



Mayor Oscar D. Montoya
Commissioner Joe Martinez
Commissioner Armando Garcia

Commissioner Dr. Jacob Howell
Mayor Pro-Tem Dr. Ruben Saldana
City Manager Alberto Perez

MERCEDES CITY COMMISSION
REGULAR MEETING
OCTOBER 1, 2024 – 6:30 P.M.
MERCEDES CITY HALL – COMMISSION CHAMBERS
400 S. OHIO AVE., MERCEDES, TX 78570

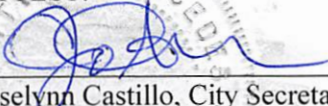
“At any time during the course of this meeting, the City Commission may retire to Executive Session under Texas Government Code 551.071(2) to confer with its legal counsel on any subject matter on this agenda in which the duty of the attorney to the City Commission under the Texas Disciplinary Rules 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-**
6. **Presentations:**
 - a. Presentation on Mercedes Fire Department 2024 Texas Commission on Fire Protection bi-annual compliance inspection
7. **Consent Agenda:**
 - a. Approval of Minutes for Meeting(s) held September 17, 2024
 - b. Approval of Second and Final Reading of Ordinance 2024-13 regarding the Voluntary Annexation of Las Cabanas Subdivision
8. **Action Items:** *Present, discuss, consider and possibly take action regarding:*
 - a. First Public Hearing for the Voluntary Annexation of North Valley Village
 - b. Preliminary and Final Plat Approval for North Valley Village
9. **Bids/Contracts:** *Present, discuss, consider and possibly take action regarding:*
 - a. Approval to select a Bank for Depository Services
10. **Ordinances/Resolutions:** *Present, discuss, consider and possibly take action regarding:*
 - a. Approval of First Reading of Ordinance 2024-14 repealing Ordinance 2010-13 establishing a conditional use permit for a convent or monastery in various residential districts
 - b. Approval of First Reading of Ordinance 2024-15 to rezone Redstone Subdivision
 - c. Approval of First Reading of Ordinance 2024-16 to rezone Dollar General
 - d. Approval of First Reading of Ordinance 2024-17 to rezone Lot 132, Block 112, South Campacuas Addition (3.475 Acres, Part of a called 28.56 Acres), from “N” Newly Annexed to Class “LI” Light Industrial
 - e. Approval of Resolution 2024-27 establishing a certificate of obligation, series 2024 bank account for the city of Mercedes and appointing the signatory agents
11. **Executive Session:** *Chapter 551, Texas Government Code, Section 551.071 (Consultation with Attorney), Section 551.072 (Deliberation regarding Real Property), Section 551.074 (Personnel Matters) and Section 551.087 (Economic Development)*
 - a. Discussion with City Manager regarding personnel matters – Section 551.074
 - b. Consultation with Attorney regarding update on litigation -Section 551.071
 - c. Consultation with Attorney regarding contracts – Section 551.071
12. **Open Session:**
 - a. Possible Action pertaining to executive session item a
 - b. Possible Action pertaining to executive session item b
 - c. Possible Action pertaining to executive session item c
13. **Adjournment**

Notice is hereby given that the City Commissioners of the City of Mercedes, Texas will meet in a **Regular Meeting** on Tuesday, October 1, 2024 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 28TH DAY OF SEPTEMBER, 2024.

ATTEST:



Joselynn Castillo, City Secretary
Time of Posting: 3:20 P.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.

CONSENT ITEM: No

DATE: 10/01/2024

FROM: Javier Campos Jr.- Fire Chief/EMC

ITEM: **Presentation on Mercedes Fire Department 2024 Texas Commission on Fire Protection bi-annual compliance inspection.**

The **Texas Commission on Fire Protection (TCFP)** conducts bi-annual compliance inspections to ensure that fire departments and other regulated entities are following state laws and rules. The goal of these inspections is to keep fire protection personnel safe.

The TCFP's compliance program helps ensure that fire departments and other regulated entities follow the state rules and laws that are adopted by the assigned commission. These rules include requirements for providing approved protective equipment, training, and ongoing training to personnel.

I am pleased to inform you that the Mercedes Fire Department has successfully passed the 2024 bi-annual Texas Commission on Fire Protection (TCFP) Compliance Audit noting **"No Violations"**. This audit, which is a critical measure of our department's adherence to state standards, commenced on August 5, 2024 and was concluded with an onsite visit on September 19, 2024. This ensures our continued operational readiness, safety, and professionalism in serving our community.

The Mercedes Fire Department will continue to prioritize training, safety, and operational readiness to ensure that our department not only meets but exceeds all state standards.

Regular internal audits will be conducted to maintain high compliance standards and ensure continuous improvement.

The successful audit is a testament to the hard work, support of city management/council, dedication of staff, and professionalism of our entire department. We remain committed to providing the highest level of fire protection and emergency services to the citizens of Mercedes.

BOARD REVIEW/CITIZEN FEEDBACK: NA

Finance Review by: NA

LEGAL REVIEW: NA

ATTACHMENTS:

- 1.) Letter from Fire Chief Javier Campos Jr.
- 2.) Official Compliance Report
- 3.) Onsite Inspection Acknowledgment

DRAFT MOTION:



MERCEDES FIRE DEPARTMENT EMS

105 N. Ohio Ave.
Mercedes, TX. 78570
956-565-7755



Mercedes City Council,

The Texas Commission on Fire Protection (TCFP) conducts bi-annual compliance inspections to ensure that fire departments and other regulated entities are following state laws and rules. The goal of these inspections is to keep fire protection personnel safe.

The TCFP's compliance program helps ensure that fire departments and other regulated entities follow the state rules and laws that are adopted by the assigned commission. These rules include requirements for providing approved protective equipment, training, and ongoing training to personnel.

I am pleased to inform you that the Mercedes Fire Department has successfully passed the 2024 bi-annual Texas Commission on Fire Protection (TCFP) Compliance Audit noting "No Violations". This audit, which is a critical measure of our department's adherence to state standards, commenced on August 5, 2024 and was concluded with an onsite visit on 09/19/2024. This ensures our continued operational readiness, safety, and professionalism in serving our community.

2020 – No Violations

2022 – No Violations

2024 – No Violations*

Key Areas of Compliance:

Personnel Certifications:

All Mercedes Firefighters in our department have up-to-date certifications as required by the TCFP. This includes continuing education required hours, firefighting tactics, cancer awareness, traffic incident management, incident command and hazardous material handling.

Training Requirements:

We met or exceeded the minimum annual training hours mandated by the TCFP. Our Mercedes Fire Department in-house training programs are designed to ensure that our personnel are equipped with the knowledge and skills to respond to emergencies effectively and safely

Apparatus and Equipment Maintenance:

All fire apparatus and equipment were inspected for compliance. Regular maintenance logs and repair records demonstrated that our firefighting equipment is in excellent condition, with no deficiencies noted.

Safety Protocols/Response:

The department was found to be in full compliance with safety regulations (guidelines), ensuring the well-being of both our personnel and the public. This includes compliance with personal protective equipment (PPE) standards, incident command systems, and risk management procedures.

Documentation and Recordkeeping:

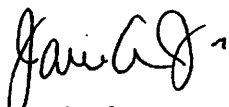
Our Mercedes Fire Department administrative staff maintained comprehensive and accurate records of training, certifications, equipment maintenance, logs, contracts for service and incident responses, which were reviewed without any discrepancies.

The Mercedes Fire Department will continue to prioritize training, safety, and operational readiness to ensure that our department not only meets but exceeds all state standards.

Regular internal audits will be conducted to maintain high compliance standards and ensure continuous improvement.

The successful audit is a testament to the hard work, dedication, and professionalism of our entire department. We remain committed to providing the highest level of fire protection and emergency services to the citizens of Mercedes.

Thank you for your continued support.



Fire Chief Javier Campos Jr.,



TEXAS COMMISSION ON FIRE PROTECTION

TIM GARDNER, COMPLIANCE OFFICER
PHONE: (512) 944-3109
P.O. BOX 2286, AUSTIN, TEXAS 78768-2286
AUSTIN HQ PHONE: (512) 936-3838

September 19, 2024

Javier Campos, Fire Chief
Mercedes Fire Department
105 N Ohio Ave.
Mercedes, Texas 78570

Chief Campos:

I am pleased to report that no violations were noted following the compliance inspection conducted at your agency on September 19, 2024. I will note that your agency has met the compliance requirements, and this inspection cycle is closed.

I want to thank you for your kind cooperation during the compliance inspection process. I also extend my personal thanks for your continued dedication and support toward the mission and safety of the Texas fire service.

Please contact me at tim.gardner@tcfp.texas.gov or 512-944-3109 if you have any questions or comments regarding the Texas Commission on Fire Protection.

Sincerely,

Tim Gardner

Tim Gardner, Compliance Officer
Texas Commission on Fire Protection
San Antonio Field Office

**MERCEDES CITY COMMISSION
REGULAR MEETING
SEPTEMBER 17, 2024 – 6:30 P.M.
MERCEDES CITY HALL – COMMISSION CHAMBERS**

MEMBERS PRESENT:	Oscar D. Montoya Sr. Dr. Ruben J. Saldana Dr. Jacob C. Howell Armando Garcia Jose Martinez	Mayor Mayor Pro-Tem Commissioner Commissioner Commissioner
STAFF PRESENT:	Alberto Perez Martie Garcia Vela Joselynn Castillo Meredith Hernandez Francisco Sanchez Michael Rocha Adrian Perez Marisol Vidales Tomas Villagomez Kristine Longoria	City Manager City Attorney City Secretary Interim Finance Director Police Chief I.T Specialist Planning Director Library Director Public Works Director Human Resources

OTHERS PRESENT: Ruth Valdez, Alvaro De Leon, Juan Vasquez

1. CALL MEETING TO ORDER

Mayor Montoya welcomed everyone and called the meeting to order at 6:30 p.m.

2. ESTABLISH QUORUM

All members of the Commission were present which constitutes a full quorum.

3. INVOCATION

Mayor Pro-Tem Saldana said the invocation.

4. PLEDGE OF ALLEGIANCE

Commissioner Martinez led in the pledge of allegiance.

5. OPEN FORUM

There were no comments from the public.

Mr. Perez informed the Commission that the Financial Advisors were present and recommended moving to item 9 due to a meeting they needed to attend after. Commissioner Martinez motioned to move to item 9A. Commissioner Howell seconded. Upon a called vote, the motion passed unanimously.

9. ORDINANCES/RESOLUTIONS:

a. Consideration and Approval of An Ordinance Authorizing the Issuance Of “City of Mercedes, Texas Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2024”, Providing for The Payment of Said Certificates by The Levy of An Ad Valorem Tax Upon All Taxable Property Within the City and Further Securing Said Certificates by A Lien on And Pledge of The Pledged Revenues of The System; And Providing and Effective Date (Ord. 2024-12)

Mr. Bobby Villarreal, Don Gonzalez, and Matt Lujan were present during the meeting. Mr. Villarreal began by thanking the staff for their hard work and proceeded to discuss the market conditions, particularly concerning rates. He mentioned that the city has \$23 million in outstanding debt, with \$1.6 million in the utilities fund. SAMCO is serving as the underwriter, Norton Rose as the bond counsel, and Estrada Hinojosa as the financial advisor. Mr. Villarreal also noted that the city had been accredited with a AA rating for insurance.

The primary uses of the funds include \$5 million for utility system improvements and \$973,000 for general fund improvements. Mr. Matt Lujan congratulated the city on securing the bond, adding that the insurance premium was \$27,000. He detailed the pricing fluctuations in recent days and explained the adjustments in basis points, resulting in a net change of approximately \$100,000 in the city's favor. He further explained the significance of the 7%, noting that having insurance was more beneficial than proceeding without it.

Mr. Lujan then directed attention to page 9 of the report, which highlighted the audited numbers and debt service. He pointed out that the city has the flexibility to adjust the rate at any time. A timeline of events for the COs was also provided, with the bond closing set for October 3rd.

Mayor Montoya expressed gratitude to both the staff and contracted professionals for their efforts. Mr. Don Gonzalez elaborated on column H of page 9, explaining that the city's payment in 2025 would be \$945,317, but in 2026, it would drop to \$340,500. This reduction was planned to position the city for the next transaction, potentially involving a grant from the Texas Water Development Board, which would prevent the need to raise rates again the following year. Mr. Gonzalez also thanked the staff and commission for their hard work.

Mayor Montoya then reflected on the city's improved financial situation compared to the previous year, especially with the decision to move forward with the COs. Commissioner Howell made a motion to approve, which Mayor Pro-Tem Saldana seconded. Mr. Gonzalez concluded by noting that the city had attracted interest from 11 investors. The motion was then unanimously approved through a called vote.

b. 2nd Public Hearing Regarding the Voluntary Annexation of Las Cabanas Subdivision

Mayor opened the public hearing at 6:55 p.m. There were no comments. Mayor Montoya closed the public hearing at 6:57 p.m.

i. Approval of First Reading of Ordinance 2024-13 regarding the Voluntary Annexation of Las Cabanas Subdivision

Mayor Pro-Tem Saldana moved to approve the first reading of ordinance and forego the reading. Commissioner Garcia seconded. Upon a called vote, the motion passed unanimously.

