

**CITY COMMISSION
AGENDA
REGULAR MEETING
JUNE 3, 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, JUNE 3, 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, 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) Certificate of Recognition — Harlingen South "Hawks" Boys Baseball Team
 - c) Presentation of Proclamation — "Elder Abuse Awareness Month"
- 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 February 4, 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 the testing and potential installation of speed humps in the following location(s): *(This item was requested by Commissioners Frank Morales and Rene Perez)*.
 1. 600 S. California
 2. 1000 Block of Orange Grove
 3. Seagull Lane between Albatross and Curlew St.
 4. Palm Vista Dr. between Beckham Rd. and Palmetto Drive
 - b) Consideration and possible action authorizing the City Manager to submit a grant application to FEMA's Fiscal Year 2025 Assistance to Firefighters (AFG) Grant Program. Attachment *(Special Projects)*.
 - c) Consideration and possible action authorizing the City Manager to submit a grant application to FEMA's Fiscal Year 2025 Staffing for Adequate Fire and Emergency Response (SAFER) Grant Program. Attachment *(Special Projects)*.

- d) Consideration and possible action authorizing the City Manager to submit a grant application to Rio Grande Valley Metropolitan Planning Organization's (RGVMPO) FY2027 - 2036 Category 7 Call for Projects for the Multimodal Transit Terminal. Attachment (**Special Projects**).
- e) Consideration and possible action authorizing the City Manager to submit a grant application to Rio Grande Valley Metropolitan Planning Organization's FY2027 - 2036 Category 7 Call for Projects for the Commerce Street Redesign. Attachment (**Special Projects**)
- f) Consideration and possible action to approve an ordinance on Second and Final reading for a request 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, Re-plat of Lot 1, Block 1, Casa Blanca Subdivision. Applicant: Tomas Diaz. Attachment. (**Planning & Development**)
- g) Consideration and possible action to approve an ordinance on Second and Final Reading for a request to amend the previously approved Special Use Permit (SUP) to allow a Civic Lodge in a Multi-Family ("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**)
- h) Consideration and possible action to amend the 2026 Street Improvement Program (SIP) to add Austin Avenue from N 77 Sunshine Strip to Morgan Boulevard. Attachment (**Engineering**)
- 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
- 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 consider a request to rezone from Not Designated ("N") District to Residential, Single Family ("R-1") District for 41.72 acres of land comprised of 39.59 acres out of Survey 140, L.L. Adams Subdivision, 1.58 acres out of Lot "A" and 0.55 acres out of Lot "B" of a Re-subdivision of Blocks 2 and 3, Survey 139 of Stuart Place Subdivision, located north of Beckham Road, approximately 882 feet east of Rodeo Drive. Applicant: Moore Land Surveying, LLC c/o Zarate Management, LLC Attachment. (**Planning & Development**)
 - b) Public hearing to consider a request to rezone from Not Designated ("N") District to Light Industry ("LI") District for 7.899 acres of land, more or less, out of Lot 16, Cunningham's Subdivision, located on the south side of Primera Road approximately 1,411.16 feet west of US 77 Frontage Road. Applicant: Orlando Campos, c/o Development Corporation of Harlingen Attachment. (**Planning & Development**)
 - c) Public hearing to consider a request for a Special Use Permit (SUP) to allow a food truck park in Light Industry ("LI") District, located at 6121 FM 106, bearing a legal description of Lot 3, Block 2, Arroyo View Subdivision. Applicant: Tim Pus. Attachment (**Planning & Development**)

- d) Public hearing to consider a request to rezone from Not Designated ("N") District to Residential, Mobile Home ("MH") District for 6.143 acres of land out of Block 18, R.A. Cunningham's Subdivision, located on the southeast corner of Primera Road and US-77 Frontage Road. Applicant: Joleigh Ares. 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 to rezone from Not Designated ("N") District to Residential, Single Family ("R-1") District for 41.72 acres of land comprised of 39.59 acres out of Survey 140, L.L. Adams Subdivision, 1.58 acres out of Lot "A" and 0.55 acres out of Lot "B" of a Re-subdivision of Blocks 2 and 3, Survey 139 of Stuart Place Subdivision, located north of Beckham Road, approximately 882 feet east of Rodeo Drive. Applicant: Moore Land Surveying, LLC c/o Zarate Management, LLC Attachment. (**Planning & Development**)
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- d) Consideration and possible action to approve an ordinance on first reading to rezone from Not Designated ("N") District to Residential, Mobile Home ("MH") District for 6.143 acres of land out of Block 18, R.A. Cunningham's Subdivision, located on the southeast corner of Primera Road and US-77 Frontage Road. Applicant: Joleigh Ares. Attachment. (**Planning & Development**)
- e) Consideration and possible action to adopt the City Commission Prioritization of Key Initiatives from the Harlingen Horizon Comprehensive Plan, Harlingen Trails, Open Space, Recreation, and Parks Master Plan, and the Downtown Master Plan. (**Special Projects**)
- f) Consideration and possible action authorizing the City Manager to submit a grant application to Texas Parks and Wildlife Local Parks Non-Urban Indoor Grant Program. Attachment (**Special Projects**).
- g) Consideration and possible action to authorize the City Manager to enter into an agreement with SpyGlass to conduct an audit of the city's electronic devices, communications provider agreements, and phone devices, whether used or unused, as a cost-saving measure. Attachment (**Assistant City Manager, Dr. Josh Ramirez**)
- h) Consideration and possible action to approve a resolution amending the Harlingen Community Improvement Board's Fiscal Year 2025-2026 Budget. Attachment (**Finance**).
- i) Consideration and possible action to approve the Texas Municipal League Intergovernmental Risk Pool Group Critical Illness Interlocal Agreement. Attachment (**Human Resources**).
- j) Consideration and possible action to authorize the City Manager to award RFQ No. 2026-09 for Professional Architectural and Engineering Design Services for the Harlingen Multi-Purpose Recreation Center. Attachment (**Engineering**)

- k) Consideration and possible action to approve an agreement with Loaves and Fishes to provide a safe, temporary emergency shelter and essential support services for individuals and families experiencing homelessness under the Open Arms Emergency Shelter. Attachment **(City Manager)**.
- l) Consideration and possible action to authorize staff to commence the process of creating a Tax Increment Finance Zone in the downtown area. **(City Manager)**

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 (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
- The Blind and Visually Impaired Advisory Committee (7)
- 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) 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: **(HEDC)**
 - 1) Project Hercules — Manufacturing
- b) Consultation with legal counsel pursuant to Texas Government Code § 551.071 (1)(a) regarding pending litigation. **(City Attorney)**
- c) Consultation with Legal Counsel pursuant to TX Government Code § 551.071 (2) regarding an update on the Collective Bargaining agreement with Harlingen Police Officers.**(City Attorney)**.

- d) Deliberation pursuant to Texas Govt. Code § 551.074, regarding the appointment or employment of public officers or employees, specifically possible adjustments to the compensation of the City Manager, Assistant City Manager, and Deputy 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 Item 12a (1) as discussed in executive session.
 - b) Consideration and possible action on adjustments to the compensation of the City Manager, Assistant City Manager, and Deputy City Manager, and granting authorization to execute any documents necessary to effectuate such adjustments.
- 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 28, 2026**, 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 **28th** day of **MAY 2026**



Mayra Herrera, City Secretary