

**CITY COMMISSION
AGENDA
REGULAR MEETING
SEPTEMBER 2, 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, SEPTEMBER 02, 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 public comments in reference to an agenda item or in the scope of the City Commission Jurisdiction, go to www.harlingentx.gov and click on "PUBLIC COMMENTS" and choose either "Citizen Communications or Public Hearings." For written comments submit your comments to publiccomments@harlingentx.gov (limited to 400 words or less and will not be read out loud).

Each speaker will be allotted 3 minutes to speak on Citizen Communications.

For 2 or more Public Hearings you will be allotted 5 minutes to address all items and time will be divided among the items.

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 people regardless of disability. If you require special assistance, or need a interpreter assistance please contact the City Secretary's Office at (956) 216-5001.

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 Frank Morales
 - 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" —
- 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 15, 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 donate 56 pieces of bunker gear and additional PPE to the HCISD Fire Academy. Attachment **(Fire)**
 - b) Consideration and possible action to approve an ordinance on second and final 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)**.
 - c) Consideration and possible action to authorize the City Manager to execute a Memorandum of Understanding (MOU) between the City of Harlingen and the City of Brownsville for participation in the FY 2025 FEMA Assistance to Firefighters Grant (AFG) Regional Project. Attachment **(Special Projects Department)**.
 - d) Consideration and possible action to approve a resolution approving the purchase of Lot 9, Block 61, Original Townsite of the City of Harlingen and authorizing the City Manager to execute any and all documents necessary. Attachment **(City Manager)**
- 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
- 9) **Public Hearing:** *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 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 south-west corner of Wilson Road and Chester Park Road. Applicant: Wilson Chester Retail Partners, Ltd. Attachment. **(Planning & Development)**.
 - b) Public Hearing to authorize the closing, vacating, abandonment, and conveyance of a 0.129 of an acre (approximately 5,612 square foot) tract out of a 20-foot alley, of the Benoist Addition, and being a portion of the north 10.00 feet of Lot 7-12, located between 901 W. Harrison Avenue and 914 W. Tyler Avenue, and to authorize the City Manager to execute all documents for the conveyance and release of alley right-of-way to Frost National Bank. Applicant: Frost National Bank, c/o Ross Wood. Attachment **(Planning & Development)**.
 - c) Public hearing to amend the previously approved Special Use Permit (SUP) to allow a Community Residential Facility in a General Retail ("GR") District located on a property bearing a legal description of 6.546 acres, more or less, being a portion of a 13.674-acre tract of land out of Block 55, David and Stephenson Subdivision, located on the north-east corner of Breedlove Street and West Loop 499. Applicant: Elisa Vasquez c/o Terry Crocker (Tropical Texas Behavioral Health. 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 second and final 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 south-west corner of Wilson Road and Chester Park Road. Applicant: Wilson Chester Retail Partners, Ltd. Attachment **(Planning & Development)**.
- b) Consideration and possible action to approve an ordinance on first reading to authorize the closing, vacating, abandonment, and conveyance of a 0.129 of an acre (approximately 5,612 square foot) tract out of a 20-foot alley, of the Benoist Addition, and being a portion of the north 10.00 feet of Lot 7-12, located between 901 W. Harrison Avenue and 914 W. Tyler Avenue, and to authorize the City Manager to execute all documents for the conveyance and release of alley right-of-way to Frost National Bank. Applicant: Frost National Bank, c/o Ross Wood. Attachment - DRAFT **(Planning & Development)**.
- c) Consideration and possible action to approve an ordinance on first reading for a request to amend the previously approved Special Use Permit (SUP) to allow a Community Residential Facility in a General Retail ("GR") District located on a property bearing a legal description of 6.546 acres, more or less, being a portion of a 13.674-acre tract of land out of Block 55, David

and Stephenson Subdivision, located on the north-east corner of Breedlove Street and West Loop 499. Applicant: Elisa Vasquez c/o Terry Crocker (Tropical Texas Behavioral Health) Attachment (**Planning & Development**).

- d) Consideration and possible action to approve an ordinance on first reading to add a fee schedule for Fire Prevention services to the existing ordinance for the buildings department permit and inspection fee schedules. Attachment (**Fire**).
 - e) Consideration and possible action to approve an ordinance on first reading amending the City of Harlingen's budget for Fiscal Year 2026. Attachment (**Finance**).
 - f) Consideration and possible action to approve an ordinance on second and final 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**).
 - g) Consideration and possible action to approve an ordinance on first reading amending Chapter 2 of the Code of Ordinances by adding Article IX. "Coordination of meetings of the City Boards and Corporations." requiring the Harlingen Airport Board, the Utility Board of Trustees of the Harlingen WaterWorks System, The Harlingen Economic Development Corporation, and the Harlingen Community Improvement Board to adopt annual regular meetings schedules that do not conflict with meeting of the City Commission or with one another. Attachment (**City Manager**)
-
- h) Consideration and possible action to approve the Los Ranchitos Road Repairs Project utilizing the Public Works Street Repairs. Attachment (**Engineering**).
 - i) Consideration and possible action to propose a property tax rate of \$0.531060 per \$100 valuation for Tax Year 2026, take a record vote on the proposal to consider the tax increase, and schedule the required public hearing on the proposed tax rate. Attachment (**Finance**)
- 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:

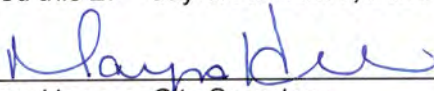
Airport
Animal Shelter Advisory Committee (2)
Audit Committee (Terms expire in June)
Civil Service Commission
Community Development Advisory Board (CDBG) (1)
Construction Board of Adjustments (4)
Convention & Visitors Bureau (1)
Development Corporation of Harlingen, Inc.(HEDC)
Golf Course Advisory Board
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)
Tax Increment Finance Board 1, 2 & 3
The Blind and Visually Impaired Advisory Committee (6)
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 TX Govt. Code Section 551.071 (2) regarding an update on the Collective Bargaining Agreement with the Harlingen Police Officers. **(City Manager)**
 - b) Deliberation regarding the potential purchase of real property pursuant to Texas Govt Code Section 551.072 **(Asst. City Manager Dr. Josh Ramirez)**
 - c) Pursuant to Texas Government Code Section 551.071, Consultation with Attorney, regarding the city's ability to require City Commission approval and public notice prior to authorizing connections to drains in ETJ for stormwater which were formally approved administratively. **(City Attorney).**
 - d) Pursuant to Texas Government Code Section 551.071, Consultation with Attorney, regarding possible terms and conditions of stormwater connection agreement. **(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 to adopt a resolution requiring city commission approval for stormwater drainage connections originating outside city limits to be approved by the Harlingen City Commission.
 - d) Consideration and possible action to approve a possible stormwater discharge agreement with Fluidstack authorizing the discharge of stormwater into a drainage ditch owned by the City of Harlingen and located within the city ETJ.
- 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 27, 2026**, at or before 4:20 p.m. and remained posted for at least three (3) business days preceding the time of said meeting.

Dated this 27th day of **AUGUST, 2026**



Mayra Herrera, City Secretary

REGULAR MEETING

CITY COMMISSION

HARLINGEN, TEXAS

July 15, 2026

A Regular Meeting of the Harlingen City Commission was held July 15, 2026, at 5:33 PM, at City Hall, Town Hall Meeting Room, 118 E. Tyler, Harlingen, Texas and providing the public the ability to view the meeting via internet, live streaming and permitting the public to offer citizen communication or participate in items listed on the agenda via videoconferencing or telephonically via www.harlingentx.gov Those in attendance were:

Mayor and Commissioners

Mayor Norma Sepulveda

Delia Cavazos-Gamez, Commissioner District 1

Daniel N. Lopez, Mayor Pro-Tem

Michael Mezmar, Commissioner District 3

Frank Morales, Commissioner District 4

Rene Perez, Commissioner District 5

City Staff

Gabriel Gonzalez, City Manager

Mayra Herrera, City Secretary

Mark Sossi, City Attorney

1. Call Meeting to Order

- a) Invocation – Commissioner Rene Perez
- b) Pledge of Allegiance – Mayor Sepulveda
- c) Welcome Citizens – Mayor Sepulveda

2. Conflict of Interest

"Under State Law, a conflict of interest exists if a council 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 this time?"

Mark Sossi, read the conflict of Interest and asked the Mayor and City Commissioners if they had a conflict on any item on the agenda.

- None declared

3. Announcements –

a) Mayor's Announcements –

Mayor Sepulveda expressed how proud she is of the RGV Red Crowns, noting their recent accomplishments and the strong support they've received from the entire region. She mentioned the watch parties held across the Valley and shared the growing excitement surrounding the team, emphasizing that the enthusiasm continues to build each year.

b) City Manager's Announcements-

Mr. Gonzalez reminded everyone that a workshop is scheduled for tomorrow July 16, 2026, at 5:30 p.m. at Town Hall, where the Schneider presentation will be discussed. He noted that this was all he had to share.

c) City Commission Member Announcements –

Mayor Pro-Tem Lopez invited the community to attend "Sundown at Downtown" Saturday July 18, 2026 from 7:00pm to 10:00 p.m., highlighting new features such as the updated bathrooms, the new stage, and a beautiful water feature.

Commissioner Mezmar announced that SpaceX has a scheduled launch tomorrow July 16, 2026, at 5:30 pm and encouraged everyone to watch it.

Commissioner Perez shared that he organized an impromptu community cleanup in his district last Saturday July 11, 2026 and thanked the volunteers who helped pick up trash along the expressway and contributed to keeping Harlingen beautiful.

4. Proclamation/Presentation of Awards:

a) Harlingen Animal Shelter "Pet of the Week"

Health Director, Shannon Harvill introduced "Diva" 5-year-old Female Shepard Mix and reminded citizens of the animals available for adoption at the Harlingen Animal Shelter located at 1106 Markowsky Ave, Tuesday – Saturday from 1pm – 6pm.

b) Presentation of Proclamation — Rotary Club of Harlingen Sunburst 100th Anniversary – Item was passed

c) Mayor's Business of the Month - Gracie's Goodies

Criselda Nunez-Owner of Gracie's Goodies thanked the Mayor and Commissioners for the recognition for the Business of the Month. This business started as a small dream to support my family income, and to have enough money to pay for my daughter's college education. I am very blessed to have the support of my family, the amazing customers and our beautiful community to make my dreams come true. This dream has been growing for over 10 years, and we love the downtown area and look forward to continuing serving the community.

5. Citizen Communication:

- Dawn Rae Leonord – Decorum
- Angela Valdespino – Data Center, Mural removal
- Luis Valdespino – Citizen Decorum Ordinance, Data Centers, Commission Transparency
- Raymond Reyes – Effect use of resources and oversight of city projects
- Victor Leal – Agenda Items 10a & 10b
- Ron Lozano – Tx. Gov't Code 551.007
- Sandra Gonzalez Gomez – Open records violations, complaints, audit request and the right to speak freely
- Robert Leftwich – Harlingen

6. Approval of Minutes:

a) Regular Meeting of May 06, 2026

Motion was made by Commissioner Cavazos-Gamez and seconded by Commissioner Morales to approve minutes for Regular Meeting of May 06, 2026. Motion carried unanimously.

b) Regular Meeting of June 03, 2026

Motion was made by Commissioner Perez and seconded by Commissioner Cavazos-Gamez to approve minutes for Regular Meeting of June 03, 2026. Motion carried unanimously.

7. Consent Agenda:

a) 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 8.30 acres out of the North 9.685 acres out of the South 19.37 acres out of Block 75, Minnesota Texas Land and Irrigation Company Subdivision, located approximately 800 feet south of Tio Cano Lake Cross Rd. between Louisiana Road and FM 506. Applicant: Abby Jo Lopez Attachment. (Planning and Development)

b) Consideration and possible action to approve an ordinance on second and final reading amending the City of Harlingen's budget for Fiscal Year 2026. Attachment (Finance)

1 Motion made by Commissioner Perez and seconded by Mayor Pro-Tem Lopez to approve items
2 7(a-b). Motion carried unanimously.
3

4 **8. Staff Reports and Other Discussion Items:**

5 a) City Manager's Report

6 Mr. Gonzalez stated that over the past couple of weeks along the expressway has gotten bad with
7 trash. Those areas that are of concern are not under the control of the city and we do not have an
8 agreement with TxDot to do that. But as a city, we can go and participate in the cleanup of that. Crews
9 were out there on Saturday and picked up quite a bit of debris, but I'd like to do is implement a program
10 where city staff goes out one Friday a month for two hours just to pick up litter. Anybody that
11 participates, whether you are picking up trash or providing safety control through police or any other
12 department, I would like to give them an hour off that day, either an extra hour for lunch, or they can
13 leave an hour early. I would like to implement this either next month or the month after that. I am just
14 working with City Attorney to make sure that everything we do is on compliance.
15

16 A short discussion held in regard to the responsibilities TxDot has, what the contract states
17 and how we can continue to work together as a community to make Harlingen Beautiful and maintain
18 it.
19

20 b) Staff Reports

21 None.
22

23 **9. Public Hearings:**

24 None.
25

26 **10. Action Items**

27 **Ordinances:**

- 28
29 a) Consideration and possible action to approve an Ordinance of first reading amending The
30 Harlingen Code of Ordinances Chapter 18 Master Fee Schedule to provide a twenty percent (20%)
31 discount on green fees and Golf Cart Fees at the Tony Butler Golf Course for City employees,
32 Veterans, Active-Duty Military Personnel, First Responders, and Harlingen Resident Teachers.
33 Attachment (Golf).
34

35 Commissioner Mezmar asked the Director of Finanec, Mr. Robert Rodriguez, if the golf
36 course is still losing money.
37

38 Mr. Rodriguez confirmed that the golf course is still losing money, although not as
39 significant as in the past.
40

41 Commissioner Mezmar also asked City Attorney, Mark Sossi, if it is a violation of the voting
42 if he and Commissioner Perez are both veterans.
43

44 Mr. Sossi confirmed that there is no violation present.
45

46 Comments and discussion were had pertaining to the ordinance and the discounts being
47 offered.
48

49 Mayor Sepulveda suggested that the ordinance pertains to city employees, veterans, and
50 all teachers who teach in the city of Harlingen.
51

52 Motion was made by Commissioner Perez and seconded by Commissioner Cavazos-
53 Gamez to approve an Ordinance of first reading amending The Harlingen Code of Ordinances
54 Chapter 18 Master Fee Schedule to provide a twenty percent (20%) discount on green fees and
55 Golf Cart Fees at the Tony Butler Golf Course, to reflect only City Employees and Veterans only.
56 Motion carried unanimously.

- 1
2 b) Consideration and possible action to approve an ordinance on first reading to adopt regulations
3 that ensure that meetings of the City Commission are conducted in a way that allows the business
4 of the City to be undertaken effectively and efficiently; providing savings, repealing and severability
5 clauses and providing an effective date. (City Manager)
6

7 Mayor Sepulveda allowed Victor Leal, citizen, to speak on this item after having some
8 discussion with the City Secretary, Mayra Herrera, and clarified how public comments are proceed.
9

10 Mr. Leal stated that he wanted clarification that the public has not been provided the
11 opportunity to review that the public has not been given the opportunity to review the attachment
12 that has been provided for this item.
13

14 Mayor Sepulveda asked the City Attorney, Mr. Mark Sossi, about the legal requirements
15 via TOMA on what exactly has to be posted ahead of the meeting as far as an item being listed on
16 the posted agenda.
17

18 Mr. Sossi confirmed that as per TOMA the attachments do not have to be posted at the
19 same time as the agenda to the public for viewing.
20

21 Mayor Sepulveda continued with this item and opened up the item for discussions and
22 questions.
23

24 Commissioner Cavazos-Gamez asked Mr. Sossi about what changes were made to the
25 most recent draft that was left for her in her review.

26 Mr. Sossi confirmed that there was one change made with concern about the previous
27 resolution about how there would be a rule that prohibits disruptive behaviors, but does not restrict
28 anyone from giving their opinion.

29 Commissioner Mezmar asked Mr. Sossi if the state has rules for municipality meetings.

30 Mr. Sossi stated that the state does not have any rules pertaining to what can be said
31 during the meetings, as long as it is not in a disruptive manner.

32 Commissioner Mezmar Stated his viewpoint and gave an example for all of the city
33 commission, staff and constituents to use in regard to what is being implemented with this item.

34 Mayor Sepulveda stated that she also was provided with the new draft at the time of the
35 meeting. However, the draft that was provided to the commission is simply a starting point for the
36 city of Harlingen, based on the rules for many other cities of the surrounding areas. She confirmed
37 that the old resolution was more restricting based on the language used within the resolution,
38 compared to the draft provided by the city attorney.

39 Mayor asked the City Secretary, Mayra Herrera, if there was any city in the valley that did
40 not any rules for decorum.

41 Mrs. Herrera confirmed that all the cities, even smaller municipalities such as Lyford, have
42 rules for decorum.

43 Discussion was had pertaining to the draft that was changed and provided to the
44 commission shortly before the meeting.

45 Motion was made by Commissioner Morales, seconded by Mayor Sepulveda, to table this
46 item to allow time for all to review. Motion carried unanimously.

47 Further discussion was had with reference to different changes and comments needing to
48 be submitted to the city attorney by Friday the 17th, in two days, to be able to come up with a draft
49 for the next city commission meeting.
50

1
2 Mayor Sepulveda moved the agenda around and proceeded with item 10e.

3
4 e) Consideration and possible action to approve the appointment of Marie Leal as the General
5 Manager of the Harlingen Waterworks System. (HWWS)

6
7 Good afternoon, Mayor and Commission. My name is Cassandra Mata, and I am here
8 representing the Harlingen Waterworks system and on behalf of our board we are requesting
9 consideration for the appointment of Marie Leal as General Manager for the Harlingen Waterworks
10 System.

11
12 Mayor Pro-Tem Lopez stated he had been hearing positive things about her.

13
14 Mr. Gonzalez stated he had met with the developers, and they said that bringing you on
15 board is really going to put us on the right track. I've met with some of your former colleagues from
16 PUB and they have spoken very highly of you. We welcome you and look forward to working with
17 you.

18
19 Ms. Leal thanked the Commission and City Manager for this opportunity and for the
20 confidence they have bestowed on her for the General Manager position at the Harlingen
21 Waterworks System. Harlingen has played a very large part in my professional trajectory and to
22 return to serving this community is very endearing to me. I do look forward to working with the board,
23 the commission, the city leadership, employees and residents and plan for a better future for
24 Harlingen.

25
26 Mayor Sepulveda stated that she looked over her resume and it speaks for itself, you are
27 an engineer and have a wealth of experience. I am very excited to see that Harlingen Waterworks
28 will have its first Latina ever to run that organization and really look forward to working with you.
29 Welcome to Harlingen and we will see you in the month of September.

30
31 Commissioner Morales, how long she had worked for Jack Brown?

32
33 Ms. Leal stated she began working with Martin Brown at Martin and Brown Engineering. I
34 replaced Tom Martin after leaving tech staff for ten years, and then we became Martin Brown and
35 Perez. Perez was my married name at the time, and then we became Brown Lee Allen Associates
36 together. It was a couple of months, right under 20 years. I started as vice president, and then
37 ultimately the latter half of the business, I was the CEO.

38
39 Motion was made by Commissioner Mezmar and seconded by Mayor Pro-Tem Lopez to
40 approve the appointment of Marie Leal as the General Manager of the Harlingen Waterworks
41 System. Motion carried unanimously.

42
43 Mayor Sepulveda went back to the agenda order and continued to item 10c.

44
45 c) Consideration and possible action to authorize the filing of an application for financial assistance
46 with the Texas Water Development Board for funding the construction of priority water capital
47 improvements projects and the appointing of the HWWS authorized representative. Attachment
48 (HWWS)

49
50 Motion was made by Commissioner Mezmar and seconded by Mayor Pro-Tem Lopez to
51 authorize the filing of an application for financial assistance with the Texas Water Development
52 Board for funding the construction of priority water capital improvements projects and the
53 appointing of the HWWS authorized representative. Motion carried unanimously.

- 1 d) Consideration and possible action to approve an ordinance authorizing the amendment Chapter
2 48 Division 4: Industrial Water Subdivision I sections 48-255 thru 48-270 to amend Technically
3 Based Local Limits (TBLLs) as part of the approved pretreatment program; and ordaining other
4 matters relating thereto. Attachment (HWWS)

5 Motion was made by Commissioner Perez and seconded by Mayor Pro-Tem Lopez to
6 approve an ordinance authorizing the amendment Chapter 48 Division 4: Industrial Water
7 Subdivision I sections 48-255 thru 48-270 to amend Technically Based Local Limits (TBLLs) as
8 part of the approved pretreatment program; and ordaining other matters relating thereto. Motion
9 carried unanimously.

- 10
11 f) Consideration and possible action to approve the removal of the existing mural at Downtown
12 Lozano Plaza and authorize the installation of a new mural, as recommended by the Keep
13 Harlingen Beautiful Board, with all project cost funded by the Keep Harlingen Beautiful Board.
14 Attachment (Public Works)

15
16 Ms. Ruth Trevino, Director of Public Works, opened up the discussion about a new mural
17 design for the mural in Lozano Plaza. She confirmed that a public survey was done to see what the
18 community would like to see what they think the mural should look like.

19 Mayor Pro-Tem Lopez asked if this mural would be to replace the current mural or placed
20 to the left of the mural currently in place.

21 Ms. Trevino confirmed that the new design would have to replace the current mural that is
22 there.

23 Mayor Pro-Tem Lopez stated that in the attachment, it shows that it would not replace the
24 current mural but be an addition to the current one.

25 Ms. Trevino apologized for the confusion, but the new mural would be replacing the old
26 one.

27 City Manager, Gabriel Gonzalez, asked if it was possible to complete what Mayor Pro-Tem
28 Lopez is asking to add the mural to the currently existing one.

29 Mr. Sossi, stated his understanding was that it would be in addition to, not removing the
30 previous mural, which raises concerns about artists' rights for the original artist and the agreement
31 made with them.

32 Mrs. Alexis Riojas, DID Director, advised that the original agreement for the first artist was
33 done before she became director, so she would not have that agreement, and asked if Mr.
34 Gonzalez would have that document.

35 Mr. Gonzalez stated that the agreement was done before he was manager as well, but he
36 does know that the artist was paid to design the mural. He stated that we also asked for permission
37 from the Herb Kellar family and Southwest airlines to use the likeness on the mural but there were
38 no agreements between those parties.

39 Mr. Sossi stated that there may be a waiver under the visual rights act that pertain to certain
40 works of art, especially in regard to removals that need to be looked into.

41 Mayor Sepulveda asked Mrs. Riojas if the concern about the mural being redone and
42 placed in a new spot, is in reference to the new stage in Lozano Plaza, covering up the current
43 mural.

44 Mrs. Riojas confirmed that the concern is about making sure that the improvements made
45 to the Lozano Plaza do not cover any art pieces.

46 Further discussion was had regarding what actions would be done in reference to how to
47 proceed forward with mural actions pertaining to more community feedback and legal concerns in
48 reference to artists' rights.

Motion was made by Commissioner Mezmar and seconded by Commissioner Morales to defeat the item. FOR: Commissioner Mezmar, Commissioner Morales; AGAINST: Commissioner Cavazos-Gamez, Mayor Sepulveda, Mayor Pro-Tem Lopez, Commissioner Perez. Vote (2-4) Motion died.

Motion was made by Commissioner Cavazos-Gamez and seconded by Commissioner Perez, to table the item until the city attorney conducts research to see what is allowed in regard to artists' rights. Motion carried. For: Commissioner Cavazos-Gamez, Perez, Morales, Mezmar and Mayor AGAINST: Mayor Pro-Tem Lopez. Vote (5-1)

- g) Consideration and possible action to approve the proposed list of streets for the FY 2027 Street Improvement Program (SIP). Attachment (Engineering)

Motion was made by Commissioner Perez and seconded by Commissioner Cavazos-Gamez to approve the proposed list of streets for the FY 2027 Street Improvement Program (SIP). Motion carried unanimously.

11. Board Appointments:

Mayor Norma Sepulveda appointed Esmeralda Cantu-Castle to the Veterans Advisory Board.

Motion was made by Commissioner Perez and seconded by Mayor Pro-Tem Lopez to approve the appointed made by Mayor Sepulveda.

12. Executive Session:

- a) Deliberation and possible action regarding the potential purchase of real property pursuant to Texas Government Code Section 551.072. (Assistant City Manager-Dr. Josh Ramirez).
- b) 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)

Motion was made by Commissioner Mezmar and seconded by Commissioner Cavazos-Gamez to go into executive session. Motion carried unanimously.

At 7:50 pm, Mayor Sepulveda announced the City Commission would convene into Executive Session to discuss Item 12 (a and b).

13. Action on Executive Session Items:

At 8:49 pm, Mayor Sepulveda announced the City Commission had completed its Executive Session and declared the meeting open to the public.

- a) Consideration and possible action regarding the potential purchase of real property as discussed in executive session.

Motion was made by Mayor Pro-Tem Lopez and seconded by Commissioner Perez on Item 13(a) to proceed as discussed in executive session. Motion carried unanimously.

- b) Consideration and possible action to approve item 12 (b) as discussed in the executive session.

Motion was made by Mayor Pro-Tem Lopez and seconded by Commissioner Perez on Item 13(b) to proceed as discussed in executive session. Motion carried unanimously.

14. Adjournment:

There being no other business to discuss, Mayor Sepulveda adjourned the meeting.

City of Harlingen

Norma Sepulveda, Mayor

ATTEST:

Mayra Herrera, City Secretary

7(2)

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **September 2, 2026**

Agenda Item:

Consideration and possible action to donate 60 sets of bunker gear (PPE) to the HCISD Fire Academy. Attachment (**Fire**)

Prepared By (Print Name):

Title: Fire Chief

Signature: 

Brief Summary:

The Harlingen Fire Department personal protective equipment (PPE) has met its shelf life and has been replaced. This equipment can still be utilized for training purposes by the HCISD Fire Academy, which is a community partner and supported by HFD resources. This donation would benefit current and future students.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount ☐ Yes ☐ No*

*If no, specify source of funding and amount requested:

Finance Director's approval: ☐ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approval.

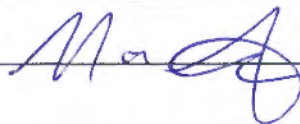
City Manager's approval:



☒ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval:



☒ Yes ☐ No ☐ N/A

Rafael Balderas - HFD

From: Samuel J. Albritton - HFD
Sent: Friday, August 21, 2026 1:14 PM
To: Rafael Balderas - HFD
Subject: HCISD Donation Proposal

Chief Balderas,

The following items are excess inventory and are recommended for donation to the HCISD Fire Academy:

	SN	DOM	Size
Pant	1904004745	4/25/2019	36x29
Pant	1904004723	4/25/2019	36x30
Pant	1904004755	4/25/2019	36x31
Pant	1904004751	4/26/2019	36x31
Pant	1904004718	4/25/2019	36x29
Pant	1904004754	4/26/2019	38x30
Pant	1904004708	4/24/2019	38x30
Pant	1904004809	4/25/2019	38x30
Pant	1904004726	4/25/2019	38x30
Pant	1904004758	4/25/2019	40x29
Pant	1904004707	4/24/2019	40x29
Pant	1904004810	4/25/2019	40x29
Pant	1904004746	4/25/2019	42x30
Pant	1904004695	4/23/2019	40x29
Pant	1904004725	4/25/2019	42x30
Pant	1904004704	4/23/2019	44x30
Pant	1904004733	4/25/2019	46x27
Pant	1904004792	4/25/2019	48x31
Pant	1904004803	4/25/2019	48x33
Pant	1904004753	4/26/2019	48x30
Pant	1909004836	10/22/2019	38x29
Pant	1904004798	4/25/2019	38x29
Pant	1904004760	4/25/2019	36x29
Pant	1904004811	4/25/2019	40x31
Coat	1904004693	4/24/2019	40x30x36x30.5
Coat	1904004682	4/24/2019	40x30x36x33
Coat	1904004687	4/24/2019	40x29x35x33
Coat	1904004635	4/23/2019	42x31x37x33.5
Coat	1909004814	10/21/2019	46x30x36x33
Coat	1909004811	10/21/2019	42x30x36x33
Coat	1904004647	4/24/2019	42x28x34x30.5
Coat	1904004681	4/24/2019	46x29x35x33
Coat	1904004679	4/26/2019	42x30x36x32.5
Coat	1904004649	4/24/2019	42x28x34x33
Coat	1904004787	4/24/2019	44x29x35x31.5

Coat	1904004634	4/23/2019	42x29x35x32
Coat	1904004785	4/24/2019	44x29x35x33
Coat	1904004629	4/23/2019	44x27x32x30.5
Coat	1904004646	4/24/2019	48x31x37x33
Coat	1905002309	5/17/2019	44x29x35x34.5
Coat	1904004685	4/24/2019	44x29x35x32
Coat	1904004788	4/24/2019	44x30x36x34.5
Coat	1904004779	4/23/2019	44x30x36x33.5
Coat	1904004786	4/24/2019	46x31x37x36
Coat	1909004796	10/21/2019	48x32x38x34
Coat	1904004631	4/23/2019	48x30x36x33.5
Coat	1909004797	10/21/2019	48x31x37x33
Coat	1904004652	4/24/2019	48x30x36x34
Coat	1904004632	4/23/2019	48x31x37x34
Coat	1904004623	4/23/2019	46x31x37x35
Coat	1905002308	5/17/2019	46x30x36x32
Coat	1904004641	4/24/2019	46x30x36x31.5
Coat	1904004694	4/24/2019	44x29x35x31
Coat	1905002342	5/20/2019	36x26x32x29
Coat	1904004670	4/24/2019	38x29x35x31.5
Coat	1904004771	4/23/2019	46x32x38x35.5

QTY – 15 Fire Helmets

QTY – 3 Pairs of Structural Firefighting Gloves

QTY – 5 Pairs of Structural Boots

QTY – 1 Nomex Hood

Many of the items are at or near the end of their 10-year service life and have been replaced with new items. This would be beneficial to the HCISD Academy for non-fire training purposes.

Please reach out if additional information is needed.

Respectfully,

**AGENDA ITEM
EXECUTIVE SUMMARY**

7(b)

Meeting Date: **September 2, 2026**

Agenda Item:

Consideration and possible action to approve an Ordinance on Second and Final Reading for a request to rezone 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

Prepared By: Ana Hernandez, AICP, CNU-A
Title: Planning and Development Director/
Special Projects Director

Signature: *Ana Hernandez*

Brief Summary:

Project Timeline

- July 16, 2026 – Application for rezoning submitted (**ATTACHMENT I**).
- July 24, 2026 – In accordance with State and local law, notice of the required public hearing was mailed to all property owners within a 200 feet radius of subject tract.
- July 25, 2026 – In accordance with Statute and local law, notice of required public hearings published in the Valley Morning Star and mailed to all property owners within 200 feet of subject tract
- August 11, 2026 – Public hearing and consideration of requested rezoning by the Planning and Zoning Commission (P&Z).
- August 19, 2026 – Public hearing and consideration of requested rezoning via 1st ordinance reading scheduled before the City Commission.
- September 2, 2026 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- The applicant is requesting to rezone the subject property from the Not Designated ("N") District to the Residential, Multi-Family ("M2") District to allow for the development of townhomes on the subject property.
- The subject property is currently vacant and has approximately 200 feet of frontage along New Hampshire Street with a depth of 244.44 feet. The developer is proposing to build townhomes and is currently subdividing the property under the name of Venecia Subdivision. (**ATTACHMENT II-VI**).
- The surrounding properties are zoned Residential, Single-Family ("R-1") District to the south and east, Residential, Multi-Family ("M2") District to the east, Residential, Triplex & Quadruplex ("M1") District to the west, and Office ("O") District to the north. (**ATTACHMENT II**). Surrounding land uses consist of apartments to the north,

triplexes and fourplexes to the west, single family residences and the Harlingen Nursing and Rehabilitation Center to the east, and single-family residences to the south. **(ATTACHMENT V)**

- The Future Land Use Plan component of the Harlingen Horizon – A City on the Rise Comprehensive Plan designates this area as medium density residential. The request is consistent with the Future Land Use Plan and consistent with the surrounding zoning and land uses in the area. **(ATTACHMENT VI)**.
- To date, the Planning and Development Department has not received any calls or correspondence in opposition to the rezoning request. Staff mailed thirty (30) notices to surrounding property owners.

Funding (if applicable):

Are funds specifically designated in the current budget for the full ☐ Yes ☐ No*
amount for this purpose?

*If no, specify source of funding and amount requested:

Finance Director's approval: ☐ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approval of the rezoning request.

City Manager's approval: *66* ☒ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval: *[Signature]* ☒ Yes ☐ No ☐ N/A

Attachment I—Application

CITY OF HARLINGEN PLANNING & DEVELOPMENT DEPARTMENT | PLANNING DIVISION

MASTER APPLICATION FORM

Submit applications:

In person: Planning and Development Department, 502 E. Tyler Avenue, Harlingen, Texas 78550

Email: Planning@harlingentx.gov. Questions? Call (956) 216-5101.



PROPERTY OWNER INFORMATION

Property Owner Name (If entity, attach supporting documentation): Raffa Construction Inc

Property Owner Phone: _____ Property Owner Email: _____

Property Owner Address: 1401 Tesoro Ave Rancho Viejo TX 78575

APPLICANT/AUTHORIZED REPRESENTATIVE INFORMATION (If different from owner)

☐ Applicant is the same as Property Owner (skip section below)

Applicant Name: S2 Engineering PLLC

Applicant Phone: 956-403-9787

Applicant Email: _____

Applicant Address: 2020 E Griffin Parkway, Mission, Texas 78574

PROPERTY INFORMATION

Project Address: 715 New Hampshire St, Harlingen Texas

Property/GEO ID: 66917 and 450497 (If unknown, look up ID at [Cameron County Appraisal District](#))

Legal Description of Property (Lot, Block, Subdivision, as shown on deed or survey): Lot 24 Block 57 Bishop-Rice-Taylor Subdivision
0.940 acre and Canal R.O.W. Adjacent to Lot 24 Bishop-Rice-Taylor Subdivision 0.184

Current Zoning: Not-Designated (If unknown, check our [Interactive Zoning Map](#) or have staff verify your zoning)

Proposed Zoning: Residential Single Family (If unknown, visit or call the Planning Division staff)

Current Land Use: Open land

DESCRIPTION OF REQUEST

Provide a brief description (What are you requesting? What will be built or changed? Why is this request needed?):

The current zoning has not been designated for the subject property. The developer is requesting a designation of zoning to proceed with the subdivision process. The intent is to build single family town homes.