6. CITY MANAGER UPDATE:

a. Projects Update

Mr. Isael Posadas provided an update on the 10th Street project, reporting that four core and base tests were conducted, all of which passed. He confirmed that the road meets the required specifications.

b. Introduction of the New Planning Director

Mr. Perez introduced Mr. Adrian Perez. Mr. Adrian Perez addressed the commission about having the opportunity to work for the city of Mercedes. He is bringing his experience with CDBG funding.

c. Community Educational Outreach Project

Commissioner Howell informed the commission about a collaborative project with the Police Department aimed at preventing student dropouts and addressing community needs. The initiative is expected to reduce dropout rates by 25% to 30%. He highlighted the role of CEOP Committees in bridging the gap between schools and parents in underserved neighborhoods. As part of the effort, educational materials will be placed in boxes and distributed in low-income and underserved areas. Commissioner Howell emphasized that keeping students in school is crucial for preventing their involvement in juvenile crime. He is seeking partnerships with both the Police Department, and the city to support this initiative. According to the Texas Tribune, 72.2% of students in Mercedes are considered at risk, underscoring the importance of this effort.

d. Update on Dilapidated Structures

Mr. Alvaro De Leon, the City Building Official, provided an update on the status of dilapidated structures in Mercedes. He reported that these properties had already been presented to the Building and Standards Board and shared photos of homes that have come into compliance. These homes were remodeled, painted, fully renovated, or had their dilapidated structures demolished.

Additionally, Mr. De Leon mentioned he had spoken with a property owner about accumulated tires, which have since been cleaned up. In response to a question, Mr. De Leon clarified that the properties involved are a mix of owner-occupied and investor-owned. Mayor Pro-Tem Saldana requested that staff provide property valuations before and after the improvements.

Mr. De Leon also noted that there is a list of properties he is focusing on, particularly those along the main roads. Commissioner Martinez asked Mr. De Leon to look into the condition of an old furniture store, while Commissioner Howell suggested considering the purchase of some properties for detention ponds.

The commission thanked Mr. De Leon and the Building and Standards Board for their efforts in bringing these properties up to code.

e. Update on Bank Depository Services

Ms. Meredith Hernandez informed the commission that the city's current bank agreement is expiring. As a result, the city is going out for bids, which were posted on September 11, 2024, with a deadline of September 25, 2024. A selection is scheduled to be made during the October 1, 2024, meeting.

7. CONSENT AGENDA:

a. Approval of Minutes for Meeting(s) held September 3, 2024

b. Approval of Second and Final Reading of Ordinance 2024-11 amending Zoning Ordinance No. 26 to include No Zoning: Class "R-TH" Town House Residence District

Commissioner Martinez motioned to approve all items under consent agenda.

Commissioner Garcia seconded. Upon a called vote, the motion passed unanimously.

8. ACTION ITEMS:

a. Approval of raising the speed limit at the 9000 block of Mile 2 West

Chief Sanchez addressed the commission regarding a proposal to increase the speed limit on Mile 2W. After conducting a survey, it was recommended that the speed limit near the Science Academy be set at 30 mph, while the rest of the road should be increased to 40 mph. He explained that the area could not be designated as a school zone since a crosswalk is required, and there are no students walking to the school. Commissioner Martinez made a motion to approve the speed increase to 40 mph, which was seconded by Mayor Pro-Tem Saldana. Upon a called vote, the motion passed unanimously.

b. Approval of Adopting the New Mercedes Police Department Model Policy: Medical and Psychological Examination of Licensee, and Adding it to the Table of Contents of the Existing Policies

Commissioner Howell motioned to approve. Commissioner Garcia seconded. Chief Sanchez explained that the current psychological policy only applies to new hires, but the proposed changes will enhance the process to ensure that the employees are getting the help they need after a traumatic event. Upon a called vote, the motion passed unanimously.

c. Approval of Variances for Mirasol Subdivision

Mr. Alfonso Quintanilla and property owner Mr. Kevin Campbell addressed the commission, requesting a variance for their proposed subdivision. They detailed plans for properties with regular lot sizes of 60 by 120 feet and 60 by 135 feet. They requested that the side setbacks, originally set at 7 feet and 3 feet, be adjusted to 5 feet on each side. Due to the subdivision only having one entrance and exist with each road ending in a cul-de-sac, Mr. Quintanilla proposed an entrance to the north, as that area is currently undeveloped or an entrance on the south side of the subdivision.

Commissioner Howell motioned to approve, but Mr. Isael Posadas, City Engineer, explained that there are five variances involved. He noted that the minimum frontage required is 50 feet, but some lots only have 37 feet. The setback variance was acceptable, but he raised concerns about the restrictive cul-de-sac ordinance, which nearly prohibits cul-de-sacs in the city. He also pointed out that if the developers do not provide the escrow for street widening, the city would have to cover those costs in the future. Additionally, the area lies within the ETJ (Extraterritorial Jurisdiction) which allows for mixed-use housing however the city does not allow mixed use housing. The proposed subdivision consists of 58 lots.

Mayor Montoya acknowledged that Mr. Posadas recommendations are simply following city ordinances. In response to a question, Mr. Quintanilla clarified that this is not a proposed colonia but a subdivision with North Alamo water and plans to expand drainage. Mr. Campbell explained that they initially applied for development in 2022 with a septic system but withdrew their plan after learning the city would provide sanitary sewer access across the street. After waiting over two years, they redesigned their development to focus on new manufactured housing aimed at creating affordable housing.

Commissioner Howell rescinded his motion, postponing the vote for further discussion. Commissioner Martinez asked if Mr. Campbell would consider annexing the property, to which Mr. Campbell responded affirmatively, provided the city allowed manufactured housing. Commissioner Martinez seconded the motion and requested photos of the proposed homes. Mayor Montoya clarified that the area is outside city limits, meaning the city could either have no development there or approve the manufactured homes.

The motion ultimately failed due to the lack of a third vote. After further discussion about potentially allowing the variance for manufactured homes, Commissioner Martinez motioned to postpone the item until the next meeting on October 1, 2024. Mr. Quintanilla stated that he would submit exhibits of the homes, and Mr. Campbell mentioned the homes would have a minimum size of 400 square feet. Mayor Montoya confirmed that the motion died and the item will be placed on the next agenda for further consideration.

d. Approval of the updated Bylaws for Keep Mercedes Beautiful

Commissioner Martinez motioned to approve, with Commissioner Howell seconding. Commissioner Martinez then amended his motion to update the bylaws, changing the title from Planning Director to Parks Director. Commissioner Howell seconded the amendment. Additionally, committee roles were defined, including the addition of a Treasurer, and it was confirmed that minutes will continue to be signed. Commissioner Martinez further amended his motion to accept the updated bylaws with the corrections and to approve the applicants listed under item E. Commissioner Garcia seconded. Upon a called vote, the motion passed unanimously.

e. Approval of appointment of Members to the Keep Mercedes Beautiful Committee.

The applicants were as follows: Robert Saucedo, Francisco Rivas, Gabriela Martinez, Barbara Knouase, Joshua Knouase, Tracy Moss, Jorge Marin Jr., and Preston Castellon. This item was approved with the previous item d.

f. Approval of the Voluntary Annexation Petition filed for North Valley Village

Commissioner Martinez motioned to accept the petition filed for annexations by North Valley Village. Commissioner Garcia seconded. The property is located on Mile 2 East and has 193 lots proposed. Upon a called vote, the motion passed unanimously.

g. Approval to appoint a member to the Library Board

Ms. Vidales stated Ms. Joan Jensen had to resign for personal reasons. Ms. Dora Del Toro expressed interest in serving on the board. If approved her term will end in 2027. Mayor Pro-Tem Saldana motioned to approve. Commissioner Garcia seconded. Upon a called vote, the motion passed unanimously.

10. BIDS AND CONTRACTS:

a. Approval of bid selection for voluntary products

Ms. Yvonne Ortegon informed the commission that the city went out for bids for the employee voluntary supplemental products. She requested approval for these voluntary projects and mentioned that the Section 1125 plan would be addressed at the next meeting. To reduce the medical renewal cost, she recommended moving the dental plan to BCBS. Manhattan Life was proposed for supplemental coverage such as cancer, disability, hospital indemnity, and supplemental life/AD&D. The rates for medical coverage decreased by 0.1%. Vision, basic life, and New York Life all experienced a rate pass. Commissioner Martinez motioned to approve the recommendations. Commissioner Garcia seconded. Upon a called vote, the motion passed unanimously for both items A & B.

b. Approval to renew the medical, dental and vision

This item was approved with the motion made for item a

c. Approval of bid selection for Auditing Services

Ms. Hernandez reported that the city went out for bids and received two submissions: one from CRI at \$67,000 and another from Adrian Webb at \$58,000. Commissioner Martinez motioned to approve the lower bid from Adrian Webb. Commissioner Garcia seconded. Upon a called vote, the motion passed unanimously.

d. Approval of bid selection for City Hall Roof Repair

Mr. Posadas addressed the commission regarding the City Hall roof repair, noting that the building spans 10,000 sq. ft. and currently has a polyurethane foam system. SDI estimated the repair cost to be \$286,500, which includes cleaning, fixing any issues, and placing the membrane. HVAC repair was also included in the specifications. The city received four bids: SLR Building Contractors LLC at \$122,630.00, Betancourt Legacy Construction LLC at \$233,350.00, El Chamizal Construction LLC at \$285,600.00, and STX BuildCon LLC at \$304,042.00. Mr. Posadas explained that the selected contractor will provide a 20-year warranty on the roof, and after vetting, they are comfortable recommending SLR. Commissioner Martinez motioned to approve the recommendation by SDI Engineering, with Commission Howell seconding. Mr. Posadas also mentioned there are additional issues with the ductwork and ceiling in the hallways, for which the contractor provided pricing, but today's vote is solely for the roof repair. Upon a called vote, the motion passed unanimously.

e. Approval of Memorandum of Understanding between Comp-U-Dot Inc. and Dr. Hector P. Garcia Memorial Library

Ms. Vidales informed the commission that the organization was founded in 2007 and their purpose is providing technology access and education to under resourced youth and their communities. The MOU is required in order for the library to offer the classes to the community. She is requesting two courses: one course is Pathways which will run from October 22nd to the 25th for ages 16 to 26 and course two is Early Adopters for grades 3 to 5 from December 16th to the 20th. At the end of the class the participants will receive a free electronic device. The library is required to enroll 15 students for each class, provide the space, internet and a site manager. Commissioner Martinez motioned to approve the MOU. Commissioner Garcia seconded. Upon a called vote, the motion passed unanimously.

11. DEPARTMENT MONTHLY REPORTS

- a. Mr. Villagomez presented his monthly report. In response to a question, he clarified that if the area is within city limits, the city will take care of cutting the grass in the right-of-way. He added that his team has been working by quadrants and will address work orders in each area as they reach that specific quadrant. There was also discussion regarding mosquito spraying. Recent rains have delayed work on pothole patching, mosquito spraying, and water line repairs, as all require drier conditions. Additionally, Ms. Hernandez confirmed that sales tax revenue increased by 77%.

12. EXECUTIVE SESSION: Commissioner Martinez motioned to go into executive session.

Commissioner Howell seconded. Upon a called vote, the motion passed unanimously at 8:55 p.m.

- a. **Discussion with City Manager regarding personnel matters** – Section 551.074
- b. **Consultation with Attorney regarding update on litigation** – Section
- c. **Consultation with Attorney regarding contracts** – Section 551.071

13. OPEN SESSION: Mayor Montoya called the meeting back to order at 9:37 pm.

- a. Possible Action pertaining to executive session item a
- b. Possible Action pertaining to executive session item b
- c. Possible Action pertaining to executive session item c

No action was taken on the items discussed in executive session.

14. ADJOURNMENT

Commissioner Martinez motioned to adjourn. Commissioner Garcia seconded. Upon a called vote, the motion passed unanimously. The meeting adjourned at 9:38 p.m.

ORDINANCE NO 2024-13

AN ORDINANCE PROVIDING FOR THE VOLUNTARY ANNEXATION OF 14.90 ACRES, MORE OR LESS, OUT OF LOT 3, BLOCK 102, CAMPACUAS ADDITION SUBDIVISION, VOLUME 1, PAGE 2, HIDALGO COUNTY MAP RECORDS, AS REQUESTED BY ALTEX ENGINEERING, ON BEHALF OF RAUL GUERRA AND MACARIA SALINAS, SAID PROPERTY LYING ADJACENT TO AND ADJOINING THE PRESENT BOUNDARY LIMITS OF THE CITY OF MERCEDS, TEXAS; AND PROVIDING FOR THE EXTENSION OF THE CITY'S BOUNDARIES AND EXTRA-TERRITORIAL JURISDICTION, THEREBY; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF.

WHEREAS, on July 16, 2024, the City Council accepted a petition from City of Mercedes, for voluntary annexation of the above described property and adjoining roadways of said property, more particularly described herein in Exhibits "A" proposed to be annexed by the City of Mercedes; and

WHEREAS, the City of Mercedes seeks to annex the above described property, more particularly described herein in Exhibits "A"; and

WHEREAS, the property hereinafter described adjoins, lies adjacent to, or is within the extraterritorial jurisdiction of the City of Mercedes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MERCEDS, TEXAS, THAT:

SECTION I: AUTHORITY OF LAW: All requirements of the law have been met in the passing of this Ordinance.

