



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
JULY 15, 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. 29th Annual National Night Out

5. PROCLAMATIONS/RECOGNITIONS

- A. Present the Recipient for the Employee of the Month Award for the Month of May, 2025. [Erica A. Balli, Director of Human Resources/Civil Service]
- B. Presentation Recognizing the City of Edinburg Parks & Recreation Department: Little League Baseball Champions for the 2025 Spring Season for the 5/6, 7/8, 9/10, 11/12, and 13/14 Age Divisions. [Javier Garza, Director of Parks and Recreation]
- C. Presentation Recognizing the City of Edinburg Parks & Recreation Department: 2025 Texas State Junior Golden Glove Champions. [Javier Garza Director of Parks and Recreation]

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 Rezoning Request from Residential, Suburban (RS) District to Residential, Urban (RU) & Townhome District, Tract I: A 0.5 Acres of Land, Being the North 220 Feet of the West 99.0 Feet of the North 440 Feet of Lot 59, Tract II: A 2.50 Acre Tract of Land, More or Less, Out of the West 99.0 Feet of Lot 59, Tract III: a 3.0 Acre Tract of Land Out of Lot 59, Kelly-Pharr Subdivision, Hidalgo County, Texas, as Per Map or Plat Thereof Recorded in Volume 3, Page 133, Deed Records, Hidalgo County, Texas, Located at 1000 West Alberta Road, as Requested by Spoor Engineering Consultants, Inc. **(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 Ordinances Providing for the Comprehensive Plan Amendment from Auto-Urban Uses to Multi-Family Residential Uses and the Rezoning Request from Residential, Primary (RP) District to Residential, Multi-Family (RM) District, 0.171 of One Acre Consisting of: 0.163 of One Acre Being All of Lot 12, and 0.008 of One Acre Out of Lot 11, All Out of Block 168, Amended Plat of Edinburg Original Townsite, City of Edinburg, Hidalgo County, Texas, Located at 321 West Loeb Street, as Requested by Melden and Hunt, Inc. [Jaime Acevedo, Director of Planning & Zoning]
- C. Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District, a 1.0 Acre Tract of Land Out of Lot 31, Kelly-Pharr Subdivision, Hidalgo County, Texas as Per Map Recorded in Volume 3, Pages 133-134, Deed Records, Hidalgo County, Texas, Located at 716 East Wisconsin Road, as Requested by Perez Consulting Engineers. [Jaime Acevedo, Director of Planning & Zoning]
- D. Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, Lot 49, Owassa Gardens Mobile Home Subdivision, Located at 5616 Sepal Street, as Requested by Dinorah Amaya Nino. [Jaime Acevedo, Director of Planning & Zoning]
- E. Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Residential, Multi-Family (RM) District to Commercial, General (CG) District, a 2.941 Acre Tract of Land Out of Lots 49 and 50, Lehigh Plaza Subdivision, Hidalgo County, Texas, According to the Plat or Map Thereof Recorded in Volume 5, Page 43, Map Records, Hidalgo County, Texas, and According to Special Warranty Deed Recorded Under County Clerk's Document Number 3555596, Official Records, Hidalgo County, Texas, Located at 2700 West Wisconsin Road, as Requested by Quintanilla, Headley and Associates, Inc. [Jaime Acevedo, Director of Planning & Zoning]
- F. Hold Public Hearing and Consider the Variance Request to the City of Edinburg Unified Development Code Article 4, Development Standards, Division 4.300, Signs, Section 4.303, Permanent Signs, the South 27.5 Feet of the North 47.5 Feet of Lot 6, Block 342, Original Townsite of Edinburg, Hidalgo County Texas, According to the Plat or Map Thereof Recorded in Volume 1, Page 23, Map Records of Hidalgo County, Texas, Located at 509 South Closner Boulevard, as Requested by Arnoldo Cantu. [Jaime Acevedo, Director of Planning & Zoning]
- G. Hold Public Hearing and Consider Resolution Authorizing the City Manager to Submit a Grant Application to the Texas Parks & Wildlife Department Under the Fiscal Year 2026 Local Park Grant Program's Non-Urban Outdoor Recreation Grant for the Memorial Park Improvements Project, and Execute Grant Documents Relating Thereto. [Mardoqueo Hinojosa, P.E., CFM, City Engineer]

8. ORDINANCE

- A. Consider Ordinance Providing for a Temporary Special Use Permit for the “EHS March-A-Thon and Community Market Celebration” Event to be Held Saturday, August 16, 2025 from 6:00 a.m. Through 12:00 Noon at the Edinburg Municipal Park, Being Portions of Lots 9, 10, 12 and 16 and all of Lot 11, Section 268, Texas - Mexican Railway Company’s Survey, Located at 714 South Raul Longoria, as Requested by Jason Rogers. [Jaime Acevedo, Director of Planning and Zoning]

9. VARIANCE

- A. Consider Variance Requests to the City's Unified Development Code, Article 5, Section 5.203-1, Right-of-Way Widths and Sidewalks, for Morning Star Gardens Subdivision, Being a 4.002 Tract of Land Containing 4.002 Acres Situated in the City of Edinburg, Hidalgo County, Texas, Being a Part or Portion Out of Lot 20, Kelly- Pharr Subdivision, Located at 3420 South Business Highway 281, as Requested by Melden & Hunt Inc. [Jaime Acevedo, Director of Planning & Zoning]

