



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 2, 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. MAYOR'S REPORT**
 - A. Prostate Cancer Wellness Event
- 5. CITY MANAGER'S REPORT**
 - A. City of Edinburg Events:
 - South Texas International Film Festival
 - Library Card Sign Up Month
- 6. PROCLAMATIONS/RECOGNITIONS**
 - A. Presentation of Proclamation Recognizing September 2025 as Prostate Cancer Awareness Month. [Clarice Y. Balderas, City Secretary]
 - B. Presentation of Proclamation Recognizing John Henry Olivarez†, City of Edinburg Police Officer for His Many Years of Service and Dedication to the Community. [Clarice Y. Balderas, City Secretary]
 - C. Presentation of Proclamation Recognizing Gilberto Gustavo Medina, Jr. for His Many Years of Service to the Community. [Clarice Y. Balderas, City Secretary]
- 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 Commercial,

General (CG) District and Residential, Suburban (RS) District to Residential, Urban (RU) & Townhome District, 3.002 Acres Out of Lot 20, Kelly-Pharr Subdivision, Volume 3, Pages 133-134, H.C.D.R., Located at 3420 S. Business Highway 281, as Requested by Melden & Hunt, Inc. [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 General Commercial Uses and the Rezoning Request from Residential, Multi-Family (RM) District to Commercial, General (CG) District, 1.209 Acres Out of Lot 13, Block C, Amended Map of Edinburg, Volume 1, Page 23, H.C.M.R., City of Edinburg, Hidalgo County, Texas, Located at 221 East Schunior Street, as Requested by Vaquero Ventures. [Jaime Acevedo, Director of Planning & Zoning]
- C.** Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Commercial, General (CG) District and Residential, Multi-Family (RM) District to Residential, Urban (RU) & Townhome District, 7.14 Acres of Land Comprised of the North ½ of the North 330.0 Feet of South 510.0 Feet, 2.0 Acres Being 150.0 Feet by 580.8 Feet Out of the South 1/2 , and 0.14 Acres Being 10.0 Feet by 629.2 Feet, All Out of the South ½ of the Lot 11, Section 237, Texas Mexican Railway Company's Survey, Hidalgo County, Texas, Recorded in Volume 1, Page 12A, Map Records, Located at 1201 North McColl Road, as Requested by Trimad Consultants, LLC. [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 Commercial, General (CG) District, 2.869 Acres Out of Lot 2, Block 3, A.M. McColl Subdivision, City of Edinburg, Hidalgo County Texas as shown by Plat of Record In Volume 21 at Page 597 of the Deed Records of Hidalgo County, Texas and Being a Portion of that 39.84-Acre Tract of Land Described In Deed of Record in Document Number 961104 of the Official Records of Hidalgo County, Texas, Located at 2401 W. Owassa Road, as Requested by Bowman. [Jaime Acevedo, Director of Planning & Zoning]
- E.** 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 44, Colonia Esperanza Subdivision, Unit No. 3, Located at 906 Esperanza Street, as Requested by Jessica Marie Capetillo. [Jaime Acevedo, Director of Planning & Zoning]
- F.** Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Commercial, General (CG) District and Residential, Multi-Family (RM) District to Residential, Urban (RU) & Townhome District, 19.895 Acres Being Out of Lot 7, Section 240, Texas-Mexican Railway Company's Survey, Volume 1, Page 12, H.C.M.R. City of Edinburg, Hidalgo County, Texas, Located at 2898 North McColl Road, as Requested by Melden and Hunt, Inc. [Jaime Acevedo, Director of Planning & Zoning]
- G.** Hold Public Hearing and Consider the Ordinance Providing for the Special Use Permit for On-Premise Consumption of Alcoholic Beverages for Late Hours, Being Lot 81, James Court Subdivision, Located at 2851 West Canton Road, as Requested by Melden & Hunt, Inc. on Behalf of Liv Padel, LLC. [Jaime Acevedo, Director of Planning & Zoning]