SECTION II: The land described in Exhibits "A", attached hereto and made a part hereof for all purposes, being territory adjacent to and adjoining the City of Mercedes, Texas, is hereby added and annexed to the City of Mercedes, Texas, and said property therein described shall be included within the boundary limits of such city, and the present boundary limits of such city, at the various points contiguous to the areas hereinafter described, are altered and amended so as to include said areas within the corporate limits.

SECTION III: The herein described property and the area to be annexed shall be a part of the City of Mercedes, Texas, and the property so added hereby shall bear its pro rata share of the taxes levied by the City of Mercedes, Texas. The inhabitants hereof shall be entitled to all of the rights and privileges of citizens of the City of Mercedes, Texas, in areas having similar characteristics of topography, land utilization and population density, and shall be bound by the acts, ordinances, resolutions, and regulations of the City of Mercedes, Texas.

SECTION IV: The extraterritorial jurisdiction of the City of Mercedes shall expand in conformity with this annexation and shall comprise an area around the new corporate limits of the City, consistent with state law.

SECTION V: Upon annexation of the herein described property, the acreage within the City limits of Mercedes will be increased by 14.90 acres, more or less, out of lot 3, block 102, Campacuas Addition Subdivision, volume 1, page 2, Hidalgo County Map Records, City of Mercedes, Texas, which does not exceed the statutory limitations as set out in Section 43.055, Tex. Local Gov't C. (Vernon 1988 and Vernon Supp. 1994).

SECTION VI: The requirement of three separate readings of this Ordinance is hereby dispensed with by a vote of not less than a majority of the members of the City Council present.

SECTION VII: Upon final passage, this Ordinance shall be published in the official newspaper of the City of Mercedes, Texas, as provided by law, and shall be and remain in full force and upon passage.

SECTION VIII: If any part, phrase or sentence of this Ordinance is held void or unconstitutional by a court of competent jurisdiction, or if any tract of land or portion of any tract of land hereby annexed shall be held to be ineligible for annexation or wrongfully annexed, the remaining portions of this Ordinance and the remaining tracts so annexed shall be considered severable and shall remain in full force and effect.

SECTION IX: In accomplishing the annexation of the property herein described the City of Mercedes has strictly followed the provisions of the Charter of the City of Mercedes, and the state statutes as they apply to annexations and any possible deviation from these provisions was unintentional and not material to the accomplishment of this annexation.

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the City Commission of the City of Mercedes, Texas, at which a quorum was present and which was held in accordance with V.T.C.A., Government Code, Section 551.041, on the ____ day of _____, 2024.

CITY OF MERCEDES

Oscar D. Montoya, Sr., Mayor

ATTEST:

APPROVED AS TO FORM:

Joselynn Castillo
City Secretary

Martie Garcia Vela
City Attorney

Management Items

DATE: October 1, 2024

FROM: Adrian Perez, Planning Director

ITEM: **Voluntary Annexation Petition: North Valley Village**

BACKGROUND INFORMATION:

Lot 5, Block 26, Capisallo District Subdivision, Of the Lands of Llano Grande Grant, Hidalgo County, Texas, as shown on the map or plat thereof which is recorded in Volume P, Pages 226-227, Deed Records, Hidalgo County, Texas, and being 40 acres of land, more or less.

The North Valley Village Development is a single-family subdivision covering 40 acres, featuring 193 lots. It is located between Mile 2 East and north of Mile 8 North.

ATTACHMENTS:

- Voluntary annexation Petition
- Exhibit A
- Exhibit B
- Location Map
- Subdivision Plat

Staff Recommendation: Approval.



Voluntary Annexation Petition

CASE #

To the Mayor and City Commission:

I, JAVIER HERNANDEZ, as President of PREMIER PARTNERSHIP, LLC, the sole owner of the tract of land, which is more particularly described by metes and bounds in Exhibit A to this petition, hereby petitions the City Commission of the City of Mercedes to annex the following area(s):

Approximatley 40 acres of Land located on Mile 2 East Rd, about 1,300 feet south of Mile 9 North Rd in Mercedes. Said property is identified by its Hidalgo County Appraisal District Id Number: 130784 with Geographic ID: C1400-00-026-0005-00. Attached please see Legal Description in Exhibit A, Survey in Exhibit B and Location Area Map in Exhibit C.

Premier Partnership, LLC
Owner's Name (Print)

[Signature]
Owner (Signature) Javier Hernandez, President

9/9/2024
Date

STATE OF TEXAS
COUNTY OF HIDALGO

Before me, the undersigned authority, a Notary Public in and for Hidalgo County, Texas, on this day personally appeared Javier Hernandez, whom stated upon his oath the following;

My name is Javier Hernandez, and I am the owner of the land or representative of the majority of the landowners. There are no residents nor are there any qualified voters in the area to be annexed.

I, Javier Hernandez, hereby certify under penalty of perjury that to the best of my knowledge and belief, the property mentioned above currently does not owe any property taxes to the relevant tax authority.

Further affiant sayeth not.

SWORN TO and subscribed before me on this the 9th day of September, 2024.

[Signature]
Notary Public in and for the State of Texas

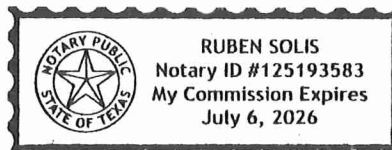
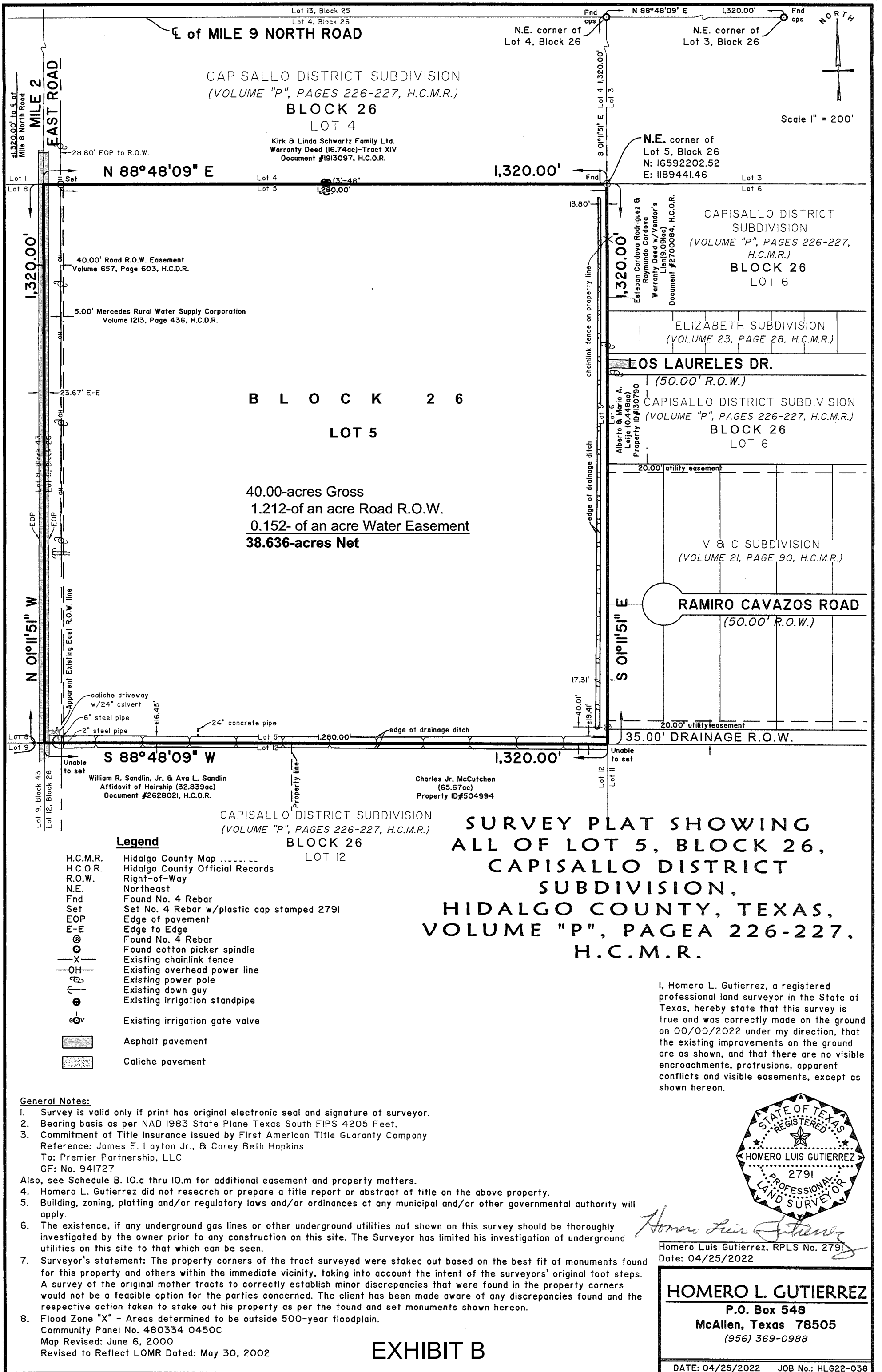


EXHIBIT A

Legal Description:

Lot 5, Block 26, CAPITALLO DISTRICT SUBDIVISION, of the lands of LLANO GRANDE GRANT, Hidalgo County, Texas, as shown on the map or plat thereof which is recorded in Volume P, Pages 226-227, Deed Records, Hidalgo County, Texas, and being 40 acres of land, more or less.



CAPISALLO DISTRICT SUBDIVISION
(VOLUME "P", PAGES 226-227, H.C.M.R.)
BLOCK 26
LOT 4

Kirk & Linda Schwartz Family Ltd.
Warranty Deed (16.74ac)-Tract XIV
Document #1913097, H.C.O.R.

B L O C K 2 6
LOT 5

40.00-acres Gross
1.212-of an acre Road R.O.W.
0.152- of an acre Water Easement
38.636-acres Net

CAPISALLO DISTRICT SUBDIVISION
(VOLUME "P", PAGES 226-227, H.C.M.R.)
BLOCK 26
LOT 6

ELIZABETH SUBDIVISION
(VOLUME 23, PAGE 28, H.C.M.R.)

LOS LAURELES DR.
(50.00' R.O.W.)

CAPISALLO DISTRICT SUBDIVISION
(VOLUME "P", PAGES 226-227, H.C.M.R.)
BLOCK 26
LOT 6

V & C SUBDIVISION
(VOLUME 21, PAGE 90, H.C.M.R.)

RAMIRO CAVAZOS ROAD
(50.00' R.O.W.)

35.00' DRAINAGE R.O.W.

CAPISALLO DISTRICT SUBDIVISION
(VOLUME "P", PAGES 226-227, H.C.M.R.)
BLOCK 26
LOT 12

**SURVEY PLAT SHOWING
ALL OF LOT 5, BLOCK 26,
CAPISALLO DISTRICT
SUBDIVISION,
HIDALGO COUNTY, TEXAS,
VOLUME "P", PAGE 226-227,
H.C.M.R.**

Legend

- H.C.M.R. Hidalgo County Map
- H.C.O.R. Hidalgo County Official Records
- R.O.W. Right-of-Way
- N.E. Northeast
- Fnd Found No. 4 Rebar
- Set Set No. 4 Rebar w/plastic cap stamped 2791
- EOP Edge of pavement
- E-E Edge to Edge
- ⊙ Found No. 4 Rebar
- ⊙ Found cotton picker spindle
- X- Existing chainlink fence
- OH- Existing overhead power line
- ⊙ Existing power pole
- ⊙ Existing down guy
- ⊙ Existing irrigation standpipe
- ⊙ Existing irrigation gate valve
- Asphalt pavement
- Caliche pavement

General Notes:

1. Survey is valid only if print has original electronic seal and signature of surveyor.
2. Bearing basis as per NAD 1983 State Plane Texas South FIPS 4205 Feet.
3. Commitment of Title Insurance issued by First American Title Guaranty Company
Reference: James E. Layton Jr., & Carey Beth Hopkins
To: Premier Partnership, LLC
GF: No. 941727
- Also, see Schedule B. 10.a thru 10.m for additional easement and property matters.
4. Homero L. Gutierrez did not research or prepare a title report or abstract of title on the above property.
5. Building, zoning, platting and/or regulatory laws and/or ordinances at any municipal and/or other governmental authority will apply.
6. The existence, if any underground gas lines or other underground utilities not shown on this survey should be thoroughly investigated by the owner prior to any construction on this site. The Surveyor has limited his investigation of underground utilities on this site to that which can be seen.
7. Surveyor's statement: The property corners of the tract surveyed were staked out based on the best fit of monuments found for this property and others within the immediate vicinity, taking into account the intent of the surveyors' original foot steps. A survey of the original mother tracts to correctly establish minor discrepancies that were found in the property corners would not be a feasible option for the parties concerned. The client has been made aware of any discrepancies found and the respective action taken to stake out his property as per the found and set monuments shown hereon.
8. Flood Zone "X" - Areas determined to be outside 500-year floodplain.
Community Panel No. 480334 0450C
Map Revised: June 6, 2000
Revised to Reflect LOMR Dated: May 30, 2002

I, Homero L. Gutierrez, a registered professional land surveyor in the State of Texas, hereby state that this survey is true and was correctly made on the ground on 00/00/2022 under my direction, that the existing improvements on the ground are as shown, and that there are no visible encroachments, protrusions, apparent conflicts and visible easements, except as shown hereon.



