a request for variance.

- (c) Any person or persons aggrieved by the decision of the appeal board may appeal such decision in the courts of competent jurisdiction.
- (d) The floodplain administrator shall maintain a record of all actions involving an appeal and shall report variances to the Federal Emergency Management Agency upon request.
- (e) Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in the remainder of this chapter. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.
- (f) Variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing the relevant factors in section 105-43(b)(e)(2) of this article have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.
- (g) Upon consideration of the factors noted above and the intent of this chapter, the appeal board may attach such conditions to the granting of variances as it deems necessary to further the purpose and objectives of this chapter (article I, section 105-3(e)).
- (h) Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
- ~~(i) Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.~~

(i) Prerequisites for granting variances:

- (1) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- (2) Variances shall only be issued upon: (i) showing a good and sufficient cause; (ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant due to the physical characteristics of the land that render the lot undevelopable; inconvenience and/or increased costs to satisfy the requirements do not constitute hardship, and (iii) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
- (3) Any application to whom a variance is granted shall be given written notice that the structure will be permitted to be built with the lowest floor elevation below the base flood elevation, and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.
- (j) Variances may be issued by a community for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that (i) the criteria outlined in article IV, section 105-44(a) through (j)(d)(1) — (9) are met, and (ii) the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.

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- (k) Enforcement of Conditions and Violation. Any variance granted under this ordinance shall be subject to the conditions and safeguards established at the time of approval. Failure to comply with such conditions, or misuse of the variance, shall be considered a violation of this ordinance and may result in revocation of the variance and any other lawful remedy as determined appropriate by the City.

(Ordinance 2023-24, § II, adopted 7/5/2023)

§ 105-45. Compensatory storage or floodplain mitigation required.

- (a) Compensatory storage or floodplain mitigation required. If a development, re-development, or substantial improvement project of or greater than 50 lots or five (5) acres proposes encroachment upon, by placing fill, storing stormwater detention, or placing a structure within, a moderate or special flood hazard area, the project must provide compensatory storage.
- (1) Compensatory storage for special flood hazard area encroachments shall be provided in the same type of special flood hazard area.
 - (2) Compensatory storage for moderate flood hazard area encroachments may be provided in either special or moderate flood hazard areas.
 - (3) The volume of an encroachment shall be calculated as the volume of space occupied by the encroachment from natural ground up to the base flood elevation.
 - (4) If the compensatory storage is provided on the same property as the proposed development, the required compensatory storage shall be equivalent to the volume of encroachment.
 - (5) If it is infeasible to provide compensatory storage on the same property as the proposed development, the applicant may request to provide the compensatory storage offsite, provided that:
 - a. The compensatory storage is doubled;
 - b. The applicant provides proof that the offsite compensatory storage cannot be reduced in any way; and
 - c. The location of the offsite compensatory storage is within a one-half mile radius of the proposed development's continuous property boundary.
 - (6) The compensatory storage volume shall not be negatively impacted by groundwater.

(Ordinance 2023-24, § II, adopted 7/5/2023)

§ 105-46. through § 105-55. (Reserved)

ARTICLE V
PROVISIONS FOR FLOOD HAZARD REDUCTION

§ 105-56. General standards.

In all areas of special flood hazards the following provisions are required for all new construction and substantial improvements:

- (1) All new construction or substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
- (2) All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage and will be reasonably safe from flooding;
- (3) All new construction or substantial improvements shall be constructed with materials, methods, and practices that minimize flood damage, as required by the International Building Code, § 1612 FLOOD LOADS; and utility resistant to flood damage;
- (4) All new construction or substantial improvements shall be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;
- (5) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
- (6) All new and replacement sanitary sewage facilities, private sewage treatment plants (including all pumping stations and collector systems) and on-site waste disposal systems shall be designed to minimize or eliminate infiltration of floodwaters into the facilities and discharge from the facilities into floodwaters, and impairment of the facilities and systems; systems shall be designed to minimize or eliminate infiltration of flood waters into the system and discharge from the systems into flood waters, and,
- (7) On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding;
- (8) All public utilities and facilities such as sewer, gas, electrical, communications, and water systems shall be located and constructed to minimize or eliminate flood damage;
- (9) Adequate drainage shall be provided to reduce exposure to flood hazards; in Zones AH and AO, adequate drainage paths shall be provided to guide floodwaters around and away from proposed structures;
- (10) All new construction or substantial improvements within Special Flood Hazard Areas shall be elevated using foundation systems that meet or exceed the flood-resistance requirements of this ordinance. Acceptable foundation types include:
 - a. A stem wall foundation with an elevated slab and enclosed crawlspace, constructed using flood-damage-resistant materials. Any enclosed area below the Base Flood Elevation (BFE) shall be used solely for parking, building access, or storage, and shall include compliant flood openings in accordance with FEMA Technical Bulletin 1.
 - b. An open foundation system consisting of posts, piers, piles, or columns, provided the space below the lowest floor is either not enclosed or is enclosed only with compliant flood venting.
 - c. Other foundation systems approved by the Floodplain Administrator, provided they meet or exceed the performance standards of this ordinance and conform to ASCE 24-

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14 or successor standards.

~~(8)(11)~~ New construction and substantial improvements, when located in multiple flood zones with varying base flood elevations or in the same flood zone with multiple base flood elevations must meet the requirements for the flood zone with the most stringent requirements and the highest base flood elevation.

(Ordinance 2023-24, § II, adopted 7/5/2023)

§ 105-57. Specific standards.

In all areas of moderate or special flood hazards where base flood elevation data has been provided as set forth in (i) article III, section ~~105-22(b)~~, (ii) article 4, section ~~105-42(8)(b)(8)~~, or (iii) article V, section ~~105-58(c)(e)(3)~~, the following provisions are required:

- (1) Residential construction.
 - a. Within an area of special flood hazard, new construction and substantial improvement of any residential structure shall have the lowest floor, including basement, and all components of the mechanical, electrical, and plumbing system and any other service facility elevated to at least 18 inches above the base flood elevation or 24 inches above the top of the curb, whichever is higher.
 - b. Within a moderate flood hazard area, new construction and substantial improvement of any residential structure shall have the lowest floor, including basement, and all components of the mechanical, electrical, and plumbing systems and any other facility elevated to at least 12 inches above the base flood elevation or 18 inches above the top of the curb, whichever is higher.
- (2) Nonresidential construction. New construction and substantial improvements of any commercial, industrial or other nonresidential structure shall either have the lowest floor (including basement) elevated to 18 inches above the base flood elevation or together with attendant utility and sanitary facilities, be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. A registered professional engineer or architect shall develop and/or review structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice as outlined in this subsection. A record of such certification which includes the specific elevation (in relation to mean sea level) to which such structures are floodproofed shall be maintained by the floodplain administrator.
- (3) Critical facilities. ~~New construction and substantial improvement of any critical facilities shall have the lowest floor (including basement and all essential plumbing and utilities, including duct work), elevated or floodproofed to a minimum of 24 inches above the base flood elevation.~~ Construction and substantial improvement of any critical facility, such as EMS, fire department, and police department, shall have the lowest floor (including basement and all essential plumbing and utilities, including duct work), elevated to or above the regulatory flood datum or the 500-year floodplain elevation, whichever is higher in elevation. A registered Professional Engineer, Architect, or Land Surveyor shall submit a certification to the Floodplain Administrator that the standard of this subsection as proposed in section 105-43(a) is satisfied.
- (4) Enclosures. New construction and substantial improvements, with fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:

- a. A minimum of two openings on separate walls having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding shall be provided.
- b. The bottom of all openings shall be no higher than one (1) foot above grade.
- c. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

(5) Manufactured homes.

- a. ~~All~~Require that all manufactured homes to be placed within Zone A on a community's FIRM shall be installed using methods and practices which minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces.

- b. ~~All~~Require that manufactured homes that are placed or substantially improved within Zones A1-30, AH, and AE on the community's FIRM on sites (i) outside of a manufactured home park or subdivision, (ii) in a new manufactured home park or subdivision, (iii) in an expansion to an existing manufactured home park or subdivision, or (iv) in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as a result of a flood, shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to or above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

1. If located in a flood hazard area, the lowest floor (including basement) will be one (1) foot above the peak water surface elevation established by the FIRM;

2. One (1) foot above the top of the curb (or top of crown) of the nearest adjacent street;
or

~~b-3.~~ One (1) foot above the 500-year 24-hour base floor elevation; whichever is greatest.

- c. Require that manufactured homes be placed or substantially improved on sites in an existing manufactured home park or subdivision with Zones A1-30, AH and AE on the community's FIRM that are not subject to the provisions of paragraph (4) of this section be elevated so that either:
 - 1. The lowest floor of the manufactured home is at or above the base flood elevation, or
 - 2. The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

- (6) Recreational vehicles. ~~All~~Require that recreational vehicles placed on sites within Zones A1-30, AH, and AE on the community's FIRM shall either (i) be on the site for fewer than 180 consecutive days, or (ii) be fully licensed and ready for highway use, or (iii) elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

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(7) Prohibited uses. The following uses are prohibited within a designated floodplain:

- a. Storage or processing of materials that are hazardous, flammable, or explosive in the identified special flood hazard area.
- b. Storage of material or equipment that, in times of flooding, could become buoyant and pose an obstruction to flow in identified floodway areas.
- c. No floodplain development permit shall be approved for any structure or parking area that encroaches on an area of special flood hazard unless:
 1. The parking area is smaller than 5,000 square feet, or
 2. The structure is unoccupied and has an area of less than 1,000 square feet,
 3. The lowest finished floor elevation of the structure is elevated to or above the regulatory flood datum.
 4. The maximum proposed density and building coverage are half of the amount otherwise allowed in the property's base zoning district.
- d. No fill material shall be used to elevated any structure in Zones A, A1-30, AE, AO, AH, AR, or A99, unless:
 1. The fill material is compacted to not less than 95 percent of the maximum dry density, conforming to Texas Department of Transportation Test Method TEX-114-E, "Laboratory Compaction Characteristics and Moisture-Density Relationship of Subgrade and Embankment Soil";
 2. The fill material is comprised of fine grained soils of low permeability, such as those classified as CH, CL, SC, or ML according to ASTM Standard D-2487, "Standard Practice for Classification of Soils for Engineering Purposes (Unified Soil Classification System)"; and
 3. The fill material is homogeneous and isotropic (specifically, that the soil is all of one material and the engineering properties are the same in all directions).

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b-(8) Elevation Certificate. An Elevation Certificate is required for all new development and substantial improvements regulated by this ordinance. All elevation requirements noted in this ordinance shall be documented using the NFIP Elevation Certificate, FEMA Form 086-0-33, as amended, which shall be certified by a registered Professional Engineer, Architect, or Land Surveyor, and submitted to the Floodplain Administrator.

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(Ordinance 2023-24, § II, adopted 7/5/2023)

§ 105-58. Standards for subdivision proposals.

- (a) All subdivision proposals including the placement of manufactured home parks and subdivisions shall be consistent with article I, sections 105-2, 105-3 and 105-4(b), (c), and (d) of this chapter.
- (b) All proposals for the development of subdivisions including the placement of manufactured home parks and subdivisions shall meet floodplain development permit requirements of article III, section 105-23(e); article IV, section 105-43(e); and the provisions of article V of this chapter.
- (c) Base flood elevation data shall be provided for subdivision proposals and other proposed development including the placement of manufactured home parks and subdivisions which is greater than 50 lots or five (5) acres, whichever is lesser, if not otherwise provided pursuant to article III, section 105-22(b) or article 4, section 105-42(b)(8) of this article.
- (d) All subdivision proposals including the placement of manufactured home parks and subdivisions shall have adequate drainage provided to reduce exposure to flood hazards.

- (e) All subdivision proposals including the placement of manufactured home parks and subdivisions shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.
(Ordinance 2023-24, § II, adopted 7/5/2023)

§ 105-59. Standards for areas of shallow flooding (including AO/AH zones).

Located within the areas of special flood hazard established in section 105-22 are areas designated as shallow flooding. These areas have special flood hazards associated with flood depths of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow; therefore, the following provisions apply:

- (1) All new construction and substantial improvements of residential structures, including manufactured homes, have the lowest floor (including basement) elevated 18 inches above the base flood elevation or the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM or base level engineering assessment (at least 24 inches if no depth number is specified).
- (2) All new construction and substantial improvements of non-residential structures;
 - a. Have the lowest floor (including basement) elevated to or above the base flood elevation or the highest adjacent grade at least as high as the depth number specified in feet or inches on the community's FIRM or base level engineering assessment (at least 24 inches if no depth number is specified), or
 - b. Together with attendant utility and sanitary facilities be designed so that below the base specified flood depth in an AO Zone, or below the base flood elevation in an AH Zone, or estimated flood depth in a base level engineering assessment, level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads of effects of buoyancy.
- (3) A registered professional engineer or architect shall submit a certification to the floodplain administrator that the standards of this section, as proposed in article IV, section 105-43(e) are satisfied.
- (4) Require within Zones AH or AO adequate drainage paths around structures on slopes, to guide flood waters around and away from proposed structures.
(Ordinance 2023-24, § II, adopted 7/5/2023)

§ 105-60. Floodways.

Floodways—Located within areas of special flood hazard established in article III, section 105-22(b), are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles and erosion potential, the following provisions shall apply:

- (1) Encroachments are prohibited, including fill, new construction, substantial improvements and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice and certification by a registered professional engineer is provided demonstrating that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.
- (2) If article V, section 105-58(a)(e)(+) above is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of article V.

- (3) Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood Insurance Program Regulations, a community may permit encroachments within the adopted regulatory floodway that would result in an increase in base flood elevations, provided that the community first completes all of the provisions required by Section 65.12.
(Ordinance 2023-24, § II, adopted 7/5/2023)

§ 105-61. Improved open drainage courses and enclosed drainage structures.

- (1) All improvements to open drainage courses and enclosed drainage structures in areas of special flood hazard shall be designed by a registered Professional Engineer in accordance with the City's Drainage Design Criteria, as amended, and constructed to accommodate the base flood event.
- a. Upon completion, a registered Professional Engineer shall certify in writing that the improvements made comply with those designed.
- b. Improved drainage courses and structures in areas of special flood hazard may be of earthen channel or concrete-lined channel, provided the type of channel used satisfies all applicable design criteria (velocity/type of soil, etc.).
- c. The design and construction of improved drainage courses and structures shall provide for adequate access to such drainage courses for the performance of necessary maintenance.
- (2) All improved drainage courses and structures in areas of special flood hazard meeting the requirements of this ordinance shall be dedicated to the City and accepted for maintenance by the City.
- (3) The City shall maintain all improved open drainage courses and enclosed drainage structures in areas of special flood hazard provided that the requirements of this subsection are satisfied. The areas of special flood hazard shall be inspected on an annual basis under the supervision of the City Engineer to determine if required maintenance is being performed. Maintenance shall be performed as often as necessary to keep the area free of debris and any rank growth above the height of 18 inches above the finished grade of the improved drainage course. Inspection for sedimentation shall be conducted as determined by the City Engineer. Maintenance will be performed as often as necessary to keep the sedimentation from exceeding 12 inches in depth above the finished grade of the improved drainage courses. All bottom profile inspections to determine the depth of sedimentation will be coordinated and reviewed by the City Engineer.

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§ 105-62. Severability.

If any section, clause, sentence, or phrase of this chapter is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this chapter.
(Ordinance 2023-24, § II, adopted 7/5/2023)

§ 105-63. Penalties for non compliance.

No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this chapter and other applicable regulations. Violation of the provisions of this chapter by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a misdemeanor. Any person who violates this chapter or fails to comply with any of its requirements shall upon conviction thereof be fined not more than \$500.00 for each violation, and in addition shall pay all costs and expenses involved in the case. Nothing herein contained shall prevent the city from taking such other lawful action as is necessary to prevent or remedy any violation.
(Ordinance 2023-24, § II, adopted 7/5/2023)

§ 105-643. Stop work order, emergencies.

Upon notice from the floodplain administrator that work on any building, structure, dike, bridge or any improvement which would affect water drainage is being done contrary to the provisions of this chapter, or in a dangerous or unsafe manner, such work shall be immediately stopped. Such notice shall be in writing and shall be given to the owner of the property or to his agent, or to the person doing the work, and shall state the conditions under which work may be resumed. Where an emergency exists, no written notice shall be required to be given by the floodplain administrator; provided however, written notice shall follow within 24 hours from the time oral notice to stop was issued.
(Ordinance 2023-24, § II, adopted 7/5/2023)

§ 105-654. Repetitive losses.

A building (home or business), if insured through the National Flood Insurance Program, is eligible for an ICC payment when the city's floodplain administrator determines that the building is repetitively damaged as a result of floods within a 10-year period (see repetitive loss definition). To make this determination, there must be two claims filed in a 10-year period and the claims' average must equal or exceed 25 percent% of the building's market value.
(Ordinance 2025-35 adopted 6/18/2025)

Section II. Severability.

If any section, subsection, sentence, clause, phrase, word, provision, or application of this Ordinance is held invalid, illegal, or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions or applications of this Ordinance, and the City Commission declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase, word, provision, or application regardless of the invalid portion.

SECTION III. Codification.

The City Secretary and codifier are authorized to codify the amendments adopted by this Ordinance in Chapter 105 of the Code of Ordinances of the City of Harlingen and to make nonsubstantive formatting, numbering, punctuation, and style changes necessary for codification.

SECTION IV. Conflicts and Repealer.

All ordinances, resolutions, orders, or parts thereof in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict only. Whenever the requirements of this Ordinance conflict with or differ from the requirements of any other lawfully adopted ordinance, regulation, easement, covenant, deed restriction, or other legal requirement, the provision imposing the more stringent restriction or higher standard shall control.

SECTION V. Effective Date.

This Ordinance shall take effect immediately upon its passage, approval, and publication as required by law.

PASSED and APPROVED on First Reading this day of 2026.

PASSED, APPROVED, AND ADOPTED on Second and Final Reading this day of 2026.

Norma Sepulveda, Mayor

Attest:

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Mayra Herrera, City Secretary

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Approved as to form:

Mark Sossi, City Attorney

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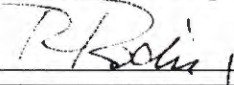
**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **August 19, 2026**

Agenda Item:

Consider and take action to an ordinance adopting water and sewer rate adjustments necessary to fund forecasted operating expenses, capital asset costs, and Harlingen Waterworks System capital improvements supported by Texas Water Development Board funding.

Prepared By (Print Name): **Roel R. Rodriguez**
Title: **Interim General Manager**

Signature: 

Brief Summary:

On April 2, 2024, the City Commission approved the On-Time/Inverted Block/Higher Base Rate Plan, including Lifeline discounts, as presented and adopted the corresponding ordinance implementing the new rate structure.
The implementation of the original rate schedule was intentionally delayed to align with the timing of major capital project commencement and to ensure an equitable distribution of financial responsibility among the citizens of Harlingen.
Implementation of Phase II will help ensure compliance with financial commitments associated with Texas Water Development Board funding and provide the revenue necessary to sustain critical water and wastewater infrastructure improvements for the community.

Funding (if applicable):

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

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

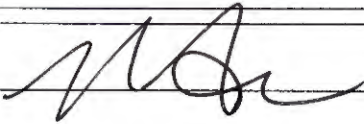
Finance Director's approval: ☒ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approving the ordinance authorizing the issuance of the bonds.

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

Comments:

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

ORDINANCE NO. 26-

**AN ORDINANCE OF THE CITY OF HARLINGEN, TEXAS
AMENDING CHAPTER 18 AND CHAPTER 48 SECTIONS
48-97 AND 48-185 OF THE HARLINGEN CITY CODE AS
AMENDED TO AMEND RATES FOR WATER AND SEWER
SERVICE, ESTABLISHING AN EFFECTIVE DATE, AND
PROVIDING FOR PUBLICATION AND ORDAINING OTHER
MATTERS RELATED TO THE FOREGOING.**

Sec. 48-97. – Standard water rates.

- (a) The standard water rates for all water service to each residential and nonresidential metered customer shall be as follows:
 - 1) Monthly ready to serve charges and water commodity rates are found in the city fee schedule in chapter 18 and shall be effective on the first billing cycle of the indicated month and year.
 - 2) Water commodity billing. The commodity water rate for each metered customer is per 1,000 gallons of water, but shall be charged per 100 gallons of use.
- (b) Lifeline water discount.
 - 1) A lifeline water discount shall be offered to “qualified customers” of the waterworks system who either:
 - a. Reside in housing provided by Harlingen Housing Authority, or
 - b. Receive rent subsidies from the Harlingen Housing Authority via Section 8, Veterans Supporting Housing, and Foster Youth Initiative.
 - 2) The lifeline water discount shall be as found in the city fee schedule in chapter 18 and shall be effective on the first billing cycle of the indicated month and year.
 - 3) Lifeline water discounts shall be equal, uniform, and nondiscriminatory and shall be offered only to qualified customers.
 - 4) The lifeline water discount shall not be provided to any customer for a period exceeding five years.

Sec. 48-185. - Standard sewer rates.

- (a) The standard sewer rates for all sewer service to each residential and nonresidential metered customer shall be as follows:
 - 1) Monthly ready to serve charges and sewer commodity rates are found in the city fee schedule in chapter 18 and shall be effective on the first billing cycle of the indicated month and year.

- 2) Sewer commodity billing. The sewer commodity rate for each metered customer is per 1,000 gallons of sewage, but shall be charged per 100 gallons of use.

(b) Lifeline sewer discount.

