

**CITY COMMISSION
AGENDA
REGULAR MEETING
AUGUST 20, 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, AUGUST 20, 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: 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) Mayor's Business of the Month - "Creasey's Bowl"
- 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 May 7, 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 authorizing the City Manager to accept a grant award from the Texas A&M Forest Service and to sign the subrecipient agreement. Attachment **(Special Projects Department)**
 - b) Consideration and possible action to approve the installation of speed humps in the following location(s): **(This item was requested by Commissioner Frank Morales and Mayor Pro-Tem Ford Kinsley)**
 1. 3500 Block of Lamb Avenue
 2. 200-300 East Taft
 3. 300 East Buchanan
 4. 1200/1300 South "B" Street
 5. Between S. Belagio Circle and S. Tamm Lane
 6. On Heights S. between Red Oak Ave. and Green Jay Ct.
 7. On Paloma Ln. between Paloma Circle N. and Garcias Lane
- 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
- 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 on the adoption of the City of Harlingen's Annual Budget for Fiscal Year 2026. **(Finance Dept.)**
 - b) Public hearing on the proposed tax rate for Fiscal Year 2026. **(Finance Dept.)**
 - c) Public hearing for a Special Use Permit (SUP) for a Food Truck Park in a General Retail (GR) District located at 2906 South Expressway 83, bearing a legal description of Lot 1, E & L Subdivision. Applicant: James Kendrick Judkins Attachment **(Planning & Development)**
 - d) Public hearing for a rezoning request from Not Designated ("N") District to Residential, Single Family ("R-1") District for 25.78 acres of land out of Survey 140, L.L. Adams Subdivision, located on the east side of Rodeo Drive, approximately 4,696 feet north of W. Expressway 83. Applicant: Moore Land Surveying, LLC c/o Zarate Management, LLC. Attachment **(Planning & Development)**
 - e) Public hearing amending the City of Harlingen Comprehensive Plan, One Vision, One Harlingen, Chapter 2, Figure 2.1, Thoroughfare Plan, by removing the proposed extension of New Hampshire Street as a major collector road south of Morris Road to Park Bend. Applicant: City of Harlingen. Attachment. **(Planning & Development)**
 - f) Public hearing amending the City of Harlingen Code of Ordinances Chapter 28, Licenses, Permits, and Miscellaneous Regulations, Article VI, Limousines, Vans and Other Commercial Passenger Vehicles by amending definitions, supplemental operating permit requirements, fees, and conditions for supplemental vehicles; and by amending Chapter 18, Fees and Charges to Reflect Updated Fees for Limousine Services. Applicant: City of Harlingen. Attachment. **(Planning & Development)**
- 10) Revised Presentation by Schneider Electric on potential energy savings. **(Public Works)**
- 11) **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 adopting the City of Harlingen's budget for fiscal year 2026 by record vote. Attachment **(Finance Dept.)**
- b) Consideration and possible action to approve an ordinance on first reading adopting the Tax Year 2025 ad valorem tax rate for maintenance and operations (M&O) together with the interest and sinking (I&S) rate for Fiscal Year 2026 by record vote. Attachment **(Finance Dept.)**
- c) Consideration and possible action to approve an ordinance on first reading for a Special Use Permit (SUP) for a Food Truck Park in a General Retail (GR) District located at 2906 South Expressway 83, bearing a legal description of Lot 1, E & L Subdivision. Applicant: James Kendrick Judkins Attachment. **(Planning & Development)**

