

**CITY COMMISSION
AGENDA
REGULAR MEETING
MAY 7, 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, MAY 7, 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 reserv"s the right, pursuant to the Texas Government C"de 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 - Mayor Norma Sepulveda
 - 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) Proclamation - "Food Allergy Awareness Week"
 - c) Proclamation - National Tennis Month
 - d) Certificate of Recognition - Gutierrez Middle School Boy's & Girls Golf Team
 - e) Recognition Award - HHSS Boys & Girls Swim Team
 - f) Recognition Award - HHSS Boys Soccer Team
- 5) **Citizen Communication:** *At this time, the public is invited to address the City Commission and speak on any matter not specifically listed for public hearing elsewhere in this agenda. Please note that the City Commission members may not respond to comments or deliberate on topics addressed.*
- 6) **Approval of Minutes:**
 - a) Regular Meeting of February 5, 2025
- 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 resolution accepting Valley International Airport's Mid-Year Budget amendment for FY 2025. Attachment **(Airport)**
 - b) 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 119 W. Van Buren Avenue, Suite 7, bearing a legal description of Lots 1, 2, 3, and 4, Block 69, Harlingen Original Townsite. Applicant: Gilberto Lucio. Attachment **(Planning & Development)**
 - c) Consideration and possible action to adopt an ordinance on second and final reading for the waiving of certain permit fees within the City of Harlingen caused by the recent State of

Emergency, and amending the City of Harlingen Code of Ordinances, Chapter 103, "Buildings and Building Regulations" to add Section 103-6, "Waiver of Permit Fees for Rehabilitation during Declared State of Emergency". Applicant: City of Harlingen. Attachment (**Planning & Development**)

- d) Consideration and possible action to approve a request from the Harlingen Consolidated Independent School District (HCISD) to close the following streets for HCISD's graduation ceremonies, Friday, May 23, 2025, and Saturday, May 24, 2025, from 5:30 p.m. to 11:00 p.m. or until the ceremonies have ended. Attachment (**Police**).

Eastside Alley at the 100, 200, & 300 Blocks of North 12th Street
Eastside (partially) Intersection of 12th Street / Madison Avenue
Eastside Intersection of 12th Street / Monroe Avenue
Eastside (partially) Intersection of 12th Street / Jackson Avenue
Eastside Alley at the 100 & 200 Blocks of South 12th Street
Eastside Intersection of 12th Street / East Van Buren Avenue
Southside Intersection of 13th Street and Jefferson Avenue
Northside Intersection of 13th Street and Harrison Avenue

- e) Consideration and possible action to approve a resolution authorizing the submission of a grant to the Office of the Governor for the Fiscal Year 2026 General Victim Assistance Grant Program. Attachment (**Special Projects Department**)
- f) Consideration and possible action to approve a resolution authorizing the submission of a grant to the Office of the Governor for the Fiscal Year 2025 State Homeland Security Program – Regular Projects (SHSP-R) Attachment (**Special Projects Department**)
- g) Consideration and possible action to approve a resolution authorizing the submission of a grant to the Office of the Governor for the Fiscal Year 2025 State Homeland Security Program (SHSP-L) Attachment (**Special Projects Department**)
- h) Consideration and possible action authorizing the City Manager to submit a grant application to the Texas Parks and Wildlife Outdoor Recreation Legacy Partnership (ORLP) Program. Attachment (**Special Projects Department**)
- i) Consideration and possible action to approve a resolution authorizing the acceptance of a grant award from the Office of the Governor State and Local Cybersecurity Grant Program (SLCGP) – Assessment and Evaluation Projects, FY 2025. Attachment (**Special Projects Department**)
- j) Consideration and possible action to approve a resolution authorizing the acceptance of a grant award from the Office of the Governor State and Local Cybersecurity Grant Program (SLCGP) – Mitigation Projects, FY 2025. Attachment (**Special Projects Department**)
- k) Consideration and possible action to approve a resolution authorizing the acceptance of a grant award from the Office of the Governor State and Local Cybersecurity Grant Program (SLCGP) – Governance and Planning Projects, FY 2025. Attachment (**Special Projects Department**)
- l) Consideration and possible action to approve a resolution authorizing the City Manager to submit a grant application to the 2025 ASPCA "The Rescue Effect" Campaign. Attachment (**Special Projects Department**)
- m) Consideration and possible action to approve a resolution authorizing the City Manager to submit a grant application to the Office of the Governor – Criminal Justice Program, FY2026. Attachment (**Special Projects Department**)

- n) Consideration and possible action to approve the installation of speed humps in the following locations: **(This item was requested by Commissioner Frank Morales and Commissioner Rene Perez).**

1. 600 Block of North "P", "Q", and "S" Streets
2. 200 Block of West McKinley
3. 1800 Block of East Van Buren
4. 1300/1400 Block of White Oak Blvd.
5. Ramsey Rd. between Wood Ave. and Hodes Ave.
6. 1200/1300 South "B" Street
7. 1300 Block of W. Grant

- o) Consideration and possible action to authorize the City Manager to purchase equipment utilizing General Funds. Attachment **(Public Works)**
- p) Consideration and possible action to authorize the City Manager to purchase equipment utilizing the Enterprise Fund. Attachment **(Public Works)**
- q) Consideration and possible action to approve the City of Harlingen's Investment Report for the quarter ending September 30, 2024, and for the year ending September 30, 2024. Attachment **(Finance)**
- r) Consideration and possible action to approve an amended request for the street closures for the Downtown at Sundown Events being held every 3rd Saturday of the month from 7:00 p.m. to 10:00 p.m. due to vendors having to set up on the 200 Block of West Jackson Avenue. Attachment **(Police)**.

