



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
APRIL 7, 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

A. City Events:

- 5th Annual Dirty Duathlon: Saturday, April 11, 2026 at 7:30 a.m. at Doolittle Nature Park, 1300 N. Doolittle Road,
- 2026 Cool City Celebration: Saturday, April 11, 2026 at 9:00 a.m. at Promenade Park Amphitheater, 201 W. McIntyre St.
- 2026 Culture Fest: Saturday, April 11, 2026 at 5:00 p.m. at Promenade Park Amphitheater, 201 W. McIntyre St.
- City of Edinburg State of the City Address: Thursday, April 09, 2026 at 6:00 p.m. at Arts, Culture, and Events (ACE) Center, 315 W. McIntyre St.

B. City Projects

C. Public Announcements

- Edinburg Municipal Court Amnesty Program: February 23, 2026 through April 30, 2026, Monday-Friday from 8:00 a.m. to 5:30 p.m., Edinburg Municipal Court, 100 E. Freddy Gonzalez Dr.
- Outreach Docket "Mobile Court": April 17, 2026 from 2:00 p.m. to 7:00 p.m., El Tule Recreation Center, 700 S. Veterans Blvd.
- New Payment System

5. PROCLAMATIONS/RECOGNITIONS

- A. Presentation of Proclamation Recognizing April 2026, as National Cancer Control Month, as Requested by Doctor's Hospital at Renaissance Health. [Clarice Y. Balderas, City Secretary]
- B. Presentation of Proclamation Recognizing the Harvest Christian Academy Lady Eagles Varsity Basketball Team. [Clarice Y. Balderas, City Secretary]
- C. Presentation of Proclamation Recognizing April 12-18, 2026, as National Public Safety Telecommunications Week, as Requested by the Edinburg Police Department. [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

All members of the public who appear before the City of Edinburg City Council to be heard during Public Hearings shall have a maximum of three (3) minutes to make his/her remarks.

- A. Hold Public Hearing and Consider the Ordinances Providing for the Comprehensive Plan Amendment from Auto Urban Uses to Multifamily Residential Uses and the Rezoning Request from Residential, Primary (RP) District to Residential, Multifamily (RM) District, Being 1.200 Acres out of Lot 3, Section 275, Texas Mexican Railway Company Survey, Located at 801 S. McColl Road, as Requested by Melden & Hunt Inc. [Jaime Acevedo, Director of Planning and 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 Agriculture and Open Space (AO) District to Commercial, General (CG) District, Being Lots 3 and 4, Block 1, Original Townsite of Faysville, Hidalgo County Texas, Located at 11911 N. I-69C, as Requested by Irma Montemayor and Pablo Hernandez. [Jaime Acevedo, Director of Planning and Zoning]
- C. Hold Public Hearing and Consider the Ordinances Providing for the Comprehensive Plan Amendment from Auto-Urban Uses to Industrial Uses and the Rezoning Request from Residential, Suburban (RS) District to Industrial, Light (IL) District, the West Half of Lot 36, Santa Cruz Gardens Subdivision Unit No. 1, Hidalgo County, Texas, According to the Map Recorded in Volume 7, Page 45, of the Map Records of Hidalgo County, Texas, Located at 513 W. Palm Drive, as Requested by Gerardo Aleman Trevino and Veronica Aleman. [Jaime Acevedo, Director of Planning and Zoning]
- D. Hold Public Hearing and Consider the Ordinances Providing for the Comprehensive Plan Amendment from Suburban Uses to Auto Urban Uses and the Rezoning Request from Residential, Multifamily (RM) District to Residential, Urban and Townhome (RU) District, Being a 3.78 Acre Tract of Land Being a Portion of Lot 11, Acres Bonitos Subdivision, Located at 300 Dawson Drive, as Requested by

Dawson Endeavours, LLC. [Jaime Acevedo, Director of Planning and Zoning]

- E. Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Residential Primary (RP) District to Commercial, General (CG) District, Being Lot 1, Mayrin Subdivision, Located at 1005 E. Alberta Road, as Requested by Mario Serna. [Jaime Acevedo, Director of Planning and Zoning]

8. PUBLIC HEARINGS - ROUTINE ITEMS

All members of the public who appear before the City of Edinburg City Council to be heard during Public Hearings-Routine Items shall have a maximum of three (3) minutes to make his/her remarks. All Matters Listed Under Public Hearing(s)-Routine Items Will Be Enacted By One Motion. If Discussion Is Desired, That Item Will Be Removed And Will Be Considered Separately.

