

**CITY COMMISSION
AGENDA
REGULAR MEETING
DECEMBER 17, 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 17, 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. Written comments may also be submitted for City staff to read aloud 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) Presentation of Recognition — Harlingen High School South "Hawks" Boys Water Polo Team
 - c) Presentation of Recognition — Harlingen High School South "Hawks" Girls Water Polo Team
 - d) Proclamation — Lolly Burns Real Estate LLC — "25th Anniversary"
 - e) Mayor's Business of the Month — "Greater Coffee Co."
- 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 September 3, 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 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 adopt an ordinance on second and final 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 to adopt an ordinance on second and final 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**).
- d) Consideration and possible action to approve the testing and potential installation of speed humps at the following locations: (**This item was requested by Mayor Norma Sepulveda**)
 - 1. Lotus Street
 - 2. "J" Street near Jefferson Elementary School
- 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
 - c) Presentation by City Staff on the process it uses for Public Information Requests (PIR) (**This item was requested by Commissioner Frank Morales and Commissioner Delia Cavazos-Gamez**).
- 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 to amend the previously-approved Planned Development ("PD") District to allow for 28-foot wide streets with 30-feet of Right-of-Way and smaller lot sizes, reduce a common area, and a 5-foot rear yard setback for Lots 59-73 for a 90-lot single-family and 1-lot commercial development on a property bearing a legal description of 12.537 acres of land out of a Portion of Lots 1, 2, 7, and all of Lot 8, all out of Block 146, San Benito Land and Water Company Subdivision, located on the northwest corner of Haine Road and FM 509. Applicant: Melden & Hunt c/o HDP Paso Real, LLC (Nick Rhodes) Attachment (**Planning & Development**).
 - b) Public hearing for a Special Use Permit (SUP) to allow an adult business (smoke shop) in a General Retail ("GR") District located at 803 Dixieland Road, Suite A, bearing a legal description of Lot 2, Dixieland Center Subdivision. Applicant: Ahmed Alsabahi. Attachment (**Planning & Development**).
 - c) Public hearing to rezone from Residential, Single Family ("R-1") District to Residential, Duplex ("R-2") District for a property located at 1301 S. 1st Street, bearing a legal description of Lot 1, Block 4, Finwood Heights Subdivision. Applicant: Rene Ramirez c/o Brownstar Holdings, LLC. Attachment (**Planning & Development**).
 - d) Public hearing for the voluntary annexation and to establish the initial zoning of Planned Development ("PD") District to allow internal streets to have 50 feet R-O-W with 32-feet wide paved streets, and for 135 out of 358 residential lots to be less than then the required 6,000 square feet, for a property bearing a legal description of 35.754 acres out of a Part or Portion of Blocks 65, 66, and 72, and out of Reserved Horseshoe Lake, Lon C. Hill Subdivision, located south of Morris Road, approximately 2,095.97 feet southwest of South Ed Carey Drive.

Applicant: Melden & Hunt, Inc. c/o Leonard P. Simmons III & Mary Beth Simmons Attachment **(Planning & Development)**.

