



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
FEBRUARY 3, 2026
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. PROCLAMATIONS/RECOGNITIONS

- A. Presentation of Proclamation Recognizing the UTRGV Vaqueros Football Team for Their Inaugural 2025 Season. [Clarice Y. Balderas, City Secretary]
- B. Presentation of Proclamation Recognizing the Legacy of Coach David Chavana†. [Clarice Y. Balderas, City Secretary]
- C. Presentation of Proclamation Recognizing the Edinburg Youth Cheer Team, 2026 NCA High School National Champions in the 12Y division. [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 Approval of Substantial Amendment No. 1 to the Grant

Agreement for the Texas General Land Office Community Development Block Grant-Disaster Recovery Program, Chapin Pumps Rehabilitation Drainage Improvements Project, No. 23-152-007-E179. [Claudia L. Farias, Director of Grants Administration]

- B.** Hold Public Hearing and Consider the Ordinances Providing for the Comprehensive Plan Amendment from General Commercial Uses to Industrial Uses and the Rezoning Request from Suburban, Residential (RS) District to Industrial, General (IG) District, Being 22.44 Acres, More or Less, Being the Residue of “Original” Lot 11, Block 48 of “Amended Map of Subdivision of Santa Cruz Gardens Unit No. 2”, Located at 500 W. Ingle Road, as Requested by Nustar Logistics, L.P. [Jaime Acevedo, Director of Planning & Zoning]
- C.** 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 Residential, Primary (RP) District to Commercial, General (CG) District, Lot 13, of Merrill Subdivision, a Subdivision in Hidalgo County, According to the Map or Plat Thereof Recorded in Volume 16, Page 2 of the Map Records of Hidalgo County, Texas, Save and Except the North 179.00 Feet of Lot 13 as Being Further Described in the Eulogio Diaz Subdivision, According to the Map or Plat Thereof Recorded in Volume 36, Page 129, Map Records of Hidalgo County, Texas, Save and Except a 0.098 Acre Tract of Land as Set Forth in a Deed Conveyed to State of Texas, in Document Number 1308177, Official Public Records, Hidalgo County Texas, Located at 2921 E. Monte Cristo Road, as Requested by Countryside Realty Investments LLC. [Jaime Acevedo, Director of Planning & Zoning]
- D.** Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Residential, Suburban (RS) District to Agriculture & Open Space (AO) District, Being Four Tracts of Land, Being all of Lot 12, Monte Cristo Heights, Located at 1008 Monte Cristo Heights Road, as Requested by Erica Nava. [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, Being Lot 12, Villa Del Sol Subdivision, Located at 1021 Sundance Drive, as Requested by Daniel Ramos. [Jaime Acevedo, Director of Planning & Zoning]
- F.** Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Residential, Multi-Family (RM) District to Residential, Primary (RP) District, Being a Tract of Land Containing 21.575 Acres Out of Lots 21 and 25 East Retama Subdivision, Located at 4220 N. Seminary Road, as Requested by Melden and Hunt Inc. [Jaime Acevedo, Director of Planning & Zoning]

8. VARIANCES

- A.** Consider Variance Request to the City's Unified Development Code, Article 3, Section 3.102-B.3. Table 3.102-1, Single-Family Detached Lots and Building Standard for Rear Yard Setback, and Article 5, Section 5.206-A. Blocks, for Sapphire at La Sienna Phase II Subdivision, Being a Subdivision of 16.701 Acres Out of Lots 50, 51, and 52, Santa Cruz Ranch Subdivision, According to the Plat Thereof Recorded in Volume Z, Page 161, Hidalgo County Map Records, Located at 4498 La Sienna Pkwy, as Requested by Melden & Hunt, Inc. [Jaime Acevedo, Director of Planning & Zoning]
- B.** Consider Variance Request to the City's Unified Development Code, Article 3, Section 3.102 Lot and Design Standards, Table 3.102-1, Single-Family Detached Lot and Building Standards, Rear Yard Setbacks and Article 5, Subdivision Standards, Sec. 5.206. Blocks, Block Length, for Sapphire at La

Sienna Phase III Subdivision, Being a 12.364 Acres Tract of Land, Out of Lots 51 and 52, Santa Cruz Ranch Subdivision, Volume Z, Page 161, Hidalgo County Map Records, City of Edinburg, Hidalgo County, Texas, Located at 4498 La Sienna Parkway, as Requested by Melden & Hunt, Inc. [Jaime Acevedo, Director of Planning & Zoning]