- 1) A lifeline sewer discount shall be offered to “qualified customers” of the waterworks system who either:
 - a. Reside in housing provided by Harlingen Housing Authority, or
 - b. Receive rent subsidies from the Harlingen Housing Authority via Section 8, Veterans Supporting Housing, and Foster Youth Initiative.
- 2) The lifeline sewer discount shall be as found in the city fee schedule in chapter 18 and shall be effective on the first billing cycle of the indicated month and year.
- 3) Lifeline sewer discounts shall be equal, uniform, and nondiscriminatory and shall be offered only to qualified customers.
- 4) The lifeline sewer discount will not be applied to any customer for a period exceeding five years.

Chapter 18 – Fees

Section 48-97 - Standard water rates.

Residential and Commercial Inside City Limits – Water Ready to Serve Charges

Meter Size	Completed 24-May	Phase 2 26-Oct	Phase 3 TBD	Phase 4 TBD	Phase 5 TBD
5/8"	\$ 9.91	\$ 12.39	\$ 15.49	\$ 19.36	\$ 23.23
1"	13.16	17.16	22.34	29.04	34.85
1 1/2"	19.85	26.86	36.15	48.40	58.08
2"	43.35	56.77	74.20	96.80	116.16
3"	65.92	87.98	116.94	154.88	185.86
4"	192.55	305.02	461.68	677.61	813.13
6"	378.39	583.79	868.24	1,258.42	1,510.11
8"	746.45	1,200.27	1,834.35	2,710.45	3,252.54

Residential Inside City Limits – Water Commodity Block Rates per 1,000 Gallons

Gallons	Completed 24-May	Phase 2 26-Oct	Phase 3 TBD	Phase 4 TBD	Phase 5 TBD
0 to 3,000	\$ 1.30	\$ 1.30	\$ 1.30	\$ 1.30	\$ 1.30
3,001 to 10,000	1.80	1.98	2.18	2.40	2.61
10,001 to 20,000	2.55	2.81	3.09	3.39	3.70
20,001 and Above	3.05	3.36	3.69	4.06	4.42

Commercial Inside City Limits – Water Commodity Rate per 1,000 Gallons

All Gallons	1.83	2.01	2.22	2.44	2.66
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Residential and Commercial Outside City Limits – Water Ready to Serve Charges

Meter Size	Completed 24-May	Phase 2 26-Oct	Phase 3 TBD	Phase 4 TBD	Phase 5 TBD
5/8"	\$ 14.87	\$ 18.59	\$ 23.23	\$ 29.04	\$ 34.85
1"	19.74	25.74	33.51	43.56	52.27
1 1/2"	29.77	40.29	54.22	72.60	87.12
2"	65.02	85.16	111.31	145.20	174.24
3"	98.88	131.96	175.41	232.32	278.79
4"	288.83	457.52	692.52	1,016.42	1,219.70
6"	567.59	875.68	1,302.36	1,887.63	2,265.16
8"	1,119.68	1,800.41	2,751.53	4,065.67	4,878.81

Residential Outside City Limits – Water Commodity Block Rates per 1,000 Gallons

Gallons	Completed 24-May	Phase 2 26-Oct	Phase 3 TBD	Phase 4 TBD	Phase 5 TBD
0 to 3,000	\$ 1.95	\$ 1.95	\$ 1.95	\$ 1.95	\$ 1.95
3,001 to 10,000	2.70	2.97	3.27	3.59	3.92
10,001 to 20,000	3.83	4.21	4.63	5.09	5.55
20,001 and Above	4.58	5.03	5.54	6.09	6.64

Commercial Outside City Limits – Water Commodity Rate per 1,000 Gallons

	Completed 24-May	Phase 2 26-Oct	Phase 3 TBD	Phase 4 TBD	Phase 5 TBD
All Gallons	\$ 2.75	\$ 3.02	\$ 3.32	\$ 3.66	\$ 3.99

Lifeline Water Discount for Harlingen Housing Authority Customers

Completed 24-May	Phase 2 26-Oct	Phase 3 TBD	Phase 4 TBD	Phase 5 TBD
\$ 2.50	\$ 5.00	\$ 7.50	\$ 10.00	\$ 12.50

Section 48-185 - Standard sewer rates.

Residential and Commercial Inside City Limits – Sewer Ready to Serve Charges

Meter Size	Completed 24-May	Phase 2 26-Oct	Phase 3 TBD	Phase 4 TBD	Phase 5 TBD
5/8"	\$ 7.73	\$ 9.66	\$ 12.07	\$ 15.09	\$ 18.86
1"	11.80	14.75	18.44	23.05	28.81
1 1/2"	26.76	33.45	41.82	52.27	65.34
2"	32.21	40.27	50.33	62.92	78.64
3"	66.21	82.77	103.46	129.32	161.65
4"	168.25	210.31	262.89	328.61	410.77
6"	345.10	431.38	539.22	674.02	842.53
8"	549.16	686.45	858.07	1,072.58	1,340.73

Residential and Commercial Inside City Limits – Sewer Commodity Rate per 1,000 Gallons

	Completed 24-May	Phase 2 26-Oct	Phase 3 TBD	Phase 4 TBD	Phase 5 TBD
All Gallons	\$ 4.06	\$ 4.51	\$ 5.01	\$ 5.56	\$ 6.06

Residential and Commercial Outside City Limits – Sewer Ready to Serve Charges

Meter Size	Completed 24-May	Phase 2 26-Oct	Phase 3 TBD	Phase 4 TBD	Phase 5 TBD
5/8"	\$ 20.50	\$ 20.50	\$ 20.50	\$ 22.63	\$ 28.29
1"	20.50	22.13	27.66	34.57	43.21
1 1/2"	40.14	50.18	62.72	78.41	98.01
2"	48.32	60.40	75.50	94.37	117.97
3"	99.32	124.15	155.19	193.98	242.48
4"	252.38	315.47	394.34	492.92	616.15
6"	517.65	647.06	808.83	1,011.04	1,263.79
8"	823.74	1,029.68	1,287.10	1,608.87	2,011.09

Residential and Commercial Outside City Limits – Sewer Commodity Rate per 1,000 Gallons

	Completed 24-May	Phase 2 26-Oct	Phase 3 TBD	Phase 4 TBD	Phase 5 TBD
All Gallons	\$ 6.09	\$ 6.76	\$ 7.51	\$ 8.33	\$ 9.08

Lifeline Sewer Discount for Harlingen Housing Authority Customers

Completed 24-May	Phase 2 26-Oct	Phase 3 TBD	Phase 4 TBD	Phase 5 TBD
\$ 2.50	\$ 5.00	\$ 7.50	\$ 10.00	\$ 12.50

FINALLY ENACTED THIS 19th day of August 2026, at a regular meeting of the Elective Commission of the City of Harlingen, Texas at which a quorum was present and which was held in accordance with TEXAS GOVERNMENT CODE, TITLE 5, SUBTITLE A, CHAPTER 5511.

Norma Sepulveda, Mayor

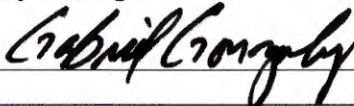
ATTEST:

Mayra Herrera, City Secretary

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **August 19, 2026**

Agenda Item:
Consideration and possible action to approve an ordinance on first reading extending the temporary moratorium on High-Intensity Data Processing facilities established by Ordinance No. 26-26.

Prepared By (Print Name): Gabriel Gonzalez
Title: City Manager
Signature: 

Brief Summary:
The City Commission of the City of Harlingen adopted Ordinance No. 26-26 on the regular meeting of June 17, 2026, establishing a temporary moratorium on the acceptance, processing, and approval of applications for the development, construction, or operation of High-Intensity Data Processing Facilities. Staff is asking for an extension to the moratorium.

Funding (if applicable):
Are funds specifically designated in the current budget for the full amount for this purpose? ☐ Yes ☐ No*
*If no, specify source of funding and amount requested:
Finance Director's approval: ☐ Yes ☐ No ☐ N/A

Staff Recommendation:
Staff recommends approval of the resolution.

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

City Attorney's approval: 	☒ Yes ☐ No ☐ N/A
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ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF HARLINGEN, TEXAS, EXTENDING THE TEMPORARY MORATORIUM ON HIGH-INTENSITY DATA PROCESSING FACILITIES ESTABLISHED BY ORDINANCE NO. _____ THROUGH A DATE CERTAIN; FINDING THAT SUCH FACILITIES CONSTITUTE A HEAVY INDUSTRIAL USE; ADOPTING THE EXTENSION UNDER THE CITY'S HOME-RULE POLICE POWER; ADOPTING ALTERNATIVE AND SUBORDINATE FINDINGS UNDER TEXAS LOCAL GOVERNMENT CODE § 212.1362(a)(2); PRESERVING VESTED RIGHTS; CONTINUING THE WAIVER PROCEDURE; PROVIDING A CUMULATIVE CLAUSE AND A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Harlingen, Texas, adopted Ordinance No. _____ establishing a temporary moratorium on the acceptance, processing, and approval of applications for the development, construction, or operation of High-Intensity Data Processing Facilities (the "Moratorium Ordinance"); and

WHEREAS, the City of Harlingen is a home-rule municipality possessing the full power of local self-government under Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, the City Commission has determined, on the evidence stated below, that a High-Intensity Data Processing Facility is a heavy industrial use, and

WHEREAS, notice of this meeting was posted in accordance with Chapter 551 of the Texas Government Code, and the City Commission afforded municipal residents and affected parties an opportunity to be heard on the proposed extension; and

WHEREAS, the City Commission received and considered the report of City staff, the written statement of the City's retained consultant, and the testimony and evidence presented; and

WHEREAS, the City Commission adopts the alternative and subordinate findings in Section 9 should a court of competent jurisdiction determine that Subchapter E governs this moratorium; and

WHEREAS, the extension of the moratorium protects the public health, safety, and welfare of the residents of the City;

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

SECTION 1. FINDINGS INCORPORATED.

The recitals stated above are true and correct and are incorporated into this Ordinance as findings of the City Commission.

SECTION 2. FINDING — A HIGH-INTENSITY DATA PROCESSING FACILITY IS A HEAVY INDUSTRIAL USE.

The City Commission finds that a High-Intensity Data Processing Facility, as defined in the Moratorium Ordinance, exhibits the operational characteristics of heavy industry rather than of commercial or retail activity:

- (a) The facility imposes a continuous electrical demand measured in tens or hundreds of megawatts, requiring dedicated substations, high-voltage transmission interconnection, and on-site switchgear of a scale associated with industrial plants.
- (b) The facility requires on-site standby electrical generation, typically an array of diesel-fired generators, together with bulk fuel storage and the emissions permitting that accompanies it.
- (c) The facility requires industrial process cooling — chillers, cooling towers, or evaporative systems — imposing sustained potable water demand and generating blowdown and other process discharge.
- (d) The facility generates continuous mechanical noise from cooling and generation equipment, without the diurnal cycle characteristic of commercial operations.
- (e) The facility conducts no retail sales, provides no service to walk-in customers, and generates minimal employment and vehicular trips in proportion to its floor area and site coverage. It performs no commercial or service function for the surrounding community.
- (f) The facility stores hazardous materials in industrial quantities, including fuel, refrigerants, and large-format battery systems.
- (g) The structures and site improvements associated with the facility — hardened enclosures, secured perimeters, transformer yards, and mechanical yards — resemble manufacturing and processing plants rather than commercial buildings.
- (h) [INSERT the zoning district or districts of the City in which such a facility is or would be authorized, and any provision of the City's zoning ordinance classifying uses of this character as heavy industrial.]

SECTION 3. FINDING — SUBCHAPTER E DOES NOT APPLY TO THIS MORATORIUM.

- (a) Section 212.131(4) of the Texas Local Government Code defines “commercial property” as property zoned for or otherwise authorized for use other than single-family use, multifamily use, heavy industrial use, or use as a quarry. Property authorized for a heavy industrial use is therefore not commercial property.
- (b) Because a High-Intensity Data Processing Facility is a heavy industrial use, property zoned for or otherwise authorized for such a facility is neither residential property nor commercial property within the meaning of Subchapter E.
- (c) Section 212.132 provides that Subchapter E applies only to a moratorium imposed on property development affecting only residential property, commercial property, or both. The moratorium established by the Moratorium Ordinance applies throughout the corporate limits of the City and reaches property zoned for or otherwise authorized for heavy industrial use. It is therefore not a moratorium affecting only residential and commercial property.
- (d) Subchapter E of Chapter 212 of the Texas Local Government Code does not govern this moratorium or its extension.

SECTION 4. AUTHORITY FOR THE EXTENSION.

The City Commission adopts this Ordinance under the City’s home-rule police power, Article XI, Section 5 of the Texas Constitution, and Chapters 211 and 212 of the Texas Local Government Code. A home-rule municipality possesses the full power of local self-government and looks to the Legislature not for a grant of authority but only for limitations on it. The Legislature has not withdrawn from home-rule municipalities the power to suspend, for a limited and definite period, the acceptance and approval of applications for a heavy industrial use pending the adoption of regulations governing that use.

SECTION 5. EXTENSION OF THE MORATORIUM.

The moratorium established by the Moratorium Ordinance is extended through 11:59 p.m. on _____, 2026.

SECTION 6. FINDING — THE PROBLEM REQUIRING THE EXTENSION.

- (a) The City’s existing development ordinances and regulations contain no use-specific standards governing High-Intensity Data Processing Facilities and require analysis of the demands such facilities impose on the City’s potable water supply, wastewater collection and treatment capacity, electrical infrastructure, and emergency services.
- (b) The technical analysis necessary to establish those standards — water and wastewater capacity modeling, electrical load and interconnection analysis, noise and land-use

compatibility analysis, and the drafting of the regulatory instruments themselves — remains incomplete.

- (c) Approvals issued under the existing, inadequate regulations would commit municipal infrastructure in a manner that is difficult or impossible to reverse and that cannot be remedied after the fact.
- (d) [INSERT any additional site-specific or application-specific circumstance, including any pending application, inquiry, or utility service request the Commission wishes to identify.]

SECTION 7. FINDING — REASONABLE PROGRESS MADE TO ALLEVIATE THE PROBLEM.

- (a) The City has engaged Ambiotec Engineering as its consultant on to perform the technical analysis described in Section 6(b).
- (c) The consultant has advised the City that its report will be delivered on or about _____, 2026.

SECTION 8. FINDING — THE PROBLEM WILL BE RESOLVED WITHIN THE EXTENDED PERIOD.

- (a) The consultant's report will be delivered on or about _____, 2026.
- (b) City staff will present the report and the proposed regulatory standards to the Planning and Zoning Commission on _____, 2026.
- (c) The Planning and Zoning Commission will conduct its public hearing and make its recommendation on _____, 2026.
- (d) The City Commission will conduct the readings required for adoption of the permanent regulations on _____, 2026, and _____, 2026.
- (e) Each date stated above precedes the date stated in Section 5. The schedule is achievable, and the City Commission directs staff and the consultant to meet it.

SECTION 9. ALTERNATIVE AND SUBORDINATE FINDINGS UNDER SUBCHAPTER E.

Should a court of competent jurisdiction determine that Subchapter E of Chapter 212 of the Texas Local Government Code governs this moratorium, the City Commission adopts the following alternative and subordinate findings:

- (a) Sections 6, 7, and 8 of this Ordinance constitute the written findings required by Texas Local Government Code § 212.1362(a)(2)(A), (B), and (D).

- (b) The date stated in Section 5 is a definite duration for the renewal period within the meaning of Texas Local Government Code § 212.1362(a)(2)(C).
- (c) That date is not later than the 180th day after the date the Moratorium Ordinance was adopted, and the moratorium as extended therefore does not exceed an aggregate of 180 days.
- (d) The City Commission conducted a public hearing on the proposed extension before adopting this Ordinance.

SECTION 10. NO ELECTION; NO ADMISSION.

Sections 2 through 5 state the operative ground for this Ordinance. Section 9 is pleaded in the alternative and in the subordinate. The City Commission would have adopted this Ordinance on the ground stated in Sections 2 through 5 standing alone. Neither the adoption of the alternative findings in Section 9 nor any procedure the City has followed constitutes an admission that Subchapter E governs this moratorium, and the City elects no remedy and waives no position by adopting both grounds.

SECTION 11. VESTED RIGHTS PRESERVED.

Nothing in this Ordinance impairs a right that has accrued under Chapter 245 or Chapter 43 of the Texas Local Government Code or under a development agreement to which the City is a party.

SECTION 12. CONTINUATION OF THE MORATORIUM; WAIVER.

Except as extended by this Ordinance, every term of the Moratorium Ordinance — including its definitions, its scope, its geographic application, and its exemptions — remains in full force and is unchanged. The waiver procedure established by the Moratorium Ordinance continues in effect during the extended period.

SECTION 13. CUMULATIVE CLAUSE.

This Ordinance is cumulative of all other ordinances of the City and repeals only those provisions that directly conflict with it, and only to the extent of the conflict.

SECTION 14. SEVERABILITY.

If any section, subsection, sentence, clause, or phrase of this Ordinance is held invalid, that invalidity does not affect the remaining portions. The City Commission declares that it would have adopted each remaining portion irrespective of the invalidity of any other.

SECTION 15. EFFECTIVE DATE.

This Ordinance takes effect immediately upon adoption. The period established by Section 5 is continuous with the period established by the Moratorium Ordinance, and no gap in the moratorium occurs.

PASSED AND APPROVED by the City Commission of the City of Harlingen, Texas, at a meeting at which a quorum was present, on this _____ day of _____, 2026.

Norma Sepulveda, Mayor

ATTEST:

Mayra Herrera, City Secretary

APPROVED AS TO FORM:

Mark E. Sossi, City Attorney

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **August 19, 2026**

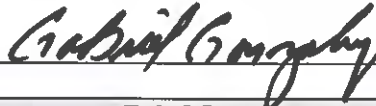
Agenda Item:

Consideration and possible action to approve an ordinance on second and final reading to adopt regulations that ensure that meetings of the City Commission are conducted in a way that allows the business of the City to be undertaken effectively and efficiently; providing savings, repealing and severability clauses and providing an effective date.

Prepared By (Print Name): Gabriel Gonzalez

Title: City Manager

Signature:



Brief Summary:

The proposed ordinance provides guidelines regarding public participation and the orderly conduct at the City Commission Meetings, providing for implementation and severability while conducting City Business.

Funding (if applicable):

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

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

Finance Director's approval:

☐ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approval of the ordinance.

City Manager's approval:



☒ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval:



☒ Yes ☐ No ☐ N/A

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **August 19, 2026**

Agenda Item:

Consideration and possible action to approve a resolution authorizing the City Manager to submit a grant application to the National Park Service's Outdoor Recreation Legacy Partnership grant program. Attachment (***Special Projects Department***).

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

Brief Summary:

The National Park Service has released its Outdoor Recreation Legacy Partnership (ORLP) program. ORLP provides funding to 1) to acquire land and water for parks and other outdoor recreation purposes in qualifying areas, and 2) to develop new or renovate existing outdoor recreation facilities that provide outdoor recreation opportunities to the public in qualifying areas. The minimum award amount is \$300,000; the maximum award amount is \$15,000,000. ORLP requires a 50% match.

Staff recommend the resubmission of the Harlingen Soccer Complex application that was submitted on April 15, 2025. On April 24, 2025, the ORLP program was paused at the federal level, and applications did not move forward. As of July 10, 2026, the program has reopened and applications are due on October 10, 2026.

Funding (if applicable):

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

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

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

Staff Recommendation:

Staff recommends approval of this resolution.

City Manager approval:

66

Comments:

City Attorney's approval:

[Signature]



Local Park Grant Program Resolution Authorizing Application

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

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

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

BE IT RESOLVED BY THE APPLICANT:

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

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

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

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

Introduced, read and passed by an affirmative vote of the "Applicant" on this 19th day of August, 2026.

Signature of Local Government Official

Norma Sepulveda, Mayor

Typed Name and Title

ATTEST:

Signature

Mayra Herrera, City Secretary

Typed Name and Title

10h

**AGENDA ITEM
EXECUTIVE SUMMARY**

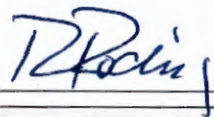
Meeting Date: **August 19, 2026**

Agenda Item:

Consideration and appropriate action on a Resolution of the City of Harlingen approving a budget amendment BA2526-02 adopted by the HWWS Board of Trustees for Fiscal Year 2025- 2026

Prepared By (Print Name): Roel Rodriguez, P.E.
Title: Interim General Manager

Signature:



Brief Summary:

The Harlingen Utility Board of Trustees approved by resolution R2526-83 a budget amendment to Fiscal year 2025-2026 debt service funding for the appropriation of expenses related to the closing of bonds 2026 (\$37,174.18), 2026A (\$37,369.15), 2026B (\$273,955.07) and issuance expense(\$197,307).

Funding (if applicable):

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

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

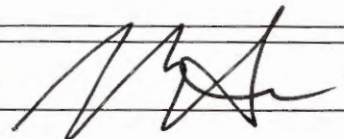
Finance Director's approval: ☒ Yes ☐ No ☐ N/A

Staff Recommendation:

The staff recommends acceptance of the budget amendment for the Harlingen Waterworks System for the Fiscal Year 2025-2026.