- e) Public hearing to consider an ordinance of the City of Harlingen amending Chapter 111- Zoning by adding the new Article XXII – Historic Preservation and dealing with related matters. Applicant: City of Harlingen Amendment **(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, amending the previously-approved Planned Development ("PD") District to allow for 28-foot wide streets with 30-feet of Right-of-Way and smaller lot sizes, reduce a common area, and a 5-foot rear yard setback for Lots 59-73 for a 90-lot single-family and 1-lot commercial development on a property bearing a legal description of 12.537 acres of land out of a Portion of Lots 1, 2, 7, and all of Lot 8, all out of Block 146, San Benito Land and Water Company Subdivision, located on the northwest corner of Haine Road and FM 509. Applicant: Melden & Hunt c/o HDP Paso Real, LLC (Nick Rhodes) Attachment **(Planning & Development)**.
- b) Consideration and possible action to approve an ordinance on first reading for a Special Use Permit (SUP) to allow an adult business (smoke shop) in a General Retail ("GR") District located at 803 Dixieland Road, Suite A, bearing a legal description of Lot 2, Dixieland Center Subdivision. Applicant: Ahmed Alsabahi. Attachment **(Planning & Development)**.
- c) Consideration and possible action to approve an ordinance on first reading to rezone from Residential, Single Family ("R-1") District to Residential, Duplex ("R-2") District for a property located at 1301 S. 1st Street, bearing a legal description of Lot 1, Block 4, Finwood Heights Subdivision. Applicant: Rene Ramirez c/o Brownstar Holdings, LLC. Attachment **(Planning & Development)**.
- d) Consideration and possible action to approve an ordinance on first reading for the voluntary annexation and to establish the initial zoning of Planned Development ("PD") District to allow internal streets to have 50 feet R-O-W with 32-feet wide paved streets, and for 135 out of 358 residential lots to be less than then the required 6,000 square feet, for a property bearing a legal description of 35.754 acres out of a Part or Portion of Blocks 65, 66, and 72, and out of Reserved Horseshoe Lake, Lon C. Hill Subdivision, located south of Morris Road, approximately 2,095.97 feet southwest of South Ed Carey Drive. Applicant: Melden & Hunt, Inc. c/o Leonard P. Simmons III & Mary Beth Simmons. Attachment **(Planning & Development)**.
- e) Consideration and possible action to approve an ordinance on first reading amending Chapter 111- Zoning by adding the new Article XXII – Historic Preservation and dealing with related matters. Applicant: City of Harlingen. Attachment **(Planning & Development)**.
- f) Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Oostenwind Subdivision, bearing a legal description of 11.00 acres of land out of Block 5, Lee Miner Subdivision, located south of FM 508, and west of FM 507. Applicant: Vigstol Engineering c/o Mr. Hung Q. Tran. Attachment **(Planning & Development)**.
- g) Consideration and possible action to enter into an agreement with Affordable Homes of South Texas, Inc. (AHSTI) for the Construction Management Services for Community Development housing rehabilitation projects funded by the US Department of Housing and Urban Development and the Texas Veterans Commission. Attachment **(CDBG)**.

- h) Discuss and consider approval of \$42,000 in funding for the AIM Harlingen Matching Grant Program for local manufacturers through the Harlingen Economic Development Corporation. Attachment (**HEDC**)

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 (5)
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 (1)
Mayor Wellness Council
Museum Advisory Board
Parks Advisory Board
Planning & Zoning Advisory Board (1)
Senior Citizens Advisory Board (1)
Tax Increment Finance Board 1, 2 & 3 (1)
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) Deliberation pursuant to Texas Government Code 551.0-87(a) and (b) regarding economic development negotiations, and pursuant to Texas Government Code 551.072 to deliberate the possible purchase, exchange, lease or value of real estate.
 - 1. Project Tyler
 - 2. Project Eye
 - 3. Project Beach
 - 4. Project Organic
 - 5. Project Roosevelt
 - 6. Project Smoke Signals
 - 7. Project Its Thyme
 - 8. Project Prada
- b) Consultation with City Attorney pursuant to Texas Government Code 551.071 to receive confidential briefing protected by the attorney - client communications privilege. (**City Attorney**).
- c) Consultation with City Attorney pursuant to Texas Government Code 551.071 regarding pending litigation (BayRunner Pipeline vs City of Harlingen) (**City Attorney**)

- d) Discussion regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, specifically the Harlingen Airport Board's selection of a new Director of Aviation for Valley International Airport, pursuant to Texas Government Code §551.074 and Article IX of the Harlingen City Charter. **(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 12a (1–8), as discussed in executive session.
 - b) Consideration and possible action on Item 12(c) as discussed in executive session.
 - c) Consideration and possible action on Item 12(d), 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, DECEMBER 11, 2025** at or before 1:35 p.m. and remained so posted for at least 3 business days preceding the time of said meeting.

Dated this 11h day of **DECEMBER, 2025**



Mayra Herrera, City Secretary