

**CITY COMMISSION
AGENDA
REGULAR MEETING
JANUARY 7, 2026
@ 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, JANUARY 7, 2026, 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 regarding 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) **Proclamation/Presentation of Awards:**
 - a) Mayor's Announcements
 - b) City Manager's Announcements
 - c) City Commission Member Announcements
- 4) **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) Harlingen Animal Shelter - "Pet of the Week"
 - b) Presentation of Proclamation — Coach Ashley Moncivaiz
- 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 17, 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 the testing and potential installation of speed humps at the following location(s): **(This item was requested by Commissioner Delia Cavazos-Gamez and Mayor Pro-Tem Daniel N. Lopez)**.
 1. 7th & 13th Street prior to getting to Rio Hondo Street from Marshall/Grimes
 2. Rio Hondo Street from 13th to 17th Street
 3. Grimes from 77 Sunshine Strip to 13th Street
 4. Williamson Street, 13th to 7th
 - b) Consideration and possible action to approve an ordinance on second and final reading amending the previously approved Planned Development ("PD") District Site Plan to allow for 28-foot wide streets with 30-feet of right-of-way, smaller lot sizes, reduce a common area, and a 5-foot rear yard setback for Lots 59-73 for 90 single family residential lots and one commercial lot 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, Block 146, San Benito Land and Water Company Subdivision, located on the northwest corner of Haine Drive and FM 509. Applicant: Melden and Hunt, c/o HDP Paso Real, LLC. Attachment. **(Planning & Development)**.

- c) Consideration and possible action to approve an ordinance on second and final reading for a rezoning request 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 second and final reading, Chapter 111- Zoning by adding the new Article XXII – Historic Preservation and dealing with related matters. Applicant: City of Harlingen. Attachment. **(Planning & Development)**
- 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 the release from the City of Harlingen Extraterritorial Jurisdiction (ETJ) consisting of 8.30 acres out of the north, 9.685 acres out of the South, 19.37 acres out of Block 75, Minnesota Texas Land and Irrigation Company Subdivision, located approximately 800 feet south of Tio Cano Lake Cross Rd. between Louisiana Road and FM 506. Applicant: Abby Jo Lopez. **(Planning & Development)**
 - b) Public Hearing for the release from the City of Harlingen Extraterritorial Jurisdiction (ETJ) consisting of 5.50 acres out of Block 41, Briggs & Coleman Subdivision in Surveys 271-272, Cameron County, Texas, located along the south side of Bowen Road, 655.42 feet east from the northwest corner of Block 41 (centerline of Ebony Road). Applicant: Manuel Tamez III. **(Planning & Development)**
 - c) Public hearing for the release from the City of Harlingen Extraterritorial Jurisdiction (ETJ) consisting of 7.70 acres of land out 15.407 acres of land out of Block 247, San Benito Land and Water Company Subdivision, located west of State Highway 345 (North Sam Houston Boulevard). Applicant: Gustavo Alex Flores. **(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 the release from the City of Harlingen Extraterritorial Jurisdiction (ETJ) consisting of 8.30 acres out of the North 9.685 acres out of the South 19.37 acres out of Block 75, Minnesota Texas Land and Irrigation Company Subdivision, located approximately 800 feet south of Tio Cano Lake Cross Rd. between Louisiana Road and FM 506. Applicant: Abby Jo Lopez. Attachment **(Planning & Development)**
 - b) Consideration and possible action to approve an ordinance on first reading for the de-annexation from the City of Harlingen Extraterritorial Jurisdiction (ETJ) consisting of 5.50 acres out of Block 41, Briggs & Coleman Subdivision in Surveys 271-272, Cameron County, Texas, located along the south side of Bowen Road, 655.42 feet east from the northwest corner of

Block 41 (centerline of Ebony Road). Applicant: Manuel Tamez III. Attachment (***Planning & Development***)

- c) Consideration and possible action to approve an ordinance on first reading for the release from the City of Harlingen Extraterritorial Jurisdiction (ETJ) consisting of 7.70 acres of land out of 15.407 acres of land out of Block 247, San Benito Land and Water Company Subdivision, located west of State Highway 345 (North Sam Houston Boulevard). Applicant: Gustavo Alex Flores. Attachment (***Planning & Development***)
- d) Consideration and possible action to authorize funding, not to exceed \$40,000, for the construction and installation of a new front desk/permitting counter for the Planning and Development Department. Attachment (***Planning & Development***)
- e) Consideration and possible action to over hire three (3) firefighters this calendar year. Attachment (***Fire Dept.***)
- f) Consideration and possible action to authorize the City Manager to sign the Memorandum of Understanding between the Texas Commission of Fire Protection, the International Association of firefighters and the City of Harlingen Fire Department. Attachment (***Fire Dept.***)
- g) Consideration and possible action to authorize the City Manager to sign the Fire Services agreements between the City of Harlingen with Cameron County Emergency Services District No. 1, City of Combes and the City of Palm Valley for Fiscal Year 2025-2026. Attachment (***Fire Dept.***)
- h) Discussion and possible action to approve a resolution, creating an Ad Hoc Planning Advisory Committee to review certain adopted plans and to report recommendations to the City Commission. Attachment (***This item was requested by Mayor Norma Sepulveda and Mayor Pro-Tem Daniel N. Lopez***)

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.*
- 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 TUESDAY, DECEMBER 30, 2025, at or before 2:50 a.m./p.m. and remained so posted for at least 3 business days preceding the time of said meeting.

Dated this 30th day of DECEMBER, 2025

Melinda Gonzalez
For: Mayra Herrera, City Secretary