

**CITY COMMISSION
AGENDA
REGULAR MEETING
AUGUST 5, 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, AUGUST 05, 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 requesting 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 12:00 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 Delia Cavazos-Gamez
 - 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 - Friends of the Library
- 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 May 20, 2026
 - b) Regular Meeting of June 17, 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 authorize the Harlingen Police Department to enter into a Memorandum of Understanding (MOU) between Valley International Airport (VIA) and the Harlingen Police Department (HPD) to establish protocols for the efficient investigation and prosecution of crimes occurring on the premises of the VIA and to ensure safety and security of the community and traveling public. Attachment **(Police)**.
 - b) Consideration and possible action to approve Mayor Norma Sepulveda, on behalf of the City of Harlingen, Texas, to enter into a Master Mutual Aid Agreement between the Lower Rio Grande Valley Development Council, as further set out in the attached Agreement. Attachment **(Police)**.
 - c) Consideration and possible action to approve a resolution authorizing the submission of a grant to the Office of the Governor under the Fiscal Year 2027 State and Local Cybersecurity Grant Program (SLCGP) – Mitigation Projects for Windows 11 upgrades, new monitors, and mounting accessories. Attachment **(Special Projects Department)**.

- d) Consideration and possible action to approve a resolution authorizing the submission of a grant to the Office of the Governor under the Fiscal Year 2027 State and Local Cybersecurity Grant Program (SLCGP) – Mitigation Projects for a secure, robust enterprise level data backup and recovery system. Attachment (**Special Projects Department**).
 - e) Consideration and possible action to approve a resolution authorizing the acceptance of a grant from the Office of the Governor for the FY 2025 State Homeland Security Grant Program. Attachment (**Special Projects Department**)
 - f) Consideration and possible action to approve a resolution authorizing the City Manager and the Special Projects Director as authorized signatories for contractual documents related to the Texas General Land Office Local Hazard Mitigation Plans Program. Attachment (**Special Projects Department**)
 - g) Consideration and possible action to approve an ordinance on second and final reading amending Chapter 48 Division 4: Industrial Water Subdivision I Sections 48-255 thru 48-270 to amend Technically Based Local Limits (TBLLs) as part of the approved pretreatment program; and ordaining other matters relating thereto. Attachment (**HWWS**).
 - h) Consideration and possible action to approve the Investment Report for the City of Harlingen for the quarter ending June 30, 2026. Attachment (**Finance**)
 - i) Consideration and possible action to approve the testing and potential installation of speed humps in the following location(s): (**This item was requested by Commissioner Delia Cavazos-Gamez and Commissioner Rene Perez**)
 - 1. Camelot Drive
 - 2. 21st Street between Bowie and Crockett
- 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 for a request for a Special Use Permit (SUP) to allow an adult business (bar) in a General Retail ("GR") District located at 112 E. Jackson Street, bearing a legal description of Lot 6, Block 58, Harlingen Original Townsite. Applicant: Veronica Rosas. Attachment (**Planning & Development**)
 - b) Public hearing for a request to rezone from Not Designated ("N") District to Neighborhood Services ("NS") District for a 0.05-acre tract of land located between Lot 27, Block 2, L and L Subdivision and Lot D, Block 4, Southwest Harlingen Addition Subdivision, located on the west side of K Street, approximately 48 feet north of Filmore Avenue. Applicant: James De Leon Attachment (**Planning and Development**)
 - c) Public hearing for a request to rezone from Residential, Single Family ("R-1") District to Planned Development ("PD") District to allow for a Residential, Single-Family development with smaller lot sizes for a 5.06-acre tract of land, more or less, out of Block 16, Survey 42,

Stuart Place Subdivision located west of Paloma Lane, approximately 1,069.84 feet south of U.S. Business 83. Applicant: M2 Engineering c/o Mobeen Ahmed. Attachment **(Planning and Development)**.