Select Application Type (Select all that apply):

Land Use Changes

- ☒ Rezoning Request - \$250
- ☐ Special Use Permit - \$250
- ☐ Planned Development District - \$250
- ☐ Voluntary Annexation Request/Initial Zoning - \$0
- ☐ Comprehensive Plan Amendment Request - \$250

Zoning Board of Adjustment (ZBA)

- ☐ Zoning Variance Request (ZBA) - \$250
- ☐ Zoning Special Exception (ZBA) - \$250
- ☐ Administrative Appeal (ZBA) - \$125

Subdivision/Platting:

- ☒ Preliminary Construction Plans/Final Plat - \$150
- ☐ Replat - \$250
- ☐ Vacating Plat - \$50
- ☐ Subdivision Variance - \$25 (each)

Other Requests:

- ☐ License to Encroach - \$250
- ☐ Right-of-Way/Utility Easement Abandonment - \$0

REQUIRED ATTACHMENTS

Note: Incomplete applications will not be accepted or scheduled for review.

Required for ALL Applications:

- A. Application Fee (Check or card only. No cash accepted)
- B. Valid Photo ID

Attachment I—Application

CITY OF HARLINGEN PLANNING & DEVELOPMENT DEPARTMENT | PLANNING DIVISION

- C. Warranty Deed
- D. Authorization Letter from Owner (if applicant is not the owner)
- E. Entity documents

Rezoning:

- A. Written statement describing the proposed use(s) of the subject property
- B. Survey/Survey Plat
- C. Metes & Bounds description of the tract(s) in which the rezoning is requested

Special Use Permit/PDD:

- A. Written statement describing the proposed use(s) of the subject property
- B. Site plan showing the proposed development of the property, including existing and proposed: building footprints and building heights (or buildable areas for single and two-family residential), locations of proposed uses, ingress and egress to/from property, streets in compliance with the City's Long Range Thoroughfare Plan, sidewalks, utilities, drainage, and parking spaces, etc.
- C. Any other information (elevation drawings/pictures) in support of the request

Zoning Variance Request (ZBA)/Special Exception/ Administrative Appeals:

- A. Written statement describing the requested variance and an explanation of the special conditions that result in the unnecessary hardship for which the variance or special exception is requested.
- B. Written statement describing the purpose of the request (For Administrative Appeals Only).
- C. Site Plan showing existing and proposed development of the property in question.

Preliminary Construction Plans/Final Plat/Replat:

- A. Please contact the Planning Division for the full checklist compliant with Chapter 109 - Subdivisions and the Subdivision Development Guide (SDG) referenced in Sec. 109-127(1) and Sec. 109-128(b)
- B. Plats must be submitted simultaneously to Texas Gas, AEP, AT&T, Charter Spectrum, Magic Valley Electric, Cameron County (CC) Appraisal District, CC Transportation Department, Harlingen Irrigation District, HCISD Operations, CC Drainage District, CC Irrigation District, and the U.S. Post Office.

Right-of-Way/Utility Easement Abandonment/License to Encroach:

- A. Written statement describing the purpose of the request
- B. Survey
- C. Metes & Bounds description
- D. Letter of Clearance from utility companies, including Harlingen WaterWorks System, Texas Gas, AEP, AT&T, Charter Spectrum, Magic Valley Electric, Harlingen Irrigation District, CC Drainage District, and CC Irrigation District.
- E. Appraisal Report (Appraiser must be approved by City) (For ROW abandonment only).

Voluntary Annexation:

- A. Written petition by owner(s) requesting annexation
- B. Survey
- C. Metes & Bounds description

CERTIFICATION

- ☐ I certify that I am the property owner or the duly authorized agent of the owner for the purposes of this application.
- ☐ I further certify that I have read this application and that all information provided is true, correct, and complete. I understand that any false or incorrect information may result in the revocation of any permit or approval issued by the City of Harlingen.
- ☐ I understand that meeting all application requirements does not guarantee approval, and that the City Commission is the sole authority responsible for the approval or denial of this request.
- ☐ I acknowledge that additional information may be requested by the City to process this application.

(Both signatures are required if the applicant is not the owner.)

Property Owner Name & Signature: ROFFALE Cristiano Date: 07/07/2024

Authorized Representative Name & Signature: [Signature] Date: 07/07/24

OFFICE USE ONLY:

Date Submitted: _____ Date Deemed Complete: _____ Application Fee Paid: \$ _____
Case #: _____ Receipt #: _____ Received By (initials): _____

Attachment I—Application

July 7, 2026

City of Harlingen

Planning & Development Department
Harlingen Waterworks System Department
502 E. Tyler Avenue
Harlingen, TX 78550

RE: Owner's Authorization Letter

To whom it may concern,

I, Raffaele Cristiano, owner of the property described on the attached property boundary survey and metes and bounds, hereby authorize **S2 Engineering PLLC** to act as my representatives for all matters related to the subdivision and platting process for the subject property.

This authorization allows S2 Engineering PLLC to prepare and submit applications, plats, engineering plans, supporting documents, respond to comments, attend meetings, and coordinate with reviewing agencies, and otherwise act on my behalf as necessary to facilitate the review and approval process of the subdivision.

Thank you for your attention to this matter and your continued assistance in moving this project forward.

Sincerely,



Property Owner's Signature

Raffaele Cristiano

Name

17 Pizarro Av. Panguitch TX 78575

Address

956 442 7949

Phone Number

Attachment II—Legal Notice



Harlingen, Texas
Site Zone Map

Planning and Zoning Commission
RZ-2026-00014_Venezia Sub

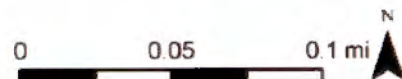


Legend

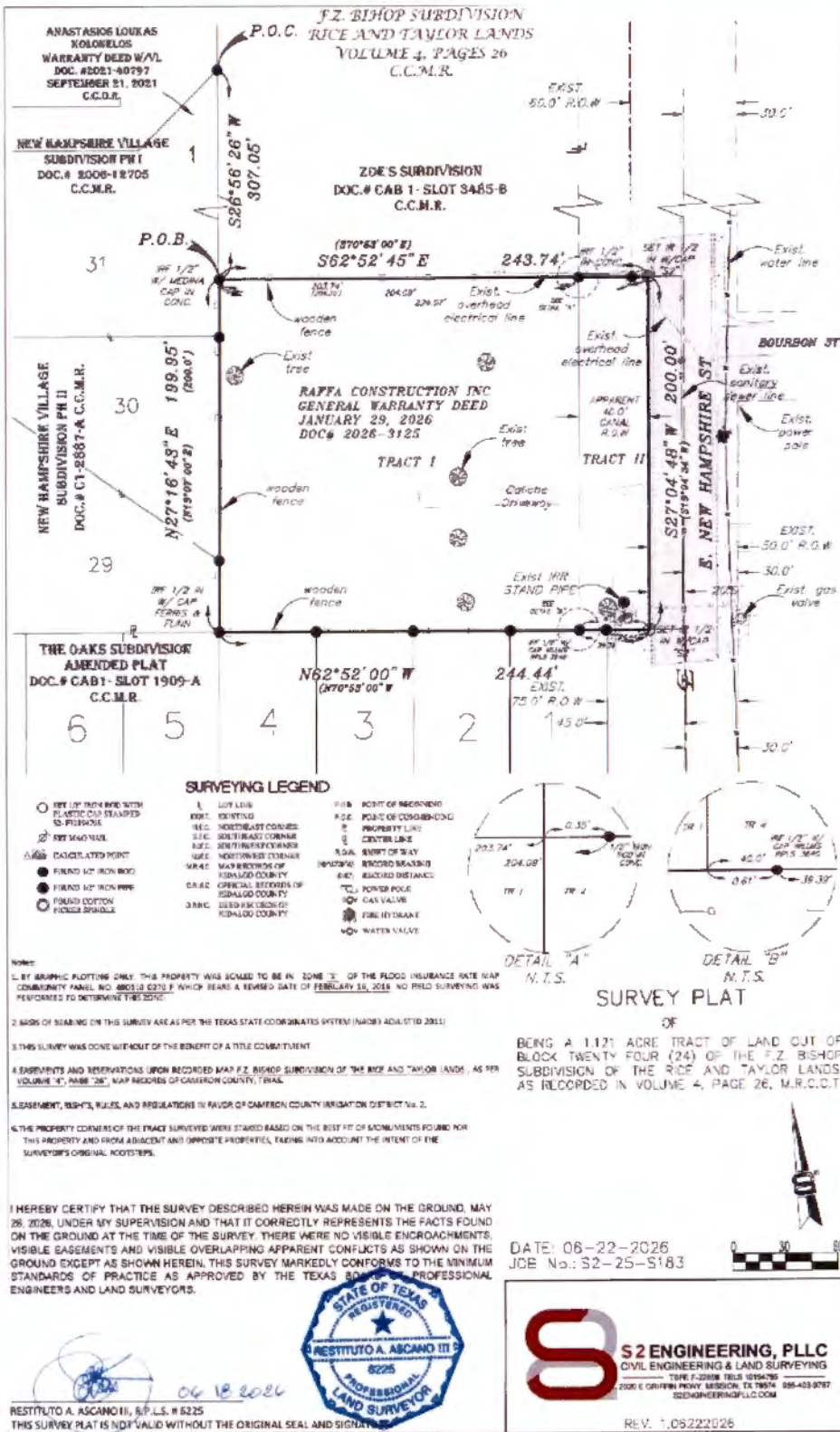
- Subject Property
- 200 ft Buffer
- Property Parcels
- City Limits

Zone

- General Retail
- Residential, Single-Family
- Residential, Triplex and Quadplex
- Residential, Multi-Family
- Not-Designated
- Office



Attachment III—Survey



Attachment IV – Street View

View from New
Hampshire Street



Attachment V—Aerial



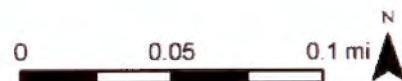
Harlingen, Texas
Site Aerial Map

Planning and Zoning Commission
RZ-2026-00014_Venecia Sub



Legend

-  Subject Property
-  200 ft Buffer
-  Property Parcels
-  City Limits



Attachment VI—Future Land Use Map



ORDINANCE NO. 26-

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF HARLINGEN: REZONING FROM NOT DESIGNATED ("N") DISTRICT TO RESIDENTIAL, MULTI-FAMILY ("M2") DISTRICT FOR LOT 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.

WHEREAS, the Planning and Zoning Commission of the City of Harlingen pursuant to Harlingen's Zoning Ordinance procedure, has recommended a change in the zoning classification for certain described real property in the City of Harlingen; and it is deemed to be in the best interest of the City of Harlingen in accordance with said recommendation of the Planning and Zoning Commission of the City, being the recommendation as hereinafter set forth; and public notice of such proposed rezoning having been fully made and complied with as required by said Zoning Ordinance and applicable laws of the State of Texas; and the City Commission of the City of Harlingen having held public hearings with reference thereto, being duly and thoroughly heard; and after consideration of the evidence presented, said City Commission is of the opinion that it is in the best interest of the City of Harlingen that said Code of Ordinances be amended as indicated, now, therefore,

BE IT ORDAINED BY THE CITY OF HARLINGEN

That the Code of Ordinances of the City of Harlingen (Ordinance 16-8) be and the same is herewith amended by the following described property being changed for permissive zone use as indicated:

Rezoning from Not Designated ("N") District to Residential, Multi-Family ("M2") District 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 as shown in Exhibit "A".

A copy of the Zoning Map constituting a part and parcel of the Code of Ordinances, as filed with the Building Inspection Inspector and for the joint use and information of the Planning and Zoning Commission shall, upon final enactment hereof, be and the same is herewith amended and revised to reflect that the above described property is zoned for land use purposes as above indicated by the boundaries thereof being outlined in pronounced heavy line markings and such heavy line marking boundary enclosure being indicated within by the appropriate initials for that portion herewith zoned for particular land uses; with the Planning and Development Director being herewith instructed and authorized to document such Zoning Map changes and revisions.

The provisions of this ordinance shall become effective from and after the final and lawful passage hereof and publication of the caption hereof as provided for and required in the Code of Ordinances and applicable state statutes.

FINALLY ENACTED this ____ day of _____, 2026 at a regular meeting of the Elective Commission of the City of Harlingen, Texas at which a quorum was present, and which was held in accordance with TEXAS GOVERNMENT CODE, CHAPTER 551.

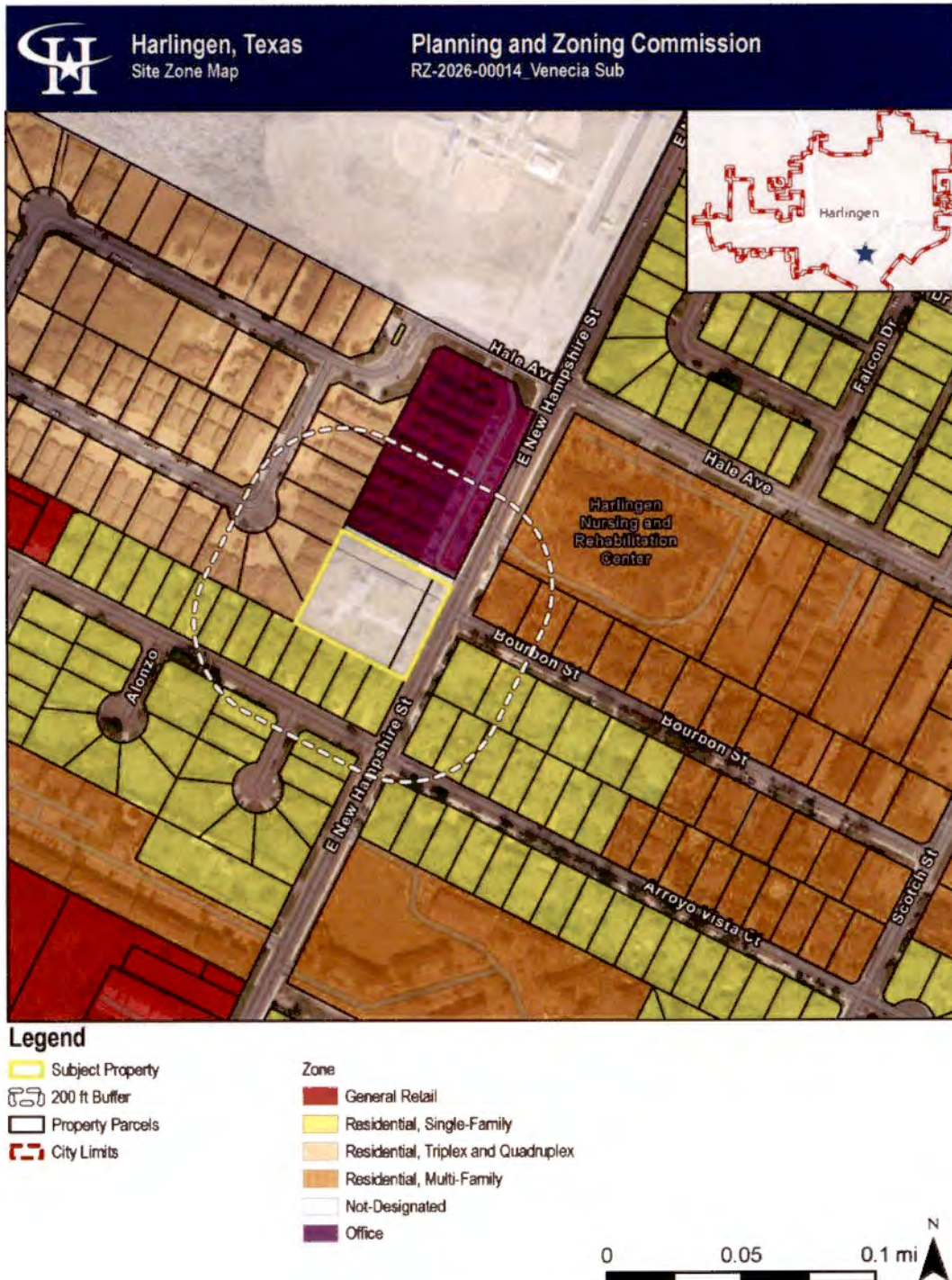
CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

Mayra Herrera, City Secretary

EXHIBIT "A"



7(c)

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **September 2, 2026**

Agenda Item:

Consideration and possible action to authorize the City Manager to execute a Memorandum of Understanding (MOU) between the City of Harlingen and the City of Brownsville for participation in the FY 2025 FEMA Assistance to Firefighters Grant (AFG) Regional Project. Attachment (***Special Projects Department***).

Prepared By: *Ana Hernandez*, AICP, CNU-A
Planning and Development Director/
Special Projects Director

Brief Summary:

The City of Harlingen, through the Harlingen Fire Department, has applied for funding under FEMA's FY 2025 Assistance to Firefighters Grant (AFG) Program for a regional equipment project in partnership with the Brownsville Fire Department. The application is currently undergoing FEMA technical review, and FEMA requires regional applicants to have an executed Memorandum of Understanding (MOU) that documents the responsibilities and level of participation of each partner, the participating entities' EINs, and the proposed distribution of grant-funded assets.

Approval of this item will authorize the City Manager to execute the needed MOU. Under the agreement, Harlingen will serve as the Regional Host and grant recipient, provide 100% of the required non-federal cost share, and retain ownership and custody of all grant-funded equipment. Brownsville will participate as an operational regional partner, with the equipment available to support coordinated regional emergency response and mutual-aid operations.

Timely authorization of the MOU is necessary to satisfy FEMA's technical review requirements and preserve the City's eligibility for the pending AFG regional funding request.

Staff requested authorization to submit a FY 2025 AFG grant application on June 6, 2026, via Resolution No. 2026-37 for a total of \$477,795.24. The AFG requires a 10% match of \$47,780.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount (Yes/No):

*If no, specify source of funding and amount requested:

Finance Director's approval (Yes/No/NA):

Staff Recommendation:

Staff recommends approval.

City Manager approval:

GIG

Comments:

City Attorney's approval:

MAA

MEMORANDUM OF UNDERSTANDING

BETWEEN THE CITY OF HARLINGEN, TEXAS, AND THE CITY OF BROWNSVILLE, TEXAS

FY 2025 ASSISTANCE TO FIREFIGHTERS GRANT REGIONAL PROJECT

This Memorandum of Understanding (“MOU”) is entered into by and between the **City of Harlingen, Texas**, acting through the Harlingen Fire Department (“Harlingen” or “Regional Host”), and the **City of Brownsville, Texas**, acting through the Brownsville Fire Department (“Brownsville” or “Participating Partner”). Harlingen and Brownsville may individually be referred to as a “Party” and collectively as the “Parties.”

RECITALS

WHEREAS, the Harlingen Fire Department and Brownsville Fire Department cooperate in providing fire protection, rescue, emergency medical, and other emergency-response services and participate cooperatively in regional emergency-response activities through the **Regional Emergency Response Unit**; and

WHEREAS, the Parties recognize that major or extended-duration emergencies may require specialized equipment and capabilities that benefit from a coordinated regional response; and

WHEREAS, the City of Harlingen, through the Harlingen Fire Department, submitted a Regional application under the **Fiscal Year 2025 Assistance to Firefighters Grant (“AFG”) Program**, administered by the Federal Emergency Management Agency (“FEMA”), to acquire specialized fire and emergency-response equipment for use through the Regional Emergency Response Unit; and

WHEREAS, the Regional Project is intended to strengthen the operational capabilities of the Harlingen Fire Department and Brownsville Fire Department through the acquisition and regional availability of specialized emergency-response equipment; and

WHEREAS, the FY 2025 AFG Program requires a Regional host and participating partners to execute a memorandum of understanding or equivalent document identifying, among other things, their individual and mutual responsibilities, each participant’s level of involvement, the Employer Identification Numbers (“EINs”) of participating partners, and the proposed distribution of grant-funded assets or contracted services; and

WHEREAS, the City of Harlingen will serve as the Regional Host and grant recipient, will provide **one hundred percent (100%) of the required non-federal cost share**, and will retain ownership, custody, and recipient-level accountability for all equipment acquired through the Regional Project; and

WHEREAS, the City of Brownsville, through the Brownsville Fire Department, will participate as a regional operational partner and will have access to the Grant-Funded Assets for authorized regional emergency-response, mutual-aid, training, and related activities without receiving grant funds or permanent ownership or custody of the equipment; and

WHEREAS, this MOU is intended to supplement, and not replace, existing lawful mutual-aid agreements or other emergency-response arrangements applicable to the Parties.

NOW, THEREFORE, in consideration of the mutual understandings set forth herein, the Parties agree as follows:

1. PURPOSE

The purpose of this MOU is to document the participation of Harlingen and Brownsville in the FY 2025 AFG Regional Project and to establish their respective responsibilities, levels of involvement, financial responsibilities, and the proposed ownership, custody, distribution, management, and regional use of equipment acquired through the Project.

This MOU is specifically intended to document the agreement between the Regional Host and Participating Partner for purposes of the FY 2025 AFG Regional application and award.

2. PARTICIPATING ORGANIZATIONS

The organizations participating in and directly benefiting from the Regional Project are:

Regional Host / Applicant

City of Harlingen, Texas

Harlingen Fire Department

Employer Identification Number (EIN): **74-6001047**

Participating Partner

City of Brownsville, Texas

Brownsville Fire Department

Employer Identification Number (EIN): **74-6000422**

Each Party acknowledges that its participation in the Regional Project is through its respective fire department and represents that it is authorized to perform the governmental functions and emergency-response activities contemplated by this MOU.

3. REGIONAL PROJECT

The Parties agree to participate in the FY 2025 AFG Regional Project for the acquisition, deployment, and regional use of specialized fire and emergency-response equipment.

Subject to FEMA's final award determination and approval of eligible costs, the Regional Project consists of the following Grant-Funded Assets:

1. One (1) Skid Unit;
2. One (1) Mobile Air Compressor/Cascade/Fill Station for filling Self-Contained Breathing Apparatus (SCBA);
3. Eight (8) Basic Life Support Automated External Defibrillators (BLS AEDs);
4. Eight (8) Thermal Imaging Cameras; and
5. Eight (8) Rapid Intervention Team (RIT) Packs/Cylinders.

Detailed specifications and the proposed distribution of the Grant-Funded Assets are identified in **Exhibit A**, incorporated herein by reference.

Final equipment specifications, quantities, configurations, and costs shall conform to those approved by FEMA under the FY 2025 AFG award.

4. CITY OF HARLINGEN: REGIONAL HOST RESPONSIBILITIES AND LEVEL OF INVOLVEMENT

Harlingen shall serve as the **Regional Host, applicant, and, if awarded, recipient** of the FY 2025 AFG Regional award.

Harlingen shall have primary responsibility for the administration and management of the Regional Project. Harlingen's responsibilities and level of involvement shall include:

- a. Serving as the Regional applicant and recipient of the FY 2025 AFG award;
- b. Serving as the primary point of contact with FEMA concerning administration of the award;
- c. Administering the grant in accordance with applicable federal laws and regulations, FEMA requirements, the FY 2025 AFG Notice of Funding Opportunity, and the terms and conditions of the award;
- d. Providing **one hundred percent (100%) of the required non-federal cost share** for the Regional Project;
- e. Conducting or administering the procurement of all Grant-Funded Assets in accordance with applicable federal, state, and local procurement requirements;
- f. Maintaining all required financial, procurement, grant, inventory, and property records;
- g. Preparing and submitting required FEMA financial, programmatic, performance, and closeout reports;
- h. Purchasing, receiving, inventorying, tagging, and maintaining custody of all Grant-Funded Assets;
- i. Retaining ownership and recipient-level accountability for all Grant-Funded Assets, subject to applicable federal property-management requirements;
- j. Serving as the primary and permanent custodian of all Grant-Funded Assets;
- k. Maintaining records sufficient to identify the location, condition, use, maintenance history, and disposition of each Grant-Funded Asset;
- l. Coordinating routine inspection, preventive maintenance, repairs, and inventory control of the Grant-Funded Assets;
- m. Coordinating with Brownsville concerning operational deployment, regional training, equipment use, and implementation of the Regional Project;

- n. Making the Grant-Funded Assets reasonably available for authorized regional operations involving Brownsville, subject to equipment availability, operational needs, incident requirements, and applicable mutual-aid procedures; and
- o. Ensuring that the Grant-Funded Assets are used and maintained for purposes consistent with the FEMA-approved Regional Project.

5. CITY OF BROWNSVILLE: PARTICIPATING PARTNER RESPONSIBILITIES AND LEVEL OF INVOLVEMENT

Brownsville shall serve as the **Participating Partner** in the FY 2025 AFG Regional Project.

Brownsville's participation shall be operational in nature. Brownsville shall not receive AFG grant funds, shall not be responsible for any portion of the required non-federal cost share, and shall not receive permanent ownership or custody of Grant-Funded Assets under this MOU.

Brownsville's responsibilities and level of involvement shall include:

- a. Participating in the identification of regional emergency-response needs and operational requirements;
- b. Providing technical and operational input concerning equipment use, regional deployment, training needs, and operational readiness;
- c. Designating appropriate Brownsville Fire Department personnel to coordinate with the Harlingen Fire Department regarding the Regional Project;
- d. Participating in regional training, exercises, drills, and emergency-response activities involving the Grant-Funded Assets;
- e. Making appropriately trained personnel available, subject to Brownsville's operational needs and applicable mutual-aid procedures, to participate in Regional Emergency Response Unit activities;
- f. Using Grant-Funded Assets made available through the Regional Emergency Response Unit only for authorized fire, rescue, emergency medical, training, emergency-response, and related purposes consistent with the AFG award;
- g. Exercising reasonable care and safeguarding Grant-Funded Assets while such equipment is being operated or used by Brownsville personnel;
- h. Promptly reporting to Harlingen any loss, damage, theft, malfunction, maintenance need, or other material condition affecting Grant-Funded Assets while being used by Brownsville personnel;
- i. Providing Harlingen with information reasonably necessary to satisfy FEMA reporting, monitoring, inventory, audit, and grant-management requirements; and
- j. Cooperating with Harlingen in FEMA monitoring, audits, inspections, reporting, closeout, and other grant-compliance activities associated with the Regional Project.

Brownsville further represents and warrants that (i) it is an eligible AFG Program organization and is current and in good standing on all prior AFG Program awards, including reporting and closeout obligations; (ii) it has not requested, and will not request, any item identified in Section 3 or Exhibit A under its own FY 2025 AFG Program application, which the FY 2025 AFG Notice of Funding Opportunity prohibits; and (iii) it will notify Harlingen in writing within ten (10) days if either representation ceases to be accurate. The Parties acknowledge that under the FY 2025 AFG Notice of Funding Opportunity the Regional host may not distribute grant-funded assets to a non-compliant partner, and that Harlingen may suspend Brownsville's access to the Grant-Funded Assets for so long as a representation in this paragraph is inaccurate.

6. MUTUAL RESPONSIBILITIES

The Parties mutually agree to:

- a. Coordinate the deployment and use of Grant-Funded Assets through the Regional Emergency Response Unit;
- b. Promote interoperability and coordinated emergency response between the Harlingen Fire Department and Brownsville Fire Department;
- c. Coordinate training necessary for the safe and effective operation of Grant-Funded Assets;
- d. Ensure that personnel operating specialized Grant-Funded Assets possess appropriate training consistent with manufacturer requirements, applicable standards, and departmental procedures;
- e. Use Grant-Funded Assets for purposes consistent with the FEMA-approved Regional Project;
- f. Protect Grant-Funded Assets against loss, damage, theft, misuse, or unauthorized disposition;
- g. Cooperate in maintaining information necessary for equipment inventory, maintenance, use, monitoring, and federal grant compliance;
- h. Coordinate joint training and exercises as reasonably necessary to maintain regional operational readiness; and
- i. Cooperate in resolving operational, maintenance, or grant-compliance issues affecting the Regional Project.

7. NON-FEDERAL COST SHARE

The Parties expressly agree that the **City of Harlingen shall provide one hundred percent (100%) of the non-federal cost share required for the FY 2025 AFG Regional Project.**

The City of Brownsville shall have **no obligation to contribute to the required non-federal cost share.**

Nothing in this MOU creates a reimbursement obligation, debt, matching-fund requirement, or other financial obligation on Brownsville for Harlingen's AFG cost-share obligation.

8. OWNERSHIP, CUSTODY, AND PROPOSED DISTRIBUTION OF GRANT-FUNDED ASSETS

The proposed distribution of Grant-Funded Assets is set forth in **Exhibit A**.

The Parties expressly agree that:

- a. **One hundred percent (100%) of the Grant-Funded Assets shall be purchased by and assigned to the City of Harlingen.**
- b. The City of Harlingen shall retain ownership of all Grant-Funded Assets, subject to applicable federal property-management requirements.
- c. Except as provided in subsection (i), the Harlingen Fire Department shall serve as the **primary and permanent custodian** of all Grant-Funded Assets.
- d. Harlingen shall maintain recipient-level accountability and inventory control for all Grant-Funded Assets.
- e. Except as provided in subsection (i), no Grant-Funded Asset is proposed for permanent transfer, assignment, or distribution to Brownsville.
- f. Brownsville shall have authorized operational access to the Grant-Funded Assets through its participation in the Regional Emergency Response Unit and applicable mutual-aid activities.
- g. Temporary operation or use of a Grant-Funded Asset by Brownsville personnel shall not constitute a transfer of ownership, custody, title, or grant accountability to Brownsville.
- h. Neither Party shall sell, transfer, encumber, dispose of, permanently relocate, or materially change the authorized use of a Grant-Funded Asset except in accordance with applicable FEMA requirements and any required FEMA approval.
- i. [Assigned custody. The following Grant-Funded Assets shall be placed in the custody of the Brownsville Fire Department and stationed within its first-due response area for the duration of the federal use period: four (4) BLS Automated External Defibrillators; four (4) Thermal Imaging Cameras; and four (4) Rapid Intervention Team (RIT) Packs/Cylinders. Assignment of custody does not transfer ownership, title, or grant accountability, and each such asset remains subject to Harlingen's inventory and inspection rights and to the disposition requirements of the FEMA award.]

9. REGIONAL USE AND DEPLOYMENT

The Grant-Funded Assets are being acquired to strengthen the joint and regional emergency-response capabilities of the Harlingen Fire Department and Brownsville Fire Department.

The equipment may be used for authorized purposes including:

- a. Fire suppression;
- b. Firefighter rescue and Rapid Intervention Team operations;
- c. Firefighter health and safety;
- d. Structural fire and emergency incident response;
- e. Search and rescue;
- f. Emergency medical response;
- g. Extended-duration emergency incidents;
- h. SCBA cylinder filling and breathing-air support;
- i. Regional emergency-response operations;
- j. Joint training and exercises; and
- k. Other emergency-response activities consistent with the FEMA-approved AFG Regional Project.

Grant-Funded Assets may accompany Harlingen or Brownsville personnel responding to lawful mutual-aid requests outside their respective jurisdictions when such deployment is consistent with the authorized use of the equipment.

Temporary deployment of Grant-Funded Assets during a mutual-aid response shall not constitute a transfer or permanent distribution of federally funded equipment to the jurisdiction receiving mutual-aid assistance.

No organization that is not a Party to this MOU shall receive ownership, permanent custody, or a direct allocation of Grant-Funded Assets under the Regional Project.

10. MAINTENANCE AND OPERATING COSTS

Each Party shall be responsible for loss of or damage to Grant-Funded Assets to the extent such loss or damage is caused by the negligent act or omission of that Party's officers, employees, or agents while the Grant-Funded Asset is in that Party's possession, use, or operational control.

A Party responsible for such loss or damage shall, subject to applicable law, be responsible for the reasonable cost of repair or, when repair is not reasonably practicable, the reasonable cost of replacement of the affected Grant-Funded Asset.

Neither Party shall be responsible under this Section for ordinary wear and tear or for loss or damage not caused by the negligence of its officers, employees, or agents.

Any financial obligation arising under this Section is subject to the lawful appropriation and availability of funds and shall be payable solely from current revenues lawfully available to the responsible Party.

Nothing in this Section shall be construed as an indemnification of one Party by the other or as a waiver of governmental immunity, sovereign immunity, statutory protections, defenses, or limitations of liability available to either Party under applicable law.

11. FEDERAL GRANT COMPLIANCE

The Parties acknowledge that the Grant-Funded Assets will be acquired using federal financial assistance.

Harlingen, as the Regional Host and grant recipient, shall retain primary responsibility to FEMA for compliance with the award.

Each Party shall comply, as applicable to its respective role, with:

- a. The FY 2025 AFG Notice of Funding Opportunity;
- b. The terms and conditions of the FEMA award;
- c. Applicable federal grant requirements, including applicable provisions of 2 C.F.R. Part 200;
- d. Applicable FEMA policies and requirements governing federally funded equipment;
- e. Applicable property-management, record-retention, monitoring, audit, and disposition requirements; and
- f. Applicable federal, state, and local laws.

If a provision of this MOU conflicts with a requirement of the FEMA award applicable to the Regional Project, the applicable federal award requirement shall control with respect to administration and use of the federal award and Grant-Funded Assets.

12. NO SUBAWARD OR PASS-THROUGH OF GRANT FUNDS

Nothing in this MOU is intended to make Brownsville a subrecipient of Harlingen or to authorize a subaward or pass-through of AFG funds to Brownsville.

Harlingen shall remain the Regional Host and FEMA grant recipient and shall retain responsibility for administration of the grant and accountability for Grant-Funded Assets.

Brownsville's participation and authorized operational use of Grant-Funded Assets constitute participation in the Regional Project and do not constitute a subaward or transfer of federal funds.

13. RELATIONSHIP TO EXISTING MUTUAL-AID AGREEMENTS

This MOU addresses participation in and administration of the FY 2025 AFG Regional Project and the ownership, custody, management, and regional use of Grant-Funded Assets.

This MOU supplements and does not replace, terminate, or supersede otherwise valid mutual-aid agreements, emergency-management agreements, or emergency-response arrangements applicable to the Parties.

Operational matters arising during a mutual-aid deployment, including incident command, supervision of personnel, workers' compensation, reimbursement of response costs, and related matters, shall continue to be governed by applicable law and the mutual-aid agreement or other lawful authority under which the response occurs.

14. RECORDS, MONITORING, AND AUDIT COOPERATION

Each Party shall maintain records within its possession concerning its participation in the Regional Project in accordance with applicable records-retention requirements.

Brownsville shall provide Harlingen with information reasonably necessary for Harlingen to satisfy FEMA reporting, monitoring, inventory, audit, and closeout requirements.