- A. 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, Being Lot 10, Block 272, Original Townsite of Edinburg, Located at 413 W. Mahl, as Requested by Liseth Sesetty. **(A 4/5 vote is required to overturn the Planning and Zoning Commission action.)** [Jaime Acevedo, Director of Planning and 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 Manufactured Home (MH) District to Commercial, General (CG) District, Being a Tract of Land Containing 1.072 Acres Situated in the City of Edinburg, Hidalgo County, Texas consisting of: 0.822 of one Acre Being a Part or Portion of Lot 1 and 0.250 of One Acre Being a Part or Portion of Lot 2, All Being Out of Minnie Fenton Subdivision, Located at 2315 E. Monte Cristo Road, as Requested by Melden & Hunt, Inc. [Jaime Acevedo, Director of Planning and Zoning]
- C. 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, Multifamily (RM) District to Commercial, General (CG) District, Being a 2.02 Acre Tract of Land Out of Lot 3, and Lot 4, Block "B". Amended Map of Edinburg, Located at 1025 N. Business Highway 281 (Closner Blvd), as Requested by Gardenia Apartments, LLC. [Jaime Acevedo, Director of Planning and Zoning]
- D. Hold Public Hearing and Consider the Ordinances Providing for the Comprehensive Plan Amendment from Neighborhood Commercial Uses to Multifamily Residential Uses and the Rezoning Request from Commercial, Neighborhood (CN) District to Residential, Multifamily (RM) District, Being Lots 4 & 5, Stonebrook Estates, Located at 2013 and 2015 Terrica Lane, as Requested by Erica A. Canales. [Jaime Acevedo, Director of Planning and Zoning]
- E. 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 to Residential, Urban and Townhome (RU) District, Being a 0.8809 Acre (38,372.64 Sq. Ft.) Tract of Land, Being the South 60 Feet of a called 13.54 Acre Tract Being That Part Of The West Half (W ½) Of Lot No. Two (2), Section No. Two Hundred Sixty-Nine (269), Texas-Mexican Railway Company Survey, Hidalgo County, Texas, Located at 498 N. I-69C, as Requested by Rioplex Engineering, LLC. [Jaime Acevedo, Director of Planning and Zoning]
- F. 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 to Residential, Urban and Townhome (RU) District, Being a 12.44 Acre Tract

of Land Being Out of the Easterly Half (1/2) of Lot No. Two (2), Section No. Two Hundred Sixty-Nine (269), Texas-Mexican Railway Company Survey, Hidalgo County, Texas, Located at 498 N. I-69C, as Requested by Rioplex Engineering, LLC. [Jaime Acevedo, Director of Planning and Zoning]

- G.** 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 Residential, Multifamily (RM) District to Residential, Urban and Townhome (RU) District, Being 5.99 Acres out of Lot 5, Section 277, Texas-Mexican Railway Company's Survey, Located at 4807 W. State Highway 107, as Requested by Rio Delta Engineering. [Jaime Acevedo, Director of Planning and Zoning]
- H.** Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Residential, Multifamily (RM) District to Commercial General (CG) District, Being 0.98 Acres out of Lot 5, Section 277, Texas-Mexican Railway Company's Survey, Located at 4807 W. State Highway 107, as Requested by Rio Delta Engineering. [Jaime Acevedo, Director of Planning and Zoning]
- I.** 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 a 10.11 Acre Tract of Land, More or Less, Comprised of the Following Two Tracts of Land: Tract 1: The Northeast Quarter of Lot 8, Section 243, out of the Texas-Mexican Railway Company's Subdivision of Lands, Hidalgo County, Texas, According to the Map or Plat Thereof Recorded in Volume 2, Page 29, Map Records of Hidalgo County, Texas. Save and Except: that Portion out of Lot 8, Out of 90.16 Acres Out of Lot 1, 2, and 8, Section 243, Texas-Mexican Railway Company's Subdivision of Lands, Hidalgo County, Texas, Awarded To Hidalgo County Water Control & Improvement District Number 1. Tract 2: That Southeasterly Portion of Lot 8, Section 243, Texas-Mexican Railway Company's Subdivision Of Lands, Hidalgo County, Texas, According to the Map Or Plat Thereof Recorded in Volume 2, Page 29, Map Records of Hidalgo County, Texas, Located at 2399 E. Rogers Road, as Requested by Rioplex Engineering LLC. [Jaime Acevedo, Director of Planning and Zoning]
- J.** Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Commercial, General (CG) District to Industrial, General (IG) District, Being Lot 2, Block 47, Santa Cruz Gardens Subdivision, Unit No. 2, Hidalgo County, Texas, Located at 1000 W. Farm-To-Market 2812, as Requested by Jose A. Gonzalez. [Jaime Acevedo, Director of Planning and Zoning]
- K.** Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Industrial, General (IG) District to Commercial, General (CG) District, Being a 2.69 Acre Tract of Land, Being a Portion of Lot 1, Section 244, Texas- Mexican Railway Company Survey Subdivision Hidalgo County, Texas, Located at 610 E. Monte Cristo Road, as Requested by Jabes Properties, LLC. [Jaime Acevedo, Director of Planning and Zoning]

9. VARIANCE

- A.** Consider the Variance Request to the City's Unified Development Code, Article 5, Section 5.301 Dedication of Improvements for Palma Ranch Subdivision Phase I, Being a 28.20 Acres Tract of Land Out of Lots 9 and 16, Section 250, Texas-Mexican Railway Company's Survey Subdivision, Recorded in Volume 1, Page 16, Hidalgo County Map Records, Located at 1101 N. Alamo Road, as Requested by Paul Christopher Arthur. [Jaime Acevedo, Director of Planning and Zoning]