- d) Public hearing for a request for the voluntary annexation of 35.32 acres, more or less, tract of land situated in and being 7.40 acres of land out of Block 39, 8.08 acres of land out of Block 52, 17.68 acres of land out of Block 53, 1.45 acres of land out of Block 54, 0.39 acres of land out of Block 55, 0.171 acres of Montezuma Road right-of-way and 0.170 acres of Breedlove Road right-of-way, all of the David and Stephenson Subdivision and request for the voluntary annexation and establishment of initial zoning as Residential, Multi-Family ("M-2") District upon annexation for approximately 3.536 acres, more or less, being and part of a 25.24-acre tract located in Block 53, David and Stephenson Subdivision, said 3.56 acres being 2.912 acres of said Block 53 and 0.624 acres of existing Montezuma Road right-of-way lying south of and adjacent to said 2.912 acres, located on Montezuma Road approximately 684 feet west of Briggs Coleman Road. Applicants: Cameron County Drainage District #5 and Luis H. Villarreal. Attachment - *Minutes Pending*. **(Planning and Development)**
- e) Public hearing on an ordinance of the City Commission of the City of Harlingen, Texas, amending Chapter 105, "Flood Damage Prevention", of the Code of Ordinances; amending definitions; updating flood hazard data and floodplain management standards; clarifying the authority, duties, and administration of floodplain regulations; revising floodplain development permit, review, and variance procedures; establishing compensatory storage requirements and no-adverse-impact floodplain management standards; revising flood hazard reduction requirements for residential, nonresidential, critical facility, manufactured home, recreational vehicle, and subdivision development; establishing additional elevation, foundation, floodproofing, and floodplain encroachment standards, establishing additional regulations for development within flood hazard areas; providing for severability; providing for codification; providing for conflicts; and providing an effective date. Applicant: City of Harlingen. Attachment **(Planning & Development)**
- f) Public hearing for a request for a Special Use Permit (SUP) to allow a storage container in a General Retail ("GR") District located at 602 and 606 W. Van Buren Avenue, bearing a legal description of Lots 13 through 16, Block 64, Harlingen Original Townsite Subdivision. Applicant: Javier Rodriguez c/o Logos Community Church. Attachment - *Minutes Pending*. **(Planning and Development)**
- g) Public hearing for a request for a Special Use Permit (SUP) to allow a food truck park in a General Retail ("GR") District, located at 215 E. Monroe Avenue, bearing a legal description of Lot 9, Block 35, Harlingen Original Townsite Subdivision. Applicant: Candid Montiel. Attachment - *Minutes Pending*. **(Planning and Development)**
- h) Public hearing for an Ordinance on First Reading for the release from the City of Harlingen Extraterritorial Jurisdiction (ETJ), consisting of all of Block 54 (9.92 acre tract), McLeod Hood Properties No. 1, located on the south side of FM 508 approximately 4,000 feet east of FM 509. Applicant: Ezekiel Robles on behalf of Sandra Robles. **(Planning and Development)**
- i) Public hearing for a request an ordinance of the City Commission of the City of Harlingen, Texas amending the Harlingen Horizon – A City on the Rise Comprehensive Plan, Chapter 2, Land Use and Development, Map 5, Future Land Use Map, by changing the designation of the Future Land Use Map from Not Designated to Low-Density Residential for the following parcels: Parcels located from FM 509 near the intersection of Hanson Road; parcels located near the intersection of South Dilworth Road and Country Lane; parcels located near South Palm Court Drive; parcels within the Subdivision located near Park Lane West and Lexington Avenue; area around the intersection of West Lafayette Street and Chester Park Road; and area near Wilson Road and Stonegate Drive, and changing the designation from Not Designated to Medium Density Residential for a property located near the intersection of Wilson Road and Ramsey Road; and updating properties located along Wilson Road near its

intersection with Interstate 69E to reflect institutional, medium density residential, and recreational/open space future land uses; and additional future land use designation revisions throughout the map reflecting data updates. Applicant: City of Harlingen. Attachment **(Planning and 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 request for a Special Use Permit (SUP) to allow an adult business (bar) in a General Retail ("GR") District located at 112 E. Jackson Street, bearing a legal description of Lot 6, Block 58, Harlingen Original Townsite. Applicant: Veronica Rosas. Attachment. **(Planning and Development)**
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- c) Consideration and possible action to approve an ordinance on first reading for a request to rezone from Residential, Single Family ("R-1") District to Planned Development ("PD") District to allow for a Residential, Single-Family development with smaller lot sizes for a 5.06-acre tract of land, more or less, out of Block 16, Survey 42, Stuart Place Subdivision located west of Paloma Lane, approximately 1,069.84 feet south of U.S. Business 83. Applicant: M2 Engineering c/o Mobeen Ahmed. Attachment. **(Planning and Development)**
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- j) Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Altas Palmas Subdivision Phase II, bearing a legal description of 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 & 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 and Development)**
- k) Consideration and possible action to approve the preliminary construction plans and final plat with conditions of the proposed Dixieland Crossing Subdivision Replat, bearing a legal description of 1.62 acres of land out of, Dixieland Crossing Subdivision, located south of Garrett Road, approximately 752.11 feet west of Dixieland Road. Applicant: Moore Land Surveying, LLC c/o CJE Construction. Attachment. **(Planning and Development)**
- l) Consideration and possible action to approve an ordinance on first reading for a request for a variance to Chapter 109, Section 109-124(c)(9) of the City of Harlingen Code of Ordinances, to allow a reduced separation distance between two proposed access points for Paso Real Coves Subdivision, Phases IV and V, located north of East Treasure Hills Boulevard, approximately 839.52 feet west of FM 509. Applicant: Melden & Hunt, Inc., on behalf of Noblemen Investments, LLC. Attachment. **(Planning and Development)**
- m) Consideration and possible action to approve an ordinance on first reading to adopt

regulations that ensure that meetings of the City Commission are conducted in a way that allows the business of the City to be undertaken effectively and efficiently; providing savings, repealing and severability clauses and providing an effective date. **(City Manager) (This item was tabled on the Regular City Commission Meeting of July 15, 2026)**

