

**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