

Mayor Oscar D. Montoya Mayor Pro-Tem Joe Martinez Commissioner Leonel Benavidez Commissioner Jacob Howell Commissioner Jose M. Gomez City Manager Alberto Perez

MERCEDES CITY COMMISSION SPECIAL MEETING FEBRUARY 4, 2022 – 6:30 P.M. MERCEDES CITY HALL – COMMISSION CHAMBERS 400 S. OHIO AVE., MERCEDES, TX 78570

"At any time during the course of this meeting, the City Commission may retire to Executive Session under Texas Government Code 551.071(2) to confer with its legal counsel on any subject matter on this agenda in which the duty of the attorney to the City Commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. Further, at any time during the course of this meeting, the City Commission may retire to Executive Session to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more of the exceptions to the Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code."

- 1.) Call Meeting to Order
- 2.) Establish Quorum
- 3.) Invocation
- 4.) Pledge of Allegiance
- 5.) Open Forum-

Maximum length of time of forum is forty-five minutes with individual presentations limited to a maximum of five minutes. The City Commission can take no formal action on any city related matter discussed during the open forum. Persons who wish to participate in this portion of the meeting shall sign up as they arrive, indicating the topic about which they wish to speak. No one will be able to sign up AFTER 6:20 PM. The information required for signing up must be completed by that time. No public comments will be allowed during any agenda item unless recognized by the Mayor of if the item requires a public hearing. State your name and address before beginning your presentation.

There can be no comments about specific employees. By Charter, the City Manager is exclusively given authority over personnel matters, including complaints against city personnel. All complaints against city personnel will be addressed pursuant to Mercedes Personnel Policies.

Comments must not be repeated and the Commission is not required to answer any question from the public. Any person who decides to directly question any member of the City Commission will be asked to discontinue their comments. The City Secretary's office representative will be responsible for notifying each presenter that their five-minute time limit has expired.

- 6.) Discussion and Possible Action on first reading of Ordinance No. 2022-02 to rezone J.A. Chapman's Subdivision Lot 1-5 Block 6 from Class "N" Newly Annexed to Class "B" Business: Applicant Charles G. and Julia Ann Bertholf
- 7.) Adjournment

Notice is hereby given that the City Commissioners of the City of Mercedes, Texas will meet in a *Regular Meeting* on Friday, February 4, 2022 at 6:30 P.M. Said meeting will be conducted in the Commission Chambers of the City Hall located at 400 S. Ohio, Mercedes, Texas for the purpose of considering and taking formal action regarding the items listed above. This notice is given in accordance with Vernon's Texas Codes Annotated, Texas Government Code, Section 551.001 et. Seq.

WITNESS MY HAND AND SEAL OF THE CITY THIS THE 31St DAY OF JANUARY, 2022.

ATTEST:

Joselynn Castillo, City Secretary Time of Posting: 9:30 A.M.

ACCESSIBILITY STATEMENT

The City of Mercedes recognizes its obligations under the Americans with Disabilities Act of 1990 to provide equal access to individuals with disabilities. Please contact the City Manager's Office at (956) 565-3114 at least 48 hours in advance of the meeting with requests for reasonable accommodations, including requests for a sign language interpreter.

Fingings is Obstacled to a क्षेत्र के क्षेत्री र के स्मर्गी ए के सम्पर्धी The British by the first of the

Harling to the control of the en a fall and a subtraining tyra o die typnockine

> REAR WALKER STEEL STEELERING Stati Tam Januaria akigatiba peroperakan kabangan ERSENAL TO SERVICE STATE OF THE SERVICE SERVICE (2017年)(1917年-1928年 (2月. 1862年 (2018年))(日本))。

ar hi sara pini nggin ngalam i nggalagi aka panalan nga haranga nga sara ng panalang an man na panganga ban m Panggal panggalang ngamagang pini ngapanga atan ng mgakina hing an mga ng pangangsa ga apanggalan binga ર્શિક એન્ટર ઇપ્લોકોલીની પ્રોપ્ટ ફિલોઇ તે, પ્રાંતિકો કે, ઇંગ એ, કેનોલક સ્પાપ્ટ કરોજી લક્ષે છે, ઇંગ પણ છે, કુંગ કરી પાકનો અને કરાયા છે. કુંગ કરી કરો છે. તેના કરી કરી કરી કરી છે. કુંગ และเหมีร์เทเลส เลยได้

- 医外部的 的复数医髓髓髓髓膜炎 數
 - and all the market
 - inggeneryck 💖
 - PARK ALL MENTERS TO
 - सार्वे अध्यक्षित
- Barrierski, graf und 1947 Af Bekryfjake har kunterfrie els komt elsprangenen sombles som kin spår sam film i Provent i Sent elsprangenen sombles som film i Provent i Sent els The state of the first of the sale of the
- ાનો કરતા કર્યા તેમાં માર્મિક જોઈએ એ જેમાં જે છે. તેમાં જોઈએ અને સામાના જો કરતા હતા હતા છે. જો જોઈએ છે છે હતા હ
- The property of the state of th
- that was the tendence of which with the larger of Anthropic in the majorite pattern what of the new Administration Co Andrews and the second contraction of the second second contraction in the contraction of the contraction of the
 - margaretta (b

