



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
SEPTEMBER 1, 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:

- Boulevard of Heroes Unveiling Ceremony, Thursday, September 03, 2026, at 6:00 p.m. at Edinburg Arts, Culture and Events (ACE) Center, 315 W. McIntyre St.
- Parks and Recreation 6th Annual 9/11 Patriot Day of Remembrance Memorial Run, Saturday, September 05, 2026, at 7:30 a.m. at Edinburg Fire Department, 212 W. McIntyre St.
- Parks and Recreation 911 Ceremony and Remembrance Walk, Friday, September 11, 2026, at 8:45 a.m. at Edinburg Fire Department, 212 W. McIntyre St.
- Municipal Court Outreach Docket, Friday, September 18, 2026, at 2:00 p.m. at El Tule Recreational Center, 700 S. Veterans Blvd.

5. MAYOR'S REPORT

6. PROCLAMATIONS/RECOGNITIONS

- A. Presentation of Proclamation Recognizing the Beast Mode 6U Select Softball Team as the 2026 McAllen PONY International World Series Champions as Requested by Pedro Rodriguez, Beast Mode 6U Select Softball Head Coach. [Clarice Y. Balderas, City Secretary]
- B. Presentation of a Proclamation Recognizing the City of Edinburg Rogue Boxing Team for their State and National Titles. [Javier Garza, Director of Parks and Recreation]
- C. Presentation of Proclamation Recognizing South Texas Health System Edinburg (STHS) for their

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. PUBLIC HEARING

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 Ordinance Providing for the Special Use Permit for On-Premise Consumption of Alcoholic Beverages for Late Hours, Being Lots Eight (8), Nine (9) and Ten (10), Block Two Hundred Fifty-Two (252), Original Townsite of Edinburg, Located at 225 E. Cano Street, as Requested by Barlex LLC. [Jaime Acevedo, Director of Planning and Zoning]

9. 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 Auto-Urban Uses to Multi-Family Residential Uses and the Rezoning Request from Commercial, General (CG) District to Residential, Multifamily (RM) District, Being a 1.029 Acres Out of Lot 1, Dr. Carl R. Love Subdivision, Located at 5302 S. Jackson Road, as Requested by Melden & Hunt, Inc. [Jaime Acevedo, Director of Planning and Zoning]
- B.** Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Residential, Suburban (RS) District to Residential, Urban (RU) & Townhome District, Being a 5.00 Acre Tract of Land Out of Lot 13, Section 239, Texas-Mexican Railway Company's Survey, Located at 1925 W. Mile 17 ½ Road, as Requested by Luis Muro. [Jaime Acevedo, Director of Planning and Zoning]

10. ORDINANCE

- A.** Consider Ordinance Providing for a Temporary Special Use Permit for "Sacred Heart Catholic Church Annual Kermesse" to be Held Saturday, September 5, 2026, Being Edinburg Original Townsite, Block 319, Lots 1-5, Located at 216 N. 16th Street at Sacred Heart Catholic Church, as Requested by Sacred Heart Catholic Church. [Jaime Acevedo, Director of Planning and Zoning]
- B.** Consider Ordinance Providing for the Temporary Special Use Permit for the "6th Annual HCDA Brides' March" to be Held on Saturday, October 24, 2026, from 8:00 a.m. to 12:00 p.m. at the Hidalgo County Criminal District Attorney's Office Victims Unit, Being All of Block 230, Lots 15 Thru 24 Edinburg Original Townsite, Located at 107 North 10th Avenue, as Requested by Daniel Gonzalez on Behalf of Hidalgo County District Attorney's Office. [Jaime Acevedo, Director of Planning and Zoning]

11. VARIANCE

- A. Consider the Variance Requests to the City's Unified Development Code, Article 3, Table 3.102-3, Townhouse and Weak-link Townhouse Lot and Building Standards for Residential, Urban & Townhome (RU) District, Lot Area for the Proposed AMIG Subdivision, Being the West 3.242 Acre Tract of Land out of Lot 27, Kelly-Pharr Subdivision, Hidalgo County, Texas, Located at 598 E. Wisconsin Road, as Requested by HLG Plan Review Services. [Jaime Acevedo, Director of Planning and Zoning]

12. ECONOMIC DEVELOPMENT

- A. Consider Resolution Nominating Azteca Milling, L.P., Located at 501 West Chapin Street, for Half Enterprise Project Status to the Office of the Governor Economic Development and Tourism. [Raudel Garza, Edinburg EDC Executive Director]

13. 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 Authorizing the Purchase of Ten (10) Focus X2 Body Worn Cameras and Subscription from Safefleet (Coban Technologies, Inc.) through the Cooperative Purchasing Program HGACBuy, in the Amount of \$8,997.50 (Year 1), and Authorizing the City Manager to Enter Into a Five (5) year Agreement and Execute Any Documents Related Thereto. [Natalia Velasquez, Chief Building Official]
- B. Consider Approving the Fiscal Year 2025-2026 Budget Transfers for the General Fund and Utility Fund. [Ascencion Alonzo, Director of Finance]
- C. Consider Authorizing the Disposition of Approximately 13 Cubic Feet (Boxes of Letter Size Records) of Non-Vital City Records in Accordance with City's Records Management Program and the Texas State Library and Archives Commission Local Records Retention Schedules. [Clarice Y. Balderas, City Secretary]

14. OTHER BUSINESS

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

15. 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.

16. 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 25, 2026 at 6:20 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.



CITY OF EDINBURG - CITY COUNCIL

Meeting Date: September 1, 2026
PROCLAMATIONS/RECOGNITIONS

Agenda Item No: 6.A.
Beast Mode 6U Select Softball Team

1. **Agenda Item:**

Presentation of Proclamation Recognizing the Beast Mode 6U Select Softball Team as the 2026 McAllen PONY International World Series Champions as Requested by Pedro Rodriguez, Beast Mode 6U Select Softball Head Coach. [Clarice Y. Balderas, City Secretary]

2. **Description:**

Beast Mode 6U Select Softball is an Edinburg-based youth softball organization that trains and develops young athletes at The Beast Lab Training Facility in Edinburg, Texas, with a commitment to teaching the fundamentals of softball while emphasizing teamwork, discipline, sportsmanship, accountability, and character. In July 2026, Beast Mode 6U Select Softball proudly represented the City of Edinburg at the McAllen PONY International World Series, competing against top teams from across the United States and Mexico.

The Edinburg City Council would like to congratulate the Beast Mode 6U Select Softball Team for being named the 2026 McAllen PONY International World Series Champions and recognize their hard work and dedication.

3. **Staff's Recommendation:**

Present Proclamation Recognizing the Beast Mode 6U Select Softball Team as the 2026 McAllen PONY International World Series Champions.

Reviewed by:

Clarice Balderas, City Secretary

Prepared by:

Maria Ortiz, Administrative
Assistant

Attachments:

A. Beast Mode 6U Select Softball Team

PROCLAMATION



BEAST MODE 6U SELECT SOFTBALL TEAM

WHEREAS, Beast Mode 6U Select Softball is an Edinburg-based youth softball organization that trains and develops young athletes at The Beast Lab Training Facility in Edinburg, Texas, with a commitment to teaching the fundamentals of softball while emphasizing teamwork, discipline, sportsmanship, accountability, and character; and,

WHEREAS, in July 2026, the Beast Mode 6U Select Softball Team proudly represented the City of Edinburg at the McAllen PONY International World Series, competing against top teams from across the United States and Mexico; and,

WHEREAS, through determination, resilience, teamwork, and fearless play, the Beast Mode 6U Softball Team captured the 2026 McAllen PONY International World Series Championship in the 6U Division, bringing international recognition and pride to the City of Edinburg; and,

WHEREAS, after suffering their only loss of the tournament on Saturday, the Beast Mode 6U Softball Team entered Championship on Sunday with their backs against the wall, needing to win three consecutive elimination games to earn the title. Through grit, resilience, and unwavering determination, they rose to the challenge and completed an unforgettable championship run to capture the 2026 McAllen PONY International World Series Championship; and,

WHEREAS, this remarkable achievement reflects the countless hours of dedication from the players, the commitment of their coaches, the unwavering support of their families, and the community that continues to invest in youth athletics, leadership, and sportsmanship; and,

WHEREAS, the Beast Mode 6U Select Softball Team is made up of an outstanding group of young athletes: #1 Miranda Rodriguez; #3 Mikaela Garza; #4 Myleen Sanchez; #5 Legaci Alejandro; #7 Alexa Ramirez; #11 Danahi Lozoya; #12 Lya Hernandez; #14 Amari Campos; #21 Marianna Rodriguez; #30 Jade Perez; #44 Sofia Lemus; and #77 Daisy Escalante. The team is led by Head Coaches Pedro Rodriguez and Randy Ramirez and Assistant Coaches Agustin Lozoya, Rollie Perez, and Christopher Alejandro; and,

WHEREAS, the Edinburg City Council proudly recognizes the accomplishments of the Beast Mode 6U Select Softball Team, whose dedication, perseverance, and championship spirit have brought honor and distinction to the City of Edinburg while serving as an inspiration to young athletes throughout the community.

NOW, THEREFORE, THE, MAYOR AND CITY COUNCIL OF THE CITY OF EDINBURG, TX: By the power vested in them by law, do hereby recognize the:

BEAST MODE 6U SELECT SOFTBALL TEAM

for winning the 2026 McAllen PONY International World Series Championship, and encourage all residents to join in celebrating these outstanding student-athletes, coaches, and families for their hard work, dedication, and exceptional achievement.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Edinburg, Texas, a Municipal Corporation, to be affixed on this the 1st day of September, 2026.

CITY OF EDINBURG, TEXAS

By: _____
Omar Ochoa, Mayor

By: _____
David Salazar, Jr., Mayor Pro Tem

By: _____
Daniel “Dan” Diaz, Councilmember Place 1

By: _____
Jason De Leon, Councilmember Place 2

ATTEST:

By: _____
Clarice Y. Balderas, City Secretary

By: _____
Gerardo “Gerry” Lozano, Councilmember Place 4



CITY OF EDINBURG - CITY COUNCIL

Meeting Date: September 1, 2026

PROCLAMATIONS/RECOGNITIONS

Agenda Item No: 6.B.

Proclamation Recognizing the City of Edinburg Rogue Boxing Team

1. **Agenda Item:**

Presentation of a Proclamation Recognizing the City of Edinburg Rogue Boxing Team for their State and National Titles. [Javier Garza, Director of Parks and Recreation]

2. **Description:**

The City of Edinburg Rogue Boxing Team demonstrated exceptional talent, determination, and sportsmanship throughout a highly successful competition in July and August 2026. The outstanding accomplishments of the City of Edinburg Rogue Boxing Team throughout these competitions reflect countless hours of training, discipline, perseverance, dedication, and sportsmanship, bringing pride and recognition to the City of Edinburg, and stand as a testament to the commitment of the team members and the leadership and dedication of their coaches.

The Edinburg City Council is proud to recognize the Rogue Boxing Team for representing our community with excellence, hard work, determination, and sportsmanship while competing at the national and state levels.

3. **Staff's Recommendation:**

Present Proclamation Recognizing the City of Edinburg Rogue Boxing Team.

Reviewed by:

Javier Garza, Director of Parks and Recreation
Jesus Saenz, Assistant City Manager

Prepared by:

Maria Ortiz, Administrative
Assistant

Attachments:

A. Rogue Boxing Team

PROCLAMATION



ROGUE BOXING TEAM

WHEREAS, the City of Edinburg Rogue Boxing Team demonstrated exceptional talent, determination, and sportsmanship throughout a highly successful month of competition in July and August 2026; and,

WHEREAS, from July 9–12, 2026, the City of Edinburg Rogue Boxing Team traveled to Houston, Texas, to compete in the Gulf Coast National Championships, bringing a team of six boxers and returning home with four National Champions and two runners-up; and,

WHEREAS, the Gulf Coast National Championship runners-up were Orlando Garza and Pedro Olivera, while Anthony Flores, Emiliano Corral, Joaquin Castaneda, and Sebastian Olivera captured first-place National Championship titles in their respective divisions; and,

WHEREAS, from July 24–26, 2026, the City of Edinburg Rogue Boxing Team traveled to Oklahoma City, Oklahoma to compete in the Rival National Championship, facing elite competition and proudly earning two finalist honors and one National Championship title; and,

WHEREAS, Anthony Flores and Sebastian Olivera advanced to the finals at the Rival National Championship, while Orlando Garza captured the National Championship title, further demonstrating the skill, discipline, and competitive spirit of the Rogue Boxing Team; and,

WHEREAS, from July 31–August 2, 2026, the City of Edinburg Rogue Boxing Team concluded the month by traveling to College Station, Texas, to compete in the Games of Texas State Tournament, bringing a team of seven boxers and earning five first-place championships and two runner-up finishes; and,

WHEREAS, the Games of Texas State Tournament champions were Orlando Garza, Pedro Olivera, Sebastian Olivera, Eden Cano, and Matteo Corral, while Anthony Flores and Emiliano Corral earned runner-up honors; and,

WHEREAS, the outstanding accomplishments of the City of Edinburg Rogue Boxing Team throughout these competitions reflect countless hours of training, discipline, perseverance, dedication, and sportsmanship, bringing pride and recognition to the City of Edinburg, and stand as a testament to the commitment of the team members and the leadership and dedication of their coaches, Rolando Garza and Anthony Aguirre, Javier Garza, Director of Parks and Recreation, Eric Molina, Assistant Director and Martin Martinez, Parks and Recreation Head Instructor whose guidance and support have helped develop these athletes both inside and outside the ring; and,

WHEREAS, the City of Edinburg is proud to recognize the Rogue Boxing Team for representing our community with excellence, hard work, determination, and sportsmanship while competing at the national and state levels.

NOW, THEREFORE, THE, MAYOR AND CITY COUNCIL OF THE CITY OF EDINBURG, TX: By the power vested in them by law, do hereby recognize the:

ROGUE BOXING TEAM

for their outstanding accomplishments during the 2026 summer competition season and congratulate the boxers, coaches, and families for their dedication and commitment to excellence. The City of Edinburg encourages all citizens to celebrate the achievements of these exceptional young athletes and to continue supporting the Rogue Boxing Team and youth athletics throughout our community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Edinburg, Texas, a Municipal Corporation, to be affixed on this the 1st day of September, 2026.

CITY OF EDINBURG, TEXAS

By: _____
Omar Ochoa, Mayor

By: _____
David Salazar, Jr., Mayor Pro Tem

By: _____
Daniel “Dan” Diaz, Councilmember Place 1

By: _____
Jason De Leon, Councilmember Place 2

ATTEST:

By: _____
Clarice Y. Balderas, City Secretary

By: _____
Gerardo “Gerry” Lozano, Councilmember Place 4



CITY OF EDINBURG - CITY COUNCIL

Meeting Date: September 1, 2026

PROCLAMATIONS/RECOGNITIONS

Agenda Item No: 6.C.

Proclamation: STHS

1. Agenda Item:

Presentation of Proclamation Recognizing South Texas Health System Edinburg (STHS) for their 2026-2027 Best Regional Hospital Award from U.S. News & World Report. [Clarice Y. Balderas, City Secretary]

2. Description:

As part of the largest integrated healthcare network in the Rio Grande Valley, STHS Edinburg continues to set the standard for quality, access and patient-centered care. In addition to earning the Best Regional Hospital for Community Access designation for the third consecutive year, the facility was recently named a Best Regional Hospital by U.S. News & World Report for the fifth consecutive year.

The Edinburg City Council recognizes that this distinction accentuates South Texas Health System's commitment to clinical excellence for the Rio Grande Valley community across its facilities, including STHS Edinburg.

3. Staff's Recommendation:

Present Proclamation Recognizing South Texas Health System Edinburg (STHS) for Their 2026-2027 Best Regional Hospital Award from U.S. News & World Report.

Reviewed by:

Prepared by:

Clarice Balderas, City
Secretary

Attachments:

A. Proclamation STHS

PROCLAMATION



SOUTH TEXAS HEALTH SYSTEM EDINBURG

WHEREAS, the health, safety, and overall well-being of our citizens depend significantly on the availability of top-tier, reliable healthcare facilities within our community; and,

WHEREAS, South Texas Health System Edinburg (STHS) has once again demonstrated its unwavering dedication to clinical excellence, patient safety, and compassionate medical service; and,

WHEREAS, U.S. News & World Report, a leading authority on national hospital rankings, has officially designated South Texas Health System Edinburg as a 2026-2027 Best Regional Hospital, ranking it No. 30 in the State of Texas; and,

WHEREAS, this prestigious achievement marks the fifth consecutive year that STHS Edinburg has earned a coveted spot on this list, standing proudly as the only hospital in the Rio Grande Valley to receive this regional recognition for 2026-2027; and,

WHEREAS, STHS Edinburg has additionally been honored by U.S. News & World Report as a Best Regional Hospital for Community Access for the third consecutive year—making it one of only 73 hospitals nationwide and one of only five in Texas to be recognized for exceptional care delivered to underserved and diverse populations; and,

WHEREAS, this standard of excellence is a direct result of the relentless work, expertise, and profound dedication of the physicians, nurses, administrators, and support staff who serve at STHS Edinburg.

NOW, THEREFORE, THE, MAYOR AND CITY COUNCIL OF THE CITY OF EDINBURG, TX: By the power vested in them by law, do hereby recognize:

SOUTH TEXAS HEALTH SYSTEM EDINBURG

and the entire STHS team for their outstanding contributions to local healthcare and for continuously ensuring that the residents of Edinburg and the broader Rio Grande Valley receive world-class medical treatment close to home.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Edinburg, Texas, a Municipal Corporation, to be affixed on this the 1st day of September, 2026.

CITY OF EDINBURG, TEXAS

By: _____
Omar Ochoa, Mayor

By: _____
David Salazar, Jr., Mayor Pro Tem

By: _____
Daniel “Dan” Diaz, Councilmember Place 1

By: _____
Jason De Leon, Councilmember Place 2

By: _____
Gerardo “Gerry” Lozano, Councilmember Place 4

ATTEST:

By: _____
Clarice Y. Balderas, City Secretary



CITY OF EDINBURG - CITY COUNCIL

Meeting Date: September 1, 2026

PUBLIC HEARING

Agenda Item No: 8.A.

Special Use Permit - Barlex LLC

1. **Agenda Item:**

Hold Public Hearing and Consider the Ordinance Providing for the Special Use Permit for On-Premise Consumption of Alcoholic Beverages for Late Hours, Being Lots Eight (8), Nine (9) and Ten (10), Block Two Hundred Fifty-Two (252), Original Townsite of Edinburg, Located at 225 E. Cano Street, as Requested by Barlex LLC. [Jaime Acevedo, Director of Planning and Zoning]

2. **Description:**

The applicant is requesting a Special Use Permit for the On-Premise Consumption of Alcoholic Beverages for late hours. The property is located at the northwest corner of the intersection of E. Cano Street and S. 13th Avenue. The property has 142 ft. of frontage along E. Cano Street and 75 ft. of depth. The site proposed use is for a Food Court Establishment. Zoning at this location is Downtown (DT) District. Adjacent zoning is Downtown (DT) District to the north, south, east and west.

The applicant is proposing to include alcohol sales for on-premises consumption to his proposed Food Establishment. The proposed hours of operation are Monday through Saturday from 11:00 a.m. to 2:00 a.m. The applicant's interest in the sale of alcohol will generate over 51% of its revenue from alcoholic beverage sales; Special Use permitting is required. Staff received a Special Use Permit Application: On-premise Consumption of Alcohol Beverages on July 13, 2026. If approved, the applicant will proceed to obtain the necessary permits from the Texas Alcoholic Beverage Commission.

Staff mailed a notice of the public hearing to 37 neighboring property owners on Friday, July 31, 2026, and received one comment in favor and one comment against at the time this report was prepared. Notice of this public hearing was published in the newspaper on August 12, 2026. At the Public Hearing held on August 13, 2026, no public comment was given.

On August 13, 2026, the Planning and Zoning Commission recommended, with a unanimous vote of 6-0, to approve the Special Use Permit Request.

3. **Staff's Recommendation:**

Staff recommends approval of the Special Use Permit. If approved, the applicant will be required to comply with the following additional conditions:

1. The applicant complies with all requirements and hours as set forth by the Texas Alcoholic Beverage Commission.
2. Adequate security lighting must be provided for customer's safety and crime prevention purposes.
3. The applicant complies with all city requirements, including but not limited to building, building occupancy, fire codes, health permit, landscaping, parking, and all other City requirements.
4. Operations in connection with the proposed special use permit must not be more objectionable to nearby properties by reason of noise or other characteristics than would the

operations of any permitted use not requiring special use approval.

5. The use must comply with the City's Noise Standards as per the Unified Development Code. The Special Use Permit may be revoked at any time by the Planning and Zoning Commission and City Council.

Reviewed by:

Rita Guerrero, Assistant Director of Planning and Zoning Approved - 8/24/2026

Jaime Acevedo, Director of Planning and Zoning Approved - 8/24/2026

Tomas Reyna, Assistant City Manager

Prepared by:

Eduardo Huerta, Planner II

Final Approval -
8/25/2026

Attachments:

- A. City Council Agenda Packet Attachment
- B. Ordinance

MEETING DATES:
PLANNING & ZONING COMMISSION – 08/13/2026
CITY COUNCIL – 09/01/2026
DATE PREPARED – 08/04/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Special Use Permit for On-Premise Consumption of Alcoholic Beverages

APPLICANT: Barlex LLC.

AGENT: Not Applicable

LEGAL: Being Lots eight (8), nine (9) and ten (10), Block two hundred fifty-two (252), Original Townsite of Edinburg

LOCATION: Located at 225 E. Cano Street

LOT/TRACT SIZE: Lots 8, 9 and 10

CURRENT USE: Food Establishment

PROPOSED USE: Food Establishment

EXISTING ZONING: Downtown (DT) District

ADJACENT ZONING: North – Downtown (DT) District
South – Downtown (DT) District
East – Downtown (DT) District
West – Downtown (DT) District

LAND USE PLAN: Downtown District Uses

PUBLIC SERVICES: City of Edinburg Water and Sewer

RECOMMENDATION: Staff recommends approval of the special use permit subject to the conditions listed in the staff report. A comprehensive evaluation is on the following page.

SPECIAL USE PERMIT – ON-PREMISE CONSUMPTION OF ALCOHOL BARLEX, LLC.

EVALUATION

The following is staff's evaluation of the request.

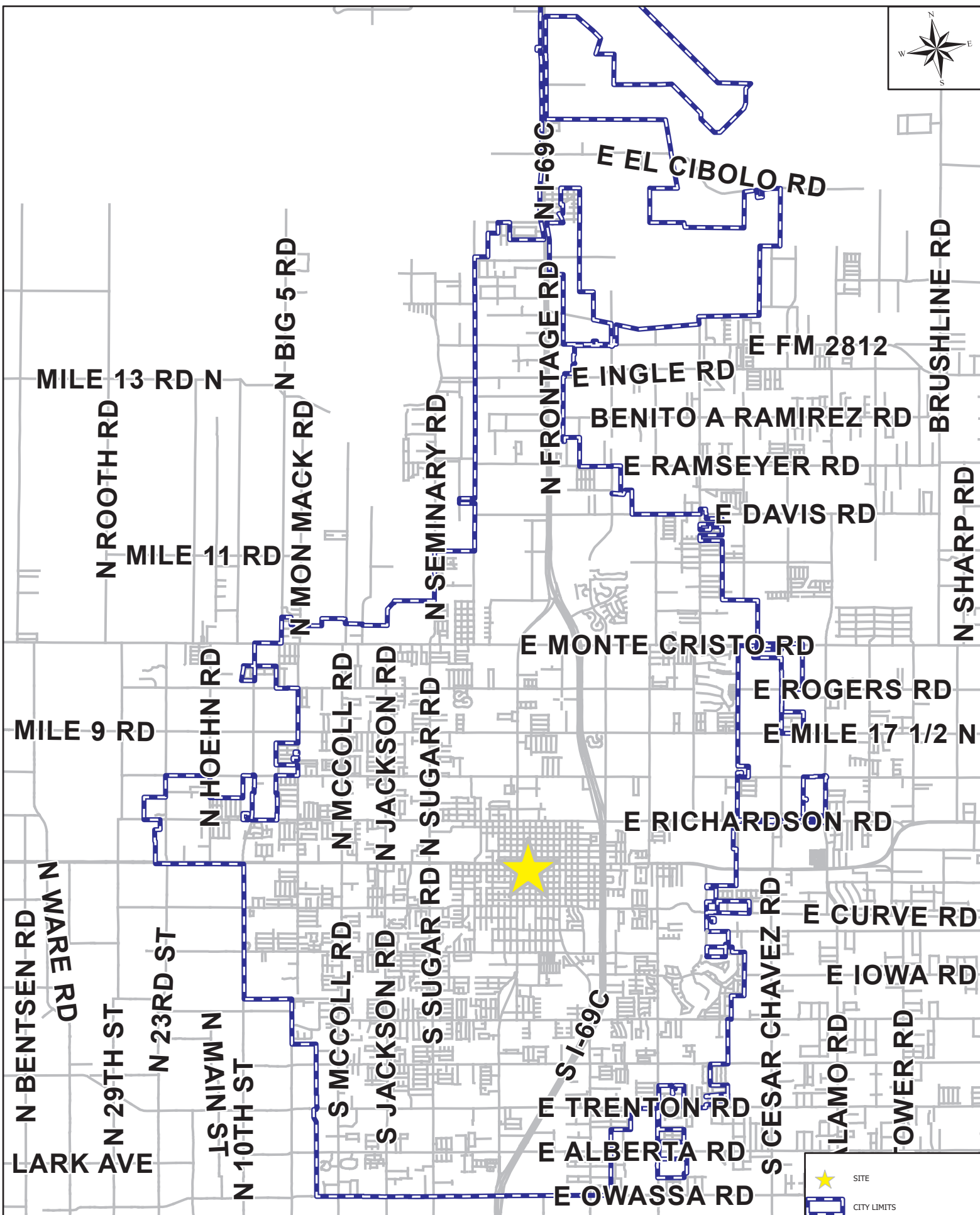
1. The area is characterized by high-density, mixed commercial uses, consistent with downtown area.
2. The applicant is requesting the City's approval to sell alcoholic beverages at the subject location.
3. The hours proposed by the applicant are Monday through Saturday from 11:00 a.m. to 2:00 a.m. These hours conform to TABC regulations.
4. Consumption of alcohol should be limited to the eating area designated by the applicant. Pedestrians taking open containers off of the subject property could result in violation of Edinburg Code of Ordinances, Title XI, Chapter 110, Section 110.10.

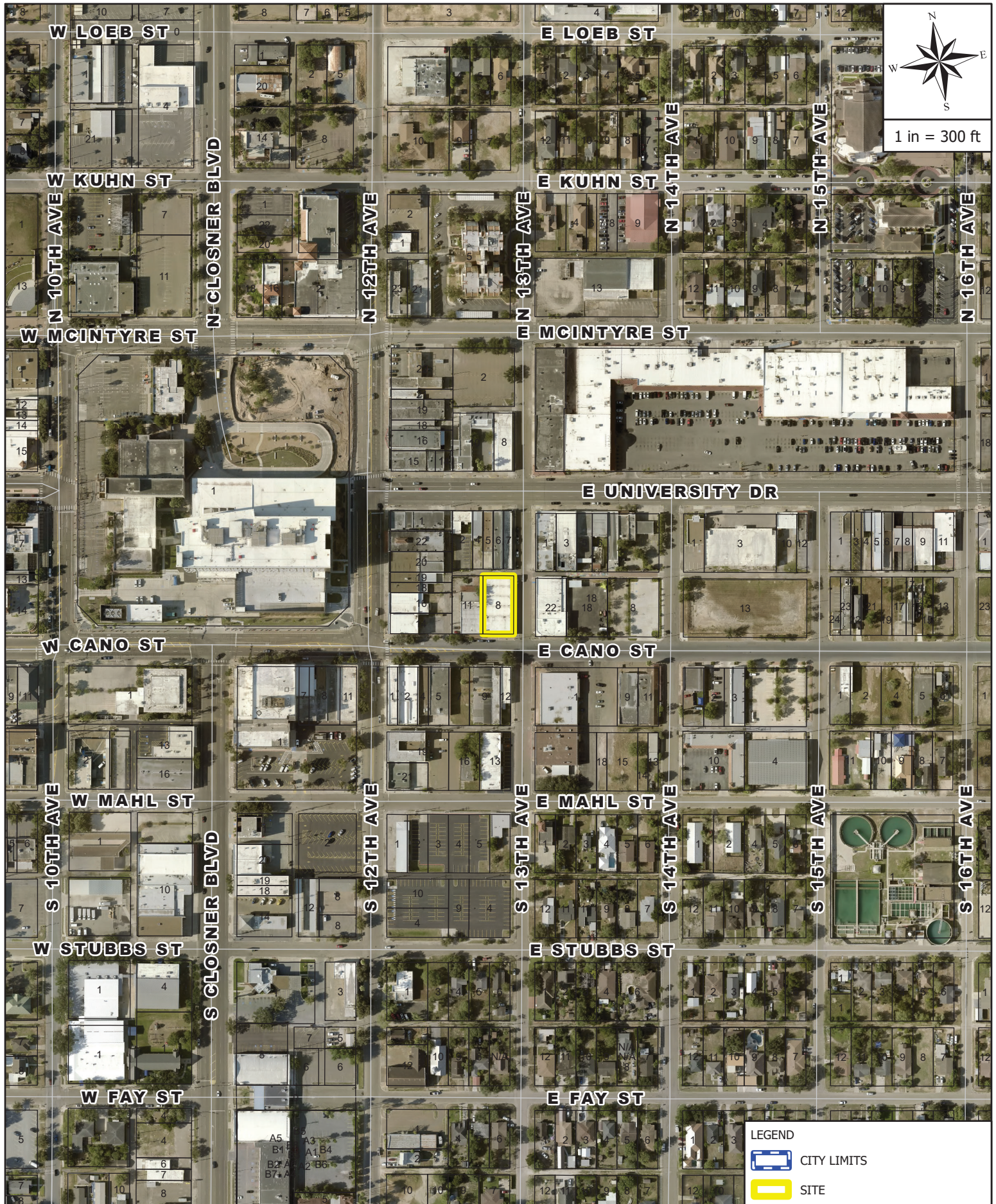
Staff recommends approval of the special use permit based on the location and intent for this activity. If approved, the applicant will be required to comply with the additional following conditions:

1. The applicant complies with the hours of operation for the On-Premise Consumption of alcoholic beverages as allowed by the City and the Texas Alcoholic Beverage Commission.
2. Adequate security lighting must be provided for customer's safety and crime prevention purposes.
3. The applicant complies with all city requirements, including but not limited to building, building occupancy, fire codes, health permit, landscaping, parking, and all other City requirements.
4. Operations in connection with the proposed special use permit must not be more objectionable to nearby properties by reason of noise or other characteristics than would the operations of any permitted use not requiring special use approval. The use must comply with the City's Noise Standards as per the Unified Development Code.
5. The Special Use Permit may be revoked at any time by the Planning and Zoning Commission and City Council.
6. The special use permit is granted for a one (1) year period. An application to renew the special use permit must be filed by **July 31, 2027**. The renewal request will be presented before the Planning and Zoning Commission for consideration. A status report will be presented to the Planning and Zoning Commission indicating compliance with all city codes, providing neighboring property or business owner's input and police reports from the operations of the existing food truck park.

