CITY COMMISSION
AGENDA
REGULAR MEETING
OCTOBER 21, 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, OCTOBER 21, 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 three (3) minutes to speak on Citizen Communications.
For two (2) or more Public Hearings, you will be allotted five (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 persons regardless of disability. If you require special assistance, please contact the City Secretary's Office at (956) 216-5001 or write Post Office Box 2207, Harlingen, Texas 78550 at least 48 hours in advance of the meeting.

The Harlingen City Commission reserves the right, pursuant to the Texas Government Code Chapter 551, Subchapter D, to enter into closed executive session on any item posted on the agenda if a matter is raised that is appropriate for closed discussion.

1) **Call Meeting to Order:**

a) Invocation - Mayor Norma Sepulveda

b) Pledge of Allegiance

c) Welcome Citizens

2) **Conflict of Interest:**
"Under State Law, a conflict of interest exists if a commission member, or certain members of that person's family, has a qualifying financial interest in an agenda item. Members with a conflict of interest cannot participate in the discussion nor vote on the agenda item. Are there any known conflicts of interest to disclose at the time?" ***(City Attorney).***

3) **Announcements**: *With respect to items not listed elsewhere on this agenda, the City Commission may report on items of community interest, including announcing community events, announcing employee or community recognitions.*

a) Mayor's Announcements

b) City Manager's Announcements

c) City Commission Member Announcements

4) **Proclamation/Presentation of Awards:**

a) Harlingen Animal Shelter "Pet of the Week"

b) Award Presentation to Visit Harlingen receiving the "Tourism Friendly Texas Certified Community Certification"

c) Presentation of Recognition — Retirement Recognition for Bill Aston

d) Presentation of Recognition by Richard R. Lillie, FAICP Planning Excellence Recognition Program to Planning Department

e) Presentation of Proclamation - "Animal Care Technician Appreciation Week"

f) Presentation of Proclamation — Family Crisis Center- "Domestic Violence Awareness Month"

g) Presentation of Proclamation - Workforce Solutions- "National Disability Awareness Employment Month"

h) Presentation of Proclamation — Rosa de Esperanza — "Breast Cancer Awareness"

i) Mayor's Business of the Month — "Reborn Strength Athletic club"

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 September 02, 2026.

7) **Consent Agenda:** *No discussion is anticipated on any of the items in this section because they are routine business, were included in the budget adoption process, or have been previously discussed as a staff report or discussion item. These items will be considered collectively by a single vote, unless a commission member requests an item be removed from the consent agenda.*

a) Consideration and possible action to approve an ordinance on the second and final reading; approving an amendment to the Project Plan and Reinvestment Zone Financing Plan for

Reinvestment Zone Number Two, City of Harlingen, Texas, following a public hearing; approving and/or ratifying the Addendum to the Interlocal Agreement between the City of Harlingen and Cameron County; making findings, including a finding of feasibility; finding compliance with the Open Meetings Act; providing a severability clause; and providing an effective date. Attachment ***(HEDC).***

b) Consideration and possible action to approve an ordinance on second and final reading amending the Harlingen Code of Ordinances city policies governing the rental and reservation of the Tony Butler Golf Course Conference Room, to limit reservations to no more than forty-five (45) days in advance of an event, in order to prioritize conference room availability for tournaments and related events. Attachment ***(Golf)***

c) Consideration and possible action to approve an Ordinance on second and final reading for a request to release from the City of Harlingen Extraterritorial Jurisdiction (ETJ), consisting of the South 5.00 acres comprised of two tracts, Tract 1 being 3.51 acre tract of land out of the South 5.00 acres out of Block 8, S.A. Thompson Subdivision; and Tract 2 being 1.49 acre tract of land out of the South 5.00 acres out of Block 8, S.A. Thompson Subdivision, located on the west side of Thompson Road approximately 2,408 feet north of Ryan Road. Applicants: Todd Waller and Amanda Lopez. Attachment. ***(Planning & Development)***