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

Comments:

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

Harlingen Water Works System

Budget Amendment Request Dated:

7/29/2026

BA 2526-2

(Finance Department use only)

I. TO: All Departments

FROM (Department): Harlingen Waterworks-Finance

<u>Description (e.g., Fund, Activity, Line Item)</u>	<u>Account Code</u>	<u>Increase</u>	<u>Decrease</u>
Interest Expense	01-9128-01-XX	\$ 174,249	
Interest Expense	01-9128-02-XX	\$ 174,249	
Issuance Expense	01-9318-01-XX	\$ 98,653	
Issuance Expense	01-9318-02-XX	\$ 98,654	
Net Assets - Water	01-3510-00-00		\$ 272,902
Net Assets - Wastewater	01-3520-00-00		\$ 272,903
	Totals	\$ 545,805	\$ 545,805

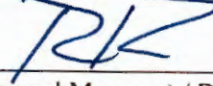
(Note: an increase in an expenditure account should be offset in the following priority order: 1) Revenue increase(s); 2) expenditure decrease(s) within the same object class; 3) expenditure decrease(s) within the same activity; 4) expenditure decrease(s) within the same department; 5) expenditure decrease(s) within the same fund; 6) use of fund balance or working capital.)

Reason For Budget Amendment

Amend interest expense to include newly adopted bonds 2026 (\$37,174.18), 2026A (\$37,369.15) and 2026B (\$273,955.07) and the issuance expense to close said bonds (\$197,307)

Amendment requested (Department Head signature) _____

II. Amendment prepared for Board Agenda [], or approved below as administrative amendment[X].

Amendment approved  7/29/26  7/30/26
 (Finance Director) / Date (General Manager) / Date

Initiating department to complete Part I and send to Finance Director. Finance Director to approve (Part II) and either prepare for Board Agenda or forward to General Manager for administrative approval.

**AGENDA ITEM
EXECUTIVE SUMMARY**

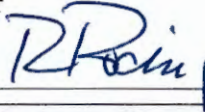
Meeting Date: **August 19, 2026**

Agenda Item:

Consider and take action to approve Resolution accepting Harlingen Waterworks System's budget for Fiscal Year 2026- 2027

Prepared By (Print Name): Roel R. Rodriguez
Title: Interim-General Manager

Signature:



Brief Summary:

The budget of the Harlingen Waterworks System, as adopted by the Board of Trustees, includes total revenues of twenty-nine million, four hundred twenty-seven thousand, ninety-four dollars (\$29,427,094); expenses of thirty-five million, nine hundred eighty-eight thousand, one hundred fourteen dollars (\$35,988,114); capital outlay of one hundred nine million, eight hundred eighty-eight thousand dollars (\$109,885,000); debt principal retirement of two million, twenty-five thousand dollars (\$2,025,000); and related transfers to and from restricted reserves.

Funding (if applicable):

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

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

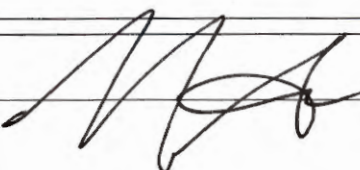
Finance Director's approval: ☐ Yes ☐ No ☐ N/A

Staff Recommendation:

The staff recommends acceptance of the adopted budget for the Harlingen Waterworks System for the Fiscal Year 2026-2027.

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

Comments:

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

Annual Operating Budget



Board Approved July 29, 2026

Fiscal Year
2026-2027



HARLINGEN WATERWORKS SYSTEM

134 E Van Buren • PO Box 1950 • Harlingen, TX 78551 • (956) 430-6100 • www.hwWS.com

August 19, 2026

Citizens and Customers
Honorable Mayor Norma Sepulveda
Members of the City Commission
of the City of Harlingen, Texas

Presented herein is the fiscal year 2026-2027 Annual Operating Budget of Harlingen Waterworks System, in service as a department of the City of Harlingen, Texas. This budget was approved by the Utility Board of Trustees of the Harlingen Waterworks System on July 29, 2026, as authorized by Article X, Sec 7 (F) of the Charter of the City of Harlingen.

The fiscal year 2026-2027 (FY 2027) Annual Operating Budget reflects and addresses the needs of existing and future citizens and customers of the City of Harlingen in accordance with the ordinances and policies of the City of Harlingen, and regulatory agency mandates as established by the State of Texas and the U.S. Federal Government. This budget presents, in financial terms, a realistic, feasible, and cost-effective plan necessary to achieve the levels of service established by the City Commission through existing policies and ordinances.

This budget is made possible through the dedicated efforts of all Waterworks employees by limiting expenditures and conserving resources everywhere possible.

Operational and Capital Accomplishments in Fiscal Year 2025 – 2026

We submit the following list of significant accomplishments for FY 2026. This list does not include routine accomplishments.

General

- Near complete on design of several wastewater master plan objectives
- Completed Main Building renovation
- Continuing integration of new Advanced Metering Infrastructure and software
- Overall increase in subdivision reviews and commercial permits.
- Maintained a high level of water and wastewater service and customer service operations.

Water Plants, Distribution System, Metering

- Near complete Lead Service Identification initiative
- Completed CDBG Downtown Fire flow project
- Initiated replacement of pier at the Dixieland water plant
- Raw Water Conveyance Plan design in progress
- Repaired over 1,349 leaks and breaks
- Replaced 3,874 aging water meters

Wastewater Plant and Collection System

- Completed construction of Dewatering facility
- Rehabilitation of Lift Station 59 underway
- Rehabilitation of Lift Station 5 completed
- Completed Priority Sewer Renewal Project Package No. 2 replacing 2,047 feet of sewer line and rehabilitated 4 manholes at 3 sites.
- Rehabilitated 50 manholes
- Cleaned and/or inspected over 33 miles (11%) of the sewer system

Fiscal Year 2026 - 2027 Funding Levels

Operating Expenses. The FY 2027 Budget will continue to fund the comprehensive master plan projects for water and sewer conveyance infrastructure. Scheduling of capital improvement projects (CIP) from the Master Plan continue to guide capital asset investment in coming years to ensure that the Waterworks' infrastructure remains well-maintained and ready to serve growth in the City.

Personnel budget changes include adjustments in proportion to a Compensation Study to identified positions and a 4% annual increase for all others to provide for employee retention and job performance assessment. The request of additional positions and federal insurance cost increases constitute the balance of significant changes in personnel budget.

Relative to the prior year, FY 2027 Budget allocation for contractual services reflects an overall increase of 3.2%. An overall increase of 9.3% for supplies and maintenance is driven by anticipated cost increases for chemicals, software maintenance and licenses, as well as vehicle fuel and safety and security supplies.

Capital Expenditures. Compared to a \$48.258 million CIP budget, year-end expenses for FY 2026 are estimated at \$8.1 million. For FY 2027, CIP spending of \$109.8 million is budgeted for numerous construction projects, the costliest of which are currently completing the planning and development phase or are ready to bid. The three-year CIP spending average for FY 2024 through FY 2026 is approximately \$7.33 million, up 26.2% from annual CIP spending in prior years. Numerous capital equipment purchases totaling \$2.4 million are included primarily for replacing aging equipment that has been responsible for significant increases in annual maintenance costs. The addition of a new wastewater excavator and front-end loader along with continued replacement of fleet vehicles in various departments are included to assist in daily operations and completing planned capital improvement projects.

With an estimated 431 days of working capital at the end of the fiscal year, the issuance of an additional Texas Water Development Board (TWDB) low interest bond issues will fund wastewater capital improvement planning phases in FY 2027. The current interest rate environment for bond funding is exceptionally higher than previous years. Securing the additional funding will contribute to completing vital master plan projects while providing substantial interest

rate savings to HWWS customers. The projected closing on TWDB 2026 and 2027 bonds is included in the Budget calculations covering all related expenses.

Significant operational and capital goals for the new fiscal year are listed below. This list does not include numerous routine goals.

Operational and Capital Goals for Fiscal Year 2026 - 2027

General

- Continue construction on projects in Conveyance Master Plan for water and wastewater
- Review and update infrastructure extension policies and ordinances

Water Plants, Distribution System, Metering

- Complete design and construction of Miscellaneous water connections
- Begin rehabilitation of the raw water intake pipeline feeding the Downtown WTP reservoir
- Continue implementation of Automated Metering Infrastructure to system to all commercial and residential accounts.
- Complete the lead and copper identification mandate

Wastewater Plant and Collection System

- Complete design for Wastewater Treatment Plant Headworks, Lift Station, and EQ basin
- Rehabilitate 50+ manholes (structural grouting, coating, and cover replacement)
- Rehabilitate Lift Stations identified throughout system
- Begin construction of various sewer replacement projects and recently identified master plan projects needed to improve system capacity

The FY 2027 Budget provides a sound financial plan, reflects the priorities and policies of the Utility Board of Trustees and the City Commission, and provides the citizens and customers of the City of Harlingen Waterworks System with reliable services at an affordable cost.

This budget has been prepared with the assistance of the committed and dedicated employees of HWWS who stand ready to ensure the needs of our customers are met or exceeded.

I would like to thank the City Manager and Management Team for their efforts and partnership with Waterworks in serving the citizens of Harlingen, and I owe the Utility Board of Trustees, the Mayor, and City Commission my thanks for their continuing guidance and support.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Roel", with a stylized flourish at the end.

Roel "Roy" Rodriguez, P.E.
Interim - General Manager

RESOLUTION NO. R2526-82

**ADOPTING THE 2026-2027 FISCAL YEAR BUDGET AND
RECOMMENDING ITS APPROVAL BY THE HARLINGEN CITY COMMISSION**

WHEREAS, Harlingen Waterworks System is required to submit a recommended budget to the Harlingen City Commission for adoption; and

WHEREAS, after consideration and deliberation, the proposed Fiscal Year 2026-2027 Budget has been determined to reflect an appropriate estimate of revenues and allocation of resources meeting the needs and obligations of the Waterworks; now, therefore:

BE IT RESOLVED, that the Harlingen Waterworks System Utility Board of Trustees does hereby adopt the operating, capital outlay, and debt service budget and related transfers to and from restricted reserves for Fiscal Year 2026-2027 and recommends its approval by the Harlingen City Commission.

Board Member Michael Murphy moved, seconded by Board Member Scott Alex, that the above Resolution be adopted.

Motion carried 5 Yeas 0 Nays

I hereby certify the foregoing Resolution was adopted by the Utility Board of Trustees for Harlingen Waterworks System at a Board Meeting held on the 29th day of July 2026.



Alexandra Torres - Board Secretary

Budget FY 2027 Presentation Outline

1. Additional Positions

Engineering Administrative Assistant	\$	35,360
Water Maintenance Technician	\$	43,680
Water Quality Technician	\$	35,360
Accounts Payable Clerk	\$	35,360
Customer Service Rep/Cashier	\$	35,360
IT SCADA Administrator	\$	37,500
IT GIS Administrator	\$	32,500
WW Data Entry Clerk	\$	35,360

2. Personnel Expense Changes

Compensation Study Adjustments	\$	98,525
Compensation Prior Adjustments	\$	446,693
Annual Increase 4%	\$	332,402
Health Insurance	\$	115,922
Retirement Employer Liability	\$	160,892

3. Operating Expense Changes

Personnel	\$	1,547,927
Non-Personnel	\$	697,816
Chemicals	\$	171,000

4. Capital Expenses

Capital Improvement Projects (CIP)	\$	109,885,000
Capital Assets & Equipment	\$	2,404,050

6. Budget Schedules

Proposed FY Ending Balance	\$	30,914,978
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**Harlingen Waterworks System
Projected Budget
Fiscal Year 2026 - 2027**

Working Capital Schedule

<u>Description</u>	<u>2024-25 Actual</u>	<u>2025-26 Budget</u>	<u>2025-26 Estimated</u>	<u>2026-27 Proposed</u>	<u>FY25 - FY26 Budget Incr. (Decr.)</u>	
<u>Cash in-Flows</u>						
Water Revenue	\$ 11,841,277	\$ 12,490,629	\$ 12,421,919	\$ 12,681,758	\$ 191,129	1.5%
Wastewater Revenue	12,437,912	12,093,452	12,615,210	13,610,234	1,516,782	12.5%
Investment Earnings	1,006,014	950,000	1,336,152	1,006,000	56,000	5.9%
Other Revenue	2,280,653	448,505	1,247,760	449,377	872	0.2%
Total In-flows	27,565,856	25,982,586	27,621,041	27,747,369	1,764,783	6.8%
<u>Cash Out-flows</u>						
Personnel Services	10,587,236	13,127,631	12,758,448	14,675,558	1,547,927	11.8%
Contractual Services	4,434,421	5,053,883	4,730,770	5,215,392	161,509	3.2%
Supplies & Maintenance	5,088,049	5,550,400	5,396,346	6,064,802	514,402	9.3%
Other	185,032	232,770	188,388	254,675	21,905	9.4%
Total Out-flows	20,294,738	23,964,684	23,073,952	26,210,427	2,245,743	9.4%
Increase from Operations	7,271,118	2,017,902	4,547,089	1,536,942	(480,960)	-23.8%
<u>Other Uses</u>						
Debt Service (Principal & Interest)	1,568,925	2,182,126	1,063,909	7,694,947	5,512,821	252.6%
Capital Improvement Program	9,425,502	48,258,179	8,127,127	109,885,000	61,626,821	127.7%
Capital Assets	3,071,760	3,090,860	1,336,304	2,404,050	(686,810)	-22.2%
Total Other Uses	14,066,187	53,531,165	10,527,340	119,983,997	66,452,832	124.1%
<u>Transfers from Restricted Funds</u>						
Bond/Loan Proceeds	840,000	16,770,000	16,770,000	71,000,000	54,230,000	0.0%
Federal Grant Proceeds	874,000	17,435,612	17,435,612	10,000,000	(7,435,612)	-42.6%
Wastewater Impact Fees	607,261	1,000,000	916,311	-	(1,000,000)	-100.0%
Water Impact Fees	-	500,000	-	-	(500,000)	-100.0%
Total Transfers	2,321,261	35,705,612	35,121,923	81,000,000	45,294,388	126.9%
Working Capital Increase	(4,473,808)	(15,807,651)	29,141,672	(37,447,055)	(21,639,404)	-136.9%
Est Beginning Balance, October 1	43,694,169	25,791,991	39,220,361	68,362,033	42,570,042	165.1%
Est Ending Balance, September 30	\$ 39,220,361	\$ 9,984,340	\$ 68,362,033	\$ 30,914,978	\$ 20,930,638	209.6%
<i>Days Working Capital</i>	<i>705</i>	<i>152</i>	<i>1,081</i>	<i>431</i>		

**Harlingen Waterworks System
Projected Budget
Fiscal Year 2026 - 2027**

Working Capital Schedule of Cash In-flows

<u>Description</u>	<u>2024-25 Actual</u>	<u>2025-26 Budget</u>	<u>2025-26 Estimated</u>	<u>2026-27 Proposed</u>
<u>Working Capital Cash In-flows</u>				
Base Charges - Water	\$ 4,016,619	\$ 3,725,487	\$ 4,042,004	\$ 4,284,310
Base Charges - Sewer	2,553,892	2,460,540	\$ 2,575,237	3,075,675
Consumption Charges - Water	6,418,979	7,441,151	\$ 6,996,162	7,060,877
Consumption Charges - Sewer	9,173,469	8,947,984	\$ 9,337,943	9,842,782
Fuel Adjustment	2	-	\$ -	-
Sales to Other Entities - Water	954,034	798,337	\$ 896,028	872,320
Sales to Other Entities - Sewer	467,630	376,819	\$ 420,761	380,587
Late Payment Penalties	244,520	322,930	\$ 324,205	326,160
Disconnect Fees	203,712	217,824	\$ 177,087	220,002
Service Fees	76,575	80,252	\$ 97,199	81,055
Pretreatment Testing Chgs - Sewer	13,344	14,330	\$ 4,625	14,473
Industrial Surcharges - Sewer	112,413	132,427	\$ 99,878	133,751
Investment Earnings	1,006,014	950,000	\$ 1,336,152	1,006,000
Tap Fees	254,667	60,800	\$ 164,986	60,800
Inspection Fees	203,941	30,909	\$ 118,970	31,218
Backflow Prevention Fees	43,975	30,802	\$ 48,325	31,110
Work for Others	31,706	25,494	\$ 3,976	25,749
Lease of Water Rights	-	-	\$ -	-
Rental Income	53,880	62,000	\$ 57,910	62,000
Garbage Billing Fee	74,867	75,000	\$ 75,000	75,000
Miscellaneous	1,617,617	163,500	\$ 778,593	163,500
Total Working Capital Cash In-flows	27,521,856	25,916,586	27,555,041	27,747,369
<u>Restricted Revenues</u>				
Impact Fees - Water	789,361	259,007	427,234	261,597
Impact Fees - Sewer	1,061,763	338,741	591,338	342,128
Front Footage/Tie in Charges	140,532	50,000	11,944	50,000
Restricted Investment Earnings	41,666	300,000	1,025,986	913,841
Total Restricted Revenues	2,033,322	947,748	2,056,502	1,567,566
Total Revenues (GAAP basis)	\$ 29,555,178	\$ 26,864,334	\$ 29,611,543	\$ 29,314,935

**Harlingen Waterworks System
Projected Budget
Fiscal Year 2026 - 2027**

Working Capital Schedule of Cash Out-flows by Department

<u>Department Name</u>	<u>2024-25</u>	<u>2025-26</u>	<u>2025-26</u>	<u>2026-27</u>	<u>FY25 - FY26</u>	<u>FY24 - FY25</u>
	<u>Actual</u>	<u>Adopted</u>	<u>Estimated</u>	<u>Proposed</u>	<u>Budget</u> <u>Incr. (Decr.)</u>	<u>Budget</u> <u>Incr. (Decr.)</u>
1 Administration	\$ 370,426	\$ 963,583	\$ 574,404	\$ 1,074,400	\$ 110,817	11.5%
2 Engineering	\$ 596,860	531,367	486,335	\$ 656,053	124,686	23.5%
4 Water Treatment	\$ 5,581,676	5,863,345	5,708,610	\$ 5,861,716	(1,629)	0.0%
5 Distribution Maintenance	\$ 1,843,177	2,269,712	1,975,947	\$ 2,530,702	260,990	11.5%
8 Construction Maintenance	\$ 376,422	562,490	443,037	\$ 707,523	145,033	25.8%
10 Purchasing/Warehouse	\$ 424,595	530,404	424,706	\$ 596,631	66,227	12.5%
12 Wastewater Collection	\$ 2,177,335	2,261,399	2,815,536	\$ 2,435,663	174,264	7.7%
13 Distribution Services	\$ 314,403	461,917	405,594	\$ 579,268	117,351	25.4%
15 Wastewater Pretreatment	\$ 261,916	313,121	274,628	\$ 324,125	11,004	3.5%
17 Environmental Compliance	\$ 698,438	795,571	787,984	\$ 712,682	(82,889)	-10.4%
18 Wastewater Treatment	\$ 2,481,537	2,553,530	2,493,032	\$ 2,670,217	116,687	4.6%
31 Finance	\$ 865,459	1,008,677	1,070,117	\$ 1,179,847	171,170	17.0%
32 Customer Service	\$ 1,722,212	1,790,842	1,872,969	\$ 2,162,879	372,037	20.8%
33 Information Technology	\$ 929,520	1,320,000	1,072,396	\$ 1,545,379	225,379	17.1%
35 Facilities Maintenance	\$ 517,766	617,955	553,932	\$ 677,585	59,630	9.6%
38 Water Operations Mgmt.	\$ 618,513	582,743	619,526	\$ 746,394	163,651	28.1%
39 Wastewater Operations Mgmt.	\$ 340,914	375,653	398,354	\$ 474,172	98,519	26.2%
41 Human Resources	\$ 286,575	779,634	802,371	\$ 831,206	51,572	6.6%
42 Fleet Services	\$ 296,156	383,047	294,474	\$ 443,985	60,938	15.9%
Total Cash Out-flows	\$ 20,703,900	\$ 23,964,990	\$ 23,073,952	\$ 26,210,427	\$ 2,245,437	9.4%

**Harlingen Waterworks System
Projected Budget
Fiscal Year 2026 - 2027**

Schedule of Revenues and Expenses (GAAP Basis)

<u>Description</u>	<u>2024-25 Actual</u>	<u>2025-26 Adopted</u>	<u>2025-26 Estimated</u>	<u>2026-27 Proposed</u>
<u>Operating Revenues</u>				
Water	\$ 11,841,277	\$ 12,490,629	\$ 12,421,919	\$ 12,681,758
Wastewater	12,437,912	12,093,452	12,615,210	13,610,234
Total Operating Revenues	24,279,189	24,584,081	25,037,129	26,291,992
<u>Operating Expenses</u>				
Personnel Services	10,497,834	13,502,631	13,133,448	15,050,558
Contractual Services	4,434,421	5,053,883	4,730,770	5,215,392
Supplies & Maintenance	5,088,049	5,550,400	5,396,346	6,064,802
Other	185,032	232,770	188,388	254,675
Depreciation Expense	4,337,504	4,271,252	4,151,902	4,830,622
Total Operating Expenses	24,542,840	28,610,936	27,600,854	31,416,049
Increase (Decrease) from Operations	(263,651)	(4,026,855)	(2,563,725)	(5,124,057)
<u>Non-Operating Revenues</u>				
Investment Earnings	2,339,603	2,032,000	2,208,447	2,032,000
Impact Fees - Water	789,361	259,007	427,234	261,597
Impact Fees - Wastewater	1,061,763	338,741	591,338	342,128
Other	2,421,185	498,505	1,259,704	499,377
Total Non-Operating Revenues	6,611,912	3,128,253	4,486,723	3,135,102
<u>Non-Operating Expenses</u>				
Interest Expense	737,653	729,889	1,274,493	4,572,065
Net Income (Loss)	\$ 5,610,608	\$ (1,628,491)	\$ 648,505	\$ (6,561,020)
 Operating Ratio	 0.99	 0.86	 0.91	 0.84

**Harlingen Waterworks System
Projected Budget
Fiscal Year 2026 - 2027**

Schedule of Revenues (GAAP Basis)

