

**CITY COMMISSION
REGULAR MEETING AGENDA
MARCH 18, 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, MARCH 18, 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) **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 — Bullrider Western Wear
 - c) Certificate of Recognition — "Cute Pediatrics and Dr. Syed K. Shah"
- 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 December 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 approve a resolution authorizing the acceptance of a grant award from the Office of the Governor FY 2026 Bullet-Resistant Components for Law Enforcement Vehicles Grant Program. Attachment **(Special Projects Department)**.
 - b) Consideration and possible action authorizing the City Manager to execute Flock Safety Mobile Security Trailer Agreement between the City of Harlingen and Flock Safety. Attachment **(Police Department)**.
 - c) Consideration and possible action to approve a Facility Use Agreement between the City of Harlingen and the Harlingen United Futbol Club for use of fields Soccer Fields 1,2,3,4,5,6,7,8,9 and 10 at Harlingen Soccer Complex and authorize the City Manager to execute the agreement. Attachment **(Parks & Recreation)**
 - d) Consideration and possible action to approve a Facility Use Agreement between the City of Harlingen and the Harlingen National Baseball League Arroyo at Arroyo Park and authorize the City Manager to execute the agreement. Attachment **(Parks & Recreation)**

- e) Consideration and possible action to approve a Facility Use Agreement between the City of Harlingen and the Harlingen National Baseball and Softball League for use of the fields at Tom Wilson Youth Sports Complex and authorize the City Manager to execute the agreement. Attachment (**Parks & Recreation**)
 - f) Consideration and possible action to approve a Facility Use Agreement between the City of Harlingen and the Harlingen National Youth Football League for use of sports/football fields at Victor Park and authorize the City Manager to execute the agreement. Attachment (**Parks & Recreation**)
 - g) Consideration and possible action to approve a Facility Use Agreement between the City of Harlingen and the Harlingen Soccer League for use of the fields 7 and 8 at Harlingen Soccer Complex and authorize the City Manager to execute the agreement. Attachment (**Parks & Recreation**)
 - h) Consideration and possible action to approve a Facility Use Agreement between the City of Harlingen and the Rio Valley Amateur Soccer League for use of fields 1,2,3, at Vestal Park and authorize the City Manager to execute the agreement. Attachment (**Parks & Recreation**).
 - i) Consideration and possible action to approve a Facility Use Agreement between the City of Harlingen and the South Texas Little League for use of fields 1,2,3, 4, 5, and 6 at Pendleton Park and authorize the City Manager to execute the agreement. Attachment (**Parks & Recreation**).
 - j) Consideration and possible action to approve a Facility Use Agreement between the City of Harlingen and TYFA Harlingen Wolfpack for use of the lighted open space at Wilson Sports Complex and authorize the City Manager to execute the agreement. Attachment (**Parks & Recreation**).
 - k) Consideration and possible action to approve a Facility Use Agreement between the City of Harlingen and the HC Athletics-HASL for use of fields at Vestal Park and authorize the City Manager to execute the agreement. Attachment (**Parks & Recreation**).
 - l) Consideration and possible action to approve a Facility Use Agreement between the City of Harlingen and the Harlingen Texas Bronco/Pony League for use of fields Bronco, Mustang and Pony Fields at Victor Park and authorize the City Manager to execute the agreement. Attachment (**Parks & Recreation**).
- 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 Roland Vela-Drainage District #5 (DD5)
- 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 Special Use Permit ("SUP") to allow a recycling center, ferrous in a Light Industry ("LI") District located at 1318 N. Commerce Street, bearing a legal description of 3.40


acres out of Block 1, Harlingen Land and Water Company Subdivision. Applicant: Nicole Ortiz. Attachment (**Planning & Development**).

- b) Public hearing for a rezoning request from Not designated ("N") District to General Retail ("GR") District located at 33470 FM 509, bearing a legal description of 1.75 acres out of Block 167, San Benito Land and Water Company Subdivision. Applicant: Raul Viramontes. Attachment (**Planning & Development**).
 - c) Public hearing for a Special Use Permit (SUP) to allow an event center with alcohol in a General Retail ("GR") District located at 350 N. Loop 499, bearing a legal description 2.72 acres out of 21.7986 acres out of Block 67, Harlingen Land and Water Company Subdivision. Applicant: Eduardo Peña. Attachment (**Planning & Development**).
 - d) Public hearing for a rezoning request from General Retail ("GR") District to Planned Development ("PD") District to allow a mixed-use development (commercial and multifamily) for properties bearing a legal description of 30.52-acre tract of land, more or less, out of Block 182, San Benito Land and Water Company Subdivision, Concepcion De Carricitos Grant, located northeast of Camelot Drive and Victoria Lane. Applicant: Berenice Chapa (Half Associates) c/o Economic Development Corporation of Harlingen, Inc. Attachment (**Planning & Development**).
 - e) Public hearing for a Special Use Permit (SUP) to allow the sale of alcoholic beverages for on-site consumption, in a General Retail ("GR") District, located at 211 N. Ed Carey Drive, bearing a legal description of Lot 3, Block 1, Dorris Subdivision Unit 1. Applicant: Richard Rivas c/o Panthers Petroleum III, LLC. Attachment (**Planning & Development**).
 - f) Public hearing for a Special Use Permit (SUP) to allow the loading/unloading of bulk liquid (ethanol) in a Light Industry ("LI") District located at 2201 N. Commerce Street, bearing a legal description of 23.4100 acres out of Block G, Survey 26, Boyce Tract. Applicant: Frank Cunningham c/o Saint Claire Group, Inc. 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 Special Use Permit ("SUP") to allow a recycling center, ferrous in a Light Industry ("LI") District located at 1318 N. Commerce Street, bearing a legal description of 3.40 acres out of Block 1, Harlingen Land and Water Company Subdivision. Applicant: Nicole Ortiz. 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 located at 33470 FM 509, bearing a legal description of 1.75 acres out of Block 167, San Benito Land and Water Company Subdivision. Applicant: Raul Viramontes. Attachment (**Planning & Development**).
- c) Consideration and possible action to approve an ordinance on first reading for a Special Use Permit (SUP) to allow an event center with alcohol in a General Retail ("GR") District located at 350 N. Loop 499, bearing a legal description 2.72 acres out of 21.7986 acres out of Block 67, Harlingen Land and Water Company Subdivision. Applicant: Eduardo Peña. Attachment (**Planning & Development**).
- d) Consideration and possible action to approve an ordinance on first reading for a rezoning request from General Retail ("GR") District to Planned Development ("PD") District to allow a mixed-use development (commercial and multifamily) for properties bearing a legal description of 30.52 acre tract of land, more or less, out of Block 182, San Benito Land and Water Company Subdivision, Concepción De Carricitos Grant, located northeast of Camelot Drive and Victoria