d) Consideration and possible action to approve an ordinance on second and final reading amending the City of Harlingen Code of Ordinances Master Fee Schedule Chapter 18, by adding Fire Prevention Bureau Fees for Fire Prevention services for the buildings department permit and inspection. Attachment ***(Fire).***

e) Consideration and possible action to approve an ordinance on second and final reading authorizing the issuance and delivery of the City of Harlingen, Texas Waterworks and Sewer System Revenue Bonds, Series 2026C (CWSRF); authorizing the execution of a paying agent/registrar agreement and an escrow agreement relating to such bonds; and pledging the revenues of the city's waterworks and sewer system to the payment of the principal and interest on said bonds; and ordaining other matters relating thereto. Attachment ***(HWWS).***

8) **Staff Reports and Other Discussion Items:** *Items in this section are not expected to require action by the City Commission and are generally for information only. However, any item listed in this section may become an action item at a future meeting with the request of the Mayor, or after the request of any two Staff Commission members, or the City Manager.*

a) City Manager's Report

b) Staff Reports

1) Drainage Report—No Update

2) Presentation by Communication and Media Dept.

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 Victoria Commons Phase II Subdivision only, a cash escrow with progress disbursements as the financial guarantee of performance for required public improvements; approving the Subdivision Improvement and Escrow Agreement between the City of Harlingen and the Development Corporation of Harlingen, Inc. for the Victoria Commons Phase II Subdivision; accepting the escrow established thereunder as an appropriate financial guarantee of performance pursuant to Section 109-91(a)(2)b of the Code of Ordinances; approving the Corporation's expenditure under Section 501.073 of the Texas Local Government Code;

authorizing execution and administration of the agreement; providing for severability and repeal of conflicting ordinances; and providing an effective date. ***(HEDC)***

b) Public Hearing for a Special Use Permit (SUP) to allow a restaurant in an Office ("O") District, located at 1717 N. Ed Carey Drive, bearing a legal description of Lots 15 & 16, Block 2, Arroyo Estates Subdivision. Applicant: Akram Boulos Attachment. ***(Planning & Development)***

c) Public hearing for a rezoning request from Residential, Multi-Family ("M-2") District to General Retail ("GR") District for Lot 1, Block 1, New Hampshire Commercial Subdivision, located south of New Hampshire Street, approximately 1,614 feet north of Hale Avenue. Applicant: Fernando A. Russek. Attachment ***(Planning & Development)***

d) Public hearing for a rezoning request from Not Designated ("N") District to Residential, Single Family ("R-1") District for 18.7879 acres of the south 20 acres of Block 33, David & Stephenson Subdivision, located east of Crossett Road, approximately 2,606 feet north of West Loop 499. Applicant: VG Vanguard Engineering, LLC c/o River Creek Management, LLC. ***(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 adopt an ordinance on first reading authorizing, for the Victoria Commons Phase II Subdivision only, a cash escrow with progress disbursements as the financial guarantee of performance for required public improvements; approving the Subdivision Improvement and Escrow Agreement between the City of Harlingen and the Development Corporation of Harlingen, Inc. for the Victoria Commons Phase II Subdivision; accepting the escrow established thereunder as an appropriate financial guarantee of performance pursuant to Section 109-91(a)(2)b of the Code of Ordinances; approving the Corporation's expenditure under Section 501.073 of the Texas Local Government Code; authorizing execution and administration of the agreement; providing for severability and repeal of conflicting ordinances; and providing an effective date. Attachment ***(HEDC)***

b) Consideration and possible action to approve an Ordinance on First Reading for a request for a Special Use Permit (SUP) to allow a restaurant in an Office ("O") District, located at 1717 N. Ed Carey Drive, bearing a legal description of Lots 15 & 16, Block 2, Arroyo Estates Subdivision. Applicant: Akram Boulos Attachment. ***(Planning and Development)***

