CITY COMMISSION
AGENDA
REGULAR MEETING
NOVEMBER 4, 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, NOVEMBER 04, 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).

PLEASE SUBMIT WRITTEN COMMENTS BEFORE 3:00 P.M. THE DAY OF THE MEETING.

A recording of the meeting will be made and will be available to the public in accordance with the Texas Open Meetings Act.

City of Harlingen meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary's Office at (956) 216-5001 or write Post Office Box 2207, Harlingen, Texas 78550 at least 48 hours in advance of the meeting.

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

1) **Call Meeting to Order:**

   a) Invocation - Commissioner Michael Mezmar

   b) Pledge of Allegiance

   c) Welcome Citizens

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

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

   a) Mayor's Announcements

   b) City Manager's Announcements

   c) City Commission Member Announcements

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

   a) Harlingen Animal Shelter "Pet of the Week"

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 16, 2026

   b) Special Meeting of September 24, 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 a resolution authorizing the Special Projects Director to accept a grant award from the Texas Department of Transportation – Selective Traffic Enforcement Program – Impaired Driving Mobilization Attachment ***(Special Projects)***

   b) Consideration and possible action to approve a resolution authorizing the acceptance of a grant award from the Office of the Governor DJ-Edward Byrne Memorial Justice Assistance Grant Program. Attachment **(Special Projects)**

   c) Consideration and possible action authorizing the City Manager to apply for grant funds from the Highway Safety Improvement Program. Attachment ***(Special Projects)***

   d) Consideration and possible action to approve a resolution, authorizing the Special Projects Director to accept a grant award from the Office of the Governor in the amount of $49,642.21 for the Fiscal Year 2027 General Victim Assistance Grant program to fund the Crime Victim Liaison position at the Harlingen Police Department. Attachment ***(Special Projects)***

   e) Consideration and possible action to approve an Ordinance on second and final reading 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)***

f) Consideration and possible action to approve an Ordinance on second and final reading 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)***

g) Consideration and possible action to approve an Ordinance on second and final reading 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 Attachment ***(Planning & Development)***

h) Consideration and possible action to approve the testing and potential installation of speed humps at the following location(s): ***(This item was requested by Commissioner Frank Morales and Commissioner Rene Perez).***

1) 500 W. Filmore St.

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 a Special Use Permit (SUP) to allow a storage container in a Light Industry ("LI") District located at 110 Bass Pro Drive, bearing a legal description of Lot 1, Block 1, Cameron Crossing Subdivision Phase IV. Applicant: Michele Gronert c/o Cracker Barrel. Attachment ***(Planning & Development)***

b) Public hearing on an ordinance of the City Commission of the City of Harlingen, Texas, amending Chapter 111, "Zoning," of the Code of Ordinances of the City of Harlingen by adopting comprehensive text amendments to the city's zoning regulations, including amendments to general provisions, definitions, interpretation provisions, administrative authority, zoning procedures, zoning districts, land use regulations, certificates of occupancy, building site requirements, area and dimensional standards, height regulations, parking, loading, stacking, site development requirements, landscaping, fence and screening standards, sign regulations, accessory, portable, and storage building regulations, special use regulations, nonconforming uses and structures, special use permits, board of adjustment procedures, enforcement provisions, overlay districts, bed and breakfast establishments, illustrations, figures, diagrams, and other related development and administrative regulations; repealing conflicting ordinances and regulations; providing for severability; providing for codification; providing a savings clause; and establishing an effective date. Applicant: City of Harlingen ***(Planning & Development)***

10) **Action Items:** *City Commission will discuss, consider, and take any action deemed necessary on items listed in this section, including the adoption of a resolution or an ordinance.*

Ordinances:

a) Consideration and possible action to approve an Ordinance on first reading for a Special Use Permit (SUP) to allow a storage container in a Light Industry ("LI") District located at 110 Bass Pro Drive, bearing a legal description of Lot 1, Block 1, Cameron Crossing Subdivision Phase IV. Applicant: Michele Gronert c/o Cracker Barrel. Attachment ***(Planning & Development)***

b) Consideration and possible action to approve on first reading an ordinance of the City Commission of the City of Harlingen, Texas, amending Chapter 111, "Zoning," of the Code of Ordinances of the City of Harlingen by adopting comprehensive text amendments to the city's zoning regulations, including amendments to general provisions, definitions, interpretation provisions, administrative authority, zoning procedures, zoning districts, land use regulations, certificates of occupancy, building site requirements, area and dimensional standards, height regulations, parking, loading, stacking, site development requirements, landscaping, fence and screening standards, sign regulations, accessory, portable, and storage building regulations, special use regulations, nonconforming uses and structures, special use permits, board of adjustment procedures, enforcement provisions, overlay districts, bed and breakfast establishments, illustrations, figures, diagrams, and other related development and administrative regulations; repealing conflicting ordinances and regulations; providing for severability; providing for codification; providing a savings clause; and establishing an effective date. Applicant: City of Harlingen. Attachment ***(Planning & Development)***

c) Consideration and possible action to adopt an ordinance on second and final 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)***

d) Consideration and possible action to authorize a one-time payment to the Texas Department of Transportation (TxDOT), in an amount not to exceed $32,458.07 for the final project cost reconciliation associated with the Dixieland Road Safety Lighting Project, CSJ 0921-06-356, with funding to be provided from the City's General Fund. Attachment ***(Engineering)***

e) Consideration and possible action to authorize the City Manager to award Bid No. 2027-01 for a Supply Contract – Materials for the Street Improvement Project 2027. Attachment ***(Engineering)***

f) Consideration and possible action to authorize the City Manager to award Bid No. 2027-02 for a Supply Contract – Road Drainage Materials 2027 to the responsive and responsible bidder(s) by applicable material category, as identified in the attached bid tabulation. Attachment ***(Engineering)***

g) Consideration and possible action to direct the City Manager to work with Human Resources and Finance to develop, subject to annual appropriation, (1) budgetary policy regarding potential annual cost-of-living adjustments, (2) policy on annual merit-based pay increases, and (3) prospective employee retention incentive policy, each for all non-CBA and non-contract employees, and to report back to the Commission with recommendations informed by the pending salary survey. ***(This item was requested by Mayor Pro-Tem Daniel Lopez and Commissioner Rene Perez)***

11) **Board Appointments:**
Appointment, 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 TX Govt. Code Section 551.087 – economic development negotiations to consider and approve the Industrial District Agreement (IDA) PILOT for Participating Companies. ***(Dr. Ramirez, Asst. City Manager).***

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

a) Consideration and possible action on agenda item 12(a), 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 29, 2026,** at or before 2:35 a.m./p.m. and remained so posted for at least three (3) business days preceding the time of said meeting.

Dated this **29th** day of **OCTOBER, 2026**

Mayra Herrera, City Secretary