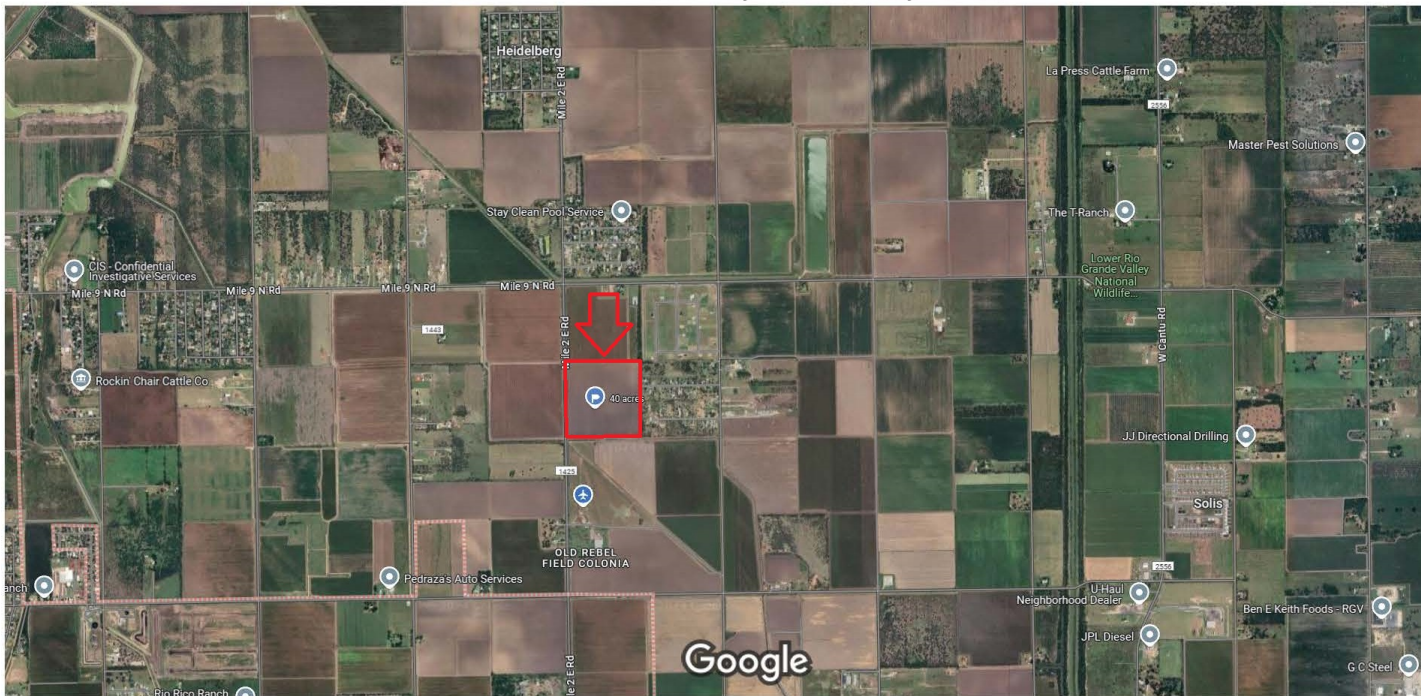
Homero Luis Gutierrez, RPLS No. 2791
Date: 04/25/2022

HOMERO L. GUTIERREZ
P.O. Box 548
McAllen, Texas 78505
(956) 369-0988

DATE: 04/25/2022 JOB No.: HLG22-038

EXHIBIT B

40 acres on Mile 2 East Rd, Mercedes, Texas



Management Items

DATE: October 1, 2024

FROM: Adrian Perez, Planning Director

ITEM: **Subdivision: Preliminary and Final Approval for North Valley Village**

BACKGROUND INFORMATION:

Lot 5, Block 26, Capisallo District Subdivision, Of the Lands of Llano Grande Grant, Hidalgo County, Texas, as shown on the map or plat thereof which is recorded in Volume P, Pages 226-227, Deed Records, Hidalgo County, Texas, and being 40 acres of land, more or less.

The North Valley Village Development is a single-family subdivision covering 40 acres, featuring 193 lots. It is located between Mile 2 East and north of Mile 8 North.

ATTACHMENTS:

- Subdivision Plat
- Drainage Report

Staff Recommendation: Approval.

NORTH VALLEY VILLAGE

A 40.00 ACRE TRACT OF LAND BEING ALL OF LOT 5, BLOCK 26, CAPISALLO DISTRICT SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME "P" PAGES 226-227, MAP RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 40.00-Acre Tract of land, more or less, all out of Lot 5, Block 26, Capisallo District Subdivision, Hidalgo County, Texas, as per the map or plat thereof recorded in Volume P, Pages 226 to 227, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes, located at the East side of Mile 2 East Road, approximately 1,320 Feet South of Mile 9 North Road, is being more particularly described by metes and bounds as follows:

THE POINT OF COMMENCEMENT (P.O.C.) being at a No. 4 Rebar found with plastic cap for the apparent Northeast corner of Lot 4, Block 26 out of said Capisallo District Subdivision, THENCE, S 01°11'51" E, with the apparent East lot line of said Lot 4, a distance of 1,320.00 Feet to a No. 4 Rebar found (N 165°22'52.52, E 189441.46) for the apparent Northeast corner of Lot 6, Block 26 out of said Capisallo District Subdivision and the Northeast corner of said 40.00-Acre Tract, and also being the POINT OF BEGINNING of said 40.00-Acre Tract of land herein described:

THENCE, S 01°11'51" E, parallel to the apparent West lot line of said Lot 5, and with the apparent West lot line of said Lot 5 and the East lot line of said Lot 9 and the apparent Southwest corner of V and C Subdivision (Volume 21, Page 90, Map Records, Hidalgo County, Texas), continuing for a total distance of 1,320.00 Feet to a point on the apparent existing centerline of a drainage ditch an apparent internal corner of said 40.00-Acre Tract of land herein described:

THENCE, S 88°48'09" W, parallel to the apparent North lot line of said Lot 5, along the said existing drainage ditch centerline and with the apparent South lot line of said 40.00-Acre Tract, a distance of 1,320.00 Feet, past a point on the apparent on the apparent existing East right-of-way line of said Mile 2 East Road, continuing for a total distance of 1,320.00 Feet to a point on the apparent Mile 2 East Road original existing 40.00-foot right-of-way centerline for the apparent Southwest corner of said Lot 5 and of said 40.00-Acre Tract of land herein described:

THENCE, N 01°11'51" W, parallel to the said East lot line of said Lot 5, and with the said Mile 2 East Road original existing 40.00-foot right-of-way centerline, a distance of 1,320.00 Feet to a point on the said Mile 2 East Road original existing 40.00-foot right-of-way centerline for the apparent Northwest corner of said Lot 5 and of said 40.00-Acre Tract of land herein described:

THENCE, N 88°48'09" E, with the apparent North lot line of said Lot 5 and of said 40.00-Acre Tract, a distance of 1,320.00 Feet, past a point on the apparent on the apparent existing East right-of-way line of said Mile 2 East Road existing East Right-of-Way line, continuing for a total distance of 1,320.00 Feet to the said No. 4 Rebar found (N 165°22'52.52, E 189441.46) for the Northeast corner of Lot 5 and the Northeast corner of said 40.00-Acre Tract of land herein described, also being the POINT OF BEGINNING, containing a gross of 40.00 acres of land, of which 1,212 acres lies in existing Road Right-of-Way easement and 8,152 of an acre lies in existing Mercedes Rural Water Supply Corporation easement for a net of 38,636 acres of land more or less.

Bearing basis as per NAD 1983 State Plane Texas South FIPS 4205 feet.

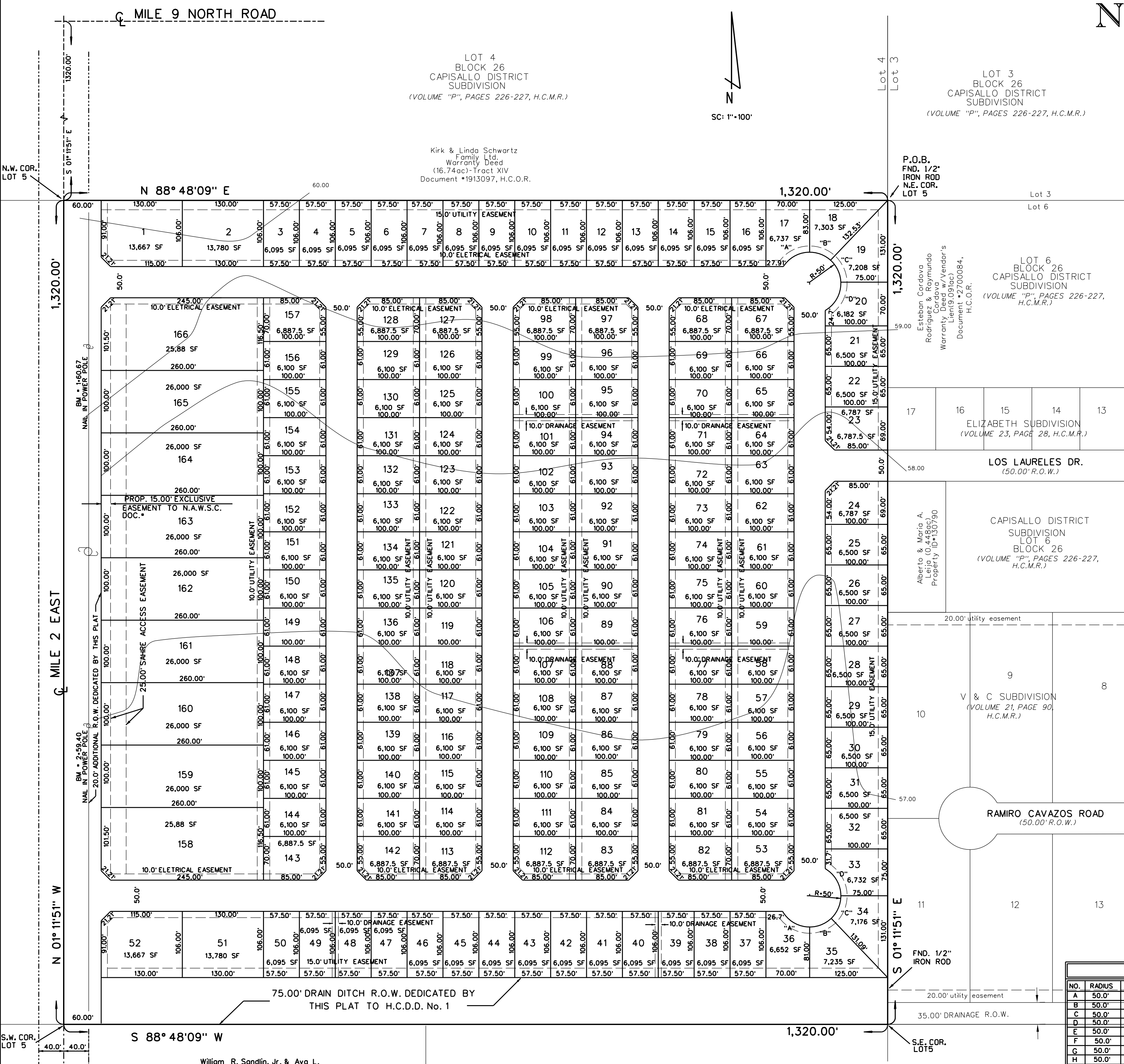
RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, HEREINAFTER CALLED "GRANTEE") THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER, AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, A PERPETUAL EXCLUSIVE EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS OF THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED, THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS/ARE INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEGIN THE PIPELINE INSTALLED, IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATERLINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATE SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HERBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED, THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN, THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS, THE GRANTEE CONVENANTS THAT IT IS THE OWNER OF THE ABOVE DESCRIBED LANDS, AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIES EXCEPT THE FOLLOWING: THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE, THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

WITNESS WHEREOF OF THE SAID GRANTOR EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2024

PREMIER PARTNERSHIP, LLC
PRESIDENT: JAVIER HERNANDEZ
ADDRESS: 1111 W. NOLANA AVENUE
MCALLEN, TEXAS, 78504

CURVE TABLE				
NO.	RADIUS	LENGTH	DELTA	CHORD
A	50.0'	50.01'	30°17'06"	47.95'
B	50.0'	36.71'	90°00'00"	35.89'
C	50.0'	39.82'	54°03'00"	38.77'
D	50.0'	54.36'	60°52'22"	51.76'
E	50.0'	52.36'	60°00'00"	50.00'
F	50.0'	40.44'	46°20'31"	39.34'
G	50.0'	38.09'	43°39'28"	37.18'
H	50.0'	52.35'	60°00'00"	50.00'