The Parties shall cooperate with lawful federal or state monitoring, inspection, or audit requirements relating to the Regional Project.

Nothing in this MOU requires either Party to disclose information made confidential by law.

15. PERSONNEL

Personnel participating in activities under this MOU shall remain employees of their respective employing Party.

Nothing in this MOU creates an employer-employee, principal-agent, partnership, joint venture, or similar relationship between the Parties.

Each Party shall remain responsible for the supervision, compensation, benefits, and employment obligations of its own personnel.

16. LIABILITY AND GOVERNMENTAL IMMUNITY

Each Party shall be responsible for the acts and omissions of its own officers, employees, and agents to the extent provided by applicable law.

Nothing in this MOU shall be construed as a waiver of governmental immunity, sovereign immunity, official immunity, statutory protection, defense, limitation of liability, or other immunity available to either Party or its officers, employees, or agents.

Nothing in this MOU creates a cause of action or right for the benefit of any third party.

As authorized by Section 791.006(a) of the Texas Government Code, and to the extent permitted by Texas law and subject to appropriation, each Party shall be responsible for the reasonable cost of repairing or replacing a Grant-Funded Asset that is lost, damaged, or destroyed by the negligent act or omission of that Party's officers, employees, or agents while the asset is in that Party's operational control. Responsibility under this paragraph shall not exceed the replacement cost of the asset, less any insurance or self-insurance proceeds actually received, and does not

extend to ordinary wear and tear or to loss or damage occurring in the course of a response conducted under an applicable mutual-aid agreement, which shall be governed by that agreement. Any payment owed under this paragraph shall be made solely from current revenues lawfully available to the paying Party, and nothing in this paragraph creates a debt within the meaning of Article XI, Section 5 of the Texas Constitution or obligates either Party to levy a tax or pledge any revenue.

Nothing in this MOU is or shall be construed as an agreement by either Party to indemnify or hold harmless the other. Each Party shall determine the level of insurance or self-insurance it maintains with respect to its activities under this MOU.

17. INTERLOCAL COOPERATION

To the extent applicable, this MOU is entered into pursuant to Chapter 791 of the Texas Government Code and other applicable authority.

Each Party represents that the governmental functions and services contemplated by this MOU are functions and services that it is authorized to perform individually.

To the extent either Party incurs an expenditure under this MOU, any payment shall be made from current revenues lawfully available to the paying Party.

18. TERM AND TERMINATION

This MOU becomes effective on the date of the last signature below.

The MOU shall remain in effect throughout the period of performance of the FY 2025 AFG award and thereafter for so long as the Grant-Funded Assets remain subject to applicable federal use, property-management, record-retention, or disposition requirements.

A Party seeking to terminate its participation shall provide the other Party with at least thirty (30) days' written notice.

No termination shall relieve either Party of obligations previously incurred or authorize any action inconsistent with the terms of the FEMA award or applicable federal requirements. Harlingen may notify FEMA of any termination or material change in regional participation when required by the award.

19. AMENDMENTS

This MOU may be amended only by written agreement executed by the **City Manager of each Party, or their respective duly authorized designee**, following any approval required by applicable law or the respective Party's governing body.

Exhibit A may be amended to reflect FEMA-approved changes to quantities, specifications, costs, or equipment configuration, provided that any amendment remains consistent with the FEMA award and applicable law.

20. NOTICES AND PROJECT COORDINATION

For purposes of administration and operational coordination under this MOU, the primary contacts shall be:

City of Harlingen, Texas

Harlingen Fire Department
Fire Chief Rafael Balderas or Designee
24200 North FM 509
Harlingen, Texas
Telephone: (956) 230-8050

City of Brownsville, Texas

Brownsville Fire Department
Fire Chief Jarrett V. Sheldon
1150 East Adams Street, 2nd Fl
Brownsville, Texas 78520
Telephone: (956) 546-3195

Either Party may update its contact information by written notice without requiring a formal amendment to this MOU.

21. GOVERNING LAW

This MOU shall be governed by and construed in accordance with applicable federal law and the laws of the State of Texas. Venue for any action arising under this MOU shall lie in Cameron County, Texas.

22. SEVERABILITY

If any provision of this MOU is determined to be invalid or unenforceable, the remaining provisions shall remain in effect to the extent permitted by law.

23. ENTIRE AGREEMENT REGARDING THE AFG REGIONAL PROJECT

This MOU and its incorporated Exhibit A constitute the understanding of the Parties concerning their respective participation, responsibilities, financial obligations, and proposed distribution of assets for the FY 2025 AFG Regional Project.

Nothing in this section shall be construed to supersede an otherwise valid mutual-aid agreement except to the extent necessary to administer the AFG Regional Project in compliance with applicable federal requirements.

24. COUNTERPARTS AND ELECTRONIC SIGNATURES

This MOU may be executed in counterparts, each of which shall be considered an original and all of which together shall constitute one agreement.

Electronic or digital signatures may be accepted to the extent permitted by applicable law and the policies of the respective Parties.

25. AUTHORIZATION AND EXECUTION

This MOU shall be executed on behalf of each Party by its respective **City Manager**, following any authorization or approval required by applicable law or the governing body of the respective City.

Each City Manager signing this MOU represents that he or she is duly authorized to execute the MOU on behalf of the respective City.

The Parties acknowledge that the City Managers' execution of this MOU constitutes execution by the Regional Host and Participating Partner for purposes of the FY 2025 AFG Regional Project.

CITY OF HARLINGEN, TEXAS

By: _____
City Manager

Name: _____

Date: _____

ATTEST:

By: _____
City Secretary

APPROVED AS TO FORM:

By: _____
City Attorney

ACKNOWLEDGED FOR OPERATIONAL IMPLEMENTATION:

By: _____
Fire Chief
Harlingen Fire Department

Date: _____

CITY OF BROWNSVILLE, TEXAS

By: _____
City Manager

Name: _____

Date: _____

ATTEST:

By: _____
City Secretary

APPROVED AS TO FORM:

By: _____
City Attorney

ACKNOWLEDGED FOR OPERATIONAL IMPLEMENTATION:

By: _____
Fire Chief
Brownsville Fire Department

Date: _____

EXHIBIT A

FY 2025 ASSISTANCE TO FIREFIGHTERS GRANT REGIONAL PROJECT

PROPOSED DISTRIBUTION OF GRANT-FUNDED ASSETS

A. Asset Distribution

For purposes of the FY 2025 AFG Regional Project:

- The City of Harlingen will purchase and retain ownership of 100% of the Grant-Funded Assets, subject to applicable federal property requirements.
- The Harlingen Fire Department will serve as the primary and permanent custodian of the Grant-Funded Assets, except those assigned to Brownsville custody below.
- The City of Harlingen will maintain recipient-level grant and property accountability for 100% of the Grant-Funded Assets.
- Except as provided in the following bullet, no Grant-Funded Asset is proposed for permanent transfer or assignment to the City of Brownsville.
- [Custody of four (4) BLS Automated External Defibrillators, four (4) Thermal Imaging Cameras, and four (4) Rapid Intervention Team (RIT) Packs/Cylinders will be assigned

to the Brownsville Fire Department under Section 8 of the MOU. Assignment of custody does not transfer ownership, title, or grant accountability.]

- The Brownsville Fire Department will have authorized operational access to the Grant-Funded Assets through its participation in the Regional Emergency Response Unit for regional responses, mutual aid, training, and other authorized activities consistent with the FEMA award.

Grant-Funded Asset	Quantity	Owner / Grant Accountability	Permanent Custodian	Authorized Regional Users
FeldFire Skid Unit	1	City of Harlingen	Harlingen Fire Department	Harlingen FD / Brownsville FD
Mobile Air Compressor/Cascade/Fill Station for Filling SCBA	1	City of Harlingen	Harlingen Fire Department	Harlingen FD / Brownsville FD
BLS Automated External Defibrillators (AEDs)	8	City of Harlingen	Harlingen Fire Department	Harlingen FD / Brownsville FD
Thermal Imaging Cameras	8	City of Harlingen	Harlingen Fire Department	Harlingen FD / Brownsville FD
Rapid Intervention Team (RIT) Packs/Cylinders	8	City of Harlingen	Harlingen Fire Department	Harlingen FD / Brownsville FD

B. Equipment Specifications

Each item identified below is specified as a **brand name or approved equal**. Harlingen shall procure equipment meeting or exceeding these specifications in accordance with applicable federal, state, and local procurement requirements, including the competition requirements of 2 C.F.R. Part 200.

1. FeldFire Skid Unit – Quantity: 1

One (1) **FeldFire Skid Unit** or approved equal consisting of:

- 5-foot aluminum frame;
- 400-gallon tank;
- Waterous P818-2515 18 hp pump;

- LP reel with rollers;
- 150 feet of hose;
- No foam system; and
- Suction intake consisting of:
 - One (1) Akon 2-inch valve; and
 - T2P 2.5-inch Male NST with cap.

2. Mobile Air Compressor/Cascade/Fill Station for Filling SCBA – Quantity: 1

One (1) **Air Compressor/Cascade/Fill Station for filling Self-Contained Breathing Apparatus (SCBA)** or approved equal consisting of:

- Arctic 2500 compressor block;
- Two-position fill station;
- Four-bank manual control panel;
- Four (4) storage cylinders;
- M4200 CO monitor;
- Single 7,000-lb. axle;
- Electronic brakes;
- 24 kW battery with All Power Technology;
- Scene lighting;
- Adjustable-height ball hitch (2-5/16 inch);
- High-pressure hose reel;
- 120V 15-amp auxiliary power output;
- 12V/USB auxiliary power outputs; and
- 12V busbar.

3. BLS Automated External Defibrillators – Quantity: 8

Eight (8) **Basic Life Support Automated External Defibrillators (AEDs)** or approved equal for emergency medical and regional emergency-response operations.

4. Thermal Imaging Cameras – Quantity: 8

Eight (8) **Thermal Imaging Cameras** for fireground operations, search and rescue, incident assessment, firefighter safety, and other authorized emergency-response activities.

5. Rapid Intervention Team Packs/Cylinders – Quantity: 8

Eight (8) **Rapid Intervention Team (RIT) Packs/Cylinders** or approved equal for firefighter rescue, emergency air supply, and other authorized rapid-intervention operations.

C. Regional Operational Availability

Although Harlingen will retain ownership, custody, and grant accountability for all Grant-Funded Assets, the equipment is being acquired as part of a Regional AFG Project supporting the

coordinated emergency-response capabilities of the Harlingen Fire Department and Brownsville Fire Department.

The Grant-Funded Assets shall be available for authorized regional use for purposes including:

- Fire suppression;
- Firefighter rescue and safety;
- Rapid Intervention Team operations;
- Structural fire and emergency incident response;
- Search and rescue;
- Emergency medical response;
- Extended-duration incidents;
- SCBA cylinder filling and breathing-air support;
- Regional emergency-response operations;
- Joint training and exercises; and
- Other activities consistent with the FEMA-approved AFG Regional Project.

Deployment shall be based upon incident needs, equipment availability, operational readiness, and applicable incident-command and mutual-aid procedures.

Brownsville's authorized operational use of a Grant-Funded Asset during an incident, training activity, exercise, or mutual-aid deployment shall not constitute a transfer of ownership or permanent custody.

D. Mutual-Aid Deployment

Grant-Funded Assets may accompany Harlingen or Brownsville personnel when participating in authorized mutual-aid responses outside the Parties' respective jurisdictions.

Such temporary deployment constitutes regional emergency-response use of the equipment and does not constitute a transfer, distribution, or permanent assignment of the Grant-Funded Assets to the jurisdiction receiving mutual-aid assistance.

No non-party organization will receive ownership, permanent custody, or direct allocation of a Grant-Funded Asset under this MOU.

E. Cost Share

The City of Harlingen shall provide one hundred percent (100%) of the required non-federal cost share associated with the FY 2025 AFG Regional Project.

The City of Brownsville shall not be required to provide any portion of the required non-federal cost share.

F. Final FEMA Award

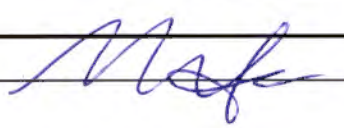
The equipment quantities identified above reflect the equipment proposed under the FY 2025 AFG Regional Project.

Final equipment specifications, quantities, configurations, and costs shall conform to the equipment approved by FEMA. If FEMA approves a modification to the equipment package, the Parties may revise this Exhibit as necessary to conform to the final federal award.

**AGENDA ITEM
EXECUTIVE SUMMARY**

7d

Meeting Date: **September 2, 2026**

Agenda Item:
Consideration and possible action to approve a resolution approving the purchase of Lot 9. Block 61, Original Townsite of the City of Harlingen and authorizing the City Manager to execute any and all documents necessary. Attachment (<i>City Manager</i>)
Prepared By: Gabriel Gonzalez City Manager
Brief Summary:
Funding (if applicable):
Are funds specifically designated in the current budget for the full amount (Yes/No): *If no, specify source of funding and amount requested:
Finance Director's approval (Yes/No/NA):
Staff Recommendation:
City Manager approval:
Comments:
City Attorney's approval: 

RESOLUTION

THE STATE OF TEXAS

COUNTY OF CAMERON

WHEREAS, the City of Harlingen, desires to purchase the real property identified as: Lot 9, Block 61, ORIGINAL TOWNSITE OF THE CITY OF HARLINGEN, Cameron County, Texas, according to the map or plat thereof recorded in Volume 2, Page 14, Map Records, Cameron County, Texas.

WHEREAS, the City Commission of the City of Harlingen desires that the City Manager take the necessary steps to acquire the Property; and

WHEREAS, the City Commission of the City of Harlingen desires to approve the purchase;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HARLINGEN;

The City Commission of the City of Harlingen, Texas, hereby approves the purchase of Lot 9, Block 61, ORIGINAL TOWNSITE OF THE CITY OF HARLINGEN, Cameron County, Texas, according to the map or plat thereof recorded in Volume 2, Page 14, Map Records, Cameron County, Texas. The City Manager of the City of Harlingen, is hereby authorized to execute any and all documents necessary and directed to do each and every act and deed to purchase the Property.

This Resolution shall become effective from and after its passage.

APPROVED THIS 15th day of July, 2026, at a regular meeting of the City Commission of the City of Harlingen, Texas, at which a quorum was present and which was held in accordance with TEXAS GOVERNMENT CODE, TITLE 5, SUBTITLE A., CHAPTER 551, as amended.

CITY OF HARLINGEN

BY: _____
Gabriel Gonzalez, City Manager

APPROVED:

CITY ATTORNEY

Mark Sossi

**AGENDA ITEM
EXECUTIVE SUMMARY**

9(2)

Meeting Date: **September 2, 2026**

Agenda Item:

Public Hearing to approve an Ordinance on Second and Final Reading for a request 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.

Prepared By: Ana Hernandez, AICP, CNU-A
Title: Planning and Development Director/
Special Projects Director

Signature: **Ana Hernandez**

Brief Summary:

Project Timeline

- June 30, 2026- Application for annexation and establishment of zoning submitted to the City. Application deemed incomplete pending submittal of survey and metes and bounds description. **(ATTACHMENT I-III)**
- July 24, 2026 – In accordance with State and local law, notice of required public hearings mailed to property owners within 200 feet of subject tract.
- July 25, 2026 – In accordance with State and local law, notice of required public hearings published in the Valley Morning Star.
- August 7, 2026 – Posting of the public notice on the city's website.
- August 11, 2026 – Public hearing to recommend the annexation and the rezoning by the Planning and Zoning Commission.
- August 19, 2026 – Public hearing and consideration of annexation and rezoning by the City Commission via First Ordinance Reading.
- September 2, 2026 – Public hearing and consideration of annexation ordinance by the City Commission via Second and final reading.

Summary

- Wilson Chester Retail Partners, Ltd. have requested the voluntary annexation of 3.597 acres of land. The property has frontage and is contiguous to the City limits via a 5 ft. wide buffer strip located along the south side of Wilson Road retained during the 1968 de-annexation and via Chester Park Road. **(Attachment I-VI)**
- The subject property is currently vacant and unsubdivided. The property owner is proposing to subdivide the property into a one lot commercial subdivision. The property has 363.43 feet of frontage on Wilson Road and 431.12 feet of frontage on Chester Park Road. **(ATTACHMENT II-V)**
- Water and sewer services for this property will provided by the Harlingen Waterworks System.

- Upon annexation, the property will be zoned to General Retail ("GR") District. The property owner is proposing to develop the subject property into a convenience store. (**ATTACHMENT VIII**)
- The Future Land Use Plan (FLUP) component of the Harlingen Horizon – A City on the Rise Comprehensive Plan shows this area as institutional. Although the requested initial zoning is not consistent with the Future Land Use Plan, it is consistent with the General Retail ("GR") zoning and land use to the east and northeast of the subject property. The property also has frontage on Wilson Road, which is a five lane State Highway. (**ATTACHMENT X**)
- To the present, staff has not received one call in objection to the requested annexation and establishment of initial zoning.
- The subject annexation will require three public hearings and two readings of the ordinance. The above timeline delineates the annexation and rezoning process.
- In 2026, the city has annexed 43.1550 acres of land to date. In 2025, the city annexed a total of 585.37 acres. In 2024, the city annexed a total of 103.94 acres. In 2023, the city annexed 19.94 acres. In 2022, the city annexed 71.1 acres. In 2021, the city annexed 1.47 acres.

Funding (if applicable):

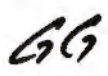
Are funds specifically designated in the current budget for the full ☐ Yes ☐ No*

*If no, specify source of funding and amount requested:

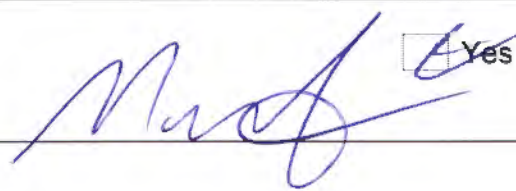
Finance Director's approval: ☐ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approval of the annexation and initial zoning request.

City Manager's approval:  ☐ Yes ☐ No ☒ N/A

Comments:

City Attorney's approval:  ☒ Yes ☐ No ☐ N/A

PLANNING AND ZONING COMMISSION
August 11, 2026

ACTION ITEMS/PUBLIC HEARINGS

- 2) Public hearing and take action to consider a request for the voluntary annexation and establishment of initial zoning as General Retail (“GR”) District upon annexation or 3.597 acre tract of land, more or less, out of a called 36.66 acre tract of land (Vol. 23793, Pg. 183, O.P.R.), and a called 2.198 acre tract (Vol. 24092, Pg. 234, O.P.R.) 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.**

Assistant Planning and Development Director, Joel Olivo, presented the request for voluntary annexation and initial zoning, as follows:

- The Legal Notice Map for the Subject Property was used to present the item. Mr. Olivo indicated the location of the Subject Property as being on the southwest corner of Wilson Road and Chester Park Road. Mr. Olivo stated that the Subject Property was currently vacant.
- An Aerial View of the Subject Property was presented. He identified that the property is contiguous to the current City Limit boundaries via a five (5) foot wide buffer strips along [the south side of] Wilson Road as well as contiguous along Chester Park Road.
 - Mr. Olivo reiterated that the Subject Property is currently vacant. It has four hundred and thirty-one (431) feet of frontage on [Chester Park Road] and about three hundred and sixty-three (363) feet on [Wilson Road].
 - The Subject Property is not currently subdivided. The developer is proposing to subdivide the property into a commercial subdivision.
- A Survey of the Subject Property, as submitted, was presented.
- A Street View of the Subject Property was presented, showing that it is vacant and has frontage on Wilson Road which is a State Highway and five (5) lane road.
 - Water and sewer services will be provided by Harlingen Waterworks.
- The Future Land Use Map was presented and indicates the area as Institutional Use. Although [the request] is not consistent with the Future Land Use Plan, it is consistent with the commercial zoning to the east and northeast of the property.
- The developer has requested commercial zoning for the [Subject] Property because upon annexation, he is proposing General Retail (GR) for commercial development for a proposed convenience store.
- Property owners within a two hundred (200) foot radius were notified. Four (4) property owners were notified. Staff did receive one (1) concern from a surrounding property owner after the packet was prepared. They have concern with the traffic that might be generated by this commercial use on the property.
- Staff is recommending approval of the request.
- Mr. Olivo made himself available for any questions.

Chairman Consiglio thanked Mr. Olivo and complimented him on his nice presentation.

The Chairman addressed the concern of the resident on the traffic. He noted that Wilson Road is a pretty large thoroughfare. He asked if there were any conversations beyond just hearing the concern. Mr. Olivo said that he knew the City Engineer has been working with the developer regarding the traffic and road improvements. He deferred to the Assistant City Engineer who could elaborate more.

Nadia Lopez, Assistant City Engineer

Ms. Lopez bid the Board a good evening and introduced herself. Ms. Lopez confirmed that they have been coordinating with the developer of that site to do some traffic improvements for the area. She said that [Engineering] does understand that the intersection at Wilson Road and Chester Park Road does warrant improvements to it in the sense that they would have to put a traffic signal there and this was prior to the development coming in. Ms. Lopez said that improvements would also include aligning Chester Park Road with Hand Road and said that since [the developer] has come in, [Engineering] has been able to work with them, and they have no objections to providing some additional right-of-way dedication so Chester Park Road can be aligned with Hand Road. Ms. Lopez stated that this is one of the requirements that this development would do. Ms. Lopez summarized that this was pretty much it, restating that this was just basically installing a traffic signal there. She said that [Engineering] is working with the TxDOT and are seeking some funding for that traffic signal since they can be quite expensive. Chairman Consiglio acknowledged this response. He noted that this would be a pretty big intersection with Wilson Road being two (2) lanes each direction and so four (4) lanes total. The Chairman indicated he didn't want to get too off topic but made the observation that the road would have to jog as you go down Chester Park Road or widen towards that last bit from Wilson backwards so that it lines up to Hand [Road]. He asked if this was the idea. Ms. Lopez said that was correct. She said that this is where the realignment is needed, that additional right-of-way from this property. She said that since [the developer] has come in, [Engineering] has been able to request this from them, and they have not had objections.

The Chairman asked if there would be a need for a turn lane or whether the light would add that right turn lane onto, from Wilson if you are traveling east. He asked if when making a right on Chester Park [Road], if there was going to be a lane there or just a shoulder to [turn]. Ms. Lopez said that when they do a Traffic Study for this, it will basically layout the lane configuration for that. She said that if the need is there, then yes. Chairman Consiglio stated for the record that he was skeptical of Traffic Studies. He remarked that dealing with the School District, they think every car can fit in the queue even though they are all over Loop 499 and up and down 7th Street. He said to take [his comment] with a grain of salt but said he supposed some improvement needs to be done. He remarked that whatever is recommended should be doubled. *There was some laughter from the Board.*

Chairman Consiglio asked about the house – the haunted house they say; he asked if it was part of it or if it stayed. Director Hernandez said it was not and that it was behind. She said she was actually concerned about it because it is a historic property. Chairman acknowledged the information with surprise. The Chairman thanked Ms. Lopez.

Chairman Consiglio addressed Mr. Olivo saying he had mentioned the applicant is looking at maybe a convenience store. He confirmed that this was not prohibited considering the proximity

to the two (2) campuses there. Mr. Olivo confirmed it was not. The Chairman acknowledged his response.

Chairman Consiglio asked if there were any questions for Staff. Cmr Cruz-Velázquez noted that the Chairman has asked all the questions she had. She said she was also going to ask about the house. The Chairman noted that it must be that they have both served so well together for so long. *There was laughter from the Board.*

Chairman Consiglio noted that he did not want to get into drainage because that was not before them. He refocused and confirmed/restated that they were just talking simply about a rezone right now. He stated that [the Subject Property] was Not Designated (N) and that it was not even in the City. Mr. Olivo told him this was correct. He said that this was mainly an annexation case to establish the [initial] zoning upon annexation. The Chairman acknowledged that it was an annexation and asked if the zoning would come later. Mr. Olivo told him it would be establishing the initial zoning upon annexation. The Chairman indicated that he understood and restated that [the discussion] was about annexation of this property. The Chairman indicated he would proceed to the Public Hearing. He thanked Mr. Olivo.

The Public Hearing was opened. He said that if someone would like to speak on this item, to please approach the podium. The Chairman acknowledged the lady approaching the podium. He asked her to state her name.

Janet Smith, 3521 Wilson Road

Ms. Smith introduced herself and her husband, Dwight Smith. She stated that they are the ones that received the letter and said that they had been living opposite Wilson Road from the property. She said she believed they were the only ones to receive the letter because they are the last home right next to the Cameron County Tax Office.

Ms. Smith shared that they have been living there thirty (30) years. She said her husband's grandparents owned that property for up to one hundred (100) years and said that [her husband's] mother sold the property that the Cameron County Tax Office sits on today. She said she appreciated [the Board] hearing her. She said she did have a few concerns. She said that they have lived through the building of all the schools, the Performing Arts Center, and that they have lived through many, many traffic accidents that have happened there. Ms. Smith stated that she has been in contact with the City in regard to a traffic light there. She said she thought that would be very helpful but said that response has always been that Wilson Road is a State Highway. She said she didn't know for how many years that had been there for. She said that then Chester Park Road was built and it wasn't taken into consideration. She said she did have a concern for the children. She said that if it was a convenience store, that we know how busy they are and we know the added traffic it will bring going into that area. She said that she thought, also the children that walk home in front of that store would be in harm's way. She said she didn't care if it was past the two hundred (200) feet. She said that when you look at the whole, the children are going to come into that two hundred (200) feet radius and said she saw there being a harm there. She noted it was mainly the accidents that they have seen there. She said she has had to go out and give water to people, bring bandages and water to clean them up for the accidents that have happened out there. Ms. Smith said she thought we were going to open ourselves up to more

Ms. Smith restated that she believed she was probably the only one that received a letter because she said she was the only one (1) in Harlingen City Limits. She described that the split is in the middle of Hand Road. She pointed out the brown area on the map and said it was a brand-new subdivision she said she believed was in Primera but said they are going to be affected by that traffic. She said they haven't been sent a letter.

Ms. Smith summarized that she would like to have the Board take [her concerns] into consideration before rezoning to retail. The Chairman asked if the consideration was just an improved traffic signal infrastructure. Ms. Smith said no. She is it was also putting our children in harm's way with the activity that will be going on and what is being sold in those stores. She said it was a bigger concern. She added that there are a few [children] that walk to the trailer parks that are in. The Chairman acknowledged her response. He thanked Ms. Smith and told her he appreciated [her being here]. He thanked her for being present and voicing her concern. Ms. Smith thanked the Board for their time. The Chairman told her she was very welcome.

Chairman Consiglio noted that the convenience store will have a pretty large driveway, he was sure would be off Wilson Road, to exit and enter. He said that with the school there and kids walking down past what he said was an empty field right now, they might just be walking through grass with no potential opportunity or no care going to make right turn into them. He asked what we could do or if there was anything we could do to help try to create better safety, [such as] an enhanced sidewalk of some type or if the developer is understanding that there are already current kids walking across the property. He confirmed that this was correct with Ms. Smith. Ms. Smith said she believed there was a sidewalk there now. The Chairman acknowledged this information. Ms. Smith added that it was the environment and the traffic that would be a hazard. The Chairman agreed and said that this was definitely something and noted that we need to maybe work with the applicant to improve the visibility of pedestrians, especially students. He suggested extra flashing lights or something, saying he didn't know [what else]. Ms. Smith told him there were already flashing lights there. The Chairman acknowledged the response. He said there were things there already but that unless we want to make sure that we hear those things and see those things... Ms. Lopez said that [Engineering] can coordinate with TxDOT as well in finding additional signage. She suggested maybe a different color saying that she knows they have green, fluorescent signs as well. She said crosswalks will be implemented with the signal and said that there would be additional timing for them to be able to cross the street as well. She said that was all taken into consideration. Chairman Consiglio asked where the school zone started right now. He asked if that was known. He described driving down the road and entering the school zone. He asked if we knew where that started in relation to Chester Park [Road]. Ms. Lopez said she was not one hundred percent (100%) sure right now. He suggested that if it was closer to Chester Park [Road], maybe it needs to be moved out a little bit past the development, so people slow down as they enter or approach the convenience store. Ms. Lopez said yes and said that all of this could definitely be considered with [the developer] during the design process. Chairman Consiglio thanked Ms. Lopez and said he looked forward to seeing what that looks like.

Chairman Consiglio asked if no one else was present to speak. The Chairman acknowledged Mr. Smith.

Dwight Smith

Mr. Smith said that his big concern on this was that at night, somebody is going to make a midnight run to the store, and they are going to be drunk. He said that his driveway was right across the street and that there were already people that run into his drive, into his yard. He said he has a septic tank right there. He said that if they run over that septic tank, then there he is rebuilding his septic tanks. He said he has already had people drive through there and back before they widened Hand Road, [and that they would] run into the ditch. He said they would wake him up in the middle of the night trying to get out of the ditch. Mr. Smith clarified that the ditch was not there anymore since they widened Hand Road and did away with that ditch. He said that still, people run into his yard because they miss that turn going on to Hand Road. He said that if that store is put over there, they won't be in his driveway but probably up on his house. He said he was just worried about that. The Chairman acknowledged Mr. Dwight's statement.

Chairman Consiglio asked if anyone else would like to speak on this item. Upon hearing and seeing none, the Public Hearing was closed.

The Chairman asked if there were any questions for Staff or whether there was... Cmr Cruz-Velázquez confirmed that today [the Board] was just considering... the annexation. Mr. Olivo confirmed that it was the annexation and the initial zoning of the property and not the use of the property. Cmr Cruz-Velázquez acknowledged this information. The Chairman repeated that it was just the annexation. Cmr Cruz-Velázquez advised Mr. and Mrs. Smith to be on the lookout for future meetings. Mr. Olivo added that he believed the applicant was [present] on Zoom. The Chairman acknowledged the information but stated that [the Board should] keep [the item] within the scope of what is on the agenda today, which is annexation. The Chairman asked if there were any questions for the applicant regarding the annexation. He reiterated that he did not want to go down the rabbit hole talking about those specific things right now.

Cmr Cruz-Velázquez said that her question would be for the applicant and whether he will be a good neighbor and work with the community with the concerns that they have.

Sol Cantú, Bowman Engineer

Ms. Cantú introduced herself before the Board and said she was part of the design team for the convenience store. She stated that they were very open to hearing the concern of the neighbors and working with the City of Harlingen to make this the safest project possible for the community. Chairman Consiglio thanked Ms. Cantú. He asked if Ms. Cantú was working with Staff. Director Hernandez indicated she was working with Ms. Núñez. The Chairman acknowledged the response.

Chairman Consiglio asked if there was a motion on this item for the annexation [and initial zoning upon annexation]. Cmr Cruz-Velázquez made the motion to approve. Cmr. Flores seconded the motion. The Chairman asked if there was any discussion and moved the motion to a vote. The motion passed unanimously. He added that this was step one (1).

9(b)

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **September 2, 2026**

Agenda Item:

Public hearing to consider an Ordinance on First Reading to authorize the closing, vacating, abandonment, and to sell a 0.129 of an acre (approximately 5,612 square foot) tract out of a 20-foot alley, of the Benoist Addition, and being a portion of the north 10.00 feet of Lots 7-12, located between 901 W. Harrison Avenue and 914 W. Tyler Avenue, and to authorize the City Manager to execute all documents for the conveyance and release of alley right-of-way to Frost National Bank. Applicant: Frost National Bank, c/o Ross Wood

Prepared By: Ana Hernandez, AICP, CNU-A, CPM
Title: Planning and Development Director/
Special Projects Director

Signature: *Ana Hernandez*

Brief Summary:

Project Timeline

- June 16, 2026 – Letter requesting abandonment submitted to the City; application deemed incomplete pending submittal of the required letters from the utility companies and the appraisal report (**ATTACHMENT I**).
- June 26, 2026 - Memo of no objection submitted by the Engineering Department.
- July 28, 2026- Applicant submits the required letters from the utility companies; application deemed incomplete pending the appraisal report.
- August 9, 2026 – Appraisal report is submitted; application deemed complete.
- August 15, 2026 – In accordance with State and Local law, notice of public hearing for abandonment published in the Valley Morning Star.
- September 2, 2026 - Public hearing and consideration of requested abandonment via 1st Ordinance Reading scheduled before the City Commission.
- September 16, 2026 – Pending approval of 1st Ordinance Reading, consideration of approval of 2nd Ordinance Reading scheduled before the City Commission.

Summary

- The applicant is requesting the abandonment of an existing 20 ft. alley that is located between Tyler and Harrison Avenues and between "H" and "I" Streets. The purpose of the abandonment is to allow for a commercial bank to be developed on the subject property.
- The subject alley proposed for abandonment is 20 feet wide and 265 feet in length. The existing alley is currently occupied with a 6" water main, 8" sewer main, gas line, and electrical facilities. The applicant is proposing to replat the twelve existing lots into one larger lot, and relocate the existing facilities within a dedicated easement. The proposed replat is pending the approval of the abandonment (**ATTACHMENT II-V**).

- The requested alley abandonment has been reviewed and approved by the City Engineering Department and the Public Works Department (**ATTACHMENT VIII**). The appropriate utility companies have also reviewed and approved the requested abandonment with the condition that the existing facilities are relocated to the satisfaction of the utility companies within the required utility easement. (**ATTACHMENT VI-XV**).
- The market value of the subject right-of-way as determined by the appraisal is \$80,000 (**ATTACHMENT XVI**).
- To the present, the Planning and Zoning Department has not received any objection from surrounding property owners for the proposed request.

Funding (if applicable):

Are funds specifically designated in the current budget for the full ☐ Yes ☐ No*

*If no, specify source of funding and amount requested:

Finance Director's approval: ☐ Yes ☐ No ☐ N/A

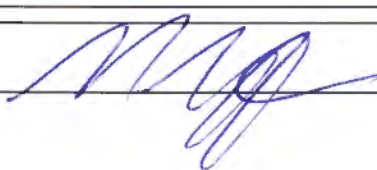
Staff Recommendation:

Staff recommends approval of the abandonment with the following conditions:

1. Relocating the existing facilities to the satisfaction of the respective utility companies;
2. Dedicating the required utility easement; and
3. Paying the appraised value of the property plus closing costs.

