



EDINBURG CITY COUNCIL
CITY OF EDINBURG, HIDALGO COUNTY, TEXAS

Location: City of Edinburg
City Hall-Council Chambers
415 West University Dr.
Edinburg, Texas 78539

REGULAR MEETING AGENDA
AUGUST 18, 2026
6:00 PM

1. CALL TO ORDER, ESTABLISH QUORUM

- A. Prayer.
- B. Pledge of Allegiance.

2. CERTIFICATION OF PUBLIC NOTICE

3. DISCLOSURE OF CONFLICT OF INTEREST

4. CITY HIGHLIGHTS

A. City Events:

- Edinburg Parks and Recreation Community Garage Sale, Saturday, August 22, 2026 at 8:00 a.m. at Parks and Recreation Center, 315 Mark S. Peña Dr.
- South Texas International Film Festival, September 10-12, 2026 at Edinburg Arts, Culture, and Events (ACE) Center, 315 W. McIntyre St.

5. MAYOR'S REPORT

6. PROCLAMATIONS/RECOGNITIONS

- A. Presentation of Proclamation Recognizing August 19, 2026, as National Aviation Day in the City of Edinburg. [Eddie Velarde, Director of Aviation]

7. PUBLIC COMMENTS

The Mayor and City Council allow for a specific portion of the City Council Meeting to be dedicated to public comments. Public Comments are limited to three (3) minutes. Please note that this public comment period is not interactive. The City Council may not respond to public comments.

If a resident desires to make a public comment in person, please complete the Public Comments Form which will be located outside of the City Council Chambers and submit the completed form to the City Secretary prior to the commencement of the City Council Meeting. We ask for everyone's cooperation in following this procedure.

8. PRESENTATION AND REPORT

- A. Presentation of the MedCare EMS Semi-Annual Review. [Omar Garza, Fire Chief]

9. PUBLIC HEARINGS

All members of the public who appear before the City of Edinburg City Council to be heard during Public Hearings shall have a maximum of three (3) minutes to make his/her remarks.

- A. Hold Public Hearing and Consider the Ordinances Providing for the Comprehensive Plan Amendment from Auto-Urban Uses to Multi-Family Residential Uses and Rezoning Request from Residential, Primary (RP) District to Residential, Multifamily (RM) District, Being Lots 47, 48, and 49, Block 4, Town of Lull, Located at 3709 Tagle Street, as Requested by Blanca Garcia and Roberto Garcia. [Jaime Acevedo, Director of Planning and Zoning]
- B. Hold Public Hearing and Consider the Ordinances Providing for the Comprehensive Plan Amendment from Auto-Urban Uses to General Commercial Uses and the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District, Being a 3.03 Acre Tract of Land Out of Lot 5, Section 244, Texas-Mexican Railway Company's Survey, Located at 725 W. Rogers Road, as Requested by Quintanilla, Headley & Associates, Inc. [Jaime Acevedo, Director of Planning and Zoning]
- C. Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Residential, Suburban (RS) District to Residential, Primary (RP) District, Being a 17.843 (17.646) Acres Out of Lot 3, Block 237 of the Texas-Mexican Railway Company Survey, Located at 3002 W. Mile 17 ½ Road, as Requested by Supreme Engineering. [Jaime Acevedo, Director of Planning and Zoning]
- D. Hold Public Hearing and Consider the Sign Variance Request to the City of Edinburg Unified Development Code Article 4, Section 4.303-3, Permanent Freestanding Sign, to Allow Maximum Permitted Sign Height, Being the South 4.69 Acres of Lot "P" of the Santa Cruz Gardens Subdivision No. 2, Located at 8300 N. I-69C, as Requested by MatkinHoover Engineering & Surveying. [Jaime Acevedo, Director of Planning and Zoning]
- E. Hold Public Hearing and Consider the Sign Variance Request to the City of Edinburg Unified Development Code Article 4, Section 4.303-1, Allowed Sign Type by Zoning District, to Allow a Permanent Freestanding Sign within a Prohibited Zoning District, Being Lots One (1) and Twenty-Four (24), Block One Hundred Eighty-Eight (188), Original Townsite of the City of Edinburg, Located at 320 N. Closner Boulevard, as Requested by Jorge Gonzalez. [Jaime Acevedo, Director of Planning and Zoning]

10. PUBLIC HEARINGS - ROUTINE ITEMS

All members of the public who appear before the City of Edinburg City Council to be heard during Public Hearings-Routine Items shall have a maximum of three (3) minutes to make his/her remarks. All Matters Listed Under Public Hearing(s)-Routine Items Will Be Enacted By One Motion. If Discussion Is Desired, That Item Will Be Removed And Will Be Considered Separately.

