



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
DECEMBER 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

5. CITY MANAGER'S REPORT

A. City of Edinburg Events:

- Miracle on McIntyre Street
- Lighting of the Tree
- Night of Lights Parade
- Blue Santa
- Deck the House

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 Neighborhood Commercial Uses to Multi-Family Residential Uses and the Rezoning Request from Commercial, Neighborhood (CN) District to Residential, Multi-Family (RM) District, Lot 1, Brandy Estates, Located at 4020 West Sprague Street, as Requested by Abraham Mejia Jr. [Jaime Acevedo, Director of Planning & Zoning]

- B.** Hold Public Hearing and Consider the Ordinances Providing for the Comprehensive Plan Amendment from Neighborhood Commercial and Auto-Urban Uses to General Commercial Uses and the Rezoning Request from Commercial, Neighborhood (CN) District to Commercial, General (CG) District, 5.000 Acres Out of Lot 27, Kelly-Pharr Subdivision, Volume 3, Pages 133-134, H.C.D.R., City of Edinburg, Hidalgo County, Texas, Located at 1014 West Wisconsin Road, as Requested by Melden & Hunt, Inc. [Jaime Acevedo, Director of Planning & Zoning]
- C.** Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Residential, Primary (RP) District to Commercial, Neighborhood (CN) District, Lot 8, Primarosa Estates Unit 2 Subdivision, Located at 3606 West Monte Cristo Road, as Requested by Jose Antelmo and Anita M. Valdez. [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, All of Lot 26, Trenton Manor Subdivision, Located at 1919 Wayne Drive, as Requested by Rolando Ramirez. [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, Being 15.287 Acres, More or Less, Out of Lot 10, Block 271, Texas-Mexican Survey, Located at 123 E. Mark S. Pena Dr. as Requested by Edinburg Arts Foundation. [Jaime Acevedo, Director of Planning & Zoning]

8. VARIANCES

- A.** Consider Variance Request to the City's Unified Development Code, Article 4, Section 4.204, Bufferyards, Table 4.204-1, Bufferyard Classifications for The Woodlands at Jackson Subdivision, Being a 4.00-Acre Tract of Land out of Lot 4, Section 242, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, as Per Map Recorded in Volume 1, Page 12, Hidalgo County Map Records, Located at 1802 N. Jackson Road, as Requested by Marco Santivanez. [Jaime Acevedo, Director of Planning & Zoning]
- B.** Consider Variance Request to the City's Unified Development Code, Article 5, Table 5.203-1, Right-of-Way Widths, Being a 7.434-Acre Tract of Land, More or Less, Out of the South 25.20 Acres of Lot 5, Section 239, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, Located at 1901 W. Rogers Road, as Requested by Melden & Hunt, Inc. [Jaime Acevedo, Director of Planning & Zoning]
- C.** Consider Variance Request to the City's Unified Development Code, Article 5, Table 5.203-1, Right-of-Way Widths, Being 19.858 Acres Situated in the City of Edinburg, County of Hidalgo, Texas Being a Part or Portion Out of Lot 7, Section 240, Texas-Mexican Railway Company's Survey Subdivision, According to the Plat Thereof Recorded in Volume 1, Page 12, Hidalgo County Map Records, Located at 2800 N. McColl Road, as Requested by Melden & Hunt, Inc. [Jaime Acevedo, Director of Planning & Zoning]

9. AWARDING OF BID

- A.** Consider Authorizing the Purchase of a Sewer Camera System from Rausch USA, Through the Local Government Purchasing Cooperative (Sourcewell) Contract No. 120721-RAU, in the Amount Not to

Exceed \$136,442.40. [Gerardo Carmona Jr., P.E., Director of Utilities]

10. APPOINTMENTS

- A.** Consider Appointment of City of Edinburg Council Member as Designated Board Member, and Designated Alternate Board Member to the Lower Rio Grande Valley Development Council (LRGVDC) Board of Directors and Appointment of City of Edinburg Council Member as a Designated Alternate Board Member to the Rio Grande Valley Emergency Communication District (RGVECD 911) Board of Managers. [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 Resolution Authorizing the City Manager to Submit a Grant Application to the Federal Communication Commission's Universal Service Administrative Company Under the Fiscal Year 2026-2027 E-rate Grant Program for the Extension of Internet Access and Services and to Execute All Grant Documents Relating Thereto. [Leticia Leija, Director of Library and Cultural Arts]
- B.** Consider Resolution Ratifying the City Manager's Submission of a Grant Application to the Texas Department of Transportation for the Veterans Boulevard and Alberta Road Traffic Improvements Project under the Fiscal Year 2026 Highway Safety Improvement Program, and to Execute Grant Documents Relating Thereto. [Mardoqueo Hinojosa, P.E., C.F.M., City Engineer]
- C.** Consider Resolution Ratifying the City Manager's Submission of a Grant Application to the Texas Department of Transportation for the Chapin Street and Trooper Moises Sanchez Boulevard Traffic Improvements Project Under the Fiscal Year 2026 Highway Safety Improvement Program, and to Execute Grant Documents Relating Thereto. [Mardoqueo Hinojosa, P.E., C.F.M., City Engineer]
- D.** Consider the Approval of Change Order No. 1 to Contract with Broaddus Construction, LLC for RFP 2025-002, Downtown Parking Garage Project and Authorize the City Manager to Execute Any Documents Related Thereto. [Mardoqueo Hinojosa, P.E., CPM, City Engineer]
- E.** Consider Authorizing the Expenditure for the Repair of Unit 1147, 336FL Excavator, by Holt Caterpillar of Edinburg, Texas in the Amount of \$69,399.48. [Ramiro L. Gomez, Director of Solid Waste Management]
- F.** Consider Authorizing the Purchase of One Toro Reelmaster Fairway Mower 3555-D/3575-D as Item from Professional Turf Products, LT. for Los Lagos Golf Course in the amount of \$77,615.36. [Javier Garza, Director of Parks and Recreation]
- G.** Consider Authorizing the City Manager to Enter Into Amendment Number Two (2), Increasing the Contract Amount by \$80,000.00, Between the City of Edinburg and Melden & Hunt, Inc., for Professional Engineering Services for the Phase I Upgrades to the Existing Wastewater Treatment Plant Project and Execute Any Documents Related Thereto. [Gerardo Carmona Jr., P.E., Director of Utilities]

12. OTHER BUSINESS

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

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. 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.

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 November 24, 2025 at 6:25 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.