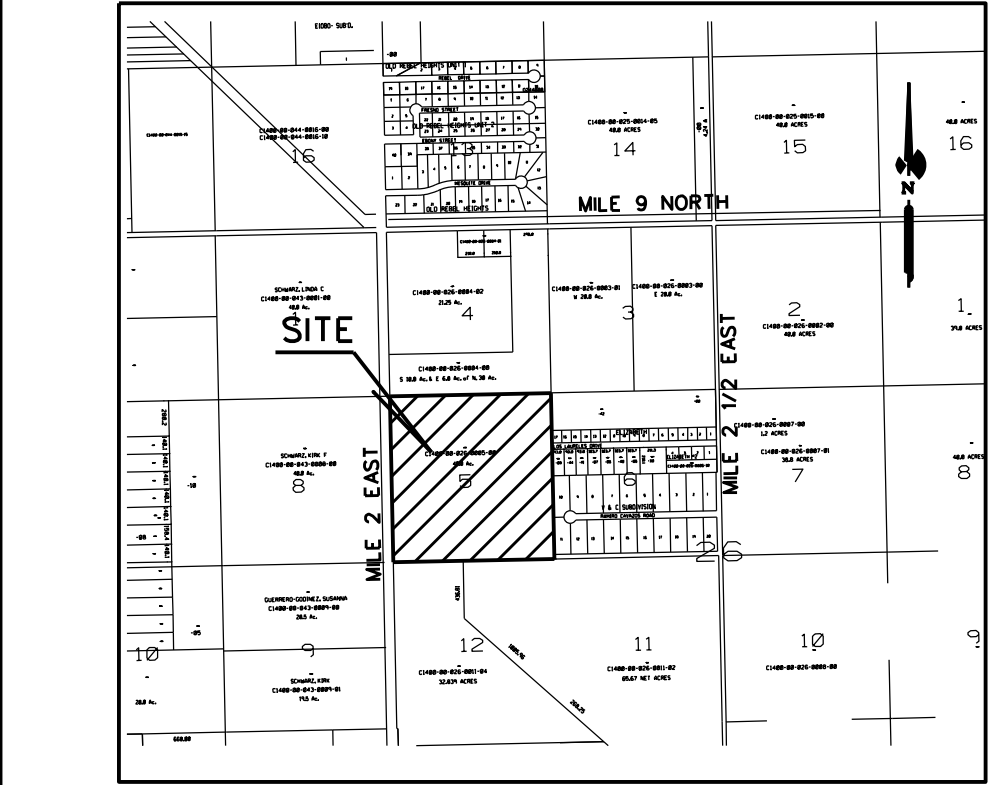


William R. Serrano, Jr. & Av. L. Serrano
Affidavit of Partnership (32,839)ec
Document #2628021, H.C.O.R.

Charles Jr. McQuinn
(65,679)c
Property 10*504994

GENERAL NOTES:

- MIN. BUILDING SETBACK LINES: FRONT 25.0', REAR 10.0' OR GREATER FOR EASEMENTS, SIDE 5.0' OR GREATER FOR EASEMENT, SIDE CORNER 10.0' OR GREATER FOR EASEMENT
- NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENT. EASEMENT SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTING (EXCEPT LOW, LESS AN 18" MATURE HEIGHTS, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT
- FINISHED FLOOR ELEVATION ESTABLISHED MUST BE HIGHER THAN 58.00' OR 18" ABOVE TOP OF CURB OR CENTERLINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.
- FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN COMMUNITY-PANEL No. 480334 0450 C MAP REVISED: JUNE 6, 2000 REVISED TO REFLECT LOWR DATED: MAY 30 2002
- DRAINAGE: IN ACCORDANCE WITH HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND CITY OF MERCEDES REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 140,941 CF (3.24 ACRE- FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINES, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION
- PROJECT BENCH MARK *1ELEV. 60.67, NAIL IN POWER POLE AT THE EAST SIDE OF MILE 2 EAST
- PROJECT BENCH MARK *1ELEV. 59.40, NAIL IN POWER POLE AT THE EAST SIDE OF MILE 2 EAST
- ALL LOT CORNERS MARKED WITH NO. 4 REBAR UNLESS OTHERWISE NOTED.
 - DENOTES 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED.
 - DENOTES 1/2" IRON ROD SET
 - 8. A 5 FT ADA COMPLAINT SIDEWALK IS REQUIRED ALONG THE EAST SIDE OF MILE 2 EAST DURING SUBDIVISION STAGE
 - A 4 FT ADA COMPLIANCE SIDEWALK IS REQUIRED ALONG BOTH SIDES OF THE INTERIOR STREET DURING BUILDING PERMIT STAGE
 - SIDEWALK DETAILS AS PER CITY OF MERCEDES STANDARD DESIGN MANUAL SEC. 10, 10.5 E
 - 9. RIGHTS, RULES, REGULATIONS AND EASEMENTS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT No. 9



STATE OF TEXAS
COUNTY OF HIDALGO

I, WE, THE UNDERSIGNED, OWNER(S) OF THE LAND ON THIS PLAT, AND DESIGNATED HEREIN AS NORTH VALLEY VILLAGE TO THE CITY OF MERCEDES, COUNTY OF HIDALGO, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAIN, EASEMENTS, WATER COURSES, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

PREMIER PARTNERSHIP, LLC
PRESIDENT: JAVIER HERNANDEZ
ADDRESS: 1111 W. NOLANA AVENUE
MCALLEN, TEXAS, 78504

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAVIER HERNANDEZ, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2024

NOTARY PUBLIC, FOR THE STATE OF TEXAS

APPROVED BY DRAINAGE DISTRICT:
HIDALGO COUNTY DRAINAGE DISTRICT No.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODES 49.211 (c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No.1
RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER

GENERAL MANAGER
THIS PLAT IS APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 DATED THIS _____ DAY OF _____, 2024

- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. No. 9
- IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
- HCCID No. 9 WILL NOT BE RESPONSIBLE FOR STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL HCCID No. 9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICT EXPENSE.
- HCCID No. 9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.
- HCCID No. 9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

I, THE UNDERSIGNED, THE MAYOR OF THE CITY OF MERCEDES, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF WESLACO DATE _____ CITY SECRETARY DATE _____

THIS SUBDIVISION PLAT OF NORTH VALLEY VILLAGE BEEN SUBMITTED SUBDIVISION TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF MERCEDES, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS _____ DAY OF _____, 2024 A.D.

CHAIRMAN, PLANNING & ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

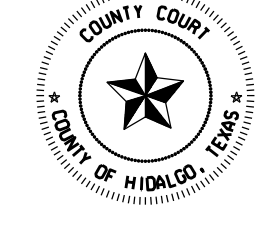
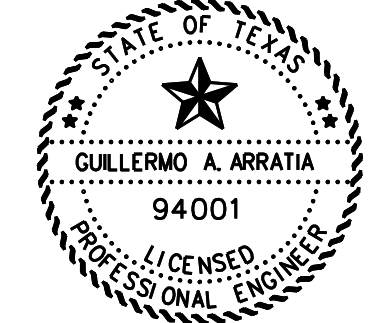
I, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

HOMERO LUIS GUTIERREZ
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2791
2600 SAN DIEGO MISSION, TEXAS 78572

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, GUILLERMO A. ARRATIA, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

Guillermo Arratia, P.E.
9/18/2024
GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER # 94001
526 N. 5TH ST.
DONNA, TEXAS, 78537



FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

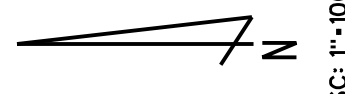
BY: _____ DEPUTY

PRINCIPAL CONTACTS:
NAME ADDRESS CITY & ZIP PHONE
OWNER: EZEQUEL MOYA JR 7716 N 5TH ST MCALLEN, TEXAS, 78504 956-408-0267
ENGINEER: GUILLERMO A. ARRATIA, P.E. 526 N. 5TH ST. DONNA, TX 78537. (956) 784-0218
SURVEYOR: HOMERO L. GUTIERREZ 2600 SAN DIEGO MISSION, TEXAS 78572 (956) 583-5479

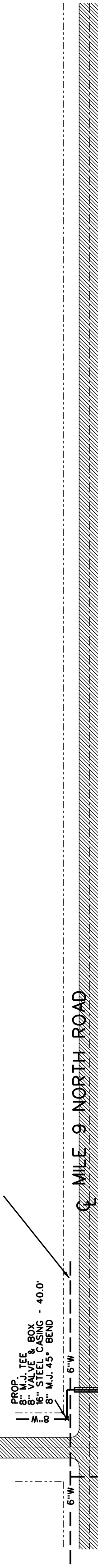
DATE OF PREPARATION: NOVEMBER 6, 2022

NAIN ENGINEERING, L.L.C.

CONSULTING ENGINEER
FIRM NO. F-9050
526 N. 5TH STREET
DONNA, TEXAS, 78537
PH. (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM



EXIST. 6" WATERLINE



SC: 1"=100'

GENERAL NOTES:

1. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES PRIOR TO START OF CONSTRUCTION.
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO LOCATE UNDERGROUND UTILITIES, WHETHER SHOWN OR NOT SHOWN ON THE DRAWINGS, SUFFICIENTLY IN ADVANCE OF OPERATIONS TO PRECLUDE DAMAGE TO SAME.
3. WATER, SEWER, OR OTHER UTILITY SERVICES NOT BE INTERRUPTED. ANY DAMAGES TO EXISTING UTILITIES WILL BE THE CONTRACTOR'S RESPONSIBILITY.
4. IN THE EVENT OF DAMAGE TO UNDERGROUND UTILITIES, WHETHER SHOWN OR NOT SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS TO PLACE THE FACILITIES BACK IN SERVICE AT NO INCREASE IN THE CONTRACTOR'S PRICE AND ALL SUCH REPAIRS SHALL CONFORM TO THE REQUIREMENTS OF THE COMPANY OR AGENCY SERVING THE FACILITY.
5. THE CONTRACTOR SHALL EXERCISE EXTRA CARE TO PREVENT DAMAGE TO ALL OTHER STRUCTURES IN THE AREA INCLUDING BUILDINGS, FENCES, ROADS, PIPELINES UTILITIES, ETC., WHETHER PUBLICLY OR PRIVATELY OWNED.
6. UNTIL ACCEPTANCE BY THE ENGINEER OF ANY PART OR ALL OF THE CONSTRUCTION IS COMPLETE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, CHARGE AND CARE OF THE CONTRACTOR, AND HE SHALL TAKE EVERY NECESSARY PRECAUTION AGAINST INJURY OR DAMAGE TO ANY PART OF THE WORK. THE CONTRACTOR SHALL REBUILD, REPAIR, RESTORE AND MAKE GOOD, AT HIS OWN EXPENSE, ALL DAMAGE TO ANY PORTION OF THE WORK BEFORE ITS COMPLETION AND ACCEPTANCE.
7. CONTRACTOR WILL BE RESPONSIBLE FOR TRAFFIC CONTROL PLAN.
8. NO OPEN TRENCHES OR EXCAVATION SHALL BE LEFT OPEN OVERNIGHT.
9. PROPOSED TRENCH PROTECTION FOR SANITARY SEWER LINE.
10. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT CITY OF MERCEDES TO VERIFY ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.

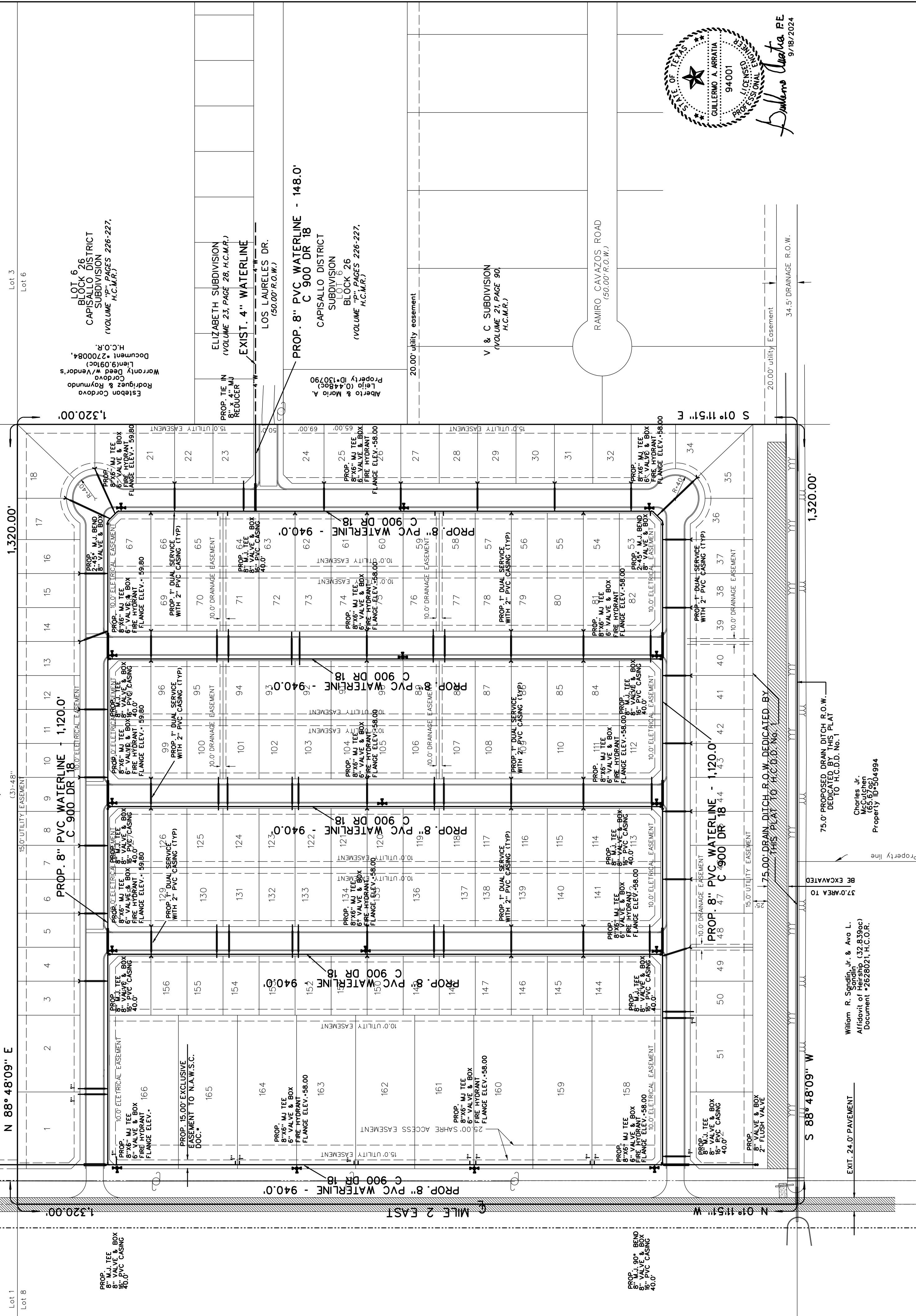
Kirk & Linda Schwartz
Family Ltd.
Warranty Deed
(20.235ac)-Tract I
Document #1913097, H.C.O.R.

