

**CITY COMMISSION
AGENDA
REGULAR MEETING
AUGUST 19, 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 19, 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 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 - "Vanity Lash"
- 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 July 1, 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 an ordinance on second and final reading 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 & Development)**.
 - b) Consideration and possible action to approve an ordinance on second and final 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 & Development)**
 - c) Consideration and possible action to approve an ordinance on second and final reading 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. **(Planning & Development)**

- d) 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 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. **(Planning & Development)**
- e) 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 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. Attachment. **(Planning & Development)**.
- f) Consideration and possible action to approve an ordinance on the second and final reading for a request for 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 & Development)**.
- g) Consideration and possible action to approve the testing and potential installation of speed humps in the following location(s):
 - 1. Knotty Pine Ln (between Teak and Starfire)
 - 2. Timberline Dr. (between Knotty Pine and Green Bluff)
 - 3. Clearview Dr. (between Hemlock and Crestway)

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 Staff Commission members, or the City Manager.*

- a) City Manager's Report
- b) Staff Reports
 - 1. Update by Roberto Hernandez, City Engineer
- c) Quarterly report by South Texas Emergency Care (STEC)

- 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 rezoning request from Not Designated ("N") District to Residential, Multi-Family ("M2") District for 1.121 acres of land out of Block 24, F.Z. Bishop Subdivision of the Rice and Taylor Lands, located south of New Hampshire Street, approximately 1,410 feet north of South Expressway 83. Applicant: S2 Engineering, PLLC c/o Raffa Construction. Attachment (**Planning & Development**)
 - b) Public Hearing for the voluntary annexation and establishment of initial zoning as General Retail ("GR") District upon annexation for 3.597 acre tract of land, more or less, out of a called 36.66 acre tract of land, and a called 2.198 acre tract situated in Block 2, Harlingen Land and Water Company Subdivision "C", located on the Southwest corner of Wilson Road and Chester Park Road. Applicant: Wilson Chester Retail Partners, Ltd. Attachment (**Planning & Development**)
 - c) Public hearing on an ordinance adopting water and sewer rate adjustments necessary to fund forecasted operating expenses, capital asset costs, and Harlingen Waterworks System capital improvements supported by Texas Water Development Board funding. Attachment (**HWWS**)
- 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 rezoning request from Not Designated ("N") District to Residential, Multi-Family ("M2") District for 1.121 acres of land out of Block 24, F.Z. Bishop Subdivision of the Rice and Taylor Lands, located south of New Hampshire Street, approximately 1,410 feet north of South Expressway 83. Applicant: S2 Engineering, PLLC c/o Raffa Construction. Attachment. (**Planning & Development**).
- b) Consideration and possible action to approve an ordinance on first reading for the voluntary annexation and establishment of initial zoning as General Retail ("GR") District upon annexation for 3.597 acre tract of land, more or less, out of a called 36.66 acre tract of land, and a called 2.198 acre tract situated in Block 2, Harlingen Land and Water Company Subdivision "C", located on the Southwest corner of Wilson Road and Chester Park Road. Applicant: Wilson Chester Retail Partners, Ltd. Attachment. (**Planning & Development**)
- c) Consideration and possible action to approve an ordinance on second and final reading 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**).

- d) Consideration and possible action to approve an ordinance on first reading adopting the water and sewer rate adjustments necessary to fund forecasted operating expenses, capital assets costs, and Harlingen Waterworks System capital improvements supported by Texas Water Development Board funding. Attachment (**HWWS**)
- e) Consideration and possible action to approve an ordinance on first reading extending the temporary moratorium on High-Intensity Data Processing facilities established by Ordinance No. 26-26. Attachment (**City Manager**)
- f) Consideration and possible action to approve an ordinance on second and final 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 severability clauses and providing an effective date. (**City Manager**)



