



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
NOVEMBER 5, 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. City of Edinburg Events:

- The Sound of Freedom: An Evening with the US Air Force
- Veterans Day Parade and Stars, Stripes & Sounds Concert

5. PROCLAMATIONS/RECOGNITIONS

- A. Presentation Recognizing the 2025-2026 Mayor's Youth Advisory Council Members. [Clarice Y. Balderas, City Secretary]
- B. Presentation of Proclamation Recognizing November 3-7, 2025 as Municipal Courts Week. [Maribel Velasquez, Court Administrator]
- C. Presentation of Proclamation Recognizing November 15, 2025 as Arbor Day. [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 Auto-Urban Uses to Multi-Family Residential Uses and the Rezoning Request from Residential, Primary (RP) District to Residential, Multi-Family (RM) District, Lot 7, Block 117, Original Townsite of Edinburg, Located at 521 East Lovett Street, as Requested by Gomez 3 Construction. **(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 Neighborhood Commercial Uses to General Commercial Uses and the Rezoning Request from Commercial, Neighborhood (CN) District to Commercial, General (CG) District, all of Lot 1, Amended Minor Plat of the Links Commercial Subdivision, Located at 801 South Raul Longoria Road, as Requested by AEC Engineering LLC. [Jaime Acevedo, Director of Planning & Zoning]
- C.** Hold Public Hearing and Consider the Ordinances Providing for the Comprehensive Plan Amendment from Auto Urban Uses to Neighborhood Commercial Uses and the Rezoning Request from Residential, Primary (RP) District to Commercial, Neighborhood (CN) District, Lot 7, Block 244, Original Townsite of Edinburg, Hidalgo County, Texas, Located at 121 S. 21st Avenue, as Requested by Odilia Salinas Reyna. [Jaime Acevedo, Director of Planning & Zoning]
- D.** 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, 0.135 of One Acre 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]
- E.** Hold Public Hearing and Consider the Ordinance Providing for the Special Use Permit for On Premise Consumption for Alcoholic Beverages for Late Hours, Being Lot 1, Chano's Subdivision, Unit No.2, Located at 208 E. Canton Road, as Requested by Memorial Event Center LLC. [Jaime Acevedo, Director of Planning & Zoning]

8. ORDINANCES

- A.** Consider Ordinance Amending the Code of Ordinances of the City of Edinburg, Texas at Title VII, Traffic Code, Chapter 72, Traffic Schedules, I, Speed Limits, Amending the Speed Limit on North Seminary Road from Monte Cristo Road (FM 1925) to the Northern City of Edinburg City Limit. [Mardoqueo Hinojosa, P.E., C.F.M., City Engineer]
- B.** Consider Ordinance Amending the Code of Ordinances of the City of Edinburg, Texas at Title XI. Business Regulations, by Replacing Chapter 118 Wrecker and Towing Ordinance. [Josephine Ramirez-Solis, City Attorney]

9. VARIANCES

- 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 Being a 1.09 Acre Tract of Land Out of the North 10 Acres, of the North 15 Acres, of the South 20 Acres of Lot 12, Section 268, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, Located at

1002 S. Raul Longoria Rd., as Requested by Julio C. Martinez. [Jaime Acevedo, Director of Planning & Zoning]

- B.** Consider Variance Request to the City's Unified Development Code, Article 3, Table 3.102-1, Single-family Detached Lot and Building Standards, Being a 18.682-Acre Tract of Land Out of Lot 50, 51 and 52, Santa Cruz Ranch Subdivision, According to the Plat or Map Thereof Recorded in Volume Z, Page 161, Hidalgo County Map Records, Located at 4401 La Sienna Parkway, as Requested by Melden & Hunt, Inc. [Jaime Acevedo, Director of Planning & Zoning]
- C.** Consider Variance Request to the City of Edinburg Unified Development Code, Article 5, Subdivision Standards, Section 5.301, Dedication of Improvements. Being 1.917 Acres Out of Lot 13, Subdivision "C" in Texas-Mexican Railway Surveys #241 and #272 in Hidalgo County, Texas, Recorded in Vol. 1, Page 23, of the Map of Records Located at 221 E. Schunior Street, as Requested by Melden & Hunt, Inc. [Jaime Acevedo, Director of Planning & Zoning]
- D.** Consider Variance Request to the City's Unified Development Code, Article 3, Table 3.102-1, Single-Family Detached Lot and Building Standards, Lot Area and Rear Yard, for the proposed Villas At La Sienna Subdivision, Being a 4.906 Acres Tract of Land Out of Lot 1, La Sienna Development, According to the Plat or Map Thereof Recorded in Volume 53, Page 124, Hidalgo County Map Records, Located at 1891 Burns Boulevard, as Requested by Melden & Hunt, Inc. [Jaime Acevedo, Director of Planning & Zoning]
- E.** Consider Variance Request to the City's Unified Development Code, Article 3, Table 3.102-1, Single-Family Detached Lot and Building Standards, for the Proposed Sunset Groves Subdivision, Being a 9.14 Acres Out of Lot 4, Block 8 Santa Cruz Gardens Unit No. 3, According to the Map or Plat in Volume 9, Page 3, Map Records of Hidalgo County, Texas, Located at 4801 N. Doolittle Road, as Requested by Rio Delta Engineering. [Jaime Acevedo, Director of Planning & Zoning]
- F.** Consider Variance Request to the City's Unified Development Code, Article 3, Table 3.102-1, Single-Family Detached Lot and Building Standards, for the Proposed Sunset Groves Phase II Subdivision, Being a 10.09 Acres Tract Being All of Lot 3, Block 8 Santa Cruz Gardens Unit No. 3, According to the Map or Plat in Volume 9, Page 3, Map Records of Hidalgo County, Texas, Located at 4801 N. Doolittle Road, as Requested by Rio Delta Engineering. [Jaime Acevedo, Director of Planning & Zoning]