PROP. 8" PVC WATERLINE - 1,480.0'
C 900 DR 18

PROP. 15.00' EXCLUSIVE
EASEMENT TO N.A.W.S.C. DOC.
20.0'
EXT. 80.00' R.O.W.

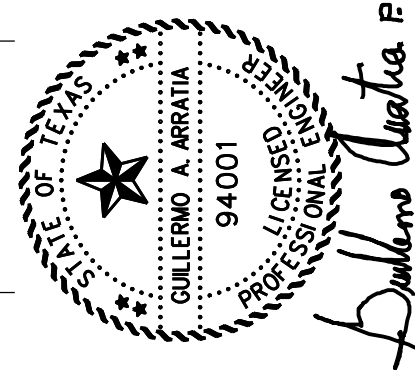
LOT 4, 6
BLOCK 6
CAPISALLO DISTRICT
SUBDIVISION
(VOLUME "P", PAGES 226-227, H.C.M.R.)

Mick & Linda Schwartz
Family Ltd.
Warranty Deed
(16.74ac)-Tract XIV
Document #1913097, H.C.O.R.



William R. Spadlin, Jr. & Ava L. Spadlin
Affidavit of Merit (32.839ac)
Document #2628021, H.C.O.R.

Charles Jr.
Affidavit of Merit
(65.575ac)
Property ID#504994

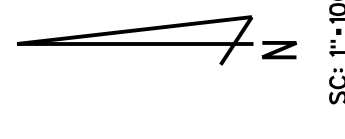


Dallas A. Ochoa, P.E.
9/18/2024

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET
DONNA, TEXAS. 78537
PH. (956) 784-0218
E-MAIL: NAINENGINEERING@AHO.COM

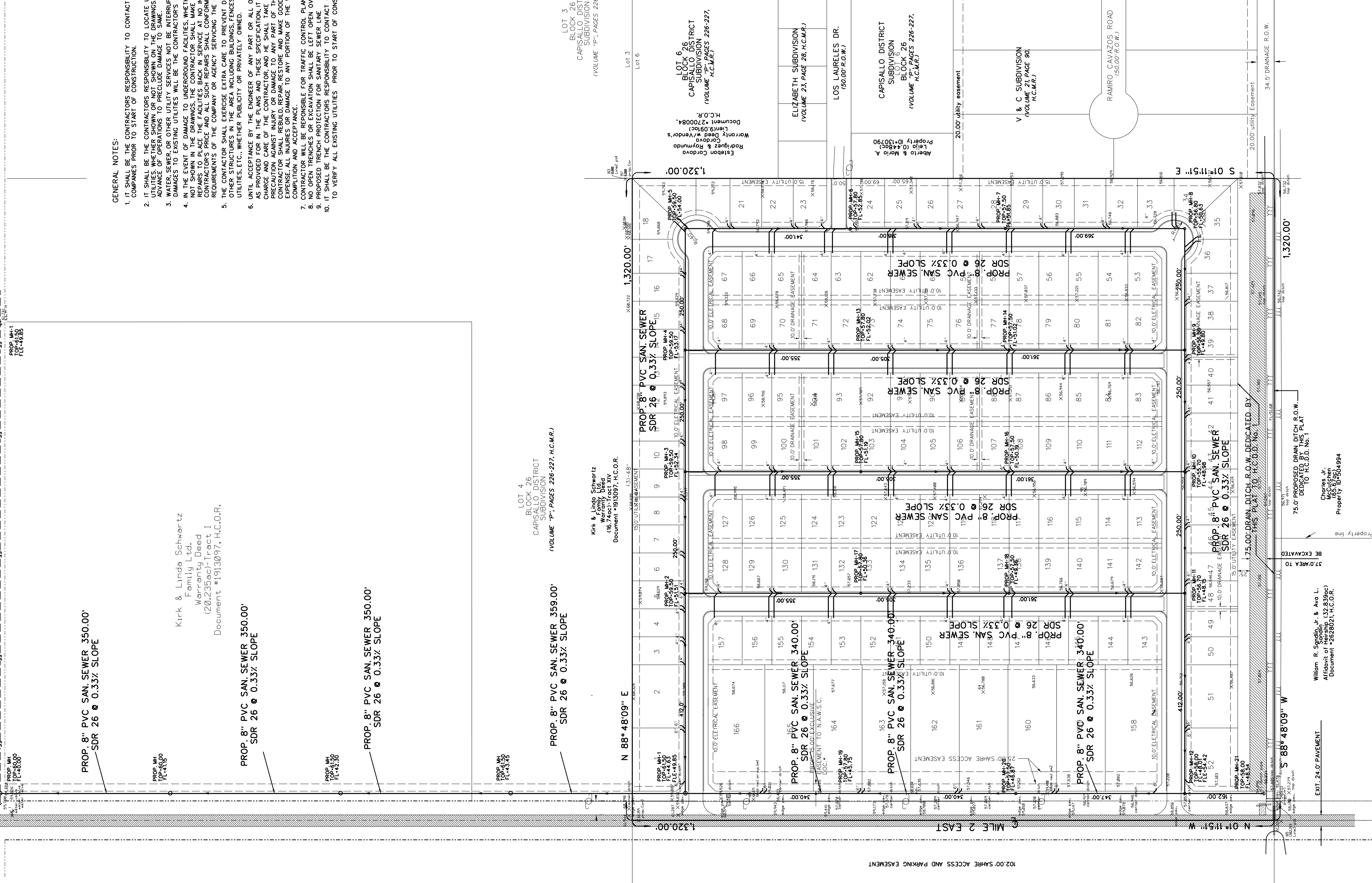
WATERLINE LAYOUT

NORTH VALLEY VILLAGE



SC: 1"=100'

1/4 MILE 9 NORTH ROAD



PROP. 8" PVC SAN. SEWER 350.00' SDR 26 @ 0.33% SLOPE

PROP. 8" PVC SAN. SEWER 350.00' SDR 26 @ 0.33% SLOPE

PROP. 8" PVC SAN. SEWER 350.00' SDR 26 @ 0.33% SLOPE

PROP. 8" PVC SAN. SEWER 359.00' SDR 26 @ 0.33% SLOPE

PROP. 8" PVC SAN. SEWER 340.00' SDR 26 @ 0.33% SLOPE

PROP. 8" PVC SAN. SEWER 340.00' SDR 26 @ 0.33% SLOPE

PROP. 8" PVC SAN. SEWER 340.00' SDR 26 @ 0.33% SLOPE

PROP. 8" PVC SAN. SEWER 2 SDR 26 @ 0.33% SLOPE

- GENERAL NOTES:
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES PRIOR TO START OF CONSTRUCTION.
 - IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO LOCATE UNDERGROUND UTILITIES, WHETHER SHOWN OR NOT SHOWN ON THE DRAWINGS, SUFFICIENTLY IN ADVANCE OF OPERATIONS TO PRECLUDE DAMAGE TO SAME.
 - WATER, SEWER, OR OTHER UTILITY SERVICES NOT BE INTERRUPTED. ANY DAMAGES TO EXISTING UTILITIES WILL BE THE CONTRACTOR'S RESPONSIBILITY.
 - NO THEFT OF MATERIALS TO UNDERGROUND UTILITIES. WHETHER SHOWN OR NOT SHOWN ON THE DRAWINGS, SUFFICIENTLY IN ADVANCE OF OPERATIONS TO PRECLUDE DAMAGE TO SAME.
 - REPAIRS TO PLACE THE FACILITIES BACK IN SERVICE AT NO INCREASE IN THE CONTRACTOR'S PRICE AND ALL SUCH REPAIRS SHALL CONFORM TO THE REQUIREMENTS OF THE COMPANY OR AGENCY SERVICING THE FACILITY.
 - THE CONTRACTOR SHALL EXERCISE EXTRA CARE TO PREVENT DAMAGE TO ALL OTHER STRUCTURES IN THE AREA INCLUDING BUILDINGS, FENCES, ROADS, PIPELINES UTILITIES, ETC., WHETHER PUBLICLY OR PRIVATELY OWNED.
 - UNTIL ACCEPTANCE BY THE ENGINEER OF ANY PART OR ALL OF THE CONSTRUCTION WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, CHARGE AND CARE OF THE CONTRACTOR, AND HE SHALL TAKE EVERY NECESSARY PRECAUTION AGAINST INJURY OR DAMAGE TO ANY PART OF THE WORK. THE CONTRACTOR SHALL REBUILD, REPAIR, RESTORE AND MAKE GOOD, AT HIS OWN EXPENSE, ALL DAMAGE TO ANY PORTION OF ANY PORTION OF THE WORK BEFORE ITS COMPLETION AND ACCEPTANCE.
 - CONTRACTOR WILL BE RESPONSIBLE FOR TRAFFIC CONTROL PLAN.
 - NO OPEN TRENCHES OR EXCAVATION SHALL BE LEFT OPEN OVERNIGHT.
 - PROPOSED TRENCH PROTECTION FOR SANITARY SEWER LINE.
 - IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT CITY OF MERCEDES TO VERIFY ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.

Kirk & Linda Schwartz
Family Ltd.
Warranty Deed
(20.235ac)-Tract I
Document #1913097, H.C.O.R.

LOT 4, 6
BLOCK 26
CAPISALLO DISTRICT
SUBDIVISION
(VOLUME "P", PAGES 226-227, H.C.M.R.)

Kirk & Linda Schwartz
Family Ltd.
Warranty Deed
(16.74ac)-Tract XIV
Document #1913097, H.C.O.R.

LOT 3
BLOCK 26
CAPISALLO DISTRICT
SUBDIVISION
(VOLUME "P", PAGES 226-227, H.C.M.R.)

LOT 6, 6
BLOCK 26
CAPISALLO DISTRICT
SUBDIVISION
(VOLUME "P", PAGES 226-227, H.C.M.R.)

ELIZABETH SUBDIVISION
(VOLUME 23, PAGE 28, H.C.M.R.)

LOS LAURELES DR.
(50.00' R.O.W.)

CAPISALLO DISTRICT
SUBDIVISION
BLOCK 26
(VOLUME "P", PAGES 226-227, H.C.M.R.)

V & C SUBDIVISION
(VOLUME 21, PAGE 90, H.C.M.R.)

RAMPRO CAVAZOS ROAD
(50.00' R.O.W.)



Dallas Oetka, P.E.
9/18/2024

William R. Spadlin, Jr. & Ava L. Spadlin
Affidavit of Merit
Document #2628021, H.C.O.R.