The City may impose appropriate conditions and safeguards including a specific period of time. Each permit is reviewed on a case by case basis and neighborhood input is a vital component in the final outcome of an application for the On-Premise Consumption of alcoholic beverages at this location. Additionally, land use characteristics of an area, traffic and other factors are considered in reviewing these requests.

Staff mailed a notice of the public hearing to 37 neighboring property owners on Friday, July 31, 2026, and had received one comment in favor and one comment against this request at the time this report was prepared. Notice of this public hearing was published in the newspaper on August 12, 2026.





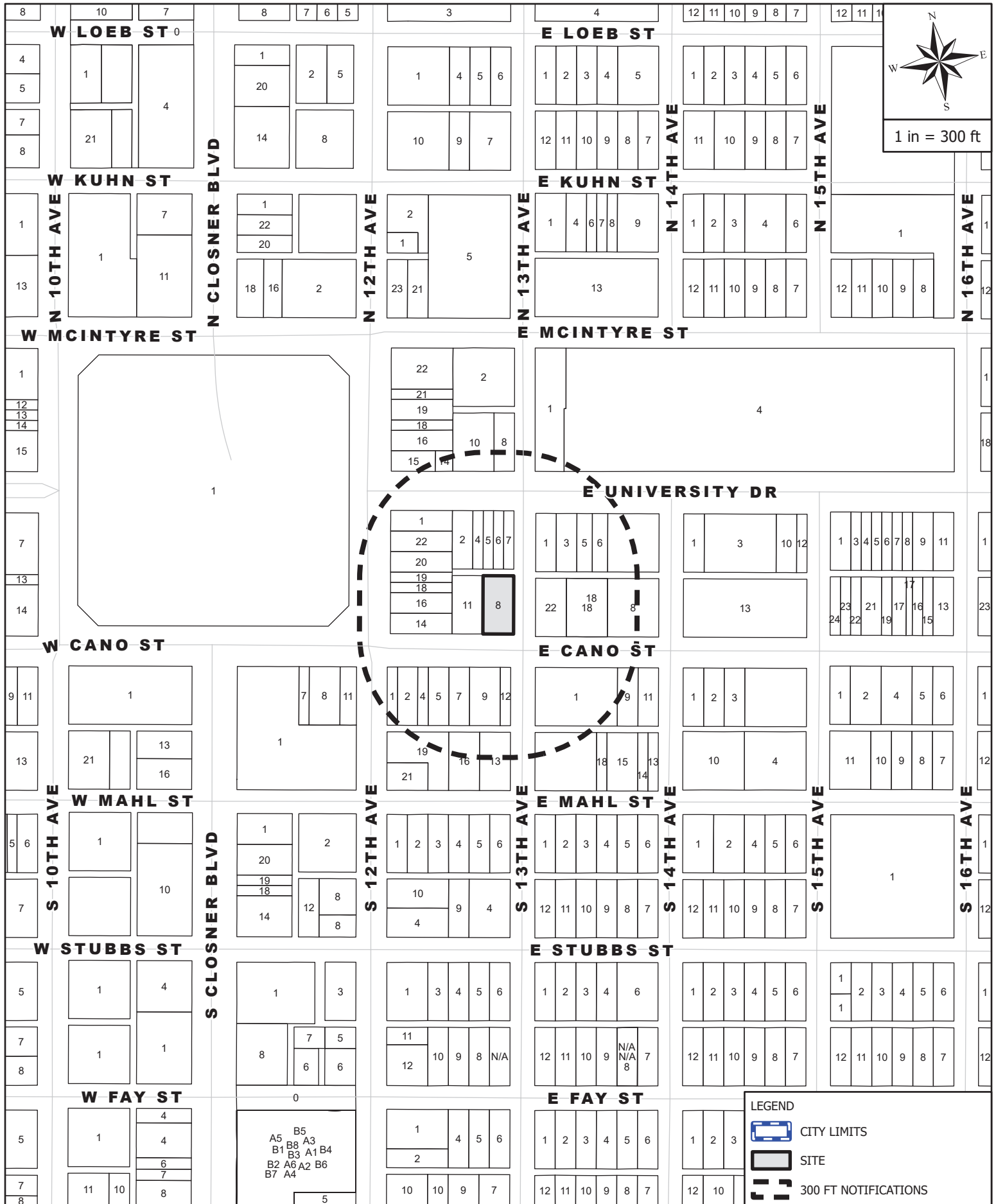
AERIAL MAP

225 E CANO ST



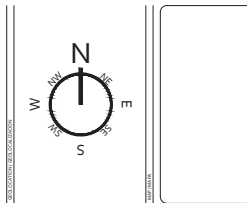
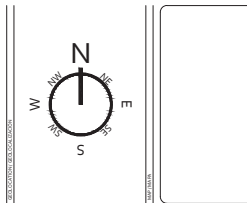
ZONING MAP

225 E CANO ST



MAILOUT AND SITE MAP

225 E CANO ST



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NOTIFICATION

Dear Property Owner:

A public hearing will be held on Thursday, August 13, 2026, at 5:30 P.M. in the Edinburg City Hall, City Council Chambers, located at 415 W. University Drive, at which time the Planning and Zoning Commission will address the following:

CONSIDER THE SPECIAL USE PERMIT FOR ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES FOR LATE HOURS, BEING LOTS EIGHT (8), NINE (9) AND TEN (10), BLOCK TWO HUNDRED FIFTY-TWO (252), ORIGINAL TOWNSITE OF EDINBURG, LOCATED AT 225 E. CANO STREET, AS REQUESTED BY BARLEX, LLC.

This Special Use Permit would allow for on-site consumption of alcoholic beverages for late hours at this location.

This request is scheduled to be heard by the City Council on Tuesday, August 18, 2026, at 6:00 P.M. As a property owner within 300 ft. of the subject property, you are invited to attend. Please note that meeting time (s) and date (s) are subject to change. Therefore; please call on the date of the meeting to assure that the item is on the agenda. As part of the City effort to encourage greater participation in the rezoning process, the City is using this notice to solicit your input, but no action or response is required. Should you have any questions or need more information regarding this notice, you may call (956) 388-8202.

You may return your response by one of the following:

MAIL: P. O. Box 1079 Edinburg, Texas 78540
FAX: (956) 292-2080 by Wednesday, August 12, 2026
EMAIL: planning@cityofedinburg.com by Wednesday, August 12, 2026

Please place a checkmark on the appropriate box to indicate if you are in favor, against, or have no comments on this request.

☒ In Favor/A Favor ☐ Against/En Contra ☐ No Comments/No Comentario

Comments:

This is a great improvement for downtown Edinburg

Print Name: *LEWIS BUILDING, LLC*
Byron Jay Lewis, Manager

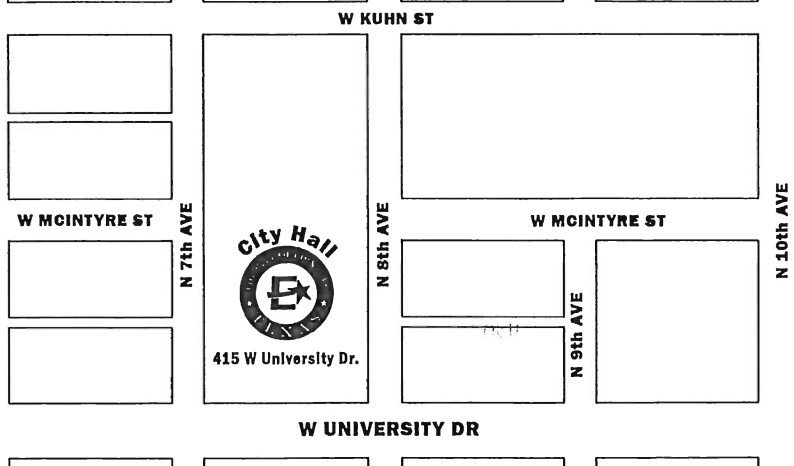
Phone No. *(956) 369-2088*

Address: *3111 W Freddy Gonzalez Dr. Edinburg* State: *Texas* Zip: *78539*

NOTIFICACIÓN

Si tiene preguntas o necesita información sobre esta aplicación en español, por favor llame al 956-388-8202.

Planning and Zoning Department
City of Edinburg
PO BOX 1079
Edinburg, TX 78540-1079





NOTIFICATION

Dear Property Owner:

A public hearing will be held on Thursday, August 13, 2026, at 5:30 P.M. in the Edinburg City Hall, City Council Chambers, located at 415 W. University Drive, at which time the Planning and Zoning Commission will address the following:

CONSIDER THE SPECIAL USE PERMIT FOR ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES FOR LATE HOURS, BEING LOTS EIGHT (8), NINE (9) AND TEN (10), BLOCK TWO HUNDRED FIFTY-TWO (252), ORIGINAL TOWNSITE OF EDINBURG, LOCATED AT 225 E. CANO STREET, AS REQUESTED BY BARLEX, LLC.

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Please place a checkmark on the appropriate box to indicate if you are in favor, against, or have no comments on this request.

☐ In Favor/A Favor

☒ Against/En Contra

☐ No Comments/No Comentario

Comments: UNIVERSITY PLAZA

OWNER 1: B-Y Edinburg Center, LTD - EIN 74-2914754

OWNER 2: B-Y Family Property Management, LLC - EIN 74-291

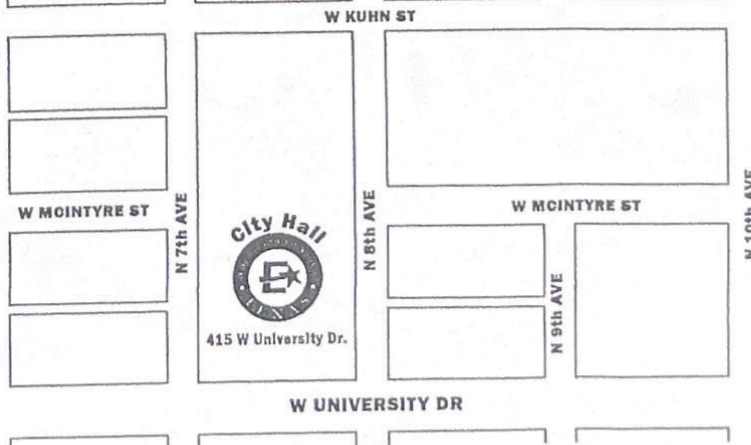
Print Name: JENNA JERDANO (Property Mngr) Phone No. 956-241-1916 4671

Address: 305-523 E UNIVERSITY DR City: EDINBURG State: TX Zip: 78539

NOTIFICACIÓN

Si tiene preguntas o necesita información sobre esta aplicación en español, por favor llame al 956-388-8202.

Planning and Zoning Department
City of Edinburg
PO BOX 1079
Edinburg, TX 78540-1079







NOTIFICATION

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CONSIDER THE SPECIAL USE PERMIT FOR ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES FOR LATE HOURS, BEING LOTS EIGHT (8), NINE (9) AND TEN (10), BLOCK TWO HUNDRED FIFTY-TWO (252), ORIGINAL TOWNSITE OF EDINBURG, LOCATED AT 225 E. CANO STREET, AS REQUESTED BY BARLEX, LLC.

This Special Use Permit would allow for on-site consumption of alcoholic beverages for late hours at this location.

This request is scheduled to be heard by the City Council on Tuesday, August 18, 2026, at 6:00 P.M. As a property owner within 300 ft. of the subject property, you are invited to attend. Please note that meeting time (s) and date (s) are subject to change. Therefore; please call on the date of the meeting to assure that the item is on the agenda. As part of the City effort to encourage greater participation in the rezoning process, the City is using this notice to solicit your input, but no action or response is required. Should you have any questions or need more information regarding this notice, you may call (956) 388-8202.

You may return your response by one of the following:

MAIL: P. O. Box 1079 Edinburg, Texas 78540
FAX: (956) 292-2080 by Wednesday, August 12, 2026
EMAIL: planning@cityofedinburg.com by Wednesday, August 12, 2026

Please place a checkmark on the appropriate box to indicate if you are in favor, against, or have no comments on this request.

☐ In Favor/A Favor ☐ Against/En Contra ☒ No Comments/No Comentario

Comments:

No objection, if operations is Aft 5:00 p.m.

Print Name:

Ricardo Gonzalez

Phone No.

Address:

124 So. 12 Ave.

City:

Edinburg

State:

TX

Zip:

78539

NOTIFICACIÓN

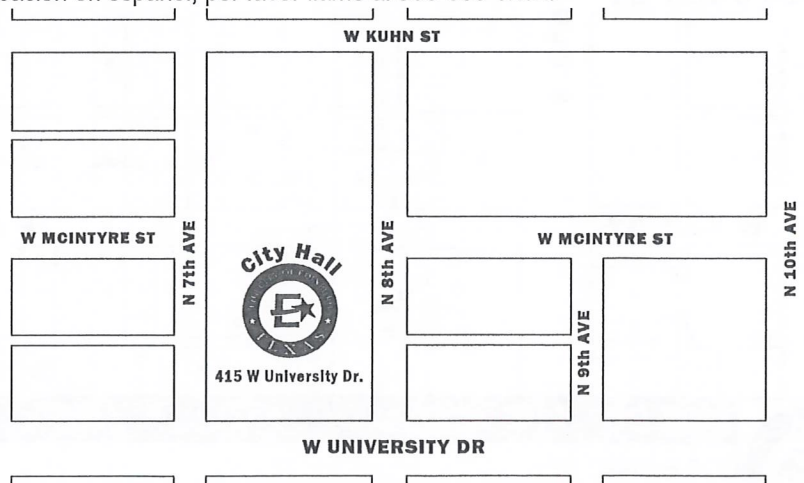
Si tiene preguntas o necesita información sobre esta aplicación en español, por favor llame al 956-388-8202.

Planning and Zoning Department
City of Edinburg
PO BOX 1079
Edinburg, TX 78540-1079

RECEIVED

AUG 03 2026

BY: *mg*
OXFORD & GONZALEZ



ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR THE ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES FOR LATE HOURS, BEING LOTS EIGHT (8), NINE (9) AND TEN (10), BLOCK TWO HUNDRED FIFTY-TWO (252), ORIGINAL TOWNSITE OF EDINBURG, LOCATED AT 225 E. CANO STREET, AS PROVIDED IN ARTICLE 2.404 OF THE CITY OF EDINBURG UNIFIED DEVELOPMENT CODE, PROVIDING FOR A REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE; PROVIDING FOR CODIFICATION; PROVIDING A WAIVER OF THE THREE (3) SEPARATE READINGS; AND ORDAINING OTHER PROVISIONS RELATING TO THE SUBJECT MATTER HEREOF.

WHEREAS, Barlex, LLC., has applied for a Special Use Permit under Article 2.404 of the Unified Development Code of the City of Edinburg for On-Premise Consumption of Alcoholic Beverages for Late Hours, Being Lots eight (8), nine (9) and ten (10), Block two hundred fifty-two (252), Original Townsite of Edinburg, Located at 225 E. Cano Street, and

WHEREAS, This type of activity is prohibited by said Unified Development Code unless a Special Use Permit is granted.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EDINBURG, TEXAS, AS FOLLOWS:

SECTION I. AUTHORITY OF LAW: All requirements of the law have been met in the passing of this Ordinance.

SECTION II. That a Special Use Permit under Article 2.404 of the Unified Development Code of the City of Edinburg, Texas, be granted to Barlex LLC., for On-Premise Consumption of Alcoholic Beverages for Late Hours, Being Lots eight (8), nine (9) and ten (10), Block two hundred fifty-two (252), Original Townsite of Edinburg, Located at 225 E. Cano Street, with the following conditions:

1. The special use permit is granted for a one (1) year period. An application to renew the special use permit must be filed by **July 31, 2027**. The renewal request will be presented before the Planning and Zoning Commission for consideration. A status report will be presented to the Planning and Zoning Commission indicating compliance with all city

codes, providing neighboring property or business owner's input.

2. The applicant complies with the hours of operation for the On-Premise Consumption of beer, wine and mixed beverages as allowed by the City and the Texas Alcoholic Beverage Commission.
3. Adequate security lighting must be provided for customer's safety and crime prevention purposes.
4. The applicant complies with all city requirements, including but not limited to building, building occupancy, fire codes, health permit, landscaping, parking, and all other City requirements.
5. Operations in connection with the proposed special use permit must not be more objectionable to nearby properties by reason of noise or other characteristics than would the operations of any permitted use not requiring special use approval. The use must comply with the City's Noise Standards as per the Unified Development Code.
6. The Special Use Permit may be revoked at any time by the Planning and Zoning Commission and City Council. **1 year permit renewal application will need to be turned in prior to July 31, 2027.**

SECTION III. REPEALER CLAUSE: This Ordinance shall be cumulative of all other ordinances dealing with the same subject and any provision of any ordinance in direct conflict with any provision of this Ordinance is hereby repealed and the provisions of this Ordinance shall supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

SECTION IV. SAVINGS CLAUSE: If any section, part, or provision of this Ordinance is declared unconstitutional or invalid, by a court of competent jurisdiction, then, in that event, it is expressly provided, and it is the intention of the City Council in passing this Ordinance that its parts shall be severable and all other parts of this Ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION V. PUBLICATION AND EFFECTIVE DATE: This Ordinance shall take effect immediately upon its passage and publication according to law.

SECTION VI. CODIFICATION: That this Ordinance shall not be published in the Code of Ordinances of the City of Edinburg, Texas, as it is not amendatory thereof.

SECTION VII. WAIVER CLAUSE: The requirement of three separate readings of this Ordinance is hereby dispensed with by a vote of not less than a majority of all the members of the City Council.

READ, CONSIDERED, PASSED AND APPROVED a regular meeting of the City

Council of the City of Edinburg, Texas, at which a quorum was present and which was held in accordance with V.T.C.A., Government Code, Section 551.041, on the 1st day of September, 2026.

CITY OF EDINBURG

By: _____
Omar Ochoa, Mayor

ATTEST:

By: _____
Clarice Y. Balderas, City Secretary

APPROVED AS TO FORM:

By: _____
Benito Alonzo, City Attorney



CITY OF EDINBURG - CITY COUNCIL

Meeting Date: September 1, 2026

PUBLIC HEARINGS - ROUTINE ITEMS

Agenda Item No: 9.A.

Comprehensive Plan Amendment and Rezoning Request - Melden & Hunt, Inc

1. Agenda Item:

Hold Public Hearing and Consider the Ordinances Providing for the Comprehensive Plan Amendment from Auto-Urban Uses to Multi-Family Residential Uses and the Rezoning Request from Commercial, General (CG) District to Residential, Multifamily (RM) District, Being a 1.029 Acres Out of Lot 1, Dr. Carl R. Love Subdivision, Located at 5302 S. Jackson Road, as Requested by Melden & Hunt, Inc. [Jaime Acevedo, Director of Planning and Zoning]

2. Description:

This property is located at the east side of S. Jackson Road, approximately 1,200 feet north of the intersection of W. Owassa Road and S. Jackson Road. The property is currently zoned Commercial, General (CG) District. This is the primary commercial district, meant to accommodate a wide range of commercial uses, including highway service uses and community or regional commercial, office, and service uses. The requested zoning is Residential, Multifamily (RM) District. This district is a high intensity residential district intended to accommodate various multifamily residential uses (2 or more dwelling units on a single lot). This property has a total frontage of 119.48 feet and a lot depth of 375 feet. Currently, the property is a vacant lot. The applicant wants to incorporate two (2) multifamily lots into a proposed adjacent commercial subdivision.

Adjacent zoning is Residential, Multifamily (RM) District to the north and south, Commercial, General (CG) District to the west and Agriculture and Open Space (AO) District to the east. Surrounding land uses consist of multifamily uses, and vacant land. The Future Land Use designation for this property is for Auto-Urban Uses.

Staff mailed a notice of the public hearing to 25 neighboring property owners on Friday, July 31, 2026. No comments in favor or against had been received at the time this report was prepared. Notice of this public hearing was published in the newspaper on August 12, 2026. At the Public Hearing held on August 13, 2026, no public comment was given.

On August 4, 2026, Planning staff met with City of Edinburg development departments to discuss the proposed rezoning. It was determined that the infrastructure will support the proposed development.

On August 13, 2026, the Planning and Zoning Commission recommended, with a unanimous vote of 6-0, to approve the Comprehensive Plan Amendment and the Rezoning Request.

3. Staff's Recommendation:

Staff recommends approval of the Comprehensive Plan Amendment from Auto-Urban Uses to Multi-Family Residential Uses and the Rezoning Request from Commercial, General (CG) District to Residential, Multifamily (RM) District, based on the surrounding land uses. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape

buffer-yards, solid waste services, utility, and other City requirements, as applicable.

Reviewed by:

Rita Guerrero, Assistant Director of Planning and Zoning Approved - 8/24/2026

Jaime Acevedo, Director of Planning and Zoning Approved - 8/24/2026

Tomas Reyna, Assistant City Manager

Final Approval -
8/25/2026

Prepared by:

Eduardo Huerta, Planner II

Attachments:

- A. City Council Agenda Packet Attachment
- B. Ordinance

MEETING DATES:
PLANNING & ZONING COMMISSION – 08/13/2026
CITY COUNCIL – 09/01/2026
DATE PREPARED – 08/04/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Comprehensive Plan Amendment from Auto-Urban Uses to Multi-Family Residential Uses and the Rezoning Request from Commercial, General (CG) District to Residential, Multifamily (RM) District,
.

APPLICANT: Four More, LLC

AGENT: Melden & Hunt, Inc.

LEGAL: Being a 1.029 Acres Out of Lot 1, Dr. Carl R. Love Subdivision.

LOCATION: Located at 5302 S. Jackson Road

LOT/TRACT SIZE: 1.029 Acres

CURRENT USE: Vacant land

PROPOSED USE: Residential, Multifamily (RM) District

EXISTING ZONING: Commercial, General (CG) District

ADJACENT ZONING: North – Residential, Multifamily (RM) District
South – Residential, Multifamily (RM) District
East – Agriculture and Open Space (AO) District
West – Commercial, General (CG) District

LAND USE PLAN: Auto-Urban Uses

PUBLIC SERVICES: City of Edinburg Sewer and City of Pharr Water

RECOMMENDATION: Staff recommends approval of the Comprehensive Plan Amendment from Auto-Urban Uses to Multi-Family Residential Uses and the Rezoning Request from Commercial, General (CG) District to Residential, Multifamily (RM) District.

**COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
MELDEN & HUNT, INC**

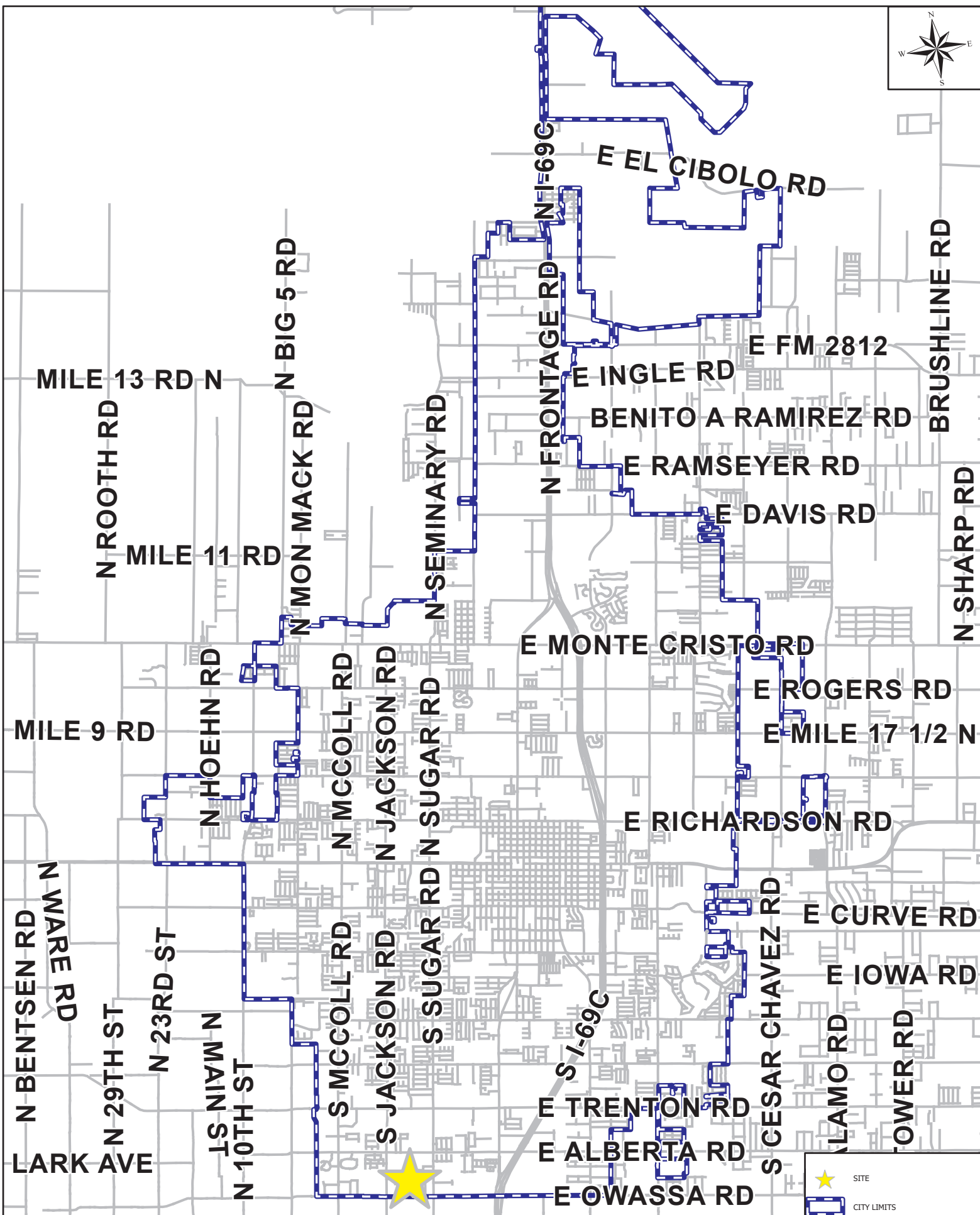
EVALUATION

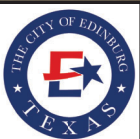
The following is the staff's evaluation of the request:

1. The property is currently a vacant land.
2. Surrounding land consists of Multifamily uses, and vacant land.
3. The proposed zoning is not consistent with the Future Land Use Plan.

Staff recommends approval of the Comprehensive Plan Amendment from Auto-Urban Uses to Multi-Family Residential Uses and the Rezoning Request from Commercial, General (CG) District to Residential, Multifamily (RM) District, based on the surrounding land uses. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

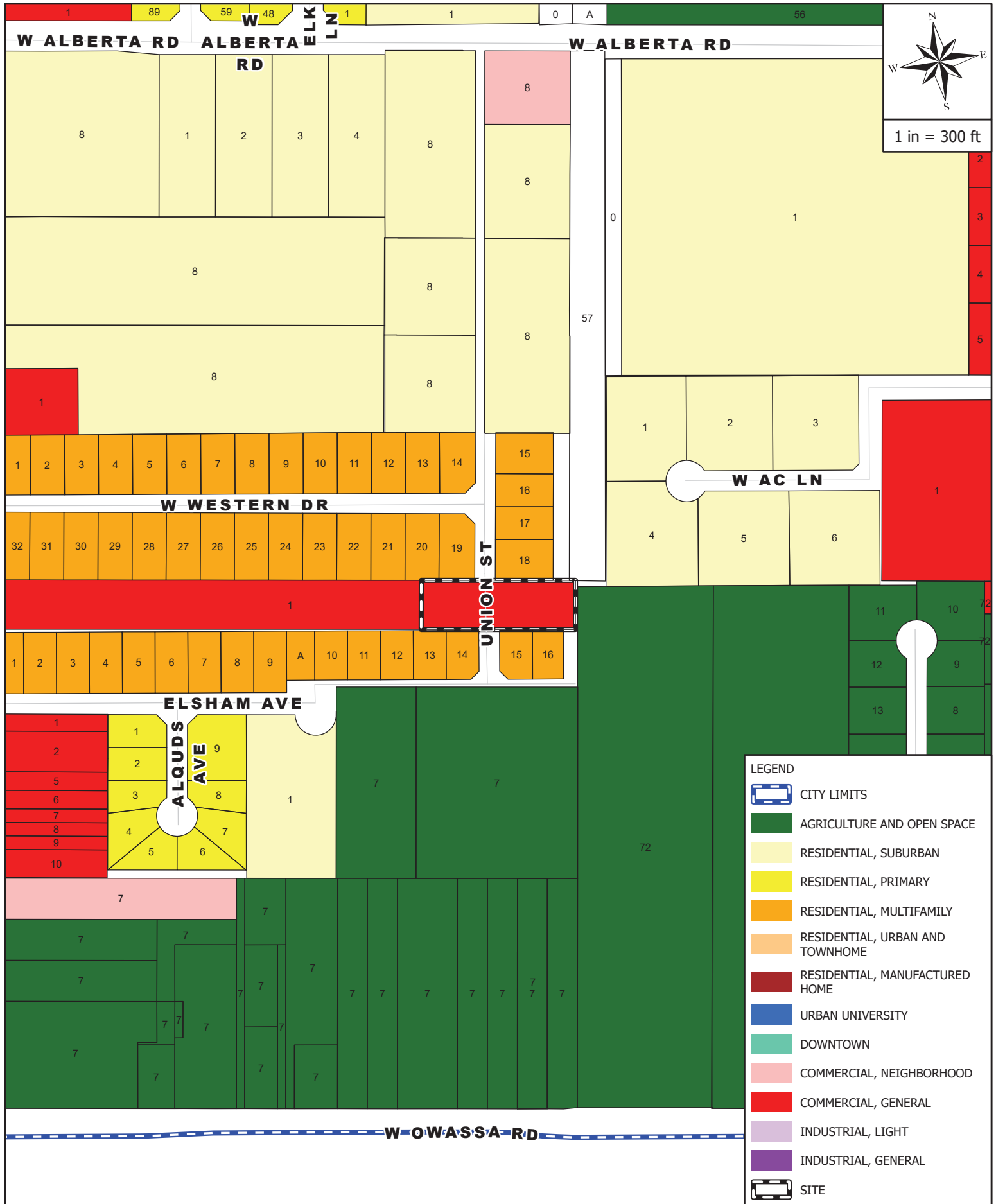
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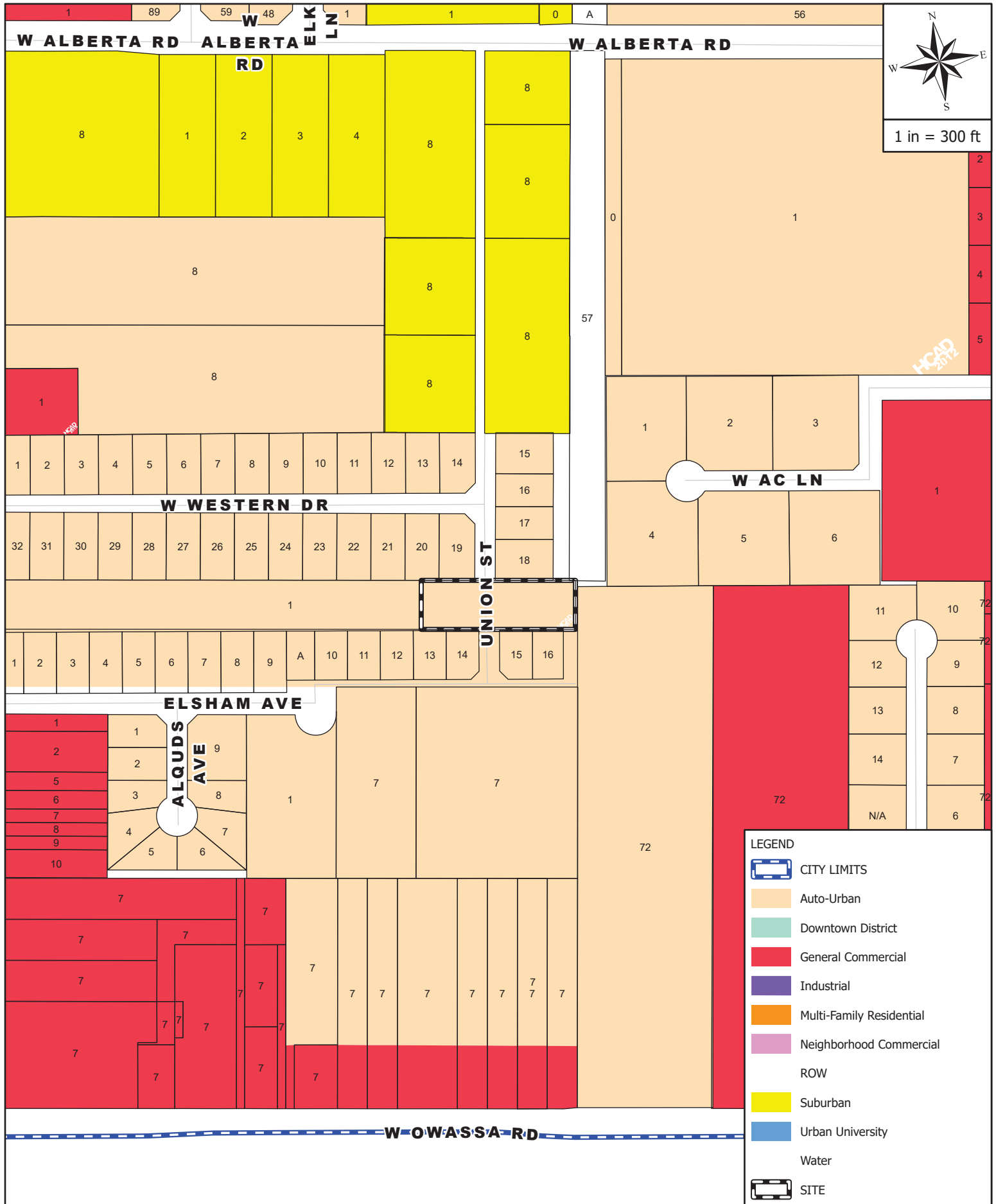


