



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
JUNE 2, 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. CITY HIGHLIGHTS

A. City Events:

- Sparky's School is Out Bash, Thursday, June 04, 2026 at 6:00 p.m. at Promenade Park Amphitheater, 201 W. McIntyre St.
- Movies with a Cop, Friday, June 05, June 19, and July 10 at 8:00 p.m. at Edinburg Municipal Park, 714 S. Raul Longoria Rd.
- Juneteenth Commemorative Ceremony and Festival, Friday, June 12, 2026 at 5:00 p.m. at City Hall Courtyard, 415 W. University Dr.
- 6th Annual Juneteenth Perfecting Unity Celebration, Saturday, June 13, 2026 at 6:00 p.m. at Edinburg Arts, Culture and Events (ACE) Center, 315 W. McIntyre St.

5. MAYOR'S REPORT

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. PRESENTATION AND REPORT

- A.** Presentation of the 2025 Edinburg Police Department Annual Report. [Jaime Ayala, Police Chief]

8. 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 General Commercial Uses to Auto-Urban Uses and the Rezoning Request from Commercial, General (CG) District to Residential, Urban (RU) & Townhome District, Being 2.397 Acres Out of Lot 1, Tru Subdivision, Located at 409 W. Trenton 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 General Commercial Uses to Auto-Urban Uses and the Rezoning Request from Commercial, General (CG) District to Residential, Urban (RU) & Townhome District, Being a 9.54 Acre (415,724.88 sq. ft) Gross, 9.35 Acre (407,471.13 sq. ft) net., Tract of Land Out of Lot 7, Section 244, Tex Mex Railway Company Survey Subdivision, an Addition to the City of Edinburg, Hidalgo County, Texas, Located at 3008 N. Business Highway 281, as Requested by SAMES. [Jaime Acevedo, Director of Planning and Zoning]
- C.** 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]
- D.** Hold Public Hearing and Consider the Ordinance Providing for the Special Use Permit for On-Premise Consumption of Alcoholic Beverages, Edinburg Townsite Subdivision, Lots 7 & 8, Block 229, Located at 310 West McIntyre Street, as Requested by Jace Hughes, on Behalf of JM Mejia Properties, LLC. [Jaime Acevedo, Director of Planning and Zoning]

9. 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 on the Proposed Community Development Block Grant Fiscal Year 2026-2027 Annual Action Plan as Recommended by the Community Development Council. [Claudia L. Farias, Director of Grants Administration]
- 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, Multifamily (RM) District to Commercial, General (CG) District, Being 2.090 Acres Out of Lot 13, Block C, Amended Map of Edinburg, Located at 900 N. Business Highway 281, as Requested by Melden & Hunt, Inc. [Jaime Acevedo, Director of Planning and Zoning]
- C.** Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Residential, Primary (RP) District to Commercial, Neighborhood (CN) District, Being Lots 3 and 4, Merrill Subdivision, Hidalgo County, Texas, Save and Except a Tract of Land 60 Feet in Width Running East & West and 300 Feet Deep Running North & South Out of Lot 4, Located at 2825 E.

Monte Cristo Road, as Requested by Juan Fonseca. [Jaime Acevedo, Director of Planning and Zoning]

10. ORDINANCES

- A.** Consider Ordinance Providing for a Temporary Special Use Permit for “Feast of Corpus Christi Procession” to be Held Sunday, June 7, 2026, 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]
- B.** Consider Ordinance Providing for a Temporary Special Use Permit for the “World Elder Abuse Awareness Parade” to be Held on Wednesday, June 10, 2026, the Parade will Begin and End at Bert Ogden Arena, Being Lot 1, Edinburg Arena Subdivision, Located at 4900 South I-69 C, as Requested by Daniel Gonzalez, Victims Unit Director/Hidalgo County Criminal District Attorney’s Office. [Jaime Acevedo, Director of Planning & Zoning]