Charles Jr.
Affidavit of Merit
Document #1651575
Property ID: 504994

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER

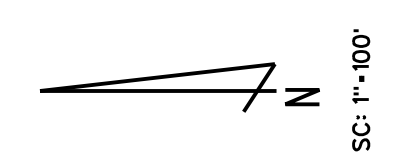
526 N. 5TH STREET
DONNA, TEXAS. 78537

FIRM NO. F-9050

PH. (956) 784-0218
E-MAIL: NAINENGINEERING@AHO.COM

SANITARY SEWER LAYOUT

NORTH VALLEY VILLAGE



1/4 MILE 9 NORTH ROAD

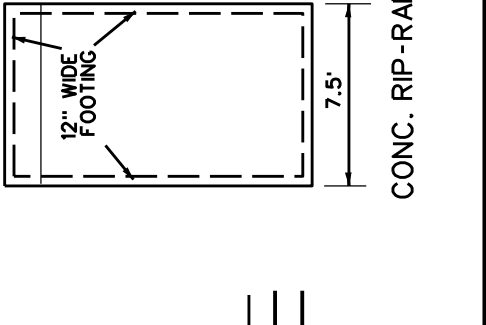
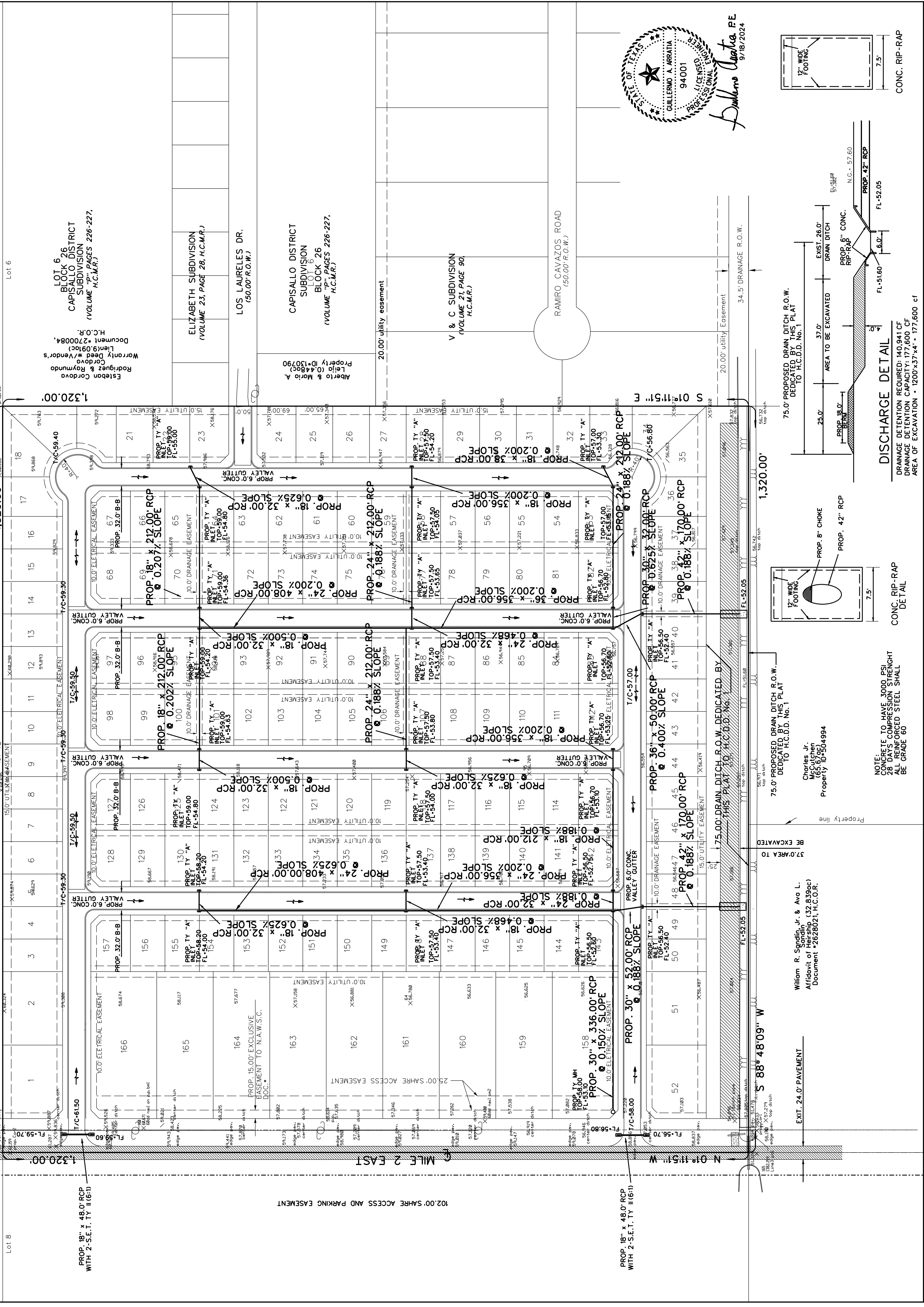
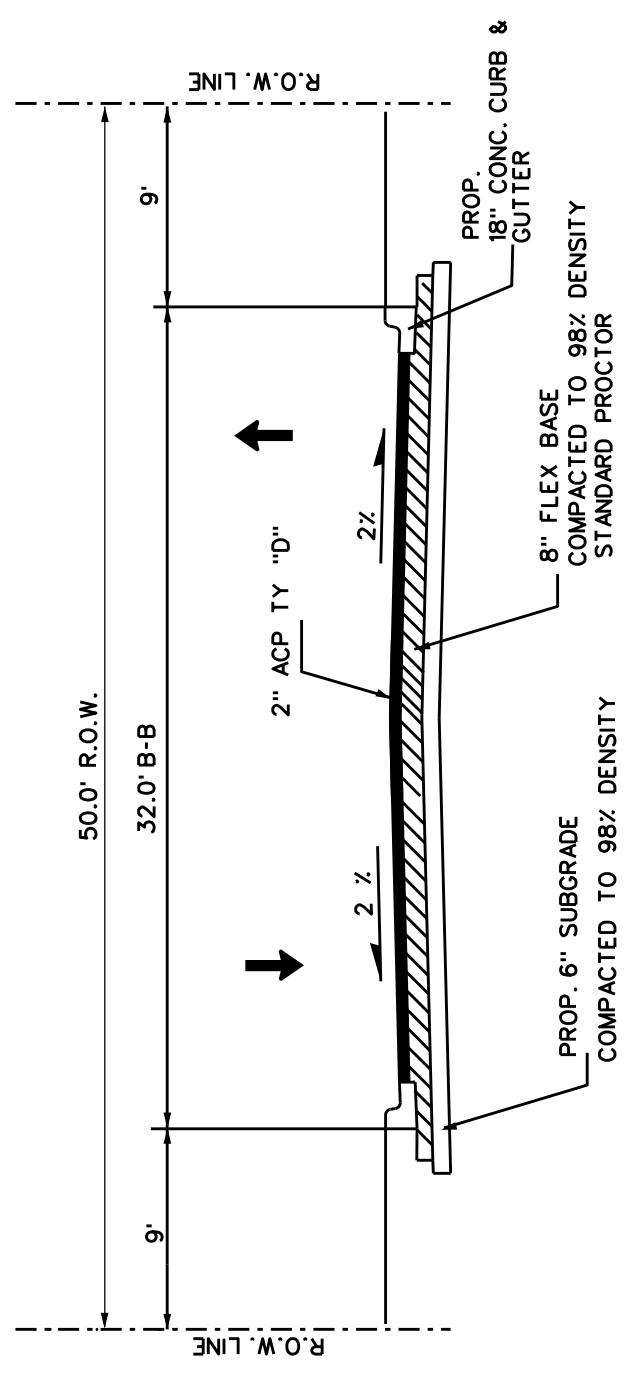
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 3. WATER, SEWER, OR OTHER UTILITY SERVICES NOT BE INTERRUPTED. ANY DAMAGES TO EXISTING UTILITIES WILL BE THE CONTRACTORS RESPONSIBILITY. IN THE EVENT OF DAMAGE TO UNDERGROUND UTILITIES, WHETHER SHOWN OR NOT SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS TO PLACE THE FACILITIES BACK IN SERVICE AT NO INCREASE IN THE CONTRACTORS PRICE AND ALL SUCH REPAIRS SHALL CONFORM TO THE REQUIREMENTS OF THE COMPANY OR AGENCY SERVICING THE FACILITY.
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 5. UNTIL ACCEPTANCE BY THE ENGINEER OF ANY PART OR ALL OF THE CONSTRUCTION HAS OCCURRED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, CHARGE AND CARE OF THE CONTRACTOR, AND HE SHALL TAKE EVERY NECESSARY PRECAUTION AGAINST INJURY OR DAMAGE TO ANY PART OF THE WORK. THE CONTRACTOR SHALL REBUILD, REPAIR, RESTORE AND MAKE GOOD, AT HIS OWN EXPENSE, ALL INJURY OR DAMAGE TO ANY PORTION OF THE WORK BEFORE ITS COMPLETION AND ACCEPTANCE.
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Kirk & Linda Schwartz
Family Ltd.
Warranty Deed
120.235ac-Tract I
Document #1913097, H.C.O.R.

LOT 4
BLOCK 6
CAPISALLO DISTRICT
SUBDIVISION
(VOLUME "P", PAGES 226-227, H.C.M.R.)

Kirk & Linda Schwartz
Family Ltd.
Warranty Deed
120.235ac-Tract IV
Document #1913097, H.C.O.R.
131.483'

PROPOSED TYPICAL SECTION



NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET
DONNA, TEXAS. 78537

PAVING AND DRAINAGE

NORTH VALLEY VILLAGE

NOTE:
CONCRETE TO HAVE 3000 PSI
28 DAYS COMPRESSION STRENGTH
BE GRADE 60

William R. Spadlin, Jr. & Ava L. Spadlin
Affidavit of Donor
Document #2628021, H.C.O.R.

Charles Jr.
Affidavit of Donor
Document #1655951
Property ID: 0504994

75.0' PROPOSED DRAIN DITCH R.O.W.
DEDICATED BY THIS PLAN
TO H.C.O.D. NO. 1

DISCHARGE DETAIL
DRAINAGE DETENTION REQUIRED: 140,941 CF
AREA OF EXCAVATION: 1200'x37'x4" = 17,600 cf



Dallas, Texas, TX 75201
9/18/2024

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET, DONNA, TEXAS. 78537 PH. (956) 784-0218
FIRM No. F-9050

DRAINAGE REPORT
For
NORTH VALLEY VILLAGE

Prepared by : Guillermo A. Arratia, P.E.



Guillermo A. P.E.
4/3/23

INDEX OF SHEETS

- 1. Cover Sheet**
- 2. Index of Sheets**
- 3. Drainage Report**
- 4. Drainage Calculations – Exhibit “A”**
- 5. Rainfall Intensity Table**
- 6. Runoff Coefficient Table**
- 7. Location Map – Exhibit “B”**
- 8-9 FEMA Map Location “Exhibit “C”**
- 10-11 Soil Map – Exhibit “D”**

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET, DONNA, TEXAS. 78537 PH. (956) 784-0218
FIRM No. F-9050

DRAINAGE REPORT
For
NORTH VALLEY VILLAGE

I. PROJECT LOCATION

A 40.00 acre Tract of land being all of Lot 5, Block 26, Capisallo District Subdivision, according to the map recorded in volume P, pages 226-227, Deed records, Hidalgo County, Texas, and is located on the east side of Mile 2 East 1320.00 feet south of Mile 9 North Road, and is located within the city of Mercedes. (Refer to Exhibit B).

II. FLOOD PLAIN

The subject tract lies in Zone "X", Areas determined to be outside 500-year flood plain . F.E.M.A.-F.I.R.M. Map No. 480334 0450 C, Map Revised June 6, 2000. Map Revised to Reflect LOMR: Effective: October 5, 2018. (Refer to Exhibit C).

III. SOIL CONDITIONS

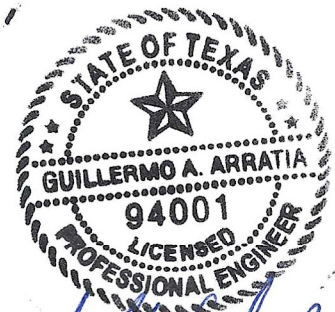
A review of the Soil Survey of Hidalgo County indicates the subject tract lies in an area of predominantly Mercedes and Raymondville (39) (52)sandy clay loam soil that has a pour low shrink-swell potential and is listed in Hydrological Group D. (Refer to Exhibit D)

IV. EXISTING CONDITIONS

The subject tract is currently undeveloped. The existing terrain has a grade of approximately (0.1%). Existing runoff (14.02 cfs) from the site is by form of sheet flow runs towards the south side of this tract.

V. PROPOSED CONDITIONS

The proposed conditions for this subject tract is for 153 lots for residential use. And 13 lots for commercial use. The storm runoff after development will be increase 37.18 cfs for a total 51.2 cfs, I have calculated that 181,322 cf of storm runoff for a 50 year design frequency, and will be out falling into a proposed storm sewer system pipes ranging from 18" to 42" RCP with curb inlets and out falling into Drain Ditch located on the south side of this subdivision and owned by H.CC.I.D No.9. and will be dedicated to H.C.D.D. No. 1. Detention of 181,322 CF will be accomplished by excavating this volume on the existing Drain Ditch.



Guillermo A. Arratia, P.E.
27
9/18/24

NORTH VALLEY VILLAGE RESIDENTIAL LOTS

AREA= 28.58 Ac.

TxDOT Intensity Constants for $I=b/(Tc+d)^e$

Existing Conditions

Length= 1250 ft.
 Slope= 0.1 %
 Cexist.= 0.2
 Time of Concentration= 123 min.
 Texist. = 123 min.
 Iexist.= 1.94 in/hr
 Qexist.= 11.10 cfs.

