

**CITY COMMISSION
AGENDA
REGULAR MEETING
MARCH 19, 2025
@ 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, MARCH 19, 2025, 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.

The public will be permitted to offer citizen communication or participate in items listed as public hearings as provided by the agenda and as permitted by the presiding officer during the meeting.

To offer citizen communication or participate in scheduled public hearings, go to www.harlingentx.gov and click on " PUBLIC HEARING AND CITIZEN COMMUNICATION FORM." Fill out the form and indicate the item you wish to address, and submit the form.

Please indicate (1) the agenda item on which you wish to speak, (2) whether you prefer to speak on the item during citizen communication or at the time the agenda item is brought for consideration before the City Commission.

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 3:00 P.M. THE DAY OF THE MEETING.

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

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

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

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

" Under State Law, a conflict of interest exists if a commission member, or certain members of that person's family, has a qualifying financial interest in an agenda item. Members with a conflict of interest cannot participate in the discussion nor vote on the agenda item. Are there any known conflicts of interest to disclose at the time? " **(City Attorney)**
- 3) **Announcements:** *With respect to items not listed elsewhere on this agenda, the City Commission may report on items of community interest, including announcing community events, announcing employee or community recognitions.*
 - a) Mayor's Announcements
 - b) City Manager's Announcements
 - c) City Commission Member Announcements
- 4) **Proclamation/Presentation of Awards:**
 - a) Harlingen Animal Shelter - "Pet of the Week"
 - b) Recognition Award - HHSS-Sam Hernandez-TMEA- All State Jazz Band
 - c) Recognition Award - HHSS "Lady Hawks" Basketball Team
 - d) Presentation of Award - Rebecca Littleton-Coach of the Year
 - e) Proclamation - "World Society Work Day"
- 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 December 18, 2024
- 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 a request from the Junior League of Harlingen for street closures listed below on Saturday, April 5, 2025 from 7:30 a.m. to 10:00 a.m. for their KidFit Festival and Fun Run. Attachment **(Police)**.

Fair Park Boulevard between North "L" Street and North "J" Street
No thru traffic to include all entries and exits from Harlingen Performing Arts and Municipal Auditorium parking lots
Northside Intersection of Fair Park Boulevard and Teege Avenue (northbound lanes only)
 - b) Consideration and possible action to approve a request from Alexis Riojas, Downtown Director, to close the following streets, Saturday, April 12, 2025, from 1:00 p.m. to 10:00 p.m. for the Save the Station Event. Attachment **(Police)**.

Eastside Intersection of West Jackson Avenue and "D" Street
Southside Intersection of the 100 Block of North "C" Street and alleyway
Northside intersection of the 100 Block of South "C" Street and alleyway
Westside intersection of West Jackson Avenue and West Street

- c) Consideration and possible action to approve a request to close the following streets for the Downtown at Sundown Event, every 3rd Saturday of the month from 7:00 p.m. to 10:00 p.m. Attachment (**Police**).

Alleyway at the 100 Block of North Commerce Street;
Southside Intersections of "A" Street / Monroe Avenue;
Eastside alleyway at the 100 Block of North "A" Street;
North and Southside intersections of "A" Street / Jackson Avenue;
Northside Intersection of South "A" Street / Van Buren Avenue

- d) Consideration and possible action to approve an ordinance on second and final reading for a rezoning request from Not Designated ("N") District to Light Industry ("LI") District for 12.45 acres of land out of Block 68, Palmetal Company Subdivision, located along the north side of FM 106, approximately 1,295 feet east of FM 509. Applicant: Chris Hamby c/o Whiting Investments, Ltd. Attachment (**Planning & Development**).
- e) Consideration and possible action to approve an ordinance on second and final reading for a Special Use Permit ("SUP") to allow a bar/lounge in a General Retail ("GR") District located at 712 North 77 Sunshine Strip, Suite 34, bearing a legal description of Lots 1-2 & North Part of Lot 3, Coronado Acres Subdivision 3. Applicant: Karlos Esquivel. Attachment (**Planning & Development**).
- f) Consideration and possible action to approve an ordinance on second and final reading amending the City of Harlingen's Budget for Fiscal Year 2025. Attachment (**Finance**).
- g) Consideration and possible action to approve a resolution designating the Special Projects Director as the Authorized Official, on Office of the Governor's grant applications submitted through eGrants. Attachment (**Special Projects Department**).
- h) Consideration and possible action to approve a resolution authorizing the City Manager to submit a grant application to the Office of the Governor, Operation Lone Star Grant Program (OLS), FY 2026. Attachment (**Special Projects Department**).
- i) Consideration and possible action to approve a resolution authorizing the City Manager to accept a grant award from the Texas Office of the Governor Fiscal Year 2025 Border Zone Fire Departments Grant. Attachment (**Special Projects Department**).
- j) Consideration and possible action to approve the installation of speed humps in the following locations: (***This item was requested by Commissioner Daniel N. Lopez and Commissioner Rene Perez***)