Budyakan alikuluk ulib Baraka birgalik kabisi malibu liba aliku lama arbayasi kocide at utik turik kiki kiki k મું 10 ફેલ જિલ્લામાં કોઈટ હતાલું કે તાલુકા જોઈમાં પાળપોલું છે. જ તો સુધારોએ તો મેન્સ કોપ જ વર્ષન જ પ્રોર્થના સ્થાપોલિક જ lang palakan bina bekellen di tratan almah per bekendik telami, bekendan pelak tenterin bekendik t and the state of the collection of the second of the contraction of the collection o

生生的 的复数医疗的现在分词 医线性皮肤 经发生的

Salary po attito etti. intillerialeinen ir 1994. To inii itelijäidintik Alberaakinikai ei 1995 selke – unfilmilikeest sepiitiikseesii o of the first of the transfer of the free first of the f ng ngaliki adala di peragiki piki di sabariki kelakah kadara a beri darah ri isan dikibera dari besekar birist inches es inch



Ordinances/Resolution

DATE: February 4, 2022

FROM: Javier A. Ramirez, Assistant City Manager

ITEM: Rezone J.A. Chapman's Subdivision Lot 1-5 Block 6

From Class "N" Newly Annexed to Class "B" Business

Applicant: Charles G and Julia Ann Bertholf

BACKGROUND INFORMATION:

LOCATION: The site is on located on the South/East corner of E 2nd St. and Chapman St East of H.E.B. Park/Civic Center (see vicinity map). The surrounding zones are a mixture of the following: **North**- Industrial/Residential **South**-Apartment/Residential **East**-Residential **West-**Park

Since this property fronts E 2nd St it would make sense to rezone this location for business use. After much research was done it shows only the South 26' of Lot 1 and North 47' of Lots 8-9, Block 6 was rezoned from Class "N" Newly Annexed to Class "L" Local Retail. This property was previously used for business but was never rezoned. The current structures on this property will be demolished and if this rezone is approved there will be a new business that will be constructed in the near future. Not only will it bring in more business but it will give the area an appealing look.

ATTACHMENTS:

- Location Site Map
- Zoning Map
- Photo of Location

Staff Recommendation: Approval





ORDINANCE NO. 2022-

AN ORDINANCE CHANGING THE CLASSIFICATION FOR ZONING PURPOSES OF THE FOLLOWING TRACT OF LAND: J. A. CHAPMANS SUBDIVISION LOT 1-5 BLOCK 6, FROM "N" NEWLY ANNEXED TO CLASS "B" BUSINESS DISTRICT; PROVIDING FOR A SAVINGS AND REPEAL CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on the 4th day of February, 2022 a public hearing was held for the purpose of hearing any objections as to why: J. A. Chapmans Subdivision Lot 1-5 Block 6, Mercedes, Hidalgo County, Texas, should be rezoned and classified as follows: from a Class "A" Newly Annexed to a Class "B" Business District.

WHEREAS, the City Commission at its Regular Meeting of February 4th, 2022, having considered the rezoning of the above-described property as listed in the foregoing section and having heard the pros and cons as to such rezoning request, is of the opinion that the aforementioned rezoning is in the best interest of the City of Mercedes, Texas.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF MERCEDES, TEXAS:

Section 1: J. A. Chapman's Subdivision Lot 1-5 Block 6, FROM "N" NEWLY ANNEXED TO "B" BUSINESS DISTRICT, Mercedes, Hidalgo County, Texas, should be rezoned and classified as follows: from a Class "N" Newly Annexed to a Class "B" Business District.

Section 2: That the aforementioned rezoning of the above property be incorporated into the official map of the City of Mercedes, Texas by the City Planner of said City.

Section 3: That if any provision, section, subsection, phrase, paragraph, sentence, clause or portion of this Ordinance shall for any reason be declared invalid, such invalidity shall not affect the remaining provisions of this Ordinance or their application of persons or sets of circumstances and to this end, all provisions of this Ordinance or parts of Ordinances in conflict herewith are hereby repealed.

Section 4: This Ordinance shall become and be effective in accordance with the City Charter of the City of Mercedes, Texas and the laws of the State of Texas.

PASSED, APPROVED AND ADOPTED ON FIRST READING THIS THE 4th DAY OF FEBRUARY 2022.

PASSED, APPROVED AND DAY OF, 2022.	ADOPTED ON SECOND READING THIS THE
	CITY OF MERCEDES
	Oscar D. Montoya, Sr., Mayor
ATTEST:	APPROVED AS TO FORM:
Joselynn Castillo	Martie Garcia Vela
City Secretary	City Attorney