10. AWARDING OF BID

- A.** Consider Awarding Bid No. 2026-03, Lift Station No.19 Force Main Realignment and Sanitary Sewer Improvements Grant No. B-24-CP-TX-2090, Funded Through the U.S. Department of Housing and Urban Development Fiscal Year 2024 Community Project Funding Program, to VCCS, LLC in the

Amount Not to Exceed \$1,199,813.15 and Execute Any Documents Related Thereto Pursuant to the City's Ordinance and Procurement Policies. [Gerardo Carmona Jr., P.E., Director of Utilities]

- B. Consider Awarding Bid No. 2026-04, Construction of Unit 7, Cell 1A Edinburg Regional Disposal Facility TCEQ Permit MSW-956C to Longhorn Excavators, Inc., in the Amount of \$2,183,306.21, and Authorize City Manager to Enter Into an Agreement Related Thereto. [Ramiro L. Gomez, Director of Solid Waste Management]

11. ECONOMIC DEVELOPMENT

- A. Consider Approval of Edinburg EDC Budget Amendments for Fiscal Year 2025-2026. [Raudel Garza, EEDC 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. If Discussion Is Desired, That Item Will Be Removed From The Consent Agenda And Will Be Considered Separately.

- A. Consider Authorizing the City Manager to Enter Into Job Task Order No. 3 with B2Z Engineering, for Material Testing Services for the Lift Station No. 19 Force Main Realignment and Sanitary Sewer Improvements Project in the Amount Not To Exceed \$45,384.05, and execute any related documents thereto. [Gerardo Carmona Jr., P.E., Director of Utilities]
- B. Consider Authorizing the Repairs of El Cibolo Elevated Water Storage Tank from Viking Industrial Painting, Through the Local Government Purchasing Cooperative (Buyboard) Contract No. 761-25 in the Amount Not to Exceed \$34,800.00. [Gerardo Carmona Jr., P.E., Director of Utilities]
- C. Consider Authorizing the City Manager to Enter Into a Waterline Access Agreement with Sharyland Water Supply Corporation and Marco Santivanez (Developer) to Provide Fire Protection Services to The Woodlands on Jackson Subdivision. [Gerardo Carmona Jr, P.E., Director of Utilities]
- D. Consider Authorizing the City Manager to Enter Into a Waterline Access Agreement with North Alamo Water Supply Corporation to Provide Fire Protection services to Copper Cove Subdivision. [Gerardo Carmona Jr, P.E., Director of Utilities]
- E. Consider Renewal of Interlocal Cooperation Agreement Between the City of Edinburg and Hidalgo County for Services Provided Through the Hidalgo County Library System. [Letty Leija, Director of Library & Cultural Arts]
- F. Consider Authorizing the Purchase of Seven (7) Dispatch Terminals (Workstations) for the Edinburg Police Department from XYBIX Systems, Inc, Through the Houston Galveston Area Council (HGAC), Contract No. EC07-23 in the Amount of \$160,829.80. [Jaime Ayala, Chief of Police]
- G. Consider Authorizing the Purchase of Police Officer Apparel and Equipment from Galls, LLC., Through the Texas Local Government Purchasing Cooperative BuyBoard Contract No. 773-25 in the Amount not to Exceed \$290,708.00. [Jaime Ayala, Chief of Police]
- H. Consider Awarding Bid No. 2026-05, Mobile Light Towers, Using Fiscal Year 2026 Office of the Governor (OOG) Border Zone Fire Departments (BZFD) Grant No. 5172702, in the Amount of \$82,494 to Rental World, LLC. [Omar Garza, Fire Chief]
- I. Consider the Resolution Suspending the May 9, 2026, Effective Date of the Proposal by Texas Gas Service Company, a Division of ONE Gas, Inc., Rio Grande Valley Service Area, to Implement

Interim GRIP Rate Adjustments for Gas Utility Investment in 2025. [Benito Alonzo, Interim City Attorney]

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)
- B. Consultation with City Attorney and Possible Action Regarding Contracts. (§551.071. Consultation with Attorney; Closed Meeting; §551.087).
- C. Consultation with City Attorney Regarding Personnel Matters. (§552.074 Personnel Matters; §551.071 Consultation with Attorney; Closed Meeting.)
- D. Discussion and Possible Action Regarding the Conveyance, Exchange, or Lease of Real Property- 1. Workforce Resource Center. (§551.071 Consultation with Attorney; §551.072 Deliberation Regarding Real Property; Closed Meeting.; §551.087 Deliberation Regarding Economic Development Negotiations; Closed Meeting.)
- E. Discussion and Possible Action Regarding Economic Development Matters. (§551.071 Consultation with Attorney; §551.087 Deliberation Regarding Economic Development Negotiations; Closed Meeting.)
- F. Discussion of Duties, Responsibilities, Remuneration, and Possible Action on City Manager Employment Contract with Myra L. Ayala. (Sec. 552.074 Personnel Matters and Sec. 551.071 Consultation with Attorney, 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 March 30, 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.