AERIAL MAP

5302 S JACKSON RD

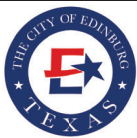
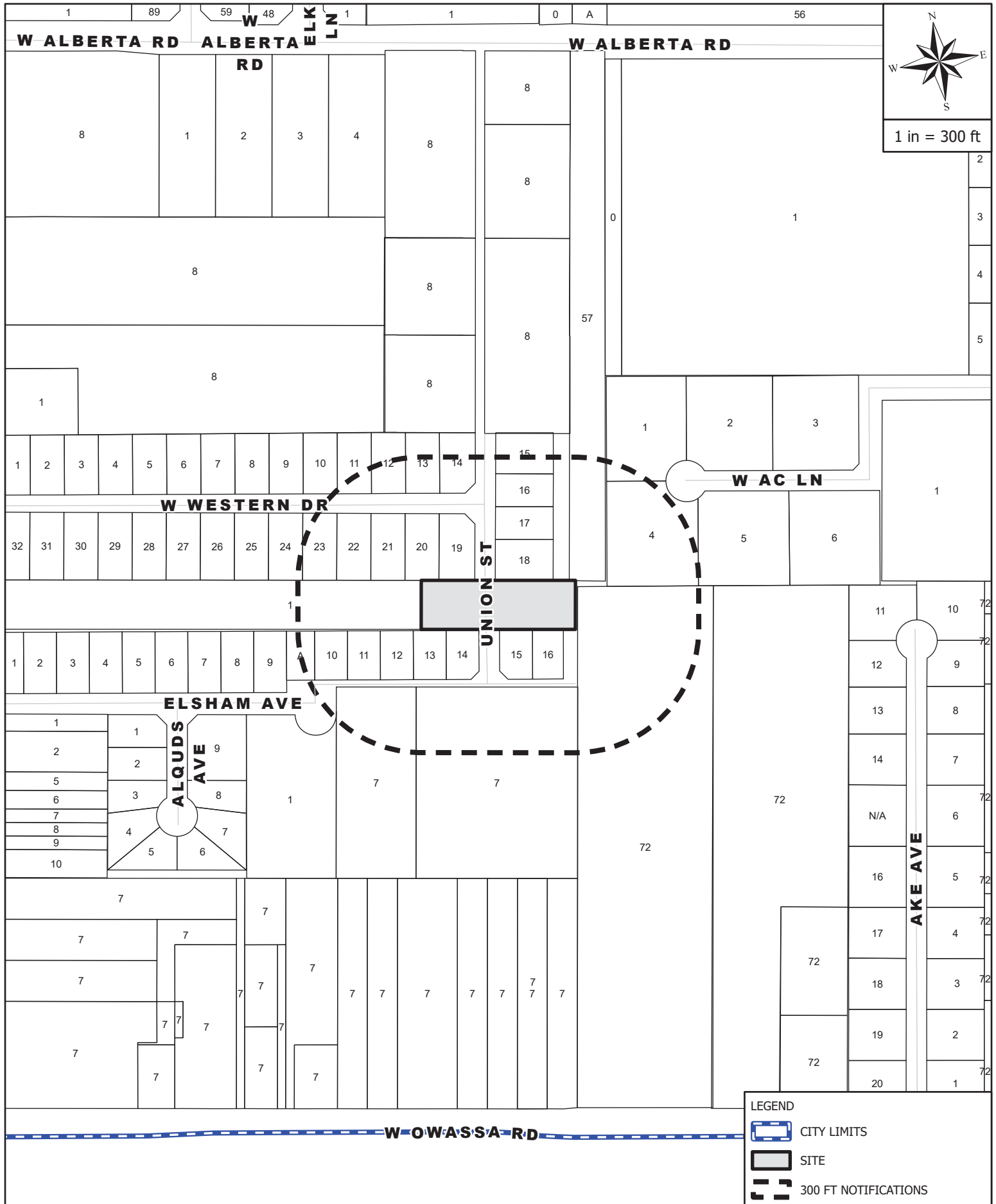


ZONING MAP 5302 S JACKSON RD



LEGEND

- CITY LIMITS
- Auto-Urban
- Downtown District
- General Commercial
- Industrial
- Multi-Family Residential
- Neighborhood Commercial
- ROW
- Suburban
- Urban University
- Water
- SITE



MAILOUT AND SITE MAP

5302 S JACKSON RD



Rezoning Request Site Photo

Melden & Hunt, Inc.
5302 S. Jackson Road



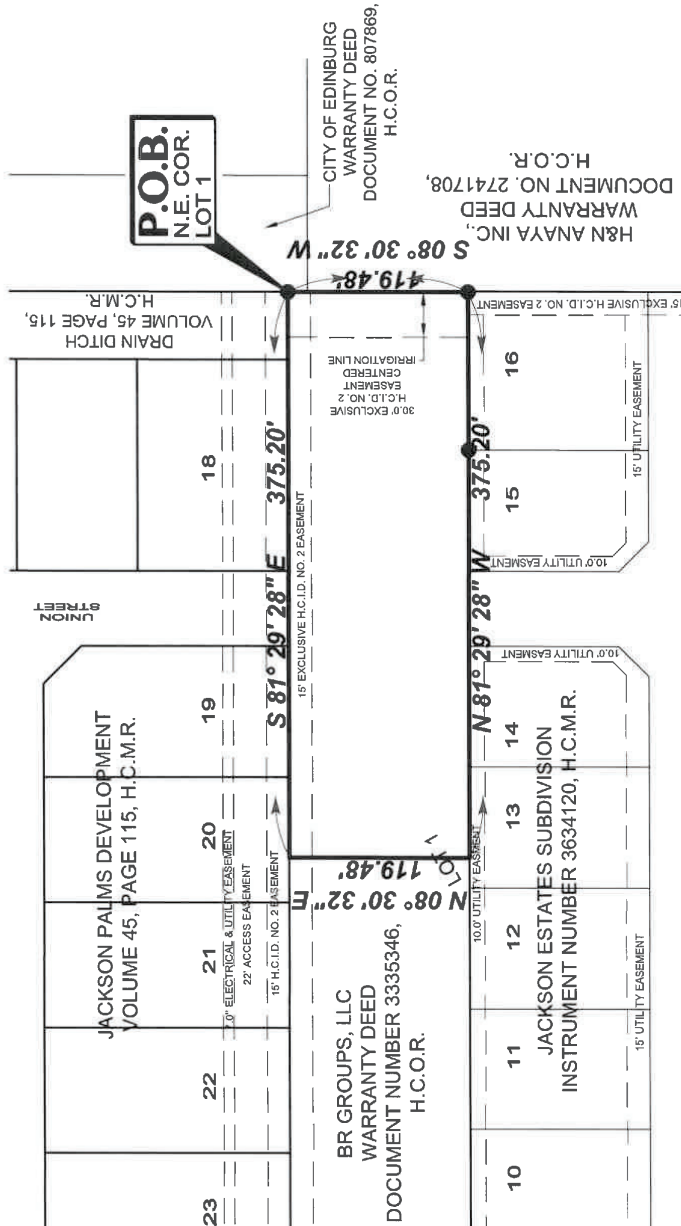
EXHIBIT "B"



LEGEND

- FOUND No. 4 REBAR
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
- N.E. COR. - NORTHEAST CORNER
- P.O.B. - POINT OF BEGINNING

- NOTES:
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
 - BEARING BASIS IS FROM THE No. 4 REBAR FOUND AT THE NORTHWEST CORNER AND THE No. 4 REBAR FOUND AT THE NORTHEAST CORNER OF SAID LOT 1.
 - ALL BEARINGS AND DISTANCES AS PER TEXAS COORDINATE SYSTEM SOUTH ZONE 4205, GRID COORDINATES.
 - SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS TRACT. THE SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT ADDITIONAL EASEMENTS MAY AFFECT THIS TRACT.



PLAT SHOWING
1.029 ACRES

144,828.896 Sq. Ft.] BEING
OUT OF LOT 1,
DR. CARL R. LOVE SUBDIVISION
INSTRUMENT NUMBER 2860227, H.C.M.R.
CITY OF EDINBURG,
HIDALGO COUNTY, TEXAS

ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL
LAND SURVEYOR, DO HEREBY CERTIFY THE
FOREGOING PLAT TO BE TRUE AND CORRECT
REPRESENTATION OF A SURVEY MADE ON THE
GROUND ON 03/24/26 UNDER MY DIRECTION
AND SUPERVISION.



[Signature]
ROBERTO N. TAMEZ, RPLS No. 6238 DATE: 07/07/2026

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS



115 W. MCINTYRE
EDINBURG, TX 78541
PH: (956) 381-0981
FAX: (956) 381-1839
ESTABLISHED 1947
www.meldenandhunt.com

DATE: 07/06/2026
JOB No. 26383.08
FILE NAME: 26383.08_COZ
DRAWN BY: B.M.

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ORDINANCE NO. _____

AN ORDINANCE AMENDING, SUPPLEMENTING, AND CHANGING THE BOUNDARIES COMMERCIAL, GENERAL (CG) DISTRICT TO RESIDENTIAL, MULTIFAMILY (RM) DISTRICT, BEING A 1.029 ACRES OUT OF LOT 1, DR. CARL R. LOVE SUBDIVISION, LOCATED AT 5302 S. JACKSON ROAD, FROM ONE DISTRICT TO ANOTHER; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE; PROVIDING FOR CODIFICATION; PROVIDING A WAIVER OF THE THREE (3) SEPARATE READINGS; AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF.

WHEREAS, the owner of the herein described real estate has submitted to the Planning and Zoning Commission of the City of Edinburg, Texas, a proposed amendment, and the proposed supplement and change to the boundaries of the Commercial, General (CG) District, and Residential, Multifamily (RM) District as set out in the Unified Development Code of the City of Edinburg, Texas, heretofore finally passed, approved, and adopted by said City Council on the 9th day of August, 2022. Such proposed amendment is to change the zoning of all of 1.029 Acres Out of Lot 1, Dr. Carl R. Love Subdivision, located at 5302 S. Jackson Road, from Commercial, General (CG) District to Residential, Multifamily (RM) District, for a recommendation and report by said Planning and Zoning Commission; and

WHEREAS, the said Planning and Zoning Commission of the City of Edinburg, Texas, gave due notice as provided by said Unified Development Code of a public hearing to be held before said Planning and Zoning Commission, on August 13, 2026, at 5:30 P.M., in the Edinburg City Hall, City Council Chambers, located at 415 West University Drive, Edinburg, Texas, and said public hearing was held at such time and place, and all of which procedure in the giving of notice and the holding of said public hearing is hereby ratified and confirmed as meeting all the requirements of said Unified Development Code of the City of Edinburg, Texas and applicable statutes, providing said notice by U. S. Mail to all property owners and persons rendering property for taxation within 300 feet of the property affected not less than ten (10) days before said public hearing; and

WHEREAS, after such public hearing, the Planning and Zoning Commission of the City of Edinburg, Texas, presented its report to the City Council of the City of Edinburg that they approved the change in zoning of said property, from one district to the other; and

WHEREAS, after receipt of the final report from the Planning and Zoning Commission, the City Council of said City provided due notice, as provided by said Unified Development Code to be held before said City Council, and notice was published one time in a newspaper published in the City of Edinburg, Texas, and of general circulation in said City, stating that a public hearing to consider said proposed revision would be held on September 1, 2026, at 6:00 P.M., in the Edinburg City Hall, City Council Chambers, located at 415 West University Drive, Edinburg, Texas, which time was not less than 15 days nor more than 20 days from the date of publication, and that said public hearing was held at such time and place, and all of which procedure in the giving of notice and the holding of said public hearing is hereby ratified and confirmed as meeting all the requirements of said Unified Development Code of the City of Edinburg, Texas and applicable statutes; and

WHEREAS, having held said public hearing, it is the opinion of the City Council of the City of Edinburg, Texas that such change and revision should be made.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EDINBURG, TEXAS, THAT:

SECTION I. AUTHORITY OF LAW: All requirements of the law have been met in the passing of this Ordinance.

SECTION II. The zoning of the first above-described property is hereby changed from Commercial, General (CG) District and Residential, Multifamily (RM) District and the boundaries of said Districts are hereby amended, supplemented and changed so as to delete the said area from the said Commercial, General (CG) District and added to the Residential, Multifamily (RM) District.

SECTION III. REPEALER CLAUSE: This Ordinance shall be cumulative of all other ordinances dealing with the same subject and any provision of any ordinance in direct conflict with any provision of this ordinance is hereby repealed and the provisions of this Ordinance shall supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

SECTION IV. SAVINGS CLAUSE: If any section, part, or provision of this Ordinance is declared unconstitutional or invalid, by a court of competent jurisdiction, then, in that event, it is expressly provided, and it is the intention of the City Council in passing this Ordinance that its parts shall be severable and all other parts of this Ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION V. PUBLICATION AND EFFECTIVE DATE: This Ordinance shall take effect immediately upon its passage and publication according to law.

SECTION VI. CODIFICATION: That this Ordinance shall not be published in the Code of Ordinances of the City of Edinburg, Texas, as it is not amendatory thereof.

SECTION VII. WAIVER CLAUSE: This requirement of three separate readings of this

Ordinance is hereby dispensed with by a vote of not less than a majority of all the members of the City Council.

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the City Council of the City of Edinburg, Texas at which a quorum was present and which was held in accordance with V.T.C.A., Government Code, Section 551.041, on the 1st day of September 2026.

CITY OF EDINBURG

By: _____
Omar Ochoa, Mayor

ATTEST:

By: _____
Clarice Y. Balderas, City Secretary

APPROVED AS TO FORM:

By: _____
Benito Alonzo, City Attorney

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY OF EDINBURG COMPREHENSIVE PLAN BY DETERMINING THAT THE DEVELOPMENT FACTORS WITHIN THE CITY HAVE ADJUSTED SUCH THAT THE PROPOSED USE, BEING A 1.029 ACRES OUT OF LOT 1, DR. CARL R. LOVE SUBDIVISION, LOCATED AT 5302 S. JACKSON ROAD, AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, SHOULD BE FOR MULTI-FAMILY RESIDENTIAL USES; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE, PROVIDING FOR PUBLICATION AND EFFECTIVE DATE; PROVIDING A WAIVER OF THREE (3) SEPARATE READINGS; AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER THEREOF.

WHEREAS, the Comprehensive Plan designation of the property herein described needs to be amended to provide a transition from Auto-Urban Uses to Multi-Family Residential Uses and,

WHEREAS, it appears that the development will proceed, if allowed; and,

WHEREAS, such development is not detrimental to the Auto-Urban Uses in the surrounding area; and

WHEREAS, in order to avoid exceptions to the Comprehensive Plan, it is appropriate that the Plan be changed to reflect conditions as they actually exist in Edinburg.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EDINBURG, TEXAS, THAT:

SECTION I. AUTHORITY OF LAW: All Requirements To The Law Have Been Met In The Passing Of This Ordinance.

SECTION II. The Comprehensive Plan for the development of Edinburg adopted by Ordinance No. 2024-5022 on October 15, 2024 is hereby amended to provide that the property in question, would best be used and developed, because of changing conditions for Multi-Family Residential Uses. The conditions that exist are:

- (1) Population growth requiring more Multi-Family Residential Uses;
- (2) Expansion and development of Multi-Family Residential Uses.

This area, because of Edinburg's growth, should be included in those portions of the city providing support to and being compatible with other similar uses, all of which are in close proximity to one another.

SECTION III. REPEALER CLAUSE: This ordinance shall be cumulative of all other ordinances dealing with the same subject and any provision of any ordinance in direct conflict with any provision of this ordinance is hereby repealed and the provisions of this ordinance shall supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

SECTION IV. SAVINGS CLAUSE: If any section, part, or provision of this ordinance is declared unconstitutional or invalid, by a court of competent jurisdiction, then, in that event, it is expressly provided, and it is the intention of the city council in passing this ordinance that its parts shall be severable and all other parts of this ordinance shall be severable and all other parts of this ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION V. PUBLICATION AND EFFECTIVE DATE: This ordinance shall take effect immediately upon its passage and publication according to law.

SECTION VI. CODIFICATION: That this ordinance shall not be published in the Code of Ordinances of the City of Edinburg, Texas, as it is not amendatory thereof.

SECTION VII. WAIVER CLAUSE: The requirement of three separate readings of this ordinance is hereby dispensed with by a vote of not less than a majority of all the members of the City Council.

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the City Council of the City of Edinburg, Texas at which a quorum was present and which was held in accordance with V.T.C.A., Government Code, Section 551.041, on the 1st day of September 2026.

CITY OF EDINBURG

By: _____
Omar Ochoa, Mayor

ATTEST:

By: _____
Clarice Y. Balderas, City Secretary

APPROVED AS TO FORM:

By: _____
Benito Alonzo, City Attorney



CITY OF EDINBURG - CITY COUNCIL

Meeting Date: September 1, 2026

PUBLIC HEARINGS - ROUTINE ITEMS

Agenda Item No: 9.B.

Rezoning Request - Luis Muro

1. Agenda Item:

Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Residential, Suburban (RS) District to Residential, Urban (RU) & Townhome District, Being a 5.00 Acre Tract of Land Out of Lot 13, Section 239, Texas-Mexican Railway Company's Survey, Located at 1925 W. Mile 17 ½ Road, as Requested by Luis Muro. [Jaime Acevedo, Director of Planning and Zoning]

2. Description:

This property is located at the north side of S. Mile 17 ½ Road, approximately 660 feet east of the intersection of N. Jackson Road and S. Mile 17 ½ Road. The property is currently zoned Residential, Suburban (RS) District. This district is suburban in nature, characterized by a balance between landscape and buildings. The requested zoning is Residential, Urban (RU) & Townhome District. This district is the highest intensity single-family residential district. This property has a total frontage of 165 feet and a lot depth of 1,320 feet. Currently, the property is a vacant lot. The applicant proposes to develop a 39-lot detached townhome subdivision.

Adjacent zoning is Residential, Primary (RP) District to the north, Residential, Multifamily (RM) District to the west and Residential, Suburban (RS) District to the north and east. Surrounding land uses consist of multifamily uses, and vacant land. The Future Land Use designation for this property is for Auto-Urban Uses.

Staff mailed a notice of the public hearing to 36 neighboring property owners on Friday, July 31, 2026. No comments in favor or against had been received at the time this report was prepared. Notice of this public hearing was published in the newspaper on August 12, 2026. At the Public Hearing held on August 13, 2026, no public comment was given.

On August 4, 2026, Planning staff met with City of Edinburg development departments to discuss the proposed rezoning. It was determined that the infrastructure will support the proposed development.

On August 13, 2026, the Planning and Zoning Commission recommended, with a unanimous vote of 6-0, to approve the Rezoning Request.

3. Staff's Recommendation:

Staff recommends approval of the Rezoning Request from Residential, Suburban (RS) District to Residential, Urban (RU) & Townhome District, based on the surrounding land uses. If approved, the applicant will need to comply with all requirements during the permitting process, including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

Reviewed by:

Rita Guerrero, Assistant Director of Planning and Approved - 8/24/2026

Prepared by:

Eduardo Huerta, Planner II

Zoning

Jaime Acevedo, Director of Planning and Zoning Approved - 8/24/2026

Tomas Reyna, Assistant City Manager Final Approval -
8/25/2026

Attachments:

- A. City Council Agenda Packet Attachments
- B. Ordinance

MEETING DATES:
PLANNING & ZONING COMMISSION – 08/13/2026
CITY COUNCIL – 09/01/2026
DATE PREPARED – 08/04/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Rezoning Request from Residential, Suburban (RS) District to Residential, Urban (RU) & Townhome District

APPLICANT: American Value Construction

AGENT: Luis Muro

LEGAL: Being a 5.00 Acre Tract of Land Out of Lot 13, Section 239, Texas-Mexican Railway Company's Survey

LOCATION: Located at 1925 W. Mile 17 ½ Road

LOT/TRACT SIZE: 5.00 Acres

CURRENT USE: Vacant land

PROPOSED USE: Residential, Urban (RU) & Townhome District

EXISTING ZONING: Residential, Suburban (RS) District

ADJACENT ZONING: North – Residential, Primary (RP) District
South – Residential, Suburban (RS) District
East – Residential, Suburban (RS) District
West – Residential, Multifamily (RM) District

LAND USE PLAN: Auto-Urban Uses

PUBLIC SERVICES: City of Edinburg Sewer and Sharyland Water Supply Corporation for Water

RECOMMENDATION: Staff recommends approval of the Rezoning Request from Residential, Suburban (RS) District to Residential, Urban (RU) & Townhome District.

REZONING REQUEST
LUIS MURO

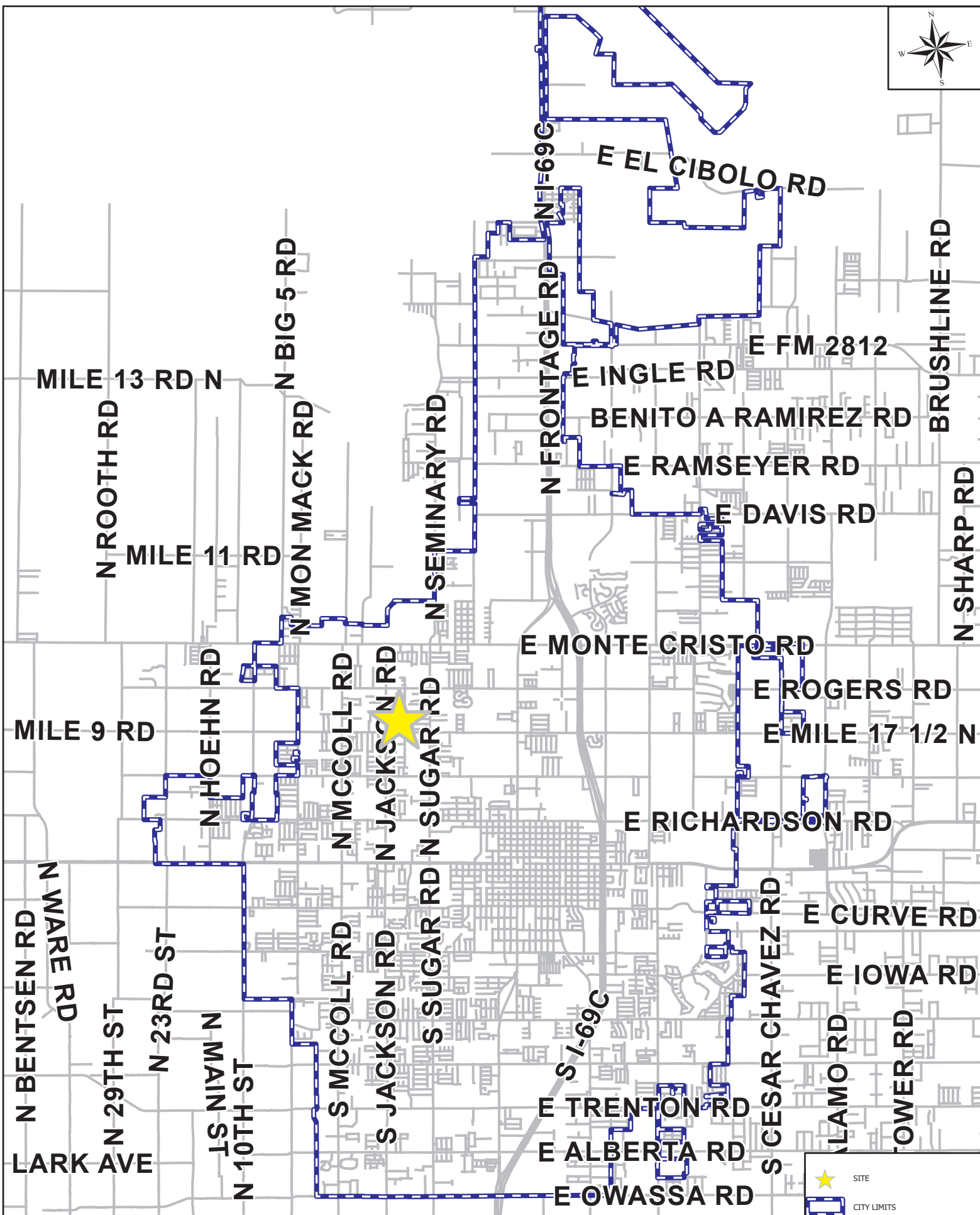
EVALUATION

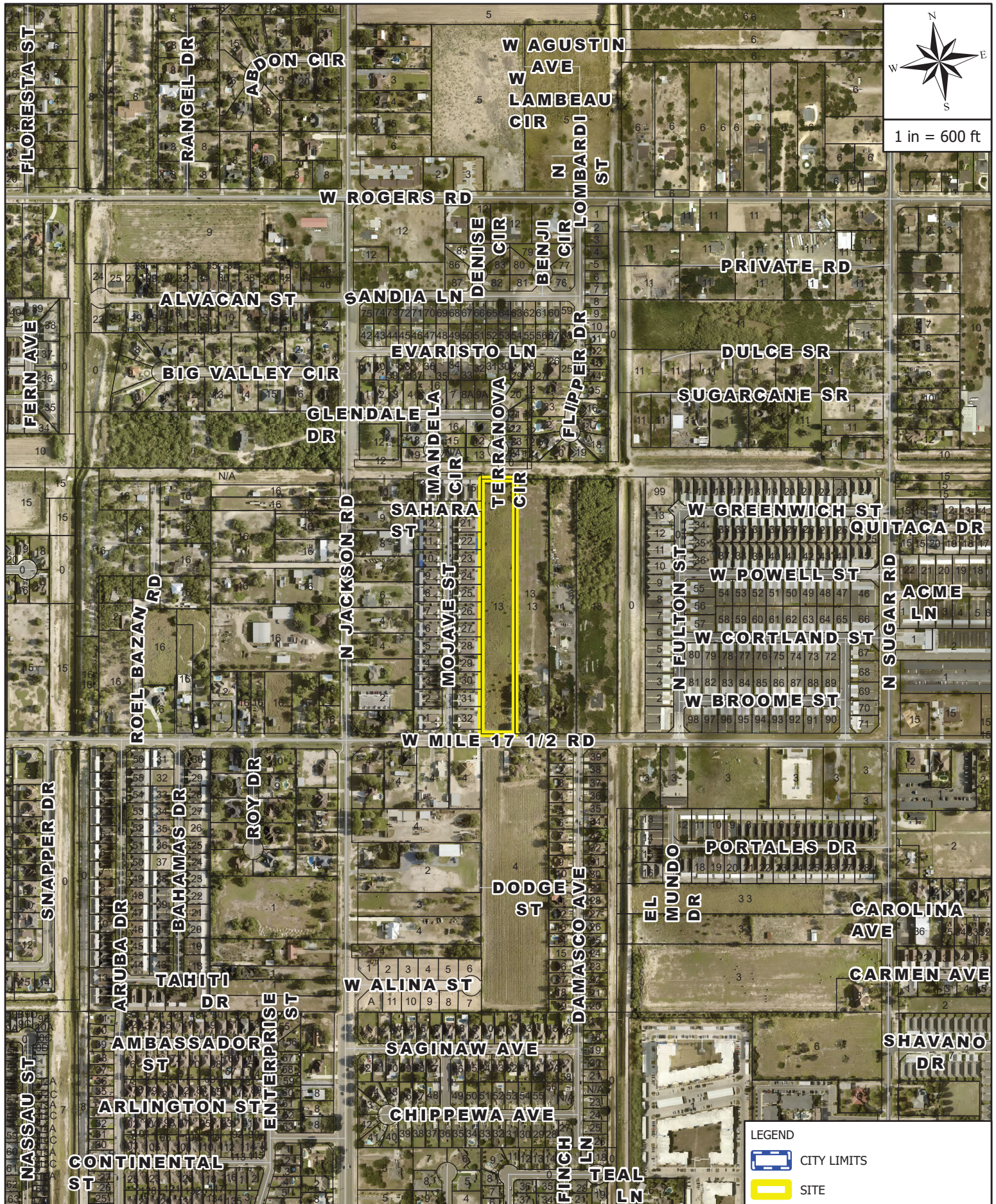
The following is the staff's evaluation of the request:

1. The property is currently a vacant land.
2. Surrounding land consists of Multifamily uses, and vacant land.
3. The proposed zoning is not consistent with the Future Land Use Plan.

