

**CITY COMMISSION
AGENDA
REGULAR MEETING
JANUARY 21, 2026
@ 5:45 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 21, 2026, at 5:45 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 Rene Perez
 - 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) Certificate of Recognition — Harlingen High School South "Hawks" Band
 - c) Certificate of Recognition - Small Business Advisory Committee
 - d) Certificate of Recognition - Nicholas Consiglio
 - e) Mayor's Business of the Month "Tone Up Health & Fitness"
- 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 October 6, 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 authorizing the Special Projects director to submit a grant application to the office of the governor under the General Victim Assistance Grant Program, FY2027. Attachment. **(Special Projects)**
 - b) Consideration and possible action to approve a resolution authorizing the Special Projects Director to submit a grant application to the Office of Governor under the FY 2027 Rifle Resistant Body Armor Grant Program to fund ballistic plates and carriers for peace officers of the Harlingen Police Department. Attachment **(Special Projects)**
 - c) Consideration and possible action to approve an ordinance on second and final reading 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. Attachment (*Planning & Development*)

- d) Consideration and possible action to approve a resolution authorizing the City Manager to submit a grant application to the Texas Parks and Wildlife's Recreational Trails Program. Attachment (*Special Projects*)
- e) Consideration and possible action to approve a resolution authorizing the Special Projects director to submit a grant application to the office of the governor under the Criminal Justice Program, FY2027. Attachment (*Special Projects*)

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 the Public Works Department regarding the status and future planning of the Comprehensive Street Lighting Program. (*This item was requested by Commissioner Rene Perez 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 imposing a temporary moratorium on the establishment, operation, expansion, or relocation of smoke shops within the city limits to allow for review of potential amendments to City regulations and dealing with related matters. Attachment (*Planning & Development*)
- b) Public hearing for a Special Use Permit ("SUP") to allow a bar/lounge in a Light Industry ("LI") District located at 2669 North Expressway 77, Building D, bearing a legal description of 0.32 acres out of 5.79 acres out of Lot 2, Block 1, West Harlingen Industrial Park Subdivision. Applicant: Patrick B. McDermott. Attachment. (*Planning & Development*)
- c) Public hearing for a Special Use Permit (SUP) to allow an adult business (smoke shop) in a General Retail ("GR") District located at 1616 N. Ed Carey Drive, bearing a legal description of Lot 9, Medical Subdivision. Applicant: Abdelhadi Al Hatabeh. 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 imposing a temporary moratorium on the establishment, operation, expansion, or relocation of smoke shops within the city limits to allow for review of potential amendments to City regulations and dealing with related matters. Attachment (*Planning & Development*)
- b) Consideration and possible action to consider an ordinance on first reading for a Special Use Permit ("SUP") to allow a bar/lounge in a Light Industry ("LI") District located at 2669 North Expressway 77, Building D, bearing a legal description of 0.32 acres out of 5.79 acres out of Lot 2, Block 1, West Harlingen Industrial Park Subdivision. Applicant: Patrick B. McDermott. Attachment (*Planning & Development*)

- c) 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 1616 N. Ed Carey Drive, bearing a legal description of Lot 9, Medical Subdivision. Applicant: Abdelhadi Al Hatabeh. Attachment (**Planning & Development**)
- d) Consideration and possible action to approve an ordinance in second and final reading for the deannexation 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**)
- e) 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**) (*This item was tabled on the Regular City Commission meeting of January 7, 2026*)

- f) Consideration and possible action to approve a contract between the City of Harlingen and Dr. Shelly Mitchell, DVM to provide services for the Spay/Neuter program as needed. Attachment (**Health**)
- g) Consideration and possible action to authorize the City Manager to approve the purchase of two (2) residential refuse trucks to replace aging units. Attachment (**Public Works**)
- h) Consideration and possible action to approve a resolution updating the authorized signatory designations for the City of Harlingen's bank accounts, external investment pools, and safekeeping agreements. Attachment (**Finance**)
- i) Consideration and possible action to declare the itemized list of non-real estate personal property as surplus personal property, as recommended by staff, and authorize city personnel to conduct a live/public and online auction of said property. Attachment (**Finance**)
- j) Consideration and possible action to approve a resolution authorizing the City Manager to execute the Advance Funding Agreement (AFA) for the Harlingen Mobility Master Plan 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 authorizing the City Manager to execute the Advance Funding Agreement (AFA) for the Harlingen Smart Corridors Project with the Texas Department of Transportation (TxDOT) and approve payment of the required Direct State Costs to TxDOT. Attachment (**Engineering**)
- l) Consideration and possible action to approve a resolution authorizing the City Manager to execute the Advance Funding Agreement (AFA) for the Harlingen North-South Link Corridor Planning Project with the Texas Department of Transportation (TxDOT) and to approve payment of the required Direct State Costs to TxDOT. Attachment (**Engineering**)
- m) Consideration and possible action to approve a resolution of support to TG 105 Robinhood, LP's application to the Texas Department of Housing and Community Affairs for the competitive 9% Housing Tax Credit Program for the proposed reconstruction of Robinhood Apartments, a 69-Unit Multi-Family affordable Housing Development in Harlingen, Texas. Attachment (**CDBG**)
- n) 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. (*This item was tabled on the Regular City Commission meeting of January 7, 2026*) (*This item was requested by Mayor Norma Sepulveda and Mayor Pro-Tem Daniel N. Lopez*)

o) Discussion and possible action to establish specific dates and locations for upcoming Town Hall Meetings and Neighborhood Revitalization Walks for Districts 1 through 5, to promote community engagement, address neighborhood concerns, and support revitalization efforts. *(This item was requested by Mayor Norma Sepulveda)*

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 (3)

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 Government Code Section 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. *(HEDC)*

1. Project Eye
2. Project Organic
3. Project Roosevelt
4. Project Well

b) Deliberation pursuant to Tex. Government Code 551.074 to discuss personnel matters relating to the duties, employment, evaluation for Assistant City Manager (including but not limited to the form, matrix and procedure to be used for the evaluation of an Assistant City Manager) *(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.*

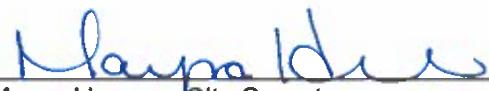
a) Consideration and possible action on items 12a (1-4) as discussed in executive session.

b) Consideration and possible action on Item 12(b) 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 **WEDNESDAY, JANUARY 14, 2026**, at or before 3:30 a.m./p.m. and remained so posted for at least three (3) business days preceding the time of said meeting.

Dated 14th day of JANUARY, 2026



Mayra Herrera, City Secretary