- g) Consideration and possible action to approve a resolution authorizing the City Manager to submit a grant application to the National Park Service's Outdoor Recreation Legacy Partnership grant program. Attachment (**Special Projects Department**).
- h) Consideration and possible action to approve a resolution of the City of Harlingen approving a budget amendment BA2526-02 adopted by the HWWS Board of Trustees for Fiscal Year 2025-2026. Attachment (**HWWS**)
- i) Consideration and possible action to approve a resolution accepting the Harlingen WaterWorks System's budget for Fiscal Year 2026-2027. Attachment (**HWWS**)
- j) Consideration and possible action to authorize the City Manager to enter into a Memorandum of Understanding (MOU) with the Harlingen Consolidated Independent School District of the 2026-2027 HCISD Firefighter Academy. Attachment (**City Manager**).
- k) Consideration and possible action to approve a resolution authorizing an agreement between the City of Harlingen and the Texas Department of Transportation (TxDOT) for the reimbursement of the maintenance of designated traffic signals located on State highways within the City of Harlingen, Contract No. 6497-14-001, and authorizing the City Manager to execute the agreement. (**Public Works**)
- l) Consideration and possible action to approve the allocation of \$50,000 for the renovation of the Pro Shop Pickleball Courts. Attachment (**Parks & Rec.**)
- m) Consideration and possible action to approve a purchase of a 2026 Chevrolet 4-wheel drive Crew Cab Pickup Truck in the amount of \$50,000.00 for the Harlingen Police Department. Attachment (**Police**)
- n) Consideration and possible action to approve the installation of a mid-block pedestrian crosswalk 300 feet east of 28th Street and Grimes Rd intersections. Attachment (**Engineering**)
- o) Consideration and possible action to accept a donation of \$28,000 from the Rotary Club of Harlingen to the City of Harlingen's Vestal Park for the construction of a dog park. (**This item was requested by Mayor Pro-Tem Daniel N. Lopez and Commissioner Frank Morales**)
- p) Consideration and possible action to approve a resolution establishing the Harlingen Urban Forestry and Natural Infrastructure Program. (**Mayor**)

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)
Civil Service Commission
Community Development Advisory Board (CDBG) (1)
Construction Board of Adjustments (4)
Convention & Visitors Bureau (1)
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 (1)
Library Advisory Board (1)
Mayor Wellness Council
Museum Advisory Board (1)
Parks Advisory Board
Planning & Zoning Advisory Board
Senior Citizens Advisory Board (1)

- 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 contemplating litigation; Section 551.072 — deliberation regarding real estate; and Section 551.087 — economic development relating to the following project. **(HEDC)**

1. Project PEA II (Real Estate)
2. Project Its Thyme (Retail)

- b) Pursuant to TX Govt Code Section 551.087 - economic development negotiations to renew the PILOT Agreements on the Industrial District. **(HEDC)**
- c) Deliberation regarding the potential purchase of real property pursuant to Texas Govt. Code Section 551.072 **(Asst. City Manager Dr. Josh Ramirez)**
- d) Consultation with Legal Counsel pursuant to TX Govt. Code Section 551.071 (2) regarding an update on the Collective Bargaining Agreement with the Harlingen Police Officers. **(City Attorney)**
- e) Consultation with legal counsel pursuant to Texas Govt. Code Section 551.071 (2) to receive privileged legal communication regarding power and authority of the City Commission under the City of Harlingen Charter, generally relating to or arising under Article X, Public Utilities, Section 7, A through K and Article XI. **(City Attorney)**
- f) Consultation with City Attorney pursuant to Texas Government Code 551.071 (2) to receive privileged legal communication regarding authority of the City Commission under the City of Harlingen City Charter, generally relating to or arising under Article X, Public Utilities, Section 7, A through X, and Article XI. **(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 (1-2) 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 executive session.
- d) Consideration and possible action on item 12 (d) as discussed in executive session.
- e) Consideration and possible action on item 12 (f) as discussed in executive session.
- f) Consideration and possible action on item 12 (g) 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, AUGUST 13, 2026**, at or before 2:55 a.m./p.m. and remained so posted for at least three (3) business days preceding the time of said meeting.

Dated this 13th day of **AUGUST 2026**



Mayra Herrera, City Secretary