<u>Operating Revenues</u>	<u>2024-25 Actual</u>	<u>2025-26 Budget</u>	<u>2025-26 Estimated</u>	<u>2026-27 Proposed</u>
<u>Water</u>				
Base Charges	\$ 4,016,619	\$ 3,725,487	\$ 4,042,004	\$ 4,284,310
Service Revenues	6,418,979	7,441,151	6,996,162	\$ 7,060,877
Fuel Adjustment	2	-	-	-
Water Sales to Combes	197,959	127,162	214,053	128,434
Water Sales to Primera	260,323	259,084	247,643	261,675
Water Sales to East Rio Hondo	125,396	93,329	114,076	94,262
Water Sales to Palm Valley	229,145	250,823	251,073	253,331
Water Sales to Military Hwy	141,211	67,939	69,183	68,618
Water Sales to San Benito	44,000	66,000	66,000	66,000
Late Payment Penalties	127,356	161,578	147,439	163,194
Disconnect Fees	203,712	217,824	177,087	220,002
Service Fees	76,575	80,252	97,199	81,055
Water Operating Revenues	11,841,277	12,490,629	12,421,919	12,681,758
<u>Wastewater</u>				
Base Charges	2,553,892	2,460,540	2,575,237	3,075,675
Service Revenues	9,173,469	8,947,984	9,337,943	9,842,782
Fuel Adjustment	-	-	-	-
Sewer Charges to Combes	276,060	215,825	197,597	217,983
Sewer Charges to Primera	191,570	160,994	223,164	162,604
Pretreatment Testing Chgs	13,344	14,330	4,625	14,473
Industrial Surcharges	112,413	132,427	99,878	133,751
Late Payment Penalties	117,164	161,352	176,766	162,966
Wastewater Operating Revenues	12,437,912	12,093,452	12,615,210	13,610,234
Total Operating Revenues	24,279,189	24,584,081	25,037,129	26,291,992
<u>Non-Operating Revenues</u>				
Investment Earnings	2,339,603	2,032,000	2,208,447	2,032,000
Impact Fees - Water	789,361	259,007	427,234	261,597
Impact Fees - Sewer	1,061,763	338,741	591,338	342,128
Other:				
Front Footage/Tie in Charges	140,532	50,000	11,944	50,000
Tap Fees	254,667	60,800	164,986	60,800
Inspection Fees	203,941	30,909	118,970	31,218
Backflow Prevention Fees	43,975	30,802	48,325	31,110
Work for Others	31,706	25,494	3,976	25,749
Lease of Water Rights	-	-	-	-
Rental Income	53,880	62,000	57,910	62,000
Garbage Billing Fee	74,867	75,000	75,000	75,000
Miscellaneous	1,617,617	163,500	778,593	163,500
Total Non-Operating Revenues	6,611,912	3,128,253	4,486,723	3,135,102
Total Revenues	\$ 30,891,101	\$ 27,712,334	\$ 29,523,852	\$ 29,427,094

**Harlingen Waterworks System
Projected Budget
Fiscal Year 2026 - 2027**

Expenses by Classification within Department

<u>Department Name</u>	<u>Wages & Benefits</u>	<u>Contractual Services</u>	<u>Supplies & Maintenance</u>	<u>Other</u>	<u>Sub-total</u>	<u>Depreciation</u>	<u>Total Expenses</u>
Administration	\$ 662,600	\$ 346,700	\$ 26,500	\$ 38,600	\$ 1,074,400	\$ 8,785	\$ 1,083,185
Engineering	\$ 498,928	73,900	73,650	9,575	\$ 656,053	22,558	678,611
Water Treatment	\$ 1,035,716	2,882,768	1,936,232	7,000	\$ 5,861,716	766,795	6,628,511
Distribution Maintenance	\$ 1,687,302	110,500	721,500	11,400	\$ 2,530,702	1,370,570	3,901,272
Construction Maintenance	\$ 536,923	5,500	161,100	4,000	\$ 707,523	171,437	878,960
Purchasing/Warehouse	\$ 413,557	136,774	36,800	9,500	\$ 596,631	31,723	628,354
Wastewater Collection	\$ 1,556,063	316,600	557,300	5,700	\$ 2,435,663	1,388,707	3,824,370
Distribution Services	\$ 502,518	7,300	63,000	6,450	\$ 579,268	11,889	591,157
Pretreatment	\$ 246,425	48,000	24,650	5,050	\$ 324,125	4,902	329,027
Environmental Compliance	\$ 568,332	29,000	106,600	8,750	\$ 712,682	37,082	749,764
Wastewater Treatment	\$ 1,014,714	611,633	1,032,320	11,550	\$ 2,670,217	621,531	3,291,748
Finance	\$ 686,680	403,817	62,300	27,050	\$ 1,179,847	-	1,179,847
Customer Service	\$ 1,574,729	41,500	509,050	37,600	\$ 2,162,879	52,655	2,215,534
Information Technology	\$ 929,679	56,100	539,400	20,200	\$ 1,545,379	224,606	1,769,985
Facilities Maintenance	\$ 444,285	92,500	139,100	1,700	\$ 677,585	94,426	772,011
Water Operations Mgmt.	\$ 735,444	1,900	1,200	7,850	\$ 746,394	-	746,394
Wastewater Operations Mgmt.	\$ 466,722	2,500	2,000	2,950	\$ 474,172	962	475,134
Human Resources	\$ 713,556	45,950	33,950	37,750	\$ 831,206	-	831,206
Fleet Services	\$ 401,385	2,450	38,150	2,000	\$ 443,985	21,994	465,979
Working Capital Operating Expenses	\$ 14,675,558	\$ 5,215,392	\$ 6,064,802	\$ 254,675	\$ 26,210,427	\$ 4,830,622	\$ 31,041,049
HR-OPEB Accrual	375,000	-	-	-	375,000	-	375,000
Total Operating Expenses (GAAP Basis)	\$ 15,050,558	\$ 5,215,392	\$ 6,064,802	\$ 254,675	\$ 26,585,427	\$ 4,830,622	\$ 31,416,049
Interest Expense							<u>4,572,065</u>
Total Expenses							<u>\$ 35,988,114</u>

**Harlingen Waterworks System
Projected Budget
Fiscal Year 2026 - 2027**

Expense Line Items (GAAP Basis)

<u>Acct Obj</u>	<u>Account Description</u>	<u>2024-25</u>	<u>2025-26</u>	<u>2025-26</u>	<u>2026-27</u>	FY25 - FY26	
		<u>Actual</u>	<u>Budget</u>	<u>Estimated</u>	<u>Proposed</u>	<u>BUDGET</u>	
						<u>Inc (Dec)</u>	<u>% Inc (Dec)</u>
	<u>Personnel Services</u>						
5100	SALARIES & WAGES	\$ 8,150,550	\$ 9,065,904	\$ 9,133,780	\$ 10,655,425	\$ 1,168,100	14.3%
5160	3% COLA PAY		254,179	-	-	-	0.0%
5170	2% MERIT PAY		167,242	-	-	-	0.0%
5190	CAR & PHONE ALLOWANCES	8,579	103,480	94,962	137,580	34,100	33.0%
5198	STANDBY PAY	119,506	100,000	134,134	100,000	-	0.0%
5199	OVERTIME PAY	355,837	225,200	272,355	225,200	-	0.0%
	Sub-total Wages	8,634,472	9,916,005	9,635,231	11,118,205	1,202,200	12.1%
5410	FICA	630,070	760,176	708,902	825,644	65,468	8.6%
5420	WORKER'S COMP INSURANCE	146,880	135,029	145,952	144,273	9,244	6.9%
5430	UNEMPLOYMENT	20,190	36,619	26,818	30,439	(6,180)	-16.9%
5435	EAP	2,354	2,612	2,724	2,832	220	8.4%
5440	HEALTH INSURANCE	1,195,474	1,443,266	1,324,164	1,559,188	115,922	8.0%
5445	LIFE INSURANCE	2,542	3,339	2,985	3,500	161	4.8%
5450	TMRS RETIREMENT	464,654	1,176,585	1,093,445	1,337,477	160,892	13.7%
	Sub-total Employment Taxes & Benefits	2,462,164	3,557,626	3,304,990	3,903,353	345,727	9.7%
5470	OPEB HEALTH CARE	348,840	304,000	322,163	304,000	-	0.0%
5471	OPEB LIABILITY INCR (DECR)	(535,589)	375,000	375,000	375,000	-	0.0%
	Sub-total Retiree Benefits	(186,749)	679,000	697,163	679,000	-	0.0%
5500	TRANSFERS OUT-CAPITALIZED WAGES	(412,053)	(650,000)	(503,936)	(650,000)	-	0.0%
	Total Personnel Services	10,497,834	13,502,631	13,133,448	15,050,558	1,547,927	11.5%

**Projected Budget
Fiscal Year 2026 - 2027**

Expense Line Items (GAAP Basis)

<u>Acct Obj</u>	<u>Account Description</u>	<u>2024-25</u>	<u>2025-26</u>	<u>2025-26</u>	<u>2026-27</u>	FY25 - FY26 BUDGET	
		<u>Actual</u>	<u>Budget</u>	<u>Estimated</u>	<u>Proposed</u>	<u>Inc (Dec)</u>	<u>% Inc (Dec)</u>
	<u>Contractual Services</u>						
6110	UTILITY SERVICES	20,852	36,000	38,869	36,000	-	0.0%
6120	POWER PURCHASED	1,194,624	1,235,000	1,121,750	1,260,000	25,000	2.0%
6130	RAW WATER DIVERSION	1,405,171	1,445,000	1,493,628	1,517,000	72,000	5.0%
6140	TELEPHONE SERVICES	72,024	80,095	68,693	87,800	7,705	9.6%
6211	PROPERTY INSURANCE	49,597	52,078	52,227	57,600	5,522	10.6%
6215	WINDSTORM INSURANCE	156,687	181,527	163,238	181,527	-	0.0%
6230	EMPLOYEE DISHONESTY INSURANCE	2,070	2,174	2,122	2,285	111	5.1%
6241	GENERAL LIABILITY INSURANCE	11,545	12,123	13,086	15,350	3,227	26.6%
6243	ERRORS & OMISSION INSUR	25,112	26,368	25,519	27,250	882	3.3%
6247	CYBER LIABILITY	918	964	924	980	16	1.7%
6251	AUTO LIABILITY	34,472	36,196	40,326	48,500	12,304	34.0%
6253	AUTO PHYSICAL DAMAGE	32,043	33,646	32,975	35,600	1,954	5.8%
6261	AUTO CATASTROPHE	-	443	-	-	(443)	-100.0%
6265	MOBILE EQUIP INSURANCE	12,780	13,419	13,101	14,100	681	5.1%
6267	INSURANCE DEDUCTIBLE	7,487	14,000	4,018	14,000	-	0.0%
6311	COMMUNICATION EQPT MAINTENANCE	-	-	-	-	-	-
6313	OFFICE EQPT MAINTENANCE	2,439	6,000	949	6,000	-	0.0%
6315	INSTRUMENTATION MAINTEN	-	-	-	-	-	-
6319	OTHER EQPT MAINTENANCE	287	5,000	3,092	5,000	-	0.0%
6400	LEGAL SERVICES	18,178	50,000	24,552	50,000	-	0.0%
6410	CONTRACTED SERVICES	79,136	274,000	220,947	247,000	(27,000)	-9.9%
6415	EASEMENT EXPENSE	6,239	-	-	-	-	-
6500	AUDITING SERVICES	65,000	50,000	79,500	75,000	25,000	50.0%
6613	WATER QUALITY ASSESSMEN	135,432	141,000	120,324	141,000	-	0.0%
6621	COMMERCIAL LABORATORY	39,886	40,200	41,687	47,500	7,300	18.2%
6640	PERMIT APPLICATION	-	40,000	-	40,000	-	0.0%
6711	EQUIPMENT RENTAL/LEASE	35,973	44,850	39,361	56,750	11,900	26.5%
6810	EMPLOYMENT COSTS	33,536	50,700	61,393	51,550	850	1.7%
6850	PROFESSIONAL SERVICES	314,857	499,000	417,033	513,500	14,500	2.9%
6860	LANDFILL USAGE / SLUDGE	676,654	681,500	650,340	681,500	-	0.0%
6890	MISCELLANEOUS SERVICES	1,422	2,600	1,116	2,600	-	0.0%
	Total Contractual Services	4,434,421	5,053,883	4,730,770	5,215,392	161,509	3.2%

**Projected Budget
Fiscal Year 2026 - 2027**

Expense Line Items (GAAP Basis)

Acct Obj	Account Description	2024-25	2025-26	2025-26	2026-27	FY25 - FY26	
		<u>Actual</u>	<u>Budget</u>	<u>Estimated</u>	<u>Proposed</u>	<u>BUDGET</u>	
						<u>Inc (Dec)</u>	<u>% Inc (Dec)</u>
	<u>Supplies and Maintenance</u>						
7110	ALUM	-	236,000	321,240	-	(236,000)	-100.0%
7112	AMMONIA	167,151	180,000	85,625	180,000	-	0.0%
7116	CHLORINE	673,854	748,000	711,237	780,000	32,000	4.3%
7122	H T H	20,692	27,000	4,960	27,000	-	0.0%
7124	LABORATORY CHEMICALS	33,515	33,000	35,274	43,000	10,000	30.3%
7126	LIME/CAUSTIC SODA	367,808	330,000	355,257	330,000	-	0.0%
7128	ODOR CONTROL CHEMICALS	-	3,500	-	3,500	-	0.0%
7130	POLYMER-ALUM BLEND / POLYMER	691,355	325,000	415,173	680,000	355,000	109.2%
7136	SULFUR DIOXIDE	117,363	126,000	127,658	136,000	10,000	7.9%
7137	HYDROGEN PEROXIDE	1,081	20,000	4,498	20,000	-	0.0%
7180	QUALITY ASSURANCE	17,071	17,000	15,090	17,000	-	0.0%
7190	MISCELLANEOUS CHEMICALS	706	1,000	1,000	1,000	-	0.0%
	Sub-total Chemicals	2,090,596	2,046,500	2,077,012	2,217,500	171,000	8.4%
7210	EQUIPMENT	165,812	291,200	242,745	305,200	14,000	4.8%
7230	LABORATORY EQUIPMENT	8,567	20,000	17,342	20,000	-	0.0%
7260	FURNITURE & FIXTURES	1,231	13,500	1,425	16,500	3,000	22.2%
7310	VEHICLE FUEL & OIL	248,256	271,000	295,502	308,500	37,500	13.8%
7315	VEHICLE MAINTENANCE	103,024	113,600	115,590	117,700	4,100	3.6%
7316	HEAVY EQPT MAINTENANCE	360,839	260,500	246,215	260,500	-	0.0%
7318	SOFTWARE MAINTENANCE	30,643	37,500	34,636	116,500	79,000	210.7%
7319	COMPUTER & NETWORK MAINTENANCE	50,037	93,000	42,218	93,000	-	0.0%
7330	SYSTEM MAINT. & REPAIRS	882,224	992,000	1,200,190	992,000	-	0.0%
7340	FIRE HYDRANTS MAINTENANCE	96,232	80,000	75,170	80,000	-	0.0%
7342	LAB EQPT MAINTENANCE	11,918	12,000	11,578	12,000	-	0.0%
7357	PAVEMENT REPAIR	2,850	95,000	21,832	95,000	-	0.0%
7365	METER MAINTENANCE & REPLACEMENT	42,350	25,000	6,437	25,000	-	0.0%
7380	STRUCTURES & IMPROVEMENTS	59,955	103,000	74,781	105,000	2,000	1.9%
7385	VALVES MAINTENANCE	12,271	60,000	7,701	60,000	-	0.0%
7412	COMPUTER SUPPLIES	6,215	8,000	4,452	8,000	-	0.0%
7414	PUBLIC RELATION & CONSRV SUPPL	2,353	7,500	2,114	8,500	1,000	13.3%

**Projected Budget
Fiscal Year 2026 - 2027**

Expense Line Items (GAAP Basis)

Acct Obj	Account Description	2024-25	2025-26	2025-26	2026-27	FY25 - FY26 BUDGET	
		Actual	Budget	Estimated	Proposed	Inc (Dec)	% Inc (Dec)
7415	WATER NIGHT SUPPLIES	27	1,000	-	-	(1,000)	-100.0%
7422	JANITORIAL SUPPLIES	11,310	10,600	10,239	10,600	-	0.0%
7424	LABORATORY SUPPLIES	27,874	27,900	26,194	27,900	-	0.0%
7426	OFFICE SUPPLIES	45,582	55,150	47,055	55,150	-	0.0%
7427	PREPRINTED FORMS	13,923	9,500	8,871	9,500	-	0.0%
7430	POSTAGE	163,239	166,350	152,983	168,350	2,000	1.2%
7432	SHIPPING EXPENSE	3,663	8,600	1,986	8,600	-	0.0%
7434	SOFTWARE LICENSES (Annual & SaaS)	309,811	512,550	335,369	613,782	101,232	19.8%
7438	MECHANIC SUPPLIES	5,536	8,000	4,820	8,000	-	0.0%
7500	SMALL TOOLS	27,621	34,500	24,948	34,500	-	0.0%
7600	UNIFORMS	67,366	54,400	85,381	86,970	32,570	59.9%
7700	MATERIAL & SUPPLIES	35,516	35,800	38,872	35,800	-	0.0%
7800	SAFETY & SECURITY	201,208	96,750	182,688	164,750	68,000	70.3%
	Total Supplies & Maintenance	5,088,049	5,550,400	5,396,346	6,064,802	514,402	9.3%
	Other						
8010	TRAVEL & TRAINING	46,859	104,800	56,174	104,800	-	0.0%
8030	MEMBERSHIPS & SUBSCRIPT	14,563	25,770	19,217	26,500	730	2.8%
8045	EMPLOYEE INCENTIVES & FUNCTION	38,923	34,000	33,846	56,075	22,075	64.9%
8050	BOARD EXPENSES	4,307	5,000	4,894	5,000	-	0.0%
8051	VARIANCE MISC INVENTORY	2,559	-	(766)	-	-	
8070	CASH {OVER}/ SHORT	6	-	(168)	-	-	
8072	CR CARD ADMIN EXPENSE	-	100	-	100	-	0.0%
8073	BANKING FEES	25,987	20,000	28,625	20,000	-	0.0%
8080	ADVERTISING	16,567	8,750	25,318	7,850	(900)	-10.3%
8090	MISCELLANEOUS EXPENSES	6,717	4,350	7,451	4,350	-	0.0%
8198	BAD DEBT EXPENSE	28,544	30,000	13,797	30,000	-	0.0%
	Total Other	185,032	232,770	188,388	254,675	21,905	9.4%
	Subtotal: Expenses w/o Depreciation	20,205,336	24,339,684	23,448,952	26,585,427	2,245,743	9.2%
8999	DEPRECIATION EXPENSE	4,337,504	4,271,252	4,151,902	4,830,622	559,370	13.1%
	Total Operating Expenses	24,542,840	28,610,936	27,600,854	31,416,049	2,805,113	9.8%

**Projected Budget
Fiscal Year 2026 - 2027**

Expense Line Items (GAAP Basis)

Acct Obj	<u>Account Description</u>	2024-25	2025-26	2025-26	2026-27	FY25 - FY26 BUDGET	
		<u>Actual</u>	<u>Budget</u>	<u>Estimated</u>	<u>Proposed</u>	<u>Inc (Dec)</u>	<u>% Inc (Dec)</u>
	<u>Interest Expense</u>						
9128	INTEREST EXPENSE	682,595	638,557	987,054	4,247,504	3,608,947	565.2%
9135	CAPITALIZED INTEREST AMORT	-	-	-	-	-	
9215	AGENT FEES	1,150	2,850	1,650	5,500	2,650	93.0%
9315	DEFERRED AMT ON REFUNDING	19,042	16,525	16,525	13,858	(2,667)	-16.1%
9318	ISSUANCE EXPENSE	91,313	122,695	320,002	350,000	227,305	185.3%
9320	BOND PREM/DISC AMORTIZATION	(56,447)	(50,738)	(50,738)	(44,797)	5,941	-11.7%
	Total Interest Expense	<u>737,653</u>	<u>729,889</u>	<u>1,274,493</u>	<u>4,572,065</u>	<u>3,842,176</u>	<u>526.4%</u>
	TOTAL EXPENSES	<u>\$ 25,280,493</u>	<u>\$ 29,340,825</u>	<u>\$ 28,875,347</u>	<u>\$ 35,988,114</u>	<u>\$ 6,647,289</u>	<u>22.7%</u>