c) Consideration and possible action to approve an Ordinance on First Reading for a request to rezone from Residential, Multi-Family ("M-2") District to General Retail ("GR") District for Lot 1, Block 1, New Hampshire Commercial Subdivision, located south of New Hampshire Street, approximately 1,614 feet north of Hale Avenue. Applicant: Fernando A. Russek. Attachment ***(Planning & Development)***

d) Consideration and possible action to approve an Ordinance on First Reading for a request to rezone from Not Designated ("N") District to Residential, Single Family ("R-1") District for 18.7879 acres of the south 20 acres of Block 33, David & Stephenson Subdivision, located east of Crossett Road, approximately 2,606 feet north of West Loop 499. Applicant: VG Vanguard Engineering, LLC c/o River Creek Management, LLC. Attachment ***(Planning & Development)***

e) Consideration and possible action to approve an Ordinance on First Reading for a variance to Chapter 109, Section 109-124(b)(3) of the City of Harlingen Code of Ordinances, with regards to the lot depth for townhome lots for the proposed Venecia Subdivision, bearing a legal description of a 1.121-acre tract of land out of Block 24, of the F.Z. Bishop Subdivision of the Rice and Taylor Lands, located west of New Hampshire Street, approximately 1,410 feet north of South Expressway 83. Applicant: S2 Engineering, PLLC c/o Raffa Construction, Inc. Attachment ***(Planning & Development)***

f) Consideration and possible action to approve an Ordinance on second and final reading for a rezoning request from General Retail ("GR") District to Planned Development ("PD") District to allow for a Residential, Single-Family development with smaller lot sizes, for a 37.803-acres out of Lots 1, 2, 7, and 8, Block 145, San Benito Land and Water Company Subdivision in Concepción de Carricitos Grant, located on the north side of East Treasure Hills Boulevard, approximately 872.41 feet west of FM 509. Applicant: Melden & Hunt, Inc. c/o Noblemen Investments, LLC. Attachment ***(Planning & Development).***

g) Consideration and possible action to approve an Ordinance on second and final reading for a request to amend the previously approved Planned Development ("PD") District to allow a mixed-use development (commercial and multi-family) for properties bearing a legal description of 30.52-acre tract of land, more or less, out of Block 182, San Benito Land and Water Company Subdivision, Concepción De Carricitos Grant, located north-east of Camelot Drive and Victoria Lane. Applicant: Berenice Chapa (Half Associates), c/o Development Corporation of Harlingen, Inc. Attachment. ***(Planning & Development).***

h) Consideration and possible action to approve the preliminary construction plans and final plat with conditions, of the proposed Garret Crossing Subdivision Replat, consisting of a resubdivision of 15.54 acres of land out of the Garrett Acres Subdivision, located on the northeast corner of the intersection of Doan and Garrett Roads. Applicant: Moore Land Surveying, LLC c/o Zarate Home Designs, LLC. Attachment ***(Planning & Development)***

i) Consideration and possible action to approve an expenditure in the amount of $109,450.00 by the Development Corporation of Harlingen, Inc. for marketing services to be provided by Golden Shovel Agency. ***(HEDC)***

j) Consideration and possible action to approve an expenditure of $20,000 by the Development Corporation of Harlingen, Inc to Binational Media LLC, Texas for the sponsorship of the Mexico Manufacturing Ecosystem Forum 2027. Attachment ***(HEDC)***

k) Consideration and possible action to retract the approval of Los Ranchitos Road Repairs Project utilizing the Public Works Street Repairs approved at the Regular City Commission Meeting of September 2, 2026. Attachment ***(Engineering)***

l) Consideration and possible action to award RFQ No. 2026-11, Professional Engineering Services for the Treasure Hills Boulevard Storm Sewer Improvements (SYS #008 & SYS #018), and authorize the City Manager to negotiate and execute a Professional Services Agreement with the highest-ranked qualified firm. Attachment ***(Engineering). (This item was tabled at the Regular City Commission Meeting of October 07, 2026)***