10. AWARDING OF BIDS

- A. Consider Selection of a Firm and Authorize the City Manager to Negotiate a Professional Services Contract for RFQ 2025-003, U.S. Highway North 281 Water Distribution System Improvements Phase 2 - Professional Engineering Services for Upgrading, Relocating and Expanding the Water Distribution System. [Gerardo Carmona Jr., P.E., Director of Utilities]
- B. Consider Awarding Bid No. 2025-23, Type IV, Module M-5 Construction/TCEQ Permit MSW-2302 to Longhorn Excavators, Inc. in the Amount of \$1,969,500.00 and Authorize City Manager to Enter Into an Agreement Related Thereto. [Ramiro L. Gomez, Director of Solid Waste Management]
- C. Consider Awarding Bid No. 2025-12, Edinburg Fire Department Station 3 - Heating Ventilation and Air Conditioning to Include New Ducts and Vents (Re-Bid) Project, Funded Through the FY 2024-2025 Community Development Grant Program, Grant No. B-24-MC-48-0503 to A&A Villa Construction, LLC, in the Amount of \$69,500 and Authorize City Manager to Execute Grant Documents Related Thereto. [Omar Garza, Fire Chief]
- D. Consider Rejecting Bid No. 2025-15, CSJ 0921-02-497 Freddy Gonzalez Hike and Bike Trail. [Mardoqueo Hinojosa, PE, CFM, City Engineer]

11. BUDGET

- A. Consider Approving the Fiscal Year 2024-2025 Budget Transfers for the General Fund and Hotel Occupancy Tax Fund. [Ascencion Alonzo, Director of Finance]

12. APPOINTMENT

- A. Consider Appointment to the Following City Advisory Board, Council, Commission and Committee: Zoning Board of Adjustment, One Member and the Designation of the Five Voting Members and Four Alternates. [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.** Present Notice of a Relationship Between a City Employee and a Potential Contractor Seeking to Participate in the City of Edinburg Housing Assistance Program Funded Through the U.S. Department of Housing and Urban Development, in compliance with the Grants Administration Community Development Block Grant Program Conflict of Interest Management Plan. [Claudia L. Farias, Director of Grants Administration]
- B.** Consider Authorizing the Disposition of Approximately 55 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]
- C.** Consider Approving an Application for a Non-Emergency Ambulance License for Driscoll Children's Hospital, in Accordance with the Code of Ordinances of the City of Edinburg, Texas at Title XI, Chapter III Ambulance. [Omar Garza, Fire Chief]
- D.** Consider Resolution Approving the Community Development Block Grant (CDBG) Fiscal Year 2025-2026 Annual Action Plan (AAP) for the Proposed Use of Funds for the Period Beginning October 1, 2025 Through September 30, 2026. [Claudia L. Farias, Director of Grants Administration]
- E.** Consider Amending Resolution No. 2560 Authorizing the City of Edinburg to Enter Into an Agreement with the Texas Department of Transportation for the Revision of Events that Require Temporary Closures and Execute Documents Relating Thereto. [Vincent Romero CPM, Director of Public Works]
- F.** Consider Awarding Bid No. 2025-7, FM 490 Booster Station Demolition Project to Camacho Demolition LLC in the Amount Not to Exceed \$24,237.90 and Execute Any Documents Related Thereto Pursuant to the City's Ordinances and Procurement Policies. [Gerardo Carmona Jr., P.E., Director of Utilities]
- G.** Consider Authorizing the City Manager to Enter Into a Commercial Charge Card Program Cooperative Agreement with U.S. Bank (Contract No. 946-M4) Through the State of Texas, Comptroller of Public Accounts. [Ascencion Alonzo, Director of Finance]
- H.** Consider Authorizing the City Manager to Enter Into a Waterline Access Agreement with North Alamo Water Supply Corporation to Provide Fire Protection Services to Sorrento Estates Subdivision Phase I. [Gerardo Carmona Jr, P.E., Director of Utilities]
- I.** Consider Authorizing the City Manager to Amend the Existing Grant Agreement Between the Texas General Land Office and the City of Edinburg for the Community Development Block Grant-Disaster Recovery (CDBG-DR) Grant No. 23-152-007-E179, 2018 Floods Chapin Pumps Rehabilitation Drainage Improvements Project, for an Amount Not to Exceed \$1,360,578.67. [Mardoqueo Hinojosa, P.E., CFM, City Engineer].
- J.** Consider Authorizing the City Manager to Execute an Access Easement Agreement with The University of Texas Rio Grande Valley and the City of Edinburg for the Use of City of Edinburg Easement to Allow Access to the UTRGV Robert and Janet Vacker Stadium. [Tomas D. Reyna, Assistant City Manager]
- K.** Consider Authorizing the City Manager to enter into Amendment Number One to the Agreement Between the City of Edinburg and Kending Keast Collaborative for Professional Services to Reduce the Contract Amount by \$44,482.76 for the City of Edinburg Comprehensive Plan and Execute Any Documents Related Thereto. [Jaime Acevedo, Director of Planning & Zoning]

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. 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. Landfill

C. 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 July 11, 2025 at 6:30 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.