Projected Budget
Fiscal Year 2026 - 2027
ANALYSIS OF OPERATING EXPENSE CHANGES

	Item Description	Department	Purpose	Recurring Amount	Non-recurring Amount	Increase (Decrease)
PERSONNEL	4% increase	All Departments	Wage adjustment to offset inflation	351,350		
	Compensation Study adjustments	All Departments	Increase to starting wage and other adjustments	446,015		
	New Engineering Administrative Assistant Wages	Engineering	Provide increased capacity and data entry for Engineering operations	35,360		
	New Water Maintenance Technician	Water Distribution	Additional personnel needed for valve and hydrant maintenance and the ongoing operational demands associated with the system upkeep and reliability.	43,680		
	New Water Quality Technician	Distribution Services	Additional personnel to perform flushing of dead-end water mains and conduct daily water quality testing throughout the distribution system.	35,360		
	New Accounting Clerk Wages	Finance	Additional employee anticipated to assist with balancing duties and responsibilities within Finance Department	35,360		
	New CyberSecurity Administrator	Information Technology	New position to assist in combating increased external cyber threats and hacking activity	37,500		
	New GIS Administrator	Information Technology	New position to assist in identifying and labeling of assets in Elements GIS	32,500		
	Car / Phone Allowances	Various	New positions allowances for car and phone use	34,100		
	FICA Increase	All Departments	Federal tax payment increases associated with pay adjustments and new positions	65,468		
	Health Insurance Increase	All Departments	Additional expense created by new and vacant position requirements.	115,922		
	TMRS Retirement Increase	All Departments	Expense related to retirement liability with new positions and vacancies included	160,892		
	Wage & Benefit Variances	Various	Variances created by hiring, reclassifications, and benefits changes		\$ 154,420	
Personnel Subtotal				\$ 1,393,507	\$ 154,420	\$ 1,547,927
CONTRACTUAL	Power Purchased	All Departments	Estimated rate increase to be billed by new TXU contract for electricity	25,000		
	Property, Liability & Windstorm Insurance	Finance	Estimated rate increase to be billed by insurance carriers	24,254		
	Raw Water Diversion	Water/Wastewater Distribution	Increase in rate to divert water for production	72,000		
	Contractual Services Variances	Various	Variances created by changes in services (< \$10,000 each)	67,255	(27,000)	
Contractual Services Subtotal				\$ 188,509	\$ (27,000)	\$ 161,509



HARLINGEN
WATERWORKS
SYSTEM

Projected Budget
Fiscal Year 2026 - 2027
ANALYSIS OF OPERATING EXPENSE CHANGES

Item Description		Department	Purpose	Recurring Amount	Non-recurring Amount	Increase (Decrease)
SUPPLIES & MAINTENANCE	Chemicals	Water & WW Treatment	Change in treatment chemical components reducing amount of polymer blend	171,000		
	Vehicle Fuel	Various	Increases in fuel costs across all departments	37,500		
	Laboratory Equipment	Laboratory	Increases in equipment costs to improve testing and compliance equipment	14,000		
	Software Licenses	Various	Increases in software costs in various AMI Erp, Payroll and HR software	180,232		
	Uniform Maintenance	Various	uniform costs budgeted across all departments	32,570		
	Safety and Security	Customer Service	increase budget for HPD security services	68,000		
	Supplies & Maintenance Variances	Various	Minor increases (decreases) in anticipated expenses (< \$10,000 each)	-	\$ 11,100	
Supplies & Maintenance Subtotal				\$ 503,302	\$ 11,100	\$ 514,402
	Employee Incentives	Human Resources	Increase for various organizational activities for all departments	22,075		
	Miscellaneous Variances	Various	Minor increases (decreases) in anticipated expenses	-	\$ (170)	
Other Subtotal				\$ 22,075	\$ (170)	\$ 21,905
TOTALS				\$ 2,107,393	\$ 138,350	\$2,245,743

**Harlingen Waterworks System
Projected Budget
Fiscal Year 2026 - 2027**

Proposed Capital Asset Funding

Department Name	Item Description	Amount	Replacement, Additional, or New	Purpose/Need for Item
Construction Maintenance	Excavator	\$ 800,000	Replacement,	Replacing unit 504, 1998 JD 200LC Excavator is a 28 years age and. A total of 64,982.00 has put into maintenance and repairs in this unit.
Construction Maintenance	Front loader	\$ 310,000	Replacement,	Equipment needed for replace unit 816, 2015 Doosan DL200TC-3. Loader is a 11 years of service. A total of 43,596 has been spent on service and repairs.
WW Collection	Generators	\$ 20,000	Additional,	Equipment is needed to improve productivity and reduce down time between crews.
WW Collection	Pump Replacement	\$ 100,000	Replacement,	Currently lift station pumps that vary in size and horsepower are ten years plus in age. In the event of failure and prolonged down time, direct replacements are requested.
WW Collection	Hilti Tools	\$ 15,000	Replacement,	Current Hilti tools have been used daily and repaired and are in need of replacement
WW Collection	Portable Generator	\$ 200,000	Additional,	Unit to be used at Main Office until a permanent generator is set.
WW Treatment	Scales and emergency shut off system	\$ 149,500	Replacement,	Current scale system is approaching 10 years of operation. The scale display are inaccurate. The emergency shutoff valves have visible surface rust and at
WW Treatment	Disc Harrow	\$ 34,500	Replacement,	At this time we only have (1) working disc harrow for 16.31 acres. Having only one, if when it is not available, would will impede plant process.
WW Treatment	60 HP submersible pump	\$ 92,000	Replacement,	Replacement for one that was purchased in 2007. This pump has been reconditioned with parts from a 2006 model. Multiple repairs from electrical to mechanical issues has deemed this pump unreliable.
WW Treatment	Membrane Diffusers for (2) Aeration Basins	\$ 19,550	Replacement,	Current membrane diffusers are nearing the (10) year mark. A proactive replacement before certain upcoming complications is supported to avert any downtime.
Safety & Fleet	1Ton Pick Up Truck	\$ 75,000	Replacement,	Current Unit 421 is a 2009 F350 with over 60,000 miles. Unit is used daily for service calls Over \$14,000 has been spent to date and it requires more repair in the near future, unit is still not 100% . Required parts are obsolete.
Wastewater Total		\$ 1,815,550		

**Harlingen Waterworks System
Projected Budget
Fiscal Year 2026 - 2027**

Proposed Capital Asset Funding

Department Name	Item Description	Amount	Replacement, Additional, or New	Purpose/Need for Item
Water Treatment	Gas sensors for Chlorine leak detection.	\$ 7,500	Replacement,	Replacement for obsolete chlorine gas sensors for both water plants. Over ten years old.
Water Treatment	6-Self-Contained Breathing Apparatus	\$ 48,000	Replacement	Replacement of existing outdated SCBAs in necessary to ensure employee safety during the handling and changing of chlorine cylinders. The current equipment has reached the end of its service life and no longer provides the level of respiratory protection required for hazardous chlorine gas exposure.
Distribution Maintenance	2026 Ford F-250 Service Body- Short Bed Single Cab	\$ 75,000	Replacement,	Replacement needed due to existing 2011 Unit #055 reaching of its useful service life.
Laboratory	RO system	\$ 45,000	Replacement	Needing a new water treatment system to provide up to 600 gallons per day of bacteria- free water with a minimum quality of >= 1 Meg-ohm Resistance for your laboratory operation and any other high purity water application. Current system is 20 years old and maintenance parts are
Facilities Maintenance	HVAC replacemrnet 4 total units , 3 for Downtown Water plant a 3 ton, a 5 ton, and a 7.5 ton, 1 for Dixieland Water plant 10ton	\$ 42,000	Replacement,	Due to new freon laws which at this time they may be changing again in the next 2 years units were replaced in 01-2019
Facilities Maintenance	HVAC replacement installation cost	\$ 32,000	Replacement,	Cost to install replacing HVAC units (4)
Water Total		\$ 249,500		
Customer Service	Service Vehicles (2)	\$ 90,000	replacement	replace (2) 2014 Dodge Ram vehicles for meter technicians
Customer Service		\$ 90,000		

**Harlingen Waterworks System
Projected Budget
Fiscal Year 2026 - 2027**

Proposed Capital Asset Funding

Department Name	Item Description	Amount	Replacement, Additional, or New	Purpose/Need for Item
Information Technology	Built One server clusters- Wastewater Plant, Install Scada Software	\$ 95,000	New	The New Servers system will act as a central system and will control the data in a database that can be accessed on all scada computers network. The system will also provide backups daily, for failover. The system will include professional services, new server cluster in both locations, software licenses and the network devices the connect the servers.
Information Technology	MFR Water Plant-fiber optic cabling	\$ 20,000	New	Installing fiber optic cabling between buildings (raw water) is necessary to provide a reliable, high-speed, and secure network connection to support current and future operational needs.
Information Technology	Expand Wi-Fi Coverage for Both Water Plants	\$ 19,000	New	Expanding Wi-Fi coverage at both water plants is necessary to support reliable connectivity for operational systems, mobile devices, and field personnel. Existing coverage is limited and does not adequately support plant-wide access, which can impact efficiency, visibility, and response times
Information Technology	Radio Replacement – Water Towers and Tanks Stations	\$ 80,000	Replacement	New radios at water plants /Wastewater , water towers and booster stations to ensure reliable communication across critical infrastructure/Upgrading and expanding radio coverage will improve communication reliability, reduce downtime, and support continuous, efficient operation of water system assets.
Information Technology	Equipment for Emergency Deployment (Laptops)	\$ 35,000	New	Procure laptops and related equipment to support 10–15 staff members during emergency situations. These devices ensure personnel can maintain access to critical systems, communications, and data when primary workstations or facilities are unavailable.
IT Total		\$ 249,000		
Grand Total		\$ 2,404,050		

**HARLINGEN WATERWORKS SYSTEM
PROPOSED CAPITAL IMPROVEMENT BUDGET
2025-2026**

PROJECT		TASK	FY 2026 Budget	FY 2026 Estimated	FY 2025 Est. Balance	FY 2027 Proposed
WATER	Water Rights Purchase	Purchase	\$ 300,000.00	\$ 521,697.00	\$ (221,697.00)	\$ 120,000.00
	Jefferson Raw Water Line Replacement	Design	\$ 68,658.33	\$ 158,194.00	\$ (89,535.67)	\$ -
		Construction	\$ 3,854,277.78	\$ -	\$ 3,854,277.78	\$ 6,000,000.00
	DT WTP Facility Improvements	Construction	\$ -	\$ -	\$ -	\$ 415,000.00
	DT WTP Roof Improvements	Construction				\$ 335,000.00
	DT WTP Fiber Optic Improvements	Construction				\$ 70,000.00
	Smart Meter & AMI Implementation	Construction	\$ 2,679,000.00	\$ 1,951,280.00	\$ 727,720.00	\$ 2,750,000.00
	Local System Participation & Sponsorship	Construction	\$ 500,000.00	\$ 121,214.00	\$ 378,786.00	\$ 500,000.00
	Lead Service Line Inventory	Survey	\$ 1,264,361.00	\$ 649,733.00	\$ 614,628.00	\$ 660,000.00
	Downtown Fire Flow Improvements - Phase 2	Design & Const	\$ 315,000.00	\$ -	\$ 315,000.00	\$ 1,200,000.00
	AC Waterline Replacement - WSIG Package	Design	\$ -	\$ -	\$ -	\$ 180,000.00
	AC Waterline Replacement - N. 1st Street	Design & Const	\$ 3,716,111.11	\$ 30,000.00	\$ 3,686,111.11	\$ 6,000,000.00
	Taste & Odor Improvements - MFR	Design	\$ 95,600.00	\$ -	\$ -	\$ 45,000.00
		Construction	\$ 2,014,400.00	\$ -	\$ -	\$ -
	Flash & Flocc Mixer Replacement - MFR	Design	\$ 80,400.00	\$ -	\$ -	\$ 1,774,000.00
		Construction	\$ 1,693,600.00	\$ -	\$ -	\$ -
	MFR WTP Facility Improvements		\$ -	\$ -	\$ -	\$ 1,831,000.00
	MFR Sludge Removal	Construction	\$ 600,000.00	\$ -	\$ 600,000.00	\$ -
	Generator Upgrade - MFR	Design	\$ 247,270.00	\$ 166,500.00	\$ 80,770.00	\$ -
		Construction	\$ 1,890,395.00	\$ -	\$ 1,890,395.00	\$ 2,175,000.00
WATER Total			\$ 19,319,073.22	\$ 3,598,618.00	\$ 11,836,455.22	\$ 24,055,000.00
WASTEWATER	Generators - LS-7, 75, and 76	Design	\$ 142,910.00	\$ 122,900.00	\$ 20,010.00	\$ -
		Construction	\$ 1,082,280.00	\$ -	\$ 1,082,280.00	\$ 1,275,000.00
	Annual Manhole Rehabilitation	Construction	\$ 300,000.00	\$ 300,000.00	\$ -	\$ 300,000.00
	Local Sewer Participation & Sponsorship	Construction	\$ 500,000.00	\$ -	\$ 500,000.00	\$ 2,000,000.00
	Little Creek Interceptor Replacement	Design	\$ 1,617,978.05	\$ 1,056,387.00	\$ 561,591.05	\$ -
		Construction	\$ -	\$ -	\$ -	\$ 26,000,000.00
	LS-59 Replacement	Design & Const	\$ 280,000.00	\$ 25,706.00	\$ 254,294.00	\$ 50,000.00
	LS-9 Upgrade & FM Re-Route to Little Creek	Design	\$ 275,166.67	\$ 186,780.00	\$ 88,386.67	\$ -
		Construction	\$ 4,342,800.00	\$ -	\$ 4,342,800.00	\$ 3,000,000.00
	Lift Station 76 Replacement & FM Upgrade	Design	\$ 155,688.00	\$ 184,612.00	\$ (28,924.00)	\$ -
		Construction	\$ 7,630,350.00	\$ -	\$ 7,630,350.00	\$ 11,100,000.00
	Lift Station SCADA System Upgrades	Construction	\$ -	\$ -	\$ -	\$ 700,000.00
	LS-80 & Force Main	Design	\$ -	\$ -	\$ -	\$ 500,000.00
	LS-33 Rehabilitation	Construction	\$ 112,500.00	\$ 4,543.00	\$ 107,957.00	\$ -
	WWTP Headworks, EQ Basin, Lift Station	Design	\$ 1,400,000.00	\$ 1,283,411.00	\$ 116,589.00	\$ -
		Construction	\$ -	\$ -	\$ -	\$ 24,500,000.00
	LS-32 Rehabilitation	Construction			\$ -	\$ 500,000.00
	Lift Station 19 Elimination Sewer	Construction			\$ -	\$ 550,000.00
	Lift Station 20 Elimination Sewer	Construction			\$ -	\$ 460,000.00
	Lift Station 38 Upgrade and Elimination Trunk Lines	Construction			\$ -	\$ 450,000.00
	LS-29 Replacement & Force Main	Construction	\$ 353,625.00	\$ 30,000.00	\$ 323,625.00	\$ 1,000,000.00
	LS-58 Replacement	Construction			\$ -	\$ 125,000.00
	Annual Sewer Line Rehabilitation	Construction	\$ 1,581,250.00	\$ -	\$ 1,581,250.00	\$ 3,000,000.00
	Acquisition of Future WWTP Property	Acquisition	\$ 2,750,000.00	\$ -	\$ 2,750,000.00	\$ -
	WWTP Facility Improvements	Construction				\$ 2,500,000.00
	WW Sludge Dewatering Facility	Construction	\$ 116,343.81	\$ 75,000.00	\$ 41,343.81	\$ -
	Generator Additions at WWTP	Design	\$ 229,390.00	\$ 178,800.00	\$ 50,590.00	\$ -
		Construction	\$ 1,942,534.00	\$ -	\$ 1,942,534.00	\$ 1,980,000.00
WASTEWATER Total			\$ 24,812,815.53	\$ 3,448,139.00	\$ 21,364,676.53	\$ 79,990,000.00
UTILITIES	Yard Improvements - Warehouse	Design	\$ 56,000.00	\$ -	\$ 56,000.00	\$ -
		Construction	\$ 1,597,500.00	\$ 103,335.00	\$ 1,494,165.00	\$ 1,000,000.00
	Building Envelope Rehabilitation - Main Office	Design & Const	\$ 1,518,000.00	\$ 894,735.00	\$ 623,265.00	\$ -
	Acquisition of Parking Lot and New Drive Through	Design & Const	\$ -	\$ -	\$ -	\$ 500,000.00
	Warehouse Facility Roof Rehabilitation Project	Construction	\$ -	\$ -	\$ -	\$ 3,250,000.00

**HARLINGEN WATERWORKS SYSTEM
PROPOSED CAPITAL IMPROVEMENT BUDGET
2025-2026**

PROJECT		TASK	FY 2026 Budget	FY 2026 Estimated	FY 2025 Est. Balance	FY 2027 Proposed
FAC	Generator Addition - Warehouse	Design	\$ 46,810.00	\$ 46,810.00	\$ -	\$ -
		Construction	\$ 526,860.00	\$ -	\$ 526,860.00	\$ -
	Generator Addition - Main Office	Design	\$ 45,000.00	\$ 35,490.00	\$ 9,510.00	\$ -
		Construction	\$ 336,120.00		\$ 336,120.00	\$ 1,090,000.00
	FACILITIES Total			\$ 4,126,290.00	\$ 1,080,370.00	\$ 3,045,920.00

PROPOSED FY 2026 BUDGET	FY 2026		FY 2027
Water Total	\$19,319,073	\$3,598,618	\$24,055,000
Wastewater Total	\$24,812,816	\$3,448,139	\$79,990,000
Facilities Total	\$4,126,290	\$1,080,370	\$5,840,000
Grand Total	\$48,258,179	\$8,127,127	\$109,885,000

Harlingen Waterworks System
Proposed Budget
Fiscal Year 2026 - 2027

Debt Service Requirements and Expense

Debt Service Expense (GAAP Basis)

Debt Series	Interest Accrual	Agent Fees	Reserve Requirement	Amortization of Deferred Expenses			Total Amortization	Total Expense
				Bond Premium/ Discount	Deferral on Refunding	Capitalized Interest		
2015A	216,050	350		(2,655)			(2,655)	213,745
2015B	40,700	850		(5,479)	10,803		5,324	46,874
2019	116,983	750		(36,663)	3,055		(33,608)	84,125
2024	219,145	400		-	-	-	-	219,545
2025LSL	-	400		-	-	-	-	400
2026	61,785	400						62,185
2026A	62,045	400						62,445
2026B	449,600	400						450,000
2026C	496,170	800						496,970
2027	2,585,026	800	1,014,824	-	-	-	-	3,600,650
Total	\$ 4,247,504	\$ 5,550	\$ 1,014,824	\$ (44,797)	\$ 13,858	\$ -	\$ (30,939)	\$ 5,236,939

Debt Service Requirement (Working Capital Basis)

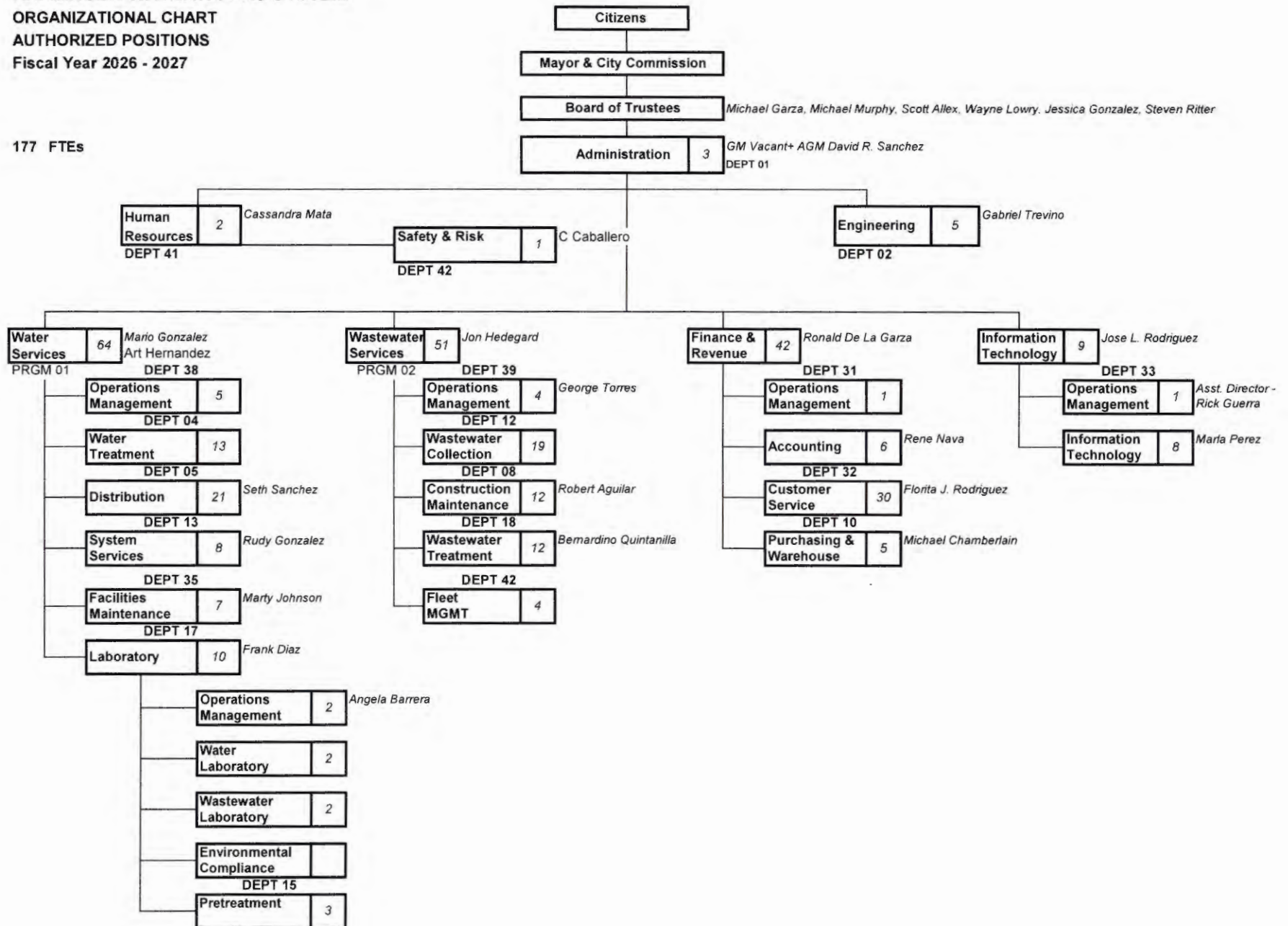
Debt Series	Principal	Interest	Reserve Requirement	Agent Fees	Total
2015A	613,333	216,050		350	829,733
2015B	299,583	40,700		850	341,133
2019	303,750	116,983		750	421,483
2024	254,583	219,145		400	592,448
2025	55,000	-		400	55,400
2026	61,875	61,785		400	124,060
2026A	62,500	62,045		400	124,945
2026B	451,875	449,600		400	901,875
2026C	206,250	496,170		800	703,220
2027	-	2,585,026	1,014,824	800	3,600,650
Total	\$ 2,308,749	\$ 4,247,504	\$ 1,014,824	\$ 5,550	\$ 7,694,947

Debt Service Requirements by Issue (GAAP Basis)

Debt Series	Original Amount	Interest Rate	Balance 10/1/2026	FY 2027 Principal	FY 2027 Interest	FY 2027 Total	Balance 9/30/2027
2015A Revenue	12,000,000	2.0 - 3.75%	6,910,000	595,000	223,488	818,488	6,315,000
2015B Refunding	6,475,000	2.0 - 3.25%	1,585,000	295,000	44,388	339,388	1,290,000
2019 Refunding	4,825,000	2.5 - 5%	3,555,000	290,000	123,025	413,025	3,265,000
2024 Revenue	10,000,000	1.75 - 2.68%	9,755,000	250,000	221,062	471,062	9,505,000
2025 Lead Service	840,000	0.00%	785,000	55,000	-	55,000	730,000
2026 WLAF	2,480,000	2.77-3.07%	2,480,000	55,000	62,126	117,126	2,425,000
2026A WLAF	2,495,000	2.77-3.07%	2,495,000	60,000	62,417	122,417	2,435,000
2026B EDAP	12,560,000	3.94-4.05%	12,560,000	425,000	454,718	879,718	12,135,000
2026C CWSRF	11,800,000	3.21%	11,800,000	-	339,850	339,850	11,800,000
2027 CWSRF	70,715,000	3.50%	70,715,000	-	1,553,766	1,553,766	70,715,000
Total			\$ 122,640,000	\$ 2,025,000	\$ 3,084,840	\$ 5,109,840	\$ 120,615,000

HARLINGEN WATERWORKS SYSTEM
ORGANIZATIONAL CHART
AUTHORIZED POSITIONS
Fiscal Year 2026 - 2027

177 FTEs



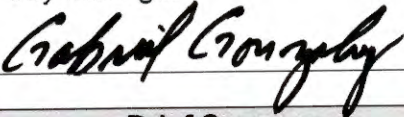
AGENDA ITEM EXECUTIVE SUMMARY

Meeting Date: **August 19, 2026**

Agenda Item:

Consideration and possible action to authorize City Manager to enter into a Memorandum of Understanding (MOU) with the Harlingen Consolidated Independent School District for the 2026-2027 HCISD Firefighter Academy.