Staff recommends approval of the Rezoning Request from Residential, Suburban (RS) District to Residential, Urban (RU) & Townhome District, based on the future land uses. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

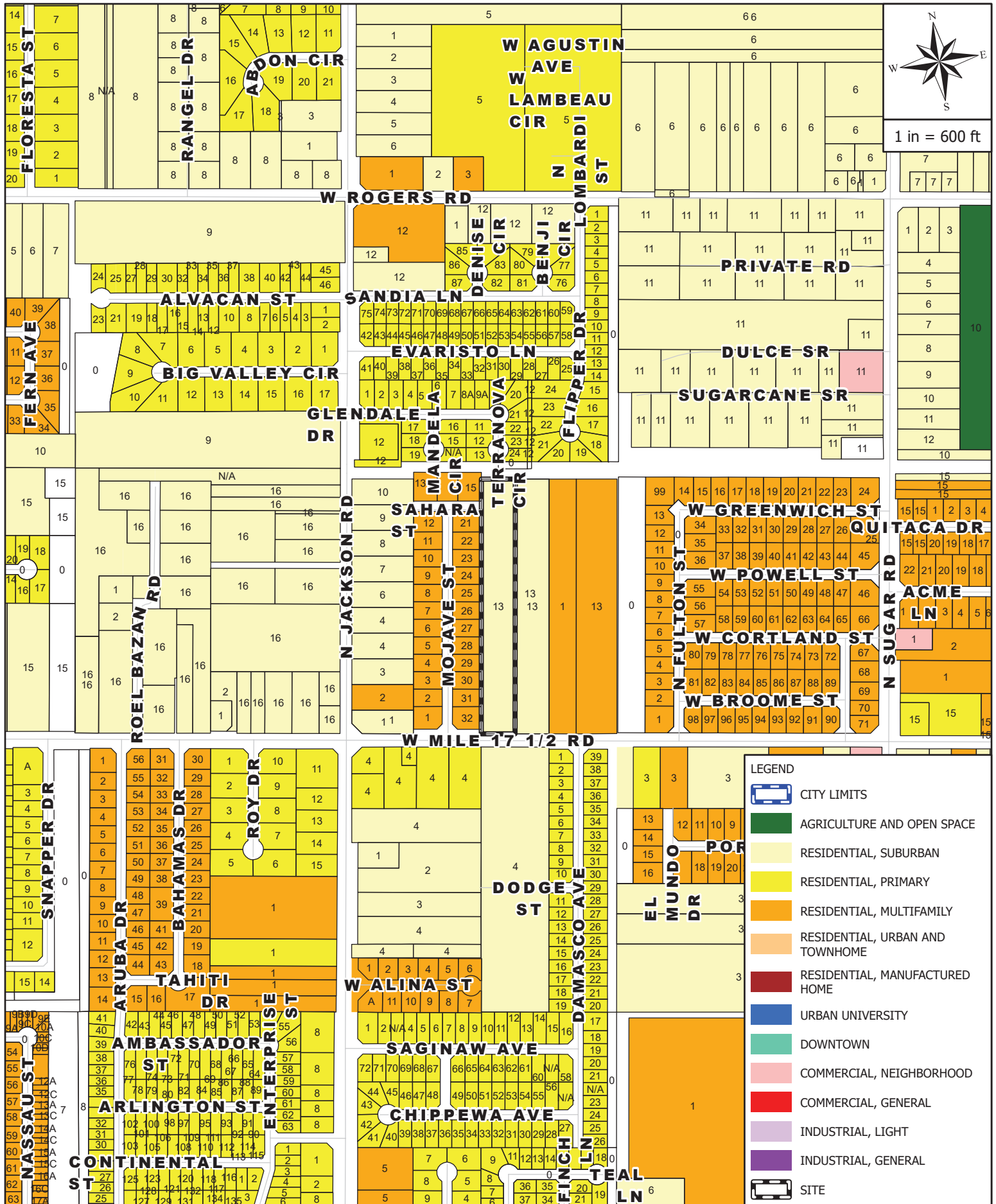
Staff mailed a notice of the public hearing to 36 neighboring property owners on Friday, July 31, 2026, and received no comments in favor or against at the time this report was prepared. Notice of this public hearing was published in the newspaper on August 12, 2026.





AERIAL MAP

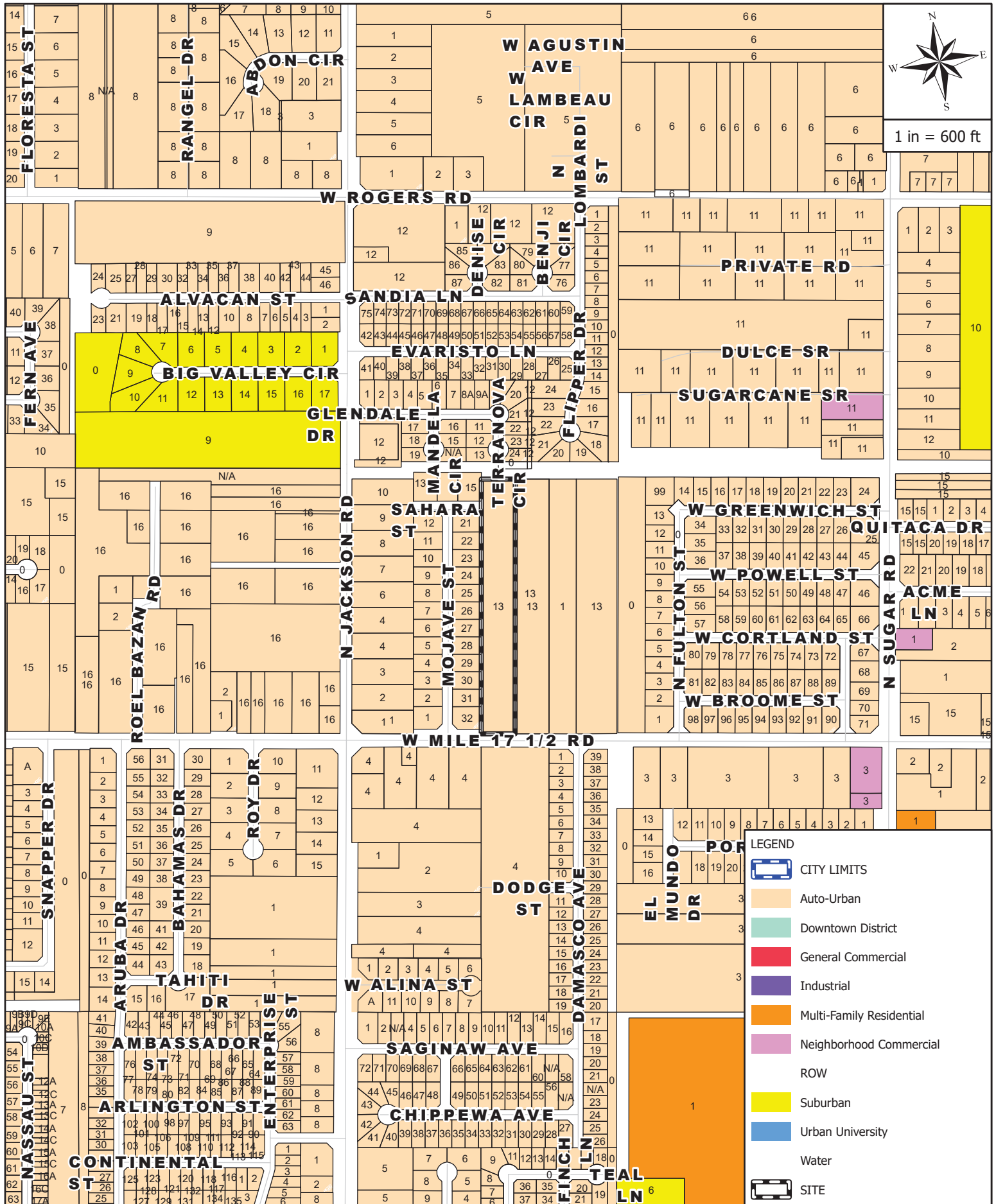
1925 W MILE 17 1/2 RD



ZONING MAP

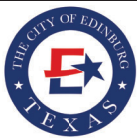
1925 W MILE 17 1/2 RD

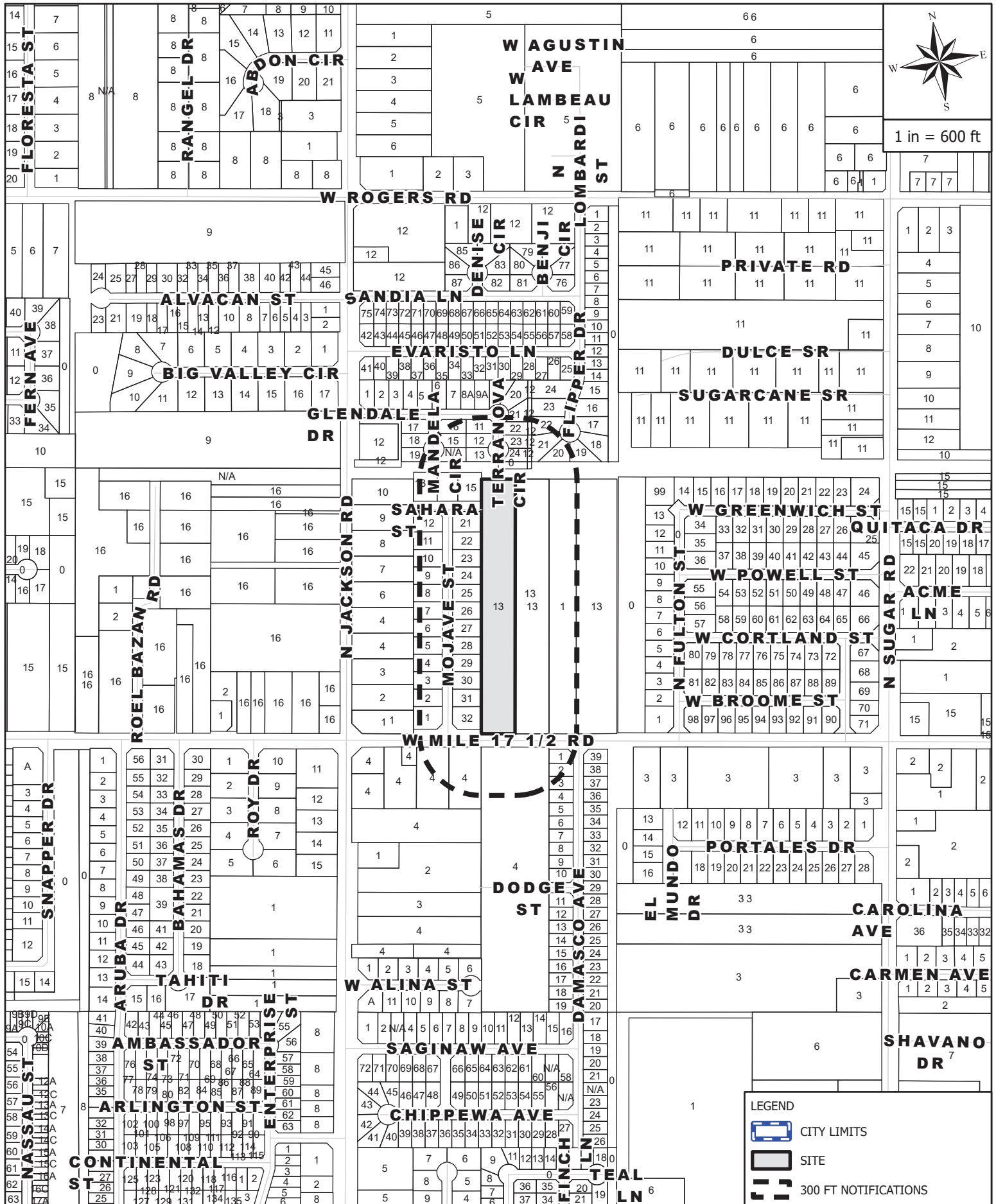




FUTURE LANDUSE MAP

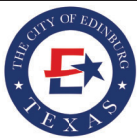
1925 W MILE 17 1/2 RD





MAILOUT AND SITE MAP

1925 W MILE 17 1/2 RD



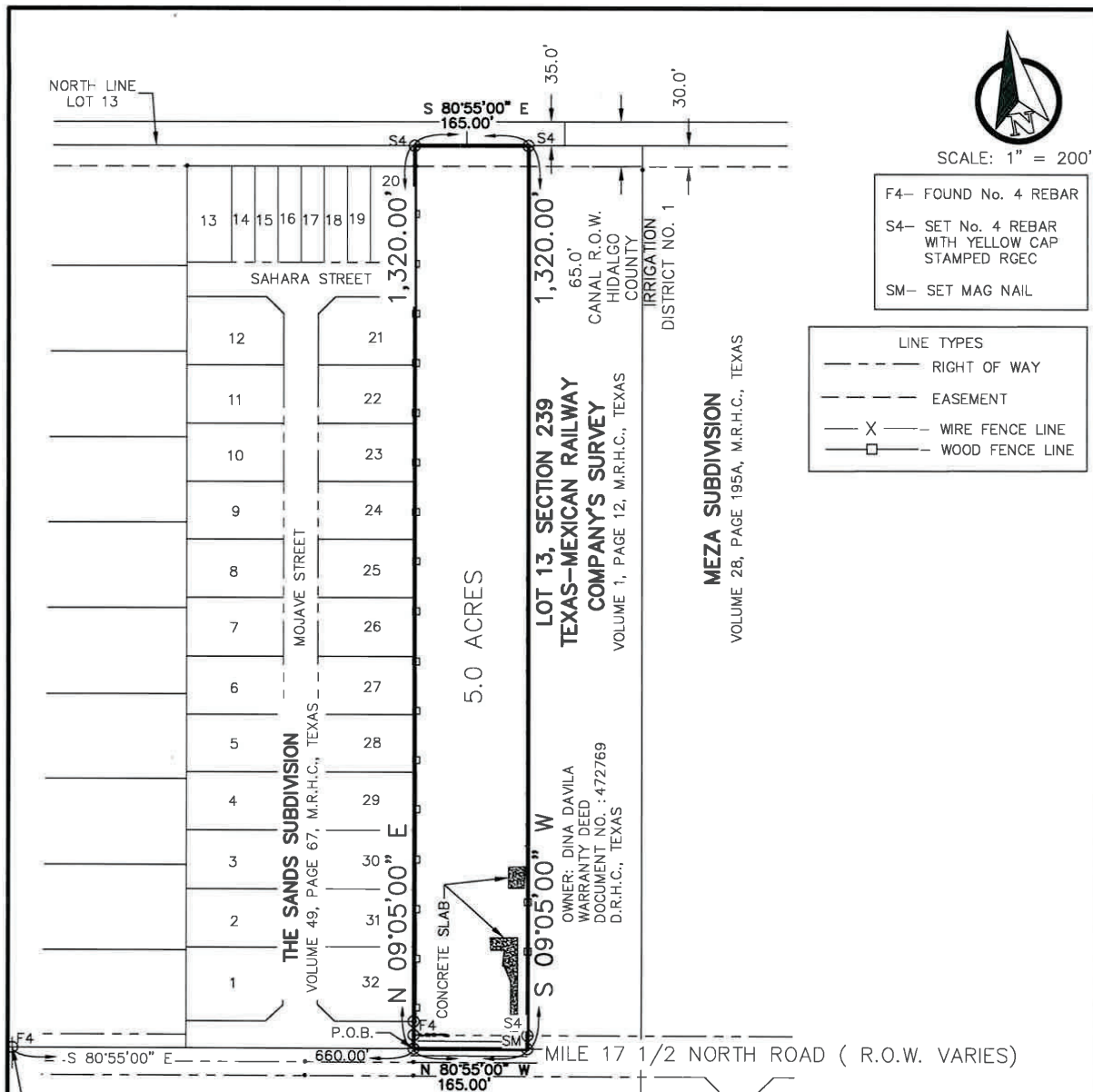


Rezoning Request Site Photo

Luis Muro

1925 W. Mile 17 1/2 Road





**SURVEY PLAT
OF
A 5.00 ACRE TRACT OF LAND OUT OF
LOT 13, SECTION 239,
TEXAS-MEXICAN RAILWAY
COMPANY'S SURVEY,
HIDALGO COUNTY, TEXAS,
AS PER MAP RECORDED IN
VOLUME 1, PAGE 12, M.R.H.C., TEXAS.**

SURVEY SHOWS ALL IMPROVEMENTS LOCATED ON THE LAND AND THAT THERE ARE NO ENCROACHMENTS, BOUNDARY CONFLICTS, PROTRUSIONS OR VISIBLE OR APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE SURVEY PLAT.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE RESEARCH

SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA-TERRITORIAL JURISDICTION OF SAID PROPERTY.

Com.-Panel No.: 480338 0015 E

Map Revised: 05/14/2001

Description: "ZONE X" - AREAS BETWEEN LIMITS OF 100-YEAR AND 500-YEAR FLOOD; OR AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.



PABLO SOTO, JR. - R.P.L.S. No. 4541

Date: 7/23/2026

I, Pablo Soto, Jr., hereby state that this Survey was performed on the ground under my supervision and that this Survey correctly represents the facts found at the time of the survey.



Professional Engineers & Land Surveyors

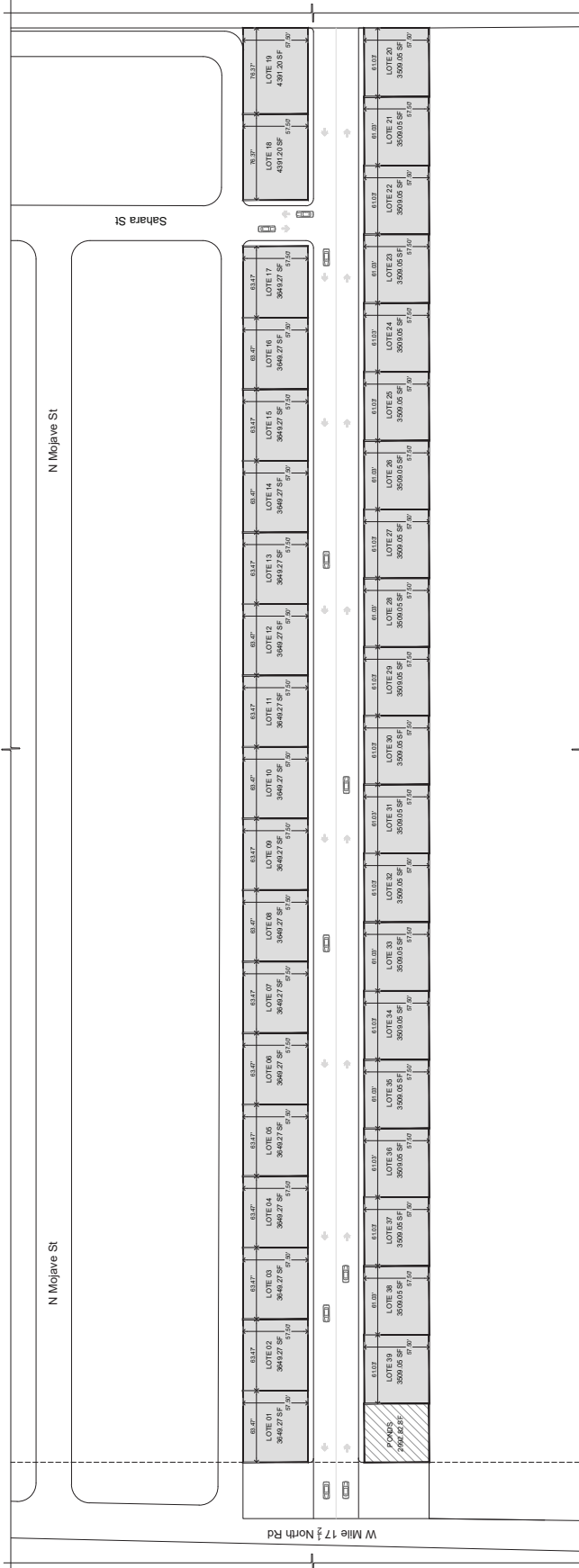
130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
ENGINEERING FIRM No.: 486 • SURVEYING FIRM No.: 101650-00

Job No.: SUR26.063	FB:	Drawn By: A.M.
Date: 07/22/2026	PG:	Checked By: P.S.



ORIENTACIÓN

SIMBOLOGÍA:



No.	ÁREA
LOT 20	3509.05 SF
LOT 21	3509.05 SF
LOT 22	3509.05 SF
LOT 23	3509.05 SF
LOT 24	3509.05 SF
LOT 25	3509.05 SF
LOT 26	3509.05 SF
LOT 27	3509.05 SF
LOT 28	3509.05 SF
LOT 29	3509.05 SF
LOT 30	3509.05 SF
LOT 31	3509.05 SF
LOT 32	3509.05 SF
LOT 33	3509.05 SF
LOT 34	3509.05 SF
LOT 35	3509.05 SF
LOT 36	3509.05 SF
LOT 37	3509.05 SF
LOT 38	3509.05 SF
LOT 39	3509.05 SF

No.	ÁREA
LOT 01	3649.27 SF
LOT 02	3649.27 SF
LOT 03	3649.27 SF
LOT 04	3649.27 SF
LOT 05	3649.27 SF
LOT 06	3649.27 SF
LOT 07	3649.27 SF
LOT 08	3649.27 SF
LOT 09	3649.27 SF
LOT 10	3649.27 SF
LOT 11	3649.27 SF
LOT 12	3649.27 SF
LOT 13	3649.27 SF
LOT 14	3649.27 SF
LOT 15	3649.27 SF
LOT 16	3649.27 SF
LOT 17	3649.27 SF
LOT 18	4391.20 SF
LOT 19	4391.20 SF

REVISIONES:

PRIMAS DE VALIDACIÓN

LOTIFICACIÓN 5 ACRES

LOT-01

PROYECTO: 1500
FECHA: 15/04/2024
AUTOR: J. M. GARCÍA

ORDINANCE NO. _____

AN ORDINANCE AMENDING, SUPPLEMENTING, AND CHANGING THE BOUNDARIES RESIDENTIAL, SUBURBAN (RS) DISTRICT TO RESIDENTIAL, URBAN (RU) & TOWNHOME DISTRICT, BEING A 5 ACRE TRACT OF LAND OUT OF LOT 13, SECTION 239, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION, LOCATED AT 1925 W. MILE 17 ½ ROAD, FROM ONE DISTRICT TO ANOTHER; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE; PROVIDING FOR CODIFICATION; PROVIDING A WAIVER OF THE THREE (3) SEPARATE READINGS; AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF.

WHEREAS, the owner of the herein described real estate has submitted to the Planning and Zoning Commission of the City of Edinburg, Texas, a proposed amendment, and the proposed supplement and change to the boundaries of the Residential, Suburban (RS) District, and Residential, Urban (RU) & Townhome District as set out in the Unified Development Code of the City of Edinburg, Texas, heretofore finally passed, approved, and adopted by said City Council on the 9th day of August, 2022. Such proposed amendment is to change the zoning of all a 5.00 Acre Tract of Land Out of Lot 13, Section 239, Texas-Mexican Railway Company's Survey, located at 1925 W. Mile 17 ½ Road, from Residential, Suburban (RS) District to Residential, Urban (RU) & Townhome District, for a recommendation and report by said Planning and Zoning Commission; and

WHEREAS, the said Planning and Zoning Commission of the City of Edinburg, Texas, gave due notice as provided by said Unified Development Code of a public hearing to be held before said Planning and Zoning Commission, on August 13, 2026, at 5:30 P.M., in the Edinburg City Hall, City Council Chambers, located at 415 West University Drive, Edinburg, Texas, and said public hearing was held at such time and place, and all of which procedure in the giving of notice and the holding of said public hearing is hereby ratified and confirmed as meeting all the requirements of said Unified Development Code of the City of Edinburg, Texas and applicable statutes, providing said notice by U. S. Mail to all property owners and persons rendering property for taxation within 300 feet of the property affected not less than ten (10) days before said public hearing; and

WHEREAS, after such public hearing, the Planning and Zoning Commission of the City of Edinburg, Texas, presented its report to the City Council of the City of Edinburg that they approved the change in zoning of said property, from one district to the other; and

WHEREAS, after receipt of the final report from the Planning and Zoning Commission, the City Council of said City provided due notice, as provided by said Unified Development Code to be held before said City Council, and notice was published one time in a newspaper published in the City of Edinburg, Texas, and of general circulation in said City, stating that a public hearing to consider said proposed revision would be held on September 1, 2026, at 6:00 P.M., in the Edinburg City Hall, City Council Chambers, located at 415 West University Drive, Edinburg, Texas, which time was not less than 15 days nor more than 20 days from the date of publication, and that said public hearing was held at such time and place, and all of which procedure in the giving of notice and the holding of said public hearing is hereby ratified and confirmed as meeting all the requirements of said Unified Development Code of the City of Edinburg, Texas and applicable statutes; and

WHEREAS, having held said public hearing, it is the opinion of the City Council of the City of Edinburg, Texas that such change and revision should be made.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EDINBURG, TEXAS, THAT:

SECTION I. AUTHORITY OF LAW: All requirements of the law have been met in the passing of this Ordinance.

SECTION II. The zoning of the first above-described property is hereby changed from Residential, Suburban (RS) District and Residential, Urban (RU) & Townhome District and the boundaries of said Districts are hereby amended, supplemented and changed so as to delete the said area from the said Residential, Suburban (RS) District and added to the Residential, Urban (RU) & Townhome District.

SECTION III. REPEALER CLAUSE: This Ordinance shall be cumulative of all other ordinances dealing with the same subject and any provision of any ordinance in direct conflict with any provision of this ordinance is hereby repealed and the provisions of this Ordinance shall supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

SECTION IV. SAVINGS CLAUSE: If any section, part, or provision of this Ordinance is declared unconstitutional or invalid, by a court of competent jurisdiction, then, in that event, it is expressly provided, and it is the intention of the City Council in passing this Ordinance that its parts shall be severable and all other parts of this Ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION V. PUBLICATION AND EFFECTIVE DATE: This Ordinance shall take effect immediately upon its passage and publication according to law.

SECTION VI. CODIFICATION: That this Ordinance shall not be published in the Code of Ordinances of the City of Edinburg, Texas, as it is not amendatory thereof.

SECTION VII. WAIVER CLAUSE: This requirement of three separate readings of this Ordinance is hereby dispensed with by a vote of not less than a majority of all the members of the City Council.

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the City Council of the City of Edinburg, Texas at which a quorum was present and which was held in accordance with V.T.C.A., Government Code, Section 551.041, on the 1st day of September 2026.

CITY OF EDINBURG

By: _____
Omar Ochoa, Mayor

ATTEST:

By: _____
Clarice Y. Balderas, City Secretary

APPROVED AS TO FORM:

By: _____
Benito Alonzo, City Attorney



CITY OF EDINBURG - CITY COUNCIL

Meeting Date: September 1, 2026

ORDINANCE

Agenda Item No: 10.A.

Special Use Permit - "Sacred Heart Catholic Church Annual Kermesse"

1. Agenda Item:

Consider Ordinance Providing for a Temporary Special Use Permit for "Sacred Heart Catholic Church Annual Kermesse" to be Held Saturday, September 5, 2026, Being Edinburg Original Townsite, Block 319, Lots 1-5, Located at 216 N. 16th Street at Sacred Heart Catholic Church, as Requested by Sacred Heart Catholic Church. [Jaime Acevedo, Director of Planning and Zoning]

2. Description:

The applicant is requesting a Temporary Special Use Permit for the "Sacred Heart Catholic Church Annual Kermesse" to be held Saturday, September 5, 2026, the event will start at 7:00 a.m. and end at approximately 11:30 p.m. This event will be held at the Sacred Heart Catholic Church grounds, 216 N. 16th Street.

The proceeds from the "Sacred Heart Catholic Church Annual Kermesse" will go to Sacred Heart Catholic Church.

3. Staff's Recommendation:

Staff recommends approval of the Temporary Special Use Permit for "Sacred Heart Catholic Church Annual Kermesse" for this event is subject to City Council approval.

Reviewed by:

Jaime Acevedo, Director of Planning and Zoning

Tomas Reyna, Assistant City Manager

Approved - 8/24/2026

Final Approval -
8/25/2026

Prepared by:

Rita Guerrero, Assistant
Director of Planning and
Zoning

Attachments:

- A. City Council Agenda Packet Attachments
- B. Hold Harmless Agreement
- C. Ordinance

MEETING DATES:
CITY COUNCIL – 09/01/2026
DATE PREPARED – 08/05/2026

STAFF REPORT
GENERAL INFORMATION

<u>APPLICATION:</u>	Temporary Special Use Permit and Waiver of Application Fee for the “Sacred Heart Catholic Church Annual Kermesse”
<u>APPLICANT:</u>	Deacon Raul Rangel
<u>AGENT:</u>	N/A
<u>LEGAL:</u>	Sacred Heart Catholic Church
<u>LOCATION:</u>	216 N. 16 th Street
<u>LOT/TRACT SIZE:</u>	N/A
<u>CURRENT USE OF PROPERTY:</u>	Sacred Heart Catholic Church
<u>PROPOSED USE OF PROPERTY:</u>	“Sacred Heart Catholic Church Annual Kermesse”
<u>EXISTING LAND USE/ ADJACENT ZONING:</u>	North – Residential Primary (RP) District South – Residential Primary (RP) District East - Residential Primary (RP) District West - Residential Primary (RP) District
<u>LAND USE PLAN DESIGNATION:</u>	Downtown (DD) District
<u>ACCESS AND CIRCULATION:</u>	This property has access onto McIntyre Street
<u>PUBLIC SERVICES:</u>	Public utilities serve the site.
<u>RECOMMENDATION:</u>	Staff recommends approval of the Temporary Special Use Permit for the “Sacred Heart Catholic Church Annual Kermesse”. A comprehensive evaluation is on the following page(s).

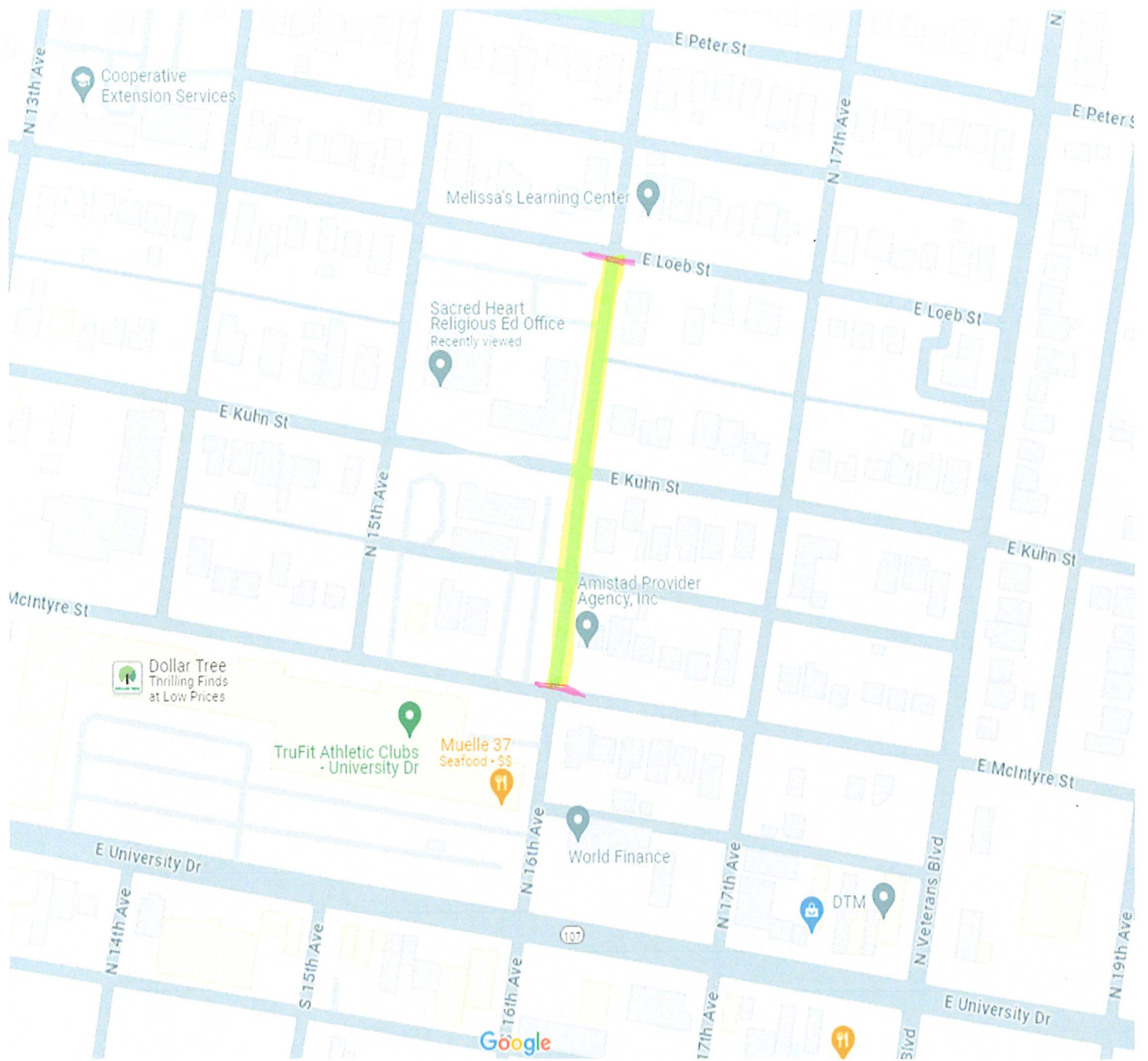
SPECIAL USE PERMIT

“SACRED HEART CATHOLIC CHURCH ANNUAL KERMESSE”

EVALUATION AND CONDITIONS FOR APPROVAL

The following is the staff’s evaluation and conditions for approval of this application. The “Sacred Heart Catholic Church Annual Kermesse” consists of a one (1) day outdoor event see attached letter.

