

**CITY COMMISSION
AGENDA
REGULAR MEETING
DECEMBER 3, 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, DECEMBER 03, 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 Daniel N. Lopez
 - 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) Presentation of Recognition — Harlingen High School South "Hawks" Water Polo Team
 - c) Presentation of Proclamation — Sunshine Haven "25th Anniversary Celebration"
 - d) Presentation of Proclamation - Guadalupe (Lupita) Mancillas Armendariz
- 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 August 20, 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 adopt an ordinance on second and final reading approving the Comprehensive Plan, Downtown Plan, and Parks Plan, to serve as the official plans for the City of Harlingen in accordance with Chapter 213 of the Texas Local Government Code. Attachment. **(Planning & Development)**
 - b) Consideration and possible action to approve a resolution approving a retroactive submission for the Housing for Texas Heroes Program from the Texas Veterans Commission. Attachment **(Special Projects Department)**
 - c) Consideration and possible action to approve a resolution authorizing the Special Projects Director to accept a grant award from the Texas Department of Transportation – Selective Traffic Enforcement Program – Impaired Driving Mobilization Attachment **(Special Projects Department)**.

- d) Consideration and possible action to approve a resolution approving a retroactive submission for the General Assistance Grant Program — Financial Assistance Grant Application from the Texas Veterans Commission. Attachment (**Special Projects Department**)
- e) Review and approval of Investment Reports for the City of Harlingen for the quarter ending September 30, 2025. Attachment (**Finance Department**)
- 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 for a rezoning request from Office ("O") District to General Retail ("GR") District located at 1616 & 1620 N. Ed Carey Drive, bearing a legal description of Lot 9, Medical Subdivision. Applicant: RGV Plaza, LLC Attachment. (**Planning & Development**)
 - b) Public hearing for a rezoning request from Not Designated ("N") District to General Retail ("GR") District for 13.58 acres of land out of Survey 140, L.L. Adams Subdivision, located south of Wilson Road, approximately 4,800.46 feet east of Bass Boulevard. Applicant: Moore Land Surveying LLC c/o Zarate Home Designs Attachment. (**Planning & Development**)
 - c) Public hearing regarding a request to consider an appeal of the decision of the Planning and Zoning Commission on First Reading of denying the request to amend the previously approved Planned Development ("PD") District to allow a second detached dwelling unit for a property located at 3319 Pebble Beach Drive, bearing a legal description of Lot 8, Blocks 5 & 6, Treasure Hills Country Club Subdivision. Applicant: Fernando Pecina. Attachment (**Planning & Development**)
 - d) Public hearing to amend Chapter 111 Zoning, Sections 111-1, 111-62, 111-275 and 111-280 of the Code of ordinances to authorize model homes/model home sales offices and home identification signs in residential, single-family (R-1) and planned development (PD) zoning districts; providing for a severability clause; and establishing an effective date. 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 approve an ordinance on first reading for a rezoning request from Office ("O") District to General Retail ("GR") District located at 1616 & 1620 N. Ed Carey Drive, bearing a legal description of Lot 9, Medical Subdivision. Applicant: RGV Plaza, LLC Attachment. (**Planning & Development**)
- b) Consideration and possible action to approve an ordinance on first reading for a rezoning request from Not Designated ("N") District to General Retail ("GR") District for 13.58 acres of land out of Survey 140, L.L. Adams Subdivision, located south of Wilson Road, approximately 4,800.46 feet east of Bass Boulevard. Applicant: Moore Land Surveying LLC c/o Zarate Home Designs Attachment. (**Planning & Development**)

- c) Consideration and possible action regarding a request to consider an appeal of the decision of the Planning and Zoning Commission on First Reading of denying the request to amend the previously approved Planned Development ("PD") District to allow a second detached dwelling unit for a property located at 3319 Pebble Beach Drive, bearing a legal description of Lot 8, Blocks 5 & 6, Treasure Hills Country Club Subdivision. Applicant: Fernando Pecina Attachment. **(Planning & Development)**
- d) Consideration and possible action to approve an ordinance on first reading amending Chapter 111 Zoning, Sections 111-1, 111-62, 111-275 and 111-280 of the Code of Ordinances to authorize model homes/model home sales offices and home identification signs in residential, single-family (R-1) and planned development (PD) zoning districts; providing for a severability clause; and establishing an effective date. Attachment **(Planning & Development)**.



- e) Consideration and possible action to approve the purchase of one truck for the Planning and Development Department. Attachment **(Planning & Development)**.
- f) Consideration and possible action to approve the Procurement of a Replacement Vehicle for Downtown Maintenance Operations. Attachment **(Downtown Improvement District)**
- g) Consideration and possible action to approve the purchase of twenty-four (24) solar-powered trail lights for City Lake Park in the amount of \$49,990.00. Attachment **(Parks & Recreation)**
- h) Consideration and possible action to authorize the City Manager to execute a Memorandum of Understanding (MOU) with the Rio Grande Valley Metropolitan Planning Organization (RGVMPO) regarding the distribution and maintenance of bicycle and pedestrian counter equipment. Attachment **(Engineering)**.
- i) Consideration and possible action to authorize the Interim City Manager to execute the Drainage Easement Deed Conveyance from Harlingen Irrigation District No. 1 to the City of Harlingen. Attachment **(Engineering)**
- j) Consideration and possible action to approve a resolution, authorizing the Interim City Manager to execute the Advance Funding Agreement (AFA) for the Arroyo Colorado Phase 4 Project with the Texas Department of Transportation (TxDOT) and to approve payment of the required Direct State Costs to TxDOT. Attachment **(Engineering)**.
- k) Consideration and possible action to approve a resolution accepting the top nominees on the Official Ballot submitted by the Cameron Appraisal District to the City of Harlingen. Attachment **(Interim City Manager)**
- l) Discussion and possible action to appoint a new board member to the Cameron County Emergency Communication District Board position to represent the City of Harlingen. Attachment **(Interim City Manager)**
- m) Consideration and possible action to appoint a new board member to the South Texas Emergency Care Foundation Board of Directors. Attachment **(Interim 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 (2)

Audit Committee (Terms expire in June)

Civil Service Commission

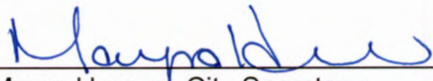
Community Development Advisory Board

Construction Board of Adjustments (4)
Convention & Visitors Bureau
Development Corporation of Harlingen, Inc.
Golf Course Advisory Board
Harlingen Community Improvement Board
Harlingen Housing Authority Board
Harlingen Finance Corporation (6)
Harlingen Teen and Young Adult Advisory Board (1)
Healthy Harlingen Advisory Board
Keep Harlingen Beautiful Board
Library Advisory Board
Mayor Wellness Council
Museum Advisory Board
Parks Advisory Board
Planning & Zoning Advisory Board
Senior Citizens Advisory Board (1)
Tax Increment Finance Board 1, 2 & 3
Utility Board of Trustees
Veterans Advisory Board
Zoning Board of Adjustment

- 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 Tx. Govt Code Section 551.072 — deliberation regarding the purchase, exchange or lease of real property. **(Interim City Manager)**
- 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.
- 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 TUESDAY, NOVEMBER 25, 2025 at or before 8:30 a.m. and remained so posted for at least 72 hours preceding the time of said meeting.

Dated this **25th** day of **NOVEMBER, 2025**



Mayra Herrera, City Secretary