



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 15, 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:

- 1. Edinburg Municipal Court Car Seat Checkup & Giveaway (Exclusive to City of Edinburg Residents) on Thursday, September 24, 2026, at 6:00 p.m. at Edinburg Municipal Court, 100 E. Freddy Gonzalez Dr.
- 2. Fire Department 100-Year Anniversary 5K, Saturday, October 03, 2026, at 7:30 a.m. at Central Fire Station No. 1, 212 W. McIntyre St.
- 3. Edinburg Fire Stoppers Festival, Saturday, October 03, 2026, at 6:00 p.m. at Promenade Park Amphitheater, 201 W. McIntyre St.

5. MAYOR'S REPORT

6. PROCLAMATIONS/RECOGNITIONS

- A. Presentation of Proclamation Recognizing September 25, 2026, as National Day of Remembrance for Murder Victims as Requested by Robert Garcia. [Clarice Y. Balderas, City Secretary]
- B. Presentation of Proclamation Recognizing the 1977 Edinburg High School Boys Cross Country UIL State Champions for their Induction into the Rio Grande Valley Sports Hall of Fame Team of Honor. [Clarice Y. Balderas, City Secretary]

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 HEARINGS

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

- A.** Hold Public Hearing and Consider the Ordinances Providing for the Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban Uses and the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Urban (RU) & Townhome District, Being a 0.91 Acre Tract of Land Out Lot 72, Kelly-Pharr Subdivision, Located at 1815 W. Owassa Road, as Requested by R. Gutierrez Engineering Corporation. [Jaime Acevedo, Director of Planning and Zoning]
- B.** Hold Public Hearing and Consider the Ordinances Providing for the Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban Uses and the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, Being a 16.71 Acre Tract of Land. Being 12.66 Acres Out of Lot 72, Kelly-Pharr Subdivision & 4.05 Acres Out of Lot 7, Block 3, A.J. McColl Subdivision, Located at 1815 W. Owassa Road, as Requested by R. Gutierrez Engineering Corporation. [Jaime Acevedo, Director of Planning and Zoning]
- C.** Hold Public Hearing and Consider the Sign Variance Request to the City of Edinburg Unified Development Code as follows: 1.) Article 4, Section 4.302(E) (4B), Size and Proportions, to allow an electronic message area exceeding 50% of the total sign area 2.) Article 4, Section 4.303-3, Permanent Freestanding Sign, to allow maximum permitted sign area and height for a pole sign, Being Lot 20, Sheaval Subdivision, located at 503 Conquest Boulevard, as requested by AJ Ferrara. [Jaime Acevedo, Director of Planning and Zoning]
- D.** Hold Public Hearing and Consider the Sign Variance Request to the City of Edinburg Unified Development Code Article 4, Section 4.305-B18, Prohibited Signage that are Located On or Extended Over Any Public Sidewalk, Street, Alley or Other Public Property, Being Lot 1, Doctor's Center Phase 2 Subdivision, Located at 5502 S. McColl Road, as Requested by Roberto Gonzalez. [Jaime Acevedo, Director of Planning and Zoning]

9. PUBLIC HEARING - ROUTINE ITEM

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 General Commercial Uses and the Rezoning Request from Agriculture and Open Space (AO) District to Commercial, General (CG) District, Being a 6.43 Acre Tract of Land Out Lot 72, Kelly-Pharr Subdivision, Located at 1815 W. Owassa Road, as Requested by R. Gutierrez Engineering Corporation. [Jaime Acevedo, Director of Planning and Zoning]

10. VARIANCE

- A. Consider the Variance Requests to the City’s Unified Development Code as Follows: 1.) Article 5, Section 5.301 Dedication of Improvements A.) Street and Rights-of-Way 3. Perimeter Streets; Pavement or Fee in Lieu Required A., and 2.) Article 5, Section 5.210, Utilities, E.) Sanitary Sewers, 2. Requirements for Sanitary Sewer, for Montemayor Estates Subdivision, Being a 4.00 Acre Tract of Land Out of Lot 11, Section 237, Texas-Mexican Railway Company’s Survey Hidalgo County, Texas, Located at 3220 W. Chapin Rd., as Requested by Quintanilla, Headley and Associates, Inc. [Jaime Acevedo, Director of Planning and Zoning]

11. BUDGET

- A. Hold a Public Hearing on the Proposed Budget for the City of Edinburg for Fiscal Year Beginning October 1, 2026 and Ending September 30, 2027. [Ascencion Alonzo, Director of Finance]
- B. Hold a Public Hearing on the Proposed Tax Rate for the City of Edinburg for Tax Year 2026, Fiscal Year Beginning October 1, 2026 and Ending September 30, 2027. [Ascencion Alonzo, Director of Finance]
- C. Consider Ordinance Adopting the Budget for the City of Edinburg for Fiscal Year Beginning October 1, 2026 and Ending September 30, 2027. [Ascencion Alonzo, Director of Finance]
- D. Consider Ordinance Adopting the Tax Rate and Levy for the City of Edinburg for the Tax Year 2026, Fiscal Year Beginning October 1, 2026 and Ending September 30, 2027. [Ascencion Alonzo, Director of Finance]