1. 1400 Block of Barton Avenue
2. Drury Lane between Altas Palmas and Beckham Rd.

- 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 Commission members, or the City Manager.*

- a) City Manager's Report
- b) Staff Reports - Presentation by Robert Rodriguez (Finance Director) on the City of Harlingen Investment Report for the quarter ending December 31, 2024.

- c) Presentation by Schneider Electric on potential future energy savings. (***This item was requested by Commissioner Rene Perez and Commissioner Ford Kinsley***)
- d) Presentation by Roxanna Moore (JHL President) and Amanda Lucio (JLH Ex-Officio) on the 2025 Kid Fit Event.

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 Residential, Single-Family ("R-1") District to Residential, Duplex ("R-2") District for a property located at 101 W. Pierce Avenue, bearing a legal description of Lot 6, Block 139, Harlingen Original Townsite. Applicant: Reynaldo Del Toro c/o Anacahuita Development. Attachment (***Planning & Development***)
- b) Public hearing for a Special Use Permit (SUP) to allow alcoholic beverages for onsite consumption at an event center in a General Retail ("GR") District for a tract of land bearing a legal description of 5.57 acres out of 15.57 acres out of Block 185, San Benito Land and Water Company Subdivision, located on the east side of South Ed Carey Drive, approximately 974 feet south of South Expressway 83 Frontage Road. Applicant: RGV Wine Country c/o Rodrigo Rubiano. Attachment (***Planning & Development***)
- c) Public hearing for a Special Use Permit (SUP) to allow the sale of alcoholic beverages for on-site consumption, in a General Retail District ("GR") located at 1301 N. 77 Sunshine Strip, bearing a legal description of Block 5 and the North Part of Block 6, Brown Subdivision. Applicant: Tim Ilaoa c/o 7-Eleven Inc. Attachment (***Planning & Development***)
- d) Public hearing for a Special Use Permit (SUP) to allow a storage building greater than 144 square feet in a Residential, Single-Family ("R-1") District located at 2220 E. Crockett Street, bearing a legal description of Lot 9, Block 2, Pendleton Subdivision. Applicant: James Petty. Attachment (***Planning & Development***).
- e) Public hearing for a rezoning request from Residential, Single-Family ("R-1") District to Residential, Duplex ("R-2") District for a property located at 2013 W. La Salle Avenue, bearing a legal description of Lot 40, Block 1, Wallace's Home Lawn Subdivision. Applicant: Claudio Cordova c/o Maria Guadalupe Chavez. Attachment (***Planning & Development***)

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

Ordinances:

- a) Consideration and possible action to adopt an ordinance on first reading for a rezoning request from Residential, Single-Family ("R-1") District to Residential, Duplex ("R-2") District for a property located at 101 W. Pierce Avenue, bearing a legal description of Lot 6, Block 139, Harlingen Original Townsite. Applicant: Reynaldo Del Toro c/o Anacahuita Development. Attachment (***Planning & Development***)
- b) Consideration and possible action to adopt an ordinance on first reading for a Special Use Permit (SUP) to allow alcoholic beverages for onsite consumption at an event center in a General Retail ("GR") District for a tract of land bearing a legal description of 5.57 acres out of 15.57 acres out of Block 185, San Benito Land and Water Company Subdivision, located on the east side of South Ed Carey Drive, approximately 974 feet south of South Expressway 83 Frontage Road. Applicant: RGV Wine Country c/o Rodrigo Rubiano. Attachment (***Planning & Development***)