- n) Consideration and possible action to appoint Juan Antonio Nevarez as the Director of Aviation for the Valley International Airport. **(City Manager)**
- o) Presentation and possible action by Scott Gibbs on Health Insurance. **(City Manager)**
- p) Consideration and possible action to authorize the City Manager to exercise the one-year renewal terms under RFP No. 2023-20 for Professional Auditing Services with Cascos & Associates, P.C., for Fiscal Year 2026 and 2027. Attachment **(Finance)**
- q) Consideration and possible action to authorize the City Manager to exercise the one-year renewal terms under RFP No. 2023-18 for Depository Banking Services with PlainsCapital Bank. Attachment **(Finance)**
- r) Consideration and possible action to approve the removal of the existing mural at Downtown Lozano Plaza and authorize the installation of a new mural, as recommended by the Keep Harlingen Beautiful Board, with all project cost funded by the Keep Harlingen Beautiful Board. Attachment **(Public Works) (This item was tabled on the Regular City Commission Meeting of July 15, 2026)**
- s) 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)**
- t) Consider and take action to adopt a resolution approving the One-Year Action Plan (Budget) for Fiscal Year 2026-2027 (Year 52), of the Community Development Block Grant (CDBG) Program and Fiscal Year 2026-2027 (Year 32) of the Home Investment Partnerships Program (HOME), both being included in Year One of the Five-Year Consolidated Plan and Strategy for Fiscal Years 2026-2030. Attachment **(CDBG)**
- u) Consideration and possible action to approve funding recommendations as established by the Community Development Advisory Board for the HOME-ARP Tenant Based Rental Assistance Attachment **(CDBG)**
- v) Consideration and possible action to approve the funding recommendation as established by the Community Development Advisory Board for the HOME-ARP Affordable Rental Housing Attachment **(CDBG)**
- w) Consideration and possible action to approve an additional General Fund appropriation for the Lozano Plaza Improvements Project and authorize the corresponding budget amendment. Attachment **(Engineer)**
- x) Consideration and possible action to authorize the City Manager to execute the Advance Funding Agreement (AFA) for the Loop 499 Shared Use Path Project with the Texas Department of Transportation (TxDOT) and approve payment of the required Direct State Costs to TxDOT. Attachment **(Engineer)**
- y) Consideration and possible action to authorize the City Manager to approve a change order to Purchase Order FY 2025 for the Street Improvement Program Material Supply Contract with CAPA Texas, authorize payment for additional asphalt materials, and adjust the FY 2026 Material Supply Contract. Attachment **(Engineer)**
- z) Consideration and possible action to review and amend the City's policy regarding TikTok on City-issued devices, including consideration of authorizing designated Communications

Department personnel to use TikTok on approved City devices for official public information, community engagement, and education outreach purposes. ***(This item was requested by Commissioner Rene Perez and Commissioner Delia Cavazos-Gamez)***

- aa) Discussion and possible action to null and void HWWs agreement with RGV Property Group, LLC. ***(This item was requested by Commissioner Frank Morales and Commissioner Delia Cavazos-Gamez)***

11)

Board Appointments:

Appointment, discussion and possible action of any board position subject to appointment or removal by statute, ordinance, or bylaws:

Airport

Animal Shelter Advisory Committee (2)

Audit Committee (Terms expire in June)

Blind & Visually Impaired Advisory Committee

Civil Service Commission

Community Development Advisory Board (CDBG) (1)

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 TX Govt. 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 Blade (Retail)
2. Project Its Thyme (Retail)
3. Project Addition (Manufacturing)
4. Project Candle (Entertainment)
5. Project Organic (Mixed Use Development)

6. Project Tyler (Office)

- b) Consultation with legal counsel pursuant to Texas Government Code Section 551.071 regarding pending litigation. **(City Attorney)**
- c) Deliberation regarding the potential purchase of real property pursuant to Texas Government Code Section 551.072. **(Asst. City Manager)**
- d) Consultation with Legal Counsel pursuant to TX Government Code Section 551.071 (2) regarding an update on the Collective Bargaining Agreement with Harlingen Police Officers. **(City Attorney)**

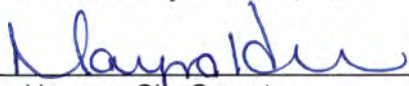
13) **Action on Executive Session Items:** *The City Commission will reconvene in open session and may take action on any item listed in the Executive Session Section of this agenda.*

- a) Consideration and possible action on item 12 (a) as discussed in executive session.
- b) Consideration and possible action on item 12(b) as discussed in executive session.
- c) Consideration and possible action regarding the potential purchase of real property as discussed in the executive session.
- d) Consideration and possible action to approve item 12 (d) as discussed in the 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, JULY 30, 2026**, at or before 11:30 a.m. and remained so posted for at least three (3) business days preceding the time of said meeting.

Dated this 30th day of JULY, 2026



Mayra Herrera, City Secretary