Prepared By (Print Name): Gabriel Gonzalez
Title: City Manager

Signature: 

Brief Summary:

The City of Harlingen has been in collaboration with the Harlingen Consolidated Independent School District since 2017 and they have had a successful Firefighter Academy. The training consists of a two-year consecutive cohort of which in the first year there will be a maximum of 25 academy cadets and the second year there will be an additional 25 cadets to make it a total of 50 cadets. These tasks will be accomplished through the contracted services of a Chief Training Officer/Coordinator who possess and meets the required and necessary Texas Commission on Fire Protection (Fire Service Standards & Certification Division) criteria to serve in such capacity.

Funding (if applicable):

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

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

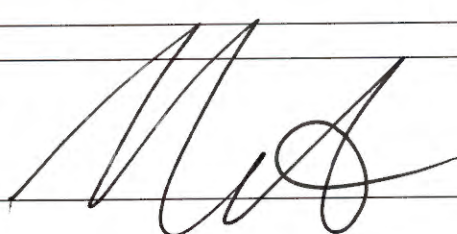
Finance Director's approval: ☐ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approval of the resolution.

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

Comments:

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

**MEMORANDUM OF UNDERSTANDING
FOR HCISD FIREFIGHTER ACADEMY
2026-2027**

**Harlingen Consolidated Independent School District
and
The City of Harlingen, Texas Fire Department**

In order to provide instruction for Basic Structure Fire Suppression Certification (468-hour Core Curriculum); a component of International Fire Service Accreditation Congress (IFSAC) Firefighter I and II Training, and First Responder Certification; an endorsement of Texas Department of State Health Services as well as Texas Education Agency Career and Technical Education Courses of Firefighter I & II commencing in the 2017-18 academic school year, the parties below agree to:

I. AGREEING PARTIES

Harlingen Consolidated Independent School District (HCISD)
and
The City of Harlingen, Texas Fire Department (HFD)

II. STATEMENT OF SERVICES TO BE PERFORMED:

1. HCISD will request Texas Commission on Fire Protection (Fire Service Standards & Certification Division) approval and accreditation as a permanent firefighter training facility. HCISD will also prepare and acquire an MOU with other local fire departments and/or training facilities in order to obtain additional locations for student training, preparation and basic fire suppression skill-based testing. These tasks will be accomplished through the contracted services of a Chief Training Officer/Coordinator who possesses and meets the required and necessary Texas Commission on Fire Protection (Fire Service Standards & Certification Division) criteria to serve in such capacity. The HFD will serve in an advisory capacity during these initial undertakings. (see Attachment 001)
2. For the purposes of the HCISD Firefighter Academy, the Chief Training Officer/Coordinator and classroom Instructor of the courses Firefighter I & Firefighter II may be one and the same.
3. Training and instruction will be conducted during a consecutive two year cohort beginning in the 2017-18 school year; specifically commencing in the month of August through May, with summer instruction and training as specified by both parties in accordance to the completion of the required hours needed toward student certification. The maximum cohort size will be twenty-five (25) academy cadets. An additional cohort of twenty-five (25) academy cadets will be added the second year for a combined maximum of fifty (50) cadets when the Academy is at full capacity. A schedule will be produced and presented showing the class times by the Fire Academy Chief Training Officer/Coordinator and will be agreed to by both parties. HCISD will provide for adequate classroom facilities, faculty approved by the State Board of Educator Certification and Texas Education Agency.

4. Both parties will provide pre-specified resources, including certification preparation to effectively administer the certification training program in a manner consistent with the city of Harlingen's need for skilled firefighters. (see Attachment 002)
5. This agreement is to be conducted in accordance with Texas Commission on Fire Protection guidelines curriculum for firefighters and Texas Essential Knowledge and Skills (TEKS); specifically Chapter 130. Texas Essential Knowledge and Skills for Career and Technical Education, Subchapter L. Law, Public Safety, Corrections, and Security. (see Attachments 003 & 004)
6. Both parties agree that the selection, recruitment and certification training for students of HCISD will not be conducted in a manner, which may discriminate against its students or applicants for certification on the basis of race, color, national origin, sex, or handicap.
7. HCISD will maintain class attendance on appropriate forms for all students. All appropriate forms and format will be provided by HCISD.
8. The HFD will document and report to HCISD in writing the in-kind value of both inside and outside training facilities, supplies and equipment used in the delivery of course material.
9. Instructors for course instruction are to be approved by HCISD and must meet qualifications established by HFD, Texas Commission on Fire Protection and Texas Department of State Health Services. Payment for instructors (rate approved by HCISD) teaching Firefighter Academy classes will be made by HCISD payroll department to instructors. All materials/supplies purchased by each party under this agreement remain the property of each party.
10. It will be the responsibility of the Chief Training Officer/Coordinator to coordinate with HFD the instructional provision of resources to include Equipment, Facilities, and Personnel as required for certification and instruction, including on/off campus activities, summer support and testing/exam preparation, which are out of the capacity of HCISD.
11. Both parties will collaborate to provide represented cadet with gear relevant to the teaching requirements of the TEKS and basic fire suppression skill-based testing. The Chief Training Officer/Coordinator must assure all records pertaining to issued gear be made available if requested.
12. HCISD must assure that all cadets participating in the Firefighter Academy, be properly insured as required by Texas Education Agency, HCISD, HFD, Texas Commission on Fire Protection and Texas Department of State Health Services.
13. HCISD must assure that all cadets participating in the Firefighter Academy possess all required documentation prior to their participation by HFD.
14. The Chief Training Officer/Coordinator will provide to HCISD and HFD a list of cooperating agencies annually and will provide updates of any changes.

III. STATEMENT OF SERVICES TO BE PERFORMED BY THE

FIREFIGHTER ACADEMY CHIEF TRAINING OFFICER/COORDINATOR:

- Firefighter Academy Chief Training Officer/Coordinator will provide lesson plans as required by HCISD with a curriculum specific to the TEKS for Firefighter I and Firefighter II;
- Firefighter Academy Chief Training Officer/Coordinator will provide HCISD with cadet evaluations, progress reports, grades, attendance report as required by HCISD and when requested by HFD;
- Firefighter Academy Chief Training Officer/Coordinator will coordinate with HFD the required information to prepare the department for any scheduled course and skills to be held at any of their department's locations;
- Firefighter Academy Chief Training Officer/Coordinator will submit Training Course Approval to Texas Commission on Fire Protection;
- Firefighter Academy Chief Training Officer/Coordinator will schedule and coordinate all activities related to the HCISD Firefighter Academy and will provide request to both HCISD and HFD for resources needed to fulfill requirements;
- Firefighter Academy Chief Training Officer/Coordinator will coordinate with an Emergency Medical Technician (E.M.T.) Coordinator, schedules and Course Notification Forms required by the state of Texas for the delivery of First Responder Certification training;
- Enforce current Rules and Regulations established by HCISD and HFD.
- Firefighter Academy Chief Training Officer/Coordinator will coordinate with HFD and HCISD for providing cadets with IFSAC Firefighter I and II Testing and First Responder Certification Testing support 3 weeks prior to actual testing;

IV. STATEMENT OF SERVICES TO BE PERFORMED BY HCISD CAREER AND TECHNICAL EDUCATION (CTE) DEPARTMENT:

- The HCISD CTE Department will ensure that the Firefighter Academy Chief Training Officer/Coordinator is instructed on the academic policies and procedures of HCISD including instructional training, guidance and state requirements;
- The HCISD CTE Department will ensure that the cadets are provided with necessary transportation to and from training facilities, which may or may not include that of summer trainings and enrichment;
- The HCISD CTE Department will collaborate with Firefighter Academy Chief Training Officer/Coordinator and continue to develop a relevant and rigorous course design in alignment with the purpose and direction of HCISD including, but not limited to contracts, application, physician releases, etc.;
- The HCISD CTE Department will provide pertinent information and updates for public relations promotion, and Board, Campus, HFD and Stakeholder awareness;
- The HCISD CTE Department will provide Firefighter Academy instructor(s) with continual Staff Development in regards to Special Populations in their classrooms;
- The HCISD CTE Department will continue TEKS transitioning and realignment from current standards to future standards;
- The HCISD CTE Department will review infrastructure, location and materials for HCISD Firefighter Academy;
- The HCISD CTE Department will collaborate with the HFD and the housing campuses in providing Course supplies, equipment, manipulatives, textbooks, etc.;

- The HCISD CTE Department will review and monitor the budget for HCISD Firefighter Academy.

V. TERMS OF AGREEMENT

This Memorandum of Understanding is to begin on August, 11, 2026, and is subject to review on its anniversary date annually.

VI. INSURANCE and MEDICAL EVALUATION

HCISD will provide insurance for its employees and students participating in the HCISD Firefighter Academy. It is understood that the cadets have undergone and passed a medical evaluation prior to their ability to participate in this Academy. HCISD and the HFD will not be liable of any claims resulting from this agreement.

VII. TERMINATION

This agreement may be canceled by either party with a 90-day prior notice by either party.

Harlingen CISD	By: _____ (Authorized Signature)	Title: Superintendent	Date: _____
City of Harlingen	By: _____ (Authorized Signature)	Title: City Manager	Date: _____

**AGENDA ITEM
EXECUTIVE SUMMARY**

10K

Meeting Date: **August 19, 2026**

Agenda Item:

Consideration and possible action to approve a resolution authorizing an agreement between the City of Harlingen and the Texas Department of Transportation (TxDOT) for the reimbursement of the maintenance of designated traffic signals located on State highways within the City of Harlingen, Contract No. 6497-14-001, and authorizing the City Manager to execute the agreement. **(Public Works)**

Prepared By: Ruth Trevino, Public Works Director

Brief Summary:

The Texas Department of Transportation (TxDOT) and the City of Harlingen have an agreement for the maintenance of designated traffic signals located on State highway within the City. Under the agreement, the City will provide trained personnel to maintain and operate the traffic signals identified in the agreement, and TxDOT will reimburse the City for eligible maintenance and operational costs.

The agreement provides for a maximum reimbursement to the City of \$49,800 per year and establishes the respective responsibilities of TxDOT and the City for maintenance and reimbursement associated with the covered traffic signal locations.

Approval of the Resolution will provide the authorization required for the City to participate in TxDOT Contract No. 6497-14-001 and for the City Manager to execute the agreement and necessary related documents.

Funding (if applicable):

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

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

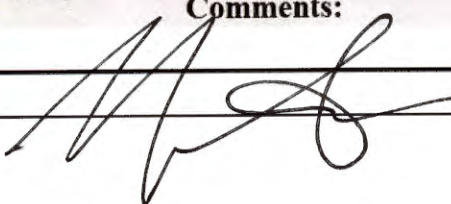
Finance Director's approval (Yes/No/NA):

Staff Recommendation:

City Manager approval:



Comments:



City Attorney's approval:

RESOLUTION NO. 2026-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HARLINGEN, TEXAS, APPROVING AN AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT), CONTRACT NO. 6497-14-001, FOR THE REIMBURSEMENT FOR THE MAINTENANCE OF TRAFFIC SIGNALS WITHIN THE CITY OF HARLINGEN; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT AND RELATED DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Harlingen, Texas ("City") and the State of Texas, acting by and through the Texas Department of Transportation ("TxDOT"), propose to enter into Contract No. 6497-14-001 concerning the reimbursement for the operation and maintenance of certain traffic signals within the City; and

WHEREAS, under the Agreement, the City will provide trained staff to maintain and operate the traffic signals identified in Exhibit 1, and TxDOT will reimburse the City for eligible maintenance and operation costs at the rates established in the Agreement; and

WHEREAS, the Agreement provides for a maximum reimbursement amount of Forty-Nine Thousand Eight Hundred Dollars (\$49,800.00) per year and establishes the respective responsibilities of the City and TxDOT for maintenance, operation, and related matters; and

WHEREAS, the City Commission finds that approval of the Agreement serves the public interest by supporting the safe and efficient operation of traffic signals within the City;

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

SECTION 1. APPROVAL OF AGREEMENT.

The City Commission hereby approves the Agreement with the Texas Department of Transportation, Contract No. 6497-14-001, for the reimbursement for the operation and maintenance of traffic signals within the municipality, substantially in the form presented to the City Commission and attached to the agenda item.

SECTION 2. AUTHORITY OF CITY MANAGER.

The City Manager is hereby authorized to execute the Agreement on behalf of the City of Harlingen and to execute such other documents as may be reasonably necessary to implement and administer the Agreement, subject to applicable law, City policy, and the terms of the Agreement.

SECTION 3. AMENDMENTS AND SUPPLEMENTAL AGREEMENTS.

Any amendment or supplemental agreement requiring City Commission approval under applicable law, City policy, or the terms of the Agreement shall be presented to the City Commission for consideration and approval.

SECTION 4. EFFECTIVE DATE.

This Resolution shall become effective immediately upon its passage and approval in accordance with applicable law and the Charter of the City of Harlingen.

PASSED AND APPROVED on ____ day of _____, 2026.

CITY OF HARLINGEN, TEXAS

Norma Sepulveda, Mayor

ATTEST:

Mayra Herrera, City Secretary

STATE OF TEXAS §
COUNTY OF TRAVIS §

**AGREEMENT FOR THE
INSTALLATION AND REIMBURSEMENT FOR THE
OPERATION AND MAINTENANCE OF TRAFFIC
SIGNALS WITHIN A MUNICIPALITY**

THIS AGREEMENT is made by and through the State of Texas, acting by and through the Texas Department of Transportation, hereinafter called the "State," and the City of Harlingen, TX, hereinafter call the "City," acting by and through its duly authorized officers, as evidenced by Resolution/Ordinance No. _____, executed on _____, hereinafter acknowledged by reference.

WITNESSETH

WHEREAS, by virtue of a Municipal Maintenance Agreement entered into by the City and the State on the _____ day of _____, 20_____, the State has been authorized to maintain certain highway routes within the City; and

WHEREAS, from time to time the City requests the State to install traffic signals on certain highways within the City; and

WHEREAS, the State under the provisions of Title 43, Texas Administrative Code, Section 25.5 has authority to install, operate and maintain traffic signals on freeway type highways in all cities and on other highway routes in cities of less than 50,000 population (latest Federal Census); and

WHEREAS, the City requests the State to assume the installation, operation, and maintenance responsibilities of the signalized intersections as shown in EXHIBIT 1, attached hereto and made a part of this Agreement; and

WHEREAS, the City agrees to maintain and operate the signalized intersections with the State reimbursing the City for all maintenance and operations costs at a flat rate per location as shown on Exhibit 3.

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements of the parties hereto to be by them respectively kept and performed, as hereinafter set forth, it is agreed as follows:

AGREEMENT

Article 1. CONTRACT PERIOD

- A. This Agreement becomes effective when fully executed by the City and the State and shall remain in force for a period on one year from the date of final execution by the State and shall be automatically renewed annually for a one year period, unless modified by mutual agreement of

Traffic TEA6
Supplemental - Cost -
Traffic Signal - Type R

Rev. 02/21/2019

both parties, or terminated as hereinafter provided.

Article 2. CONSTRUCTION RESPONSIBILITIES

- A. The State shall prepare or cause to be prepared the plans and specifications, advertise for bids, let the construction contract, or otherwise provide for the construction of new traffic signals and/or reconstruction of existing traffic signals (including, at the State's option, any special auxiliary equipment, interconnect and/or communication material, and equipment), and will supervise construction, reconstruction, or betterment work as required by said plans and specifications. As a project is developed to construction stage, either as a unit or in increments, the State will submit plans and specifications of the proposed work to the City and will secure the City's consent to construct the traffic signal prior to awarding the contract; said City consent to be signified by the signatures of duly authorized City officers in the spaces provided on the title sheet of the plans containing the following notion: "Attachment No. _____ to "Agreement for the Installation and Reimbursement for the Operation and Maintenance of Traffic Signals Within a Municipality," dated _____. The City-State construction, maintenance, and operation responsibilities shall be as heretofore agreed to, accepted, and specified in the Agreement to which these plans are made a part."
- B. All costs of construction and/or reconstruction of new and existing traffic signals will be borne by the State, and the traffic signal system will remain the property of the State.

Article 3. MAINTENANCE, OPERATION, AND POWER RESPONSIBILITIES

- A. The State shall be responsible for all electrical power costs for the operation of the traffic signals covered by this Agreement and shown on Exhibit 1. Power costs shall be billed as specified in Exhibit 2, "Traffic Signal Maintenance and Operations Provisions."
- B. The City will provide a trained staff to maintain and operate the traffic signals shown on Exhibit 1, and the State will reimburse the City at the flat rate shown in Exhibit 3 for parts and labor. All repairs shall be prioritized based on public safety and made as soon as possible.
- C. The City shall maintain and operate the traffic signals in accordance with the minimum requirements specified in Exhibit 2.
- D. The City shall maintain at least one log of all emergency calls and all routine maintenance.
- E. Routine maintenance will be performed by the City as specified in Exhibit 2.

Article 4. COMPENSATION

- A. The maximum amount payable under this Agreement \$ 49,800.00 per year.

- B. Calculations for the above lump sum amount shall be shown in Exhibit 3, attached hereto and made a part of this Agreement for maintaining and operating the traffic signal installations covered under this Agreement.
- C. The addition or deletion of traffic signals shall be made by supplemental agreement.

Article 5. PAYMENT

- A. The State agrees to reimburse the City at the flat rate shown in Exhibit 3 for maintenance and operations costs for the traffic signals described in Exhibit 1. The City shall submit to the State Form 2557, "Billing Worksheet," or an invoice statement acceptable to the State on a (monthly/quarterly/annual) basis. An original Form 2557 or acceptable invoice and four copies shall be submitted to the following address:

- B. The City shall maintain a system of records necessary to support and establish the eligibility of all claims for payment under the terms of this Agreement. These records may be reviewed at any time to substantiate the payment by the State and/or determine the need for an adjustment in the amount paid by the State.
- C. The State shall make payment to the City within 30 days from receipt of the City's request for payment, provided that the request is properly prepared.
- D. Knockdowns or damage resulting from an accident or an act of God and which require emergency replacement of major equipment shall not be included in the (monthly/quarterly/ annual) payments. For eligibility of payment for emergency replacement of major equipment, actual cost shall be submitted to the State for review and determination of reimbursement eligibility.
- E. Payment for the addition or deletion of traffic signal installation shall be made by supplemental agreement.

Article 6. INDEMNIFICATION

The City acknowledges that it is not an agent, servant or employee of the State and, thus, is responsible for its own acts and deeds and for those of its agents or employees during the performance of the work defined in this agreement.

Article 7. TERMINATION

- A. This Agreement may be terminated by any of the following conditions:
 - (1) By mutual agreement and consent of both parties.
 - (2) By the State upon thirty (30) days written notice to the City for failure of the City to provide adequate maintenance and operation

services for those traffic signal installations which the City has agreed to maintain and operate.

