

**CITY COMMISSION
AGENDA
REGULAR MEETING
MAY 20, 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, MAY 20, 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.

To submit written comments regarding an item for City Secretary to read aloud during the meeting, 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:**

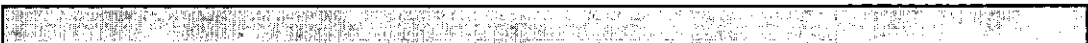
"Under State Law, a conflict of interest exists if a commission member, or certain members of that person's family, has a qualifying financial interest in an agenda item. Members with a conflict of interest cannot participate in the discussion nor vote on the agenda item. Are there any known conflicts 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 Proclamation — "Historic Preservation Month"
 - c) Presentation of Proclamation — "National Public Works Week"
 - d) Mayor's Business of the Month — Cookies for College
- 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 January 21, 2026
- 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 funding to purchase two root cutters for storm drainage system maintenance. Attachment **(Public Works)**
 - b) Consideration and possible action to approve a request from Remi Garza, Cameron County Elections Department, to use the Harlingen Cultural Arts Center, located at 575 "76" Dr., as a voting site for the Democratic and Republican Primary Runoff Elections: Monday, May 18th through Friday, May 22nd from 8:00 a.m. to 8:00 p.m. for Early Voting and Tuesday, May 26, 2026, from 7:00 a.m. to 7:00 p.m. on election Day. Attachment **(City Secretary)**
- 8) **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 Staff Commission members, or the City Manager.*
 - a) City Manager's Report

- b) Staff Reports
 - c) Presentation by East Point Energy on the battery storage project and a presentation of a community benefit contribution check to the Development Corporation of Harlingen & City of Harlingen.
- 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 Special Use Permit (SUP) to allow a Civic Lodge in a Multi-Family Residential ("M-2") District, located at 2006 Whalen Road, bearing a legal description of 2.5420 acres out of the South 5 acres and 0.62 acres out of 2.1550 acres, also out of the South 5 acres, Lot 14, Block 147, San Benito Land and Water Company Subdivision. Applicant: Narciso Villela III (Commander), c/o Veterans of Foreign Wars Post 2410. Attachment (**Planning & Development**)
 - b) Public hearing for a Special Use Permit (SUP) to allow a bar in a Light Industry ("LI") District located at 1510 N. Commerce Street, Suite A, bearing a legal description of Lot 3, Block 1, Replat of Casa Blanca Subdivision. Applicant: Tomas Diaz. Attachment (**Planning & Development**)
 - c) Public hearing for the voluntary annexation and establishment of initial zoning of Light Industry ("LI") District upon annexation for approximately 7.401 acres, more or less, out of Lot 5, Block 2, Harlingen Industrial Park No. 2 Subdivision, located at 109 FM 509, Cameron County, Texas, together with any adjacent county road right-of-way required to be annexed by Texas Local Government Code Section 43.106. Applicant: JMP Holdings, LLC. Attachment (**Planning & Development**)
 - d) Public hearing for the voluntary annexation and establishment of initial zoning of Residential, Single Family ("R-1") District upon annexation for a 1.15 acre tract of land out of Block 47, Lon C. Hill Subdivision, located on the south side of Morris Road approximately 2,630 feet east of Rangeville Road, together with a 0.16 acre tract out of Morris Road (a 60-foot right-of-way) out of Block 47, Lon C. Hill Subdivision. Applicant: Roberto Lopez. Attachment (**Planning & Development**)
 - e) Public hearing imposing a temporary moratorium on the acceptance, processing, and approval of applications for High-Intensity Data Processing Facilities; providing legislative findings regarding public necessity, infrastructure capacity, water supply, electrical demand, and land-use compatibility, providing for a limited duration; providing severability; and establishing an effective date. (**City Manager**)
- 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 Special Use Permit (SUP) to allow a Civic Lodge in a Multi-Family Residential ("M-2") District, located at 2006 Whalen Road, bearing a legal description of 2.5420 acres out of the South 5 acres and 0.62 acres out of 2.1550 acres, also out of the South 5 acres, Lot 14, Block 147, San Benito Land and Water Company Subdivision. Applicant: Narciso Villela III (Commander), c/o Veterans of Foreign Wars Post 2410. Attachment (**Planning & Development**)
- b) Consideration and possible action to approve an ordinance on first reading for a Special Use

Permit (SUP) to allow a bar in a Light Industry ("LI") District located at 1510 N. Commerce Street, Suite A, bearing a legal description of Lot 3, Block 1, Replat of Casa Blanca Subdivision. Applicant: Tomas Diaz. Attachment (**Planning & Development**)

