



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
MAY 6, 2025
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 MANAGER'S REPORT

- A. State Highway 68 (SH68) Update

5. PROCLAMATIONS/RECOGNITIONS

- A. Presentation of Proclamation Recognizing May 4-10, 2025 as National Small Business Week as Requested by Ronnie Larralde, Edinburg Chamber of Commerce Executive Director. [Clarice Y. Balderas, City Secretary]
- B. Presentation of Proclamation Recognizing May 4-10, 2025 as Correctional Officers and Employees Week. [Jaime Ayala, Police Chief]
- C. Presentation of Proclamation Recognizing May 11-17, 2025 as Economic Development Week as Requested by Raudel Garza, Edinburg Economic Development Corporation Executive Director. [Clarice Y. Balderas, City Secretary]

6. 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.

7. PUBLIC HEARINGS

- 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 and Residential, Multi-Family (RM) District to Residential, Primary (RP) District, 10.00 (435,600.00 sq. Ft.) Acre Tract of Land Being All of Tract I, Tract II, Tract III, Conveyed to Lana Sue Heina, as Recorded in Document Number 3089459, Official Records, Hidalgo County, Texas, out of lot 71, Kelly Pharr Subdivision, Hidalgo County, Texas, as Per Map or Plat Thereof Recorded in Volume 3, Page 133, Deed Records of Hidalgo County, Texas, Located at 5502 South Sugar Road, as Requested by SAMES, Inc. [Jaime Acevedo, Director of Planning & Zoning]
- B. Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District, a Tract of Land Containing 0.98 Acre of Land, Situated in the City of Edinburg, Hidalgo County, Texas, Being Out of a Part or Portion Out of Lot 53, Kelly-Pharr Subdivision, Map Reference: Volume 3, Pages 133-134, H.C.D.R., Located at 311 West Alberta Road, as Requested by Madscientist Properties LLC. [Jaime Acevedo, Director of Planning & Zoning]
- C. Hold Public Hearing and Consider the Ordinances Providing for the Comprehensive Plan Amendment from Suburban Uses to General Commercial Uses and the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District, Lot 83, Alberta Heights Landing Subdivision, Located at 421 West Alberta Road, as Requested by Manuel Perez. **(A 4/5 vote is required by the City Council to overturn the Planning & Zoning Commission action.)** [Jaime Acevedo, Director of Planning & Zoning]

8. ORDINANCE

- A. Consider Ordinance Providing for a Temporary Special Use Permit for the "La Capilla Annual Yard Sale" to Be Held on Saturday, May 17, 2025, at Capilla San Jose Catholic Church, Being Lots 1 Through 12, Block 8, Lull Townsite, Located at 4101 North Flores Street, as Requested by Father Rene Gaytan. [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 31 City Council to Include Rules of Decorum for Open Meetings, Chapter 551 Texas Government Code. [Josephine Ramirez Solis, City Attorney]

9. VARIANCE

- A. Consider Variance Request to the City of Edinburg Unified Development Code, Article 5, Subdivision Standards, Section 5.102, Applicability, Being 0.310 of One Acre of Land Situated in Hidalgo County, Texas and Being Out of Lot 26, Kelly-Pharr Subdivision, as Per Map Recorded in Volume 3, Pages 133-134, Located at 3710 South Sugar Road, as Requested by Roberto Salinas. [Jaime Acevedo, Director of Planning & Zoning]

10. APPOINTMENTS

- A. Consider Appointments to the Following City Advisory Board, Council, Commission and Committee: All America City David Chavana 10K Advisory Board, One Member; Cultural Activities Advisory Board, Two Members; Environment Advisory Board, Four Members; Public Library Board, One Member; Edinburg Housing Authority, One Member (Mayor Appointed Resident). [Clarice Y. Balderas, City Secretary]

11. 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 Authorizing the Purchase of Fire Department Uniforms from Municipal Emergency Services Through Sourcewell Uniforms Contract No. 011124-MES, in the Amount of \$69,177.67. [Omar Garza, Fire Chief]

12. OTHER BUSINESS

- A. Future Items Requested by City Council. [Myra L. Ayala, City Manager]
- B. Consider Rescheduling the Tuesday, May 20, 2025 City Council Regular Meeting to Wednesday, May 21, 2025. [Clarice Y. Balderas, City Secretary]

13. 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 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.)
1. TxDOT Projects; 2. Drainage Improvement Projects/Easements/ROW; 3. Jalpa Oaks
- D. Consultation with City Attorney and Possible Action Regarding Agreements for City Events. (§551.071 Consultation with Attorney; §551.087 Deliberation Regarding Economic Development Negotiations; Closed Meeting.)
- E. Discussion and Possible Action Regarding Economic Development Agreement Project 100. (§551.071 Consultation with Attorney; §551.087 Deliberation Regarding Economic Development Negotiations; Closed Meeting.)
- F. Discussion and Possible Action Regarding Economic Development Agreement Project FLIP. (§551.071 Consultation with Attorney; §551.087 Deliberation Regarding Economic Development Negotiations; Closed Meeting.)
- G. Discussion and Possible Action Regarding Economic Development Agreement Project Cave. (§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.

14. 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 02, 2025 at 7:30 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.