



**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 21, 2023**  
**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. PROCLAMATIONS/RECOGNITIONS**

- A. Presentation Recognizing Johnny Garcia for His Dedication and Years of Public Service on the Edinburg City Council. [Clarice Y. Balderas, City Secretary]
- B. Presentation of Proclamation Recognizing the Edinburg Police Department Centennial Celebration. [Clarice Y. Balderas, City Secretary]
- C. Presentation of Proclamation Recognizing November 12-18, 2023 as Nurse Practitioner Week. [Clarice Y. Balderas, City Secretary]

**5. 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.

**6. PUBLIC HEARINGS-SPECIAL ITEMS**

*Special Planning and Zoning Commission Items are those items requiring a 4/5 vote by the City Council*

*to overturn the Planning and Zoning Commission decision. A single hearing will be held for all such items and all will be enacted by One Motion. If any member of the Public opposes any item(s) or if any member of the Governing Body requests discussion on any item(s), such item(s) will be considered separately.*

- A. Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Agriculture Open Space (AO) District to Residential Primary (RP) District, Being a 0.90 acre of land out of Lot 1, Section 245, Texas Mexican Railway Company's Survey, located at 3430 West Mile 17 ½ Road, as Requested by Frank and Itzel Castillo. **(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 Ordinance Providing for the Rezoning Request from Agriculture and Open Space (AO) District to Industrial, General (IG) District, 50.493 Acres of Land in the Juan Jose Balli Survey, Abstract Number 29, Hidalgo County, Texas and Being a Portion of the San Salvador Del Tule Grant, a Subdivision Record According to the Map or Plat Thereof Recoded in Volume 10, pages 58-60, Map Records of Hidalgo County, Texas and Further Being all of that Certain Called 9.65 Acres of Land Conveyed to the City of Edinburg, as Described in Document Number 1997-575056, Official Records of Hidalgo County, Texas and the Remainder of that Certain Called 34.46 Acres of Land Conveyed to the City of Edinburg, as Described in Document Number 1997-575057, Official Records of Hidalgo County, Texas, and a Portion of F.M. Highway 490 Right of Way, Being Located at 17000 North I-69C, on Behalf of the City of Edinburg. **(A 4/5 vote is required by the City Council to overturn the Planning & Zoning Commission action.)** [Jaime Acevedo, Director of Planning & Zoning]
- C. Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Agriculture and Open Space (AO) District to Industrial, General (IG) District, 600.885 Acres of Land In The Juan Balli Survey, Abstract Number 290, Hidalgo County, Texas and Being a Poriton of the San Salvador Del Tule Grant, Located at 15600 North Interstate 69C, on Behalf of the City of Edinburg. **(A 4/5 vote is required by the City Council to overturn the Planning & Zoning Commission action.)** [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, Lot 2, Tierra Del Valle Subdivision, Located at 4105 East Lopez Drive, as Requested by Enrique Jr. and Summer Alvarez. **(A 4/5 vote is required by the City Council to overturn the Planning & Zoning Commission action.)** [Jaime Acevedo, Director of Planning & Zoning]

## 7. PUBLIC HEARING

- A. Hold Public Hearing and Consider the Ordinance Providing for the Renaming of Brandi Lane, a Private Road in Stonebrook Estates Subdivision to Terrica Lane, as Requested by Erica Canales. [Jaime Acevedo, Director of Planning & Zoning]

## 8. VARIANCES

- A. Consider Variance Requests to the City's Unified Development Code: 1) Section 5.203-1 Right-of-Way & Paving Width and 2) Section 5.209 Sidewalks, for RG Estates Phase IV Subdivision, Being a 6.00 Acre Tract out of Lot 10, Block 23, Santa Cruz Gardens No. 2, Located at 4217 Benito A. Ramirez Road, as Requested by Quintanilla Headley & Associates Inc. [Jaime Acevedo, Director of Planning & Zoning]
- B. Consider Variance Requests to the City's Unified Development Code: 1) 3.102-1 Single-Family

Detached Lot and Building Standards, Side Yard Setbacks and 2) 3.102-1 Single-Family Detached Lot and Building Standards, Lots Widths, for Imperio Trails Subdivision, Being a 43.77 Acres Tract Out of Lot 15, Block 1, John Closner Et al. Subdivision, Located at 5300 South Raul Longoria Road, as Requested by Rio Delta Engineering. [Jaime Acevedo, Director of Planning & Zoning]

## **9. ORDINANCE**

- A.** Consider Ordinance Providing for the Voluntary Annexation of 46.92 Acres Tract of Land, More or Less, out of Lots 13, 14, 15 and 16, Block 1, John Closner, Subdivision and out of Lot 9, Block 51, Alamo Land and Sugar Company Subdivision, Hidalgo County Map Records, Hidalgo County, Texas and is Located at 5300 South Raul Longoria Road, as Requested by Rio Delta Engineering on Behalf of Hollywood Development and Construction LLC. [Jaime Acevedo, Director of Planning & Zoning]