Eastside Intersections of Commerce Street and Jackson Avenue
West and southside Intersections of "A" Street and Jackson Avenue
Northside Intersection of "A" Street and Van Buren Avenue

- 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 - Sandee Alvarez-(CDBG Director)

- 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 amending the City of Harlingen Code of Ordinances Chapter 111, Zoning, Article XVIII, Section 111-505(a) Special Use Permits; by eliminating the need for a special use permit to receive a recommendation from the Downtown Improvement District Board and eliminating the language to not allow an adult business in the Downtown District Overlay. Applicant: City of Harlingen. Attachment **(Planning & Development)**
- b) Public hearing for a rezoning request from Residential, Single Family ("R-1") District to Planned Development ("PD") District to allow 32-foot wide paved streets with 50 feet of right-of-way and smaller lots for Lots 4, 8, 18, 22, 25, 26, 42, 53, 57 for a 140 lot single-family residential development on a property bearing a legal description of the West 19.5500 acres and the North 9.5500 acres of Block 76, Lon C. Hill Subdivision, located at the southwest

corner of Lipscomb Avenue and West New Hampshire Street. Applicant: Ricardo Garcia c/o Affordable Homes of South Texas Inc. 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 amending the City of Harlingen Code of Ordinances Chapter 111, Zoning, Article XVIII, Section 111-505(a) Special Use Permits; by eliminating the need for a special use permit to receive a recommendation from the Downtown Improvement District Board and eliminating the language to not allow an adult business in the Downtown District Overlay. Applicant: City of Harlingen. Attachment (**Planning & Development**)
- b) Consideration and possible action to approve an ordinance on first reading for a request to rezone from Residential, Single Family ("R-1") District to Planned Development ("PD") District to allow 32-foot wide paved streets with 50 feet of right-of-way and smaller lots for Lots 4, 8, 18, 22, 25, 26, 42, 53, 57 for a 140 lot single-family residential development on a property bearing a legal description of the West 19.5500 acres and the North 9.5500 acres of Block 76, Lon C. Hill Subdivision, located at the southwest corner of Lipscomb Avenue and West New Hampshire Street. Applicant: Ricardo Garcia c/o Affordable Homes of South Texas Inc. Attachment (**Planning & Development**)
- c) Consideration and possible action to approve an ordinance on first reading authorizing Visit Harlingen (Harlingen CVB) to sell souvenir items at the Downtown Improvement District office. Attachment (**CVB**)
- d) Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Kingswood Subdivision, bearing a legal description of 9.815 acres out of Lot 17, Cunningham's Subdivision, located on the Southside of Primera Road, approximately 515.48 feet west of Southbound Frontage Road of Expressway 77. Applicant: Melden & Hunt c/o Prisma Development, LLC. Attachment (**Planning & Development**)
- e) Consideration and possible action to approve the Development Corporation of Harlingen, Inc. funding for the TSTC Goal Line Assistance Program and TSTC CTE Signing Day Scholarship Program. Attachment (**HEDC**)
- f) Consideration and possible action to approve a resolution supporting the conceptual creation of the Rio Grande Valley Flood Control District. Attachment (***This item was requested by Commissioner Rene Perez and Mayor Pro-Tem Ford Kinsley.***)
- g) Consideration and possible action to approve a resolution in support of legislative action to amend the Texas Transportation Code to expand and enhance overweight corridor designations for improved freight mobility between ports of entry in Cameron and Hidalgo Counties. Attachment (**Mayor**)
- h) Discussion and possible action to establish specific dates for upcoming Town Hall meetings and Neighborhood Revitalization Walks for Districts 1 through 5. The objective is to promote community engagement, address neighborhood concerns, and support revitalization efforts. (**Mayor**)

- 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
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.*
- a) Consultation with legal counsel pursuant to Texas Government Code 551.071 (2) to receive attorney-client consultation protected by the attorney-client communications privilege. **(City Attorney)**
 - b) Pursuant to Government Code Section 551.071-attorney consultation and contemplated litigation; Section 551.072-deliberation regarding real estate; and Section 551.087-economic development relating to the following projects:
 - 1) Project Up
 - 2) Project Love
 - 3) Project Melinda
 - 4) Project Sunshine
 - 5) Project Family
- 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) as discussed in executive session.
 - b) Consideration and possible action on Item 12(b) 1-5 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 **FRIDAY, MAY 2, 2025**, at or before 4:50 p.m. and remained so posted for at least 72 hours preceding the time of said meeting.

Dated this 2nd day of MAY 2025

Hermelinda Gonzales
Hermelinda Gonzales, Interim City Secretary