City Manager's approval: ☐ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval:  ☒ Yes ☐ No ☐ N/A

**AGENDA ITEM
EXECUTIVE SUMMARY**

9(c)

Meeting Date: **September 2, 2026**

Agenda Item:

Public Hearing for a request to amend the previously approved Special Use Permit (SUP) to allow a Community Residential Facility in a General Retail ("GR") District located on a property bearing a legal description of 6.546 acres, more or less, being a portion of a 13.674-acre tract of land out of Block 55, David and Stephenson Subdivision, located on the northeast corner of Breedlove Street and West Loop 499. Applicant: Elisa Vasquez c/o Terry Crocker (Tropical Texas Behavioral Health)

Prepared By: **Ana Hernandez, AICP, CNU-A**
Title: Planning and Development Director/
Special Projects Director
Signature: *Ana Hernandez*

Brief Summary:

Project Timeline

- July 30, 2026 – Application for Special Use Permit ("SUP") submitted to the City. **(ATTACHMENT I)**
- August 11, 2026 – In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract.
- August 12, 2026 – In accordance with State and local law, notice of required public hearings published in the Valley Morning Star.
- August 25, 2026 - Public hearing and consideration of requested Special Use Permit by the Planning and Zoning Commission (P&Z).
- September 2, 2026 – Public hearing and consideration of requested SUP via 1st ordinance reading scheduled before the City Commission.
- September 16, 2026 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- Per the Code of Ordinances, a Community Residential Facility located in a General Retail ("GR") District requires approval of a Special Use Permit (SUP) by the City Commission.
- Elisa Vasquez, the applicant, is requesting an amendment to the previously approved Special Use Permit to allow the continued operation and expansion of a Community Residential Facility as part of the Tropical Texas Behavioral Health System. **(ATTACHMENTS II AND III)**
- The original Special Use Permit was approved by the City Commission on June 18, 2025.
- Based on the site plan and information submitted by the applicant, the facility is proposed to operate daily, with hours varying depending on the type of services being provided. Based on the applicable City regulations, 116 parking spaces are required for the proposed use. The current site plan indicates that 130 parking spaces are provided. **(ATTACHMENTS II-IV)**
- Building A – La Villa of Hope: Building A, also known as La Villa of Hope, is a

12,945-square-foot facility that provides comprehensive residential substance abuse services for adults, subject to available funding. The program is designed to assist individuals recovering from substance abuse in achieving self-sufficiency. Services include individual, group, and family counseling, as well as community-integrated services and support through organizations such as Alcoholics Anonymous and Narcotics Anonymous. Services are provided according to a structured daily schedule by a multidisciplinary team that includes Licensed Chemical Dependency Counselors (LCDCs) and Certified Medical staff.

- **Building B – Activity Center:** Building B is an activity center that includes an indoor sports court that may be used for meetings, recreational activities, and other gatherings. The facility will also include a small commercial kitchen to provide meals for residents of the site.
- **Building C – Adult Respite Center and Youth Diversion Program:** Building C will house two separate programs: the Adult Respite Center and the Youth Diversion Program.
 - **Adult Respite Center:** The Adult Respite Center will provide temporary residential services for individuals experiencing a behavioral health crisis who require short-term support in a home-like environment. The program also provides temporary relief for family caregivers, allowing them an opportunity to attend to their own well-being. The facility will include a total of six rooms, consisting of three male bedrooms, two female bedrooms, and one suite. The length of stay will vary depending on the individual's needs but is typically less than two weeks.
 - **Youth Diversion Program:** The Youth Diversion Program provides eligible youth with immediate access to mental health assessments, crisis support, and connections to ongoing treatment and supportive services. The program is intended for individuals who are not appropriate for placement in jail, an emergency room, or psychiatric hospitalization but require assistance connecting to appropriate behavioral health services. The program is designed to provide timely intervention and prevent further deterioration of the individual's condition. Youth participating in diversion services will remain at the facility for less than 24 hours.
- **Building D – Adult Diversion Facility:** Building D will house the Adult Diversion Facility. The program is intended to provide short-term intervention and assistance to eligible adults who are not appropriate for placement in jail, an emergency room, or psychiatric hospitalization but require assistance connecting to appropriate behavioral health services. Services include immediate mental health assessments, crisis support, and connections to ongoing treatment and supportive services. Individuals participating in the Adult Diversion Program will remain at the facility for less than 24 hours.
- The Special Use Permit (SUP) is being amended to include La Villa of Hope (Building A) and to allow four additional rooms within the respite/diversion facility.
- Surrounding properties are zoned General Retail ("GR") District to the south, east, and west, while the property to the north is located within the County. Surrounding land uses include multi-family dwellings to the north, a Dollar General to the east, vacant land to the west, and Tropical Texas Behavioral Health, the Kingdom Hall of Jehovah's Witnesses, and Harlingen Fire Station No. 3 to the south.

(ATTACHMENTS V-VII)

- The City of Harlingen Building Inspections Division, Fire Prevention Bureau, Health Department, and Police Department reviewed the SUP application. The departments reported no objection to the proposed request, subject to compliance with the Harlingen Code of Ordinances and all applicable requirements and procedures administered by each respective department. **(ATTACHMENTS VIII-XI)**
- The Future Land Use Component of the Harlingen-Horizon: A City on the Rise Comprehensive Plan designates this area as Mixed Use. The proposed facility is consistent with the Future Land Use Plan and is generally compatible with the existing development pattern in the surrounding area. A Tropical Texas Behavioral Health facility is also located across the Loop, further supporting the compatibility of the proposed use with the surrounding area.
- The applicant shall obtain and maintain all required State and City permits and licenses applicable to the proposed use.
- To date, the Planning & Zoning Department has not received any opposition to the requested Special Use Permit.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount for this purpose? ☐ Yes ☐ No*

*If no, specify source of funding and amount requested:

Finance Director's approval: ☐ Yes ☐ No ☐ N/A

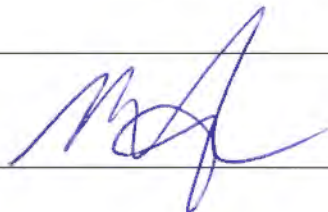
Staff Recommendation:

Staff recommends approval of the Special Use Permit (SUP) amendment subject to the following conditions:

1. The applicant shall comply with all applicable requirements administered by the Planning and Zoning Division, Building Inspections Division, Fire Marshal's Office, Health Department, and Police Department.
2. The applicant shall provide and maintain the required parking in accordance with applicable City regulations.
3. The applicant shall obtain and maintain all required State and City permits.

City Manager's approval:  ☐ Yes ☐ No ☒ N/A

Comments:

City Attorney's approval:  ☒ Yes ☐ No ☐ N/A

PLANNING AND ZONING COMMISSION

August 25, 2026

ACTION ITEMS/PUBLIC HEARINGS

- 1) **Public hearing and take action to consider a request to amend the previously approved Special Use Permit (SUP) to allow a Community Residential Facility in a General Retail (“GR”) District located on a property bearing a legal description of 6.546 acres, more or less, being a portion of a 13.674-acre tract of land out of Block 55, David and Stephson Subdivision, located on the northeast corner of Breedlove Street and West Loop 499. Applicant: Elisa Vasquez c/o Terry Crocker (Tropical Texas Behavioral Health)**

City Planner Soledad Núñez presented the request to amend a previous approved SUP as follows:

- The Legal Notice Map for the Subject Property was used to present the item. The Subject Property was shown to be highlighted in yellow.
 - Ms. Núñez explained that the amendment to the previously approved Ordinance is to add Building “A”, which is called “La Villa of Hope” and to add four (4) rooms instead of the previously approved three (3) to Building “C”, which is the adult respite center and youth diversion program.
 - Ms. Núñez stated that the property is currently being subdivided and the Building Permit is being reviewed.
- An Aerial View of the Subject Property was presented.
 - Ms. Núñez stated that the location is the same and that the only addition is the Building “A”, which is going to be on the far west corner, and the additional rooms in Building “C”.
 - Ms. Núñez noted that there was an explanation of each of the buildings and what their services offered are comprised of. She told the Board that if they would like a further explanation, representatives from Texas Tropical were present as well.
- The Site Plan was presented. Ms. Núñez identified the location of “La Villa of Hope” and then Building “C” and the four (4) rooms for overnight stay.
- The previously approved Site Plan was presented for comparison of the current Site Plan.
- A Street View of the Property from West Loop 499 was presented.
- A Street View from Breedlove Road was presented.
- The Future Land Use Map was presented. Ms. Núñez identified that the Plan shows this area as “Mixed Use” and so it is in line with the Future Land Use Plan. Ms. Núñez also noted that right across the Loop is the Texas Tropical, the current facility that they have that is operational.
- A rendering of what the final product will look like was presented. Ms. Núñez described that it was very upscale, nice quality facility. She said they have some basketball courts [and] recreational facilities in the back.
- Staff is recommending approval of the Special Use Permit, subject to the applicant complying with all the requirements from Planning and Zoning, Building Inspections, Health and the Police. She said that the applicant needs to maintain the required parking in accordance with City regulations. She added that they need to obtain all of their State and City Permits.

Chairman Consiglio thanked Ms. Núñez for the very good presentation. He asked the Board if they had any questions for Staff. No questions were asked. The Chairman noted that this was just to amend the previously approved [SUP]. Upon hearing none. He proceeded to the Public Hearing.

The Public Hearing for the item was opened. The Chairman instructed that if anyone would like to speak on this item, to please approach the podium. Upon seeing and hearing none, the Chairman closed the Public Hearing.

Chairman Consiglio asked if there was a motion. Cmr Cruz-Velázquez made the motion for approval. Cmr. Thomas seconded the motion. The Chairman asked if there was any discussion and upon hearing none, moved the motion to a vote. The motion passed unanimously.

1022

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **September 2, 2026**

Agenda Item:

Consideration and possible action to approve an Ordinance on Second and Final Reading for a request 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.

Prepared By: Ana Hernandez, AICP, CNU-A

Title: Planning and Development Director/
Special Projects Director

Signature: *Ana Hernandez*

Brief Summary:

Project Timeline

- June 30, 2026 - Application for annexation and establishment of zoning submitted to the City. Application deemed incomplete pending submittal of survey and metes and bounds description. **(ATTACHMENT I-III)**
- July 24, 2026 – In accordance with State and local law, notice of required public hearings mailed to property owners within 200 feet of subject tract.
- July 25, 2026 – In accordance with State and local law, notice of required public hearings published in the Valley Morning Star.
- August 7, 2026 – Posting of the public notice on the city's website.
- August 11, 2026 – Public hearing to recommend the annexation and the rezoning by the Planning and Zoning Commission.
- August 19, 2026 – Public hearing and consideration of annexation and rezoning by the City Commission via First Ordinance Reading.
- September 2, 2026 – Public hearing and consideration of annexation ordinance by the City Commission via Second and final reading.

Summary

- Wilson Chester Retail Partners, Ltd. have requested the voluntary annexation of 3.597 acres of land. The property has frontage and is contiguous to the City limits via a 5 ft. wide buffer strip located along the south side of Wilson Road retained during the 1968 de-annexation and via Chester Park Road. **(Attachment I-VI)**
- The subject property is currently vacant and unsubdivided. The property owner is proposing to subdivide the property into a one lot commercial subdivision. The property has 363.43 feet of frontage on Wilson Road and 431.12 feet of frontage on Chester Park Road. **(ATTACHMENT II-V)**
- Water and sewer services for this property will provided by the Harlingen Waterworks System.
- Upon annexation, the property will be zoned to General Retail ("GR") District. The

property owner is proposing to develop the subject property into a convenience store. **(ATTACHMENT VIII)**

- The Future Land Use Plan (FLUP) component of the Harlingen Horizon – A City on the Rise Comprehensive Plan shows this area as institutional. Although the requested initial zoning is not consistent with the Future Land Use Plan, it is consistent with the General Retail (“GR”) zoning and land use to the east and northeast of the subject property. The property also has frontage on Wilson Road, which is a five lane State Highway. **(ATTACHMENT X)**
- To the present, staff has not received one call in objection to the requested annexation and establishment of initial zoning.
- The subject annexation will require three public hearings and two readings of the ordinance. The above timeline delineates the annexation and rezoning process.
- In 2026, the city has annexed 43.1550 acres of land to date. In 2025, the city annexed a total of 585.37 acres. In 2024, the city annexed a total of 103.94 acres. In 2023, the city annexed 19.94 acres. In 2022, the city annexed 71.1 acres. In 2021, the city annexed 1.47 acres.

Funding (if applicable):

Are funds specifically designated in the current budget for the full ☐ Yes ☐ No* amount for this purpose?

*If no, specify source of funding and amount requested:

Finance Director's approval: ☐ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approval of the annexation and initial zoning request.

City Manager's approval: *GG* ☒ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval: *MA* ☒ Yes ☐ No ☐ N/A

Attachment IV- Petition

CITY OF HARLINGEN PLANNING & DEVELOPMENT DEPARTMENT | PLANNING DIVISION

MASTER APPLICATION FORM

Submit applications:

In person: Planning and Development Department, 502 E. Tyler Avenue, Harlingen, Texas 78550

Email: Planning@harlingentx.gov. Questions? Call (956) 216-5101.



PROPERTY OWNER INFORMATION

Property Owner Name (If entity, attach supporting documentation): Wilson Chester Retail Partners, LTD.

Property Owner Phone: 713-961-0280

Property Owner Email: [REDACTED]

Property Owner Address: 1207 Antoine Drive, Houston, TX 77055

APPLICANT/AUTHORIZED REPRESENTATIVE INFORMATION (If different from owner)

☐ Applicant is the same as Property Owner (skip section below)

Applicant Name: Solveig Centu

Applicant Phone: 956-467-9650

Applicant Email: [REDACTED]

Applicant Address: 200 S. 10th ST, STE 901, McAllen, TX 78501

PROPERTY INFORMATION

Project Address: 3301 WILSON RD HARLINGEN TX 78552

Property/GEO ID: 204771, 204772

(If unknown, look up ID at [Cameron County Appraisal District](#))

Legal Description of Property (Lot, Block, Subdivision, as shown on deed or survey): 3.567 AC Tract, Block 2, of Harlingen Land and water company's subdivision "C" Idea Public Schools Vol. 23793, PG. 163 Alvarez MGMT. LLC. O.P.R. 2,198 Acres Idea Public Schools Vol. 24082, Pg. 234 O.P.R.

Current Zoning: N

(If unknown, check our [Interactive Zoning Map](#) or have staff verify your zoning)

Proposed Zoning: General Retail (GR)

(If unknown, visit or call the Planning Division staff)

Current Land Use: vacant land

DESCRIPTION OF REQUEST

Provide a brief description (What are you requesting? What will be built or changed? Why is this request needed?):

We are requesting annexation and initial zoning for the property described above for the development of a Gasoline Station.

Select Application Type (Select all that apply):

Land Use Changes

- ☐ Rezoning Request - \$250
- ☐ Special Use Permit - \$250
- ☐ Planned Development District - \$250
- ☒ Voluntary Annexation Request/Initial Zoning - \$0
- ☐ Comprehensive Plan Amendment Request - \$250

Zoning Board of Adjustment (ZBA)

- ☐ Zoning Variance Request (ZBA) - \$250
- ☐ Zoning Special Exception (ZBA) - \$250
- ☐ Administrative Appeal (ZBA) - \$125

Subdivision/Platting:

- ☐ Preliminary Construction Plans/Final Plat - \$150
- ☐ Replat - \$250
- ☐ Vacating Plat - \$50
- ☐ Subdivision Variance - \$25 (each)

Other Requests:

- ☐ License to Encroach - \$250
- ☐ Right-of-Way/Utility Easement Abandonment - \$0

REQUIRED ATTACHMENTS

Note: Incomplete applications will not be accepted or scheduled for review.

Required for ALL Applications:

- A. Application Fee (Check or card only. No cash accepted)
- B. Valid Photo ID

Attachment V- Survey

CITY OF HARLINGEN PLANNING & DEVELOPMENT DEPARTMENT | PLANNING DIVISION

- C. Warranty Deed
- D. Authorization Letter from Owner (if applicant is not the owner)
- E. Entity documents

Rezoning:

- A. Written statement describing the proposed use(s) of the subject property
- B. Survey/Survey Plat
- C. Metes & Bounds description of the tract(s) in which the rezoning is requested

Special Use Permit/PDD:

- A. Written statement describing the proposed use(s) of the subject property
- B. Site plan showing the proposed development of the property, including existing and proposed: building footprints and building heights (or buildable areas for single and two-family residential), locations of proposed uses, ingress and egress to/from property, streets in compliance with the City's Long Range Thoroughfare Plan, sidewalks, utilities, drainage, and parking spaces, etc.
- C. Any other information (elevation drawings/pictures) in support of the request

Zoning Variance Request (ZBA)/Special Exception/ Administrative Appeals:

- A. Written statement describing the requested variance and an explanation of the special conditions that result in the unnecessary hardship for which the variance or special exception is requested.
- B. Written statement describing the purpose of the request (For Administrative Appeals Only).
- C. Site Plan showing existing and proposed development of the property in question.

Preliminary Construction Plans/Final Plat/Replat:

- A. Please contact the Planning Division for the full checklist compliant with Chapter 109 - Subdivisions and the Subdivision Development Guide (SDG) referenced in Sec. 109-127(1) and Sec. 109-128(b)
- B. Plats must be submitted simultaneously to Texas Gas, AEP, AT&T, Charter Spectrum, Magic Valley Electric, Cameron County (CC) Appraisal District, CC Transportation Department, Harlingen Irrigation District, HCISD Operations, CC Drainage District, CC Irrigation District, and the U.S. Post Office.

Right-of-Way/Utility Easement Abandonment/License to Encroach:

- A. Written statement describing the purpose of the request
- B. Survey
- C. Metes & Bounds description
- D. Letter of Clearance from utility companies, including Harlingen WaterWorks System, Texas Gas, AEP, AT&T, Charter Spectrum, Magic Valley Electric, Harlingen Irrigation District, CC Drainage District, and CC Irrigation District.
- E. Appraisal Report (Appraiser must be approved by City) (For ROW abandonment only).

Voluntary Annexation:

- A. Written petition by owner(s) requesting annexation
- B. Survey
- C. Metes & Bounds description

CERTIFICATION

- ☒ I certify that I am the property owner or the duly authorized agent of the owner for the purposes of this application.
- ☒ I further certify that I have read this application and that all information provided is true, correct, and complete. I understand that any false or incorrect information may result in the revocation of any permit or approval issued by the City of Harlingen.
- ☒ I understand that meeting all application requirements does not guarantee approval, and that the City Commission is the sole authority responsible for the approval or denial of this request.
- ☒ I acknowledge that additional information may be requested by the City to process this application.

(Both signatures are required if the applicant is not the owner.)

Wilson Chester Retail Partners, LTD, a Texas limited partnership
By: Wilson Chester Retail GP, LLC, a Texas limited liability company
its General Partner

Property Owner Name & Signature: Sharon A. Vickers By: Sharon A. Vickers, President of GP Date: 6/30/26

Authorized Representative Name & Signature: Salvador A. Castro Date: 6/30/2026

OFFICE USE ONLY

Date Submitted: _____ Date Deemed Complete: _____ Application Fee Paid \$: _____
Case #: _____ Receipt #: _____ Received By (initials): _____

Bowman

June 30, 2026

**Re: Voluntary Annexation and Initial Zoning Request
7-11 Wilson Road and Chester Park Road
Harlingen, TX, 78552**

On behalf of Wilson Chester Retail Partners, Ltd., owner of approximately 3.597 acres of land located on the south west corner of the Wilson Road and Chester Park Road intersection, Cameron County, Texas, we respectfully submit this request for voluntary annexation into the City of Harlingen and establishment of an initial zoning designation of General Retail (GR) for the subject property.

The property is legally described as 3.597 AC Tract, Block 2, of Harlingen Land and water company's subdivision "C" Idea Public Schools Vol. 23793, PG. 183 Alvarez MGNT, LLC O.P.R. 2.198 Acres Idea Public Schools Vol. 24092, Pg. 234 O.P.R. and is currently located outside the corporate limits of the City of Harlingen. The property owner desires to develop the site for a proposed gasoline station, and annexation into the City will facilitate the orderly extension of municipal services and ensure development occurs in accordance with the City's adopted plans, ordinances, and regulations.

Accordingly, we respectfully request that the City initiate the necessary procedures to consider:

- Voluntary annexation of the subject property into the City of Harlingen; and
- Assignment of an initial zoning designation of General Retail (GR) upon annexation.

We appreciate your consideration of this request and look forward to working with City staff throughout the review process. Please do not hesitate to reach out if there are any questions. You may reach me at 956-467-9650, or [REDACTED]

Respectfully,



Solveig Cantu, P.E.
Team Lead, Civil Engineering

200 S. 10th ST, STE 801, McAllen, TX 78501
P: 210.774.5504
bowman.com

Attachment IV- Petition

PROPERTY OWNER AUTHORIZATION

I, We, Wilson Chester Retail Partners, Ltd., hereby authorize
(Property Owner(s) – Please Print)

Jamie Hora, Sol Cantu, representatives for Bowman,
(Applicant's Name) (Company/Organization)

to make applications for Annexation, Zoning, Platting, and Bldg. Permitting, for
(Type of Permit)

Gas Station and C-Store commercial development
(Description of Proposed Work)

at Southwest corner of Wilson Rd & Chester Park Road in Harlingen, TX
(Property Location)

Wilson Chester Retail Partners, LTD
a Texas limited partnership
By: Wilson Chester Retail GP, LLC,
a Texas limited liability company
its General Partner

Sharon A. Vickers
Property Owner's Signature
Sharon A. Vickers, President of GP

06/29/2026
Date

Address: 1207 Antoine Dr., Houston, TX 77055

Phone: (713) 961-0280 E-Mail: [REDACTED]

Attachment VI- Survey/ Metes and Bounds



Attachment VII- Street View

Street view from the
north on Wilson and
Chester Park Road



Attachment VIII- Zone Map



Legend

 Subject Property: Proposed Annexation

 200 ft Buffer

 Property Parcels

 City Limits

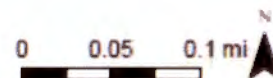
Zone

 General Retail

 Residential, Single-Family

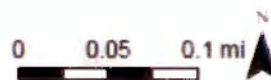
 Residential, Multi-Family

 Residential, Mobile Home



[illegible]

 Subject Property: Proposed Annexation
 200 ft Buffer
 Property Parcels
 City Limits



Attachment X- Future Land Use Map



Legend

 Subject Property: Proposed Annexation

 200 ft Buffer

 Property Parcels

 City Limits

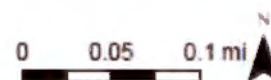
Future Land Use Designation

 Agricultural

 Institutional

 Lower Density Residential

 Medium Density Residential



ORDINANCE NO. 26-_____

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF HARLINGEN BY ANNEXING, FOR FULL PURPOSE, 3.597 ACRE TRACT OF LAND, MORE OR LESS, OUT OF A CALLED 35.66 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, AND THE ESTABLISHMENT OF THE INITIAL ZONING OF GENERAL RETAIL ("GR") DISTRICT UPON ANNEXATION; BINDING THE LAND TO ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE CITY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Harlingen, Texas (the "City") desires to annex 3.597 acres, more or less, tract of land 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, and the establishment of the initial zoning of General Retail ("GR") District upon annexation as shown in Exhibit "A", and

WHEREAS, pursuant to Chapter 43, Section 43.003, of the Texas Local Government Code, a home-rule municipality may extend the boundaries of the municipality and annex area adjacent to the municipality which are contained in the municipality's extra-territorial jurisdiction (ETJ); and

WHEREAS, Chapter 43, Subchapter C-3 of the Texas Local Government Code authorizes municipalities to annex an area on the request of all property owners in an area; and

WHEREAS, in accordance with Texas Local Government Code, Chapter 43, Subchapter C-3, Section 43.0672, the City has negotiated and entered into a written agreement with the owner of the Property regarding the provision of services to the

Property upon annexation, of which the applicable annexation services agreement and schedule is attached hereto and incorporated herein as Exhibit "B," and

WHEREAS, the City Commission provided public notice and held public hearings on August 11, August 19, and September 2, 2026, for all interested persons to attend and be heard in accordance with Texas Local Government Code, Chapter 43, Subchapter C-3, § 43.0673; and

WHEREAS, at such hearings all interested persons were heard concerning the advisability of annexing such tracts of land; and

WHEREAS, the City Commission of the City of Harlingen, finds that the inclusion of such additional area will be of benefit to the City of Harlingen; now therefore

BE IT ORDAINED BY THE CITY OF HARLINGEN:

- Section 1.** The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Commission and made a part hereof for all purposes as findings of fact.
- Section 2.** The Property, lying outside of, but adjacent to and adjoining the City and located within the City's ETJ, is hereby annexed into the City, and the boundaries of the City are extended to include the Property within the corporate limits of the City. From and after the date of this ordinance, the Property shall be entitled to all the rights and privileges of the City and shall be bound by all the acts, ordinances, resolutions, and regulations of the City.
- Section 3.** The City finds annexation of the Property to be in the public interest due the Property promoting economic growth of the City.
- Section 4.** The City Manager is hereby authorized and directed to take appropriate action to have the official map of the City revised to reflect the addition to the City's Corporate Limits and the City Secretary is directed to file a certified copy of this Ordinance in the office of the County Clerk of Cameron County, Texas, and in the official records of the City.
- Section 5.** If for any reason any section, paragraph, subdivision, clause, phrase, word, or other provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other

section, paragraph, subdivision, clause, phrase, word, or provision of this ordinance, for it is the definite intent of this Commission that every section, paragraph, subdivision, clause phrase, word, or provision hereof shall be given full force and effect for its purpose.

Section 6. This Ordinance will take effect upon its adoption by the City Commission in accordance with the provisions of Article V, Section 5 of the City Charter.

APPROVED ON FIRST READING on this ____ day of ____ 2026

APPROVED, PASSED, AND ADOPTED ON SECOND AND FINAL READING on this
day of _____ 2026

CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

Mayra Herrera, City Secretary

EXHIBIT "A"

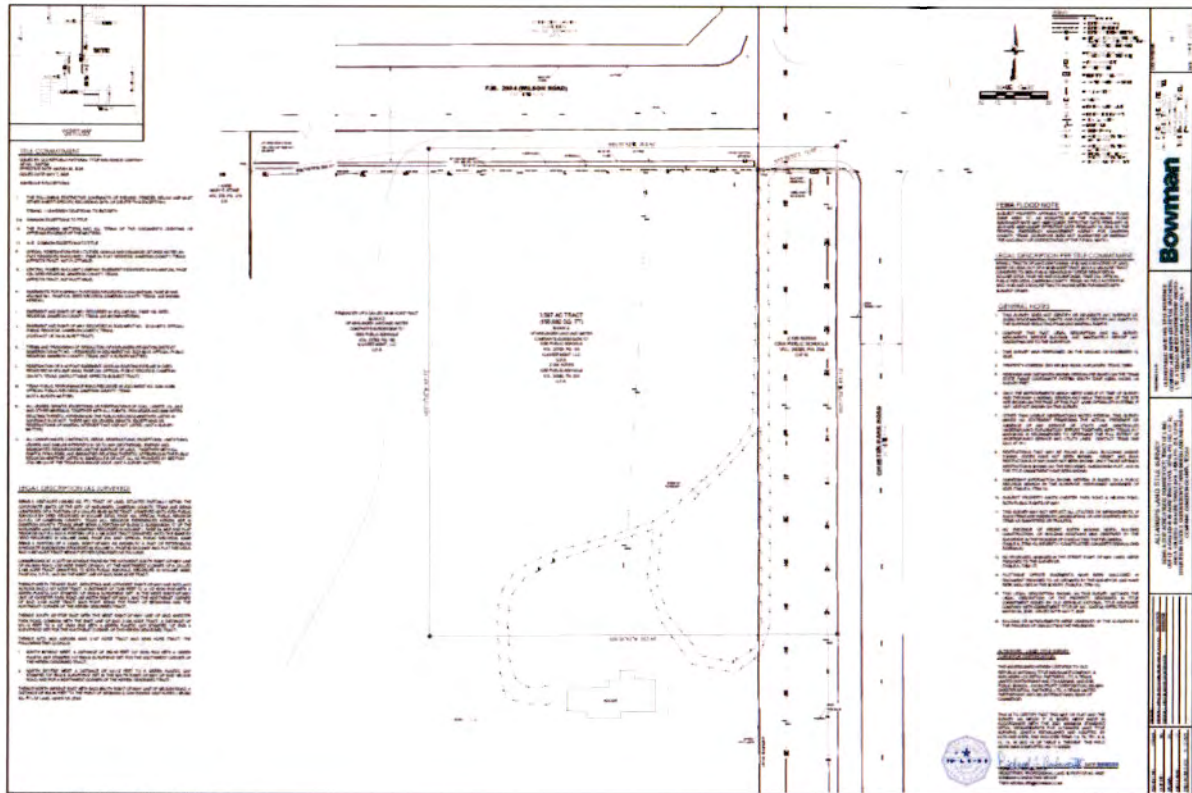


EXHIBIT "B"

ANNEXATION SERVICE AGREEMENT

SECTION 1. Pursuant to the provisions of V.T.C.A., Local Government Code Section 43.0672, in connection to 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 the voluntary annexation of 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 2.912 acres, Cameron County, Texas, the owners(s) of the land in the area and the City of Harlingen ("City"), collectively referred to herein as the "Parties", hereby enter into this written Annexation Service Agreement as follows:

A. Services to be provided on the effective date of annexation unless otherwise specified.

1. Police Protection

Patrolling, radio response to calls and other routine police services using present personnel and equipment will be provided on the effective date of annexation. Patrol positions will be added when population warrants.

2. Fire Protection

Fire protection by the present personnel and equipment of the fire fighting force within the limitations of available water will be provided on the effective date of annexation.

3. Emergency Medical Services

Emergency medical services will be provided through contract services on the effective date of annexation.

4. Environmental Health and Code Compliance

Health protection including the elimination of weedy lots, illegal dumping, unsanitary septic systems, sources of standing water and other public nuisances will be provided on the effective date of annexation.

Regulation of animal and fowl density will be provided on the effective date of annexation.

5. Solid Waste Collection

Pick up will begin on the effective date of annexation at the same level of service and cost provided to other similar areas presently found within the City of Harlingen.

Brush collection will be on a periodic basis as established by the City Sanitation Department with an active utility account.

6. Operation and maintenance of public water and wastewater facilities
Routine maintenance of existing water and wastewater facilities owned by Harlingen Waterworks System that are not within the service area of another water or wastewater utility will begin on the effective date of annexation.
7. Operation and maintenance of public roads and streets
Routine maintenance of public roads and streets will begin on the effective date of annexation on the same basis as presently occurs in the city.

SIGNED this ____ day of _____, 2026.

CITY OF HARLINGEN

By: _____
Gabriel Gonzalez, CPM, City Manager

PROPERTY OWNER(S) OF THE PROPERTY DESCRIBED ABOVE

By: _____
Wilson Chester Retail Partners, Ltd.

**AGENDA ITEM
EXECUTIVE SUMMARY**

10(b)

Meeting Date: **September 2, 2026**

Agenda Item:

Consideration and possible action to approve an Ordinance on First Reading to authorize the closing, vacating, abandonment, and to sell a 0.129 of an acre (approximately 5,612 square foot) tract out of a 20-foot alley, of the Benoist Addition, and being a portion of the north 10.00 feet of Lots 7-12, located between 901 W. Harrison Avenue and 914 W. Tyler Avenue, and to authorize the City Manager to execute all documents for the conveyance and release of alley right-of-way to Frost National Bank. Applicant: Frost National Bank, c/o Ross Wood

Prepared By: Ana Hernandez, AICP, CNU-A, CPM

Title: Planning and Development Director/
Special Projects Director

Signature: *Ana Hernandez*

Brief Summary:

Project Timeline

- June 16, 2026 – Letter requesting abandonment submitted to the City; application deemed incomplete pending submittal of the required letters from the utility companies and the appraisal report (**ATTACHMENT I**).
- June 26, 2026 - Memo of no objection submitted by the Engineering Department.
- July 28, 2026- Applicant submits the required letters from the utility companies; application deemed incomplete pending the appraisal report.
- August 9, 2026 – Appraisal report is submitted; application deemed complete.
- August 15, 2026 – In accordance with State and Local law, notice of public hearing for abandonment published in the Valley Morning Star.
- September 2, 2026 - Public hearing and consideration of requested abandonment via 1st Ordinance Reading scheduled before the City Commission.
- September 16, 2026 – Pending approval of 1st Ordinance Reading, consideration of approval of 2nd Ordinance Reading scheduled before the City Commission.

Summary

- The applicant is requesting the abandonment of an existing 20 ft. alley that is located between Tyler and Harrison Avenues and between "H" and "I" Streets. The purpose of the abandonment is to allow for a commercial bank to be developed on the subject property.
- The subject alley proposed for abandonment is 20 feet wide and 265 feet in length. The existing alley is currently occupied with a 6" water main, 8" sewer main, gas line, and electrical facilities. The applicant is proposing to replat the twelve existing lots into one larger lot, and relocate the existing facilities within a dedicated easement. The proposed replat is pending the approval of the abandonment (**ATTACHMENT II-V**).

- The requested alley abandonment has been reviewed and approved by the City Engineering Department and the Public Works Department (**ATTACHMENT VIII**). The appropriate utility companies have also reviewed and approved the requested abandonment with the condition that the existing facilities are relocated to the satisfaction of the utility companies within the required utility easement. (**ATTACHMENT VI-XV**).
- The market value of the subject right-of-way as determined by the appraisal is \$80,000 (**ATTACHMENT XVI**).
- To the present, the Planning and Zoning Department has not received any objection from surrounding property owners for the proposed request.

Funding (if applicable):

Are funds specifically designated in the current budget for the full ☐ Yes ☐ No*

*If no, specify source of funding and amount requested:

Finance Director's approval: ☐ Yes ☐ No ☐ N/A

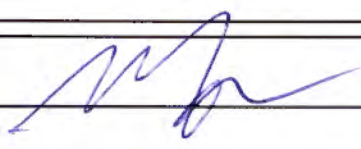
Staff Recommendation:

Staff recommends approval of the abandonment with the following conditions:

1. Relocating the existing facilities to the satisfaction of the respective utility companies;
2. Dedicating the required utility easement; and
3. Paying the appraised value of the property plus closing costs.

City Manager's approval:  ☒ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval:  ☐ Yes ☐ No ☐ N/A

Attachment I

CITY OF HARLINGEN PLANNING & DEVELOPMENT DEPARTMENT | PLANNING DIVISION

MASTER APPLICATION FORM

Submit applications:

In person: Planning and Development Department, 502 E. Tyler Avenue, Harlingen, Texas 78550

Email: Planning@harlingentx.gov, Questions? Call (956) 216-5101.