- d) Consideration and possible action to approve an ordinance on first reading for a rezoning request from Not Designated ("N") District to Residential, Single Family ("R-1") District for 25.78 acres of land out of Survey 140, L.L. Adams Subdivision, located on the east side of Rodeo Drive, approximately 4,696 feet north of W. Expressway 83. Applicant: Moore Land Surveying, LLC c/o Zarate Management, LLC. Attachment. **(Planning & Development)**
- e) Consideration and possible action to approve an ordinance on first reading amending the City of Harlingen Comprehensive Plan, One Vision, One Harlingen, Chapter 2, Figure 2.1, Thoroughfare Plan, by removing the proposed extension of New Hampshire Street as a major collector road south of Morris Road to Park Bend. Applicant: City of Harlingen. Attachment **(Planning & Development)**
- f) Consideration and possible action to approve an ordinance amending the City of Harlingen Code of Ordinances Chapter 28, Licenses, Permits, and Miscellaneous Regulations, Article VI, Limousines, Vans and Other Commercial Passenger Vehicles by amending definitions, supplemental operating permit requirements, fees, and conditions for supplemental vehicles; and by amending Chapter 18, Fees and Charges to Reflect Updated Fees for Limousine Services. Applicant: City of Harlingen. Attachment **(Planning & Development)**
- g) Consideration and possible action to adopt an ordinance on second and final reading for a rezoning request from Not Designated (N) District to Planned Development (PD) District for Single Family residential use with smaller lot sizes and 32 ft. wide paved streets within 50 feet of right-of-way for a 77.89 acre tract of land being Part of Block 15 and all of Block 16, Harlingen Land and Water Company Subdivision "C," located on the south side of Kroger Avenue between McCullough Street and Chester Park Road. Applicant: Javier Hinojosa, c/o Carlos I. Garza and Jason E. Garza. Attachment. **(Planning & Development)**

- h) Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Sun Country Estates Phase III Subdivision, bearing a legal description Tract I: 3.626 acres comprised of Lots 4-A, 4-B, and 4-C out of Block 4, Sun Country Subdivision Phase I, Tract II: 3.626 acres comprised of Lots 5-A, 5-B, and 5-C, Block 5, Sun Country Subdivision Phase I and Tract III, and 5.108 acres comprised of Lots 6-A and 6-B out of Block 6, Sun Country Subdivision Phase I, located north of Marco Avenue, approximately 811.63 feet west of Chester Park Road. Applicant: Oscar A. Chavez, P.E., R.P.L.S c/o Marco Antonio Castellanos & Beatriz Castellanos Reiner. Attachment **(Planning & Development)**
- i) Consideration and possible action to name the Bonito & Duval Park Project in District 2 as "Gayle Butterfly Garden Park" **(Parks & Recreation Dept)**
- j) Consideration and possible action to approve a list of priority in-house drainage improvement projects for FY2026–2027 in coordination with Cameron County Drainage Districts and Irrigation Districts, and authorize the City Manager to proceed with implementation. Attachment **(Engineering Dept.)**
- k) Consideration and possible action to award a contract to Scheibe Consulting in the amount of \$332,355.25 for professional engineering services for the design and environmental permitting of the Arroyo Colorado Hike and Bike Trail Extension Project Phase III, and authorize the City Manager to execute the agreement. Attachment **(Engineering Dept.)**
- l) Consideration and possible action to approve a resolution accepting the Harlingen Waterworks System's Budget for Fiscal Year 2025-2026. Attachment **(HWWS)**

12) **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 (2)
Audit Committee (Terms expire in June)
Charter Review Committee (Ad Hoc)
Civil Service Commission
Community Development Advisory Board
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
useum 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

- 13) **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) Discussion Pursuant to Texas Government Code 551.074 (1)-to deliberate on the employment of the City Manager (i.e. regarding any possible extension and/or modification of the City Manager's Contract). **(City Attorney)**

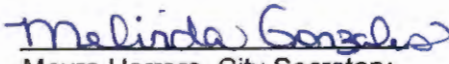
- 14) **Action on Executive Session Items:** *The City Commission will reconvene in open session and may take action on any item listed in the Executive Session Section of this agenda.*

a) Consideration and possible action on Item 13(a) as discussed in executive session.

- 15) **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 14, 2025**, at or before 3:30 a.m./p.m. and remained so posted for at least 72 hours preceding the time of said meeting.

Dated this 14th day of **AUGUST 2025**


For: Mayra Herrera, City Secretary