8. ORDINANCE

- A.** Consider Ordinance Providing for a Temporary Special Use Permit for "Sacred Heart Catholic Church Annual Kermess," to be Held Saturday, September 6, 2025, 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]

9. VARIANCE

- A.** Consider Variance Request to the City of Edinburg Unified Development Code, Article 5, Subdivision Standards, Division 5.100, Purpose and Application, Sec. 5.102, Applicability, D. Exemption from Platting, Being a 2.768-Acre Tract of Land, More or Less, Being Out of a 4.984-Acre Tract Out of the East One-half (19.935 Acres) of Lot 15, Section 233, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, Located at 5505 West Schunior Street, as Requested by Jessica Luna and Omar Haro, on Behalf of Roy Luna. [Jaime Acevedo, Director of Planning & Zoning]

10. CONTRACTUALS

- A.** Consider Authorizing the City Manager to Enter Into an Interlocal Agreement Between the City of Edinburg Police Department and Hidalgo County Constable Precinct 4, for the Asset Transfer of K-9 "Leo" to the Edinburg Police Department. [Jaime Ayala, Police Chief]
- B.** Consider Authorizing the City Manager to Enter Into an Interlocal Agreement Between the City of Edinburg and Hidalgo County (Precinct 4) for Certain Improvements to Schunior Road from N. Jackson Road to Hoehn Road and Hoehn Road from Schunior Road to University Drive (SH 107). [Tomas D. Reyna, Assistant City Manager]
- C.** Consider Authorizing the City Manager to Enter Into an Interlocal Agreement Between the City of Edinburg and the Edinburg Economic Development Corporation for the South Texas International Airport at Edinburg Hangar Development. [Tomas D. Reyna, Assistant City Manager]

11. ECONOMIC DEVELOPMENT

- A.** Consider Approval of the Edinburg Economic Development Corporation Board of Directors Sponsorship of the 11th Annual South Texas International Film Festival in the Amount of \$10,000. [Raudel Garza, Edinburg EDC Executive Director]

12. 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 Approving the Fiscal Year 2024-2025 Budget Transfers for the General Fund and Solid Waste Management Fund. [Ascencion Alonzo, Director of Finance]
- B.** Consider Resolution 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 \$1,450,036.17. [Mardoqueo Hinojosa, P.E., CFM, City Engineer]
- C.** Consider Authorizing the City Manager to Renew the Smart Water Meter Software Annual Subscription to Kamstrup Water Metering LLC for Existing and New Meters in the Total Amount of \$32,794.72. [Gerardo Carmona Jr., P.E., Director of Utilities]

- D. Consider Authorizing the City Manager to Approve Amendment Number One (1) to the Memorandum of Understanding (MOU) Between the City of Edinburg and Hidalgo County for the Downtown Parking Garage. [Tomas D. Reyna, Assistant City Manager]
- E. Consider Authorizing the City Manager to Execute Amendment Number One (1) to the Interlocal Agreement Between the City of Edinburg and Hidalgo County (Precinct 4) for the Improvements of Trenton Road from I-69C to FM 907 (Alamo Road). [Tomas D. Reyna, Assistant City Manager]
- F. Consider Authorizing the City Manager to Execute Amendment Number Two (2) to the Interlocal Agreement Between the City of Edinburg and Hidalgo County (Precinct 4) Concerning Certain Improvements to FM 1925 (Monte Cristo Road) from McColl Road to 1,500 Feet West of 10th Street. [Tomas D. Reyna, Assistant City Manager]

13. OTHER BUSINESS

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

14. 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 Economic Development Matters. (§551.071 Consultation with Attorney; §551.087 Deliberation Regarding Economic Development Negotiations; 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. Road Improvement Project.
- D. Discussion and Possible Action Regarding Economic Development Agreement - EDC. (§551.071 Consultation with Attorney; §551.087 Deliberation Regarding Economic Development Negotiations; Closed Meeting.)
- E. Consultation with City Attorney regarding pending and potential litigation - Claim of F.E. Garza/Interstate Towing. (§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.

15. 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, 2025 at 6:55 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.