PROPERTY OWNER INFORMATION

Property Owner Name (If entity, attach supporting documentation): Frost Bank c/o Ross Wood

Property Owner Phone: (210) 220-5842

Property Owner Email: [REDACTED]

Property Owner Address: 111 W. Houston St., San Antonio, TX 78205

APPLICANT/AUTHORIZED REPRESENTATIVE INFORMATION (If different from owner)

☐ Applicant is the same as Property Owner (skip section below)

Applicant Name: Brandon Breaux

Applicant Phone: (210) 375-9000

Applicant Email: [REDACTED]

Applicant Address: 2000 NW Loop 410, San Antonio, TX 78213

PROPERTY INFORMATION

Project Address: 914 W Tyler Ave & 904 W Harrison Ave

Property/GEO ID: 15-7000-0020-0010-00

(If unknown, look up ID at [Cameron County Appraisal District](#))

Legal Description of Property (Lot, Block, Subdivision, as shown on deed or survey): BENOIST SUBDIVISION N10' OF 20' ALLEY ALLEY E&W LOTS 1-5 & W30' LOT 6 BLK 2

Current Zoning: Commercial

(If unknown, check our [Interactive Zoning Map](#), or have staff verify your zoning)

Proposed Zoning: Commercial

(If unknown, visit or call the Planning Division staff)

Current Land Use: Commercial

DESCRIPTION OF REQUEST

Provide a brief description (What are you requesting? What will be built or changed? Why is this request needed?):

Requesting abandonment of alleyway between listed addresses and replat to consolidate into one property to construct a commercial bank with drive-thru lanes

Select Application Type (Select all that apply):

Land Use Changes

- ☐ Rezoning Request - \$250
- ☐ Special Use Permit - \$250
- ☐ Planned Development District - \$250
- ☐ Voluntary Annexation Request/Initial Zoning - \$0
- ☐ Comprehensive Plan Amendment Request - \$250

Zoning Board of Adjustment (ZBA)

- ☐ Zoning Variance Request (ZBA) - \$250
- ☐ Zoning Special Exception (ZBA) - \$250
- ☐ Administrative Appeal (ZBA) - \$125

Subdivision/Platting:

- ☐ Preliminary Construction Plans/Final Plat - \$150
- ☒ Replat - \$250
- ☐ Vacating Plat - \$50
- ☐ Subdivision Variance - \$25 (each)

Other Requests:

- ☐ License to Encroach - \$250
- ☒ Right-of-Way/Utility Easement Abandonment - \$0

REQUIRED ATTACHMENTS

Note: Incomplete applications will not be accepted or scheduled for review.

Required for ALL Applications:

- A. Application Fee (Check or card only. No cash accepted)
- B. Valid Photo ID

Attachment I cont.

CITY OF HARLINGEN PLANNING & DEVELOPMENT DEPARTMENT | PLANNING DIVISION

- C. Warranty Deed
- D. Authorization Letter from Owner (if applicant is not the owner)
- E. Entity documents

Rezoning:

- A. Written statement describing the proposed use(s) of the subject property
- B. Survey/Survey Plat
- C. Metes & Bounds description of the tract(s) in which the rezoning is requested

Special Use Permit/PDD:

- A. Written statement describing the proposed use(s) of the subject property
- B. Site plan showing the proposed development of the property, including existing and proposed: building footprints and building heights (or buildable areas for single and two-family residential), locations of proposed uses, ingress and egress to/from property, streets in compliance with the City's Long Range Thoroughfare Plan, sidewalks, utilities, drainage, and parking spaces, etc.
- C. Any other information (elevation drawings/pictures) in support of the request

Zoning Variance Request (ZBA)/Special Exception/ Administrative Appeals:

- A. Written statement describing the requested variance and an explanation of the special conditions that result in the unnecessary hardship for which the variance or special exception is requested.
- B. Written statement describing the purpose of the request (For Administrative Appeals Only).
- C. Site Plan showing existing and proposed development of the property in question.

Preliminary Construction Plans/Final Plat/Replat:

- A. Please contact the Planning Division for the full checklist compliant with Chapter 109 - Subdivisions and the Subdivision Development Guide (SDG) referenced in Sec. 109-127(1) and Sec. 109-128(b)
- B. Plats must be submitted simultaneously to Texas Gas, AEP, AT&T, Charter Spectrum, Magic Valley Electric, Cameron County (CC) Appraisal District, CC Transportation Department, Harlingen Irrigation District, HCISD Operations, CC Drainage District, CC Irrigation District, and the U.S. Post Office.

Right-of-Way/Utility Easement Abandonment/ License to Encroach:

- A. Written statement describing the purpose of the request
- B. Survey
- C. Metes & Bounds description
- D. Letter of Clearance from utility companies, including Harlingen WaterWorks System, Texas Gas, AEP, AT&T, Charter Spectrum, Magic Valley Electric, Harlingen Irrigation District, CC Drainage District, and CC Irrigation District.
- E. Appraisal Report (Appraiser must be approved by City) (For ROW abandonment only).

Voluntary Annexation:

- A. Written petition by owner(s) requesting annexation
- B. Survey
- C. Metes & Bounds description

CERTIFICATION

- ☒ I certify that I am the property owner or the duly authorized agent of the owner for the purposes of this application.
- ☒ I further certify that I have read this application and that all information provided is true, correct, and complete. I understand that any false or incorrect information may result in the revocation of any permit or approval issued by the City of Harlingen.
- ☒ I understand that meeting all application requirements does not guarantee approval, and that the City Commission is the sole authority responsible for the approval or denial of this request.
- ☒ I acknowledge that additional information may be requested by the City to process this application.

(Both signatures are required if the applicant is not the owner.)

Property Owner Name & Signature: Ross Wood Ross Wood Date: 06/16/2026

Authorized Representative Name & Signature: Brandon Breazeale Brandon Breazeale Date: 6/16/2026

OFFICE USE ONLY:

Date Submitted: _____ Date Received/Complete: _____ Application Fee Paid: \$ _____
Case #: _____ Receipt #: _____ Received By (Initials): _____

PAPE-DAWSON

MEMO

TO: City of Harlingen Planning & Development Department
502 East Tyler Avenue,
Harlingen, Texas 79550

DATE: 5/29/2026

FROM: Brandon Breazeale, P.E.

PROJECT NO.: 14010-01

cc: Curtis Lee, P.E.

RE: Frost Financial Center - Harlingen

To Whom it May Concern:

This letter states the purpose of the request to abandon the public alleyway located between 904 West Harrison Avenue and 914 West Tyler Avenue in Harlingen, Texas and re-plot the parcels into one undivided lot.

The requested abandonment allows for the acquisition and consolidation of the alleyway with the adjoining properties at 904 West Harrison Avenue and 914 West Tyler Avenue, creating a single, unified parcel. The consolidated property is proposed to be developed as a commercial bank to provide financial services to the surrounding community.

The proposed commercial use complies with the existing zoning classification for the property. Should you have questions or require additional information, please do not hesitate to contact the Pape-Dawson offices.

Sincerely,
Pape-Dawson



Brandon Breazeale, P.E.
Project Manager

P:\EMP\PAPE\1. Admin\11. Correspondence\TX\260527-City Purpose of REQUEST LETTER\PAPE23-City Purpose of REQUEST LETTER.DOCX

Attachment I cont.

June 9, 2026

City of Harlingen
Planning & Development Department
Planning Division
502 E. Tyler Ave.
Harlingen, Texas 78550

Attn: Planning & Development Department

Re: Frost Financial Center – Harlingen

This letter hereby authorizes Frost Bank (ATTN: Ross Wood) to act a signing agent for Hess and Turner, INC. for all documents pertaining to all submittals relating to the Frost Financial Center – Harlingen Development proposed within

A 0.969 OF AN ACRE, OR 42,205 SQUARE FEET MORE OR LESS, BEING LOTS 1 THROUGH 6, BLOCK 2, AND THE 20-FOOT ALLEY DEDICATED IN, BENOIST ADDITION, CITY OF HARLINGEN, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 60, OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS, CONVEYED TO HESS-TURNER INC., BY DEED RECORDED IN VOLUME 782, PAGE 94, OF THE OFFICIAL PUBLIC RECORDS OF CAMERON COUNTY, TEXAS, TRACT II, CONVEYED TO HESS-TURNER INC., BY DEED RECORDED IN VOLUME 782, PAGE 94, OF SAID OFFICIAL PUBLIC RECORDS, IN THE CITY OF HARLINGEN, CAMERON COUNTY, TEXAS,

AND A 0.831 ACRE, OR 36,182 SQUARE FEET MORE OR LESS, BEING LOTS 8 THROUGH 12, BLOCK 2, BENOIST ADDITION, CITY OF HARLINGEN, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 60, OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS, AND THE WEST 30.00 FEET OF LOT 7, OF THE SAID BENOIST ADDITION, SAVE AND EXCEPT THE NORTH 10.00 FEET OF LOTS 7 THROUGH 12, OF SAID BENOIST ADDITION, FURTHER SAVE AND EXCEPT A 217.5 SQUARE FOOT TRACT, SAID TRACTS DESCRIBED TO HESS-TURNER

Attachment I cont.

INC., BY DEED RECORDED IN VOLUME 782, PAGE 94,
OF THE OFFICIAL PUBLIC RECORDS OF CAMERON
COUNTY, TEXAS.

Hess and Turner, Inc.

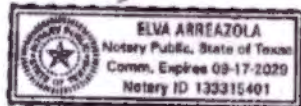
MELINDA S HESS
By: Melinda S Hess
Its: _____

State of Texas §
 §
County of Cameron §

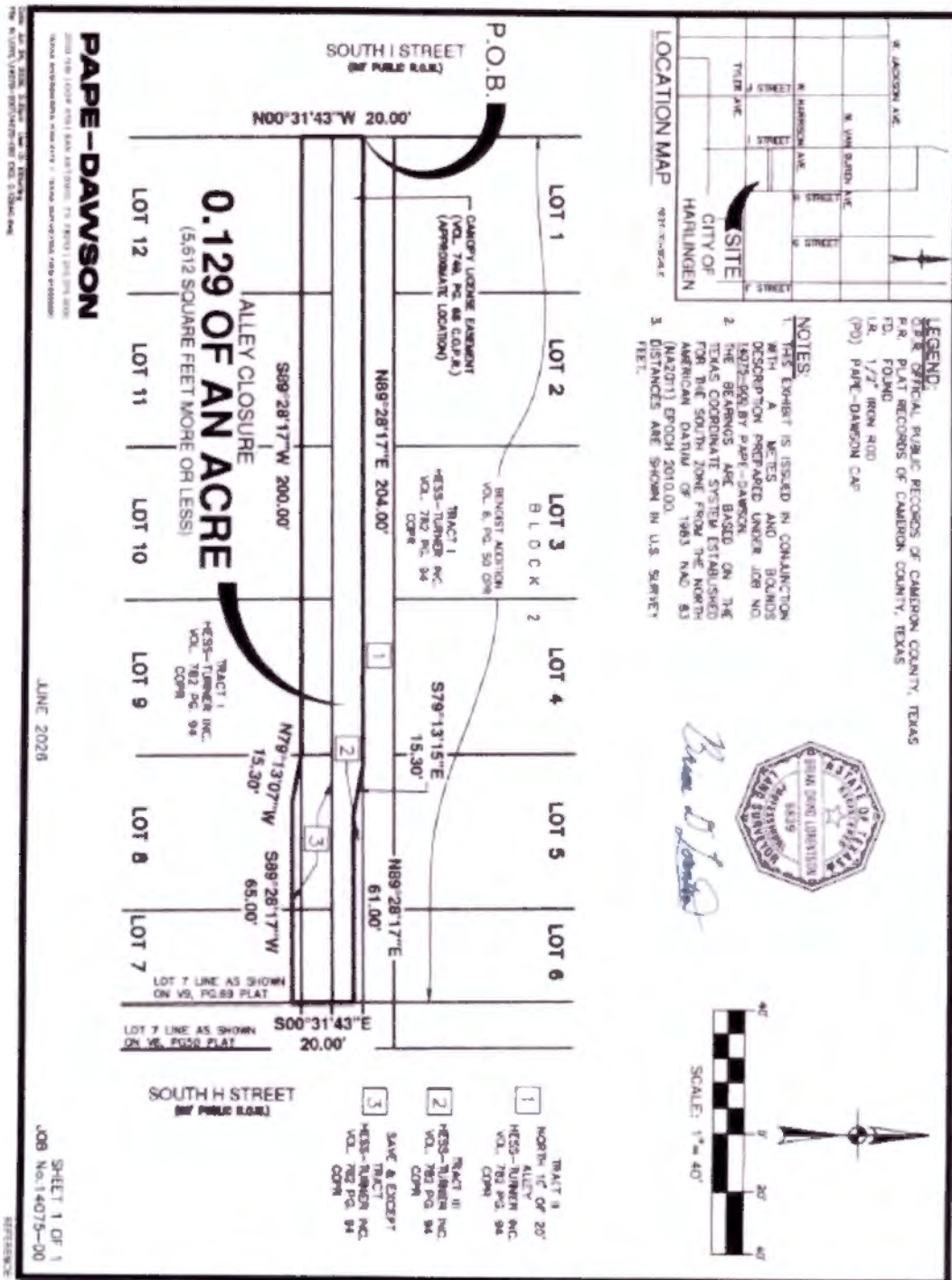
Before me, the undersigned authority, a notary public for the
State of Texas, on this day personally appeared
Melinda Sue Hess known to me to be the person
whose name is subscribed to the foregoing instrument and
acknowledge to me that he executed the same for the purpose
and consideration therein expressed.

Given under my hand and seal of office, this the 8th day
of June, 2026.

Elva Arreazola



Attachment II



PAPE-DAWSON

METES AND BOUNDS DESCRIPTION FOR ALLEY CLOSURE

A 0.129 of an acre, or 5,612 square feet more or less, tract out of a 20-foot alley, of the Benoist Addition, City of Harlingen, Cameron County, Texas, according to the map or plat thereof recorded in Volume 6, Page 50, of the Map Records of Cameron County, Texas, and being a portion of the north 10.00 feet of Lots 7 through 12, of said Benoist Addition, said tract described to Hess-Turner Inc., by deed recorded in Volume 782, Page 94, of the Official Public Records of Cameron County, Texas. Said 0.129 of an acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

BEGINNING: At a point on the east right-of-way line of South I Street, a 60-foot public right-of-way, at a southwest corner of called Tract II, as described in said Volume 782, Page 94, for the northwest corner of this tract;

THENCE: N 89°28'17" E, along and with a south line of said Tract II, a distance of 204.00 feet to a point, being the west corner of a called Tract III, described in said Volume 782, Page 94;

THENCE: S 79°13'15" E, continuing along the south line of said Tract III, a distance of 15.30 feet to a point;

THENCE: N 89°28'17" E, continuing along said south line, a distance of 81.00 feet to a point on the west right-of-way line of South H Street, a 60-foot wide public right-of-way, for the southeast corner of said Tract III;

THENCE: S 00°31'43" E, along and with said west right-of-way line, a distance of 20.00 feet to a point at the southeast corner of a Save and Except Tract, as described in said Volume 782, Page 94, same being a northeast corner of said Tract I;

THENCE: S 89°28'17" W, departing said west right-of-way line, along and with the south line of said Save and Except Tract, same being a north line of said Tract I, Lots 7-12, a common line, a distance of 65.00 feet to a point;

THENCE: N 79°13'07" W, continuing along said common line, a distance of 15.30 feet to a point;

THENCE: S 89°28'17" W, continuing along said common line, a distance of 200.00 feet to a point on the east right-of-way line of said South I Street;

THENCE: N 00°31'43" W, along and with the east right-of-way line of said South I Street, a distance of 20.00 feet to the POINT OF BEGINNING and containing 0.129 of an acre in the City of Harlingen, Cameron County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 14075-000 by Pape-Dawson.

PREPARED BY: Pape-Dawson
Texas Registered Survey Firm # 10028800

DATE: June 24, 2026

JOB NO.: 14075-000

DOC. ID: N:\CIVIL\14075-000\Word\14075-000 FN 0.129AC.docx



Brian D. Lorentson

Attachment III

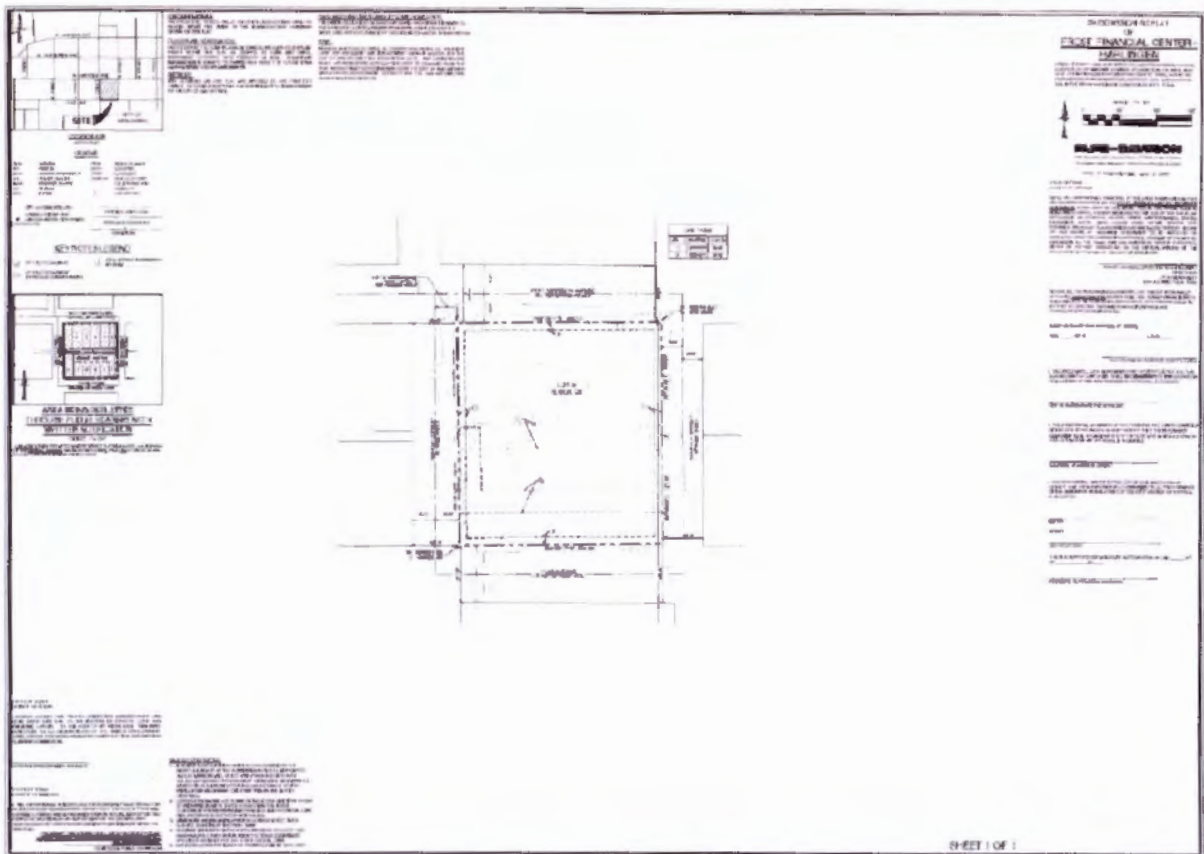


Attachment IV

View from the East on "H"
Street



Attachment V



Attachment VI

Joel Olivo

From: Roberto Hernandez
Sent: Friday, June 26, 2026 5:14 PM
To: Joel Olivo; Nadia Lopez
Subject: Re: Alley Abandonment

Hello Joel,

No opposition from the Engineering team in regards to the abandonment. My only condition is that the owner ensures all utilities are properly relocated. It appears a lot of this coordination has started.

Best regards,

Roberto Hernandez, PE, CFM, MS
City Engineer
City of Harlingen
24200 FM 509, Harlingen, TX 78550
Office: (956) 216-5280



From: Joel Olivo <jolivo@harlingentx.gov>
Sent: Thursday, June 25, 2026 3:32 PM
To: Roberto Hernandez <rhernandez@harlingentx.gov>; Nadia Lopez <nlopez@harlingentx.gov>
Subject: Alley Abandonment

Good afternoon,

Attached is an application submitted by Pape-Dawson on behalf of Frost National Bank for the abandonment of a 20 ft alley located between 904 W. Harrison Avenue and 914 W. Tyler Avenue. Please review and advise on the request. Thanks.

Joel Olivo
Assistant Planning and Development Director
City of Harlingen

Attachment VII

Joel Olivo

From: Ruth Trevino
Sent: Tuesday, August 11, 2026 9:06 AM
To: Joel Olivo
Subject: RE: Alley Abandonment

Good morning Joel,

Public Works does not have any objections to the alley abandonment request.

Thank you,



Ruth Trevino

PUBLIC WORKS DIRECTOR



(956) 216-5328

rtrevino@harlingentx.gov

www.harlingentx.gov

404 54th St., Harlingen, TX 79550

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From: Joel Olivo <jolivo@harlingentx.gov>
Sent: Monday, August 10, 2026 11:14 AM
To: Ruth Trevino <rtrevino@harlingentx.gov>
Subject: FW: Alley Abandonment

Hi Ruth,

Please advise if you have any objections to the abandonment request. The applicant is proposing a Frost Bank on the property. Thanks.

Attachment VIII



May 21, 2026

FROST FINANCIAL CENTER
c/o Ryan Harbert
2000 Northwest Loop 410,
San Antonio, TX 78213

Re: Request for alley abandonment at 901 W. Harrison Ave., Harlingen, Texas & 914 W. Tyler Ave., Harlingen, Texas

To Whom It May Concern,

AEP Texas Inc (AEP) has reviewed your request to abandon a 20-foot alley Right-of-Way adjacent to Lots 1 through 12, Block 2, of the **BENOIST SUBDIVISION**, Cameron County, Texas.

We have electrical facilities within this portion of the alley at or around said Lot(s) of the **BENOIST SUBDIVISION**, Cameron County, Texas.

Therefore, AEP will agree to the abandonment of the alley as shown on **Exhibit "A"** contingent upon your agreement to pay for the costs associated with the relocation of all AEP equipment within said alleyway.

AEP Texas Inc. does not hereby abandon any other easements on the property it might have obtained through other means.

Please provide signature reflecting your agreement to this contingency.

Sincerely,
AEP TEXAS INC

Rubi Rodan
Right-of-Way Agent
Rio Grande Valley District

Name: Ross Wood
Title: Senior Vice President - Properties

EXHIBIT "A"

[illegible]

Attachment VIX

Ryan Herbert

From: Daniel Villafranco <danielvillafranco@hidcc1.org>
Sent: Monday, June 22, 2026 3:59 PM
To: Ryan Herbert
Cc: Brandon Breazeale; Izzy Arroyo; Eli Coronado
Subject: RE: Frost Harlingen | Utility Clearance Request (Alley Abandonment) | Harlingen Irrigation District No. 1

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Mr. Herbert,
Please accept this message as a letter of no- objection for your request. The Harlingen Irrigation District does not have any interests in the proposed alley right of way abandonment between 901 West Harrison Ave. and 914 W Tyler Ave . Please let us know if you have any other questions or concerns.

Thanks,

Daniel Villafranco
Supervisor
Engineering and Mapping Department
Cell: 956-535-2689
danielvillafranco@hidcc1.org



Harlingen Irrigation District C.C. #1

From: Ryan Herbert <RHerbert@pape-dawson.com>
Sent: Monday, June 22, 2026 3:07 PM
To: Daniel Villafranco <danielvillafranco@hidcc1.org>
Cc: Brandon Breazeale <BBreazeale@pape-dawson.com>; Izzy Arroyo <iArroyo@pape-dawson.com>
Subject: Frost Harlingen | Utility Clearance Request (Alley Abandonment) | Harlingen Irrigation District No. 1

Good afternoon,

I am working on behalf of Pape-Dawson Engineers for the Frost Bank project located at 901 W. Harrison Ave. and 914 W. Tyler Ave. in Harlingen, TX.

As part of the proposed development, we are pursuing abandonment of the public alley right-of-way located between these properties. We are currently coordinating with utility providers to confirm whether any existing facilities are present within the alley and to obtain formal clearance.

Attachment X

Ryan Herbert

From: East MVECHelpdesk - No Reply <eastmvechelpdesk@magicvalley.coop>
Sent: Tuesday, June 23, 2026 10:48 AM
To: Ryan Herbert
Subject: RE: Request New Service Application Form Submission from Magic Valley Website

Magic Valley Electric Cooperative (MVEC) would like to thank you for considering us as your electric provider. Unfortunately, MVEC does not provide service in your area. Please visit www.powertochoose.org for more information about electric retail providers in your area.

Servicio eléctrico

Magic Valley Electric Cooperative (MVEC) quiere agradecerle por considerarnos para ser su proveedor de servicio eléctrico. Desafortunadamente, MVEC no proporciona electricidad en su área. Por favor visite www.powertochoose.org para mayor información sobre los proveedores de electricidad en su área.

Thank you,
MVEC HelpDesk

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Secured by Check Point

=====

Applicant Information

=====

Name: Ryan Herbert

Form of Identification: Other

If Other Form of Identification: None - Looking for email saying address is outside of your service area for civil engineering development purposes: 914 W. Tyler Ave. The city of Hartingen is requiring this email. Please reach out for more information.

Attachment XI

Ryan Herbert

From: Veronica Larraga <veronica@ccdd5.org>
Sent: Wednesday, June 24, 2026 10:11 AM
To: Ryan Herbert
Cc: Brandon Breazeale; Izzy Arroyo; Rolando Vela
Subject: RE: Frost Harlingen | Utility Clearance Request (Alley Abandonment) | Cameron County Drainage District No. 5

Good morning Ryan,

Please note that the project location does not lie within the boundaries of Cameron County Drainage District # 5; therefore, no existing facilities for the District are present within the alley.

Thank you,
Veronica

Veronica Larraga
Assistant General Manager

221 E. Van Buren Ave, Suite 4
Harlingen, Texas 78550

(956) 423-6411
www.ccdd5.org



From: Ryan Herbert <RHerbert@pape-dawson.com>
Sent: Monday, June 22, 2026 3:07 PM
To: Plats CCDD5 <plats@ccdd5.org>
Cc: Brandon Breazeale <BBreazeale@pape-dawson.com>; Izzy Arroyo <iArroyo@pape-dawson.com>
Subject: Frost Harlingen | Utility Clearance Request (Alley Abandonment) | Cameron County Drainage District No. 5

Good afternoon,

I am working on behalf of Pape-Dawson Engineers for the Frost Bank project located at 901 W. Harrison Ave. and 914 W. Tyler Ave. in Harlingen, TX.

As part of the proposed development, we are pursuing abandonment of the public alley right-of-way located between these properties. We are currently coordinating with utility providers to confirm whether any existing facilities are present within the alley and to obtain formal clearance.

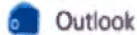
Please confirm:

1. Whether your organization has any existing facilities within the limits of the alley, and
2. If so, whether they can be abandoned, relocated, or require the reservation of an easement

Attachment XII

5/22/26, 4:15 PM

Inbox - Ryan Herbert - Outlook



FW: [EXTERNAL] FW: Utility Relocation Request (901 W Harrison Avenue & 914 W Tyler Avenue)

From: Ashley Lewis <ALewis@pape-dawson.com>
Date: Mon 5/18/2026 9:28 AM
To: Ryan Herbert <RHerbert@pape-dawson.com>

Felipe with Charter (spectrum)

Ashley Lewis | Civil Graduate

PAPE-DAWSON

O: 210.375.9000 | D: 210.864.3032 | E: ALewis@pape-dawson.com

From: Ashley Lewis
Sent: Monday, April 13, 2026 9:58 AM
To: 'Creado Jr., Felipe' <felipe.creado@charter.com>
Cc: Brandon Breazeale <BBreazeale@pape-dawson.com>
Subject: RE: [EXTERNAL] FW: Utility Relocation Request (901 W Harrison Avenue & 914 W Tyler Avenue)

Thank you for your response.

From: Creado Jr., Felipe <felipe.creado@charter.com>
Sent: Monday, April 13, 2026 9:56 AM
To: Ashley Lewis <ALewis@pape-dawson.com>
Cc: Brandon Breazeale <BBreazeale@pape-dawson.com>
Subject: RE: [EXTERNAL] FW: Utility Relocation Request (901 W Harrison Avenue & 914 W Tyler Avenue)

Charter Communications inc. has no objection we are no longer in the easement.



Felipe Creado | Construction Coordinator III | 9565560605
1514 S. 77 Sunshine Strip #1 | Harlingen, Tx 78550

From: Ashley Lewis <ALewis@pape-dawson.com>
Sent: Thursday, April 9, 2026 11:03 AM
To: Creado Jr., Felipe <felipe.creado@charter.com>

<https://outlook.office.com/mail/inbox/id/AAkALgAAAAAHYQDEspmEc2byACqAC%2FEWgDAEpOpLl80KEi8TWdHj4gAEqZrGTwAA?nativeVersion...> 1/2

Attachment XIII

5/22/26, 4:13 PM

Inbox - Ryan Herbert - Outlook



Outlook

FW: Utility Relocation Request (901 W Harrison Avenue & 914 W Tyler Avenue)

From: Ashley Lewis <ALewis@pape-dawson.com>
Date: Mon 5/18/2026 9:28 AM
To: Ryan Herbert <RHerbert@pape-dawson.com>

Paul with AT&T. FYI there was a fire here and took the comms and overhead line down.

Ashley Lewis | Civil Graduate

PAPE-DAWSON

O: 210.375.9000 | D: 210.864.3032 | E: ALewis@pape-dawson.com

From: WESTON, PAUL <PW271W@att.com>
Sent: Thursday, April 9, 2026 11:04 AM
To: Ashley Lewis <ALewis@pape-dawson.com>
Cc: Brandon Breazeale <BBreazeale@pape-dawson.com>; WESTON, PAUL <PW271W@att.com>
Subject: RE: Utility Relocation Request (901 W Harrison Avenue & 914 W Tyler Avenue)

Ashley,

The aerial cable that you are referring to should no longer be there. The aerial cable that was existing came from the West alley way of South I street, crossing South I street and straight into the building of the addresses giving. That building was destroyed by a fire and our cables were removed shortly after that took place. If you have any further questions, please feel free to contact me.

Thank you,

Paul Weston
SR SPECIALIST NETWORK ENGINEER
956-200-0052
PW271W@ATT.COM

From: Ashley Lewis <ALewis@pape-dawson.com>
Sent: Thursday, April 9, 2026 10:35 AM
To: WESTON, PAUL <PW271W@att.com>
Cc: Brandon Breazeale <BBreazeale@pape-dawson.com>
Subject: Utility Relocation Request (901 W Harrison Avenue & 914 W Tyler Avenue)

Thanks for taking my call Paul.

See the attached site plan and availability letter & map as discussed.
We are requesting an email from AT&T stating there is no objection to the relocation or abandonment of the existing comm assuming that our future design will meet your regulations.

<https://outlook.office.com/mail/inbox/id/AAALgAAAAAHYQDEapmEc2byACqAC%2FEWgDAEzOpLk80KEs81Wnlly4gAEqZsGRQAA?nativeVersion...> 1/2

Attachment XIV

Joel Olivo

From: Gabriel E. Trevino <getrevino@hwws.com>
Sent: Tuesday, July 28, 2026 8:49 PM
To: Joel Olivo
Cc: Ana Hernandez
Subject: RE: Alley Abandonment

Good Evening Joel,

We were finally able to determine that the proposed sewer line adjustment that Pape-Dawson will do will work. On the condition that all existing utilities are adjusted as reflected on the final construction plans to be used, then HWWS has no objections.

Sincerely,

Gabriel E. Treviño Jr., P.E., M.ASCE
Utility Engineer
Office: 956-430-6110
Email: getrevino@hwws.com



HARLINGEN
WATERWORKS
SYSTEM

From: Joel Olivo <jolivo@harlingentx.gov>
Sent: Friday, June 26, 2026 2:39 PM
To: Gabriel E. Trevino <getrevino@hwws.com>
Cc: Ana Hernandez <ahernandez@harlingentx.gov>
Subject: Alley Abandonment

Hi Gabriel,

The Planning Department received a request from Pape-Dawson on behalf of Frost Nation Bank for the abandonment of the alley located between 901 W. Harrison and 914 W. Tyler. Please advise if HWWS has no objection to the requested abandonment or if the attached emails from HWWS confirms no objection. Thanks.

Joel Olivo
Assistant Planning and Development Director
City of Harlingen

Attachment XV

Ryan Herbert

From: Casares, Rene C. <Rene.Casares@onegas.com>
Sent: Thursday, June 11, 2026 9:17 AM
To: Ryan Herbert
Cc: Elizondo, Bernardo; Izzy Arroyo; Brandon Breazeale
Subject: RE: 901 W HARRISON AVE, HARLINGEN, TX 78550
Attachments: 260526-Conceptual Gas Design_TGS Comments.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Ryan,

Attached is the relocation route we are designing for this site. It is a shorter design than your original proposal, but we do cross the proposed water line.

Our preference is to have the new utility easement recorded via separate instrument so that we can reference the document # on the letter of no objection. We can have you an estimate for the relocation by the end of next week to go to contract. For scheduling purposes, what construction timeline do you need us to meet for this relocation?

Thanks,

Rene C. Casares, P.E.

Engineering Manager – Rio Grande Valley
P: 956-444-3967, C: 956-357-2331
rene.casares@onegas.com



A Division of ONE Gas

2902 E. Grimes Rd., Harlingen, TX 78560 | texasgasservice.com



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From: Elizondo, Bernardo <Bernardo.Elizondo@onegas.com>
Sent: Thursday, June 11, 2026 1:22 AM
To: Casares, Rene C. <Rene.Casares@onegas.com>
Subject: FW: 901 W HARRISON AVE, HARLINGEN, TX 78550

Could you check on this proposed relocation of an existing gas line, in Harlingen

Thank You

Attachment XVI



SCROGGIN APPRAISAL SERVICES

1105 Vine Avenue, McAllen, TX 78501 (956) 668-7478

RESTRICTED APPRAISAL REPORT

Client (Intended User)-	Mr. Joel Olivo Assistant Planning & Development Director City of Harlingen 502 E Tyler Ave Harlingen, TX 78550
Date of Report-	August 9, 2026
Effective Date of Appraisal-	August 8, 2026
Intended Use-	Internal Evaluation
Subject Address-	North of Tyler Avenue.- Between H St & I St, Harlingen, Texas
Legal Description-	SEE SURVEY
Property Interest Appraised-	Fee Simple Interest
Purpose of the Appraisal-	To opine a market value estimate of the subject property
Owner-	City of Harlingen
<u>Subject Property Description</u>	
Property Type-	Land/Alley
Existing Use-	Abandoned
Site Size-	5,612 Square Feet
Site Improvements-	Asphalt Paving
Zoning-	General Retail
Utilities-	Electricity, Water, Sewer, Gas
Flood Zone-	Appears to lie in Flood Zone C. Flood Certification advised.
Market Value Opinion-	\$80,000

Attachment XVI

Highest and Best Use

As Improved- N/A

As Vacant- Assemblage with adjoining tracts and subsequent Office/Retail Development

Marketing Time-

Under 3 Months

Exposure Time-

Under 3 Months

Property Tax ID-

N/A

2025 Mkt. Assmt-

N/A

Sales History-

Per Cameron County Deed Records there are no prior sales of the subject in the past three years. No active listing of the subject is found on RGV MLS.