- (3) By the State upon sixty (60) days written notice to the City that the State will assume operation and maintenance at the end of the one (1) year period of this contract.
- (4) By the City upon one hundred twenty (120) days written notice of the State.

B. In the event this Agreement is terminated by any of the above conditions, the maintenance and operation of the traffic signal systems shall become the responsibility of the State. Any State owned equipment being held by the City shall be promptly returned within 30 calendar days to the State upon termination of this Agreement.

Article 8. SUBLETTING

The City shall not sublet or transfer any portion of the work under this Agreement unless specifically approved in writing by the State. All subcontracts shall include the provisions required in this contract and shall be approved in writing by the State.

Article 9. AMENDMENTS

Changes in the character, costs, provisions, in the attached exhibits, responsibilities, or obligations authorized herein shall be enacted by written amendment. An amendment to this Agreement must be executed by both parties.

Article 10. SUCCESSORS AND ASSIGNS

The State and the City bind themselves, successors, assigns, and legal representatives to the other party to this Agreement and the successors, assigns, and legal representatives of such other party to all covenants and provisions provided herein. Furthermore, the City shall not assign, sublet, or transfer any interests in this Agreement without the written consent of the State.

Article 11. LEGAL CONSTRUCTION

In the case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

Article 12. STATE AUDITOR

The state auditor may conduct an audit or investigation of any entity receiving funds from the state directly under the contract or indirectly through a subcontract under the contract. Acceptance of funds directly under the contract or indirectly through a subcontract under this contract acts as acceptance of the authority of the state auditor, under the direction of the legislative audit committee, to conduct an audit or investigation in connection with those funds. An entity that is the subject of an audit or investigation must provide the state

auditor with access to any information the state auditor considers relevant to the investigation or audit.

Article 13. DOCUMENTS

At the request of the State, the Local Government shall submit any information required by the State in the format directed by the State.

Article 14. PRIOR AGREEMENTS SUPERSEDED

This Agreement constitutes the sole and only agreement of the parties hereto and supersedes any prior understandings or written or oral agreements between the parties respecting the within subject matter.

Each party is signing this agreement on the date stated next to that party's signature.

THE CITY OF Harlingen, TX

Executed on behalf of the City by: _____

By: _____ Date: _____

Typed or Printed Name and Title: _____

THE STATE OF TEXAS

Executed for the Executive Director and approved for the Texas Transportation Commission for the purpose and effect of activating and/or carrying out the orders, established policies or work programs heretofore approved and authorized by the Texas Transportation Commission.

By: _____ Date: _____
District Engineer

EXHIBIT 2

TRAFFIC SIGNAL MAINTENANCE AND OPERATION PROVISIONS

The maintaining and operating city agrees to:

1. Unless specifically noted elsewhere in this agreement, the signal timing and operational phasing shall be the responsibility of the city.
2. Inspect the highway traffic signal system a minimum of once every 12 months and replace burned out lamps or damaged sockets as may be required. Police, citizen, or other reports of bumped out lamps or other damage, which could jeopardize safety, shall be repaired or replaced as soon as possible after the report, depending on the nature of the report. Otherwise, appropriate steps shall be taken to protect the public. The reflector and lens should be cleaned each time a lamp is replaced. All replacement lamps shall equal the wattage and type of the existing lamp.
3. Keep signal poles, controller pedestals, and foundations in alignment.
4. Keep signal poles and controller cabinets tight on their foundation(s) or pedestal(s).
5. Keep traffic and pedestrian signal heads aligned and properly adjusted. Repair back plates where needed.
6. Check the controllers, conflict monitors, detector units, relays, pedestrian push buttons, and detectors a minimum of once every 12 months to ascertain that they are functioning properly and make all necessary repairs and replacements.
7. Keep interior of controller cabinets in a neat and clean condition at all times.
8. Clean reflectors, lenses, and lamps a minimum of once every twelve months.
9. Repaint all corrosive susceptible highway traffic signal components exposed to weather with a non-lead based paint as needed in order to maintain a well kept appearance in the opinion of the Texas Department of Transportation's representative. Plastic signal heads and galvanized and aluminum components are excluded.
10. Group relamp and incandescent lamps of all highway traffic signal heads at the expiration of the average rated lamp life or replace the lamps on a burn out basis.
11. Repair or replace any and all equipment that malfunctions or is damaged.

12. Provide alternate traffic control during a period of failure or when the controller must be repaired. This may be accomplished through installation of a spare controller, placing the intersection on flash, manually operating the controller, or manually directing traffic through the use of proper authorities. In addition, barricades and warning signs shall be provided in accordance with the requirements of the latest edition of the *Texas Manual on Uniform Traffic Control Devices*.
13. Provide maintenance personnel trained in the maintenance of traffic signal equipment who will be available to respond to emergency calls from authorized parties 24 hours a day, including Saturdays, Sundays, and holidays.
14. Provide the State and local law enforcement agencies the location and respective names and telephone numbers of individuals responsible for emergency maintenance.
15. Document routine observations during the year by trained City personnel of the traffic signal operation at each traffic signal during various times of the day to assure fair distribution of time and for all traffic movements (phases) during varying traffic conditions.
16. Check cabinet filter a minimum of once every six months and clean if necessary. Cabinet filter shall be replaced every two years.
17. Documental checks and corrective actions in a separate log book for each intersection.
18. In metropolitan cities where Intelligent Transportation Systems and/or incident management systems are being implemented the signal timing will be the responsibility of the City in cooperation with the Texas Department of Transportation.

Traffic accidents, inclement weather, special events, maintenance, and construction activities are a few of the causes of nonrecurrent congestion. Nonrecurrent congestion often changes the normal traffic demand patterns. Effective and efficient movement of traffic through the transportation network during periods on nonrecurrent congestion must be considered in the design and operation of all traffic management systems, including traffic signal systems. Priority should be given to freeway or expressway frontage roads when nonrecurrent congestion occurs on freeway or expressway main lanes.

Power costs shall be billed directly to the State.

EXHIBIT 1

Contract #6497-14-001

New Count: mm/dd/yyyy

Municipality: City of Harlingen

Signalized intersections on State Expressway located within the City of Harlingen.

HIGHWAY NO. IH 2

ACTUATED INTERSECTIONS	ROADWAY NAME	MAP LOCATION	PAGE #
IH 2 EBFR	at Palm Court	2	21
Total: 1			

FIXED TIME INTERSECTIONS	ROADWAY NAME	MAP LOCATION	PAGE #
Total: 0			

DIAMOND INTERSECTIONS	ROADWAY NAME	MAP LOCATION	PAGE #
IH 69E EXPWY	at Dixieland	1	20
IH 69E EXPWY	at Stuart Place Rd	5	24
Total: 2			

OVERHEAD FLASHING	ROADWAY NAME	MAP LOCATION	PAGE #
IH 2 EXPWY WBFR	at Chester Park	3	22
IH 2 EXPWY EBFR	at Chester Park	3	22
IH 2 EXPWY WBFR	at Lewis Lane	4	23
IH 2 EXPWY EBFR	at Lewis Lane	4	23
IH 2 EXPWY WBFR	at Altas Palmas	6	25
IH 2 EXPWY EBFR	at Altas Palmas	6	25
Total: 6			

POST MOUNT FLASHERS	ROADWAY NAME	MAP LOCATION	PAGE #
Total: 0			

Contract: 6497-14-001

<u>Exhibit 2</u>		
Municipality: City of Harlingen	New Count: mm/dd/yyyy	
Actuated Signals at conventional intersections and at Tee Intersections shall be reimbursed at \$2,400.00 per intersection per year.		
Calculation:		
1 location(s)	X \$ 2,400.00 = \$ 2,400.00 Per Year	
	=	\$2,400.00
Fixed Time Signals shall be reimbursed at \$1,500.00 per intersection per year.		
Calculation:		
0 location(s)	X \$ 1,500.00 = \$ 0.00 Per Year	
	=	\$0.00
Diamond Interchange Signals with one controller shall be reimbursed at \$3,000.00 Der intersection per year.		
Calculation:		
12 location(s)	X \$ 3,000.00 = \$ 36,000.00 Per Year	
	=	\$36,000.00
Sign Mounted Flashers shall be reimbursed at \$1,020.00 per Intersection per year.		
Calculation:		
0 location(s)	X \$ 1,020.00 = \$ - Per Year	
	=	\$0.00
Overhead Flashing Beacons shall be reimbursed at \$1,140.00 per intersection per year.		
Calculation:		
10 location(s)	X \$ 1,140.00 = \$ 11,400.00 Per Year	
	=	\$11,400.00
Per Year=		\$49,800.00
Per Month=		\$4,150.00

**AGENDA ITEM
EXECUTIVE SUMMARY**

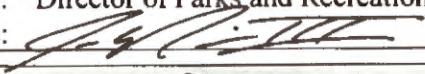
Meeting Date: **August 10, 2026**

Agenda Item:

Consideration and possible action to approve the reallocation of \$50,000 for renovations to the pro shop at Harlingen Community Center/Bowie Park pickleball courts.

Prepared By: Juan Mendiola III

Title: Director of Parks and Recreation

Signature: 

Summary:

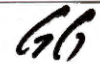
Summary

This item requests approval to reallocate \$50,000 in remaining project funds for renovations to the pro shop located at the pickleball courts at the Harlingen Community Center/Bowie Park.

Staff is recommending approval

Staff Recommendation:

Staff recommends approval of the \$50,000 reallocation for renovations to the pro shop at the Harlingen Community Center/Bowie Park pickleball courts.

City Manager's approval: 



Yes

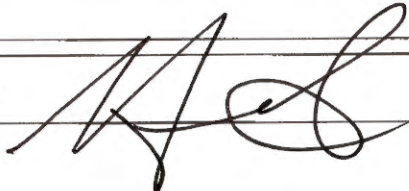


No



N/A

Comments:

City Attorney's approval: 



Yes



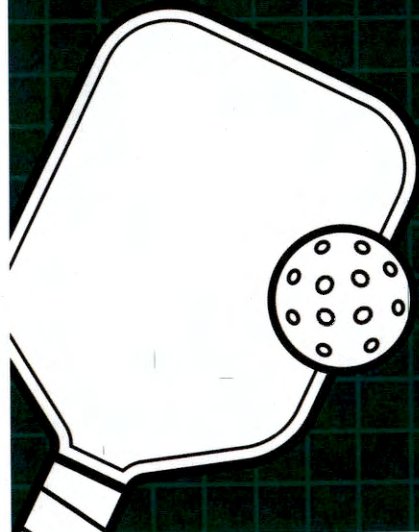
No



N/A



CITY OF HARLINGEN PICKLEBALL PRO SHOP



Visit
HARLINGEN
TEXAS





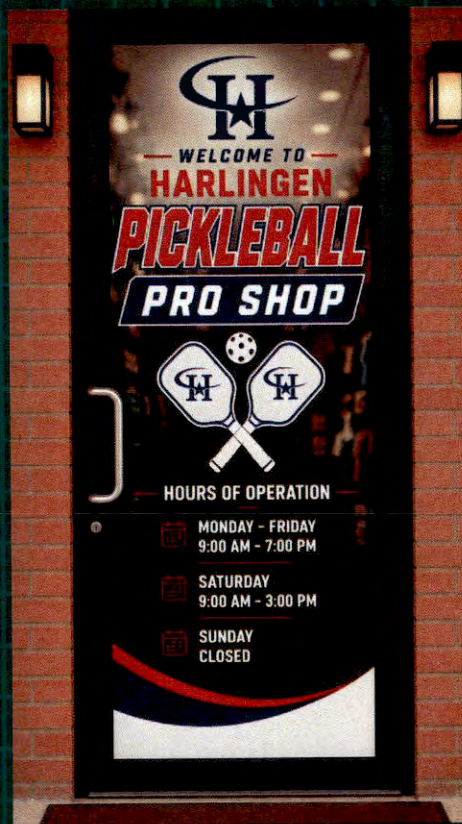
PRO SHOP



- ADD ACRYLIC SIGNAGE
- NEW GLASS DOOR WITH DECAL DISPLAYING HOURS CONTACT INFO AND "WELCOME"
- LEVEL THE ENTRANCE
- WELCOME MAT



DOOR UPGRADES





PRO SHOP



CURRENT STATE

1. ADD DOOR TO THE STORAGE
2. OPEN THE WINDOWS ON THE RIGHT HAND SIDE.
3. POLISH THE FLOORS



PRO SHOP



HARLINGEN PICKLEBALL PRO SHOP

PLAY. SHOP. REFUEL.

INITIAL LAYOUT WITH COMMUNITY TABLE & WINDOWS
BOUTIQUE MERCH • FULL SERVICE BEVERAGE & SNACKS • COMMUNITY FOCUSED



FLOOR PLAN (TOP VIEW)
20'-0"



DESIGN RECOMMENDATIONS

- Boutique + Resort Feel**
Sculptural built-ins, warm wood, brass accents, and curated displays create an inviting, upscale experience.
- Natural Light**
Windows on both sides brighten the space and highlight merchandise.
- Community First**
The large community table encourages connection, welcoming players of all ages.
- Local Pride**
Highlight Harlingen with branded gear, local gifts, and event merchandise.

FINISH & DESIGN PALETTE



KEY FEATURES

- Full-service beverage & snack area
- Coffee station
- Boutique merch with scalloped shelving
- Community table seating for all players
- Court schedule digital display
- Modern, upscale destination for players of all ages



CITY OF HARLINGEN
PICKLEBALL PRO SHOP

PLAY. SHOP. REFUEL.

OPTION 1



OPTION 2



INDUSTRIAL STYLE

OPTION 3



VARSITY STYLE

10m

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **August 19, 2026**

Agenda Item:

Consideration and possible action to 2026 Chevrolet 4 wheel drive crew cab pickup truck in the amount of \$50,000.00 for the Harlingen Police Department.

Prepared By (Print Name): **Alfredo Alvear**
Title: **Chief of Police**

Signature: 

Brief Summary:

The Brownsville Police Department, through its Texas Motor Vehicle Crime Prevention Authority Funds, will reimburse the City of Harlingen for the full amount. Vehicle will be assigned to the Auto Theft Task Force Officer.

Funding (If applicable):

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

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

Finance Director's approval:

☐ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approval of the resolution.

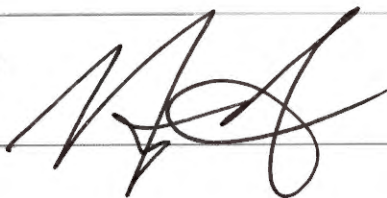
City Manager's approval:



☒ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval:



☒ Yes ☐ No ☐ N/A

Quote #: SAG-5838

Date: 7/20/2026

Expires: 8/19/2026

Quote From:

Sames Laredo Chevrolet, Inc
 3701 E. Saunders Street
 Laredo, TX 78041
 Jake Schobinger | jakes@sames.net
 Phone: 210.381.8674

Quote For:

Harlingen Police Department
 1018 Fair Park Blvd
 Harlingen, Texas 78550

Vehicle Information

Year	Make/Model	Contract #	Color	Qty	Price	Total
2026	Chevrolet 4WD Crew Cab Short Box WT PPV CK10543	TIPS 240901	Black	1	\$49,600.00	\$49,600.00

Vehicles Subtotal: \$49,600.00

Est. Delivery: 2026 Chevrolet 4WD Crew Cab Short Box WT PPV CK10543 — In Stock (3-5 business days)

View vehicle photos: 2026 Chevrolet 4WD Crew Cab Short Box WT PPV CK10543

Standard Options: 2026 Chevrolet 4WD Crew Cab Short Box WT PPV CK10543

- L84 - 5.3L EcoTec3 V8 Engine
- M12 - 10-speed automatic, electronically controlled Transmission
- 9C1 - Police Pursuit Package
- Z7X - Suspension Package, Z71 Off-Road equipment with 2" lift
- Z82 - Trailering Package
- G80 - Auto-locking rear differential
- J55 - Heavy-Duty 4-wheel anti-lock, 4-wheel disc Brakes
- JHD - Hill Descent Control
- NQH - Two-speed transfer case
- DLF - Mirrors, outside heated power-adjustable
- AKO - Glass, deep-tinted
- C49 - Defogger, rear-window electric
- IOR - Chevrolet Infotainment 3 system Audio system
- CTT - Hitch Guidance
- KC4 - External engine oil cooler
- KNP - Auxiliary external transmission oil cooler
- VOZ - LPO, Hard Folding Truck Bed Cover by RealTruck Advantage
- CGN - Chevytec spray-on bedliner, Black
- QT5 - Tailgate, gate function manual with EZ Lift
- RSI - LPO, Truck Bed Organizer

Transport Route: 3701 E. Saunders Street, Laredo, TX, 78041 to 1018 Fair Park Blvd, Harlingen, Texas, 78550

 Transport: \$400.00/vehicle x 178 miles = **\$400.00**
PRICING SUMMARY

Vehicles: \$49,600.00 Transport: \$400.00
 Options: \$0.00 Trade-In: (\$0.00)
 Upfitters: \$0.00

GRAND TOTAL: \$50,000.00
TERMS AND CONDITIONS

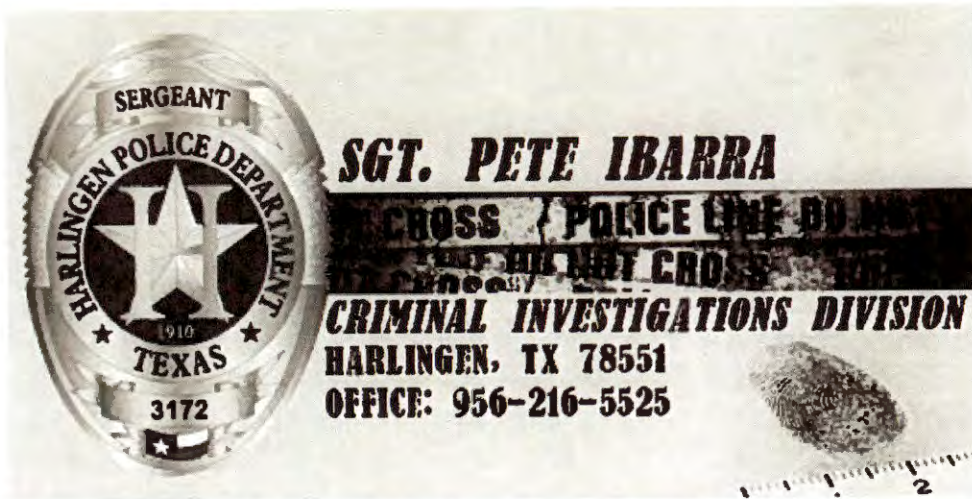
Balance on the vehicle is due within thirty (30) days of delivery to the upfitter or customer. A \$500 per month floor plan interest charge will be applied to any unpaid balance beyond Net 30 terms.

All prices provided in this quote are based on current market conditions and are subject to change. Pricing may be impacted by changes in OEM production availability, allocation limits, material shortages, tariffs, trade regulations, or other factors beyond the dealership's control.

Vehicle availability, production timing, and delivery schedules are subject to OEM manufacturing constraints and supply-chain conditions. The dealership shall not be held liable for delays, cancellations, or non-production resulting from OEM constraints or manufacturer decisions. In the event an OEM is unable to produce or deliver a vehicle as quoted, the dealership reserves the right to modify, delay, substitute, or cancel the order without penalty.

Any resulting price or availability changes will be communicated prior to final purchase or delivery.

 View our in-stock vehicles at samesgovfleet.com/inventory
www.samesgovfleet.com
 Follow us on Facebook



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From: Sergio Hugo Perez <sergio.perez@brownsvilletx.gov>
Sent: Wednesday, August 12, 2026 9:32 AM
To: Pete Ibarra - HPD <pibarra@harlingentx.gov>
Cc: Adalberto Morillon <adalberto.morillon@brownsvilletx.gov>; Paola Martinez <Paola.Martinez@brownsvilletx.gov>
Subject: Re: Agreement form Sample

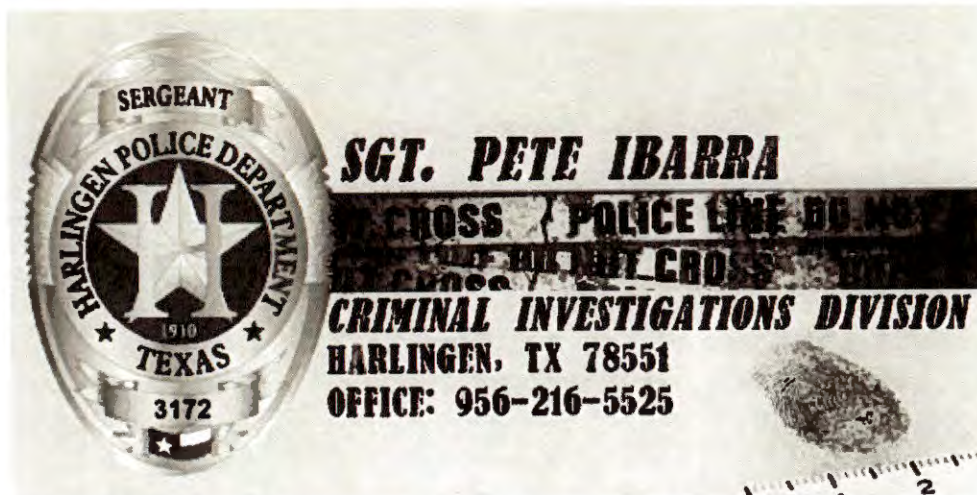
Good morning.

I am attaching an updated FY 2026 Budget Digest showing the additional funds available to your agency for the purchase of the vehicle. I kept this separate from the original Budget Digest that was previously sent so the additional funding is clearly identified.