Lane. Applicant: Berenice Chapa (Halff Associates) c/o Economic Development Corporation of Harlingen, Inc. Attachment. **(Planning & Development)**.

- e) Consideration and possible action to approve an ordinance on first reading for a Special Use Permit (SUP) to allow the sale of alcoholic beverages for on-site consumption, in a General Retail ("GR") District, located at 211 N. Ed Carey Drive, bearing a legal description of Lot 3, Block 1, Dorris Subdivision Unit 1. Applicant: Richard Rivas c/o Panthers Petroleum III, LLC. Attachment **(Planning & Development)**.
- f) Consideration and possible action to approve an ordinance on first reading for a request for a Special Use Permit (SUP) to allow the loading/unloading of bulk liquid (ethanol) in a Light Industry ("LI") District located at 2201 N. Commerce Street, bearing a legal description of 23.4100 acres out of Block G, Survey 26, Boyce Tract. Applicant: Frank Cunningham c/o Saint Claire Group, Inc. Attachment **(Planning & Development)**.
- g) Consideration and possible action to approve an ordinance on second and final reading to abandon and vacate an existing 20-foot utility easement located within Midway Subdivision, being a 0.30 acre out of Lots 1-9, Block 4, Midway Subdivision, located at 3744 N. Expressway 77. Applicant: Emiliano Rosel of Moore Land Surveying, LLC, c/o Harlingen Oak LLC. Attachment **(Planning & Development)**.
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- h) Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Aloch II Subdivision, bearing a legal description of 1.959 acres of land out of 8.53 acres out of the South half of Block 23, of the amended Lon C. Hill Subdivision, located east of Rangerville Road, approximately 2,578.94 feet south of South Expressway 83. Applicant: Southpoint Surveying c/o Aloch Properties. Attachment **(Planning & Development)**.
- i) Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Pelican's Landing Subdivision Phase IV, bearing a legal description of 8.65 acres of land out of Block 99, Wilson Tract Subdivision, located approximately 2,271.50 feet north of Wilson Road. Applicant: Moore Land Surveying, LLC c/o Har-Tex Construction, LLC. Attachment **(Planning & Development)**.
- j) Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Tesoro Village Subdivision, bearing a legal description of a 20.00-acre tract of land, more or less, being the west 20.00 acres of Block Twenty-Nine (29), Palmetal Company Subdivision, located south of Grimes Road, approximately 5,138.57 feet west of FM 509. Applicant: Scheibe Consulting, LLC c/o Paul Daniec. Attachment **(Planning & Development)**.
- k) Consideration and possible action to approve the invoice from Cameron County Elections Department for the November 4, 2025, District 1, 2 and Mayor (At-Large) Regular City Elections. Attachment **(City Secretary)**
- l) Consideration and possible action to approve the Filming Guidelines for the City of Harlingen, authorizing the City Manager to enter into agreements with entities seeking to film in Harlingen, Texas in support of the City's efforts to obtain Film Friendly Certification. Attachment **(CVB)**.
- m) Consideration and possible action to authorize the City Manager to execute an agreement with Cameron County Drainage District No. 6 (CCDD6) for the coordination and disposal of excavated material from the Hickory Hill Detention Pond Project. Attachment **(Engineering)**.
- n) Consideration and possible action to authorize the City Manager to award a construction contract for Bid No. 2026-02 for the Victor Park Improvements Project. Attachment **(Engineering)**.

- o) Consideration and possible action to authorize the City Manager to award Bid No. 2026-03 for a Supply Contract – Materials for the Street Improvement Project 2026. Attachment (**Engineering**).

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(CDBG)

Construction Board of Adjustments (3)

Convention & Visitors Bureau

Development Corporation of Harlingen, Inc.(HEDC)

Golf Course Advisory Board

Harlingen Community Improvement Board(4B)

Harlingen Housing Authority Board

Harlingen Finance Corporation (6)

Harlingen Teen and Young Adult Advisory Board (1)

Healthy Harlingen Advisory Board

Historic Preservation Committee

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

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) Discussion regarding potential economic development opportunities, redevelopment strategies, and possible negotiations relating to Project DMV property and surrounding commercial area, pursuant to Texas Government Code §551.087, and also consultation with the City Attorney regarding legal issues relating to Project DMV property and associated economic development matters, pursuant to Texas Government Code §551.071. (**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 regarding Item # 12(a) as discussed in Executive Session.

- 14) **Adjournment:**

Reg. CC Mtg.
03-18-2026

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, MARCH 12, 2026**, at or before 4:20 p.m. and remained so posted for at least three (3) business days preceding the time of said meeting.

Dated this 12th day of MARCH, 2026


For: Mayra Herrera, City Secretary