Scope of Work-

For each appraisal, appraiser review, and appraisal consulting assignment, an appraiser must:

- A. Identify the problem to be solved.
- B. Determine and perform the scope of work necessary to develop credible assignment results.
- C. Disclose the scope of work in the report.

Problem Identification

The client (and any other intended users) for this appraisal report is stated earlier in this report, engaged the appraiser to provide an opinion of market value for the subject of this report. No other user of this report is authorized by the appraiser. The intended use of this appraisal is for internal evaluation. The uses that this appraisal is not authorized to be used for including, but are not limited to, determining insurable value, estate planning, real estate tax assessment protest, divorce, partnership dissolutions, marketing.

Definition of Market Value

The most probable price which a property should bring in a competitive and open market under all condition's requisite to a fair sale; the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- A. Buyer and seller are typically motivated
- B. Both parties are well informed or well advised, and each acting in what he considers his best interest.
- C. A reasonable time is allowed for exposure in the open market
- D. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto.
- E. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

The definition of market value used in this appraisal report is consistent with such definition appearing in a previous version of USPAP, and more precisely, the actual source is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institution Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990 and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift

Attachment XVI

Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the *Interagency Appraisal and Evaluation Guidelines*, dated October 27, 1994.

This is the same definition that appears under Regulation "Y", Section 225.62 (g) of Title XI of FIRREA.

Office of the Comptroller of the Currency under 12 CFR, Part 34, Subpart C-Appraisals, 34.42, Definitions (g).

Determination of Scope of Work

The effective date of the appraiser's opinions and conclusions is stated earlier in this report. The subject of this assignment and its relevant characteristics and assignment conditions (extraordinary assumptions, hypothetical conditions, or other conditions that affect the scope of work) are expressed herein. There are no unusual property or assignment conditions that would affect the scope of work of this assignment. The subject property is an abandoned alley. The sales comparison approach is used in estimating the market value of the fee simple estate of the subject property. The cost approach and income approach are not applicable in this appraisal.

Disclosure of Scope of Work Undertaken

The appraiser has determined that a credible opinion of value can be rendered utilizing the sales comparison approach only. The appraiser has identified the characteristics of the subject property that are relevant to the type and definition of value and intended use of the appraisal. This has been accomplished by examining appraisal district records, the subdivision plat map, applicable zoning maps and regulations, and a search of deed records. The appraiser has made a physical inspection of the subject property. The appraiser has researched appraisal district records as well as on-line deed records in search of any prior sales of the subject in the past 3 years and reported such findings. The appraiser has made the necessary research to determine the highest and best use of the subject property. This research includes, but is not necessarily limited to, zoning regulations, economic trends, supply and demand analysis. In development of the sales comparison approach, the appraiser has researched comparable land sales and listings. This research includes a thorough search of the Multiple Listing Service, Loopnet, CompStak and other public and private data sources for active listings and closed sales within a reasonable time frame in the subject area.

Environmental Statement

An environmental assessment of the subject property is beyond the scope of this report. Any reference to environmental issues indicates our research into the environmental aspects affecting the market and is not to be construed as an opinion regarding specific issues concerning the subject property unless otherwise noted in this report. If there are any environmental concerns whatsoever, the client is urged to retain an expert in that field.

No indications of adverse environmental conditions were observed by the appraiser at the property inspection.

Attachment XVI

Comparable Land Sales Adjustment Grid

Land Sale Number	Subject	Land Sale 1	Land Sale 2	Land Sale 3
Address	North of Tyler Avenue	201 W Tyler Avenue	1101 S F Street	115 E Madison Avenue
City	Harlingen	Harlingen	Harlingen	Harlingen
State	Texas	Texas	Texas	Texas
Highest & Best Use	Assemblage/Commercial	Commercial	Commercial	Commercial
Square Feet	5,612	7,000	7,700	7,000
Acres	0.13	0.16	0.18	0.16
Shape	Rectangular	Rectangular	Rectangular	Rectangular
Cash Equip. Sale Price		\$110,000	\$109,000	\$62,500
Sale Date		July-25	September-25	April-26
Sale Price/SF		\$15.71	\$14.16	\$8.93
Time/Mkt. Adjustment				
Time Adj. Price/SF		\$15.71	\$14.16	\$8.93
ADJUSTMENTS				
Flood Zone		\$0.00	\$0.00	\$0.00
Zoning		\$0.00	\$0.00	\$0.00
Available Utilities		\$0.00	\$0.00	\$0.00
Location		\$0.00	\$0.00	50% \$4.46
Size		\$0.00	\$0.00	\$0.00
Shape		\$0.00	\$0.00	\$0.00
Highest & Best Use		\$0.00	\$0.00	\$0.00
Net Percent Adjustment		0%	0%	50%
Net Adjustment per SF		\$0.00	\$0.00	\$4.46
Adjusted Sale Price/SF		\$15.71	\$14.16	\$13.39

Land Value Conclusion

5,612 Square Feet @ \$14.25/SF-	\$79,971
Rounded-	\$80,000

ORDINANCE NO. 26-_____

AN ORDINANCE TO AUTHORIZE THE CLOSING, VACATING, ABANDONMENT AND TO SELL A 0.129 OF AN ACRE (APPROXIMATELY 5,612 FOOT) TRACT OUT OF A 20-FOOT ALLEY, OF THE BENOIST ADDITION, AND BEING A PORTION OF THE NORTH 10.00 FEET OF LOTS 7-12, LOCATED BETWEEN 901 W. HARRISON AVENUE AND 914 W. TYLER AVENUE, AND TO AUTHORIZE THE CITY MANAGER TO EXECUTE ALL DOCUMENTS FOR THE CONVEYANCE AND RELEASE OF ALLEY RIGHT-OF-WAY TO FROST NATIONAL BANK SUBJECT TO: (1) RELOCATING THE EXISTING FACILITIES TO THE SATISFACTION OF THE RESPECTIVE UTILITY COMPANIES; (2) DEDICATING THE REQUIRED UTILITY EASEMENT; AND (3) PAYING APPRAISED VALUE OF THE PROPERTY PLUS CLOSING COSTS;

WHEREAS, the 0.0129 of an acre (approximately 5,612 foot) tract of land being a 20-foot wide alley right-of-way, of the Benoist Addition, and being a portion of the north 10.00 feet of Lots 7-12, Cameron County, Texas; and

WHEREAS, a request has been made by Frost National Bank, which is the landowner abutting this right-of-way; for said right-of-way to be abandoned; and

BE IT ORDAINED BY THE CITY OF HARLINGEN

SECTION I: That the 0.129 of an acre (approximately 5,612 foot) tract out of a 20-foot alley, of the Benoist Addition, and being a portion of the north 10.00 feet of Lots 7-12, City of Harlingen, Cameron County, Texas according to the map or plat thereof recorded in Volume 782, Page 94, of the Map Records of Cameron County, Texas is hereby closed, abandoned and vacated, attached hereto as Exhibits "A" and "B".

SECTION II: That the City Secretary of the City of Harlingen, Texas is hereby authorized and directed to cause a true and correct caption of this ordinance to be published in a newspaper having general circulation in the City of Harlingen, Cameron County, Texas.

FINALLY ENACTED this _____ day of September, 2026 at a regular meeting of the Commission of the City of Harlingen, Texas at which a quorum was present and which was held in accordance with TEXAS GOVERNMENT CODE, CHAPTER 551.

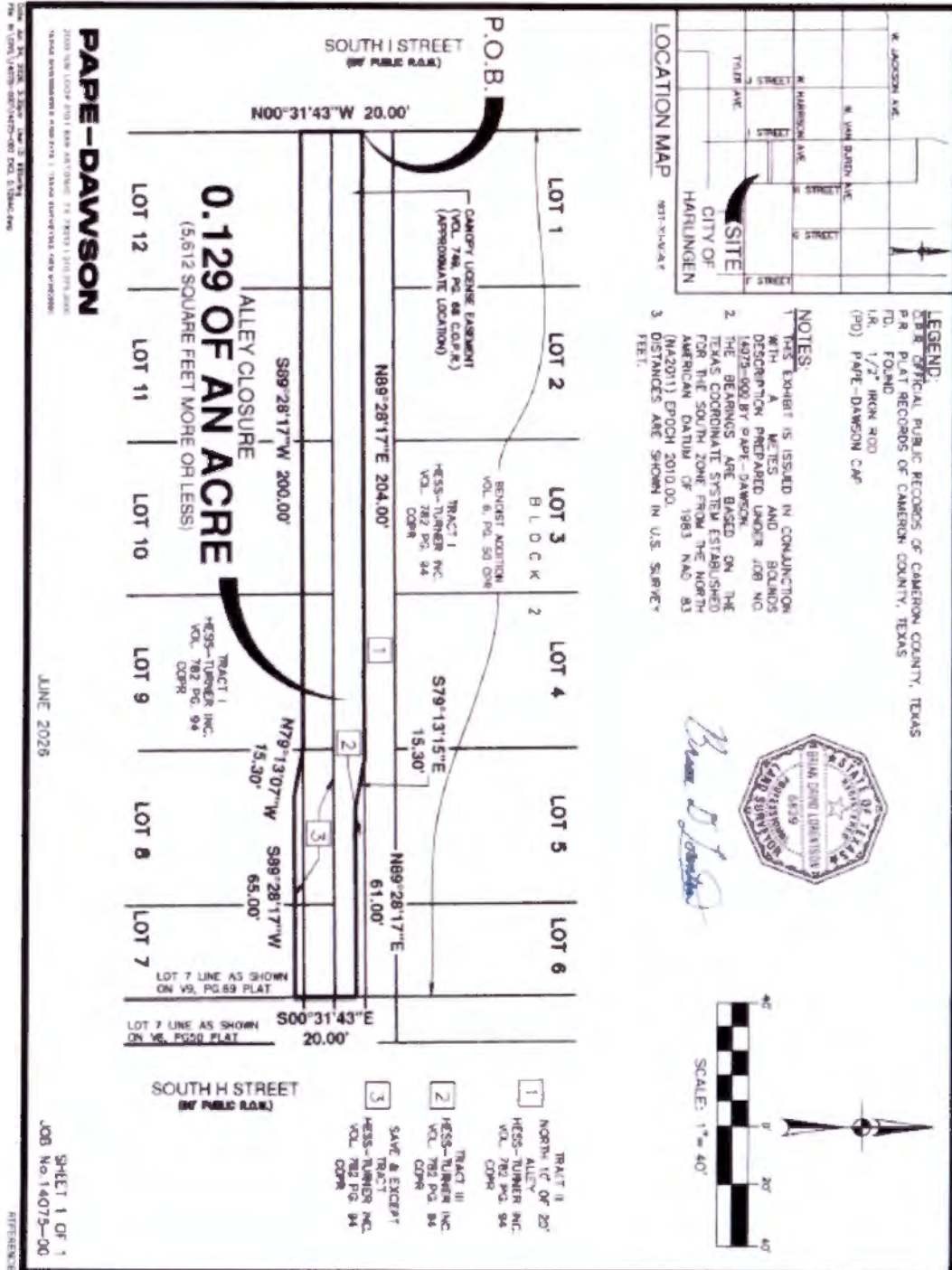
CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

Mayra Herrera, City Secretary

Exhibit "A"



PAPE-DAWSON

METES AND BOUNDS DESCRIPTION FOR ALLEY CLOSURE

A 0.129 of an acre, or 5,612 square feet more or less, tract out of a 20-foot alley, of the Benoist Addition, City of Hartingen, Cameron County, Texas, according to the map or plat thereof recorded in Volume 6, Page 50, of the Map Records of Cameron County, Texas, and being a portion of the north 10.00 feet of Lots 7 through 12, of said Benoist Addition, said tract described to Hess-Turner Inc., by deed recorded in Volume 782, Page 94, of the Official Public Records of Cameron County, Texas. Said 0.129 of an acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

BEGINNING: At a point on the east right-of-way line of South I Street, a 60-foot public right-of-way, at a southwest corner of called Tract II, as described in said Volume 782, Page 94, for the northwest corner of this tract;

THENCE: N 89°28'17" E, along and with a south line of said Tract II, a distance of 204.00 feet to a point, being the west corner of a called Tract III, described in said Volume 782, Page 94;

THENCE: S 79°13'15" E, continuing along the south line of said Tract III, a distance of 15.30 feet to a point;

THENCE: N 89°28'17" E, continuing along said south line, a distance of 61.00 feet to a point on the west right-of-way line of South H Street, a 60-foot wide public right-of-way, for the southeast corner of said Tract III;

THENCE: S 00°31'43" E, along and with said west right-of-way line, a distance of 20.00 feet to a point at the southeast corner of a Save and Except Tract, as described in said Volume 782, Page 94, same being a northeast corner of said Tract I;

THENCE: S 89°28'17" W, departing said west right-of-way line, along and with the south line of said Save and Except Tract, same being a north line of said Tract I, Lots 7-12, a common line, a distance of 65.00 feet to a point;

THENCE: N 79°13'07" W, continuing along said common line, a distance of 15.30 feet to a point;

THENCE: S 89°28'17" W, continuing along said common line, a distance of 200.00 feet to a point on the east right-of-way line of said South I Street;

THENCE: N 00°31'43" W, along and with the east right-of-way line of said South I Street, a distance of 20.00 feet to the POINT OF BEGINNING and containing 0.129 of an acre in the City of Hartingen, Cameron County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 14075-000 by Pape-Dawson.

PREPARED BY: Pape-Dawson
Texas Registered Survey Firm # 10028800

DATE: June 24, 2026

JOB NO. 14075-000

DOC. ID: N:\CIVIL\14075-000\Word\14075-000 FN 0.129AC.docx



Brian D. Loretton

106)

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **September 2, 2026**

Agenda Item:

Consideration and take action to approve an Ordinance on First Reading to consider a request to amend the previously approved Special Use Permit (SUP) to allow a Community Residential Facility in a General Retail ("GR") District located on a property bearing a legal description of 6.546 acres, more or less, being a portion of a 13.674-acre tract of land out of Block 55, David and Stephenson Subdivision, located on the northeast corner of Breedlove Street and West Loop 499. Applicant: Elisa Vasquez c/o Terry Crocker (Tropical Texas Behavioral Health)

Prepared By: **Ana Hernandez, AICP, CNU-A**
Title: Planning and Development Director/
Special Projects Director
Signature: *Ana Hernandez*

Brief Summary:

Project Timeline

- July 30, 2026 – Application for Special Use Permit ("SUP") submitted to the City. **(ATTACHMENT I)**
- August 11, 2026 – In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract.
- August 12, 2026 – In accordance with State and local law, notice of required public hearings published in the Valley Morning Star.
- August 25, 2026 - Public hearing and consideration of requested Special Use Permit by the Planning and Zoning Commission (P&Z).
- September 2, 2026 – Public hearing and consideration of requested SUP via 1st ordinance reading scheduled before the City Commission.
- September 16, 2026 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- Per the Code of Ordinances, a Community Residential Facility located in a General Retail ("GR") District requires approval of a Special Use Permit (SUP) by the City Commission.
- Elisa Vasquez, the applicant, is requesting an amendment to the previously approved Special Use Permit to allow the continued operation and expansion of a Community Residential Facility as part of the Tropical Texas Behavioral Health System. **(ATTACHMENTS II AND III)**
- The original Special Use Permit was approved by the City Commission on June 18, 2025.
- Based on the site plan and information submitted by the applicant, the facility is proposed to operate daily, with hours varying depending on the type of services being provided. Based on the applicable City regulations, 116 parking spaces are required for the proposed use. The current site plan indicates that 130 parking spaces are provided. **(ATTACHMENTS II-IV)**

- **Building A – La Villa of Hope:** Building A, also known as La Villa of Hope, is a 12,945-square-foot facility that provides comprehensive residential substance abuse services for adults, subject to available funding. The program is designed to assist individuals recovering from substance abuse in achieving self-sufficiency. Services include individual, group, and family counseling, as well as community-integrated services and support through organizations such as Alcoholics Anonymous and Narcotics Anonymous. Services are provided according to a structured daily schedule by a multidisciplinary team that includes Licensed Chemical Dependency Counselors (LCDCs) and Certified Medical staff.
- **Building B – Activity Center:** Building B is an activity center that includes an indoor sports court that may be used for meetings, recreational activities, and other gatherings. The facility will also include a small commercial kitchen to provide meals for residents of the site.
- **Building C – Adult Respite Center and Youth Diversion Program:** Building C will house two separate programs: the Adult Respite Center and the Youth Diversion Program.
 - **Adult Respite Center:** The Adult Respite Center will provide temporary residential services for individuals experiencing a behavioral health crisis who require short-term support in a home-like environment. The program also provides temporary relief for family caregivers, allowing them an opportunity to attend to their own well-being. The facility will include a total of six rooms, consisting of three male bedrooms, two female bedrooms, and one suite. The length of stay will vary depending on the individual's needs but is typically less than two weeks.
 - **Youth Diversion Program:** The Youth Diversion Program provides eligible youth with immediate access to mental health assessments, crisis support, and connections to ongoing treatment and supportive services. The program is intended for individuals who are not appropriate for placement in jail, an emergency room, or psychiatric hospitalization but require assistance connecting to appropriate behavioral health services. The program is designed to provide timely intervention and prevent further deterioration of the individual's condition. Youth participating in diversion services will remain at the facility for less than 24 hours.
- **Building D – Adult Diversion Facility:** Building D will house the Adult Diversion Facility. The program is intended to provide short-term intervention and assistance to eligible adults who are not appropriate for placement in jail, an emergency room, or psychiatric hospitalization but require assistance connecting to appropriate behavioral health services. Services include immediate mental health assessments, crisis support, and connections to ongoing treatment and supportive services. Individuals participating in the Adult Diversion Program will remain at the facility for less than 24 hours.
- **The Special Use Permit (SUP)** is being amended to include La Villa of Hope (Building A) and to allow four additional rooms within the respite/diversion facility.
- **Surrounding properties** are zoned General Retail ("GR") District to the south, east, and west, while the property to the north is located within the County. Surrounding land uses include multi-family dwellings to the north, a Dollar General to the east, vacant land to the west, and Tropical Texas Behavioral Health, the Kingdom Hall

of Jehovah's Witnesses, and Harlingen Fire Station No. 3 to the south.
(ATTACHMENTS V-VII)

- The City of Harlingen Building Inspections Division, Fire Prevention Bureau, Health Department, and Police Department reviewed the SUP application. The departments reported no objection to the proposed request, subject to compliance with the Harlingen Code of Ordinances and all applicable requirements and procedures administered by each respective department. (ATTACHMENTS VIII-XI)
- The Future Land Use Component of the Harlingen-Horizon: A City on the Rise Comprehensive Plan designates this area as Mixed Use. The proposed facility is consistent with the Future Land Use Plan and is generally compatible with the existing development pattern in the surrounding area. A Tropical Texas Behavioral Health facility is also located across the Loop, further supporting the compatibility of the proposed use with the surrounding area.
- The applicant shall obtain and maintain all required State and City permits and licenses applicable to the proposed use.
- To date, the Planning & Zoning Department has not received any opposition to the requested Special Use Permit.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount for this purpose? ☐ Yes ☐ No*

*If no, specify source of funding and amount requested:

Finance Director's approval: ☐ Yes ☐ No ☐ N/A

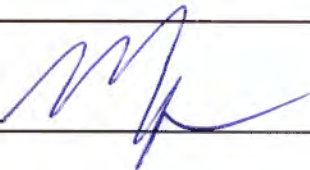
Staff Recommendation:

Staff recommends approval of the Special Use Permit (SUP) amendment subject to the following conditions:

1. The applicant shall comply with all applicable requirements administered by the Planning and Zoning Division, Building Inspections Division, Fire Marshal's Office, Health Department, and Police Department.
2. The applicant shall provide and maintain the required parking in accordance with applicable City regulations.
3. The applicant shall obtain and maintain all required State and City permits.

City Manager's approval:  ☒ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval:  ☒ Yes ☐ No ☐ N/A

Attachment I – Application

CITY OF HARLINGEN PLANNING & DEVELOPMENT DEPARTMENT - PLANNING DIVISION

MASTER APPLICATION FORM

Submit applications:

In person: Planning and Development Department, 502 E. Tyler Avenue, Harlingen, Texas 78550

Email: Planning@harlingen.tx.gov. Questions? Call (956) 216-5101.



PROPERTY OWNER INFORMATION

Property Owner Name (If entity, attach supporting documentation): Tropical Texas Behavioral Health

Property Owner Phone: 956-289-7000

Property Owner Email: [REDACTED]

Property Owner Address: 1901 S 24th Ave, Edinburg TX 78539

APPLICANT/AUTHORIZED REPRESENTATIVE INFORMATION (If different from owner)

☐ Applicant is the same as Property Owner (skip section below)

Applicant Name: Elisa Vasquez

Applicant Phone: 956-572-4980

Applicant Email: [REDACTED]

Applicant Address: 7206 Castle Gate, San Antonio, TX 78218

PROPERTY INFORMATION

Project Address: 101 W Loop 499, Harlingen TX 78552

Property/GEO ID: 97-3780-0550-0110-00 (If unknown, look up ID at [Cameron County Appraisal District](#))

Legal Description of Property (Lot, Block, Subdivision, as shown on deed or survey): 6.546 acres out of the South 8.6170 acres, Block 55, David & Stephenson subdivision

Current Zoning: GR - to allow unmanned battery storage (If unknown, check our [Interactive Zoning Map](#) or have staff verify your zoning)

Proposed Zoning: GR - to allow for Community Residential Facility (If unknown, visit or call the Planning Division staff)

Current Land Use: GR - allow for Community Residential Facility

DESCRIPTION OF REQUEST

Provide a brief description (What are you requesting? What will be built or changed? Why is this request needed?):

There are a total of (4) buildings on this site. Building A will be an facility to assist people with addictions. This building will have a total of 8 male bedrooms and 5 female bedrooms.

Building B will be an activity center for indoor sports activities, large meetings, and a kitchen. Building C will be Adult Respite with a total of 6 bedrooms and Youth Diversion center. Building D will be an Adult Diversion.

Youths and Adults at the Diversion facilities can not stay longer than 24 hours.

Select Application Type (Select all that apply):

Land Use Changes

☐ Rezoning Request - \$250

☒ Special Use Permit - \$250

☐ Planned Development District - \$250

☐ Voluntary Annexation Request/Initial Zoning - \$0

☐ Comprehensive Plan Amendment Request - \$250

Zoning Board of Adjustment (ZBA)

☐ Zoning Variance Request (ZBA) - \$250

☐ Zoning Special Exception (ZBA) - \$250

☐ Administrative Appeal (ZBA) - \$125

Subdivision/Platting:

☐ Preliminary Construction Plans/Final Plat - \$150

☐ Replat - \$250

☐ Vacating Plat - \$50

☐ Subdivision Variance - \$25 (each)

Other Requests:

☐ License to Encroach - \$250

☐ Right-of-Way/Utility Easement Abandonment - \$0

REQUIRED ATTACHMENTS

Note: Incomplete applications will not be accepted or scheduled for review.

Required for ALL Applications:

A. Application Fee (Check or card only. No cash accepted)

B. Valid Photo ID

Attachment I – Application

CITY OF HARLINGEN PLANNING & DEVELOPMENT DEPARTMENT | PLANNING DIVISION

- C. Warranty Deed
- D. Authorization Letter from Owner (if applicant is not the owner)
- E. Entity documents

Rezoning:

- A. Written statement describing the proposed use(s) of the subject property
- B. Survey/Survey Plat
- C. Metes & Bounds description of the tract(s) in which the rezoning is requested

Special Use Permit/PDD:

- A. Written statement describing the proposed use(s) of the subject property
- B. Site plan showing the proposed development of the property, including existing and proposed building footprints and building heights (or buildable areas for single and two-family residential), locations of proposed uses, ingress and egress to/from property, streets in compliance with the City's Long Range Thoroughfare Plan, sidewalks, utilities, drainage, and parking spaces, etc.
- C. Any other information (elevation drawings/pictures) in support of the request

Zoning Variance Request (ZBA)/Special Exception/ Administrative Appeals:

- A. Written statement describing the requested variance and an explanation of the special conditions that result in the unnecessary hardship for which the variance or special exception is requested.
- B. Written statement describing the purpose of the request (For Administrative Appeals Only).
- C. Site Plan showing existing and proposed development of the property in question.

Preliminary Construction Plans/Final Plat/Replat:

- A. Please contact the Planning Division for the full checklist compliant with Chapter 109 - Subdivisions and the Subdivision Development Guide (SDG) referenced in Sec. 109-127(1) and Sec. 109-128(b)
- B. Plats must be submitted simultaneously to Texas Gas, AEP, AT&T, Charter Spectrum, Magic Valley Electric, Cameron County (CC) Appraisal District, CC Transportation Department, Harlingen Irrigation District, HCISD Operations, CC Drainage District, CC Irrigation District, and the U.S. Post Office.

Right-of-Way/Utility Easement Abandonment/License to Encroach:

- A. Written statement describing the purpose of the request
- B. Survey
- C. Metes & Bounds description
- D. Letter of Clearance from utility companies, including Harlingen WaterWorks System, Texas Gas, AEP, AT&T, Charter Spectrum, Magic Valley Electric, Harlingen Irrigation District, CC Drainage District, and CC Irrigation District.
- E. Appraisal Report (Appraiser must be approved by City) (For ROW abandonment only).

Voluntary Annexation:

- A. Written petition by owner(s) requesting annexation
- B. Survey
- C. Metes & Bounds description

CERTIFICATION

- ☒ I certify that I am the property owner or the duly authorized agent of the owner for the purposes of this application.
- ☒ I further certify that I have read this application and that all information provided is true, correct, and complete. I understand that any false or incorrect information may result in the revocation of any permit or approval issued by the City of Harlingen.
- ☒ I understand that meeting all application requirements does not guarantee approval, and that the City Commission is the sole authority responsible for the approval or denial of this request.
- ☒ I acknowledge that additional information may be requested by the City to process this application.

(Both signatures are required if the applicant is not the owner.)

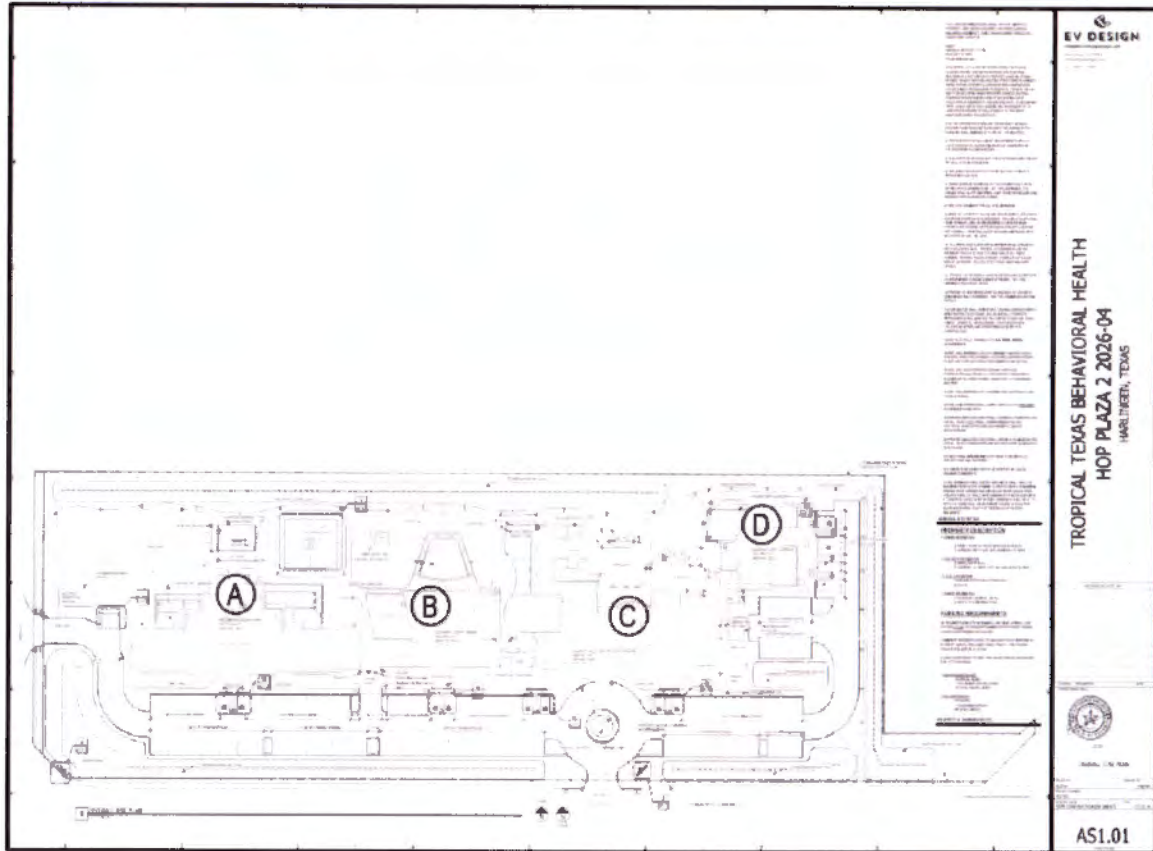
Property Owner Name & Signature: [Signature] Date: Jul 30, 2026

Authorized Representative Name & Signature: Elisa Vasquez [Signature] Date: 07.30.26

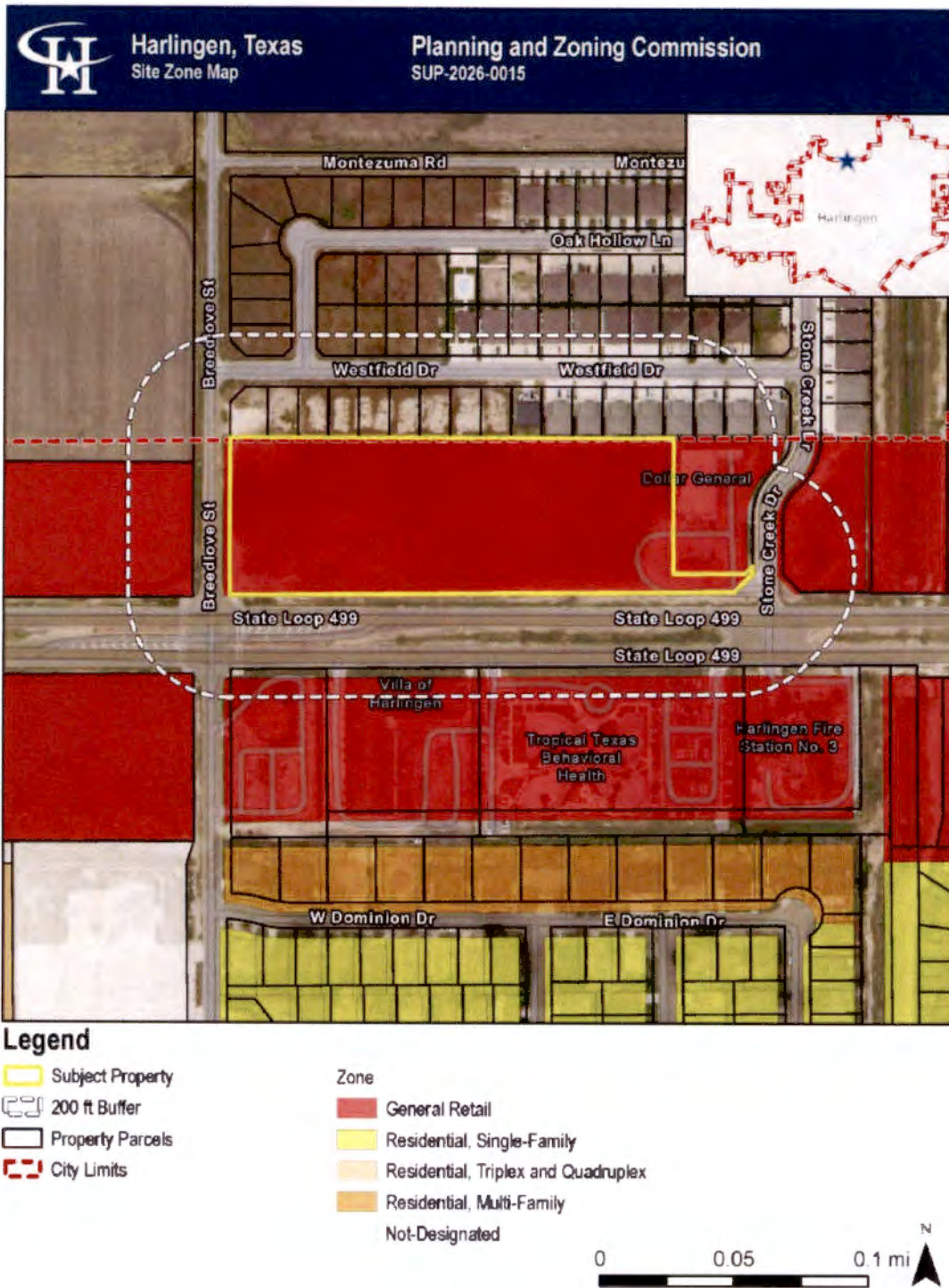
OFFICE USE ONLY

Date Submitted: _____ Date Deemed Complete: _____ Application Fee Paid: \$ _____
Case #: _____ Receipt #: _____ Received By (initials): _____

Attachment II – Site Plan



Attachment III – Zoning Map



Attachment IV – Street View

Street view from West Loop 499



Street view from Breedlove Road

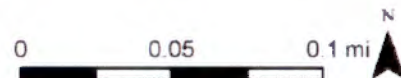


Attachment V – Aerial Map



Legend

-  Subject Property
-  200 ft Buffer
-  Property Parcels
-  City Limits



Attachment VI – Fire Prevention Bureau



Specific Use Permit ("SUP") Routing Slip

Applicant: Elisa Vasquez c/o Terry Crocker (TTBH)

Phone No.: (210) 317-4308

Location: Northeast corner of Breedlove Street and Loop 499

Project Description: Request to amend the previously approved Special Use Permit ("SUP") to allow a Community Residential Facility in a General Retail ("GR") District located on a property bearing a legal description of 6.546 acres, more or less, being a portion of a 13.674-acre tract of land out of Block 55, David & Stephenson Subdivision, located on the northeast corner of Breedlove Street and North Loop 499.