There are no City matching funds required for this purchase. Please keep this document for your records and use it as supporting documentation for the vehicle purchase and reimbursement request.

Lieutenant Sergio H. Perez Jr
Special Investigations Unit
Investigative Services Command

City of Brownsville | Police Department
600 E. Jackson St. | Brownsville, TX 78520
Tel: 956-548-7139 | Fax: 956-548-7088
sergio.perez@brownsvilletx.gov | brownsvilletx.gov | brownsvillepd.com



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From: Sergio Hugo Perez <sergio.perez@brownsvilletx.gov>
Sent: Monday, August 10, 2026 8:26 AM
To: Pete Ibarra - HPD <pibarra@harlingentx.gov>
Cc: Adalberto Morillon <adalberto.morillon@brownsvilletx.gov>; Paola Martinez <Paola.Martinez@brownsvilletx.gov>
Subject: Re: Agreement form Sample

Good afternoon Sgt. Ibarra.

I won't be able to provide the interlocal agreement you requested. What I can provide you is an updated copy of your FY 2026 Budget Digest showing up to \$50,000 as an approved expense for your agency for this vehicle.

You can also use this email as supporting documentation when you submit your reimbursement request to us. Once the vehicle is purchased, we will include it with our reimbursement request to the MVCPA.

As for the truck, MVCPA rules will determine what happens to it for as long as you have it as it was purchased with grant funds. For example, if the Task Force were ever disbanded, MVCPA would tell us what needs to be done with the vehicles and other equipment purchased with grant funds for all task force agencies.

If your agency would decide to withdraw from the Task Force in the future, the truck would need to be returned to the Brownsville Police Department because we are the agency that manages the grant. In short, any equipment purchased with MVCPA funds must be handled according to MVCPA's rules and approvals. Please call or email me if you have any additional questions.

Respectfully.

Lieutenant Sergio H. Perez Jr
Special Investigations Unit
Investigative Services Command

**SOUTH TEXAS AUTO THEFT ENFORCEMENT TASK FORCE
REQUESTED BUDGET DIGEST FOR THE CITY OF HARLINGEN (UPDATE)
FY 2026**

	<u>MVCPA</u>	<u>PROGRAM INCOME</u>	<u>CASH</u>	<u>TOTAL</u>
SALARIES		-		
OVERTIME	-	-	-	-
TMRS	-	-	-	-
FICA	-	-	-	-
INSURANCE	-	-	-	-
WORKMAN'S COMP	-	-	-	-
UNEMPLOYMENT COMP	-	-		-
LONGEVITY *	-	-	-	-
EDUCATIONAL INCENT. *	-	-	-	-
SENIORITY PAY *	-	-	-	-
ASSIGNMENT PAY *	-	-	-	-
CLOTHING ALLOWANCE	-	-	-	-
VEHICLE LEASE/PURCHASE	50,491.00	-	-	50,491.00
FUEL/MILEAGE		-		-
MOBILE PHONES	-	-	-	-
OFFICE PHONES	-	-	-	-
OFFICE LEASE	-	-	-	-
SUPPLIES	-	-	-	-
PAGERS	-	-	-	-
C/I FUNDS	-	-	-	-
TRAINING	-	-	-	-
TOTAL	\$ 50,491.00	\$ -	\$ -	\$ 50,491.00

* Longevity Pay, Educational Incentive, Seniority Pay, Assignment Pay included in Salary

10n

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **August 19th 2026**

Agenda Item:

Consideration and possible action to approve the installation of a mid-block pedestrian crosswalk 300-ft east of 28th Street and Grimes road intersection.

Prepared By: Roberto Hernandez, PE, CFM, MS

Title: City Engineer

Signature: *Roberto Hernandez*

Brief Summary:

The proposed mid-block pedestrian crossing near 28th Street and Grimes Street is intended to provide a safer and more clearly defined crossing location for pedestrians. The proposed improvements will include pavement markings and regulatory/warning signage installed in accordance with applicable Manual on Uniform Traffic Control Devices (MUTCD) requirements.

To further improve driver awareness and pedestrian visibility, the crossing will also include advance pavement markings and pedestrian-activated solar flashing beacons. Because the crossing is located mid-block, staff is also recommending construction of a pedestrian refuge island within the center of the roadway, allowing pedestrians to cross one direction of traffic at a time. Although the refuge island will require additional concrete construction, staff believes this configuration provides the safest overall design by improving pedestrian visibility, reducing the effective crossing distance, and providing a protected waiting area between opposing travel lanes.

The majority of the work will be completed in-house by the Public Works Department. However, the solar flashing beacons, concrete materials, and other associated construction materials were not included in the current Public Works budget. Staff is therefore requesting approval of a \$16,000 project budget to purchase the necessary equipment and materials required to complete the improvements.

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: General Fund

Finance Director's approval:

☐ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approval of the proposed mid-block crosswalk improvements and the \$16,000 budget allocation to allow Public Works staff to proceed with construction.

City Manager's approval:

GG

☒ Yes

☐ No

☐ N/A

Comments:

City Attorney's approval:

MA

☒ Yes

☐ No

☐ N/A



1325 Cobb International Dr
Suite 113
Kennesaw, GA 30152

Quotation

Date: 2/13/2026

PROPOSED BY:	
Name	Paul Kenney
Phone	(678) 965-4814 Ext. 116 M: (404) 403-9826
Email	pkenney@radarsign.com

Cloud Admin:
Phone:
Email:

PROPOSED TO / BILL TO:	SHIP TO:	
2-City of Harlingen	2-City of Harlingen	Account
118 E. Tyler Avenue	118 E. Tyler Avenue	Address
Harlingen, TX 78550	Harlingen, TX 78550	City, ST, Zip
956-245-6023	956-245-6023	Phone
acampos@harlingentx.gov	acampos@harlingentx.gov	Email
Arnold Campos	Arnold Campos	Attention

P. O. NUMBER	TERMS	

LINE #	QTY	PART #	DESCRIPTION	PRICE EACH	TOTALS
1	2	PED-RRFB-S2	Solar Powered CrossCommand RRFB Crosswalk with Radar-Based Traffic Data Collection and Count-down: Double Sided	\$5,495.00	\$10,990.00
2	4	Lightbar	RRFB Light Bar Assembly – Radar Enabled (K-Band) Vehicle detection up to 1200 ft Radar used for data collection only (does NOT trigger activation) Aluminum housing with UV-resistant polycarbonate overlay Meets SAE J595 Class 1 Yellow MUTCD 11th Edition compliant flash pattern (≤5 flashes/sec) Automatic ambient nighttime dimming Independent rotation for in-field aiming Auto-Pairing within 150ft- Allows multiple devices to be paired Universal Mounting for different sized pole or post Countdown Side LED Panels Full-matrix side LEDs with Numeric countdown	Included	Included
			Integrated Battery Backup – 18Ah Total 7+ days backup power when fully charged (2) 9Ah sealed lead-acid batteries, Field-replaceable	Included	Included
3	4	RP014	Includes 33w Solar Panel, 8 ft conduit with top of pole mount bracket	Included	Included
4	2	HO091	Standard 3" Push Button with 9" x 12" housing	Included	Included
5	4	W11-2	W11-2 'Pedestrian Sign' 30" x 30" HIP Yellow S1-1 'School Pedestrian' 30" Pentagon HIP Yellow-Green W11-15 'Trail Crossing' 30" x 30" HIP Yellow (Choose One)	Included	Included
6	4	W16-7p	W16-7p 'Diagonal Downward Arrow' 21"x 15" HIP (Yellow or Yellow Green)	Included	Included
7	2	R10-25	R10-25 'Push Button to Turn on Warning Lights' HIP White 9" x 12"	Included	Included
			Upgrade Printed Signage		
			Additional Items		
8	16	Plus4-SS	Bracket with bolt and washer for Signage mounted on Round Pole (Banding clamps not included)	\$5.00	\$80.00
9	16	AC026	Mounting Options: SS pipe clamp set (2) fits to 2.5" to 4" OD (small round pole) Used for mounting sign, solar panel bracket or sign extender bracket (Qty 2 per package)	\$14.00	\$224.00
10	2	StreetSmart	Included: StreetSmart Data Collection Lifetime license (per sign) Dozens of charts, graphs, and tables included. Provides weekly, daily, hourly, and 1/2 hour data on # of vehicles, # of speeders, average speeds, peak speeds, 50th & 85th percentile & more. Extended 30 day charts included for trend analysis. No recurring fees.	included	\$0.00
			Pole Options		
11	2	PR035-12-S	Radarsign Aluminum Pole, 3.5" O.D. 12 foot Base & Pole Cap BR045-N/CR045-N	\$600.00	\$1,200.00
12	2	CF001	Concrete Form (only for round aluminum poles) Sono-tube guide for cement base with 4 pre-mounted anchor bolts & piece of rebar	\$160.00	\$320.00
13	2	SHP-CONFKIT	Ground shipping for concrete form kit	\$40.00	\$80.00
14	2	SHP-RRFBS2	Ground shipping for RRFB	\$175.00	\$350.00
15	1	SHP-Pole	Ground shipping for Pole/base/cap	\$750.00	\$750.00
16	1	-	Customer Discount	(\$1,285.00)	(\$1,285.00)

Minimum re-stock fee: 15%.

* Quote valid for 30 days. Pricing does not include any international taxes, fees, or duties.

Sales Tax Rate: 0.000% \$0.00

Grand Total: \$12,709.00

TOTALS

US State sales tax must be collected unless you provide a sales tax exempt form.

Authorized Signature

Print Name/Title

2City of Harlingen 02-13-26 .xlsx



Certified Quality System
ISO 9001:2015 47_v21.01



100% MUTCD Compliant
Radar Speed Signs



Proudly Engineered &
Manufactured in the USA

C:\Users\VALARIE\Desktop\28TH ST. & GRIMES ST. JOURNAL_1.DWG



City of Harlingen
Engineering Department
502 E. TYLER AVE.
HARLINGEN, TEXAS 78550
(956) 216-5280

28TH ST. & GRIMES ST.
PROPOSED PEDESTRIAN CROSSWALK
(DESIGN ALTERNATIVE 1)

PROJ. NO:	D-2026---
DATE:	12-JUN-26
DRAWN BY:	VA
CHEKD BY:	---
ISSUED FOR:	DD



0 25' 50' 100'

SCALE 1" = 100'

EXHIBIT NUMBER:
A-101
SHEET 1 OF 1

City of Harlingen
Agenda Item Request Form

We hereby request the following item to be added to the **August 19, 2026**, City Commission Agenda:

Consideration and possible action to accept a donation of \$28,000 from the Rotary Club of Harlingen to the City of Harlingen's Vestal Park for the construction of a dog park.


Daniel N. Lopez, Mayor Pro-Tem/Comm. Dist. 2


Frank Morales, Commissioner Dist. 4



STATEMENT OF UNDERSTANDING

The Rotary Club of Harlingen is proposing to financially support the construction of a dog park at the City of Harlingen's Vestal Park. The purpose of this statement is to lay the foundation of a subsequent, proposed memorandum of understanding. It is recognized that this statement is not an agreement, rather a proposal to be taken to before the Club's managing board and the Harlingen City Commission for consideration and approval. Nothing in this Statement of Understanding is binding on either party.

A. Definitions

1. "Club" refers to the Rotary Club of Harlingen.
2. "City" refers to the City of Harlingen, Texas.
3. "Park" refers to the proposed dog park at Vestal Park.
4. "Parties" refers to both the Rotary Club of Harlingen and the City of Harlingen, Texas.
5. "Vestal" refers to Vestal Park.

B. Rotary Club of Harlingen's Responsibilities

To ensure a meeting of the minds on the division of duties between the Parties, the following are the Club's agreed to responsibilities as it relates to the construction of the Park:

1. The Club will donate \$28,000 towards the Park's building materials e.g. fencing, concrete, benches, plants, irrigation, water fountains, shade, and other agreed to items;
2. Mr. Tre Peacock ("Peacock") will be the Club's point of contact for all Park-related questions;
3. While City staff will coordinate the purchase of all materials, the Club will pay all invoices up to its \$28,000 donation, unless a greater amount is subsequently agreed to;
4. The Club will approve the Park's site plan which is contingent on financial support;
5. The Club will design and donate signage at the Park identifying the collaboration between the Club and the City to create the Park; and
6. The Club agrees that, separate and apart of its \$28,000 donation, it will seek donations of additional building materials.

C. City of Harlingen, Texas' Responsibilities

To ensure a meeting of the minds on the division of duties between the Parties, the following are the City's agreed to responsibilities as it relates to the construction of the Park:

- 1.** The City agrees to accept the Club's \$28,000 donation strictly for the construction of the Park at Vestal;
- 2.** Mr. Christopher Torres, unless otherwise designated by the City Manager, will serve as the City's point of contact for all Park-related questions;
- 3.** The City agrees to create a proposed idyllic site plan for the Park that will be contingent on the donations from the Club and its partners;
- 4.** The City agrees to provide labor to construct the Park which is contingent on the donations from the Club and its partners;
- 5.** The Park will be located along the fenceline closest to the parking lot and will be relatively close to a gated entrance;
- 6.** The City agrees to post signage at the entrance of the Park acknowledging the collaboration on the Park's creation—signage to be designed by the Club;
- 7.** The City agrees to utilize staff to construct the Park using the materials purchased by the Club's donation;
- 8.** The City agrees to strive to complete the Park in February 2027, however the City shall not be liable or held responsible for any failure or delay in performing its duties under any subsequent agreement if such failure or delay is caused by events beyond its reasonable control—these events include acts of God, rain, natural disasters, war, terrorism, epidemics, pandemics, quarantines, and government laws or actions; in such an event the City must give written notice to the Club by and through Tre Peacock; and if the event lasts longer than 60 days, the City or Club may end this agreement with a written notice—notice to the City must be sent to the City Manager; and
- 9.** The City agrees that, separate and apart of its donation of labor, it will seek donations of additional building materials.



RESOLUTION NO. R-2026-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HARLINGEN, TEXAS, ESTABLISHING THE HARLINGEN URBAN FORESTRY AND NATURAL INFRASTRUCTURE PROGRAM; CONSOLIDATING EXISTING REFORESTATION, TREE PLANTING, NATIVE HABITAT, AND CANOPY EFFORTS UNDER A UNIFIED CITYWIDE FRAMEWORK; ADOPTING AN INTERIM TREE CANOPY BASELINE AND A TEN-YEAR CANOPY GROWTH GOAL COMMENCING JANUARY 1, 2027, AND DIRECTING A FORMAL URBAN TREE CANOPY ASSESSMENT; DESIGNATING THE KEEP HARLINGEN BEAUTIFUL BOARD AS THE CITY'S TREE ADVISORY BOARD AND THE PARKS AND RECREATION DEPARTMENT AS THE RESPONSIBLE DEPARTMENT; ESTABLISHING GUIDING PRINCIPLES FOR PUBLIC PLANTINGS; AUTHORIZING PURSUIT OF RELATED CERTIFICATIONS, GRANTS, AND PARTNERSHIPS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Harlingen is a home-rule municipality whose Comprehensive Plan and Parks, Recreation, Trails and Open Space Master Plan identify green corridors, expanded tree canopy, and connected public open spaces among the City's long-range priorities; and

WHEREAS, published analysis by American Forests (Tree Equity Score) reports Harlingen's tree canopy cover at approximately fifteen percent (15%), with a citywide Tree Equity Score of 72 and an estimated need of more than 231,000 additional trees, and the Texas A&M Forest Service has identified Harlingen through geospatial analysis as a community where strategic tree planting can significantly impact environmental resilience, community well-being, and economic vitality; and

WHEREAS, the City has been awarded a \$20,000 Texas A&M Forest Service Community Forestry Grant in the Tree Planting and Maintenance category, funding two hundred seventy (270) trees across ten (10) City park and trail sites, and has been allocated five hundred (500) additional trees through the Region One Education Service Center GROW RGV initiative, with further allocations anticipated — together securing more than seven hundred fifty (750) trees for public planting; and

WHEREAS, plantings are already underway, including native trees at Vestal Park and along City trails and the establishment of the Urban Forest at Pendleton Park, complemented by the City Lake shoreline habitat restoration, the Gayle Butterfly Pocket Park, and the City's native planting practices in its parks; and

WHEREAS, the City Commission unanimously adopted a Resolution of Intent on July 1, 2026 to pursue certification as an International Dark Sky Community, and the protection of the night sky and the restoration of native tree canopy and habitat are mutually reinforcing commitments to the stewardship of Harlingen's natural heritage; and

WHEREAS, an expanded urban tree canopy provides recognized public benefits including shade and cooling of parks, streets, and neighborhoods; absorption of stormwater in support of the City's drainage investments; more walkable public spaces; enhanced property values and community aesthetics; and the restoration of the native landscape of the Rio Grande Valley; and

WHEREAS, Keep Harlingen Beautiful, Inc. is a Texas nonprofit corporation whose directors are appointed by the Mayor and City Commission, whose budget is subject to City Commission approval, whose meetings are conducted in compliance with the Texas Open Meetings Act, and which reports annually to the City Commission — an accountable structure with established precedent among Keep America Beautiful affiliate organizations serving as municipal tree boards, aligned with the requirements of the Tree City USA program; and

WHEREAS, the City Commission finds that these efforts are best advanced through a single, unified, data-driven program under which every tree is planted with a documented purpose, public goals are set only upon measured baselines, and maintenance is funded before planting is approved;

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

SECTION 1. Program Established. There is hereby established the Harlingen Urban Forestry and Natural Infrastructure Program (the “Program”), which shall serve as the City's unified framework consolidating existing and future tree planting, native habitat, canopy expansion, and related natural infrastructure efforts, including the Urban Forest at Pendleton Park, park and trail plantings, the City Lake shoreline restoration, and plantings funded through the Texas A&M Forest Service Community Forestry Grant and the Region One GROW RGV initiative.

SECTION 2. Baseline, Goal, and Measurement. The City adopts, as its interim tree canopy baseline, the published American Forests Tree Equity Score figure of approximately fifteen percent (15%) canopy cover. The City hereby establishes a ten-year canopy growth goal: to grow Harlingen's tree canopy from approximately fifteen percent (15%) toward twenty percent (20%), commencing January 1, 2027 and measured through January 1, 2037, through sustained public planting, resident and private-sector participation, and preservation of existing canopy. Because the interim baseline is derived from a national dataset measured at the urbanized-area scale and maintained by a third party, City staff is directed to establish, in cooperation with the Texas A&M Forest Service, a repeatable urban tree canopy assessment methodology measured at the City's corporate limits, capable of consistent re-measurement throughout the goal period; upon completion of the initial assessment, the City Commission shall by subsequent resolution confirm or adjust the baseline and the canopy goal accordingly. Progress toward the goal shall be reported to the City Commission at least annually, on measured data, through the Keep Harlingen Beautiful Board's annual report.

SECTION 3. Governance. The Keep Harlingen Beautiful Board is designated as the City's tree advisory board and is tasked with championing the Program, including community engagement, volunteer coordination, philanthropic support, and annual reporting on canopy progress. The Parks and Recreation Department is designated as the department responsible for administration of the Program's plantings and maintenance, in coordination with the Public Works Department with respect to rights-of-way and drainage facilities. The City Attorney and City staff are hereby directed to prepare and present to the City Commission for consideration an ordinance formalizing these designations, defining the tree advisory board's duties, and providing for the seating of non-voting technical advisors including certified arborists, foresters, horticulturalists, and representatives of educational institutions and conservation organizations, in a form consistent with the standards of the Tree City USA program.

SECTION 4. Guiding Principles. The Program shall be administered under the following principles: (a) species native to, or historically adapted to, the Rio Grande Valley shall be preferred for all public plantings; (b) each publicly planted tree shall carry a documented purpose — shade, stormwater mitigation, habitat, event support, or commemoration — recorded in a citywide tree inventory; (c) no planting program shall be approved without a funded establishment and maintenance plan covering not less than the first two years; (d) before any City-owned tree is removed, staff shall first assess whether the tree can reasonably be preserved through pruning, treatment, or other care, and, where removal is determined necessary, shall consider how the tree may be repurposed for public benefit — including milling for park amenities such as benches and playground elements, chipping for mulch used in City parks, or other beneficial reuse — with the final determination in each instance resting within the sound discretion of City staff, and provided that nothing in this subsection shall delay the immediate removal of any tree presenting a danger to public safety; and (e) public claims regarding the Program shall be supported by verified primary-source data.

SECTION 5. Certifications and Partnerships. City staff is authorized and directed to pursue recognitions and certifications advancing the Program, including designation as a Tree City USA community and related habitat and conservation recognitions; to pursue grant funding for Program operations and staffing, including a dedicated urban forestry professional; and to continue and expand partnerships with the Texas A&M Forest Service, the Region One Education Service Center, Keep Harlingen Beautiful, Inc., area educational institutions, and community volunteer organizations.

SECTION 6. Effect of Resolution; No Regulation Adopted. This Resolution establishes a program of City action and adopts no regulation. It imposes no requirement, restriction, or obligation upon any private resident, business, institution, or property, and nothing herein shall be construed as adopting any such requirement. Any measure relating to trees or landscaping on private property may be adopted only by separate ordinance, following its own public notice, hearings, and readings as required by law. The City Commission further directs that the development of any such measure include early and meaningful engagement with affected property owners, businesses, developers,

and community organizations, and that any measure brought forward provide reasonable compliance pathways.

SECTION 7. Effective Date. This Resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED at a regular meeting of the City Commission of the City of Harlingen, Texas, on this ____ day of _____, 2026.

Norma Sepulveda, Mayor

ATTEST:

City Secretary

APPROVED AS TO FORM:

City Attorney