- c) Consideration and possible action to adopt an ordinance on first reading for a Special Use Permit (SUP) to allow the sale of alcoholic beverages for on-site consumption, in a General Retail District ("GR") located at 1301 N. 77 Sunshine Strip, bearing a legal description of Block 5 and the North Part of Block 6, Brown Subdivision. Applicant: Tim Ilaoa c/o 7-Eleven Inc. Attachment (**Planning & Development**)
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 - e) Consideration and possible action to adopt an ordinance on first reading for a rezoning from Residential, Single-Family ("R-1") District to Residential, Duplex ("R-2") District for a property located at 2013 W. La Salle Avenue, bearing a legal description of Lot 40, Block 1, Wallace's Home Lawn Subdivision. Applicant: Claudio Cordova c/o Maria Guadalupe Chavez. Attachment (**Planning & Development**)
 - f) Consideration and possible action to approve an ordinance on first reading, amending the Harlingen Code of Ordinances, Chapter 111 (Zoning), Article XVII (Downtown District Overlay), Section 111-505, regarding the issuance of Special Use Permits. (Attachment) (**This item was requested by Commissioner Rene Perez and Commissioner Daniel N. Lopez**).
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- g) Consideration and possible action to select one or multiple projects for consideration under the Outdoor Recreation Legacy Partnership Grants Program. (**Special Projects Department**).
 - h) Consideration and possible action to approve a request to repair damages sustained to the Parking Lot located at 1116 S. Commerce St., Harlingen, TX 78550, (Richard's Restaurant), caused by the city's refuse units while servicing the garbage containers. This is considered private property, with a total estimated cost of \$1,465.00, which includes cost of repairs, equipment, materials, and labor. Attachment (**Public Works**)(**This item was tabled at the Regular City Commission Meeting of February 19, 2025**).
 - i) Consideration and possible action to authorize the City Manager to enter into a Memorandum of Understanding (MOU) with the City of Donna for the sale of three refuse vehicles. Attachment (**Public Works**).
 - j) Consideration and possible action to approve a request from Remi Garza, Cameron County Elections Administrator, to use the Harlingen Cultural Arts Center, 575 "76" Dr., as a polling place for the May 3, 2025, General and Special Elections Early Voting and Election Day site on the dates and times below. Attachment (**City Secretary**).
- Early Voting:**
Tuesday–Friday, April 22nd-25th from 9:00 a.m. to 7:00 p.m.
Saturday, April 26th from 10:00 a.m. to 5:00 p.m.
Monday–Tuesday, April 28th-29th from 9:00 a.m. to 7:00 p.m.
Election Day:
Saturday, May 3rd from 7:00 a.m. to 7:00 p.m.
- k) Consideration and possible action to re-schedule the City Commission Meeting of April 2, 2025, to a future date. (**City Manager**)

11) **Board Appointments:**

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

Airport
Animal Shelter Advisory Committee
Audit Committee (Terms expire in June)
Charter Review Committee (Ad Hoc)
Civil Service Commission
Community Development Advisory Board (1)
Construction Board of Adjustments (4)
Convention & Visitors Bureau
Development Corporation of Harlingen, Inc.
Downtown Improvement Board
Golf Course Advisory Board
Harlingen Community Improvement Board
Harlingen Housing Authority Board
Harlingen Finance Corporation (6)
Harlingen Teen and Young Adult Advisory Board (2)
Healthy Harlingen Advisory Board
Keep Harlingen Beautiful Board
Library Advisory Board
Mayor Wellness Council
Museum Advisory Board (1)
Parks Advisory Board
Planning & Zoning Advisory Board
Senior Citizens Advisory Board (1)
Small Business Committee
Tax Increment Finance Board
Utility Board of Trustees (1)
Veterans Advisory Board
Zoning Board of Adjustment (2)

- 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.*

- 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.*

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 **FRIDAY, MARCH 14, 2025** at or before 12:10 a.m./p.m. and remained so posted for at least 72 hours preceding the time of said meeting.

Dated this 14h day of MARCH, 2025

Hermelinda Gonzales
Hermelinda Gonzales, Interim City Secretary