Department: Fire Prevention Bureau

Approval: X YES NO

Comments: **Applicant will have to meet any code, regulation, ordinance, and standard required for a permit.**

Fire Marshal Juan Saucedo Jr.

Juan Saucedo Jr.

Date: August 12, 2026

Attachment VII – Health Department



Specific Use Permit ("SUP") Routing Slip

Applicant: Elisa Vasquez c/o Terry Crocker (TTBH)

Phone No.: (210) 317-4308

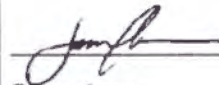
Location: Northeast corner of Breedlove Street and Loop 499

Project Description: Request to amend the previously approved Special Use Permit (SUP) to allow a Community Residential Facility in a General Retail ("GR") District located on a property bearing a legal description of 6.546 acres, more or less, being a portion of a 13.674-acre tract of land out of Block 55, David and Stephenson Subdivision, located on the northeast corner of Breedlove Street and North Loop 499.

Department: Health

Approval: ☒ YES ☐ NO

Same comments entered in Naviline on 7-21-2026 still apply at this time.


Signature

8-20-26
Date

Attachment VIII – Building Inspections Division



Specific Use Permit ("SUP") Routing Slip

Applicant: Elisa Vasquez c/o Terry Crocker (TTBH)

Phone No.: (210) 317-4308

Location: Northeast corner of Breedlove Street and Loop 499

Project Description: Request to amend the previously approved Special Use Permit (SUP) to allow a Community Residential Facility in a General Retail ("GR") District located on a property bearing a legal description of 6.546 acres, more or less, being a portion of a 13.674-acre tract of land out of Block 55, David and Stephenson Subdivision, located on the northeast corner of Breedlove Street and North Loop 499.

Department: Building Permits and Inspections Division

Approval: ☐ YES ☐ NO ☒ PENDING

Comments: If request is approved by the Planning Department, A Building Permit application and complete set of construction documents (Architectural and Engineering Plans) for the proposed use must be submitted to the Building Department. The construction documents must comply with the 2024 International Building Code and Family of Codes. Windstorm Engineered plans are required with min. 140 mph wind speeds.

Raul Rodriguez

Signature

08/17/2025

Date

Attachment IX – Harlingen Police Department



Specific Use Permit ("SUP") Routing Slip

Applicant: Elisa Vasquez c/o Terry Crocker (TTBH)

Phone No.: (210) 317-4308

Location: Northeast corner of Breedlove Street and Loop 499

Project Description: Request to amend the previously approved Special Use Permit (SUP) to allow a Community Residential Facility in a General Retail ("GR") District located on a property bearing a legal description of 6.546 acres, more or less, being a portion of a 13.674-acre tract of land out of Block 55, David and Stephenson Subdivision, located on the northeast corner of Breedlove Street and North Loop 499.

Department: POLICE

Approval: ☒ YES ☐ NO

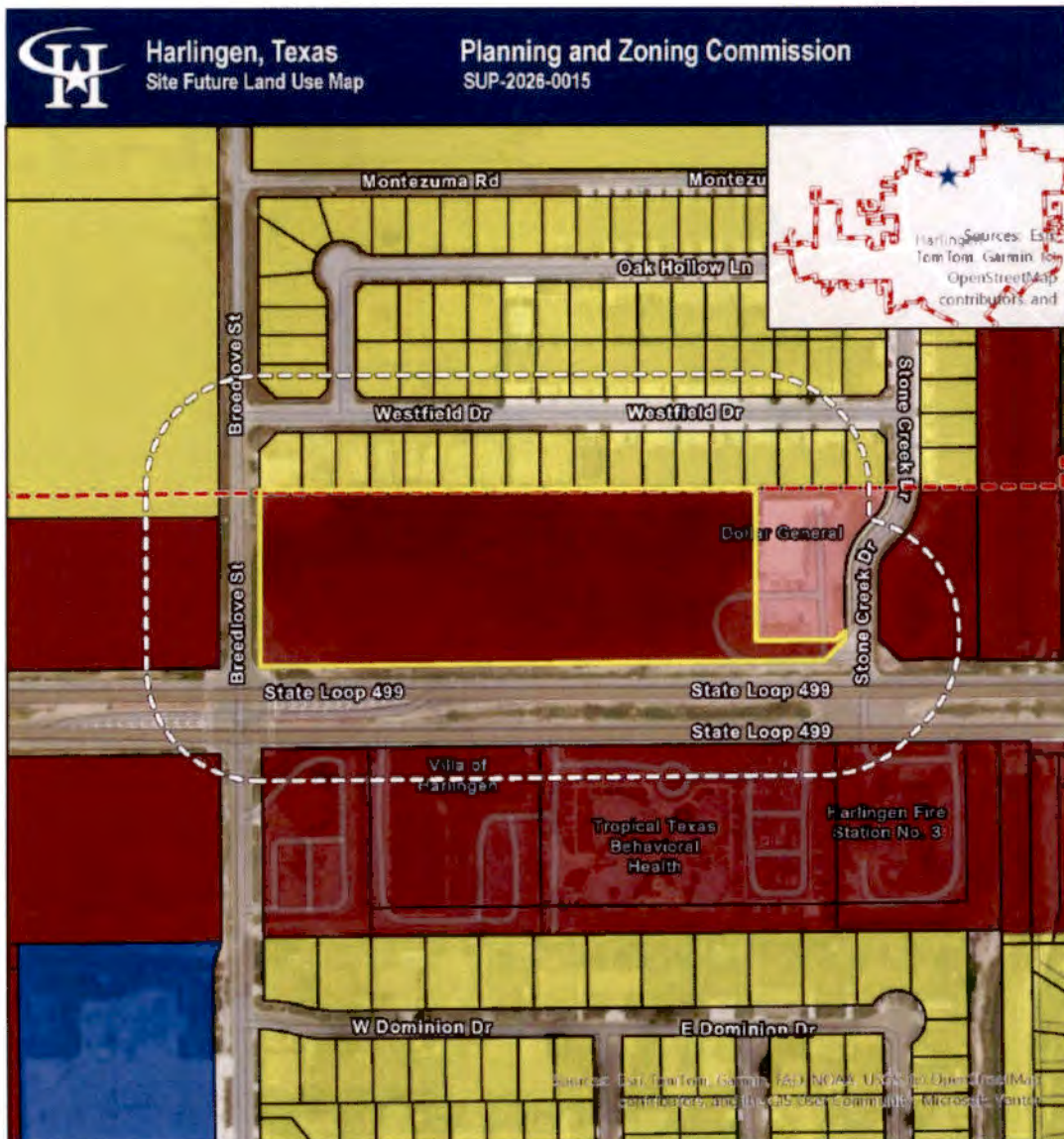
MA
Signature

8/21/26
Date

Attachment X – Applicant Rendering



Attachment XI – Future Land Use Map

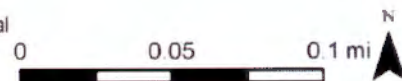


Legend

- Subject Property
- 200 ft Buffer
- Property Parcels
- City Limits

Future Land Use Designation

- Retail
- Mixed Use
- Institutional
- Lower Density Residential
- Medium Density Residential



Attachment XII – Previously Approved Special Use Permit Ordinance

ORDINANCE NO. 25-33

AN ORDINANCE AMENDING THE CODE OF ORDINANCES (ORDINANCE NO. 16-8) OF THE CITY OF HARLINGEN: TO ISSUE A SPECIAL USE PERMIT (SUP) TO ALLOW A COMMUNITY RESIDENTIAL FACILITY IN A GENERAL RETAIL ("GR") DISTRICT ON A PROPERTY BEARING A LEGAL DESCRIPTION OF 5.9236 ACRES OF LAND OUT OF 8.1670 ACRES OUT OF BLOCK 55, DAVID & STEPHENSON SUBDIVISION, LOCATED AT THE SOUTHEAST CORNER OF BREEDLOVE STREET AND NORTH LOOP 499. APPLICANT: ALAN OZUNA

WHEREAS, the Planning and Zoning Commission of the City of Harlingen pursuant to Harlingen's Zoning Ordinance procedure, has recommended a special use permit for certain described real property in the City of Harlingen; and it is deemed to be in the best interest of the City of Harlingen in accordance with said recommendation of the Planning and Zoning Commission of the City, being the recommendation as hereinafter set forth; and public notice of such proposed special use permit having been fully made and complied with as required by said Code of Ordinances and applicable laws of the State of Texas; and the City Commission of the City of Harlingen having held public hearings with reference thereto, being duly and thoroughly heard; and after consideration of the evidence presented, said City Commission is of the opinion that it is in the best interest of the City of Harlingen that said Code of Ordinances be amended as indicated, now, therefore,

BE IT ORDAINED BY THE CITY OF HARLINGEN

That the Code of Ordinances of the City of Harlingen (Ordinance 16-8) be and the same is herewith amended by the following described property being changed for permissive zone use as indicated:

Special Use Permit (SUP) to allow an unmanned battery storage facility in a General Retail ("GR") District allow a Community Residential Facility in a General Retail ("GR") District on a property bearing a legal description of 5.9236 acres out of 8.1670 acres out of Block 55, David & Stephenson Subdivision, located on the southeast corner of Breedlove Street and North Loop 499, as shown in Exhibit A, subject to:

1. Complying with the requirements administered by Planning and Zoning, Building Inspections and Fire Prevention Departments.
2. Providing and maintaining the required parking in accordance with City Regulations.
3. Only three rooms within the diversion/respite services facility would be allowed for overnight stay; and
4. The applicant must obtain and maintain the proper State and City permits.

A copy of the Zoning Map constituting a part and parcel of the Code of Ordinances, as filed with the Building Inspection Inspector and for the joint use and information of the Planning and Zoning Commission shall, upon final enactment hereof, be and the same is herewith amended and revised to reflect that the above described property is zoned for land use purposes as above indicated by the boundaries thereof being outlined in pronounced heavy line markings and such heavy line marking boundary enclosure being indicated within by the appropriate initials for that portion herewith zoned for particular land uses; with the Planning and Development Director being herewith instructed and authorized to document such Zoning Map changes and revisions.

The provisions of this ordinance shall become effective from and after the final and lawful passage hereof and publication of the caption hereof as provided for and required in the Code of Ordinances and applicable state statutes.

FINALLY ENACTED this 18th day of June, 2025 at a regular meeting of the Elective Commission of the City of Harlingen, Texas at which a quorum was present, and which was held in accordance with TEXAS GOVERNMENT CODE, CHAPTER 551.

CITY OF HARLINGEN

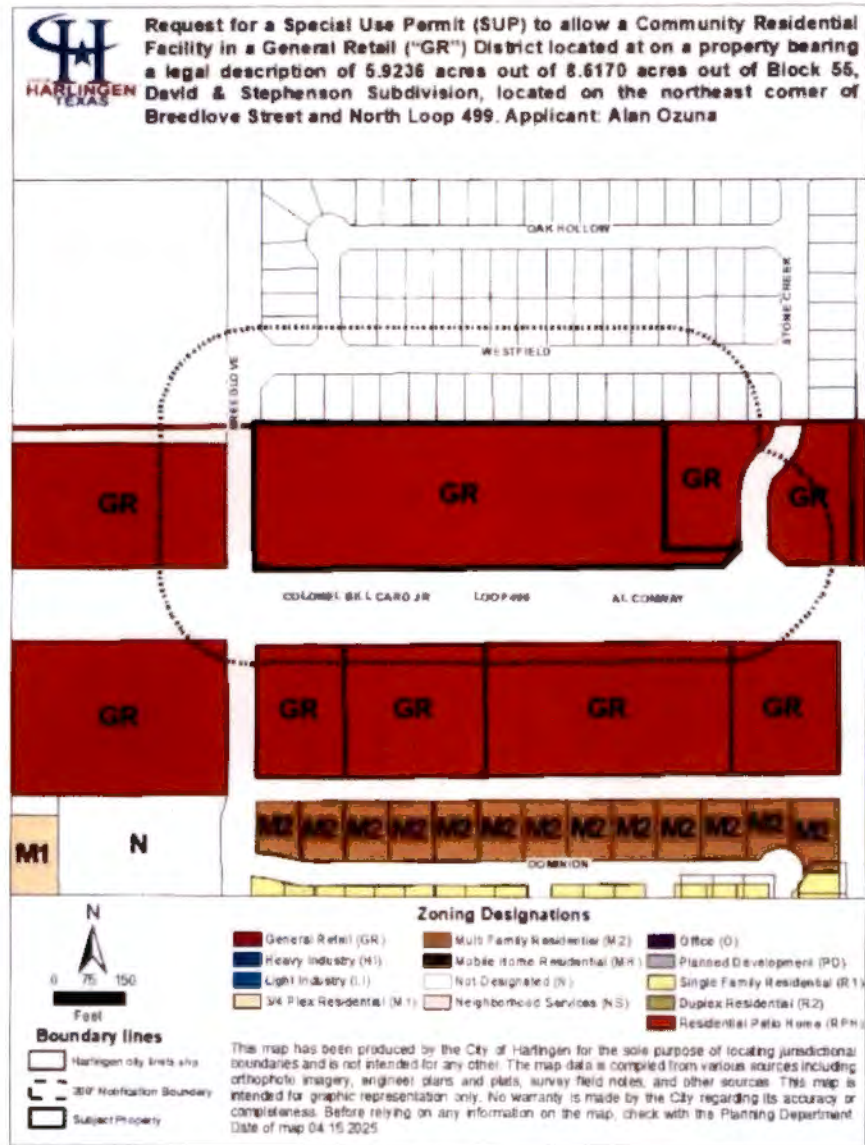

Norma Sepveda, Mayor

ATTEST:


Mayra Herrera, City Secretary

Attachment XII – Previously Approved Special Use Permit Ordinance

Exhibit "A"



Attachment XII – Previously Approved Special Use Permit Ordinance

Exhibit "B"



ORDINANCE NO. 26-_____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF HARLINGEN: AMENDING THE PREVIOUSLY APPROVED SPECIAL USE PERMIT (SUP) TO TEXAS TROPICAL BEHAVIORAL HEALTH TO ALLOW A COMMUNITY RESIDENTIAL FACILITY IN A GENERAL RETAIL ("GR") DISTRICT, LOCATED ON A PROPERTY BEARING A LEGAL DESCRIPTION OF 6.546 ACRES, MORE OR LESS, BEING A PORTION OF A 13.674 -ACRE TRACT OF LAND OUT OF BLOCK 55, DAVID AND STEPHENSON SUBDIVISION, LOCATED ON THE NORTHEAST CORNER OF BREEDLOVE STREET AND WEST LOOP 499 PROVIDING FOR PUBLICATION AND ORDAINING OTHER MATTERS RELATED TO THE FOREGOING

WHEREAS, the Planning and Zoning Commission of the City of Harlingen pursuant to Harlingen's Zoning Ordinance procedure, has recommended a special use permit for certain described real property in the City of Harlingen; and it is deemed to be in the best interest of the City of Harlingen in accordance with said recommendation of the Planning and Zoning Commission of the City, being the recommendation as hereinafter set forth; and public notice of such proposed special use permit having been fully made and complied with as required by said Code of Ordinances and applicable laws of the State of Texas; and the City Commission of the City of Harlingen having held public hearings with reference thereto, being duly and thoroughly heard; and after consideration of the evidence presented, said City Commission is of the opinion that it is in the best interest of the City of Harlingen that said Code of Ordinances be amended as indicated, now, therefore,

BE IT ORDAINED BY THE CITY OF HARLINGEN

That the Code of Ordinances of the City of Harlingen (Ordinance 16-8) and Ordinance 2025-33 establishing the original Special Use Permit (SUP) be and the same is herewith amended by the following described property being changed for permissive zone use as indicated:

To amend the previously approved Special Use Permit (SUP) to allow a Community Residential Facility in a General Retail ("GR") District located on a property bearing a legal description of 6.546 acres, more or less, being a portion of a 13.674-acre tract of land out of Block 55, David and Stephenson Subdivision.

A copy of the Zoning Map constituting a part and parcel of the Code of Ordinances, as filed with the Building Inspection Inspector and for the joint use and information of the Planning and Zoning Commission shall, upon final enactment hereof, be and the same is herewith amended and revised to reflect that the above described property is zoned for land use purposes as above indicated by the boundaries thereof being outlined in pronounced heavy line markings and such heavy line marking boundary enclosure being indicated within by the appropriate initials for that portion herewith zoned for

particular land uses; with the Planning and Development Director being herewith instructed and authorized to document such Zoning Map changes and revisions.

The Special Use Permit is made contingent upon construction being complied in accordance with the site plan, a true and correct copy of which is attached hereto and incorporated herein by reference as Exhibit "A" and shall comply with the conditions as listed below:

1. The applicant shall comply with all applicable requirements administered by the Planning and Zoning Division, Building Inspections Division, Fire Marshal's Office, Health Department, and Police Department.
2. The applicant shall provide and maintain the required parking in accordance with applicable City regulations.
3. The applicant shall obtain and maintain all required State and City permits.

The provisions of this ordinance shall become effective from and after the final and lawful passage hereof and publication of the caption hereof as provided for and required in the Code of Ordinances and applicable state statutes.

FINALLY ENACTED this ____ day of _____, 2026 at a regular meeting of the Elective Commission of the City of Harlingen, Texas at which a quorum was present and which was held in accordance with TEXAS GOVERNMENT CODE, CHAPTER 551.

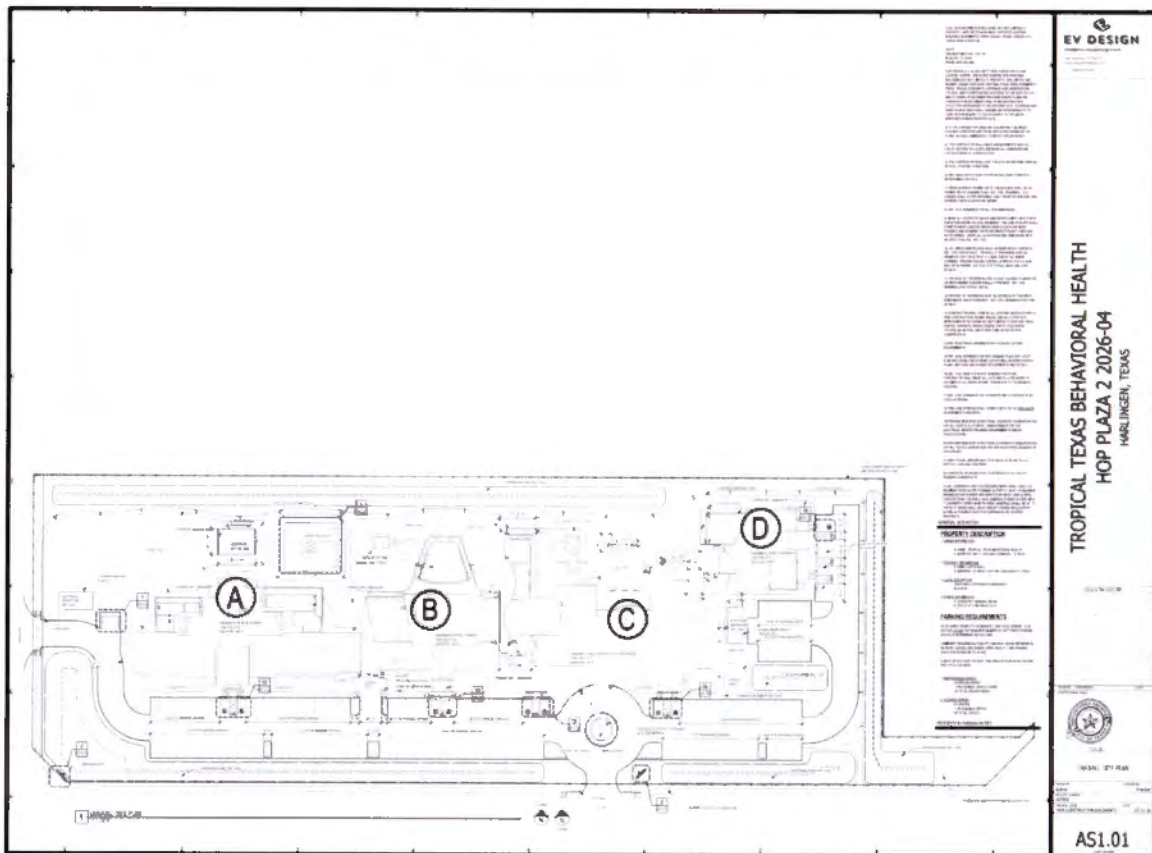
CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

Mayra Herrera, City Secretary

Exhibit "A"



**AGENDA ITEM
EXECUTIVE SUMMARY**

10(d)

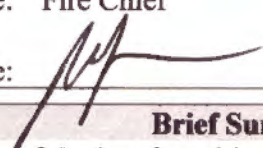
Meeting Date: **September 2, 2026**

Agenda Item:

Consideration and possible action to approve an ordinance on first reading to add a fee schedule for Fire Prevention services to the existing ordinance for the buildings department permit and inspection fee schedules. Attachment (Fire)

Prepared By (Print Name):

Title: Fire Chief

Signature: 

Brief Summary:

The City of Harlingen is one of the last few cities that does not charge for fire prevention services and permitting. Attached is a current fee schedule from surrounding cities along with our recommendation. If approved, this would generate approximately \$80,000 to \$100,000 in revenue.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount ☐ Yes ☐ No*

*If no, specify source of funding and amount requested:

Finance Director's approval: ☐ Yes ☐ No ☐ N/A

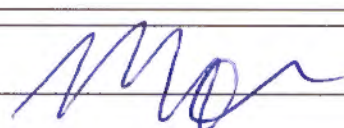
Staff Recommendation:

Staff recommends approval.

City Manager's approval: 

☒ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval: 

☒ Yes ☐ No ☐ N/A

Fire Prevention Division Fee Schedule Comparison

City of:	Harlingen	Brownsville	Edinburg	Mission	San Marcos	Weslaco	McAllen
New Fire Alarm System							
Plan Review	\$100.00	\$50.00 Per Hr.	\$100.00	\$50.00	\$265.00	\$100.00	\$100.00
Permit	\$50.00	\$50.00	\$0.00	\$0.00	Per Sq.Ft.	\$0.00	\$50.00
Inspection	\$50.00	\$100.00	\$50.00	\$50.00	Per Sq.Ft.	\$100.00	\$50.00
Plan Review Re-Inspection	\$100.00	\$50.00 Per Hr.	\$100.00	\$50.00	\$300.00	\$100.00	\$100.00
Re-Inspection	\$50.00	\$50.00	\$50.00	\$50.00	\$250.00	\$0.00	\$50.00
Fire Alarm Modification							
Plan Review	\$50.00	\$50.00 Per Hr.	\$100.00	\$50.00	\$265.00	\$100.00	\$50.00
Permit	\$50.00	\$50.00	\$0.00	\$0.00	Per Sq. Ft.	\$0.00	\$50.00
Inspection	\$50.00	\$100.00	\$50.00	\$50.00	Per Sq. Ft.	\$100.00	\$50.00
Plan Review Re-Inspection	\$50.00	\$50.00 Per Hr.	\$100.00	\$50.00	\$300.00	\$100.00	\$50.00
Re-Inspection	\$50.00	\$50.00	\$50.00	\$50.00	\$250.00	\$0.00	\$50.00
New Fire Sprinkler System							
Plan Review	\$100.00	\$50.00 Per Hr.	\$100.00	\$100.00	\$265.00	\$200.00	\$100.00
Permit	\$50.00	\$100.00	\$0.00	\$0.00	Per Sq.Ft.	\$0.00	\$50.00
Underground Hydro Inspection	\$50.00	\$100.00	\$50.00	\$50.00	Per Sq.Ft.	\$100.00 Per Hr. 2Hr. Min.	\$50.00
Flush	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00
Aboveground Acceptance Test	\$50.00	\$100.00	\$50.00	\$50.00	Per Sq.Ft.	\$100.00 Per Hr. 2Hr. Min.	\$50.00
Plan Review Re-Inspection	\$100.00	\$50.00 Per Hr.	\$100.00	\$100.00	\$300.00	\$0.00	\$100.00
Re-Inspection	\$50.00	\$50.00	\$50.00	\$50.00	\$250.00	\$0.00	\$50.00
Fire Sprinkler Modification							
Plan Review	\$50.00	\$50.00 Per Hr.	\$100.00	\$100.00	\$265.00	\$200.00	\$50.00
Permit	\$50.00	\$50.00	\$0.00	\$0.00	Per Sq.Ft.	\$0.00	\$50.00
Inspection	\$50.00	\$100.00	\$50.00	\$50.00	Per Sq.Ft.	\$100.00 Per Hr. 2Hr. Min.	\$50.00
Plan Review Re-Inspection	\$50.00	\$50.00 Per Hr.	\$100.00	\$100.00	\$300.00	\$0.00	\$50.00
Re-Inspection	\$50.00	\$50.00	\$50.00	\$50.00	\$250.00	\$0.00	\$50.00
New Kitchen Suppression							
Plan Review	\$100.00	\$50.00 Per Hr.	\$100.00	\$100.00	\$265.00	\$0.00	\$100.00
Permit	\$50.00	\$50.00	\$0.00	\$0.00	Per Sq.Ft.	\$0.00	\$50.00
Inspection	\$50.00	\$100.00	\$50.00	\$30.00	\$250.00	\$100.00	\$50.00
Plan Review Re-Inspection	\$100.00	\$50.00 Per Hr.	\$100.00	\$100.00	\$300.00	\$0.00	\$100.00
Re-Inspection	\$50.00	\$50.00	\$50.00	\$30.00	\$250.00	\$0.00	\$50.00
Kitchen Suppression Modification							
Plan Review	\$50.00	\$50.00 Per Hr.	\$100.00	\$100.00	\$265.00	\$0.00	\$50.00
Permit	\$50.00	\$50.00	\$0.00	\$0.00	Per Sq.Ft.	\$0.00	\$50.00
Inspection	\$50.00	\$100.00	\$50.00	\$30.00	\$250.00	\$100.00	\$50.00
Plan Review Re-Inspection	\$50.00	\$50.00 Per Hr.	\$100.00	\$100.00	\$300.00	\$0.00	\$50.00
Re-Inspection	\$50.00	\$50.00	\$50.00	\$30.00	\$250.00	\$0.00	\$50.00
Work Started without Permit							
	1.5X permit fee	Up to \$2,000	\$0.00	Double Fee	Double Fee	Up to \$2,000	\$0.00
	A citation WILL be issued in addition					Same as Harlingen	

Hermelinda Gonzales

From: Rafael Balderas - HFD
Sent: Tuesday, August 25, 2026 4:20 PM
To: Mayra Herrera; Hermelinda Gonzales
Subject: FW: Fee Schedule Agenda Item

FYI



Rafael Balderas

FIRE CHIEF



(956) 230-8050



rbalderas@harlingentx.gov



www.harlingentx.gov



24200 North FM 509, Harlingen, TX 78550

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From: Mark Sossi <marksossi84@icloud.com>
Sent: Tuesday, August 25, 2026 3:47 PM
To: Rafael Balderas - HFD <rbalderas@harlingentx.gov>
Cc: Gabriel Gonzalez <ggonzalez@harlingentx.gov>; Oscar Garcia <oscarg@harlingentx.gov>
Subject: Re: Fee Schedule Agenda Item

Chief

These are reviewed and approved.

Mark Sossi
Sent from my iPhone

On Aug 25, 2026, at 2:25 PM, Rafael Balderas - HFD <rbalderas@harlingentx.gov> wrote:

Mr. Sossi,

Attached are the fee schedule documents for your review. Thanks

10(e)

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **September 2, 2026**

Agenda Item:

Consideration and possible action to approve an ordinance on first reading amending the City of Harlingen's budget for Fiscal Year 2026.

Prepared By (Print Name): **Robert Rodriguez**

Title: **Finance Director**

Signature: 

Brief Summary:

This budget amendment allocates funds for prior fiscal year unspent encumbrances, awards, grants, and other revenues and expenditures not included in the current fiscal year approved budget. Exhibit "A" displays total revenues, expenditures, and estimated fund balances by fund after the amendment. Exhibit "B" displays detailed changes in revenues and expenditures by account number.

General Fund –

Revenues increased by **\$ 511,302**

- \$ 511,302 Department Requests
 - Actuals exceeded by various revenue accounts total \$ 202,749
 - TML Provided check#135410 for the damages to Unit CE1001. These funds need to be moved to the Internal Services account to proceed with the repairs. \$ 15,721
 - To record capital outlay for Planning and Development Department contributed by MVW. \$ 31,545
 - Budget allocated to record Capital Outlay and Other Financing Source in accordance with GASB Standard 96 Subscription-Based Information Technology Arrangements (SBITA's) for PD's Motorola "Silver Package" and "Astro Mobile" 3-Year Subscriptions. (Note: not a real additional expense; revenue and expense offset) \$ 261,287

Expenses increased by **\$ 1,206,755**

- \$ 1,206,755 Department Requests
 - Media & Communications - Employee was moved from CVB to Communications & Media on 11/19/26. Amendment reflects the personnel budget changes \$ 64,197
 - Administration – Bank Fees Exceeded projection \$30,884
 - Administration – Cover the November 4, 2025, City of Harlingen General Elections Cost. \$67,444
 - Information Technologies - Purchase iPad pro 13 inch with pencil and keyboard for City Mayor \$ 2,401
 - Police - New In Blue software invoice was budgeted in this account. IT diverted funds from this account PO#099663 and PO#099662. Requesting funding to pay for our Ticket Writing Software that was allocated in this account. \$ 35,750
 - Police - Increasing for T-Mobile Cell phone data plans as rates have increased and additional plans were added for the increased hiring of personnel from the COPS grant. \$ 34,784
 - Police - Over budget projection due to water leak. \$ 5,475
 - Police - LexisNexis Online Reporting System Annual License falls under the scope of the IT Budget. IT paid the 2025 invoice in FY 2026 and states that they do not have the funds to cover the invoice for FY 2026. \$13,861
 - Police - Past several months due to global events, fuel prices have increased approximately 60% additional funding requested due to the fuel volatility. \$ 56,068
 - Police Services - T-Mobile cell phone communications subscription rate increased by provider. \$2,223
 - Police Services - Budget Allocation to record Capital Outlay and Other Financing Source in accordance with GASB Standard 96 Subscription-Based Information Technology Arrangements (SBITA's) for PD's Motorola "Silver Package" and "Astro Mobile" 3-Year Subscriptions. (Note: not real additional expense; revenue and expense offset) \$ 261,287
 - Fire – Overtime resulting from cap put on ARFF OT \$ 280,000
 - Fire – Due to unforeseen breakdowns of units \$50,700

- Street Maintenance - Maintenance and servicing of St Maint. Division vehicles and equipment. \$25,000
- Street Maintenance - Allocated expenditures associated with the Lozano Plaza Project \$9,556
- Street Cleaning - Required to provide sufficient funding for the Street Cleaning Division Overtime \$8,000
- Street Cleaning - Required to provide sufficient funding for the Street Cleaning Division Payroll \$20,600
- Street Paving - Provide sufficient funding for overtime \$38,000
- Street Paving - Provide sufficient funding for the fuel account. \$14,000
- Street Drainage - Provide sufficient funding for overtime \$21,000
- Street Drainage - Provide sufficient funding for the fuel account \$22,000
- Parks-Purchase of land - Van Buren - Lot 9 Block 61, Original Townsite of the City of Harlingen, Cameron County, Texas \$44,813
- Parks - Requested to fund the development of the Vestal Dog Park. The city will contribute \$30,000 toward the project, while the Harlingen Rotary Club will contribute \$25,000 to complete the project through a public-private partnership. \$ 30,000
- Code Compliance - TML provided check#135410 for the damages to Unit CE1001. These funds need to be moved to the Internal Services account to proceed with the repairs. \$ 15,721
- Code Compliance - To record capital outlay for Planning and Development Department contributed by MVW. \$ 31,545
- Animal Shelter – Chemical & Medical supplies actuals exceeded projection \$11,000
- Animal Shelter - Payment for PO#094756 was supposed to be done in FY 2025 and was recorded in FY 2026. The correction was done by Journal Entry. Budget Amendment #1 reflected the full remaining PO balance, need to remove the amount encumbered in FY 2025. (\$ -72,370)
- Replacement of A/C units at Fire Station No. 2, No. & No. 8 as requested by CM \$59,800
- Transfers - Approved budget for the Historic Resource Survey was not spent in FY 2025 but is being spent in FY 2026 \$ 8,000
- Transfers – to cover the All American City Award Expenses \$15,016

Hotel/Motel Fund – Restricted Fund –

Revenue Increased by \$ 37,000

- \$ 37,000 Department Requests
- Revenue actuals exceeded projection \$37,000

Harlingen Downtown Fund – Restricted Fund –

Revenue Increased by \$ 45,993

- \$ 45,993 Department Requests
- To record capital outlay for Downtown Improvement District contributed by MVW \$ 45,993

Expenses increased by \$ 46,979

- \$ 46,979 Department Requests
- In November a \$100 car allowance increase was approved. \$ 986
- To record capital outlay for Downtown Improvement District contributed by MVW \$45,993

Free Trade Bridge Fund – Restricted Fund –

Revenue Increased by \$ 155,500

- \$ 155,500 Department Requests
- Revenue actuals exceeded projection \$155,500

Expenses Increased by \$ 99,298

- \$ 99,298 Department Requests
- Local matches for RGV Metro Express for FY 2024 and FY 2025 were not invoiced until FY 2026. \$ 99,298

Harlingen Convention & Visitors Bureau Fund –

Expenses Decrease by (\$ -64,197)

- (\$ -64,197) Department Requests
- Employee was moved from CVB to Communications & Media on 11/19/26. Amendment reflects the personnel budget changes (\$-64,197)

Grant Award Fund – Restricted Fund –

Revenues Increased by \$ 505,575

- \$ 505,575 Grant revenue
 - Police – Allocated funds award by grant to purchase equipment FY 25-26 \$ 25,000
 - Federal Pass Thru-TxDOT Loop 499 Sidewalk funds received \$22,570
 - Federal Pass Thru - Budget to adjust the donation portion for assets purchased through the Donation of Federal Surplus Personal Property Program (CFDA 39.003). \$ 316,989
 - EDC Contribution for the All American City Award \$35,000
 - HCIB Contribution for the All American City Award \$75,000
 - DID - National Trust Historic Preservation - Approved budget for the Historic Resource Survey was not spent in FY 2025 but is being spent in FY 2026 \$ 16,000
 - General Fund Contribution for the All American City Awards \$15,016

Expenses Increased by \$ 503,005

- \$ 503,005 Awards and Grants
 - DID - Approved budget for the Historic Resource Survey was not spent in FY 2025 but is being spent in FY 2026 \$16,000
 - All American City Award Expenses \$125,016
 - Police - Allocated funds award by grant to purchase equipment FY 25-26 \$25,000
 - Budget to adjust the donation portion for assets purchased through the Donation of Federal Surplus Personal Property Program (CFDA 39.003) \$316,989
 - Requested to supplement the Hgn Rotary Club's donation for improvements at the Hgn Soccer Complex due to the updated pricing from the original estimates. \$20,000

Subdivision Park Fees Fund – Restricted Fund –

Revenues Increased by \$ 34,150

- \$ 34,150 Grant revenue
 - Revenue actuals exceeded projection \$ 34,150

Federal Forfeitures Fund – Restricted Fund –

Revenues Increased by \$ 13,000

- \$ 13,000 Grant revenue
 - Revenue actuals exceeded projection \$ 13,000

Sponsorships Fund – Restricted Fund –

Revenue Increased by \$ 6,507

- \$ 6,507 Department Requests
 - Revenue actuals exceeded projection \$6,507

Expenses Increased by \$ 32,903

- \$ 32,903 Department Requests
 - State of the City Address expense actuals exceeded projection \$32,903

Debt Services Fund – Restricted Fund –

Revenues Increased by \$ 16,000

- \$ 16,000 Grant revenue
 - Revenue actuals exceeded projection \$ 16,000

Infrastructure Fund –

Expenses increase by \$ 372,943

- \$ 372,943 Department Requests
 - Expenditure actuals exceeded projection \$372,943

Municipal Auditorium Fund –

Expenses increase by \$ 84,920

- \$ 84,920 Department Requests

- Provide sufficient funding for the utilities \$17,000
- Provide sufficient funding for the building improvements \$67,920

Sanitation Fund – Restricted Fund –

Revenue Increased by \$ 73,964

- \$ 73,964 Department Requests
- Revenue actuals exceeded projection \$73,964

Expenses Increased by \$ 202,342

- \$ 202,342 Department Requests
 - Provide sufficient funding for overtime \$30,000
 - Provide sufficient funding for loss on sale/fixed asset \$14,966
 - Provide sufficient funding for equipment \$18,000
 - To record expense and related liability for the recalculated Landfill Post Closure annual monitoring costs expected to be paid for the remainder of the post closure term. Note: this expense will be recorded through a journal entry to comply with GASB 18 and GASB 100, not an actual expenditure to the city in FY26. \$139,376

Harlingen Arts and Heritage Museum Fund –

Expenses increase by \$ 19,092

- \$ 19,092 Department Requests
 - As of November 2025, a contract labor/part-time position was converted to full time, and the Museum Coordinator position was changed to Museum Manager. Additional funding is needed to cover these personnel changes. \$12,689
 - Funding is needed to cover the building's required insurance costs. \$6,403

Tony Butler Golf Course Fund – Restricted Fund –

Revenue Increased by \$ 75,379

- \$ 75,379 Department Requests
- Revenue actuals exceeded projection \$75,379

Expenses Increased by \$ 148,723

- \$ 148,723 Department Requests
 - Budget for Bank Fees, Insurance & Debt Service Interest \$125,723
 - Salaries for part time positions added \$15,000
 - Expenditure actuals exceeded projection \$8,000

Motor Vehicle/Warehouse Fund –

Expenses increase by \$ 340,000

- \$ 340,000 Department Requests
 - Amendment necessary due to increase in cost for warehoused inventory fuel and materials for miscellaneous stock items, including an increase in City units, vehicles and equipment \$40,000
 - Amendment necessary due to increase in cost for warehoused inventory fuel and materials for miscellaneous stock items, including an increase in City units, vehicles and equipment \$300,000

Health Insurance Fund – Restricted Fund –

Revenue Increased by \$ 90,000

- \$ 90,000 Department Requests
- Revenue actuals exceeded projection \$90,000

Total – Revenues increased by \$ 1,564,370 - Expenditures increased by \$2,992,763

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount for this purpose?

