



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
JUNE 4, 2024
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. PROCLAMATIONS/RECOGNITIONS

- A. Presentation of Proclamation Recognizing Stephanie Meza, Miss Teen Rio Grande Valley as Requested by Filemon Meza. [Clarice Y. Balderas, City Secretary]
- B. Presentation of Proclamation Recognizing June 2024 as Elder Abuse Awareness Month as Requested by the Department of Family and Protective Services. [Clarice Y. Balderas, City Secretary]
- C. Presentation of Proclamation Recognizing City of Edinburg Retiree, Jose J. Garza, Custodian, City Manager's Department/Building Maintenance Division for 20 Years of Service. [Belinda Torres, Director of Human Resources/Civil Service]
- D. Present the Recipient for the Employee of the Month Award for the Month of May 2024. [Belinda Torres, Director of Human Resources/Civil Service]

5. 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.

6. PRESENTATION AND REPORT

- A. Presentation and Discussion on the Proposed West and East Owassa Road Sanitary Sewer Improvements. [Gerardo Carmona Jr., P.E., Director of Utilities]

7. PUBLIC HEARINGS

- A. Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Agriculture and Open Space (AO) District to Industrial, General (IG) District, Being 199.997 Acres, Being All of Lots 38 and 39, Baker's Subdivision of the Cucharria Tract, According to the Plat Thereof Recorded in Volume 2, Page 46, Maps of Records in the Office of the County Clerk of Hidalgo County, Texas, Being Located at 8601 North Jasman Road, as Requested by the City of Edinburg. **(A 4/5 vote is required by the City Council to overturn the Planning & Zoning Commission action.)** [Jaime Acevedo, Director of Planning & Zoning]
- B. Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Agriculture and Open Space (AO) District to Industrial, General (IG) District, All of Share 4 Containing 125.17 Acres, Tract of Land out of Mutual Partition of Tract 158 San Salvador Del Tule Grant, as Per Map or Plat Thereof Recorded in Volume 16, Page 11, Maps of Records in the Office of the County Clerk of Hidalgo County, Texas, Being Located at 8601 North Jasman Road, as Requested by the City of Edinburg. **(A 4/5 vote is required by the City Council to overturn the Planning & Zoning Commission action.)** [Jaime Acevedo, Director of Planning & Zoning]
- C. Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, Being All of Lot 13, Kenyon Heights Subdivision, Unit No. 2, Located at 1210 Virginia Drive, as Requested by Olegario Cantu and Yolanda Cantu. **(A 4/5 vote is required by the City Council to overturn the Planning & Zoning Commission action.)** [Jaime Acevedo, Director of Planning & Zoning]
- D. Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Commercial, General (CG) District to Downtown (DT) District, Being all of Lots 8 and 9, Block 144, Original Townsite of Edinburg, Located at 500 North Closner Boulevard, as Requested by Armando Gutierrez on Behalf of Homer Jasso Sr. **(A 4/5 vote is required by the City Council to overturn the Planning & Zoning Commission action.)** [Jaime Acevedo, Director of Planning & Zoning]
- E. Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Residential, Primary (RP) District to Residential, Multifamily (RM) District, Being the West Three feet of Lot 7 and All of Lot 8, Block 95, Original Townsite of Edinburg, Located at 505 West Van Week Street, as Requested by Joseph Ruiz on Behalf of E & E Professional Solutions, LLC. **(A 4/5 vote is required by the City Council to overturn the Planning & Zoning Commission action.)** [Jaime Acevedo, Director of Planning & Zoning]
- F. Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District, Being a 2.38 Acre Tract of Land Out of Lot 5, Section 243, Texas-Mexican Railway Company Survey, Located at 3001 North I-69C, as Requested by Isael Posadas Jr. on Behalf of Ricardo Rodriguez Jr. and Deyanira Rodriguez. **(A 4/5 vote is required by the City Council to overturn the Planning & Zoning Commission action.)** [Jaime Acevedo, Director of Planning & Zoning]
- G. Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Residential, Suburban (RS) District to Commercial, Neighborhood (CN) District, Being a 1.00 Acre

Tract of Land, More or Less, Being the North 208.70 Feet of the East 208.70 Feet of Lot 8, Block 3, A.J. McColl Subdivision, Located at 1702 West Alberta Road, as Requested by George Cruz and Erica Garcia. **(A 4/5 vote is required by the City Council to overturn the Planning & Zoning Commission action.)** [Jaime Acevedo, Director of Planning & Zoning]