1. **Duration:** The proposed days and hours requested by the applicant are as follows:
Saturday – September 5, 2026, – 7:00 a.m. to 11:30 p.m.
The days and hours of operation must meet Section 130.22 Curfew Hours of the Code of Ordinances.
2. **Access Control:** The main access for this event will be from McIntyre Street
3. **Security Services:** Security services are provided by off-duty city police officers until the time of closing of the operation.
4. **Sanitation:** The applicant must provide roll-off containers and plastic carts from the Solid Waste Department for this event if necessary.
5. **Electric and Lighting:** Outdoor events will be provided with electrical generators.
6. **Noise:** Little noise will be generated and a PA system will be set for brief speeches.
7. **Site Restoration:** Event Volunteers will maintain and clear the property.
8. **Liability Insurance:** The City is provided with and is included as an added insured in the liability insurance carried by the applicant.
9. **Indemnity:** “Sacred Heart Catholic Church Annual Kermess” will occur on Private Property and will not impede traffic or cause disturbance for vehicular traffic. A hold Harmless Agreement will be signed and provided by the Organizers of the event.
10. **Health Permit:** A temporary health permit for food vendors must be obtained through the Code Enforcement Division if food and beverages will be provided at the event.



Close 16th st. between McIntyre and Loeb
from 2 pm to 12:00 am for festival

August 3, 2026

Myra L. Ayala, City Manager

City of Edinburg

415 W. University Drive

Edinburg, TX 78541

Dear Ms. Ayala,

On September 5, 2026, the Sacred Heart Catholic Church Community will be hosting the annual Sacred Heart Catholic Church Kermesse on the Church grounds located at 216 N. 16th Ave. This will be an all-day event concluding at 11:00 p.m.

As part of the special use permit process, we are requesting assistance from the City of Edinburg for the following:

1. Closing of 16th Ave between McIntyre St. and Loeb St.
2. Class III barricades and traffic cones to block the streets.
3. One Rolling trash cart and three ninety-six-gallon trash containers.

Sacred Heart Catholic Church is asking, the Mayor and Council waive any fees related to the request for the special use permit.

We wish to thank you in advance for your consideration.

Sincerely,
Deacon Raul Rangel
Committee Chair

Special Use Permit: Event Application



Case: SPCL-2026-0170

Date: 08-06-2026

Contact
Information

Contact Name: Raul Rangel, committee chair / Fr. Rene Gaytan, Pastor

Contact Phone: [REDACTED]

Contact Email: [REDACTED]

Contact Address: [REDACTED]

Project Information

Type of Event: Fall Festival - Outdoor Games, Food and Music

Name of Event: Sacred Heart Church Annual Kermesse

Fundraising Event: ☒ Yes ☐ No Does event sponsor have IRS 501(c)(3) status? ☒ Yes ☐ No

If fundraiser, please state use of proceeds: [REDACTED]

Address/Location of Event: [REDACTED]

Legal Description of Property: [REDACTED]

Current Land Use: Church back parking lot and school grounds

Current Zoning: [REDACTED]

Days and Time of Operation: September 5, 2026 4:00 pm - 11:00 pm

Required
Documentation

☐ Application Fee \$200.00

☐ Site Plan

☐ Sealed Survey or Metes and Bounds (if acreage property)

☐ Authorization Letter from Owner (if not the Owner)

☐ Letter of Proposal

☐ Insurance

Print Name: Raul Rangel

Signature: Raul Rangel

Rene Gaytan

Rene Gaytan

Office Use Only

Staff Recommendation: ☐ Approval ☐ Denial

City Council: ☐ Approval ☐ Denial

Public Hearing Date (City Council) – 6:00 PM: [REDACTED]

Receipt Number: [REDACTED]

Received by: [REDACTED]

STATE OF TEXAS

§

HOLD HARMLESS AGREEMENT

COUNTY OF HIDALGO

§

CITY OF EDINBURG

This agreement is entered into this 1st day of September, 2026, by and between CITY OF EDINBURG, Hidalgo County, Texas, hereinafter called City, and Sacred Heart Catholic Church, Edinburg, Hidalgo County, Texas, hereinafter called Indemnitor.

INDEMNITY

To the maximum extent allowed by law, the undersigned, Sacred Heart Catholic Church, its agents, employees and/or representatives (Indemnitor), agrees to hold harmless, indemnify, and defend the CITY OF EDINBURG, TEXAS, a home-rule municipal corporation of the State of Texas, with its offices located at 415 West University Drive, Edinburg, Hidalgo County, Texas, its employees, elected and appointed officials, officers, successors and assigns (Indemnatee) from and against any and all causes of action, claims, liabilities, obligations, judgments, losses, or damages, including reasonable attorneys' fees and costs of litigation ("claims") arising out of, or in connection with, the Temporary Special Use Permit granted September 1, 2026 for the "Sacred Heart Catholic Church Annual Kermesse" to be held Saturday, September 5, 2026 at Located at 216 N. 16th Street at Sacred Heart Catholic Church, Being Edinburg Original Townsite, Block 319, Lots 1-5 Edinburg, Hidalgo County, Texas.

This Agreement shall be governed by the laws of the State of Texas. It is further stipulated and agreed that the laws of the State of Texas shall control in the construction of this instrument. Indemnitor and Indemnatee agree that the venue for any and all disputes related to this Agreement shall be Hidalgo County, Texas. For any controversy, claim, or dispute arising out of or relating to this Agreement, Indemnitor and Indemnatee shall first attempt to informally resolve such controversy, claim, or dispute. Thereafter, Indemnitor and Indemnatee shall submit in good faith to mediation before commencing a legal proceeding. Each party shall bear its own costs and expenses, including attorneys' fees and costs, in seeking to enforce the terms of this Agreement.

EXECUTED this the 1st day of September, 2026.

CITY OF EDINBURG

APPROVED AS TO FORM

BY: _____
Myra L. Ayala, City Manager

“Sacred Heart Catholic Church Annual
Kermesse”

Indemnitor

By: _____
Benito Alonzo, City Attorney

BY: _____
Sacred Heart Catholic Church

ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR A TEMPORARY SPECIAL USE PERMIT FOR THE “SACRED HEART CATHOLIC CHURCH ANNUAL KERMESSE”, TO BE HELD ON SATURDAY, SEPTEMBER 5, 2026, BEING EDINBURG ORIGINAL TOWNSITE, BLOCK 319, LOTS 1-5, LOCATED AT 216 N. 16TH STREET AT SACRED HEART CATHOLIC CHURCH, AS PROVIDED IN ARTICLE 2.205 OF THE CITY OF EDINBURG UNIFIED DEVELOPMENT CODE, PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE; PROVIDING FOR CODIFICATION; PROVIDING A WAIVER OF THE THREE (3) SEPARATE READINGS; AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF.

WHEREAS, Sacred Heart Catholic Church is requesting a Temporary Special Use Permit under Article 2.205 of the Unified Development Code of the City of Edinburg, Texas for the “Sacred Heart Catholic Church Annual Kermesse” to be held Saturday, September 5, 2026 and,

WHEREAS, this type of activity is prohibited by said Unified Development Code unless a Temporary Special Use Permit is granted; and

WHEREAS, the City Council of the City of Edinburg may by an affirmative two-thirds’ (2/3) vote for the issuance of a temporary special use permit the location of this type of activity in any zoning district.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EDINBURG, TEXAS, THAT:

SECTION I. AUTHORITY OF LAW: All requirements of the law have been met in the passing of this Ordinance.

SECTION II. That a Temporary Special Use Permit under Article 2.205 of the Unified Development Code of the City of Edinburg, Texas, be granted to Sacred Heart Catholic Church, Being Edinburg Original Townsite, Block 319, Lots 1-5, Located at 216 N. 16th Street at Sacred Heart Catholic Church, with the following conditions:

1. **Duration:** The proposed days and hours requested by the applicant are Saturday, September 5, 2026, from 7:00 a.m. to 11:30 p.m. The days and hours of operation must meet Section 130.22 Curfew Hours of the Code of Ordinances.

2. **Access Control:** The main access for this event will be from McIntyre Street.
3. **Security Services:** Security services are provided by off-duty city police officers until the time of closing of the operation.
4. **Sanitation:** The applicant must provide roll-off container from the Solid Waste Department for this event if necessary.
5. **Electric and Lighting:** Outdoor events will be provided with electrical generators.
6. **Noise:** Little noise will be generated and a PA system will be set for brief speeches.
7. **Site Restoration:** The applicant will maintain and clear the property.
8. **Liability Insurance:** The City is provided with and is included as an added insured in the liability insurance carried by the applicant.
9. **Indemnity:** The festival will occur on Private Property and will not impede traffic or cause disturbance for vehicular traffic. A Hold Harmless Agreement will be signed and provided by the Organizers of the event.
10. **Health Permit:** A temporary health permit for food vendors must be obtained through the Code Enforcement Division if food and beverages will be provided at the event.
11. The special use permit may be revoked by City Council for any violations of City and TABC regulations is hereby ratified.

SECTION III. REPEALER CLAUSE: This Ordinance shall be cumulative of all other ordinances dealing with the same subject and any provision of any ordinance in direct conflict with any provision of this ordinance is hereby repealed and the provisions of this Ordinance shall supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

SECTION IV. SAVINGS CLAUSE: If any section, part, or provision of this Ordinance is declared unconstitutional or invalid, by a court of competent jurisdiction, then, in that event, it is expressly provided, and it is the intention of the City Council in passing this Ordinance that its parts shall be severable and all other parts of this Ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION V. PUBLICATION AND EFFECTIVE DATE: This Ordinance shall take effect immediately upon its passage and publication according to law.

SECTION VI. CODIFICATION: That this Ordinance shall not be published in the Code of Ordinances of the City of Edinburg, Texas, as it is not amendatory thereof.

SECTION VII. WAIVER CLAUSE: The requirement of three separate readings of this Ordinance is hereby dispensed with by a vote of not less than a majority of all the members

of the City Council.

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the City Council of the City of Edinburg, Texas at which a quorum was present and which was held in accordance with V.T.C.A., Government Code, Section 551.041, on the 1st day of September, 2026.

CITY OF EDINBURG

By: _____
Omar Ochoa, Mayor

ATTEST:

By: _____
Clarice Y. Balderas, City Secretary

APPROVED AS TO FORM:

By: _____
Benito Alonzo, City Attorney



CITY OF EDINBURG - CITY COUNCIL

Meeting Date: September 1, 2026

ORDINANCE

Agenda Item No: 10.B.

Special Use Permit - 6th Annual Brides March

1. Agenda Item:

Consider Ordinance Providing for the Temporary Special Use Permit for the “6th Annual HCDA Brides' March” to be Held on Saturday, October 24, 2026, from 8:00 a.m. to 12:00 p.m. at the Hidalgo County Criminal District Attorney's Office Victims Unit, Being All of Block 230, Lots 15 Thru 24 Edinburg Original Townsite, Located at 107 North 10th Avenue, as Requested by Daniel Gonzalez on Behalf of Hidalgo County District Attorney’s Office. [Jaime Acevedo, Director of Planning and Zoning]

2. Description:

A Temporary Special Use Permit is being requested for a Special Event, "6th Annual HCDA Brides 'March" to be held on Saturday, October 24, 2026, from 8:00 a.m. to 12:00 p.m. Hidalgo County Criminal District Attorney's Office Victims Unit, Being all of Block 230, Lots 15 thru 24 Edinburg Original Townsite, located at 107 North 10th Avenue. This request is being coordinated with Planning & Zoning, Police, and Public Works Department.

3. Staff's Recommendation:

Staff recommends approval of the Special Use Permit for the "6th Annual HCDA Brides' March" to be held on Saturday, October 24, 2026, from 8:00 a.m. to 12:00 p.m. at the Hidalgo County Criminal District Attorney's Office Victims Unit, Being all of Block 230, Lots 15 thru 24 Edinburg Original Townsite, located at 107 North 10th Avenue.

Reviewed by:

Jaime Acevedo, Director of Planning and Zoning

Tomas Reyna, Assistant City Manager

Approved - 8/24/2026

Final Approval -
8/25/2026

Prepared by:

Rita Guerrero, Assistant
Director of Planning and
Zoning

Attachments:

- A. City Council Agenda Packet Attachments
- B. Hold Harmless Agreement
- C. Ordinance

MEETING DATES:
CITY COUNCIL – 09/01/2026
DATE PREPARED – 08/12/2026

STAFF REPORT
GENERAL INFORMATION

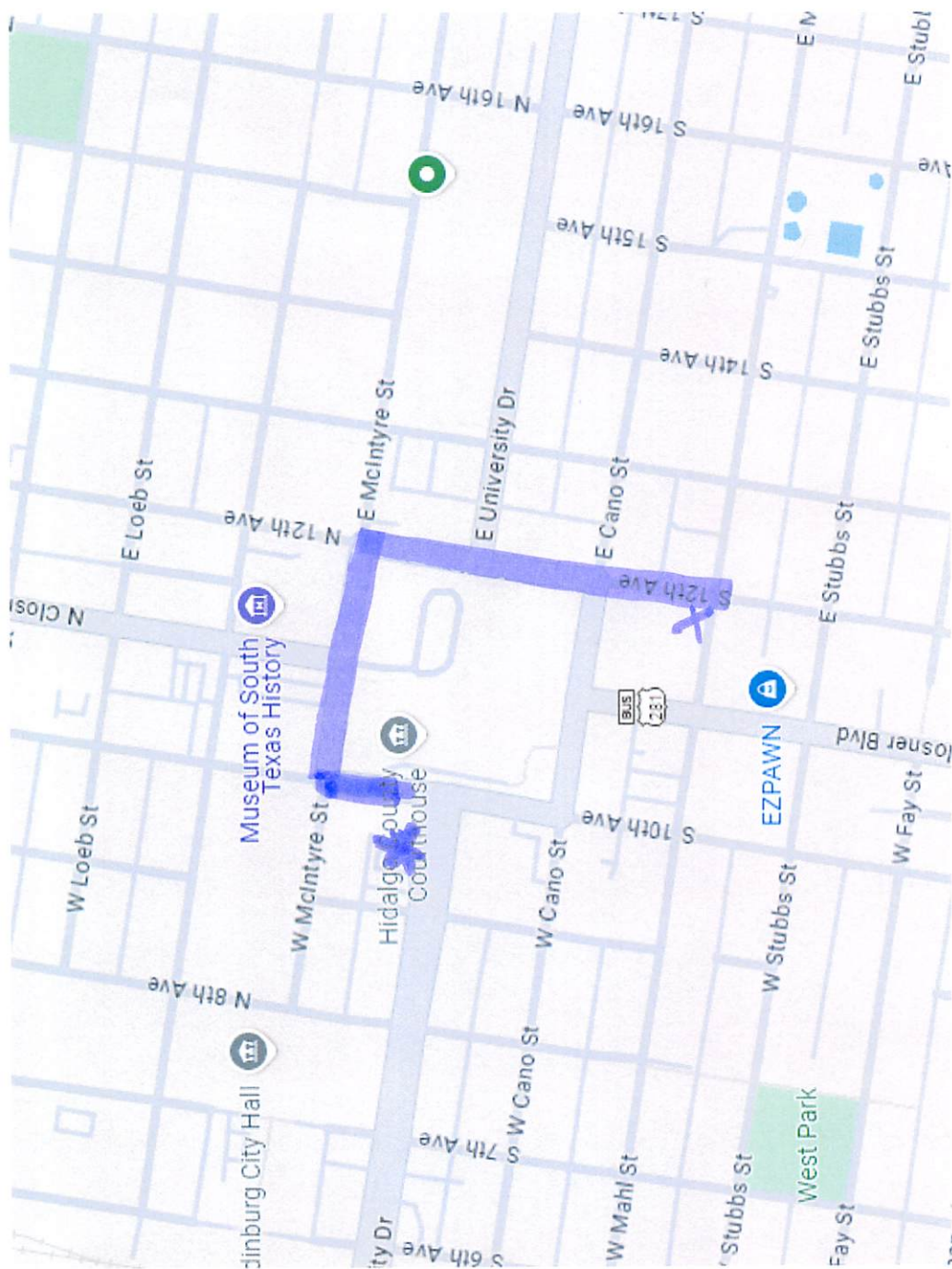
<u>APPLICATION:</u>	Temporary Special Use Permit for the “6 th Annual HCDA Brides’ March”
<u>APPLICANT:</u>	Hidalgo County Criminal District Attorney’s Office
<u>AGENT:</u>	Daniel Gonzalez
<u>LEGAL:</u>	Being all of Block 230, Lots 15 thru 24 Edinburg Original Townsite
<u>LOCATION:</u>	107 North 10 th Avenue
<u>LOT/TRACT SIZE:</u>	N/A
<u>CURRENT USE OF PROPERTY:</u>	Hidalgo County Criminal District Attorney's Office Victims Unit
<u>PROPOSED USE OF PROPERTY:</u>	“6 th Annual HCDA Brides’ March”
<u>EXISTING LAND USE/ ADJACENT ZONING:</u>	North –Downtown (D) District South – Downtown (D) District East – Downtown (D) District West – Downtown (D) District
<u>LAND USE PLAN DESIGNATION:</u>	Downtown (D) District
<u>ACCESS AND CIRCULATION:</u>	This property has access onto Cano Street to 10 th Avenue
<u>PUBLIC SERVICES:</u>	Public utilities are readily available to serve the site.
<u>RECOMMENDATION:</u>	After discussion with City Departments, City services are available for utilization if approved by the City Council for the “6 th Annual HCDA Brides’ March.” A comprehensive evaluation is on the following page(s).

SPECIAL USE PERMIT
“6th ANNUAL HCDA BRIDES’ MARCH”

EVALUATION AND CONDITIONS FOR APPROVAL

The following is the staff’s evaluation and conditions for approval of this application for the “6th Annual HCDA Brides’ March.”

1. **Duration:** The proposed days and hours requested by the applicant will be on October 24, 2026, from 8:00 a.m. to 12:00 p.m. The event must meet the days and hours of operation and must meet Section 130.22 Curfew Hours of the Code of Ordinances.
2. **Access Control:** The main access for this event will be from Cano Street to 10th Avenue.
3. **Sanitation:** The applicant must make arrangements for disposal of waste from the events with the Solid Waste Department.
4. **Electric and Lighting:** Outdoor events will be provided with electrical service.
5. **Security Services:** Security services are to be provided by on-duty city police officers until the time of closing of the event.
6. **Noise:** Little noise will be generated and a PA system will be set for brief speeches.
7. **Site Restoration:** The applicant must make arrangements to restore the property to its original condition.
8. **Liability Insurance:** The City is provided with and is included as an added insured in the liability insurance carried by the applicant.
9. **Indemnity:** The City is indemnified by the applicant of all liability in accordance with the provisions set out in a Hold Harmless Agreement between the applicant and the City.
10. **Health Permit:** A temporary health permit for food vendors and food vending booths must be obtained through the Code Enforcement Division.



July 20, 2026

Edinburg City Council
City of Edinburg
415 W. University Drive
Edinburg, TX 78539

RE: Letter of Intent – Request for Traffic Control Assistance for the 2026 Brides March

Dear Honorable Mayor and Members of the Edinburg City Council,

On behalf of the Hidalgo County Criminal District Attorney's Office Victims Unit and the organizers of the 2026 Brides March, I respectfully submit this Letter of Intent requesting the assistance of the Edinburg Police Department with traffic control for the annual Brides March scheduled for **Saturday, October 24, 2026**.

The Brides March is an annual event held during Domestic Violence Awareness Month to honor the lives of victims who have lost their lives to domestic violence, raise awareness of this critical issue, support survivors and their families, and encourage our community to stand together against domestic violence. Participants traditionally wear wedding attire or the color purple as a symbol of hope, remembrance, and solidarity. The event serves as a powerful reminder of the importance of prevention, education, victim services, and community involvement.

The City of Edinburg has been a valued partner in this event for many years. We sincerely appreciate the City's continued support and the assistance provided by the Edinburg Police Department in ensuring the safety of participants through traffic control and escort services. Your commitment has played an essential role in the success of each year's march, and we are grateful for your ongoing partnership in this important community initiative.

The 2026 Brides March is scheduled to begin at **100 East Cano Street, Edinburg, Texas**, and conclude at **101 North 10th Avenue, Edinburg, Texas**. The proposed walking route is as follows:

- Begin at **100 East Cano Street**
- Proceed **north on North 12th Avenue**
- Turn **west onto McIntyre Street**
- Turn **south onto North 10th Avenue**
- Conclude at **101 North 10th Avenue**

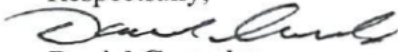
We respectfully request the assistance of the Edinburg Police Department in providing traffic control along the designated route to ensure the safety of participants and the orderly flow of traffic during the event.

We appreciate your consideration of this request and your continued dedication to supporting programs that promote public safety, victim advocacy, and community awareness. We look

forward to partnering with the City of Edinburg once again to make the 2026 Brides March a meaningful and safe event for all participants.

Should you require any additional information, please do not hesitate to contact me. Thank you for your time, consideration, and continued support.

Respectfully,



Daniel Gonzalez

Victims Unit Director

Hidalgo County Criminal District Attorney's Office



Planning & Zoning

415 West University Drive
Edinburg, Texas 78539
(956) 388-8202



THE CITY OF
Edinburg

Special Use Permit Application: Events (Temporary Use Permit)

Date: **July 20, 2026**

ENERGOV CASE #: _____

1. Type of Event: **Domestic Violence Awareness Brides' March Event**
2. Name of Event: **6th Annual HCDA Brides' March** Phone: **[REDACTED]**
3. Fundraising Event? ☐ YES ☒ NO Does Event Sponsor have IRS 501(c)(3) status? ☐ YES ☒ NO
If fundraiser, please state use of proceeds: **N/A**
4. Contact Name: **Pearl Guzman**
5. Mailing Address: **[REDACTED]**
6. Email: **[REDACTED]**
7. Address/Location of Event: **100 E. Cano St. Edinburg, Texas 78539**
8. Legal Description of Property: _____
9. Present Land Use _____ Zoning District: **CG - Commercial, General**
10. Days & Hours of Event: **10/24/2026 8:30 a.m. to 9:15 a.m.**

Pearl Guzman

Name (Please type or print)

Pearl Guzman

Signature

Digitally signed by Pearl Guzman
Date: 2026.07.17 08:35:14 -05'00'

AMOUNT PAID \$ **0.00**

RECEIPT NUMBER _____

Items Needed:

- ☐ Sealed Survey or Metes and Bounds (If acreage property)
- ☒ Letter of Authorization from Owner (If the applicant is not the owner of property)
- ☐ Site Plan
- ☐ Letter of Proposal
- ☐ Insurance

Fee: \$200

PUBLIC HEARING DATE (CITY COUNCIL) – 6:00 P.M.: _____

NOTE: **FAILURE TO APPEAR ON THE PUBLIC HEARING DATE MAY RESULT IN DENIAL OF APPLICATION.**

STATE OF TEXAS

COUNTY OF HIDALGO

CITY OF EDINBURG

**§
HOLD HARMLESS AGREEMENT
§**

This agreement is entered into this 1st day of September 2026, by and between the City of Edinburg, and Daniel Gonzalez, on behalf of Hidalgo County District Attorney's Office, Edinburg, Hidalgo County, Texas, hereinafter called Indemnitor.

INDEMNITY

Daniel Gonzalez, on behalf of the Hidalgo County District Attorney's Office, shall indemnify, hold harmless and defend City, its agents and employees, from and against any and all claims, demands, actions, suits or proceedings for damages resulting from the temporary special use permit granted on September 1, 2026, for the "6th Annual HCDA Brides' March" to be held on Saturday, October 24, 2026, from 8:00 a.m. to 12:00 p.m. at the Hidalgo County Criminal District Attorney's Office Victims Unit, Being all of Block 230, Lots 15 thru 24 Edinburg Original Townsite, located at 107 North 10th Avenue, Edinburg, Hidalgo County, Texas. Daniel Gonzalez, on behalf of Hidalgo County District Attorney's Office, shall indemnify, hold harmless and defend City, from liability or costs, including court costs and attorney's fees resulting from any and all claims, demands, suits, actions or proceedings of any kind or nature, in any way resulting form or arising out of the granting of a temporary special use permit on September 1, 2026, for the "6th Annual HCDA Brides' March" to be held on Saturday, October 24, 2026, from 8:00 a.m. to 12:00 p.m. at the Hidalgo County Criminal District Attorney's Office Victims Unit, Being all of Block 230, Lots 15 thru 24 Edinburg Original Townsite, located at 107 North 10th Avenue, Edinburg, Hidalgo County, Texas.

EXECUTED this the 1st day of September, 2026.

CITY OF EDINBURG

BY: _____
Myra L. Ayala, City Manager

APPROVED AS TO FORM

"6th Annual HCDA Brides' March"

BY: _____
Benito Alonzo, City Attorney

BY: _____
Daniel Gonzalez, on behalf of the
Hidalgo County District Attorney

ORDINANCE NO. _____

AN ORDINANCE GRANTING A TEMPORARY SPECIAL USE PERMIT FOR A SPECIAL EVENT AND REQUEST OF WAIVER OF FEES FOR “6TH ANNUAL HCDA BRIDES' MARCH” TO BE HELD ON SATURDAY, OCTOBER 24, 2026, FROM 8:00 A.M. TO 12:00 P.M. AT THE HIDALGO COUNTY CRIMINAL DISTRICT ATTORNEY'S OFFICE VICTIMS UNIT, BEING ALL OF BLOCK 230, LOTS 15 THRU 24 EDINBURG ORIGINAL TOWNSITE, LOCATED AT 107 NORTH 10TH AVENUE, EDINBURG, HIDALGO COUNTY, TEXAS, AS PROVIDED IN ARTICLE 2.205 OF THE CITY OF EDINBURG UNIFIED DEVELOPMENT CODE, PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE; PROVIDING FOR CODIFICATION; PROVIDING A WAIVER OF THE THREE (3) SEPARATE READINGS; AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF.

WHEREAS, Daniel Gonzalez, on behalf of Hidalgo County District Attorney’s Office, has applied for a temporary special use permit and waiver of Fees under Article 2.205 of the Unified Development Code of the City of Edinburg, Texas for “6th Annual HCDA Brides’ March” to be held on Saturday, October 24, 2026; and

WHEREAS, this type of activity is prohibited by said Zoning Ordinance unless a temporary special use permit is granted; and

WHEREAS, the City Council of the City of Edinburg may by an affirmative two-thirds’ (2/3) vote grant by a temporary special use permit the location of this type of activity in any zoning district, but not within three hundred (300) feet of any Residential District;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EDINBURG, TEXAS, AS FOLLOWS:

SECTION I. AUTHORITY OF LAW: All requirements of the law have been met in the passing of this Ordinance.

SECTION II. That a temporary special use permit under Article 2.205 of the Unified Development Code of the City of Edinburg, Texas, be granted to Joan Garza on behalf of Hidalgo County District Attorney’s Office for “6th Annual HCDA Brides' March” to be held on Saturday, October 24, 2026, from 8:00 a.m. to 12:00 p.m. at the Hidalgo County Criminal District Attorney's Office Victims Unit, Being all of Block 230, Lots 15 thru 24 Edinburg Original Townsite, located at 107 North 10th Avenue, Edinburg, Hidalgo County, Texas, with the following conditions:

1. **Duration:** The proposed days and hours requested by the applicant are on October 24, 2026, from 8:00 a.m. to 12:00 p.m. The event must meet the days and hours of operation and must meet Section 130.22 Curfew Hours of the Code of Ordinances.
2. **Access Control:** The main access for this event will be from 10th Avenue and Cano Street.
3. **Sanitation:** The applicant must make arrangements for disposal of waste from the events with the Solid Waste Department.
4. **Electric and Lighting:** Outdoor events will be provided with electrical service.
5. **Security Services:** Security services are to be provided by on-duty city police officers until the time of closing of the event.
6. **Noise:** Any activities resulting in excessive noise must be situated away from residences.
7. **Site Restoration:** The applicant must make arrangements to restore the property to its original condition.
8. **Liability Insurance:** The City is provided with and is included as an added insured in the liability insurance carried by the applicant.
9. **Indemnity:** The City is indemnified by the applicant of all liability in accordance with the provisions set out in a Hold Harmless Agreement between the applicant and the City.
10. **Health Permit:** A temporary health permit for food vendors and food vending booths must be obtained through the Code Enforcement Division.

SECTION III. REPEALER CLAUSE: This Ordinance shall be cumulative of all other ordinances dealing with the same subject and any provision of any ordinance in direct conflict with any provision of this ordinance is hereby repealed and the provisions of this Ordinance shall supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

SECTION IV. SAVINGS CLAUSE: If any section, part, or provision of this Ordinance is declared unconstitutional or invalid, by a court of competent jurisdiction, then, in that event, it is expressly provided, and it is the intention of the City Council in passing this Ordinance that its parts shall be severable and all other parts of this Ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION V. PUBLICATION AND EFFECTIVE DATE: This Ordinance shall take effect immediately upon its passage and publication according to law.

SECTION VI. CODIFICATION: That this Ordinance shall not be published in the Code of Ordinances of the City of Edinburg, Texas, as it is not amendatory thereof.

SECTION VII. WAIVER CLAUSE: This requirement of three separate readings of this Ordinance is hereby dispensed with by a vote of not less than a majority of all the members of the City Council.

READ, CONSIDERED, PASSED AND APPROVED on this first reading at a regular meeting of the City Council of the City of Edinburg, Texas, at which a quorum was present and which was held in accordance with V.T.C.A., Government Code, Section 551.041, on the 1st day of September, 2026.

CITY OF EDINBURG

By: _____
Omar Ochoa, Mayor

ATTEST:

By: _____
Clarice Y. Balderas, City Secretary

APPROVED AS TO FORM:

By: _____
Benito Alonzo, City Attorney



CITY OF EDINBURG - CITY COUNCIL

Meeting Date: September 1, 2026

VARIANCE

Agenda Item No: 11.A.