11. VARIANCES

- A.** Consider Variance Request to the City's Unified Development Code, Article 5, Section 5.210, Utilities, E. Sanitary Sewers, 2. Requirements for Sanitary Sewer for the Proposed Spacieux Storages Subdivision, Being a 8.152 Acres Out of Lot 5, Section 277, Texas-Mexican Railway Company Survey, Volume 24, Pages 168-71, H.C.D.R. Hidalgo County, Texas Located at 4909 W. S.H. 107, as Requested by Melden & Hunt, Inc. on Behalf of Spacieux Properties, LLC. [Jaime Acevedo, Director of Planning and Zoning]
- B.** Consider Variance Request to the City's Unified Development Code, Article 5, Section 5.203 Street Cross Sections, Table 5.203-1, Right-of-Way Widths, and Sidewalks for Morning Star Gardens Subdivision, Being a 4.002 Tract of Land, Part or Portion Out of Lot 20, Kelly-Pharr Subdivision, Located at 3420 S. Business Highway 281 (Closner Blvd), as Requested by Melden & Hunt, Inc. on Behalf of Shalom Media USA, Inc. [Jaime Acevedo, Director of Planning and Zoning]
- C.** Consider Variance Request to the City's Unified Development Code, Article 5, Section 5.206, Lots, B. Required Lot Frontage, for the Replat of Lot 1, Tru Subdivision, Being a 6.593-Acre tract of Land, All of Lot 1, According to the Plat Thereof Recorded in Instrument Number 2906740, Hidalgo County Map Records, Located at 409 W. Trenton Road, as Requested by Melden & Hunt, Inc. [Jaime Acevedo, Director of Planning and Zoning]
- D.** Consider Variance Requests to the City’s Unified Development Code, Article 5, Subdivision Standards, Section 5.102 Applicability and Article 5, Section 5.210, Utilities, E.) Sanitary Sewers, 2. Requirements for Sanitary Sewer, Being Four Tracts of Land, Being All of Lot 12, Monte Cristo Heights, Hidalgo County, Texas, Located at 1008 Monte Cristo Heights Rd., as Requested by Erica D. Nava on Behalf of RGValley Properties, LLC. [Jaime Acevedo, Director of Planning and Zoning]
- E.** Consider Variance Request to the City's Unified Development Code, Article 5, Section 5.206, Lots, B. Required Lot Frontage, for the Proposed Montemayor Estates, Being a 4.00 Acre tract of Land Out of Lot 11, Section 237, Texas-Mexican Railway Company’s Survey Hidalgo County, Texas, Located at 3220 W. Chapin Rd., as Requested by Quintanilla, Headley and Associates, Inc. [Jaime Acevedo, Director of Planning and Zoning]

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 a Counter-Part Agreement with North Alamo Water Supply Corporation (NAWSC) to provide Water Service to Wisconsin Heights Subdivision and Execute Any Other Documents Relating Thereto. [Gerardo Carmona Jr., P.E., Director of Utilities]
- B. Consider Awarding RFP No. 2026-010, Golf Course Management & Operations Services for Los Lagos Golf Course and Ebony Hills Golf Course Proposal to Troon Golf Inc. and Authorize the City Manager or Designee to Negotiate an Agreement Related Thereto. [Tomas D. Reyna, Assistant City Manager]
- C. Consider Resolution Authorizing Intervention in AEP Texas Inc.'s Application to Amend its Rider Mobile Temporary Emergency Electric Energy Facilities. [Benito Alonzo, City Attorney]
- D. Consider Approving the Fiscal Year 2025-2026 Budget Transfers for the General Fund, South Texas International Airport at Edinburg Fund, and Solid Waste Management Fund. [Ascencion Alonzo, Director of Finance]
- E. Consider Authorizing the Disposition of Approximately 25 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]

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 Regarding Personnel Matters. (§552.074 Personnel Matters; §551.071 Consultation with Attorney; Closed Meeting.)
- C. Discussion and Possible Action Regarding the Conveyance, Exchange, or Lease of Real Property - 1. Project 1718. (§551.071 Consultation with Attorney; §551.072 Deliberation Regarding Real Property; Closed Meeting.; §551.087 Deliberation Regarding Economic Development Negotiations; Closed Meeting.)
- D. Discussion and Possible Action Regarding the Purchase, Exchange, Lease, or Value of Real Property. 1. 1101 N. Doolittle Rd. (§551.071 Consultation with Attorney; §551.072 Deliberation Regarding Real Property; Closed Meeting.; 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 May 27, 2026 at 7:15 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.