- H. Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Commercial, General (CG) District to Residential, Multifamily (RM) District, Being a 0.72 Acre Tract of Land, Being Out of the West 400 Feet of the North 6 Acres of the South ½ of Lot 20, Kelly-Pharr Subdivision, (Proposed Meridien at 281 Subdivision, Lot 2), Located at 3316-3326 South Business Highway 281, as Requested by Roberto Rojas on Behalf of Durga Properties, LTD. [Jaime Acevedo, Director of Planning & Zoning]
- I. Hold Public Hearing on the Proposed Community Development Block Grant (CDBG) FY 2024-2025 Annual Action Plan (AAP) as Recommended by the Community Development Council. [Claudia L. Farias, Director of Grants Administration]

8. ORDINANCE

- A. Consider Ordinance Providing for a Temporary Special Use Permit for the “18th Annual Texas Cook’Em: High Steaks in Edinburg” to be held from Friday, July 5, 2024 through Saturday, July 6, 2024 at Ebony Hills Golf Course, Being a Tract of Land Containing 66.886 Acres Situated in the City of Edinburg Out of Lot 9, Section 274 and Lots 11 & 12, Section 271, Located at 300 West Mark Peña Drive, as Requested by Ronnie Larralde on Behalf of the Edinburg Chamber of Commerce. [Jaime Acevedo, Director of Planning and Zoning]

9. VARIANCE

- A. Consider Variance Request to the City's Unified Development Code Article 3, Table 3.102-4 Duplex and Multiplex Lot and Building Standards, Lot Width for the proposed Serenity Springs Phase II Subdivision, Being a 4.00 Acre Tract of Land Being the East 4.00 Acres of the South 5.00 Acres of the North 20.00 Acres of Lot 7, Section 275, Texas-Mexican Rail Way Company’s Survey, Hidalgo County, Texas, Located at 1300 South McColl Road, as Requested by Quintanilla Headley & Associates. [Jaime Acevedo, Director of Planning & Zoning]

10. RESOLUTION

- A. Consider Resolution Authorizing the City Manager to Submit a Grant Application to the U.S. Department of Justice, Office of Community Oriented Policing Services (COPS Office) Under the Fiscal Year 2024 COPS Hiring Program (CHP), and Execute Grant Documents Relating Thereto. [Jaime Ayala, Chief of Police].

11. AWARDING OF BID

- A. Consider Awarding RFQ No. 2024-2, Phase 1 Upgrades to Existing Wastewater Treatment Plant - Professional Engineering Services: Construction Material Testing Services to Millennium Engineers Group, Inc. the Highest Ranked Proposal, and Authorize the City Manager or Designee to Negotiate an Agreement Related Thereto. [Gerardo Carmona Jr., P.E., Director of Utilities]

12. APPOINTMENTS

- A. Consider Appointments to the Following City Advisory Boards, Councils, Commissions and Committees: All America City David Chavana 10K Advisory Board, Four Members; Airport Advisory Board of South Texas International Airport of Edinburg, Two Members; Building Board of

Adjustments and Appeals, One Member; Community Development Council, Two Members; Cultural Activities Board, One Member; Downtown District Steering Committee, One Member; Edinburg Golf Board, Two Members; Edinburg Little League, Four Members; Environment Advisory Board, One Member; Public Library Board, One Member. [Clarice Y. Balderas, City Secretary]

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. There Will Be No Separate Discussion Of These Items. If Discussion Is Desired, That Item Will Be Removed From The Consent Agenda And Will Be Considered Separately. With Regard To Any Item, The City Council May Take Various Actions; Including But Not Limited To Rescheduling An Item In Its Entirety For A Future Date Or Time. 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. Consider Increasing the Amount of Purchase Order P240653 to 7 Day Addiction LLC in the Amount Not to Exceed \$3,280 for the Little League Baseball & Softball Shirts. [Javier Garza, Director of Parks and Recreation]

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. Discussion and Possible Action Regarding Economic Development. (§551.071 Consultation with Attorney; §551.087 Deliberation Regarding Economic Development Negotiations; Closed Meeting.)
- B. Discussion and Possible Action Regarding the Purchase, Exchange, Lease, or Value 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.)
- C. Discussion of Duties, Responsibilities, Remuneration, and Possible Action Regarding Appointment of a City Attorney. (§552.074 Personnel Matters and §551.071 Consultation with Attorney; Closed Meeting).
- D. Consultation with City Attorney. (§551.071. Consultation with Attorney; Closed Meeting; §551.087)

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 May 31, 2024 at 4:30 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.