m) Consideration and possible action to cancel the City Commission Meetings of November 18th, 2026 and December 16th, 2026 due to the holidays. ***(City Manager)***

n) Consideration and possible action to approve an Inter-local Cooperation Agreement for drainage maintenance and flood control with Cameron County. ***(City Manager).***

o) Consideration and possible action to authorize the City Manager to initiate the Budget Amendment Process by making the necessary changes, including but limited, to transferring Reserve Funds to give city employees a 5% increase across the board with the exception of the top Executives who recently received raises retroactive to October 1, 2026.(***This item was requested by Commissioner Frank Morales and Commissioner Delia Cavazos-Gamez).***

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 **(1)**
Animal Shelter Advisory Committee **(3)**
Audit Committee (Terms expire in June) **(3)**
Civil Service Commission **(2)**
Community Development Advisory Board (CDBG) **(1)**
Construction Board of Adjustments **(8)**
Convention & Visitors Bureau **(2)**
Development Corporation of Harlingen, Inc.(HEDC) **(3)**
Golf Course Advisory Board **(1)**
Harlingen Community Improvement Board (4B) **(5)**
Harlingen Housing Authority Board **(5)**
Harlingen Finance Corporation **(6)**
Harlingen Teen and Young Adult Advisory Board **(2)**
Healthy Harlingen Advisory Board **(6)**
Historic Preservation Committee
Keep Harlingen Beautiful Board **(5)**
Library Advisory Board **(2)**
Mayor Wellness Council
Museum Advisory Board **(5)**
Parks Advisory Board
Planning & Zoning Advisory Board **(2)**
Senior Citizens Advisory Board **(4)**
Tax Increment Finance Board 1, 2 & 3 **(2)**
The Blind and Visually Impaired Advisory Committee **(6)**
Utility Board of Trustees
Veterans Advisory Board **(2)**
Zoning Board of Adjustment **(6)**

12) **Executive Session:** *All items listed in this section will be deliberated in a closed session. Members of the public are not generally permitted to attend a closed session. Executive Session items may be considered as an action item at the discretion of the Mayor. However, City Commission will not take any action in closed session.*

a) Pursuant to Government Code Section 551.071 – attorney consultation and contemplated litigation; Section 551.072 – deliberation regarding real estate; and Section 551.087 - economic development relating to the following projects:

1. Project Merge (Manufacturing)
2. Project It's Thyme (Retail)
3. Project Shrimp (Manufacturing)
4. Project Organic (Mixed Use)
5. Project GA (MRO)
6. Project Feather
7. Project DBZ
8. HEDC Bylaws

b) Consultation with legal counsel pursuant to Texas Government Code 551.071(1) regarding contemplated litigation and pursuant to Tx. Govt. Code 551.071(2) to receive an attorney briefing on legal matters protected by attorney client communication and work product privilege. ***(City Attorney)***

c) Consultation with Legal Counsel pursuant to Tx. Govt. Code 551.071(2) regarding briefing on legal matters protected by attorney client communication and work product privilege. ***(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 12a (1-8) as discussed in executive session.

b) Consideration and possible action on item 12(b) as discussed in executive session.

c) Consideration and possible action on item 12(c) as discussed in executive session

14) **Adjournment**

I, the undersigned authority, do hereby certify that the above Notice of the Regular Meeting of the Harlingen City Commission is a true and correct copy of said notice posted on the bulletin board at City Hall of said City of Harlingen, Texas in a place convenient and readily accessible to the general public at all times and on the City's Internet Website and said Notice was posted on **THURSDAY, OCTOBER 15, 2026** at or before 2:20 a.m./p.m. and remained so posted for at least three (3) business days preceding the time of said meeting.

Dated **15th** day of **OCTOBER, 2026**

Mayra Herrera

Mayra Herrera, City Secretary