- A. Hold Public Hearing and Consider the Ordinances Providing for the Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban Uses and the Rezoning Request from Commercial, General (CG) District to Residential, Urban (RU) & Townhome District, Being a 1.68 Acre (73,282.70 sq. ft.) Gross, Tract of Land out of Lot 2, Section 244, Texas Mexican Railway Company Survey Subdivision, Located at 3400 N. Closner Boulevard, as Requested by SAMES. [Jaime Acevedo, Director of Planning and Zoning]

- B.** Hold Public Hearing and Consider the Ordinances Providing for the Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban Uses and the Rezoning Request from Residential, Suburban (RS) District to Residential, Primary (RP) District, Being a 0.44 of an Acre Tract of Land Being a Portion of Lot D, Santa Cruz Gardens Subdivision, Unit No. 1, Located at 310 E. Ramseyer Road, as Requested by Erik Gonzalez. [Jaime Acevedo, Director of Planning and Zoning]
- C.** Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Residential, Primary (RP) District to Commercial, General (CG) District, Being a 0.56 Acres Out of called 2.42 Acres Lot 10, Section 241, Texas-Mexican Railway Company Survey, Located at 1102 N. Closner Boulevard, as Requested by Cirilo Garcia. [Jaime Acevedo, Director of Planning and Zoning]
- D.** Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Agriculture and Open Space (AO) District to Commercial, General (CG) District, Being Lot 1, Unrecorded Map of Promise Land Subdivision No. 2, Located at 2213 E. Trenton Road, as Requested by Javier Hernandez. [Jaime Acevedo, Director of Planning and Zoning]

11. ORDINANCE

- A.** Consider Ordinance Amending the Code of Ordinances of the City of Edinburg at Title IX, General Regulations, Chapter 93, Fire Protection and Prevention, adopting the International Fire Code, 2024 Edition, including Appendices B, C, and D; and amending Title XV, Land Usage Chapter 151, Building Regulations by adopting the following 2024 Codes: International Building Code including Appendices A, C, D, F, G, H, and J; thereof: International Existing Building Code, International Fuel Gas Code, International Residential Code, adding Appendices BB and BC thereof; the 2023 National Electrical Code, International Mechanical Code, International Plumbing Code, International Swimming Pool and Spa Code, International Property Maintenance Code, International Private Sewage Disposal Code, and the International Energy Code, as promulgated by the International Code Council (ICC) [Natalia Velasquez, MCP, CBO, Chief Building Official]

12. VARIANCE

- A.** Consider Variance Request to the City's Unified Development Code, Article 5, Section 5.206 Lots, Subsection 5.206-B Required Lot Frontage, for the Proposed Jackson Estates Phase II Subdivision, Being Lot 1, Dr. Carl R. Love Subdivision, an Addition to the City of Edinburg, Hidalgo County, Texas, Located at 5302 S. Jackson Road, as Requested by Melden & Hunt, Inc. [Jaime Acevedo, Director of Planning and Zoning]
- B.** Consider Variance Requests to the City's Unified Development Code, Article 3, Table 3.102-3, Townhouse and Weak-Link Townhouse Lot and Building Standards, Townhouse Lot Area and Article 3, Table 3.202-1 Nonresidential and Mixed-Use Lot Standards, Commercial, Neighborhood Lot Area for the Proposed The Town homes at Ebony Subdivision, Being a 0.68 Acre Tract of Land, Out of Lot 1, lot 2 and the East 39 Feet of Lot 3, Block 8, Enfield Estates Subdivision, Located at 198 W. Southland Ave., as Requested by Eliseo Garza. [Jaime Acevedo, Director of Planning and Zoning]

13. AWARDING OF BIDS

- A.** Consider Awarding RFQ No. 2026-2, Right of Way Acquisition Services to Qualified Firm(s) and Authorize the City Manager or Designated Appointee to Enter Into a Professional Services Contract with Such Firm(s) as Projects Arise. [Mardoqueo Hinojosa, P.E., CFM, City Engineer]
- B.** Consider Awarding RFQ No. 2026-3, Real Estate Appraisal Services to Qualified Firm(s) and Authorize the City Manager or Designated Appointee to Enter Into a Professional Services Contract with Such Firm(s) as Projects Arise. [Mardoqueo Hinojosa, P.E., CFM, City Engineer]

- C. Consider Awarding RFQ No. 2026-4, Geotechnical Engineering and Construction Materials Testing Services to Qualified Firm(s) and Authorize the City Manager or Designated Appointee to Enter Into a Professional Services Contract with Such Firm(s) as Projects Arise. [Mardoqueo Hinojosa, P.E., CFM, City Engineer]
- D. Consider Awarding RFQ No. 2026-5, Architectural Services to Qualified Firm(s) and Authorize the City Manager or Designated Appointee to Enter Into a Professional Services Contract with Such Firm(s) as Projects Arise. [Mardoqueo Hinojosa, P.E., CFM, City Engineer]
- E. Consider Awarding RFQ No. 2026-6, Land Surveying Services to Qualified Firm(s) and Authorize the City Manager or Designated Appointee to Enter Into a Professional Services Contract with Such Firm(s) as Projects Arise. [Mardoqueo Hinojosa, P.E., CFM, City Engineer]
- F. Consider Awarding RFQ No. 2026-7, Professional Engineering Services to Qualified Firm(s) and Authorize the City Manager or Designated Appointee to Enter Into a Professional Services Contract with Such Firm(s) as Projects Arise. [Mardoqueo Hinojosa, P.E., CFM, City Engineer]
- G. Consider Awarding RFQ No. 2026-8, Project Management Services to Qualified Firm(s) and Authorize the City Manager or Designated Appointee to Enter Into a Professional Services Contract with Such Firm(s), as Projects Arise. [Mardoqueo Hinojosa, P.E., CFM, City Engineer]
- H. Consider Rejecting RFP No. 2026-018, Group Employee Medical Insurance FY 2026-2027 and Authorize the City Manager to Negotiate a Renewal with Blue Cross Blue Shield and Enter Into an Agreement Related Thereto. [Erica A. Balli, Director of Human Resources]
- I. Consider Awarding RFP No. 2026-013, Prescription Personal Importation Program and Authorize the City Manager to Negotiate and Enter Into an Agreement Related Thereto. [Erica A. Balli, Director of Human Resources]