## **10. AWARDING OF BIDS**

- A.** Consider Authorizing the Purchase of Police Officer Apparel and Equipment from Galls, LLC., Through the Texas Local Government Purchasing Cooperative BuyBoard Contract No. 698-23 in the Amount of \$281,843.00. [Jaime Ayala, Chief of Police]
- B.** Consider Authorizing the Purchase of Universal Nestable Containers from Toter, LLC. of Statesville, North Carolina Through Sourcewell Per Unit Price Listed. [Ramiro L. Gomez, Jr., Director of Solid Waste Management]
- C.** Consider Authorizing the Purchase of Commercial Metal Containers from Roll-Offs USA through BuyBoard, and Wastequip, LLC through Sourcewell, Per Unit Price Listed. [Ramiro L. Gomez, Jr., Director of Solid Waste Management]
- D.** Consider Authorizing the Purchase of Rescue and Extrication Tools, from Municipal Emergency Services Through the Texas Local Government Purchasing Cooperative (BuyBoard) Contract No. 698-23, in the Amount not to Exceed \$36,954.00. [Omar Garza, Fire Chief]

## **11. CONTRACTUALS**

- A.** Consider Authorizing the City Manager to Enter into a Memorandum of Understanding Between the City of Edinburg and the Texas Engineering Extension Service, the Sponsoring Agency of Texas A&M Task Force 1 and the Participating Agency/Employer. [Omar Garza, Fire Chief]
- B.** Consider Authorizing the City Manager to Enter Into Job Task Order No. 8 with Raba Kistner, Inc., for Material Testing Services for the North 281 Elevated Water Storage Tank for an Amount Not to Exceed \$40,815.26 and Authorize the City Manager to Enter Into an Agreement Relating Thereto. [Gerardo Carmona Jr., P.E., Director of Utilities]
- C.** Consider Authorizing the City Manager to Execute a Development Agreement Between the City of Edinburg and Red Rock Real Estate Development Group, LTD, Pursuant to Section 212.172 of the Texas Local Government Code, for a 28.352 Acres Tract of Land Being a Part or Portion of Lots 1, 2, and 3, Poco Bueno Subdivision, Hidalgo County, Texas, According to the Map or Plat Thereof Recorded in Volume 15, Page 20, Map Records, Hidalgo County, Texas, and a Part or Portion of Lots 15, Section 270, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas. As Requested by Quintanilla, Headley and Associates, Inc. Engineering on Behalf of Red Rock Real Estate Development Group, LTD. [Tomas D. Reyna, Assistant City Manager]

## **12. ECONOMIC DEVELOPMENT**

- A. Consider Approval of Edinburg Economic Development Corporation (EEDC) Budget Amendments for Fiscal Year 2023-2024. [Raudel Garza, Edinburg Economic Development Corporation Executive Director]

### **13. RESOLUTIONS**

- A. Consider Resolution Amending the Rio Grande Valley Metropolitan Planning Organization Thoroughfare Plan Amending Jackson Road from Chapin Street to Monte Cristo Road. [Mardoqueo Hinojosa, P.E., CFM, City Engineer]
- B. Consider Resolution Casting the Votes for Candidate(s) to the Hidalgo County Appraisal District's Board of Directors for 2024-2025. [Clarice Y. Balderas, City Secretary]

### **14. APPOINTMENTS**

- A. Consider Appointment to the Following City Advisory Board, Council, Commission and Committee: Airport Advisory Board of South Texas International Airport of Edinburg, One Member; Community Development Council, One Member and Charter Review Committee, One Member. [Clarice Y. Balderas, City Secretary]
- B. Appointment of a Member of the Edinburg City Council as Mayor Pro Tem. [Clarice Y. Balderas, City Secretary]
- C. 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 Amigos Del Valle Board of Directors. [Clarice Y. Balderas, City Secretary]

### **15. 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 Renewal of the Lower Income Household Water Assistance Program (LIHWAP) Water Provider Agreement Between the Hidalgo County Community Service Agency and the City of Edinburg as Requested by Mr. Jaime Longoria Executive Director, of the Hidalgo County Community Service Agency. [Tomas D. Reyna, Assistant City Manager]

### **16. OTHER BUSINESS**

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

### **17. 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 Regarding Changes to Planning Laws. (§551.071. Consultation with Attorney; Closed Meeting; §551.087)
- B. Discussion and Possible Action Regarding the Conveyance, Exchange, or Lease of Real Property related to Project Swap. (§551.071 Consultation with Attorney; §551.072 Deliberation Regarding Real Property; Closed Meeting.; §551.087 Deliberation Regarding Economic Development Negotiations; Closed Meeting.)
- C. Consultation with City Attorney and Possible Action Regarding Construction Contract. (§551.071. Consultation with Attorney; Closed Meeting; §551.087)
- D. Discussion and Possible Action Regarding Ratification of EEDC Incentive Agreements. (§551.071 Consultation with Attorney; §551.072 Deliberation Regarding Real Property; Closed Meeting.; §551.087 Deliberation Regarding Economic Development Negotiations; Closed Meeting.)
- E. Consultation with City Attorney Regarding Permit Ordinance. (§551.071. Consultation with Attorney; Closed Meeting)
- F. Consultation with City Attorney and Possible Action Regarding Agreement with Palm Valley Animal Society for the Operation of an Animal Shelter. (§551.071. Consultation with Attorney; Closed Meeting; §551.087)

#### **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.

#### **18. 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 17, 2023 at 7:50 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.