10. AWARDING OF BIDS

- A.** Consider Awarding Bid No. 2025-27, New Tires, Retread, and Flat Repair Services to Southern Tire Mart, LLC for New Tires; Retreads to Southern Tire Mart, LLC; and Flat Repair Services to Oyervides Tire Service, LLC Based on Unit Prices. [Ramiro L. Gomez, Director of Solid Waste Management]
- B.** Consider Authorizing the City Manager to Enter Into a 60-Month Lease Agreement Between the City of Edinburg and D&M Leasing Company Through the Texas Local Government Purchasing Cooperative (Buyboard) Contract No. 744-24 for the Procurement of Approximately Nine (9) Patrol Units at \$2,073.15 Per Unit and One (1) Drone Unit at \$2,178.03 Per Unit Per Month. [Jaime Ayala, Chief of Police]

11. RESOLUTION

- A.** Consider the Resolution Denying the Increase Rate Proposal by Texas Gas Service Company, a Division of ONE Gas, Inc., Rio Grande Valley Service Area. [Josephine Ramirez Solis, City Attorney]

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 Authorizing the City Manager to Enter Into a Waterline Access Agreement with Sharyland Water Supply Corporation to Provide Fire Protection Services to Valencia Trails Phase I Subdivision. [Gerardo Carmona Jr, P.E., Director of Utilities]
- B.** Consider Authorizing the City Manager to Enter Into a Memorandum of Understanding Between the City of Edinburg and the Region One Education Service Center for the GROW RGV Tree Canopy Project. [Jaime Acevedo, Director of Planning & Zoning]
- C.** Consider Authorizing the City Manager to Renew the Agreement in the Amount of \$65,000.00 Between the City of Edinburg and Sixto Garza, Jr., Enterprises LLC DBA Six Shooter Softwash for RFP No. 2024-021, 2024 Holiday Lighting and Decorations for the City of Edinburg's Promenade Walkway, Promenade Park and City Hall, and Execute Any Documents Related Thereto. [Tomas D. Reyna, Assistant City Manager]
- D.** Consider the Approval of Change Order No. 1 Reducing the Contract Amount by \$57,507.21 with McDonald Municipal & Industrial for Bid No. 2023-19, Installation of a New 750 KW Standby Generator for the Downtown Plant High Service Pumps Project and Authorize the City Manager to Execute Any Documents Related Thereto. [Gerardo Carmona Jr., P.E., Director of Utilities]
- E.** Consider Authorizing the Purchase of Kamstrup Automated Metering Infrastructure (AMI) Meters as a Sole Source Item from Aguaworks Pipe & Supply LLC., Per Unit Prices as Listed. [Gerardo Carmona Jr., P.E., Director of Utilities]
- F.** Consider Authorizing the Purchase of Sixty-Seven (67) Dell Devices from Dell Technologies Through Department of Information Resources (DIR), Contract No. TX DIR-TSO-5792, in the Amount of \$75,462.68. [Daniel Vera, Director of Information Technology]
- G.** Consider Approving the City Council Minutes for the following: 2025 Regular Meetings: September 02, 2025, September 16, 2025, October 7, 2025, October 21, 2025, and 2025 Supplemental Regular Meeting: September 02, 2025. [Clarice Y. Balderas, City Secretary]

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. Consultation with City Attorney and Possible Action Regarding PFAS Litigation (§551.071. Consultation with Attorney; Closed Meeting; §551.087).
- C. Consultation with City Attorney and Possible Action Regarding *In Re AEP* (§551.071. Consultation with Attorney; Closed Meeting; §551.087).
- D. Discussion and Possible Action Regarding Economic Development Agreements- 1.Project 25 2. Project 100 3. Project Boot 4. Project Choo Choo 5. Project Revival 6. Project Sprinkler 7. Office Space 8. Workforce Resource Center (§551.071 Consultation with Attorney; §551.087 Deliberation Regarding Economic Development Negotiations; Closed Meeting.)
- E. Discussion and Possible Action Regarding Economic Development Agreements- Consideration of Amendment to Agreement with EDC (§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.

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 October 30, 2025 at 5:45 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.