- C. Consider Variance Request to the City's Unified Development Code, Article 3, Section 3.202, Table 3.202-1, Minimum Lot Area and Lot Width, for King's Landing Subdivision, Being a 17.274 Acre Tract of Land Out of Lots 49, 50, and 51, Lehigh Plaza Subdivision, Hidalgo County, Texas, and According to Special Warranty Deed Recorded Under County Clerk's Document Number 3555596, Official Hidalgo County Map Records, Located at 2700 W. Wisconsin Road, as Requested by Quintanilla, Headley & Associates, Inc. [Jaime Acevedo, Director of Planning & Zoning]
- D. Consider Variance Requests to the City's Unified Development Code, Article 3, Section 3.102-B.3. Table 3.102-1, Single-Family Detached Lots and Building Standards, for Minimum Lot Area, Lot Width, Side Yard Setbacks, and Table Note to Table 3.102-1 (RM3), Article 5, Section 5.203-A. Table 5.203-1, Right-Of-Way Widths and Article 4, Section 4.204-A. Table 4.204-1 Development Standards for Bufferyard Requirement for the Elms Subdivision, Being a 5.818-Acre Tract of Land, Out of Lot 59, Kelly Pharr Subdivision, Hidalgo County, Texas, Volume 3, Page 133-134 Hidalgo County Map of Records Located at 1000 W. Alberta Road, 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, Section 3.202, Table 3.202-1, Nonresidential and Mixed-Use Lot Standards, for Garco Industrial Ranches Subdivision, Being a 5.87 Acre Tract of Land Out of Lots 1, 2 and 4, Block 49, Santa Cruz Gardens Unit No. 2, Hidalgo County, Texas, According to the Map or Plat recorded in Volume 8, Pages 28 & 29, Map Records, Hidalgo County, Texas, and According to Correction Warranty Deed Recorded Under County Clerk's Document Number 1738805, Official Records, Hidalgo County, Texas, Located at 104 Constitution Drive, as Requested by Quintanilla, Headley and Associates, Inc. [Jaime Acevedo, Director of Planning & Zoning]

9. PETITION

- A. Consider the Petition Providing for the Voluntary Annexation of a 0.918 Acre Parcel Out of Lot 6, Block 1, Santa Cruz Gardens, Unit No. 2, Hidalgo County, Texas, Located at 1099 E. FM 2812, as Requested by Box Family Limited Partnership, LTD. [Jaime Acevedo, Director of Planning & Zoning]

10. CONTRACTUALS

- A. Consider Authorizing the City Manager to Renew a Master Service Agreement and Small Government Enterprise License Agreement with Environmental Systems Research Institute, Inc. (ESRI) for Licenses on Geographic Information System (GIS) City Wide as a Sole Source Item for an Amount Not to Exceed \$268,200.00. [Mardoqueo Hinojosa, P.E., CFM, City Engineer]
- B. Consider Awarding Bid No. 2026-02, Brennaaleen Cedar Detention Pond Project Phase III to 2GS, LLC for an Amount Not to Exceed \$216,162.00 through the Community Development Block Grant No. B-24-MC-48-0503 and Authorize the City Manager to Execute Any Documents Related Thereto Pursuant to the City's Ordinances and Procurement Policies. [Mardoqueo Hinojosa, P.E. CFM, City Engineer]

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 Office of the Governor Under the Fiscal Year 2027 State and Local Cybersecurity Grant Program – Mitigation Projects and to Execute all Grant Documents Relating Thereto. [Daniel Vera, Director of Information Technology].
- B. Consider Resolution Authorizing the City Manager to Submit a Grant Application to the Office of the Governor under the Fiscal Year 2027 Peace Officer Mental Health Grant Program and to Execute Grant Documents Relating Thereto. [Jaime Ayala, Chief of Police]
- C. Consider Resolution Authorizing the City Manager to Submit a Grant Application to the Office of the Governor Under the Fiscal Year 2027 General Victim Assistance Grant Program and to Execute Grant Documents Relating Thereto. [Jaime Ayala, Chief of Police].
- D. Consider Resolution Authorizing the City Manager to Submit a Grant Application to the Office of the Governor Under the Fiscal Year 2027 Project Safe Neighborhoods Grant Program and Execute Grant Documents Relating Thereto. [Jaime Ayala, Chief of Police].
- E. Consider Resolution Authorizing the City Manager to Submit a Grant Application to the Office of the Governor Under the Fiscal Year 2027 Criminal Justice Grant Program, and to Execute all Grant Documents Relating Thereto. [Jaime Ayala, Chief of Police]
- F. Consider Resolution Authorizing the City Manager to Submit a Grant Application to the Office of the Governor Under the Fiscal Year 2027 Violence Against Women Justice and Training Program and to Execute Grant Documents Relating Thereto. [Jaime Ayala, Chief of Police]
- G. Consider Authorizing the Purchase and Installation of One Backwash Pump from Austin Armature Works, L.P., Through the Local Government Purchasing Cooperative (BuyBoard) Contract No. 770-25 in the Amount Not to Exceed \$57,168.80. [Gerardo Carmona Jr., P.E., Director of Utilities]
- H. Consider Resolution Authorizing the City Manager to Enter Into an Airport Project Participation Agreement for Texas Department of Transportation Aviation Division for Infrastructure Improvements Totaling \$10,526,316 for South Texas International Airport at Edinburg. [Eddie Velarde, Director of Aviation]
- I. Consider Authorizing the Purchase of a Generac TX Series Automatic Transfer Switch from BuyBoard Purchasing Cooperative-listed Vendor Waukesha Pearce Industries in the Amount of \$54,537.00 to Replace Irreparable Unit for Airport Hangar 4. [Eddie Velarde, Director of Aviation]
- J. Consider Authorizing the Disposition of Approximately 60 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]

12. OTHER BUSINESS

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

- B. Consider Canceling or Rescheduling the Tuesday, February 17, 2026 City Council Regular Meeting.
[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)
- 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 Economic Development Matters - 1. Project Happy Gilmore. (§551.071 Consultation with Attorney; §551.087 Deliberation Regarding Economic Development Negotiations; Closed Meeting.)
- D. Discussion and Possible Action Regarding Economic Development Matters- Agreement with EDC regarding Ebony Hills Development Project-Project Workforce Resource Center. (§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 January 28, 2026 at 5:20 p.m.

By: /s/ Maria E. Ortiz for
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.