1. **Agenda Item:**

Consider the Variance Requests to the City's Unified Development Code, Article 3, Table 3.102-3, Townhouse and Weak-link Townhouse Lot and Building Standards for Residential, Urban & Townhome (RU) District, Lot Area for the Proposed AMIG Subdivision, Being the West 3.242 Acre Tract of Land out of Lot 27, Kelly-Pharr Subdivision, Hidalgo County, Texas, Located at 598 E. Wisconsin Road, as Requested by HLG Plan Review Services. [Jaime Acevedo, Director of Planning and Zoning]

2. **Description:**

The property is located at the south side of W. Wisconsin Road and approximately 1,470 feet west of S. Business Highway 281. This property is within the City of Edinburg City Limits. This project is currently going through a vacating and subdivision process with the Planning and Zoning Department. HLG Plan Review Services, on behalf of the developer, is requesting a variance to the City's Unified Development Code (UDC) for the aforementioned subdivision.

1. Variance Request: Article 3, Table 3.102-3, Townhouse and Weak-link Townhouse Lot and Building Standards

The requested variance is to Article 3, Table 3.102-3, Townhouse and Weak-link Townhouse Lot and Building Standard. The City of Edinburg Unified Development Code states that the minimum lot area required for a townhouse is 2,500 sq. ft. The developer is requesting a variance to allow between 2,680 to 1,824 sq. ft. for lot area. The developer is proposing 1,824 sq. ft. lots for the intermediate attached buildings, leaving bigger lots for the 12-foot separation detachments.

Analysis:

The subdivision AMIG Heights Subdivision was previously recorded on April 14, 2026. During building permit stage, the developer provided site plans not matching with the initial intent and design of the subdivision. Due to further review, and to match development intent on development of land, a vacating of the subdivision and subdividing property again is required to meet subdivision standards. Currently, AMIG Heights Subdivision is under the vacating process.

On August 13, 2026, the Planning and Zoning Commission recommended, with a 5-1 vote, to deny the variance request.

3. **Staff's Recommendation:**

Staff recommends denial of the variance requests. If approved, the applicant would need to comply with all other requirements during the permitting the process with a condition that rear yards shall provide gate access for emergency purposes.

Reviewed by:

Rita Guerrero, Assistant Director of Planning and Zoning Approved - 8/24/2026

Jaime Acevedo, Director of Planning and Zoning Approved - 8/24/2026

Tomas Reyna, Assistant City Manager

Prepared by:

Juan C Rodriguez, Planner I

Final Approval -

8/25/2026

Attachments:

A. ATTACHMENTS - AMIG HEIGHTS

**Table 3.102-3
Townhouse and Weak-Link Townhouse Lot and Building Standards**

Development Type	Minimum*							Maximum	
	Site Area / group (sf.)	Lot Area / du. (sf.)	Lot Width / du.(ft.)	Street Yard (ft.)	Side Yard (ft.)	Rear Yard (ft.)	No. of Attached du.'s	Height (ft)	Attached du.'s ³
Weak-Link Townhouse	10,000	3,300	33	10 / 18 ¹	0 / 6 ²	10 / 18 ¹	3	35	8
Townhouse	8,000	2,500	25	10 / 18 ¹	0 / 6 ²	10 / 18 ¹	3	35	8

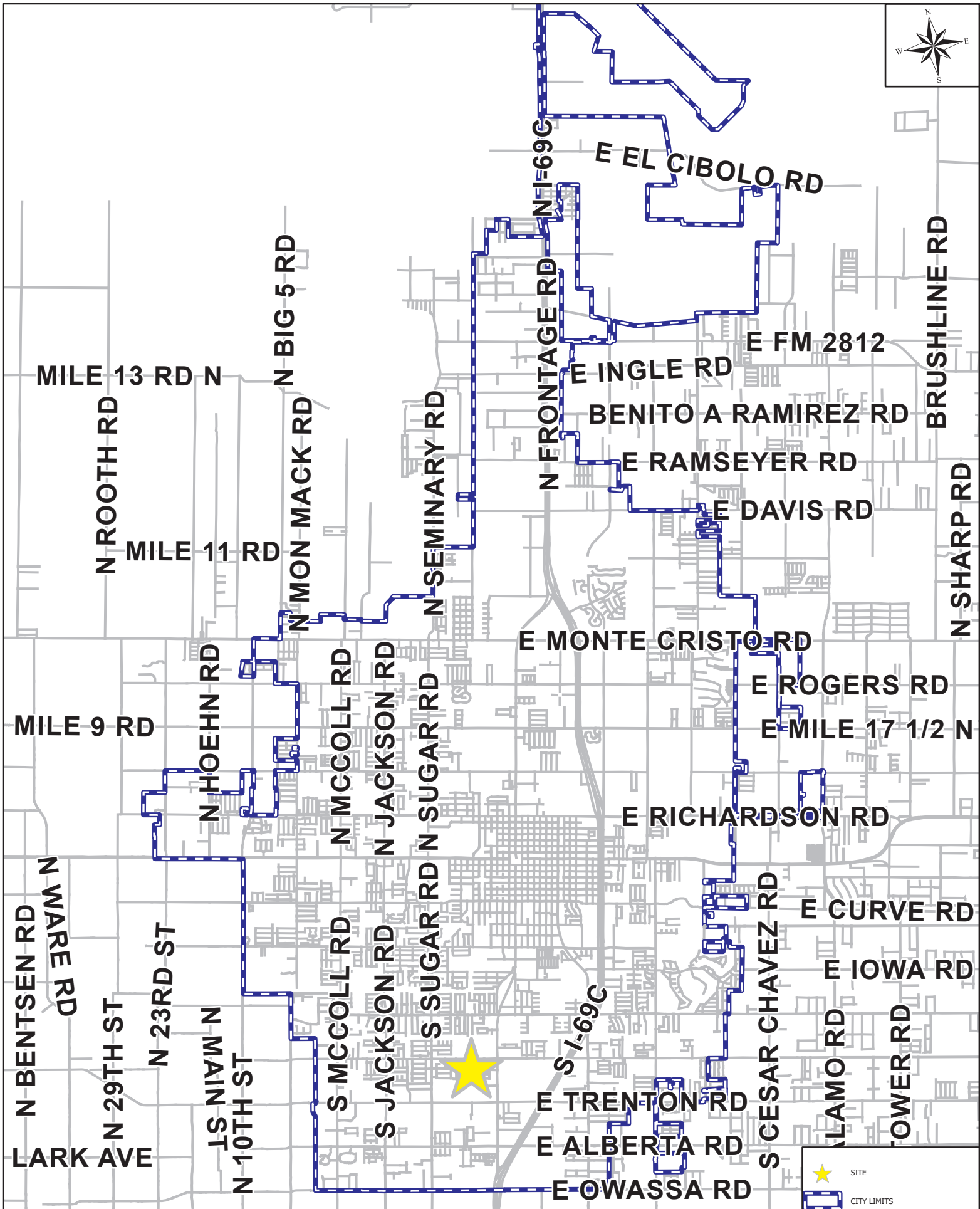
TABLE NOTES:

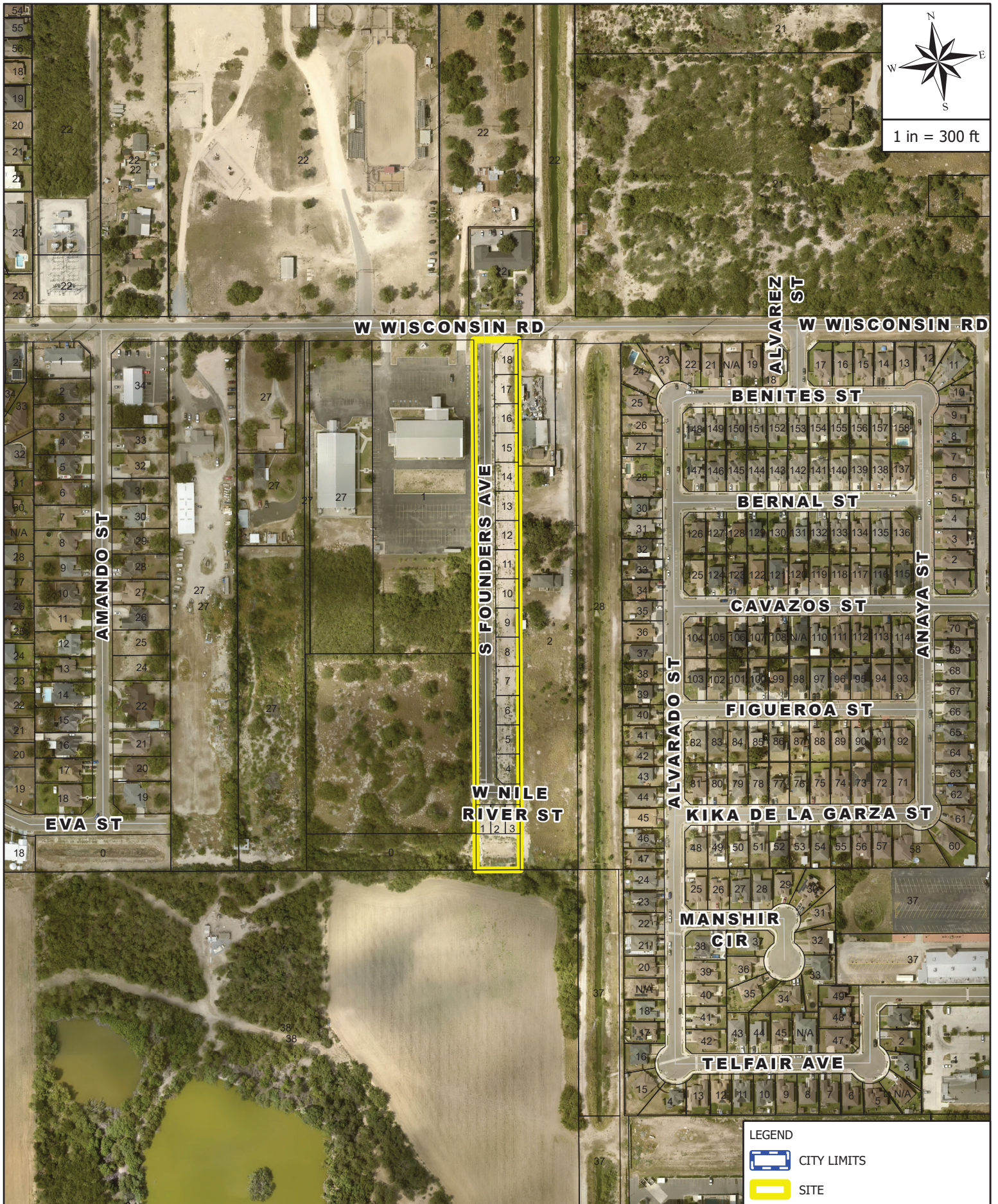
¹The first number is the house setback; the second is the setback for a front load garage. Street yard refers to front yard of lot.

²A minimum building separation of 12 feet is required, but may be reduced to 10 feet if approved by Fire Marshal.

³More than eight units may be attached if the project is configured along a block face of a public street and adequate access exists to the rear of the building for the provision of emergency services.

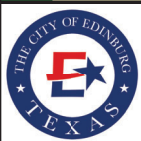
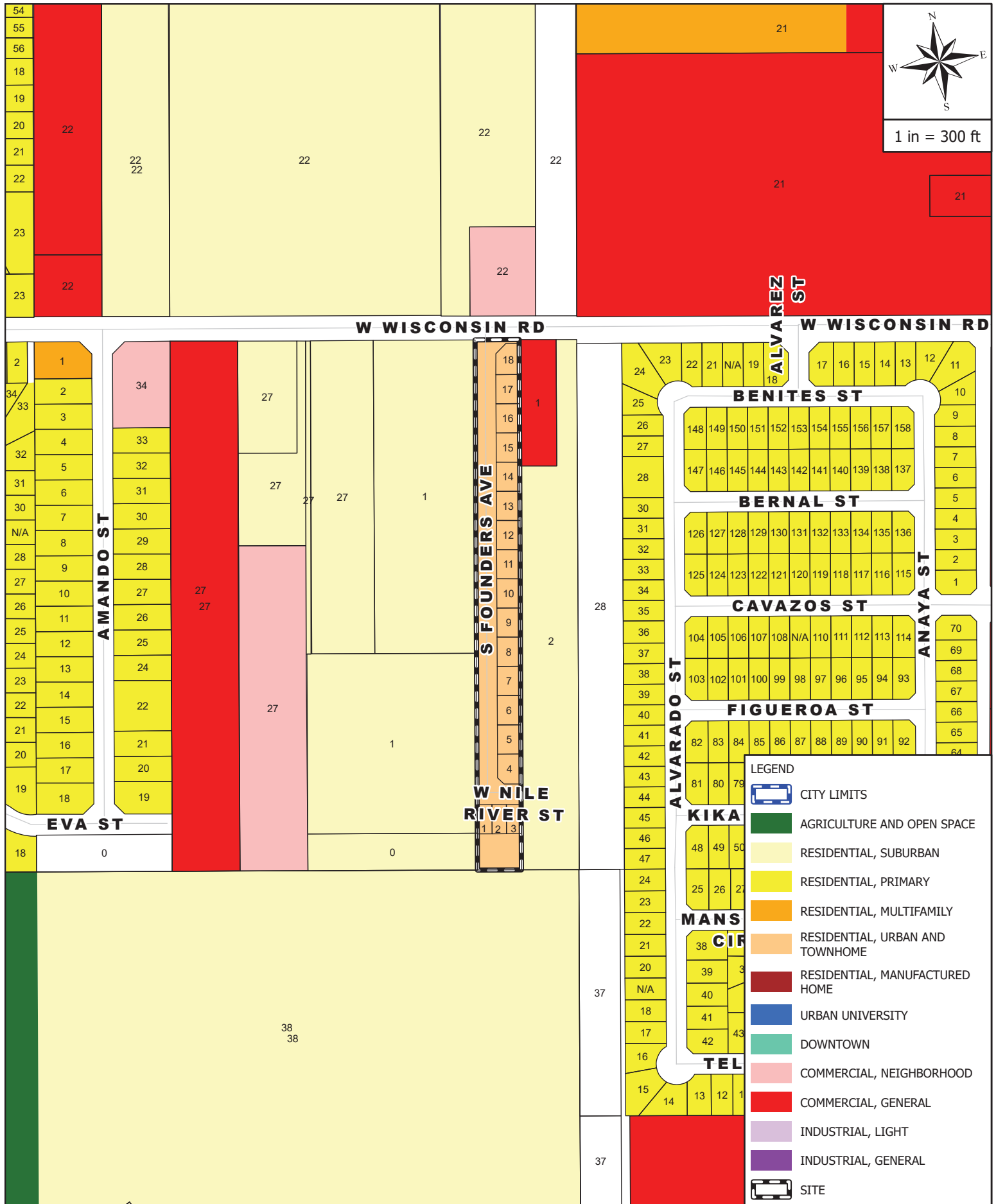
*If a larger bufferyard is required, the setback shall be the width of the bufferyard; see Section 4.204.





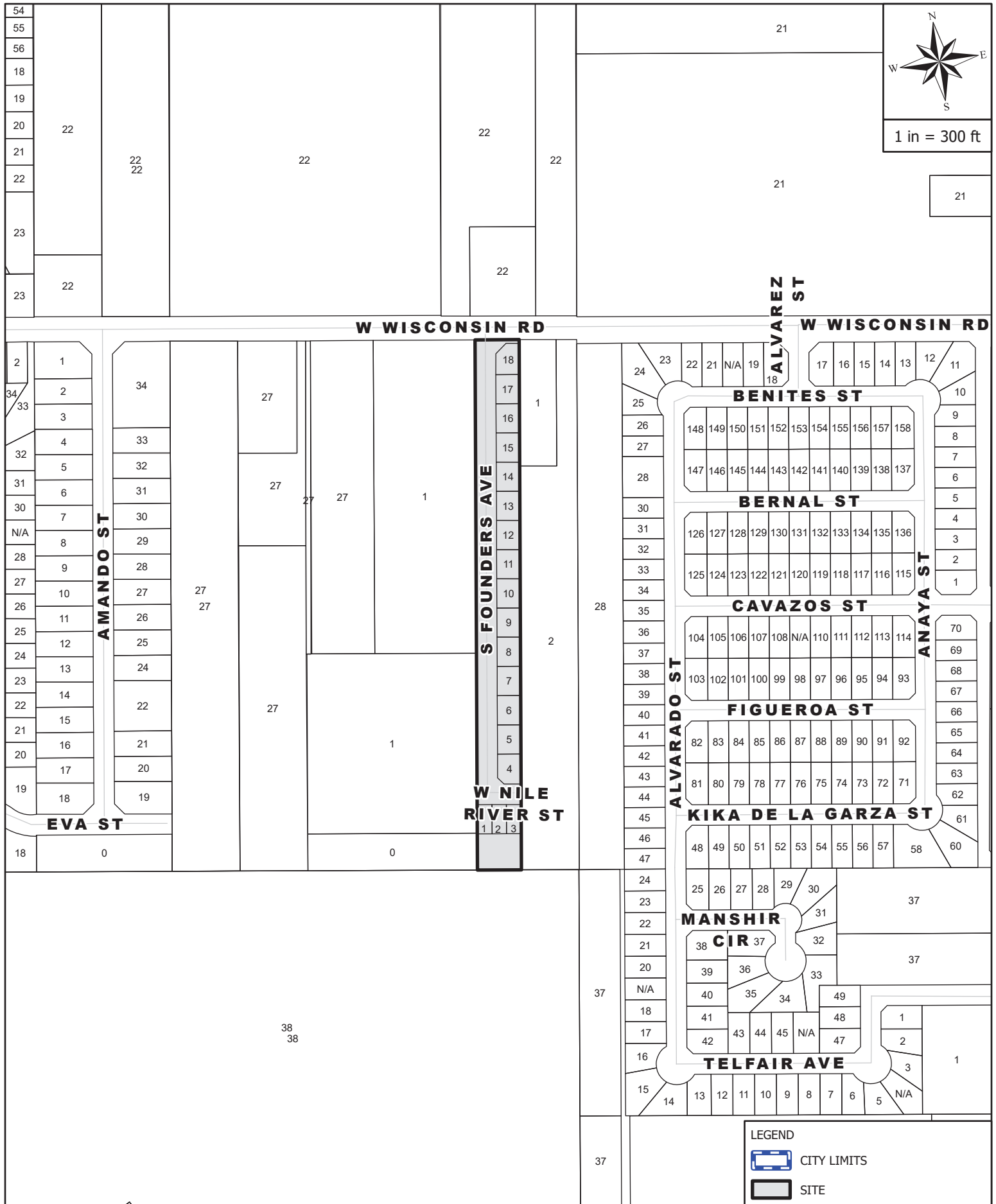
AERIAL MAP

598 W WISCONSIN RD



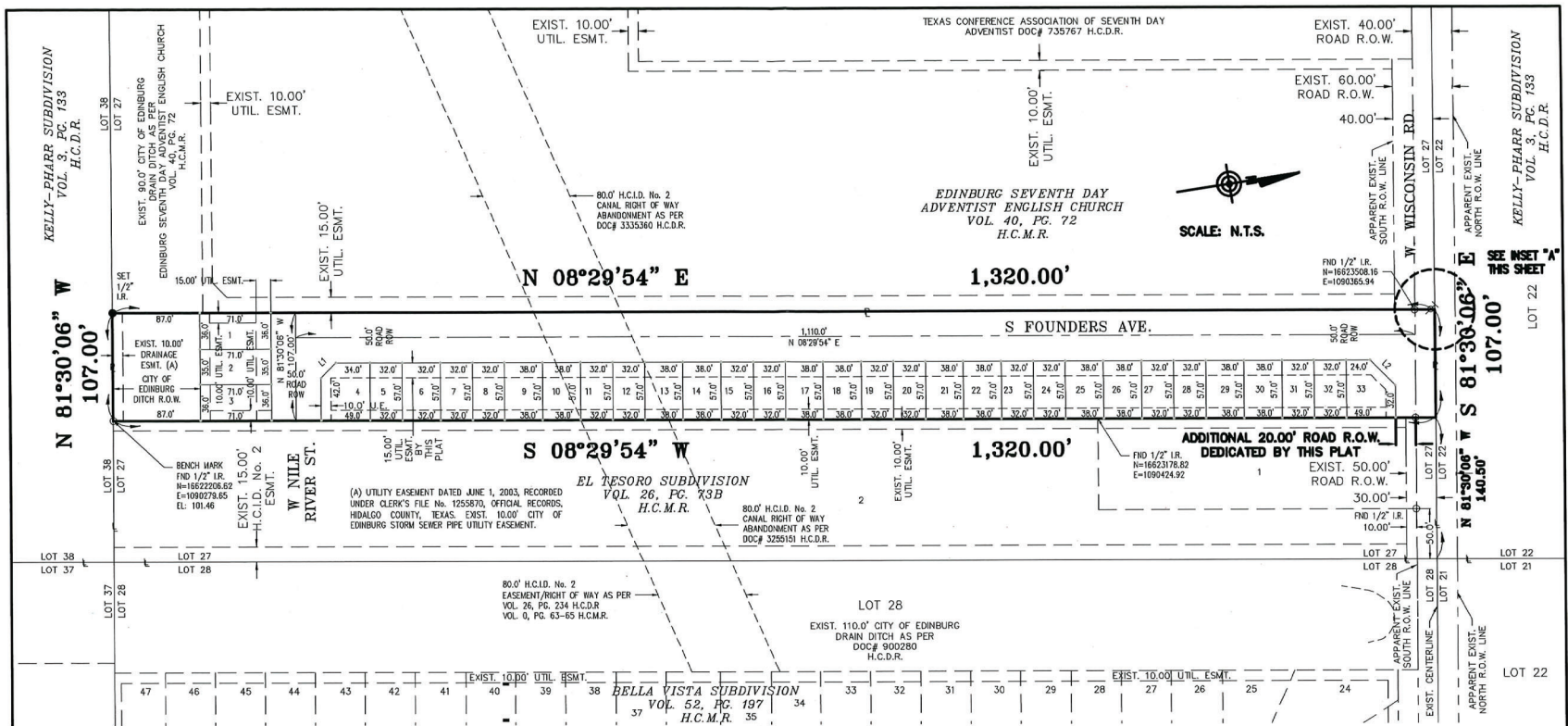
ZONING MAP

598 W WISCONSIN RD



MAILOUT AND SITE MAP

598 W WISCONSIN RD



AMENDED SUBDIVISION PLAT OF
AMIG HEIGHTS SUBDIVISION
A 3.242 ACRE TRACT OF LAND OUT OF
AMIG HEIGHTS SUBDIVISION
DOC#2026-3742692, H.C.M.R.
OUT OF
LOT 27, KELLY-PHARR SUBDIVISION
AS RECORDED IN
VOL. 3, PGS. 133-134, H.C.D.R.
CITY OF EDINBURG

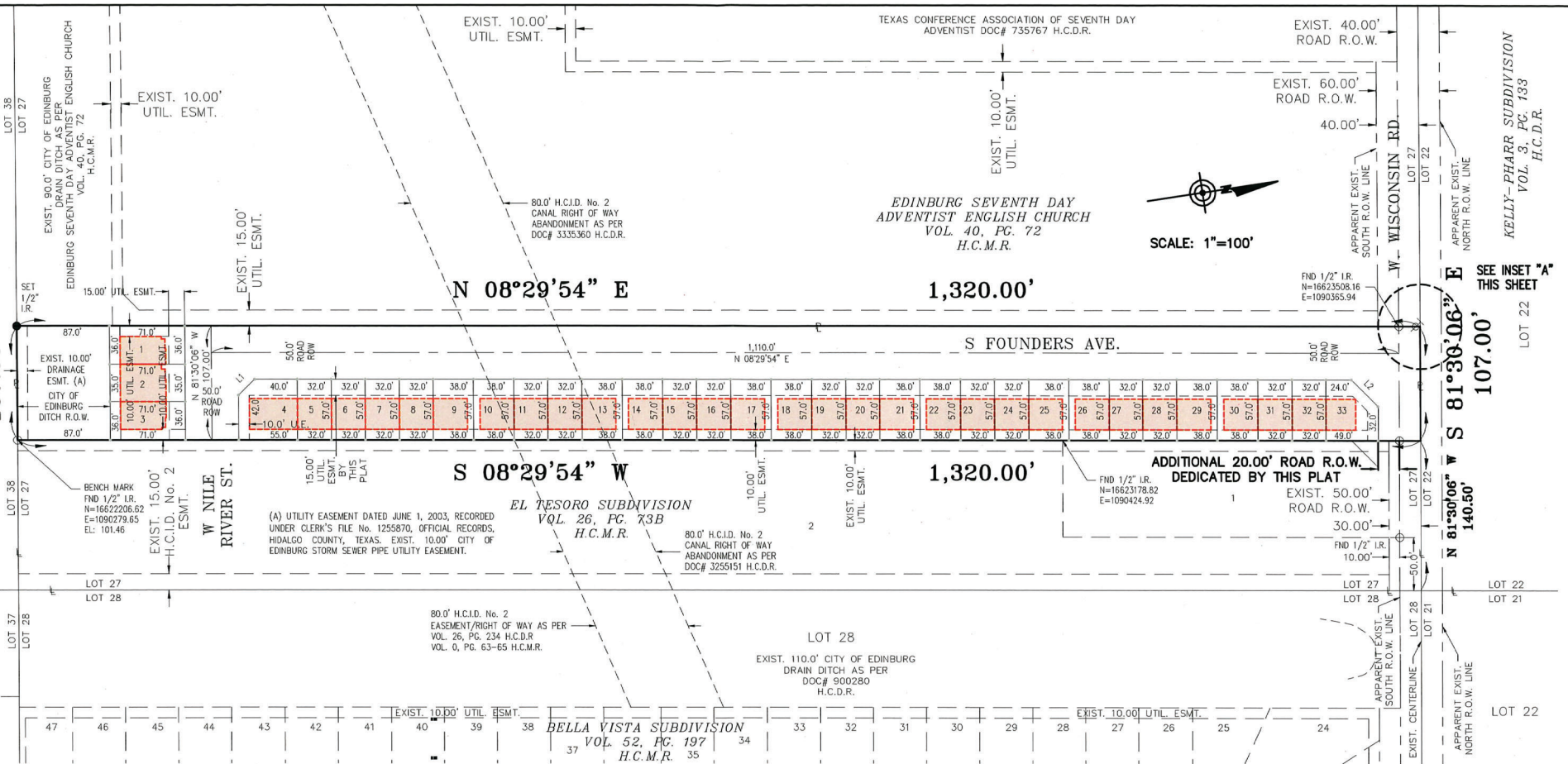
HLG PLAN REVIEW SERVICES
HOMERO L. GUTIERREZ, P.E., OWNER
P.O. Box 548, McAllen, Texas 78505
Tel: 956-369-0988
TBPE Firm Licensed No. F-10426

Parcel Area Table		
Parcel #	Area	
1	2556.00	0.06
2	2485.00	0.06
3	2556.00	0.06
4	2680.50	0.06
5	1824.00	0.04
6	2166.00	0.05

Parcel Area Table		
Parcel #	Area	
7	1824.00	0.04
8	1824.00	0.04
9	2166.00	0.05
10	2166.00	0.05
11	1824.00	0.04
12	1824.00	0.04
13	2166.00	0.05
14	2166.00	0.05
15	1824.00	0.04
16	1824.00	0.04
17	2166.00	0.05
18	2166.00	0.05
19	1824.00	0.04
20	1824.00	0.04

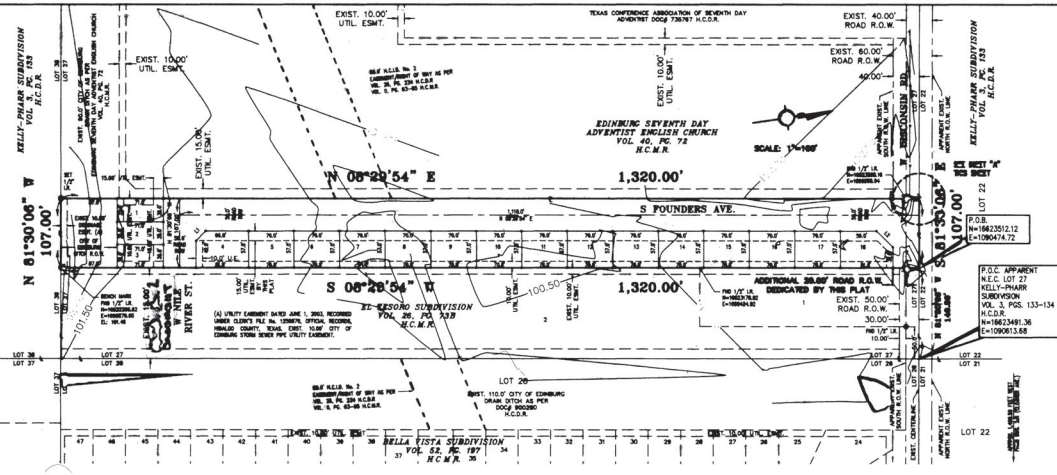
KELLY-PHARR SUBDIVISION
VOL. 3, PG. 133
H.C.D.R.

N 81°30'06" W
107.00'



AMENDED SUBDIVISION PLAT OF
AMIG HEIGHTS SUBDIVISION
A 3.242 ACRE TRACT OF LAND OUT OF
AMIG HEIGHTS SUBDIVISION
DOC#2026-3742692, H.C.M.R.
OUT OF
LOT 27, KELLY-PHARR SUBDIVISION
AS RECORDED IN
VOL. 3, PGS. 133-134, H.C.D.R.
CITY OF EDINBURG

HLG PLAN REVIEW SERVICES
HOMERO L. GUTIERREZ, P.E., OWNER
P.O. Box 548, McAllen, Texas 78505
Tel: 956-369-0988
TBPE Firm Licensed No. F-10426



GENERAL SUBDIVISION PLAT NOTES

1. PROPOSED SETBACKS AS PER RESIDENTIAL URBAN AND TOWNHOME:
FRONT: 10.00'
SIDE: 0.00'
SIDE OPPOSITE: 6.0'
REAR: 10.00'
SIDE CORNER: 10.00'
GARAGE: 18.00' OR EASEMENT, WHICHEVER IS GREATER ON ALL CASES.
2. FLOOD ZONE STATEMENT: ZONE "X" (SHADED). AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT ON WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD, AS PER COMMUNITY-PANEL NUMBER 480338 0030-E MAP REVISED JUNE 8, 2000.
3. BENCH MARK DESCRIPTION: 2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF AMIG HEIGHTS SUBDIVISION, ELEVATION 101.48 (N=1662206.62, E=1090279.65).
4. A FIVE (5.0) FOOT SIDEWALK IS REQUIRED AT THE BUILDING PERMIT STAGE.
5. A FIVE (5.0) FOOT SIDEWALK IS REQUIRED ALONG WISCONSIN ROAD DURING SUBDIVISION CONSTRUCTION. FIVE (5.0) FOOT SIDEWALK FOR LOT 18, ALONG THE WEST BOUNDARY LINE SHALL BE DONE AT THE BUILDING PERMIT STAGE.
6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN 21,429.58 CUBIC-Feet OR 0.482 ACRE-Feet OF STORM WATER RUNOFF FOR THIS SUBDIVISION.
7. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS AND LOT LINES.
8. ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS, UNLESS OTHERWISE NOTED.
9. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE STORMWATER ORDINANCE 98.30 ON THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX / MULTIFAMILY CONSTRUCTION.