14. BUDGET

- A. Discuss and Consider Proposed Tax Rate for the City of Edinburg for Fiscal Year Beginning October 1, 2026 through September 30, 2027 and Setting Public Hearing. [Ascencion Alonzo, Director of Finance]

15. CONSENT AGENDA

All Matters Listed Under Consent Agenda Are Considered To Be Routine By The Governing Body And Will Be Enacted By One Motion. If Discussion Is Desired, That Item Will Be Removed From The Consent Agenda And Will Be Considered Separately.

- A. Consider and Accept the Statutory Certification of the 2026 Anticipated Collection Rate and 2025 Excess Debt Collections Submitted by the Hidalgo County Tax Assessor Collector. [Ascencion Alonzo, Director of Finance]
- B. Consider Approving the Fiscal Year 2025-2026 Budget Transfers for the General Fund and Utility Fund. [Ascencion Alonzo, Director of Finance]
- C. Consider Awarding Bid No. 2026-14, Fountain Pool Filtration Improvements – Rebid to South Texas Pools, the Lowest Aggregate Bidder, Meeting Specifications in the Amount of \$67,000 and Authorize the City Manager to Enter Into an Agreement Related Thereto. [Javier Garza, Director of Parks & Recreation]
- D. Consider Authorizing the Renewal of the City’s Servers Warranty Via Waypoint Solutions Through

Department of Information Resources (DIR), Contract Numbers DIR-DELL EMC and DIR-CPO-5792, in the Amount of \$41,033.43. [Daniel Vera, Director of Information Technology]

- E. Consider Authorizing the City Manager to Enter into a Waterline Access Agreement with North Alamo Water Supply Corporation to provide Fire Protection services to Tesoro Phase I Subdivision. [Gerardo Carmona Jr, P.E., Director of Utilities]

16. OTHER BUSINESS

- A. Future Items Requested by City Council. [Myra L. Ayala, City Manager]

17. EXECUTIVE SESSION

The City Council will convene in Executive Session, in accordance with the Texas Open Meetings Act, Vernon's Texas Statutes and Codes Annotated, Government Code, Chapter 551, Subchapter D, Exceptions to Requirement that Meetings be Open. The City Council May Elect To Go Into Executive Session On Any Item Whether Or Not Such Item Is Posted As An Executive Session Item At Any Time During The Meeting When Authorized By The Provisions Of The Open Meetings Act.

- A. Consultation with City Attorney. (§551.071 Consultation with Attorney; Closed Meeting §551.087)
- B. Consultation with City Attorney Regarding Personnel Matters. (§552.074 Personnel Matters; §551.071 Consultation with Attorney; Closed Meeting.)
- C. Discussion and Possible Action Regarding the Conveyance, Exchange, or Lease of Real Property. (§551.071 Consultation with Attorney; §551.072 Deliberation Regarding Real Property; Closed Meeting.; §551.087 Deliberation Regarding Economic Development Negotiations; Closed Meeting.)
- D. Discussion and Possible Action Regarding Economic Development Matters. (§551.071 Consultation with Attorney; §551.087 Deliberation Regarding Economic Development Negotiations; Closed Meeting.)

OPEN SESSION

The City Council will convene in Open Session to take necessary action, if any, in accordance with Chapter 551, Open meetings, Subchapter E, Procedures Relating to Closed Meeting, §551.102, Requirement to Vote or Take Final Action in Open Meeting.

18. ADJOURNMENT

I hereby certify this Notice of a City Council Meeting was posted in accordance with the Open Meetings Act, at the City Offices of the City of Edinburg, located at the 415 West University entrance outside bulletin board, visible and accessible to the general public during and after regular working hours. This notice was posted on August 12, 2026 at 7:20 p.m.

By: /s/ Clarice Y. Balderas
Clarice Y. Balderas, City Secretary
City of Edinburg, Texas

Disability Access Statement

Persons with disabilities who plan to attend this meeting and who may need auxiliary aid or services are requested to contact the City Secretary Department at (956) 388-8204 at least two business days prior to the meeting so that appropriate arrangements can be made. The accessible entrance and accessible parking spaces are located at Edinburg City Hall, 415 West University.