- c) Consideration and possible action to approve an ordinance on second and final reading for the voluntary annexation and establishment of initial zoning of Light Industry ("LI") District upon annexation for approximately 7.401 acres, more or less, out of Lot 5, Block 2, Harlingen Industrial Park No. 2 Subdivision, located at 109 FM 509, Cameron County, Texas, together with any adjacent county road right-of-way required to be annexed by Texas Local Government Code Section 43.106. Applicant: JMP Holdings, LLC. Attachment (**Planning & Development**)
- d) Consideration and possible action to approve an ordinance on second and final reading for the voluntary annexation and establishment of initial zoning of Residential, Single Family ("R-1") District upon annexation for a 1.15 acre tract of land out of Block 47, Lon C. Hill Subdivision, located on the south side of Morris Road approximately 2,630 feet east of Rangeville Road, together with a 0.16 acre tract out of Morris Road (a 60-foot right-of-way) out of Block 47, Lon C. Hill Subdivision. Applicant: Roberto Lopez. Attachment (**Planning & Development**)
- e) Consideration and possible action to approve an ordinance on first reading imposing a temporary moratorium on the acceptance, processing, and approval of applications for High-Intensity Data Processing Facilities; providing legislative findings regarding public necessity, infrastructure capacity, water supply, electrical demand, and land-use compatibility, providing for a limited duration; providing severability; and establishing an effective date. Attachment (**City Manager**)
- f)  Consideration and possible action to recommend to the City Commission the preliminary construction plans and final plat with conditions of the proposed replant of Lots 19&20, Parkwood Addition Subdivision, located North of Mesquite Drive and consideration of variances to the required park fees for Lot 20. Applicant: Scheibe Consulting, Inc. c/o Bry W. Jackson. Attachment (**Planning & Development**)
- g) Consideration and possible action to renew the MarshMcLennan Agency (McGriff) Employee Benefits Broker Agreement for the City of Harlingen Fiscal Year 2026-2027 and to authorize the City Manager to sign the contract. Attachment (**Human Resources**)
- h) Consideration and possible action to approve Interlocal Agreements between the City of Harlingen and HCISD for transportation and facility use related to the City of Harlingen Summer Playground Program and the City of Harlingen Summer Track Program from May 26, 2026, through July 16, 2026. Attachment (**Parks & Recreation**)
- i) Presentation and possible action to approve the final report for the Windshield Historic Resource Survey prepared by Integrated Environmental Solutions, LLC. Attachment (**DID**)
- j) Consideration and possible action to authorize the City Manager to award RFQ No. 2026-07 for Professional Services for the Historic Resources Survey funded through the Texas Preservation Trust Fund (TPTF) grant. Attachment (**DID**)
- k) Consideration and possible action to authorize the Mayor to sign and submit the Request for Certified Local Government (CLG) Status application to the Texas Historical Commission for the City of Harlingen. Attachment. (**DID**)
- l) Consideration and possible action to authorize the City Manager to award Bid No. 2026-06 for a Supply Contract for Drainage Materials. Attachment (**Engineering**)
- m) Consideration and possible action to authorize the City Manager to award RFQ No. 2026-10 for Professional Consulting Services for the Harlingen Mobility Master Plan. Attachment

(Engineering)

- n) Consideration and possible action to show constituents' faces on video when they are addressing the Commission during the Citizen Communication, **(This item was requested by Commissioner Delia Cavazos-Gamez and Commissioner Frank Morales)**

11)

Board Appointments:

Appointment, 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 (1)
- Audit Committee (Terms expire in June)
- Civil Service Commission
- Community Development Advisory Board (CDBG)
- Construction Board of Adjustments (4)
- 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 (2)
- Healthy Harlingen Advisory Board
- Historic Preservation Committee
- Keep Harlingen Beautiful Board (1)
- Library Advisory Board (1)
- Mayor Wellness Council
- Museum Advisory Board (1)
- 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) Consultation with legal counsel pursuant to Texas Government Code 551.071 (1)(a) regarding pending litigation. **(City Attorney)**
- b) Pursuant to Government Code Section 551.071 – attorney consultation and contemplated litigation; Section 551.072 – deliberation regarding real estate; and Section 551.087 - economic development relating to the following projects:

- 1) Project Tyler
- 2) Project Its Thyme

13)

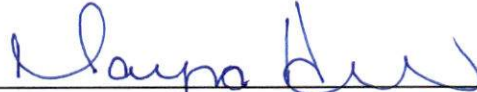
Action on Executive Session Items: *The City Commission will reconvene in open session and may take action on any item listed in the Executive Session Section of this agenda.*

- a) Consideration and possible action on item 12b (1-2) 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, MAY 14, 2026, at or before 8:15 a.m. and remained so posted for at least three (3) business days preceding the time of said meeting.

Dated this 14th day of **MAY 2026**



Mayra Herrera, City Secretary