10. MINIMUM FINISH FLOOR SHALL BE 24" ABOVE TOP OF CURB OR BASE FLOOD ELEVATION WHICHEVER IS GREATER.
 11. A \$06 (\$300.00) OF PARKLAND FEE WILL BE DUE AT BUILDING PERMIT STAGE FOR RESIDENTIAL LOTS ONLY.
 12. NO ACCESS IS ALLOWED onto WISCONSIN ROAD FOR LOT 18, ENTRANCE SHALL BE OFF INTERNAL STREET.
 13. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM DE REAR OF THE LOT TO THE CURB AT A 1.0% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE.
 14. PURSUANT TO APPLICABLE FIRE SAFETY REGULATIONS, THE INSTALLATION OF ADDITIONAL FIRE HYDRANTS, FIRE DEPARTMENT ACCESS ROAD (S), FIRE RATED CONSTRUCTION AND OTHER FIRE PROTECTION EQUIPMENT MAY BE MANDATED DURING THE SITE PLAN OR BUILDING PERMIT PROCESS.
 15. A PERMIT IS REQUIRED FOR ANY UTILITY SERVICE CROSSING A H.C.D. NO. 2 RIGHTS OF WAY, EASEMENT OR FACILITY.
- THE FOLLOWING SETBACKS APPLIES:
- LOT 1 (10.0' WEST, 0.0' EAST)
 - LOT 2 (0.0' EAST/WEST)
 - LOT 3 (0.0' EAST, 0.0' WEST)
 - LOT 4 (10.0' SOUTH, 8.0' NORTH)
 - LOTS 5, 7, 8, 10, 11, 13, 15 & 17 (8.0' SOUTH, 0.0' NORTH)
 - LOTS 6, 9, 10, 12, 14 & 16 (8.0' SOUTH, 8.0' NORTH)
 - LOT 18 (0.0' SOUTH, 10.0' NORTH)



STATE OF TEXAS
COUNTY OF HIDALGO

I, (WE) **BENJAMIN FOMBON** the undersigned, owner(s) of the land shown on this plat, and designated herein as **AMIG HEIGHTS SUBDIVISION**, addition of the city of Edinburg, and whose name is subscribed hereto, hereby dedicate to the use of the public forever, ALL THE STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

OWNER: AFRICAN MCALLEN INVESTMENT GROUP, LLC
630 BARTIN DRIVE
EDINBURG, TEXAS 78541

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **Benjamin Fombon** known to me to be the person whose name (S) is (ARE) subscribed to the foregoing instrument, and acknowledged to me that he executed the same for purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17 DAY OF October, 2025

Elizabeth Lopez 10-17-25
NOTARY PUBLIC
MY COMMISSION EXPIRES ON 10-30-27 DATE
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 10/30/27
NOTARY ID: 11580206

APPROVED BY DRAINAGE DISTRICT NO. 1

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF DEVELOPER OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

Raul E. Sosa, P.E., C.F.M.
GENERAL MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

I, **HOMERO LUIS GUTIERREZ**, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

Homero Luis Gutierrez
HOMERO LUIS GUTIERREZ, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2791

OWNER: AFRICAN MCALLEN INVESTMENT GROUP, LLC
ENGINEER: HOMERO L. GUTIERREZ, P.E., R.P.L.S.
SURVEYOR: HOMERO L. GUTIERREZ, P.E., R.P.L.S.

630 BARTIN DRIVE, EDINBURG, TEXAS 78541
P.O. BOX 548, MCALLEN, TEXAS 78505
P.O. BOX 548, MCALLEN, TEXAS 78505

(956) 227-7399 FAX (956) 227-7399
(956) 369-0988 (956) 287-3697
(956) 369-0988 (956) 287-3697



STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS **AMIG HEIGHTS SUBDIVISION** CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE 18 DAY OF March, 2025.

PLANNING AND ZONING COMMISSION CHAIRPERSON

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED MAYOR OF THE CITY OF EDINBURG, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLIES WITH ALL THE CITY REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS, AND MY APPROVAL IS REQUIRED.

STATE OF TEXAS
COUNTY OF HIDALGO

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS, THE 5th DAY OF February, 2025.
NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATIONS, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHTS OF WAY, OR EASEMENTS.

Elizabeth Lopez
PRESIDENT

STATE OF TEXAS
COUNTY OF HIDALGO

I, **HOMERO LUIS GUTIERREZ**, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROFESSIONAL ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

Homero Luis Gutierrez 11/17/2025
HOMERO LUIS GUTIERREZ, P.E.
LICENSED PROFESSIONAL ENGINEER No. 36639



HLG PLAN REVIEW SERVICES
HOMERO L. GUTIERREZ, P.E., OWNER
P.O. Box 548, McAllen, Texas 78505
Tel: 956-369-0988
TBPE Firm Licensed No. F-10426

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUERRERO, JR.
HIDALGO COUNTY CLERK

ON: 04/15/26
INSTRUMENT NUMBER: 223424
RECORDED IN VOL. 223424
PAGE 4 OF 4
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: **Elizabeth Lopez** DEPUTY

METES AND BOUNDS DESCRIPTION
(3.242-ACRE TRACT)

A 3.242-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 27, KELLY-PHARR SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133-134, HIDALGO COUNTY DEED RECORDS, HIDALGO COUNTY, TEXAS (REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES), LOCATED IN THE CITY OF EDINBURG ON THE SOUTH SIDE OF WISCONSIN ROAD APPROXIMATELY 1,460.50 FEET WEST OF CLOISNER BOULEVARD (BUSINESS 281) AND, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

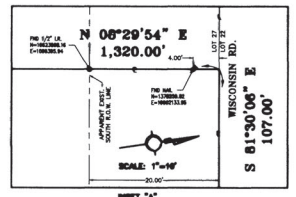
THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A POINT (N=16623491.36, E=1090813.68) OF REFERENCE ON THE APPARENT EXISTING ORIGINAL 40-FOOT RIGHT-OF-WAY CENTERLINE OF SAID WISCONSIN ROAD FOR THE APPARENT NORTHEAST CORNER OF SAID LOT 27; THENCE, NORTH 81°30'08" WEST, WITH THE SAID WISCONSIN ROAD EXISTING ORIGINAL 40-FOOT RIGHT-OF-WAY CENTERLINE; AND THE APPARENT NORTH LOT LINE OF SAID LOT 27, A DISTANCE OF 140.50 FEET TO A POINT (N=16623512.12, E=1090474.72) FOR THE APPARENT NORTHEAST CORNER OF SAID 3.242-ACRE TRACT; AND BEING ALSO THE POINT OF BEGINNING (P.O.B.) OF SAID 3.242-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08°29'54" WEST, WITH THE APPARENT EAST LOT LINE OF SAID 3.242-ACRE TRACT, A DISTANCE OF 20.00 FEET TO A HALF INCH IRON ROD FOUND ON THE APPARENT EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID WISCONSIN ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1,320.00 FEET TO A HALF INCH IRON ROD FOUND (N=1662206.62, E=1090279.65) FOR THE APPARENT SOUTHWEST CORNER OF SAID 3.242-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 81°30'08" WEST, WITH THE APPARENT SOUTH LOT LINE OF SAID LOT 27 AND OF SAID 3.242-ACRE TRACT, A DISTANCE OF 107.00 FEET TO A HALF INCH IRON ROD SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT SOUTHWEST CORNER OF SAID 3.242-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 08°29'54" EAST, WITH THE APPARENT WEST LOT LINE OF SAID 3.242-ACRE TRACT, A DISTANCE OF 1,300.00 FEET TO A HALF INCH IRON ROD FOUND ON THE APPARENT EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID WISCONSIN ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1,320.00 FEET TO A POINT FOR THE APPARENT NORTHWEST CORNER OF SAID 3.242-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 81°30'08" EAST, WITH THE SAID WISCONSIN ROAD EXISTING ORIGINAL 40-FOOT RIGHT-OF-WAY CENTERLINE, AND THE SAID NORTH LOT LINE OF LOT 27 AND OF SAID 3.242-ACRE TRACT, A DISTANCE OF 107.00 FEET TO THE SAID POINT OF BEGINNING (P.O.B.) OF SAID 3.242-ACRE TRACT OF LAND HEREIN DESCRIBED, AND FOR THE POINT OF BEGINNING (P.O.B.), CONTAINING A GROSS OF 3.242 ACRES OF LAND, OF WHICH 0.048 OF AN ACRE LIES IN EXISTING WISCONSIN ROAD RIGHT-OF-WAY EASEMENT, FOR A NET OF 3.194 ACRES, MORE OR LESS.



Parcel Area Table		
Parcel #	Area	AC.
1	2556.00	0.06
2	2556.00	0.06
3	4504.50	0.10
4	5390.00	0.09
5	3990.00	0.09
6	3990.00	0.09
7	3990.00	0.09
8	3990.00	0.09
9	3990.00	0.09
10	3990.00	0.09
11	3990.00	0.09
12	3990.00	0.09
13	3990.00	0.09
14	3990.00	0.09
15	3990.00	0.09
16	3990.00	0.09
17	3990.00	0.09
18	4304.50	0.10

LINE DATA			
LINE	BEARING	DISTANCE	
L1	N 36°30'08" W	21.21'	
L2	N 52°29'54" E	35.38'	











AMIG HEIGHTS SUBDIVISION

Property was rezoned from Commercial, General and Residential, Primary to Residential Multifamily & Urban. P&Z recommended approval on **10/11/2022** and City Council approved it on **11/01/2022**

Proposed 32 single story townhouses was stated by Mr. Juan Lopez during the **11/01/2022** CC Meeting and reference Brownwood Subdivision, which is also single family. Staff recommended denial due to the possibility of making multifamily and he assured them they will not do multifamily only townhomes. Mentioned they would have to do changes per the subdivision standards and possible variance only for townhome setbacks

Subdivision application was submitted on **1/13/2023** for 32 Single-Family residential lots

Preliminary plat submission stated “proposed setbacks for residential primary” and “no more than one single family detached dwelling shall be located on each lot”

They did show attached dwellings every 2 lots, but still single family “Twin Houses”

Twin Houses. These are two-family structures where the dwelling units share a central side wall. The twin house is divided into lots for individual fee simple ownership.

Preliminary plat approval on **3/14/2023**. Report states it was for residential primary with 32 lots.

First construction plans submitted **9/26/23** still show 33 single family townhomes with an approved drainage report from drainage district with 32 single family residential lots and redlines were provided **10/17/2023** to engineer of record

Second set of constructions plans were submitted to now show 18 single family lots **12/19/2023** however there is a plat note that was now added as “Lots are for multiplex development with two residential units per lot”

Notice to Proceed with comments was provided to engineer, proposed 18 lots and there was a question on the proposed multifamily use and a request to finalize markups on **December 19, 2023** by Engineering/Peter H.

Final Construction drawings were provided **3/21/2024** 18 residential lots

Plans were approved at noted by Engineering Department **3/28/2024** with cost estimate

Notice to Proceed BY Engineering Peter was emailed **4/10/2024** and Planning added an email to correct their zoning that same day. NTP signed off by M. Hinojosa on **4/12/2024**, G. Carmona on **6/3/2026** and twice by G. Espinoza on **4/14/2024** & **3/19/2025**. 2% was paid on **4/10/2024**

Final walk through **3/31/2025**

Mr. I. Fernandez sent final plat sheet to Planning/Claudia M. and Claudia M. requested to remove plat notes for multifamily **July 17, 2025**

Final plat approval was on **7/24/2025**. Utility fees were paid on **8/20/2025**, parkland fees were paid on **2/6/2026**.

Letter of Acceptance was given on **3/23/2026** & Plat was recorded **4/15/2026**





CITY OF EDINBURG - CITY COUNCIL

Meeting Date: September 1, 2026

ECONOMIC DEVELOPMENT

Agenda Item No: 12.A.

Resolution: EEDC

1. Agenda Item:

Consider Resolution Nominating Azteca Milling, L.P., Located at 501 West Chapin Street, for Half Enterprise Project Status to the Office of the Governor Economic Development and Tourism.
[Raudel Garza, Edinburg EDC Executive Director]

2. Description:

Azteca Milling, L.P. has applied for designation as a Half Enterprise Project through the Texas Enterprise Zone Program. The proposed resolution nominates Azteca Milling, L.P., located at 501 West Chapin Street in Edinburg, for consideration by the Office of the Governor Economic Development and Tourism. The designation is intended to support private investment, employment opportunities, and continued economic development within the City of Edinburg.

The state incentive program is a rebate of the state's portion of sales tax paid by the applicant for improvements to the property. No local sales tax is being refunded. The City's role is only to nominate the local business, with no further obligation.

The nomination supports continued private investment, employment opportunities, economic activity, and development within the City of Edinburg. The resolution specifically finds that the designation would contribute to the City's development and revitalization plans and create a higher level of employment, economic activity, and stability.

3. Staff's Recommendation:

Approve Resolution Nominating Azteca Milling, L.P., Located At 501 West Chapin Street, for Half Enterprise Project Status To The Office Of The Governor Economic Development And Tourism.

Reviewed by:

Nelda Ramirez, Assistant City Manager

Prepared by:

Raudel Garza, Edinburg
Economic Development
Corporation Executive
Director

Attachments:

A. Azteca Milling Edinburg TX EZ Tab 7 Nominating Resolution

RESOLUTION NO. _____

THE STATE OF TEXAS	§	RESOLUTION NOMINATING AZTECA MILLING,
COUNTY OF HIDALGO	§	L.P., LOCATED AT 501 WEST CHAPIN STREET, FOR
CITY OF EDINBURG	§	HALF ENTERPRISE PROJECT STATUS TO THE
		OFFICE OF THE GOVERNOR ECONOMIC
		DEVELOPMENT AND TOURISM

WHEREAS, the City Council of the City of Edinburg has previously passed Ordinance No. 2017-4131 electing to participate in the Texas Enterprise Zone Program, and the local incentives offered under this resolution are the same on this date as were outlined in Ordinance No. 2017-4131; and,

WHEREAS, the Office of the Governor Economic Development and Tourism through the Economic Development Bank will consider Azteca Milling, L.P. as a half enterprise project pursuant to a nomination and an application made by the City of Edinburg; and,

WHEREAS, the City of Edinburg finds that is in full compliance with the Texas Enterprise Zone Act, Chapter 2303, Texas Government Code, prior to nomination of a qualified business; and,

WHEREAS, the City of Edinburg desires to pursue the creation of the proper economic and social environment in order to induce the investment of private resources in productive business enterprises located in the City of Edinburg and to provide employment to residents of enterprise zones and to other economically disadvantaged individuals; and,

WHEREAS, pursuant to Chapter 2303, Subchapter F of the Texas Enterprise Zone Act, Texas Government Code (the "Act"), Azteca Milling, L.P. has applied to the City of Edinburg for designation as a half enterprise project; and,

WHEREAS, the City of Edinburg finds that Azteca Milling, L.P. meets the criteria for designation as a half enterprise project under Chapter 2303, Subchapter F of the Act on the following grounds: 1) Azteca Milling, L.P. is a "qualified business" under Section 2303.402 of the Act since it will be engaged in the active conduct of a trade or business at a qualified business site located in an enterprise zone and at least twenty-five percent (25.0%) of the business' new employees will be residents of an enterprise zone, economically disadvantaged individuals, or veterans; and 2) There has been and will continue to be a high level of cooperation between public, private, and neighborhood entities within the area; and 3) The designation of Azteca Milling, L.P. as a half enterprise project will contribute significantly to the achievement of the plans of the City for development and revitalization of the area; and,

WHEREAS, the City of Edinburg finds that Azteca Milling, L.P. meets the criteria for tax relief and other incentives adopted by the City and nominates Azteca Milling, L.P. for half enterprise project status on the grounds that it will be located at the qualified business site, will create a higher level of employment, economic activity and stability; and,

WHEREAS, the City of Edinburg finds that it is in the best interest of the City to nominate Azteca Milling, L.P. as an enterprise project pursuant to the Act.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EDINBURG, TEXAS, that the findings of the City of Edinburg and its actions approving this resolution taken at the council meeting are hereby approved and adopted.

BE IT FURTHER RESOLVED that Azteca Milling, L.P. is a "qualified business", as defined in Section 2303.402 of the Act, and meets the criteria for designation as a half enterprise project, as set forth in Section 2303, Subchapter F of the Act.

BE IT FURTHER RESOLVED that the half enterprise project shall take effect on the date of designation of the enterprise project by the agency and terminate five years after the date of designation.

READ, CONSIDERED, PASSED and APPROVED at a regular meeting of the City Council of the City of Edinburg, Texas, at which a quorum was present and which was held in accordance with Vernon's Texas Codes Ann., Government Code, Section 551.041, on the 1st day of September, 2026.

CITY OF EDINBURG

By: _____
Omar Ochoa, Mayor

ATTEST:

By: _____
Clarice Y. Balderas, City Secretary

APPROVE AS TO FORM:

By: _____
Benito Alonzo
City Attorney



CITY OF EDINBURG - CITY COUNCIL

Meeting Date: September 1, 2026

CONSENT AGENDA

Agenda Item No: 13.A.

Fiscal Year 2025 -2026 Safefleet Purchase

1. **Agenda Item:**

Consider Authorizing the Purchase of Ten (10) Focus X2 Body Worn Cameras and Subscription from Safefleet (Coban Technologies, Inc.) through the Cooperative Purchasing Program HGACBuy, in the Amount of \$8,997.50 (Year 1), and Authorizing the City Manager to Enter Into a Five (5) year Agreement and Execute Any Documents Related Thereto. [Natalia Velasquez, Chief Building Official]

2. **Description:**

In an effort to continue providing efficient and cost-effective purchasing for the City of Edinburg, the city is a member of the following different Cooperative Purchasing Entities in the State of Texas, Houston Galveston Area Council (HGAC), Local Government Purchasing Cooperative (BuyBoard), Sourcewell, Texas Interlocal Purchasing System (TIPS), OMNIA Partners Cooperative, Texas Department of Information Resources (DIR) and the Texas Facilities Commission (TFC). Through the combined efforts of these cooperative entities, members comply with Texas State Procurement Statutes while identifying vendors of commodities, goods and services at extremely competitive bid prices.

This purchase includes the replacement of the Building Safety Department's current body camera and software system. The current cameras and software have reached the end of their useful life, and support and software updates are no longer available. The replacement has been recommended by the City's IT Department to ensure the department has a supported and reliable system moving forward. The purchase also includes moving our existing body camera data from local storage to a cloud-based solution. Moving to cloud storage will provide easier access to video when needed, as well as automatic backups and security features to help protect the data. This will also make managing and storing the video footage easier and more efficient for the Building Safety Department.

Funding in the amount of \$8,997.50 is available through the FY 2025-2026 General Fund Operating Budget, Building Safety Department, Communications Service Agreements.

Fiscal Year	Total	Description
2025-2026	\$8,997.50	10 - Focus X2 Cloud Body Worn Cameras & Accessories Nexus Cloud BWC Subscription Bundle (Year 1) 5 - Year Technology Service Plan & Shipping
2026-2027	\$7,200.00	Nexus Subscription Annual Renewal (Year 2)
2027-2028	\$7,200.00	Nexus Subscription Annual Renewal (Year 3)
2028-2029	\$7,200.00	Nexus Subscription Annual Renewal (Year 4)
2029-2030	\$7,200.00	Nexus Subscription Annual Renewal (Year 5)
Total	\$37,797.50	

3. **Staff's Recommendation:**

Approve Authorizing the purchase of Ten (10) Focus X2 Body Worn Cameras and Subscription

from Safefleet (Coban Technologies, Inc.) through the Cooperative Purchasing Program, HGACBuy, in the Amount of \$8,997.50 (Year 1), and Authorizing the City Manager to Enter Into a Five (5) year Agreement and Execute Any Documents Related Thereto.

Reviewed by:

Natalia Velasquez, Chief Building Official
Tomas Reyna, Assistant City Manager

Approved - 8/24/2026

Final Approval - 8/25/2026

Prepared by:

Diana Ramos, Permit
Supervisor

Attachments:

A. SAFE FLEET - Q-89669 - BUILDING SAFETY - (10) Body Cameras



Quote: Q-89669 **Budgetary**
Contract: H-GAC EF04-21 Date: 5/21/2026, 1:32 PM
Expires On: 9/26/2026

Phone: (281) 925-0488
Fax: (281) 925-0535
Email: SFLE-Sales@safefleet.net

COBAN Technologies, Inc.
9411 S. Sam Houston Parkway W. #300 Missouri City, Texas
77489
United States

Ship To
Sylvia Guzman
City of Edinburg Building Safety 415 W. University Dr.
Edinburg Texas 78539
United States
956-478-1400
sguzman@cityofedinburg.com

Bill To
City of Edinburg Building Safety
415 W. University Dr.
Edinburg Texas 78539
United States

End User

SALESPERSON	EXT	EMAIL	DELIVERY METHOD	PAYMENT METHOD
Richard Alley	x	richard.alley@safefleet.net		Net 30

**** BUILDING SAFETY****

(Minimum 5-year subscription required)

Includes:

FOCUS X2 Cloud Bundle (Year 1)

- FOCUS Body Worn Camera
- Software Right To Use License
- Software Maintenance and Technical Support
- Hardware Warranty and Technical Support

- Replacement camera every 24 months
- 5% Spare Cameras (minimum purchase of 20 BWC)
- Cloud Storage Service requires an analysis of the Agency usage, retention, and FOIA policies during contract negotiations. 1 Year Max Retention

LINE NO.	PART #	DESCRIPTION	UNIT PRICE	QTY	EXTENDED
QL-1655675	CL-BWC-PKG5	NEXUS CLOUD & BWC SUBSCRIPTION BUNDLE PKG - 1 YEAR MAX RETENTION	USD 720.00	10	USD 7,200.00
QL-1655676	FOCUS-11-CL1	FOCUS X2 BODY WORN CAMERA PACKAGE w/ 5YR TSP Includes: - FOCUS X2 Body Worn Camera - Single Office Dock & Power Supply - USB Cable - Magnetic Uniform Mount	USD 0.00	10	USD 0.00
QL-1655677	FOCUS-11-00	FOCUS X2 BODY WORN CAMERA PACKAGE FOCUS X2 Body Worn Camera, Single Office Dock, Power Supply, USB Cable, and Magnetic Uniform Mount	Included	10	USD 0.00
QL-1655678	WARR-X1-TSP5	BODY WORN CAMERA 5-YEAR TECHNOLOGY SERVICE PLAN - 5-year Software Right To Use license, Maintenance, Technical Support, Hardware Warranty - Replacement camera at the end of 24 and 48 months - 5% Spare Cameras (minimum purchase of 20 BWC)	Included	10	USD 0.00
QL-1655679	LFEE-054	SHIPPING - Body Worn Camera	USD 15.00	10	USD 150.00

		FOCUS X2 Cloud Bundl			USD 7,350.00
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Page 1 of 7

Courier & Data Migration (Year 1) • **Courier File Sharing (100GB) Included with NEXUS Subscription • Safe Fleet to Include up to 10TB of Data Migration with NEXUS Subscription • DVMS to NEXUS**

LINE NO.	PART #	DESCRIPTION	UNIT PRICE	QTY	EXTENDED
QL-1655681	CCL1001Y	CLOUD COURIER ANNUAL - WAIVED Evidence sharing via Safe Fleet Azure Cloud Services 100GB / unlimited downloads and exports.	USD 2,340.00	1	USD 0.00
QL-1655682	CL-01-08	CLOUD-TO-FIT ANNUAL • Per TB, Per Year • Agency to confirm amount of Data needing to be Migrated • Agency must have detailed retention policy in place	USD 750.00	10	USD 0.00
QL-1655683	LSRV-08	PROFESSIONAL SERVICES	USD 175.00	16	USD 0.00
		Courier & Data Migratio			USD 0.00

Note: Safe Fleet to honor a one-time 50% discount on services, valid for Q-89669 only
• Includes Setup, Configuration and User/Admin Training

Professional Services (YEAR 1)

• Initial One-Time Fee

LINE NO.	PART #	DESCRIPTION	UNIT PRICE	QTY	EXTENDED
QL-1655680	LSET-17	BACKOFFICE SETUP PACKAGE A Includes: • 2 Days remote and on-site project deployment • Back office configuration and setup • Admin and User Training Project Deployment, Single Platform On-site / Remote Project Implementation	USD 3,295.00	1	USD 1,647.50
			Services (YEAR		USD 1,647.50

Recurring Annual Subscription • **Years 2 to 5**

• Paid Annually
• Items listed below are for reference and not included in the quote total

LINE NO.	PART #	DESCRIPTION	UNIT PRICE	QTY	EXTENDED
QL-1655684	CL-BWC-PKG5-RY2	NEXUS CLOUD & BWC SUBSCRIPTION BUNDLE PKG - 1 YEAR MAX RETENTION - YEAR 2	USD 720.00	10	USD 7,200.00
QL-1655689	CL-BWC-PKG5-RY4	NEXUS CLOUD & BWC SUBSCRIPTION BUNDLE PKG - 1 YEAR MAX RETENTION - YEAR 4	USD 720.00	10	USD 7,200.00

QL-1655690	CL-BWC-PKG5-RY3	NEXUS CLOUD & BWC SUBSCRIPTION BUNDLE PKG - 1 YEAR MAX RETENTION - YEAR 3	USD 720.00	10	USD 7,200.00
QL-1655691	CL-BWC-PKG5-RY5	NEXUS CLOUD & BWC SUBSCRIPTION BUNDLE PKG - 1 YEAR MAX RETENTION - YEAR 5	USD 720.00	10	USD 7,200.00
QL-1655685	CCR1001YR	CLOUD COURIER ANNUAL RENEWAL - 100GB BASE LICENSE • Years 2 to 5 - Waived	USD 0.00	4	USD 0.00
			Grand Total:		USD 28,800.00

Annual Payment Schedule

LINE NO.	PART #	DESCRIPTION	UNIT PRICE	QTY	EXTENDED
QL-1655692	WMAIN-00	NEXUS Subscription - Year 1	USD 8,997.50	1	USD 8,997.50
QL-1655693	WMAIN-00	NEXUS Subscription - Year 2	USD 7,200.00	1	USD 7,200.00
QL-1655694	WMAIN-00	NEXUS Subscription - Year 3	USD 7,200.00	1	USD 7,200.00
QL-1655695	WMAIN-00	NEXUS Subscription - Year 4	USD 7,200.00	1	USD 7,200.00

Page 2 of 7

LINE NO.	PART #	DESCRIPTION	UNIT PRICE	QTY	EXTENDED
QL-1655696	WMAIN-00	NEXUS Subscription - Year 5	USD 7,200.00	1	USD 7,200.00
			Payment TOTAL:		USD 37,797.50

TOTAL: USD 8,997.50

Terms & Conditions

Applicable sales taxes are not reflected on this proposal, and will be included on the invoice. In the event Sales Tax is requested to be listed on the proposal, it will be the responsibility of the Agency to provide the current Tax rate and amount. Any purchases that are exempt from Sales Tax must be accompanied by a tax exemption and/ or re-seller certificate.

This quote is presented to the customer under the condition that it remains a valid quote for only 60 days after the stated Quote Date, after which the quote becomes null and void.

Please email or fax a signed copy of this quotation and other referenced documents to SFLE Sales@safefleet.net or (281) 925-0535 Safe Fleet Law Enforcement order requests above \$2,500.00 require

an Agency issued Purchase Order prior to processing.

COBAN Technologies, Inc.

9411 S Sam Houston Pkwy W. #300 Missouri City, Texas 77489

Applicable Terms. By signing this quote (the “Quote”) (or, if this Quote is attached to, referenced in, or otherwise accompanies any other agreement, statement of work, purchase order, or other similar document, by or between the parties and/or their applicable affiliates (any of the foregoing, collectively, the “Accompanying Agreement”), then by signing such Accompanying Agreement), or by issuing a purchase order for, or accepting, any of the goods, services, or other items set forth in this Quote, the Customer agrees to all terms and conditions set forth herein, including without limitation any Additional Terms and Conditions set forth below (if applicable) (“Additional Terms”), and to the Safe Fleet Video & Telematics Products and Services Standard Customer Terms & Conditions, currently available at safefleet.net/v-and-t-general-terms (as may be updated or amended by Safe Fleet from time to time in its discretion, the “Ts&Cs”), together with any and all other terms and conditions incorporated by reference into any of the foregoing; all of which are incorporated herein and will govern all products, services, and other matters set forth herein. Capitalized terms used but not defined herein shall have the meaning ascribed to them in the Ts&Cs.

Conflicts. Customer and Safe Fleet expressly agree that, notwithstanding anything to the contrary in the Accompanying Agreement, including any provision thereof relating to order of precedence, conflicts, or “battle of the forms,” in the event of any conflict, ambiguity, or inconsistency (any of the foregoing, a “Conflict”) between any term, provision, requirement, request, specification, or other provision (any of the foregoing, a “Provision”) of the Accompanying Agreement and any Provision of this Quote (including, for clarity, the Ts&Cs and/or any Additional Terms), this Quote shall prevail and control; Customer and Safe Fleet intend this Quote to be, and this Quote shall be deemed to be, an amendment to any Conflicting Provision of the Accompanying Agreement. In the event of any Conflict between any Provision of any Additional Terms and any Provision of the Ts&Cs, the Additional Terms shall control.

Sole Warranties. The warranties applicable to the products, services, and other matters set forth herein are available at [https:// www.safefleet.net/product-and-service-warranties](https://www.safefleet.net/product-and-service-warranties) (the “Warranty Documentation”). Notwithstanding any other provision in this Agreement, the Warranty Documentation sets forth the sole

Page 3 of 7

warranties with respect to the products, services, and other matters set forth herein, and Safe Fleet hereby expressly disclaims all other representations and warranties, express or implied.

Invoicing and Purchase Orders. This Agreement authorizes Safe Fleet, regardless of whether or not Customer has issued an applicable Purchase Order, to invoice Customer annually in advance for Software Services. Customer agrees to pay all invoices within 30 days of receipt. Customer may issue Purchase Orders hereunder for its own record-keeping purposes, but (a) no Customer Purchase Order will be deemed to modify, alter, supersede, supplement, or amend this Agreement in any respect unless mutually agreed by the Parties in a written amendment executed by both Parties, and (b) for clarity, Customer’s issuance of any such Purchase Order, or failure to issue same, shall not affect in any manner Safe Fleet’s ability to invoice Customer (or Safe Fleet’s right to payment of such invoice) as provided herein.

Agency Responsibilities. Without limiting any provision of the Ts&Cs, Customer is solely responsible for the following: (a) Customer will ensure that Customer owns or has licensed all rights necessary to permit Safe Fleet to use all Customer-Provided Data as contemplated by this Agreement; (b) Customer will ensure that Customer’s, and all Customer End Users’, configuration and use of the Safe Fleet V&T Offerings, including the Software Services, and all Customer Data (and all use thereof by Customer and/or Customer End Users), complies with all applicable Laws and all rules, regulations, and standards applicable to Customer, and does

not infringe, misappropriate, or violate any right, including any intellectual property, proprietary, privacy, contractual, statutory, constitutional, or any other right, of any third party; (c) Customer will maintain all necessary computer equipment and Internet connections for use of the Software Services; (d) If Customer becomes aware of any violation of this Agreement by any Customer End User, Customer will immediately terminate that Customer End User's access to the Software Services and shall promptly notify Safe Fleet of same; (e) Customer will maintain the security of all user credentials, including all Customer End User user names and passwords, and security and access to the Software Services via Customer systems or facilities and/or to all Customer Data. Customer shall promptly notify Safe Fleet if Customer learns or believes that an unauthorized party may be using Customer's account or Customer Data, or that account information may have been lost or stolen.