☐ Yes ☐ No*

*If no, specify source of funding and amount requested:

Finance Director's approval:

☒ Yes

☐ No

☐ N/A

Staff Recommendation:

Staff recommends approval.

City Manager's approval:

GG

☒ Yes

☐ No

☐ N/A

Comments:

City Attorney's approval:

[Signature]

☐ Yes

☐ No

☐ N/A

End (Page 6 of 6)

ORDINANCE NO. 2026-_____

AN ORDINANCE AMENDING THE REVENUE AND EXPENDITURE BUDGET FOR THE CITY OF HARLINGEN, TEXAS, FOR FISCAL YEAR OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026. PROVIDING FOR PUBLICATION OF THE CAPTION OF THIS ORDINANCE, AND ORDAINING OTHER MATTERS RELATED TO THE FOREGOING.

WHEREAS, the City Manager of the City of Harlingen has prepared and presented to the City Commission Budget Amendment No. 3 for Fiscal Year October 1, 2025 through September 30, 2026; and

WHEREAS, amending the current fiscal year budget is desirable for clarity and is required by law; now therefore

BE IT ORDAINED BY THE CITY OF HARLINGEN:

SECTION I. That an amendment to the budget of the City of Harlingen, Texas for the fiscal year October 1, 2025 and ending September 30, 2026 (exclusive of the revenues and expenditures of the Harlingen Waterworks System, Valley International Airport, Harlingen Community Improvement Board Fund, Harlingen Economic Development Corporation Fund, and the Community Development Block Grant Fund) in the total amount of One Million, Five Hundred Sixty-Four Thousand, Three Hundred Seventy Dollars (\$1,564,370) in revenues and Two Million, Nine Hundred Ninety-Two Thousand, Seven Hundred Sixty-Three Dollars (\$2,992,763) in expenditures is hereby adopted. A summary of the budget adopted is hereby attached to this Ordinance and incorporated herein as Exhibit A and the complete detailed budget adopted by this Ordinance is incorporated herein by reference and shall be made available for public inspection at the office of the City Secretary during regular business hours.

SECTION II. That the City Manager of the City of Harlingen, Texas, is hereby authorized to increase the budget by the amount of purchase orders outstanding as of September 30, 2025.

SECTION III. That the City Manager of the City of Harlingen, Texas, is hereby authorized to increase the budget by the amount of funds recovered for repair or replacement of property or equipment damaged by others.

SECTION IV. That the City Secretary of the City of Harlingen, Texas is hereby authorized and

directed to cause a true and correct copy of the caption of this Ordinance to be published in a newspaper having general circulation in the City of Harlingen, Cameron County, Texas.

FINALLY ENACTED THIS _____ day of _____, 2026 at a regular meeting of the Elective Commission of the City of Harlingen, Texas at which a quorum was present and which was held in accordance with TEXAS GOVERNMENT CODE, TITLE 5, SUBTITLE A., CHAPTER 551.

CITY OF HARLINGEN

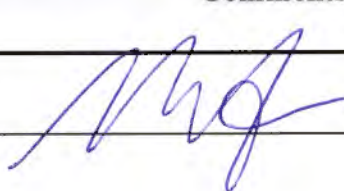
Norma Sepulveda, Mayor

ATTEST:

Mayra Herrera, City Secretary

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **September 2, 2026**

Agenda Item: Consideration and possible action to approve an ordinance on second and final 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 <i>(HWWS)</i> .	
Prepared By (Print Name):	Roel R. Rodriguez
Title:	Interim General Manager
Signature:	
Brief Summary: On April 2, 2024, the City Commission approved the On-Time/Inverted Block/Higher Base Rate Plan, including Lifeline discounts, as presented and adopted the corresponding ordinance implementing the new rate structure. The implementation of the original rate schedule was intentionally delayed to align with the timing of major capital project commencement and to ensure an equitable distribution of financial responsibility among the citizens of Harlingen. Implementation of Phase II will help ensure compliance with financial commitments associated with Texas Water Development Board funding and provide the revenue necessary to sustain critical water and wastewater infrastructure improvements for the community.	
Funding (if applicable): Are funds specifically designated in the current budget for the full amount (Yes/No): *If no, specify source of funding and amount requested: Finance Director's approval (Yes/No/NA):	
Staff Recommendation:	
City Manager approval:	
Comments:	
City Attorney's approval:	

ORDINANCE NO. 26-

**AN ORDINANCE OF THE CITY OF HARLINGEN, TEXAS
AMENDING CHAPTER 18 AND CHAPTER 48 SECTIONS
48-97 AND 48-185 OF THE HARLINGEN CITY CODE AS
AMENDED TO AMEND RATES FOR WATER AND SEWER
SERVICE, ESTABLISHING AN EFFECTIVE DATE, AND
PROVIDING FOR PUBLICATION AND ORDAINING OTHER
MATTERS RELATED TO THE FOREGOING.**

Sec. 48-97. – Standard water rates.

- (a) The standard water rates for all water service to each residential and nonresidential metered customer shall be as follows:
 - 1) Monthly ready to serve charges and water commodity rates are found in the city fee schedule in chapter 18 and shall be effective on the first billing cycle of the indicated month and year.
 - 2) Water commodity billing. The commodity water rate for each metered customer is per 1,000 gallons of water, but shall be charged per 100 gallons of use.
- (h) Lifeline water discount.
 - 1) A lifeline water discount shall be offered to “qualified customers” of the waterworks system who either:
 - a. Reside in housing provided by Harlingen Housing Authority, or
 - b. Receive rent subsidies from the Harlingen Housing Authority via Section 8, Veterans Supporting Housing, and Foster Youth Initiative.
 - 2) The lifeline water discount shall be as found in the city fee schedule in chapter 18 and shall be effective on the first billing cycle of the indicated month and year.
 - 3) Lifeline water discounts shall be equal, uniform, and nondiscriminatory and shall be offered only to qualified customers.
 - 4) The lifeline water discount shall not be provided to any customer for a period exceeding five years.

Sec. 48-185. - Standard sewer rates.

- (a) The standard sewer rates for all sewer service to each residential and nonresidential metered customer shall be as follows:
 - 1) Monthly ready to serve charges and sewer commodity rates are found in the city fee schedule in chapter 18 and shall be effective on the first billing cycle of the indicated month and year.

- 2) Sewer commodity billing. The sewer commodity rate for each metered customer is per 1,000 gallons of sewage, but shall be charged per 100 gallons of use.

(b) Lifeline sewer discount.

- 1) A lifeline sewer discount shall be offered to “qualified customers” of the waterworks system who either:
 - a. Reside in housing provided by Harlingen Housing Authority, or
 - b. Receive rent subsidies from the Harlingen Housing Authority via Section 8, Veterans Supporting Housing, and Foster Youth Initiative.
- 2) The lifeline sewer discount shall be as found in the city fee schedule in chapter 18 and shall be effective on the first billing cycle of the indicated month and year.
- 3) Lifeline sewer discounts shall be equal, uniform, and nondiscriminatory and shall be offered only to qualified customers.
- 4) The lifeline sewer discount will not be applied to any customer for a period exceeding five years.

Chapter 18 – Fees

Section 48-97 - Standard water rates.

Residential and Commercial Inside City Limits – Water Ready to Serve Charges

Meter Size	Completed 24-May	Phase 2 26-Oct	Phase 3 TBD	Phase 4 TBD	Phase 5 TBD
5/8"	\$ 9.91	\$ 12.39	\$ 15.49	\$ 19.36	\$ 23.23
1"	13.16	17.16	22.34	29.04	34.85
1 1/2"	19.85	26.86	36.15	48.40	58.08
2"	43.35	56.77	74.20	96.80	116.16
3"	65.92	87.98	116.94	154.88	185.86
4"	192.55	305.02	461.68	677.61	813.13
6"	378.39	583.79	868.24	1,258.42	1,510.11
8"	746.45	1,200.27	1,834.35	2,710.45	3,252.54

Residential Inside City Limits – Water Commodity Block Rates per 1,000 Gallons

Gallons	Completed 24-May	Phase 2 26-Oct	Phase 3 TBD	Phase 4 TBD	Phase 5 TBD
0 to 3,000	\$ 1.30	\$ 1.30	\$ 1.30	\$ 1.30	\$ 1.30
3,001 to 10,000	1.80	1.98	2.18	2.40	2.61
10,001 to 20,000	2.55	2.81	3.09	3.39	3.70
20,001 and Above	3.05	3.36	3.69	4.06	4.42

Commercial Inside City Limits – Water Commodity Rate per 1,000 Gallons

All Gallons	1.83	2.01	2.22	2.44	2.66
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Residential and Commercial Outside City Limits – Water Ready to Serve Charges

Meter Size	Completed 24-May	Phase 2 26-Oct	Phase 3 TBD	Phase 4 TBD	Phase 5 TBD
5/8"	\$ 14.87	\$ 18.59	\$ 23.23	\$ 29.04	\$ 34.85
1"	19.74	25.74	33.51	43.56	52.27
1 1/2"	29.77	40.29	54.22	72.60	87.12
2"	65.02	85.16	111.31	145.20	174.24
3"	98.88	131.96	175.41	232.32	278.79
4"	288.83	457.52	692.52	1,016.42	1,219.70
6"	567.59	875.68	1,302.36	1,887.63	2,265.16
8"	1,119.68	1,800.41	2,751.53	4,065.67	4,878.81

Residential Outside City Limits – Water Commodity Block Rates per 1,000 Gallons

Gallons	Completed 24-May	Phase 2 26-Oct	Phase 3 TBD	Phase 4 TBD	Phase 5 TBD
0 to 3,000	\$ 1.95	\$ 1.95	\$ 1.95	\$ 1.95	\$ 1.95
3,001 to 10,000	2.70	2.97	3.27	3.59	3.92
10,001 to 20,000	3.83	4.21	4.63	5.09	5.55
20,001 and Above	4.58	5.03	5.54	6.09	6.64

Commercial Outside City Limits – Water Commodity Rate per 1,000 Gallons

	Completed 24-May	Phase 2 26-Oct	Phase 3 TBD	Phase 4 TBD	Phase 5 TBD
All Gallons	\$ 2.75	\$ 3.02	\$ 3.32	\$ 3.66	\$ 3.99

Lifeline Water Discount for Harlingen Housing Authority Customers

Completed 24-May	Phase 2 26-Oct	Phase 3 TBD	Phase 4 TBD	Phase 5 TBD
\$ 2.50	\$ 5.00	\$ 7.50	\$ 10.00	\$ 12.50

Section 48-185 - Standard sewer rates.

Residential and Commercial Inside City Limits – Sewer Ready to Serve Charges

Meter Size	Completed 24-May	Phase 2 26-Oct	Phase 3 TBD	Phase 4 TBD	Phase 5 TBD
5/8"	\$ 7.73	\$ 9.66	\$ 12.07	\$ 15.09	\$ 18.86
1"	11.80	14.75	18.44	23.05	28.81
1 1/2"	26.76	33.45	41.82	52.27	65.34
2"	32.21	40.27	50.33	62.92	78.64
3"	66.21	82.77	103.46	129.32	161.65
4"	168.25	210.31	262.89	328.61	410.77
6"	345.10	431.38	539.22	674.02	842.53
8"	549.16	686.45	858.07	1,072.58	1,340.73

Residential and Commercial Inside City Limits – Sewer Commodity Rate per 1,000 Gallons

	Completed 24-May	Phase 2 26-Oct	Phase 3 TBD	Phase 4 TBD	Phase 5 TBD
All Gallons	\$ 4.06	\$ 4.51	\$ 5.01	\$ 5.56	\$ 6.06

Residential and Commercial Outside City Limits – Sewer Ready to Serve Charges

Meter Size	Completed 24-May	Phase 2 26-Oct	Phase 3 TBD	Phase 4 TBD	Phase 5 TBD
5/8"	\$ 20.50	\$ 20.50	\$ 20.50	\$ 22.63	\$ 28.29
1"	20.50	22.13	27.66	34.57	43.21
1 1/2"	40.14	50.18	62.72	78.41	98.01
2"	48.32	60.40	75.50	94.37	117.97
3"	99.32	124.15	155.19	193.98	242.48
4"	252.38	315.47	394.34	492.92	616.15
6"	517.65	647.06	808.83	1,011.04	1,263.79
8"	823.74	1,029.68	1,287.10	1,608.87	2,011.09

Residential and Commercial Outside City Limits – Sewer Commodity Rate per 1,000 Gallons

	Completed 24-May	Phase 2 26-Oct	Phase 3 TBD	Phase 4 TBD	Phase 5 TBD
All Gallons	\$ 6.09	\$ 6.76	\$ 7.51	\$ 8.33	\$ 9.08

Lifeline Sewer Discount for Harlingen Housing Authority Customers

Completed 24-May	Phase 2 26-Oct	Phase 3 TBD	Phase 4 TBD	Phase 5 TBD
\$ 2.50	\$ 5.00	\$ 7.50	\$ 10.00	\$ 12.50

FINALLY ENACTED THIS 19th day of August 2026, at a regular meeting of the Elective Commission of the City of Harlingen, Texas at which a quorum was present and which was held in accordance with TEXAS GOVERNMENT CODE, TITLE 5, SUBTITLE A, CHAPTER 5511.

Norma Sepulveda, Mayor

ATTEST:

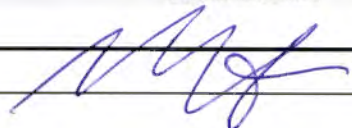
Mayra Herrera, City Secretary

**AGENDA ITEM
EXECUTIVE SUMMARY**

10/19

Meeting Date: **September 2, 2026**

Agenda Item:
Consideration and possible action to approve an ordinance on first reading amending Chapter 2 of the Code of Ordinances by adding Article IX. "Coordination of meetings of the City Boards and Corporations." requiring the Harlingen Airport Board, the Utility Board of Trustees of the Harlingen WaterWorks System, The Harlingen Economic Development Corporation, and the Harlingen Community Improvement Board to adopt annual regular meetings schedules that do not conflict with meeting of the City Commission or with one another. Attachment (<i>City Manager</i>)
Prepared By: Gabriel Gonzalez City Manager
Brief Summary:
Funding (if applicable):
Are funds specifically designated in the current budget for the full amount (Yes/No): *If no, specify source of funding and amount requested:
Finance Director's approval (Yes/No/NA):
Staff Recommendation:
City Manager approval:
Comments:
City Attorney's approval:



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF HARLINGEN, TEXAS, AMENDING CHAPTER 2 OF THE CODE OF ORDINANCES BY ADDING ARTICLE IX. "COORDINATION OF MEETINGS OF CITY BOARDS AND CORPORATIONS"; REQUIRING THE HARLINGEN AIRPORT BOARD, THE UTILITY BOARD OF TRUSTEES OF THE HARLINGEN WATERWORKS SYSTEM, THE HARLINGEN ECONOMIC DEVELOPMENT CORPORATION, AND THE HARLINGEN COMMUNITY IMPROVEMENT BOARD TO ADOPT ANNUAL REGULAR MEETING SCHEDULES THAT DO NOT CONFLICT WITH MEETINGS OF THE CITY COMMISSION OR WITH ONE ANOTHER; PRESCRIBING PROCEDURES FOR SPECIAL AND EMERGENCY MEETINGS; ESTABLISHING A MASTER MEETING CALENDAR; DIRECTING CONFORMING BYLAW AMENDMENTS; AND PROVIDING FOR SAVINGS, SEVERABILITY, CUMULATIVE EFFECT, AND AN EFFECTIVE DATE.

WHEREAS, the City of Harlingen is a home-rule municipality with the full power of local self-government, subject only to limits imposed by the Constitution and the general laws of this State. *Tex. Const.* art. XI, § 5; *Tex. Loc. Gov't Code* § 51.072; *Dall. Merch. 's & Concessionaire's Ass'n v. City of Dallas*, 852 S.W.2d 489, 490–91 (Tex. 1993);

WHEREAS, the Harlingen Airport Board manages, operates, and controls Valley International Airport under authority delegated by the Harlingen City Charter, Article IX, Municipal Airport and by Chapter 8, Article II] of this Code, and a delegating instrument must prescribe the powers and duties of the board to which airport authority is delegated. *Tex. Transp. Code* § 22.017(a);

WHEREAS, the Utility Board of Trustees holds managing control of the Harlingen WaterWorks System under Article X. of the City Charter, and its trustees are appointed by the City Commission;

WHEREAS, the Mayor and the City Manager sit ex officio on Harlingen Airport Board and the City Commission sits ex officio on the Utility Board of Trustees so that a meeting of either body scheduled in conflict with a meeting of the City Commission or of the other body makes it impossible for those officers to occupy seats the Charter itself created, and defeats the Charter's own design;

WHEREAS, members of the City Commission also attend meetings of Covered Entities on which they hold no seat, in order to remain informed of the business of the City's airport, utility, and development corporations and to coordinate that business with the work of the City Commission, and conflicting meeting times defeat that attendance as well;

WHEREAS, the Harlingen Economic Development Corporation is a Type A corporation and the Harlingen Community Improvement Board is a Type B corporation, each created by the City as its authorizing municipality; the City approves all programs and expenditures of each corporation and is entitled to its books and records at all times, *Tex. Loc. Gov't Code* § 501.073; each director is appointed by the City Commission and may be removed at any time without cause, *id.* §§ 504.051(b), 505.051(c); each corporation is a governmental body for purposes of the Open Meetings Act, *id.* § 501.072; and each must conduct its board meetings within the City's boundaries, *id.* §§ 504.054(a), 505.055(a);

WHEREAS each of these bodies is subject to Chapter 551 of the Texas Government Code and must give notice of every meeting for at least 72 hours before the meeting convenes, *Tex. Gov't Code* §§ 551.002, .041, .043;

WHEREAS, these bodies govern the City's airport, its water and wastewater utility, and its economic development corporations, and their business regularly requires the attendance or participation of the Mayor, members of the City Commission, the City Manager, City staff, and the same segment of the interested public;

WHEREAS meetings scheduled in conflict with one another and with meetings of the City Commission impair that attendance, fragment public participation, and unnecessarily burden the City's administrative staff; and

WHEREAS, the City Commission finds that coordinating regular meeting dates and times serves the public interest in open, accessible, and efficiently administered government, and that this Article should not prevent anybody from convening a special or emergency meeting when its business requires;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF HARLINGEN, TEXAS:

SECTION 1. FINDINGS

The recitals above are found to be true and are adopted as findings of the City Commission.

SECTION 2. CODIFICATION

Chapter 2, Administration of the Code of Ordinances of the City of Harlingen is amended by adding Article IX, Coordination of Meetings of City Boards and Corporations

ARTICLE IX ,

. COORDINATION OF MEETINGS OF CITY BOARDS AND CORPORATIONS

Sec. 2. ____ .---Purpose.

This Article coordinates the meeting schedules of the City Commission and the Covered Entities so that officials, staff, and the public can attend and participate in each. This Article governs *when* meetings are scheduled. It does not govern what a Covered Entity may consider or decide.

Sec. 18D-____. Definitions.

In this Article:

City Secretary means the City Secretary of the City of Harlingen or that officer's designee.

Common Member means a person who holds a seat — whether voting, non-voting, or ex officio — on the City Commission and on a Covered Entity, or on two or more Covered Entities. The Mayor and the City Manager are Common Members.

Conflict means, as between two meetings:

- (1) that both are scheduled on the same calendar day and the scheduled convening time of one falls within the period beginning two hours before and ending two hours after the scheduled convening time of the other; or
- (2) that both are scheduled to be in session at the same time.

[Optional, if the Commission wants a bright line: "Conflict" also means that a meeting of a Covered Entity is scheduled on the same calendar day as a regular meeting of the City Commission.]

Covered Entity means each of the following:

- (1) the Harlingen Airport Board;
- (2) the Utility Board of Trustees of the Harlingen WaterWorks System;
- (3) the Economic Development Corporation of Harlingen (Type A); and
- (4) the Harlingen Community Improvement Board (Type B).

The term includes any committee or subcommittee of a Covered Entity that is itself subject to Chapter 551 of the Texas Government Code.

Emergency Meeting means a meeting or agenda item noticed under *Tex. Gov't Code* § 551.045.

Master Meeting Calendar means the calendar maintained under Sec. 2-____ of this Article.

Meeting has the meaning assigned by *Tex. Gov't Code* § 551.001(4).

Regular Meeting means a meeting held on a date and at a time fixed by an Annual Schedule adopted under this Article.

Special Meeting means any meeting other than a Regular Meeting or an Emergency Meeting.

Sec. 2-____. City Commission schedule; anchor date.

On or before _____ of each year, the City Commission shall adopt and file with the City Secretary its schedule of regular meeting dates and times for the following fiscal year. That schedule controls, and every Annual Schedule adopted under this Article must be built around it.

Sec. 2-____. Annual Schedule required.

(a) On or before _____ of each year, each Covered Entity shall adopt an Annual Schedule fixing the date, time, and place of each of its Regular Meetings for the fiscal year beginning that fiscal year.

(b) An Annual Schedule must provide for at least the number of regular meetings required by the Charter, by state law, or by the Covered Entity's bylaws, and in no event fewer than one each calendar quarter.

(c) An Annual Schedule may not create a Conflict with a regular meeting of the City Commission or with a Regular Meeting of another Covered Entity.

(d) An Annual Schedule may not under any circumstance create a Conflict with a meeting of a body on which a Common Member sits. The conflict-resolution procedure of Sec. 2-____ does not authorize such a Conflict.

(e) Each Covered Entity shall file its adopted Annual Schedule with the City Secretary within five business days after adoption.

Sec. 2-____. Master Meeting Calendar; conflict resolution.

(a) The City Secretary shall maintain a Master Meeting Calendar showing the regular meetings of the City Commission and the Regular Meetings of every Covered Entity, and shall publish it on the City's website.

(b) Before adopting an Annual Schedule, a Covered Entity shall consult the Master Meeting Calendar and shall request the City Secretary to confirm in writing that the proposed dates and times create no Conflict.

(c) If two proposed Annual Schedules would Conflict, the schedule first filed with the City Secretary has priority. The Covered Entities shall confer and attempt to resolve the Conflict within ten business days. If they do not, the City Manager shall assign a non-conflicting date and time to the later-filing Covered Entity, and that assignment governs until the Covered Entity adopts a conforming schedule.

(d) If a Covered Entity fails to adopt and file an Annual Schedule by September 1, its Regular Meetings for the following fiscal year are set as follows until it adopts a conforming schedule:

Covered Entity	Default date	Default time
Harlingen Airport Board	_____	_____
Utility Board of Trustees	_____	_____
Economic Development Corporation of Harlingen	_____	_____
Harlingen Community Improvement Board	_____	_____

Sec. 2-____. Amendment, cancellation, and rescheduling.

(a) A Covered Entity may amend its Annual Schedule at any time by action taken in an open meeting, subject to subsection (c) of Sec. 2-____ (no Conflict) and to notice to the City Secretary within two business days.

(b) A Covered Entity may cancel a Regular Meeting. Notice of cancellation shall be given to the City Secretary as soon as practicable.

(c) A Regular Meeting moved to a date or time other than the one fixed by the Annual Schedule is treated as a Special Meeting for purposes of this Article.

Sec. 2-____. Special Meetings.

(a) A Covered Entity may call a Special Meeting whenever its business requires. Nothing in this Article limits that authority.

(b) In setting a Special Meeting, the Covered Entity shall use best efforts to select a date and time that creates no Conflict. Before notice is posted, the presiding officer or the entity's chief

executive shall consult the Master Meeting Calendar and shall request the City Secretary to identify available dates.

(c) A Special Meeting may be set at a date and time that creates a Conflict only if no reasonably available non-conflicting date and time would allow the business to be conducted when it must be conducted. In that event, the presiding officer or the entity's chief executive shall file with the City Secretary, before or contemporaneously with the posting of notice, a brief written statement identifying the Conflict and the reason a non-conflicting date was not available.

(d) If a Special Meeting would Conflict with a meeting of a body on which a Common Member sits, the Covered Entity shall give actual notice to each affected Common Member before notice of the Special Meeting is posted, and shall accommodate that member's availability so far as the business to be conducted permits. Subsection (c) does not excuse a failure to give that notice.

(e) The statements and notices required by subsections (c) and (d) are not a condition of the validity of the meeting or of any action taken at it.

Sec. 2-____. Emergency Meetings.

This Article does not apply to an Emergency Meeting or to an emergency addition to an agenda under *Tex. Gov't Code* § 551.045. The Covered Entity shall notify the City Secretary of an Emergency Meeting at the time notice is posted.

Sec. 2-____. Attendance by officials who are not members.

(a) Members of the City Commission and members of each Covered Entity may attend the meetings of the other bodies subject to this Article. Schedules adopted under this Article shall be set so as to permit that attendance.

(b) Attendance under this section does not authorize a quorum of any body to deliberate business within that body's jurisdiction while attending the meeting of another body. If a quorum of a body will attend a meeting of another body and deliberate business within the attending body's jurisdiction, the attending body shall post notice of its own meeting under Chapter 551 of the Texas Government Code. *Tex. Gov't Code* §§ 551.001(4), .041.

Sec. 2-____. Corporations; conforming bylaws.

(a) Within 60 days after the effective date of this Article, the Economic Development Corporation of Harlingen and the Harlingen Community Improvement Board shall each amend their bylaws to conform to this Article and shall file the amended bylaws with the City Secretary.

(b) The City Commission does not approve any program or expenditure of either corporation that is inconsistent with this Article. *Tex. Loc. Gov't Code* § 501.073(a).

Sec. 2-____. Effect of noncompliance.

(a) A failure to comply with this Article does not invalidate a meeting, does not affect the validity of any action taken at a meeting, and does not create a cause of action against the City, a Covered Entity, or any officer, director, trustee, or employee.

(b) The City Secretary shall report each failure to comply to the City Commission at its next regular meeting. The City Commission may consider a member's record of compliance in exercising its powers of appointment and removal.

Sec. 2-____. Construction; savings.

(a) This Article is cumulative of all other ordinances of the City and does not repeal any prior ordinance except to the extent of an irreconcilable conflict.

(b) This Article yields to the City Charter, to the general laws of this State, and to federal law. If any application of this Article would conflict with the Charter or with state or federal law, that application is void and the remainder of the Article stands.

(c) Nothing in this Article shortens, extends, or otherwise modifies any notice requirement of Chapter 551 of the Texas Government Code.

SECTION 3. SEVERABILITY

If any provision of this Ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect any other provision or application that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable.

SECTION 4. OPEN MEETINGS

The City Commission finds that this meeting was open to the public and that public notice of the time, place, and subject matter of this meeting and of the deliberations conducted here was given as required by Chapter 551 of the Texas Government Code.

SECTION 5. EFFECTIVE DATE

This Ordinance takes effect immediately upon passage and publication as required by law, except that Sec. 2-____ (Annual Schedule required) first applies to the fiscal year beginning October 1, ____.

PASSED AND APPROVED on this the ____ day of _____, 20____.

CITY OF HARLINGEN, TEXAS

By: _____

Norma Sepulveda, Mayor *[confirm]*

ATTEST:

City Secretary

10(h)

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **September 2 2026**

Agenda Item:

Consideration and possible action to approve the Los Ranchitos Road Repairs Project utilizing the Public Works Street Repairs

Prepared By (Print Name): Roberto Hernandez, PE, CFM, MS

Title: City Engineer

Signature:



Brief Summary:

The City of Harlingen is proposing roadway repairs along the remaining unimproved portion of Los Ranchitos Road. The roadway currently consists of a caliche surface and is regularly utilized by City sanitation refuse trucks servicing properties along the corridor.

These vehicles can operate at weights of up to approximately 18 tons, which has contributed to significant rutting, depressions, and uneven roadway conditions. The existing surface condition creates ongoing maintenance concerns and increases the potential for damage to City equipment and safety concerns for residents and City vehicles traveling along the roadway.

Staff is recommending paving the remaining section of Los Ranchitos Road to provide a more durable roadway surface, improve access and ride quality, reduce recurring maintenance needs, and provide safer operating conditions for both residents and City service vehicles.

The proposed work will be performed by City staff. No additional funding is being requested, and Street Improvement Program funds will not be utilized for this project. Staff proposes to fund the associated material and construction expenses through the existing Public Works Street Repairs Account 2070. Please see the attached exhibit and cost estimate to accomplish the road repairs.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount ☐ Yes ☒ No*

*If no, specify source of funding and amount requested:

Public Works 2070 Street Repairs Account

Finance Director's approval:

☐ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approval



City Manager's approval:

GL

☒ Yes

☐ No

☐ N/A

Comments:

City Attorney's approval:

☐ Yes

☐ No

☐ N/A



LOS RANCHITOS ROAD LOCATION MAP

0 200 400 Feet



101

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **September 02, 2026**

Agenda Item:

Consideration and possible action to propose a property tax rate of \$0.531060 per \$100 valuation for Tax Year 2026, take a record vote on the proposal to consider the tax increase, and schedule the required public hearing on the proposed tax rate.

Prepared By (Print Name): Robert Rodriguez

Title: Finance Director

Signature: 

Brief Summary:

No-new-revenue tax rate is \$0.505656 per \$100 valuation

Voter-approval tax rate is \$0.568333 per \$100 valuation

2025 tax rate is \$0.526060 per \$100 valuation

The City Commission is requested to consider and take a record vote on a proposed property tax rate for Tax Year 2026. The proposed tax rate will be used for purposes of the required public notice and public hearing on the tax rate. The FY 2026-2027 Proposed Budget was prepared using a property tax rate of \$0.531060 per \$100 of taxable valuation. The final property tax rate will be considered for adoption by the City Commission following completion of the required public hearing and notice process.

Notice will be posted, and a public hearing will be held on September 16, 2026.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount for this purpose?

☐ Yes ☐ No*

*If no, specify source of funding and amount requested:

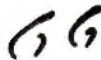
Finance Director's approval:

☒ Yes ☐ No ☐ N/A

Staff Recommendation:

No action is necessary for a public hearing.

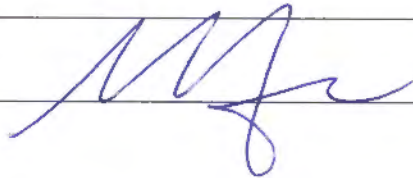
City Manager's approval:



☒ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval:



☐ Yes ☐ No ☐ N/A