12. ORDINANCES

- A. Consider Ordinance Providing for a Temporary Special Use Permit for “Fandango 2026” to be Held Saturday, October 3, 2026, Being Edinburg Original Townsite, Block 209, Lots 1 & 24, Located at 224 North Closner Blvd. (Museum of South Texas History), as Requested by Francisco Guajardo, PH.D. [Jaime Acevedo, Director of Planning and Zoning]
- B. Consider Ordinance Amending the Code of Ordinances of the City of Edinburg, Texas at Title III, Administration, Chapter 30, Administrative Code, Section 30.021, to Update the Structural Organization of the City. [Erica A. Balli, Director of Human Resources/Civil Service]
- C. Consider Ordinance Amending the Code of Ordinances of the City of Edinburg, Texas at Title III, Administration, Chapter 30, Administrative Code, Sections 30.071, 30.072 and 30.075 to Provide a Change to the City’s Current Classification and Compensation Plan for Non-Civil Service Employees. [Erica A. Balli, Director of Human Resources/Civil Service]
- D. Consider Ordinance Amending the Code of Ordinances of the City of Edinburg, Texas at Title III, Administration, Chapter 30, Administrative Code, Section 30.073 to Provide Changes to the Civil Service Classification and Compensation Plans. [Erica A. Balli, Director of Human Resources/Civil Service]

13. AWARDING OF BIDS

- A. Consider Awarding RFP No. 2026-016, Development Impact Fee Nexus Study for the City of Edinburg, Texas to Willdan Financial Services the Highest-Ranking Proposal and Authorize the City Manager to Enter Into a Professional Services Contract Pursuant to the City's Ordinances and Procurement Policies. [Tomas D. Reyna, Assistant City Manager]
- B. Consider Awarding RFP No. 2026-020, Veterans Blvd. Drainage Improvements Phase II to Blue Dot

Site & Utilities, LLC for an Amount Not to Exceed \$760,000.00 and Authorize the City Manager to Enter Into a Professional Services Contract and Execute Any Documents Related Thereto Pursuant to the City's Ordinances and Procurement Policies. [Mardoqueo Hinojosa, P.E. CFM, City Engineer]

14. ECONOMIC DEVELOPMENT

- A. Consider Approval of the Edinburg EDC Fiscal Year 2026-2027 Program of Work and Budget. [Raudel Garza, Edinburg EDC Executive Director]

15. CONSENT AGENDA

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

- A. Consider Resolution Authorizing the City Manager to Submit an Application and Startup Documentation to the Texas Division of Emergency Management (TDEM), under the Texas Mutual Aid Reimbursement Program, and to Execute All Grant Documents Related Thereto. [Claudia L. Farias, Director of Grants Administration]
- B. Consider Resolution Authorizing the City Manager to Enter Into a Fiscal Year 2026-2027 Routine Airport Maintenance Program (RAMP) Grant Agreement with Texas Department of Transportation Aviation Division (TxDOT AVN), Whereby City of Edinburg May be Eligible for Up to \$100,000.00 Reimbursement of Eligible Airport FY 2027 Budgeted Maintenance and Projects Expenditures. [Eddie Velarde, Director of Aviation]
- C. Consider Authorizing the City Manager to Execute a Development Agreement Between the City of Edinburg and Heriberto Anaya Development Group Pursuant to Section 212.172 of the Texas Local Government Code, for the 0.91 and 16.71 Acres Tracts of Land Out of Lot 72, Kelly Pharr Subdivision, Hidalgo County, Texas at 1815 W Owassa Road, as Requested by R. Gutierrez Engineering on Behalf of Heriberto Anaya Development Group, LLC. [Tomas D. Reyna, Assistant City Manager]
- D. Consider Awarding the City of Edinburg's Fiscal Year 2025-2026 Audit to Cascos & Associates, PC, in the Amount of \$86,900.00, with the option to extend two (2) additional one-year periods and Authorize the City Manager to execute an Engagement Letter Relating Thereto. [Ascencion Alonzo, Director of Finance]
- E. Consider Approving the Fiscal Year 2025-2026 Budget Transfers for the General Fund and Solid Waste Management Fund. [Ascencion Alonzo, Director of Finance]

16. OTHER BUSINESS

- A. Future Items Requested by City Council. [Myra L. Ayala, City Manager]
- B. Discussion and Possible Action Regarding Re-Setting the Time and Place of a Public Hearing to be Held Jointly by the City Council and the Planning and Zoning Commission Regarding the City's Unified Development Code and Prescribing the Type of Notice to be Given of the Time and Place of the Joint Public Hearing. [Tomas D. Reyna, Assistant City Manager]

17. EXECUTIVE SESSION

The City Council will convene in Executive Session, in accordance with the Texas Open Meetings Act, Vernon's Texas Statutes and Codes Annotated, Government Code, Chapter 551, Subchapter D, Exceptions to Requirement that Meetings be Open. The City Council May Elect To Go Into Executive

Session On Any Item Whether Or Not Such Item Is Posted As An Executive Session Item At Any Time During The Meeting When Authorized By The Provisions Of The Open Meetings Act.

- A. Consultation with City Attorney. (§551.071 Consultation with Attorney; Closed Meeting §551.087)
- B. Consultation with City Attorney Regarding Personnel Matters. (§552.074 Personnel Matters; §551.071 Consultation with Attorney; Closed Meeting.)
- C. Discussion and Possible Action Regarding the Conveyance, Exchange, or Lease of Real Property. (§551.071 Consultation with Attorney; §551.072 Deliberation Regarding Real Property; Closed Meeting.; §551.087 Deliberation Regarding Economic Development Negotiations; Closed Meeting.)
- D. Discussion and Possible Action Regarding Economic Development Matters. 1. Project Fizz. (§551.071 Consultation with Attorney; §551.087 Deliberation Regarding Economic Development Negotiations; Closed Meeting.)

OPEN SESSION

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

18. ADJOURNMENT

I hereby certify this Notice of a City Council Meeting was posted in accordance with the Open Meetings Act, at the City Offices of the City of Edinburg, located at the 415 West University entrance outside bulletin board, visible and accessible to the general public during and after regular working hours. This notice was posted on September 09, 2026 at 8:40 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.