Customer Data After Termination – Applicable to Software Services Only. Safe Fleet will not delete Customer Data before the 90th day following expiration or earlier termination of the License Term. Safe Fleet will have no obligation to provide any Software Service functionality to Customer during this 90-day period other than the ability to retrieve Customer Data. Customer will not incur additional fees if Customer downloads Customer Data from the Software Services during this time. Safe Fleet has no obligation to maintain or provide Customer Data after this 90-day period and, except to the extent (and in such case only for so long as) prohibited by applicable law, Safe Fleet may thereafter delete any or all Customer Data. Upon written request, Safe Fleet will provide written notice that safe Fleet has successfully deleted and removed Customer Data from the Software Services.

Post-Termination Assistance – Applicable to Software Services Only. Safe Fleet will provide Customer with the same post-termination data retrieval assistance that Safe Fleet generally makes available to all customers. Requests for Safe Fleet to provide additional assistance in downloading or transferring Customer data, including requests for Safe Fleet's data egress service, will result in additional fees, and Safe Fleet does not make any, and hereby disclaims all, express and/or implied representations, warranties, and/or guaranties as to the integrity or readability of Customer Data in any non-Safe Fleet systems.

Customer Sharing of Customer Data – Applicable to Software Services Only. Without limiting any provision of the Ts&Cs: (a) Customer is solely responsible for granting permissions to Customer Data that may be shared via the Software Services, and Safe Fleet will have no responsibility or liability for sharing with, or disclosure to, third parties of Customer Data due to any error, typo, oversight, or other act or omission of

Customer Page 4 of 7

(including, for example, any error by Customer in entering a recipient's email address); and (b) Customer is solely responsible for complying with all applicable Laws, standards, policies, and guidelines in connection with its use sharing of Customer Data with, or granting of access to Customer Data to, third parties via the Software Services, and Safe Fleet will have no responsibility or liability for any violation or breach of any of the foregoing due to any act or omission of Customer (including, for example, any violation of privacy laws or standards caused by Customer's sharing of Customer Data with an inappropriate third party or Customer's inappropriate sharing of protected Customer Data).

The warranties applicable to the products, services, and other matters set forth herein are available at <https://www.safefleet.net/product-and-service-warranties> (the "Warranty Documentation"). Notwithstanding any other provision in this Agreement, the Warranty Documentation sets forth the sole warranties with respect to the products, services, and other matters set forth herein, and Safe Fleet hereby expressly disclaims all other representations and warranties, express or implied.

This quote is for estimation purposes and is not a guarantee of cost for services. Quote is based on

current information from client about the project requirements. Actual cost may change once project elements are finalized or negotiated. Client will be notified of any changes in cost prior to them being incurred.

Safe Fleet Nexus Customer Subscription Agreement Additional Terms and Conditions

1. Term. This subscription is a five-year commitment by Customer, as follows: The Initial Term of this Agreement shall begin on the Effective Date (as defined below) and, unless renewed or earlier terminated as provided in this Agreement, shall expire on the fifth anniversary of the Service Start Date (as defined below). “Effective Date” shall mean the earliest to occur of the following: (a) the date on which this Quote becomes fully executed by both Parties, (b) the effective date of the Accompanying Agreement (if any), (c) Safe Fleet’s acceptance of a Customer Purchase Order for any of the Software Services set forth in this Quote, or (d) the Service Start Date (as defined below). “Service Start Date” means the date Safe Fleet first makes available to Customer any of the Software Services set forth in this Quote. The Parties may renew this Agreement for additional years upon execution of a new quote or other written renewal executed by both Parties. New devices and services may require additional quotes and be subject to additional terms. Safe Fleet will not authorize, and will have no obligation to provide, any Services prior to the Effective Date.

2. Storage. Customer may store unlimited Customer Data in Customer’s cloud instance of the Software Services, provided that such Customer Data originates from a Safe Fleet in-car video system, Automated License Plate Reader (ALPR) solution, Safe Fleet body-worn camera, Safe Fleet Interview Room, or any other Safe Fleet authorized video/audio capture device (any of the foregoing, a “Safe Fleet Device”); and further provided that:

- (a) if this Quote sets forth per-GB (or other unit of storage) pricing for storage, then Safe Fleet may invoice Customer at such rate for all storage used;
- (b) if this Quote sets forth flat-fee pricing for storage, then Customer acknowledges and agrees that Safe Fleet’s ability to offer, and continue to offer during the Term, such pricing is conditioned on Customer transparently providing accurate and up-to-date information about Customer’s document retention policies and abiding by such policies during the Term; and, without limiting the foregoing:

Page 5 of 7

- (i) Customer will provide Safe Fleet a copy of its then-current document retention policy prior to signing this Agreement (the “Initial Policy”), which copy shall be complete, accurate, and up-to-date; (ii) Customer will provide Safe Fleet a copy of any revised, updated, or otherwise modified version of its document retention policy (any of the foregoing, a “Revised Policy”) within 30 days of the effective date of such Revised Policy;
- (iii) Customer will comply with each policy described in clauses 2(b)(i) and 2(b)(ii) at all times same is in effect during the Term;
- (iv) If this Quote sets forth any storage cap or assumption, then Customer will not exceed same at any time during the Term;
- (v) Customer will pay all Adjusted Fees (as defined below) within 30 days of receipt of invoice; (vi) Customer will, within 10 business days of Safe Fleet’s request, provide all information and records reasonably requested by Safe Fleet from time to time during the Term in order to assess Customer’s compliance with any of the foregoing in clauses 2(b)(i) through 2(b)(v) inclusive;
- (vii) Safe Fleet may, in its sole discretion, adjust the Fees payable in connection with this Agreement (and immediately invoice Customer for the difference between the Fees stated in this Quote and such increased Fees)--in an amount mutually agreed by the Parties, or, if the Parties do not mutually agree on such an amount within 30 days of Safe Fleet’s initial proposal to increase fees, then at the rate set forth above in this Quote (or, if no such rate is stated, at Safe Fleet’s then-current rate)--if (x) Customer breaches any of the foregoing in clauses 2(b)(i) through 2(b)(vi) inclusive, or (y) Safe Fleet in good faith determines that any Revised Policy may increase Customer data usage assumed by Safe Fleet based on the Initial Policy (any Fees adjusted as

provided in this paragraph, the “Adjusted Fees”); and

(viii) Safe Fleet may suspend any or all Software Services (including, for clarity, Customer’s access thereto) if Safe Fleet in good faith determines that Customer has likely breached, or is likely to breach, any of the foregoing in clauses 2(b)(i) through 2(b)(vi) inclusive, until such time as Safe Fleet in good faith determines that Customer has remedied same, and, for clarity, Safe Fleet will have no liability for failing to provide Software Services during such time; and

(ix) Safe Fleet may terminate this Agreement, in whole or in part, upon no less than five business days’ prior written (email being sufficient) notice if Customer breaches any of the foregoing in clauses 4(b)(i) through 4(b) (vi) inclusive.

(c) Safe Fleet may, in all cases, invoice Customer at the rate set forth above in this Quote (or, if no such rate is stated, Safe Fleet’s then-current rate) for storage of any Customer Data that (i) did not originate from a Safe Fleet Device, or (ii) results from any full-shift recording policy or practice. Full-shift recording is not supported and is not included in the pricing offered herein; and

(d) Safe Fleet may place any or all Customer Data that Customer has not viewed or accessed for six months into archival storage; Customer Data in archival storage may not be immediately available to Customer and may take up to 24 hours to access.

3. Applicable Terms and Conditions. In addition to the Ts&Cs (currently available at www.safefleet.net/v-and-t-general-terms) and Warranty Documentation (currently available at www.safefleet.net/product-and-service-warranties) referenced elsewhere in this Quote, this Quote is subject to and governed by, and hereby incorporates as if fully set forth herein, the following:

(a) for all orders subject to these Additional Terms and Conditions, the Safe Fleet Law Enforcement Division Service Level, Support, and Maintenance Agreement (currently available at www.safefleet.net/support-and-maintenance-terms); and (b) to the extent this Quote sets forth any preventative maintenance services, the Safe Fleet Video & Telematics Preventative Maintenance Services Additional Terms & Conditions (currently available at www.safefleet.net/pmprogram-additional-terms). In addition, the Parties may by mutual written agreement enter into one or more Statements of Work hereunder setting forth further detail regarding Services to be provided pursuant to this Agreement; all such Statements of Work (if any) shall be subject to the terms and conditions set forth in this Agreement. By signing this Quote (or, if this Quote is unsigned, the Page 6 of 7 Accompanying Agreement), you represent that you are lawfully able to enter into contracts and have legal authority to bind the entity (including but not limited to company, municipality, or government agency) you represent.

IN WITNESS WHEREOF, the Parties have caused this Agreement to Purchase to be executed and delivered by their respective authorized representatives whose signatures appear below.

COBAN Technologies, Inc.

City of Edinburg Building Safety Signature: Signature:

Printed Name: Printed Name:

Title: Title:

Dated: Dated:

Purchase



CITY OF EDINBURG - CITY COUNCIL

Meeting Date: September 1, 2026

CONSENT AGENDA

Agenda Item No: 13.B.

1. **Agenda Item:**

Consider Approving the Fiscal Year 2025-2026 Budget Transfers for the General Fund and Utility Fund. [Ascencion Alonzo, Director of Finance]

2. **Description:**

The Finance Department is presenting the budget transfers requested by the City departments to transfer funds necessary to reflect current needs and the shift of priorities within the department's budget accounts.

Finance

1. Utility Fund: FROM Salaries; Travel, Training, Meetings; Wearing Apparel; and Office Furniture TO Communications Service Agreement, in the Amount of \$35,000.00. [Ascencion Alonzo, Director of Finance]

Fire

1. General Fund: FROM Professional Services TO Office Hardware & Related Software-IT, in the Amount of \$55,123.00. [Omar Garza, Fire Chief]

Information Technology

1. General Fund: FROM Office Maintenance & Contractual-IT TO Office Hardware & Related Software-IT, in the Amount of \$30,000.00. [Daniel Vera, Director of Information Technology]
2. General Fund: FROM Office Supplies TO Rents & Contractuals-IT, in the Amount of \$800.00. [Daniel Vera, Director of Information Technology]

Police

1. General Fund: FROM Communications Service Agreement TO Office Hardware & Related Software-IT, in the Amount of \$61,000.00. [Jaime Ayala, Chief of Police]

Utilities

1. Utility Fund: FROM Credit Card Merchant Charges TO Utilities; Raw Water (For Sale); Chemicals-Medical & Lab; and Utilities, in the Amount of \$400,000.00. [Gerardo Carmona, Director of Utilities]

Waste Water Treatment Plant

1. Utility Fund: FROM Certification Pay; and Chemicals-Medical & Lab TO Overtime; and Motor Vehicle Fuel, in the Amount of \$22,000.00. [Gerardo Carmona, Director of Utilities]

World Birding Center

1. General Fund: FROM Motor Vehicle Fuel TO Travel, Training, Meetings; and Motor Vehicle Maintenance, in the Amount of \$1,000.00. [Javier Garza, Director of Parks & Recreation]

3. Staff's Recommendation:

Approve the Budget Transfers for the Fiscal Year 2025-2026 Budget, as requested by the departments.

Reviewed by:

Ascencion Alonzo, Director of Finance
Nelda Ramirez, Assistant City Manager

Prepared by:

Sandra Aguirre

Attachments:

- A. Budget Transfer Request Forms

CITY OF EDINBURG
BUDGET TRANSFER REQUEST FORM
FUND NAME UTILITY
DEPARTMENT FINANCE

TRANSFER FROM:

ACCOUNT NAME				ACCOUNT NUMBER												AMOUNT				
				Fund			-	Dept			-	*Category								
	SALARIES			2	0	0	-	0	5	0	0	-	5	0	1	1	0	0	\$	29,000
	TRAVEL TRAINING,MEETINGS			2	0	0	-	0	5	0	0	-	5	1	3	2	0	0		4,000
	WEARING APPAREL			2	0	0	-	0	5	0	0	-	5	2	2	3	0	0		1,200
	OFFICE FURNITURE			2	0	0	-	0	5	0	0	-	5	2	3	3	0	1		800
											Total						\$	35,000		

TRANSFER TO:

ACCOUNT NAME				ACCOUNT NUMBER													AMOUNT			
				Fund			-	Dept			-	*Category								
	COMMUNICATIONS SERVICE AGRMNT			2	0	0	-	0	5	0	0	-	5	1	2	2	1	0	\$	35,000
												Total					\$	35,000		

Explanation: Transfer of funds required due to an increase in postage by the US POSTMASTER. Postage used to mail out the City's Utility Bills monthly.

*CATEGORIES - 1) PERSONNEL SERVICES (50xx) 2) CONTRACTUAL/MAINTENANCE (51xx) 3) SUPPLIES (52xx) 4) NON-DEPARTMENTAL (55xx) 5) CAPITAL OUTLAY (60xx) 6) DEBT SERVICE (70xx) 7) TRANSFERS OUT (90xx)

ALL BUDGET TRANSFERS WILL REQUIRE CITY COUNCIL APPROVAL.

ROUTE AS NUMBERED

REQUESTED BY: [Signature] **DATE:** 08/25/20
 1. [Signature]
 2. [Signature]
 Department Head & Assistant City Manager
 ROUTE TO FINANCE DEPARTMENT

REVIEWED BY: [Signature] **DATE:** 08/25/2020
 3. [Signature]
 Director of Finance
 ROUTE TO CITY MANAGER'S OFFICE

APPROVED BY: [Signature] **DATE:** 8/25/20
 4. [Signature]
 City Manager
 ROUTE BACK TO FINANCE DEPARTMENT
 ATTENTION: SANDRA DEE AGUIRRE

For Finance Dept Use Only	
CITY COUNCIL DATE TO PRESENT: <u> </u> / <u> </u> / <u> </u>	Initials <u> </u>
DATE ENTERED TO INCODE: <u> </u> / <u> </u> / <u> </u>	Initials <u> </u>

FUND NAME
DEPARTMENT

General Fire

TRANSFER FROM:

ACCOUNT NAME				ACCOUNT NUMBER													AMOUNT			
				Fund			-	Dept				-	*Category							
1	Professional Services			1	0	0	-	2	5	0	0	-	5	1	1	2	0	0	\$	55,123
											Total						\$	55,123		

TRANSFER TO:

ACCOUNT NAME		ACCOUNT NUMBER														AMOUNT	
		Fund			-	Dept				-	*Category						
1	Office Hardware and Related Software - IT	1	0	0	-	2	5	0	0	-	5	2	2	3	0	8	\$ 55,123
										Total						\$ 55,123	

Explanation: Cover purchase of UPS needed for radio system at Fire Department.

*CATEGORIES - 1) PERSONNEL SERVICES (50xx) 2) CONTRACTUAL/MAINTENANCE (51xx) 3) SUPPLIES (52xx)
4) NON-DEPARTMENTAL (55xx) 5) CAPITAL OUTLAY (60xx) 6) DEBT SERVICE (70xx) 7) TRANSFERS OUT (90xx)

ALL BUDGET TRANSFERS WILL REQUIRE CITY COUNCIL APPROVAL.

~~ROUTE AS NUMBERED~~

REQUESTED BY:

DATE:

1. 1/2 m — 18, 26

2 8/20/20

Department Head & Assistant City Manager

****ROUTE TO FINANCE DEPARTMENT****

REVIEWED BY:

DATE:

3. Sanamally, 08/24/2024

Director of Finance

****ROUTE TO CITY MANAGER'S OFFICE****

APPROVED BY:

DATE:

4.

City Manager

ROUTE BACK TO FINANCE DEPARTMENT

****ATTENTION: SANDRA DEE AGUIRRE****

For Finance Dept Use Only

CITY COUNCIL DATE TO PRESENT: / /

Initials

DATE ENTERED TO INCODE: / /

Initials

CITY OF EDINBURG
BUDGET TRANSFER REQUEST FORM
FUND NAME 100-GENERAL
DEPARTMENT IT

TRANSFER FROM:

TRANSFER FROM:

ACCOUNT NAME					ACCOUNT NUMBER												AMOUNT				
					Fund		-	Dept			-	*Category									
1	OFFICE SUPPLIES				1	0	0		1	0	0	0		5	2	1	3	0	0	\$	800

TRANSFER TO:

TRANSFER TO:

ACCOUNT NAME				ACCOUNT NUMBER												AMOUNT				
				Fund		-	Dept				-	*Category								
1	RENTS & CONTRACTUALS - IT			1	0	0		1	0	0	0		5	1	2	2	4	1	\$	800

Need to transfer funds for purchase of GoDaddy Web Security - Premium for 3-Years.

*CATEGORIES - 1) PERSONNEL SERVICES (50xx) 2) CONTRACTUAL/MAINTENANCE (51xx) 3) SUPPLIES (52xx)
 4) NON-DEPARTMENTAL (55xx) 5) CAPITAL OUTLAY (60xx) 6) DEBT SERVICE (70xx) 7) TRANSFERS OUT (90xx)

ALL BUDGET TRANSFERS WILL REQUIRE CITY COUNCIL APPROVAL.

ROUTE AS NUMBERED

REQUESTED BY: [Signature] DATE: 8 / 18 / 26
 1. [Signature]
 2. Nelda Ramirez 08/18/26
 Department Head & Assistant City Manager
 ROUTE TO FINANCE DEPARTMENT

APPROVED BY: [Signature] DATE: 8/25/26
 4. [Signature]
 City Manager
 ROUTE BACK TO FINANCE DEPARTMENT
 ATTENTION: SANDRA DEE AGUIRRE

REVIEWED BY: [Signature] DATE: 18/24/2021
 3. [Signature]
 Director of Finance
 ROUTE TO CITY MANAGER'S OFFICE

<i>For Finance Dept Use Only</i>	
CITY COUNCIL DATE TO PRESENT: <u> </u> / <u> </u> / <u> </u>	<i>Initials</i>
DATE ENTERED TO INCODE: <u> </u> / <u> </u> / <u> </u>	<i>Initials</i>

**CITY OF EDINBURG
BUDGET TRANSFER REQUEST FORM**

FUND NAME General Fund
DEPARTMENT Police Department

TRANSFER FROM:

ACCOUNT NAME		ACCOUNT NUMBER										AMOUNT
		Fund		-	Dept		-	*Category				
1	Communication Service Agreement	1	0	0	-	2	0	0	0	-	5 1 2 2 1 0	\$ 61,000.00
Total												\$ 61,000.00

TRANSFER TO:

ACCOUNT NAME		ACCOUNT NUMBER										AMOUNT
		Fund		-	Dept		-	*Category				
1	Office Hardware and Related Software IT	1	0	0	-	2	0	0	0	-	5 2 2 3 0 8	\$ 61,000.00
Total												\$ 61,000.00

Explanation: Cover purchase of UPS needed for radio system at Police Department

*CATEGORIES - 1) PERSONNEL SERVICES (50xx) 2) CONTRACTUAL/MAINTENANCE (51xx) 3) SUPPLIES (52xx)
4) NON-DEPARTMENTAL (55xx) 5) CAPITAL OUTLAY (60xx) 6) DEBT SERVICE (70xx) 7) TRANSFERS OUT (90xx)

ALL BUDGET TRANSFERS WILL REQUIRE CITY COUNCIL APPROVAL.

ROUTE AS NUMBERED

REQUESTED BY: [Signature] DATE: 8/19/26
1. [Signature] 8/20/26
2. [Signature]
Department Head & Assistant City Manager
ROUTE TO FINANCE DEPARTMENT

APPROVED BY: [Signature] DATE: 8/25/26
4. [Signature]
City Manager
ROUTE BACK TO FINANCE DEPARTMENT
ATTENTION: SANDRA DEE AGUIRRE

REVIEWED BY: [Signature] DATE: 08/24/2026
3. [Signature]
Director of Finance
ROUTE TO CITY MANAGER'S OFFICE

For Finance Dept Use Only	
CITY COUNCIL DATE TO PRESENT: ____/____/____	Initials
DATE ENTERED TO INCODE: ____/____/____	Initials

Form Updated 4/19/2023

CITY OF EDINBURG
BUDGET TRANSFER REQUEST FORM
FUND NAME Utility Fund
DEPARTMENT Utilities

TRANSFER FROM:

ACCOUNT NAME		ACCOUNT NUMBER															AMOUNT
		Fund			-	Dept				-	*Category						
1	CREDIT CARD MERCHANT CHARGES	2	0	0	-	9	5	0	0	-	5	1	3	2	3	0	400,000
Total																	400,000

TRANSFER TO:

ACCOUNT NAME		ACCOUNT NUMBER															AMOUNT
		Fund			-	Dept				-	*Category						
1	UTILITIES	2	0	0	-	6	1	0	0	-	5	1	2	2	2	0	42,300
2	RAW WATER (FOR SALE)	2	0	0	-	6	1	0	0	-	5	1	3	2	5	0	220,000
3	CHEMICALS-MEDICAL & LAB	2	0	0	-	6	1	0	0	-	5	2	2	3	0	7	110,000
4	UTILITIES	2	0	0	-	6	1	0	0	-	5	1	2	2	2	0	27,700
Total																	400,000

Explanation: The requested fund transfers are required to offset negative account balances for the remainder of the 2025-2026 fiscal year.

*CATEGORIES - 1) PERSONNEL SERVICES (50xx) 2) CONTRACTUAL/MAINTENANCE (51xx) 3) SUPPLIES (52xx)
 4) NON-DEPARTMENTAL (55xx) 5) CAPITAL OUTLAY (60xx) 6) DEBT SERVICE (70xx) 7) TRANSFERS OUT (90xx)

ALL BUDGET TRANSFERS WILL REQUIRE CITY COUNCIL APPROVAL.

ROUTE AS NUMBERED

REQUESTED BY: [Signature] DATE: 8/21/26
 1. [Signature] 8/24/26
 2. [Signature]
 Department Head & Assistant City Manager
 ROUTE TO FINANCE DEPARTMENT

APPROVED BY: [Signature] DATE: 8/25/26
 4. [Signature]
 City Manager
 ROUTE BACK TO FINANCE DEPARTMENT
 ATTENTION: SANDRA DEE AGUIRRE

REVIEWED BY: [Signature] DATE: 08/25/2026
 3. [Signature]
 Director of Finance
 ROUTE TO CITY MANAGER'S OFFICE

<i>For Finance Dept Use Only</i>	
CITY COUNCIL DATE TO PRESENT: <u> </u> / <u> </u> / <u> </u>	Initials <u> </u>
DATE ENTERED TO INCODE: <u> </u> / <u> </u> / <u> </u>	Initials <u> </u>

CITY OF EDINBURG
BUDGET TRANSFER REQUEST FORM
FUND NAME GENERAL
DEPARTMENT WORLD BIRDING CENTER

TRANSFER FROM:

ACCOUNT NAME		ACCOUNT NUMBER												AMOUNT				
		Fund			-	Dept				-	*Category							
1	MOTOR VEHICLE FUEL	1	0	0		4	0	0	3		5	2	2	3	0	5	\$	800
2	MOTOR VEHICLE FUEL	1	0	0		4	0	0	3		5	2	2	3	0	5	\$	200
										Total						\$ 1,000		

TRANSFER TO:

ACCOUNT NAME				ACCOUNT NUMBER												AMOUNT				
				Fund			-	Dept				-	*Category							
1	TRAVEL, TRAINING, MEETINGS			1	0	0		4	0	0	3		5	1	3	2	0	0	\$	800
2	MOTOR VEHICLE MAINTENANCE			1	0	0		4	0	0	3		5	1	3	3	0	0	\$	200

Explanation: Due to unforeseen Vehicle Maintenance and Travel fees, funds will be transferred to cover negative accounts. Please see attached memo.

*CATEGORIES - 1) PERSONNEL SERVICES (50xx) 2) CONTRACTUAL/MAINTENANCE (51xx) 3) SUPPLIES (52xx)
 4) NON-DEPARTMENTAL (55xx) 5) CAPITAL OUTLAY (60xx) 6) DEBT SERVICE (70xx) 7) TRANSFERS OUT (90xx)

ALL BUDGET TRANSFERS WILL REQUIRE CITY COUNCIL APPROVAL.

ROUTE AS NUMBERED

REQUESTED BY: _____ DATE: _____
 1. [Signature] 08/19/24
 2. [Signature] 08/24/24
 Department Head & Assistant City Manager
 ROUTE TO FINANCE DEPARTMENT

REVIEWED BY: _____ DATE: _____
 3. [Signature] 08/24/2024
 Director of Finance
 ROUTE TO CITY MANAGER'S OFFICE

APPROVED BY: _____ DATE: _____
 4. [Signature] 08/19/24
 City Manager
 ROUTE BACK TO FINANCE DEPARTMENT
 ATTENTION: SANDRA DEE AGUIRRE

For Finance Dept Use Only	
CITY COUNCIL DATE TO PRESENT: ____/____/____	Initials _____
DATE ENTERED TO INCODE: ____/____/____	Initials _____



CITY OF EDINBURG - CITY COUNCIL

Meeting Date: September 1, 2026

CONSENT AGENDA

Agenda Item No: 13.C.

Disposition of Records

1. Agenda Item:

Consider Authorizing the Disposition of Approximately 13 Cubic Feet (Boxes of Letter Size Records) of Non-Vital City Records in Accordance with City's Records Management Program and the Texas State Library and Archives Commission Local Records Retention Schedules. [Clarice Y. Balderas, City Secretary]

2. Description:

The City Secretary Department maintains an active Central File System as part of the City's Records Management Program. City departments that maintain record copies are responsible for inventorying the records and submitting requests for disposition to the City Secretary Department. All retention dates for the proposed disposition of records have expired and have been assessed to ensure they comply with the Texas Local Retention Schedules; therefore, staff is requesting disposition of the records that have met their retention period.

By copy of this agenda item and recommendation all City Departments are notified that any non-record copies and digital copies of the records listed for disposition are required to also be disposed of at the same time as the record copy.

The City's Records Committee consists of the City Manager, City Secretary, City Attorney, and Finance Director. If the disposition of records is approved by City Council, the Committee will then execute the required forms ascertaining the records listed have been reviewed for applicable value before they are disposed.

3. Staff's Recommendation:

Approve Authorizing the Disposition of Approximately 13 Cubic Feet (Boxes of Letter Size Records) of Non-Vital City Records in Accordance with the City's Records Management Program and Texas State Library and Archives Commission Local Records Retention Schedules

Reviewed by:

Clarice Balderas, City Secretary
Nelda Ramirez, Assistant City Manager

Prepared by:

Joe Rios, Records Processing
Supervisor

Attachments:

- A. 2025-2026 DISPOSITION OF RECORDS
- B. DISP of RCDS LAWS

DISPOSITION OF RECORDS FOR FY 2025-2026
PRESENTED TO CITY COUNCIL ON SEPTEMBER 01, 2026

Box No.	Document Description	Date	Retention Period	Records Retention Description	Rec. No.	Disposition Date
FINANCE DEPT						
1 11197	Customer Bill Records/Water Stubs	08/2023	3	Customer Billing Records	UT5000-04b	08/2026
2 11220	Customer Bill Records/Water Stubs	08/2023	3	Customer Billing Records	UT5000-04b	08/2026
3 11327	Daily Cash Reports	08/2023	3	Accounts Receivable Records	GR1025-27a	08/2026
4 11328	Daily Cash Reports	08/2023	3	Accounts Receivable Records	GR1025-27a	08/2026
5 11491	Payroll Files- Earnings & Deduction Records	08/2021	5	Earnings & Deductions Records	GR1050-52c	08/2026
6 11523	Service Application/Work Orders	08/2024	2	Service Application and Depots Records	UT5000-19	08/2026
7 11526	Service Application/Work Orders	08/2024	2	Service Application and Depots Records	UT5000-19	08/2026
MUNICIPAL COURT						
8 10635	Finalized Cases #/C/CT/E	08/2021	5	Case Papers	LC2350-04a	08/2026
9 10636	Finalized Cases E Tickets	08/2021	5	Case Papers	LC2350-04a	08/2026
10 10637	Finalized Cases E Tickets	08/2021	5	Case Papers	LC2350-04a	08/2026
11 10638	Finalized Cases E Tickets	08/2021	5	Case Papers	LC2350-04a	08/2026
12 10639	Finalized Cases E Tickets	08/2021	5	Case Papers	LC2350-04a	08/2026

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CITY SECRETARY						
10893	Application for Certificate Copy of Birth & Death Certificate	08/2023	3	Records of Issuance of Birth & Death Records	CC1325-08a	08/2026

Source: Texas State Library and Archives Commission <https://www.tsl.texas.gov/slrn/pubs/bulletind#Ch201>

TEXAS LOCAL GOVERNMENT CODE

Title 6. Records

Subtitle C. Records Provisions Applying to More Than One Type of Local Government

CHAPTER 202. DESTRUCTION AND ALIENATION OF RECORDS

Section 202.001. DESTRUCTION OF RECORDS.

(a) A local government record may be destroyed if:

1. the record is listed on a valid records control schedule and either its retention period has expired or it has been microfilmed or stored electronically in accordance with the requirements of Chapters 204 and 205;
2. the record appears on a list of obsolete records as provided by Section [203.044](#); or
3. the record is not listed on a records retention schedule issued by the commission and the local government provides notice to the commission at least 10 days before destroying the record as required by Section [441.169](#), Government Code.

(b) The following records may be destroyed without meeting the conditions of Subsection (a):

1. records the destruction or obliteration of which is directed by an expunction order issued by a court pursuant to state law; and
2. records defined as exempt from scheduling or filing requirements by rules adopted by the commission or listed as exempt in a records retention schedule issued by the commission.

Added by Acts 1989, 71st Leg., ch. 1248, Sec. 1, eff. Sept. 1, 1989. Amended by Acts 2017, 85th Leg., R.S., Ch. 1149 (H.B. 557), Sec. 9, eff. September 1, 2017; Acts 2019, 86th Leg., ch. 533 (H.B. 1962), Sec. 13, eff. September 1, 2019.

City of Edinburg – Code of Ordinances

CHAPTER 34 – RECORDS AND INFORMATION MANAGEMENT

RECORDS MANAGEMENT PROGRAM

Sec. 34.24 - Retention and disposition schedules.

Sec. 34.24 - Retention and disposition schedules.

- (A) *Required.* All city offices and departments shall adopt records retention and disposition schedules and destroy, transfer or otherwise dispose of records only according to such schedules.
- (B) *Development; authority granted; revision.*
- (1) Retention periods to be included in records schedules shall be submitted by the Records Manager to the Finance Officer and City Attorney, who shall notify the Records Manager within ten working days of his approval or of any objection to a retention period. At the expiration of the ten-day period, if no objection has been submitted, the records schedule shall be adopted and shall have full force as sufficient authorization for records destruction or other action. If objection is made, the Records Manager shall determine a retention period satisfactory to the office or department concerned, to the Finance Officer and to the City Attorney.
 - (2) When a records retention and disposition schedule is adopted, it shall thenceforth constitute full authority to destroy, transfer, microphotograph or take other actions, and the City Council hereby directs that such action be taken by the Records Manager or under his or her supervision. The Records Manager shall notify the State Librarian of intended destruction, as required by law, but no further notice to the City Council or other city office shall be required.
 - (3) Revision of retention periods shall be submitted for review to the City Attorney and City Finance Officer in the same manner as the original retention periods.

('82 Code, §§ 2-106, 2-107) (Ord. 1270, passed 2-2-88)

State Law reference— Records control schedules, V.T.C.A., Local Government Code § 203.041.