10 year storm

b= 87
 e= 0.778
 d= 9.2

Proposed Conditions

Length= 1250 ft.
 Slope= 0.15 %
 Cfut.= 0.3
 Time of Con. = 96 min.
 Tfut.= 96 min.
 Ifut.= 3.03 in/hr
 Qfut.= 26.0 cfs.
 Qin= 8.57 i

50 year storm

b= 99
 e= 0.749
 d= 9.2

tp (Min.)	I50 (in/hr)	Qin (cfs)	Vin (cubic ft.)	Qout (cfs)	Vout (cubic ft.)	Ev (cubic ft.)
10	10.83	92.82	55690	11.10	35234	20,456
20	7.91	67.80	81363	11.10	38564	42,799
30	6.34	54.38	97886	11.10	41894	55,992
40	5.35	45.87	110090	11.10	45224	64,867
50	4.66	39.93	119804	11.10	48553	71,251
60	4.14	35.53	127903	11.10	51883	76,020
70	3.75	32.11	134872	11.10	55213	79,660
80	3.43	29.38	141006	11.10	58542	82,463
90	3.16	27.13	146496	11.10	61872	84,624
110	2.76	23.64	156038	11.10	68531	87,507
120	2.60	22.26	160256	11.10	71861	88,395
130	2.45	21.05	164183	11.10	75191	88,992
140	2.33	19.98	167859	11.10	78520	89,339
150	2.22	19.04	171319	11.10	81850	89,469
160	2.12	18.19	174589	11.10	85180	89,410
170	2.03	17.42	177692	11.10	88509	89,183
180	1.95	16.73	180646	11.10	91839	88,807
190	1.88	16.09	183466	11.10	95169	88,297
200	1.81	15.51	186166	11.10	98498	87,667
210	1.75	14.98	188756	11.10	101828	86,927

DRAINAGE CALCULATIONS EXHIBIT "A"

220	1.69	14.49	191246	11.10	105158	86,088
230	1.64	14.03	193645	11.10	108487	85,157
240	1.59	13.61	195960	11.10	111817	84,143
250	1.54	13.21	198197	11.10	115147	83,050
260	1.50	12.84	200363	11.10	118476	81,886
270	1.46	12.50	202462	11.10	121806	80,656

Storage Requires= 89,469 cubic feet = 2.05 ac-ft



Guillermo A. P.E.
9/18/24

NORTH VALLEY VILLAGE COMMERCIAL LOTS

AREA= 7.24 Ac.

TxDOT Intensity Constants for $I=b/(Tc+d)^e$

Existing Conditions

Length= 1100 ft.
 Slope= 0.1 %
 Cexist.= 0.2
 Time of Concentration= 116 min.
 Texist. = 116 min.
 Iexist.= 2.03 in/hr
 Qexist.= 2.94 cfs.

10 year storm

b= 87
 e= 0.778
 d= 9.2

Proposed Conditions

Length= 1100 ft.
 Slope= 0.15 %
 Cfut.= 0.7
 Time of Con. = 45 min.
 Tfut.= 45 min.
 Ifut.= 4.98 in/hr
 Qfut.= 25.2 cfs.
 Qin= 5.07 i

50 year storm

b= 99
 e= 0.749
 d= 9.2

tp (Min.)	I50 (in/hr)	Qin (cfs)	Vin (cubic ft.)	Qout (cfs)	Vout (cubic ft.)	Ev (cubic ft.)
10	10.83	54.86	32918	2.94	4853	28,064
20	7.91	40.08	48093	2.94	5737	42,356
30	6.34	32.14	57859	2.94	6620	51,239
40	5.35	27.11	65073	2.94	7503	57,570
50	4.66	23.60	70815	2.94	8387	62,428
60	4.14	21.00	75602	2.94	9270	66,332
70	3.75	18.98	79722	2.94	10153	69,568
80	3.43	17.36	83347	2.94	11037	72,310
90	3.16	16.04	86592	2.94	11920	74,672
110	2.76	13.97	92233	2.94	13687	78,546
120	2.60	13.16	94726	2.94	14570	80,156
130	2.45	12.44	97047	2.94	15454	81,593
140	2.33	11.81	99220	2.94	16337	82,883
150	2.22	11.25	101265	2.94	17220	84,045
160	2.12	10.75	103198	2.94	18104	85,094
170	2.03	10.30	105032	2.94	18987	86,045
180	1.95	9.89	106778	2.94	19870	86,908
190	1.88	9.51	108445	2.94	20754	87,691
200	1.81	9.17	110040	2.94	21637	88,403
210	1.75	8.85	111571	2.94	22520	89,051

DRAINAGE CALCULATIONS EXHIBIT "A"

220	1.69	8.56	113043	2.94	23404	89,640
230	1.64	8.29	114461	2.94	24287	90,174
240	1.59	8.04	115830	2.94	25170	90,659
250	1.54	7.81	117152	2.94	26054	91,098
260	1.50	7.59	118432	2.94	26937	91,495
270	1.46	7.39	119673	2.94	27820	91,853

Storage Requires= 91,853 cubic feet = 2.11 ac-ft



Guillermo A. P.E.
9/18/24

TABLE 6. CONSTANTS FOR USE IN FORMULA $I = b / (t_c t_d)^e$ (Continued)

COUNTY	2 year				5 year				10 year				25 year				50 year				100 year			
	e	b	d	d	e	b	d	d	e	b	d	d	e	b	d	d	e	b	d	d	e	b	d	d
Hemphill	0.845	56	10.6	10.7	0.842	87	10.7	10.7	0.843	103	10.7	10.7	0.840	115	10.7	10.7	0.847	132	10.7	10.7	0.847	132	10.6	
Henderson	0.800	60	8.7	9.0	0.770	79	9.0	9.0	0.773	93	9.0	9.0	0.752	93	9.0	9.0	0.749	102	9.0	9.0	0.749	102	8.7	
Hidalgo	0.831	74	9.6	9.2	0.778	87	9.2	9.2	0.771	98	9.2	9.2	0.749	99	9.2	9.2	0.740	103	9.2	9.2	0.740	103	9.6	
Hill	0.799	57	8.2	8.8	0.777	78	8.8	8.8	0.773	91	8.8	8.8	0.754	98	8.8	8.8	0.759	105	8.8	8.8	0.759	105	8.2	
Hockley	0.832	46	9.9	10.0	0.807	64	10.0	10.0	0.812	78	10.0	10.0	0.810	87	10.0	10.0	0.817	101	10.0	10.0	0.817	101	9.9	
Hood	0.782	48	7.7	8.3	0.773	65	8.3	8.3	0.782	90	8.3	8.3	0.773	98	8.3	8.3	0.766	105	8.3	8.3	0.766	105	7.7	
Hopkins	0.788	54	8.3	9.1	0.775	77	9.1	9.1	0.767	88	9.1	9.1	0.754	93	9.1	9.1	0.750	100	9.1	9.1	0.750	100	8.3	
Houston	0.797	63	8.2	8.3	0.757	78	8.3	8.3	0.748	86	8.3	8.3	0.740	93	8.3	8.3	0.727	94	8.3	8.3	0.727	94	8.2	
Howard	0.805	42	9.2	10.1	0.802	65	10.1	10.1	0.796	76	10.1	10.1	0.791	86	10.1	10.1	0.788	95	10.1	10.1	0.788	95	9.2	
Hudspeth	0.800	27	9.4	11.4	0.827	50	11.4	11.4	0.819	60	11.4	11.4	0.856	78	11.4	11.4	0.833	77	11.4	11.4	0.833	77	9.4	
Hunt	0.793	55	8.4	9.2	0.783	80	9.2	9.2	0.776	93	9.2	9.2	0.764	99	9.2	9.2	0.758	104	9.2	9.2	0.758	104	8.4	
Hutchinson	0.850	56	10.4	11.0	0.837	80	11.0	11.0	0.851	100	11.0	11.0	0.863	121	11.0	11.0	0.837	115	11.0	11.0	0.837	115	10.4	
Irion	0.780	37	8.1	8.5	0.778	61	8.5	8.5	0.782	88	8.5	8.5	0.769	81	8.5	8.5	0.770	90	8.5	8.5	0.770	90	8.1	
Jack	0.789	48	8.5	8.5	0.779	63	8.5	8.5	0.782	88	8.5	8.5	0.782	98	8.5	8.5	0.775	109	8.5	8.5	0.775	109	8.5	
Jackson	0.809	68	8.8	8.5	0.769	73	8.5	8.5	0.745	89	8.5	8.5	0.737	95	8.5	8.5	0.720	97	8.5	8.5	0.720	97	8.8	
Jasper	0.782	65	8.1	7.4	0.743	65	7.4	7.4	0.719	78	7.4	7.4	0.715	84	7.4	7.4	0.700	87	7.4	7.4	0.700	87	8.1	
Jeff Davis	0.821	35	9.6	10.8	0.853	69	10.8	10.8	0.802	65	10.8	10.8	0.818	77	10.8	10.8	0.832	93	10.8	10.8	0.832	93	9.6	
Jefferson	0.799	74	9.2	7.5	0.727	74	7.5	7.5	0.730	86	7.5	7.5	0.710	87	7.5	7.5	0.687	84	7.5	7.5	0.687	84	9.2	
Jim Hogg	0.831	73	9.4	9.4	0.786	87	9.4	9.4	0.780	98	9.4	9.4	0.756	99	9.4	9.4	0.750	104	9.4	9.4	0.750	104	9.4	
Jim Wells	0.825	71	9.4	8.9	0.755	80	8.9	8.9	0.768	94	8.9	8.9	0.748	98	8.9	8.9	0.740	102	8.9	8.9	0.740	102	9.4	
Johnson	0.789	52	8.1	8.5	0.779	67	8.5	8.5	0.773	77	8.5	8.5	0.771	99	8.5	8.5	0.763	106	8.5	8.5	0.763	106	8.1	
Jones	0.780	41	8.5	9.0	0.771	55	9.0	9.0	0.780	82	9.0	9.0	0.803	102	9.0	9.0	0.784	104	9.0	9.0	0.784	104	8.5	
Karnes	0.800	60	8.8	8.9	0.794	73	8.9	8.9	0.780	82	8.9	8.9	0.751	95	8.9	8.9	0.749	106	8.9	8.9	0.749	106	8.8	
Kaufman	0.797	57	8.6	9.0	0.766	77	9.0	9.0	0.767	91	9.0	9.0	0.763	98	9.0	9.0	0.757	104	9.0	9.0	0.757	104	8.6	
Kendall	0.791	53	8.6	8.3	0.776	80	8.3	8.3	0.777	93	8.3	8.3	0.763	98	8.3	8.3	0.757	104	8.3	8.3	0.757	104	8.6	
Kenedy	0.826	73	9.2	8.7	0.771	64	8.7	8.7	0.764	84	8.7	8.7	0.762	94	8.7	8.7	0.763	104	8.7	8.7	0.763	104	9.2	
Kent	0.801	43	9.0	10.0	0.793	79	10.0	10.0	0.783	94	10.0	10.0	0.735	96	10.0	10.0	0.731	100	10.0	10.0	0.731	100	9.0	
Kerr	0.789	49	8.4	8.0	0.801	60	8.0	8.0	0.806	85	8.0	8.0	0.799	93	8.0	8.0	0.798	104	8.0	8.0	0.798	104	8.4	
Kimble	0.775	42	8.2	7.6	0.765	58	7.6	7.6	0.763	80	7.6	7.6	0.763	85	7.6	7.6	0.768	104	7.6	7.6	0.768	104	8.2	
King	0.804	45	9.4	9.5	0.758	53	9.5	9.5	0.757	75	9.5	9.5	0.771	88	9.5	9.5	0.768	100	9.5	9.5	0.768	100	9.4	
Kimney	0.812	53	8.8	8.0	0.794	59	8.0	8.0	0.802	87	8.0	8.0	0.811	103	8.0	8.0	0.802	111	8.0	8.0	0.802	111	8.4	
Kieberg	0.826	72	9.4	8.7	0.780	62	8.7	8.7	0.777	82	8.7	8.7	0.790	97	8.7	8.7	0.781	108	8.7	8.7	0.781	108	8.2	
Knox	0.800	46	9.4	9.3	0.794	79	9.3	9.3	0.761	93	9.3	9.3	0.739	96	9.3	9.3	0.731	99	9.3	9.3	0.731	99	9.4	
Lamar	0.783	53	8.2	8.9	0.801	75	8.9	8.9	0.798	88	8.9	8.9	0.809	104	8.9	8.9	0.798	111	8.9	8.9	0.798	111	8.2	
Lamb	0.837	47	10.1	9.6	0.777	66	9.6	9.6	0.769	87	9.6	9.6	0.759	93	9.6	9.6	0.752	98	9.6	9.6	0.752	98	10.1	
					0.800	63			0.821	80			0.818	88			0.820	103			0.820	103		

Table 4-10: Runoff Coefficients for Urban Watersheds

Type of drainage area	Runoff coefficient
Business:	
Downtown areas	0.70-0.95
Neighborhood areas	0.30-0.70
Residential:	
Single-family areas	0.30-0.50
Multi-units, detached	0.40-0.60
Multi-units, attached	0.60-0.75
Suburban	0.35-0.40
Apartment dwelling areas	0.30-0.70
Industrial:	
Light areas	0.30-0.80
Heavy areas	0.60-0.90
Parks, cemeteries	0.10-0.25
Playgrounds	0.30-0.40
Railroad yards	0.30-0.40
Unimproved areas:	
Sand or sandy loam soil, 0-3%	0.15-0.20
Sand or sandy loam soil, 3-5%	0.20-0.25
Black or loessial soil, 0-3%	0.18-0.25
Black or loessial soil, 3-5%	0.25-0.30
Black or loessial soil, > 5%	0.70-0.80
Deep sand area	0.05-0.15
Steep grassed slopes	0.70
Lawns:	
Sandy soil, flat 2%	0.05-0.10
Sandy soil, average 2-7%	0.10-0.15
Sandy soil, steep 7%	0.15-0.20
Heavy soil, flat 2%	0.13-0.17
Heavy soil, average 2-7%	0.18-0.22

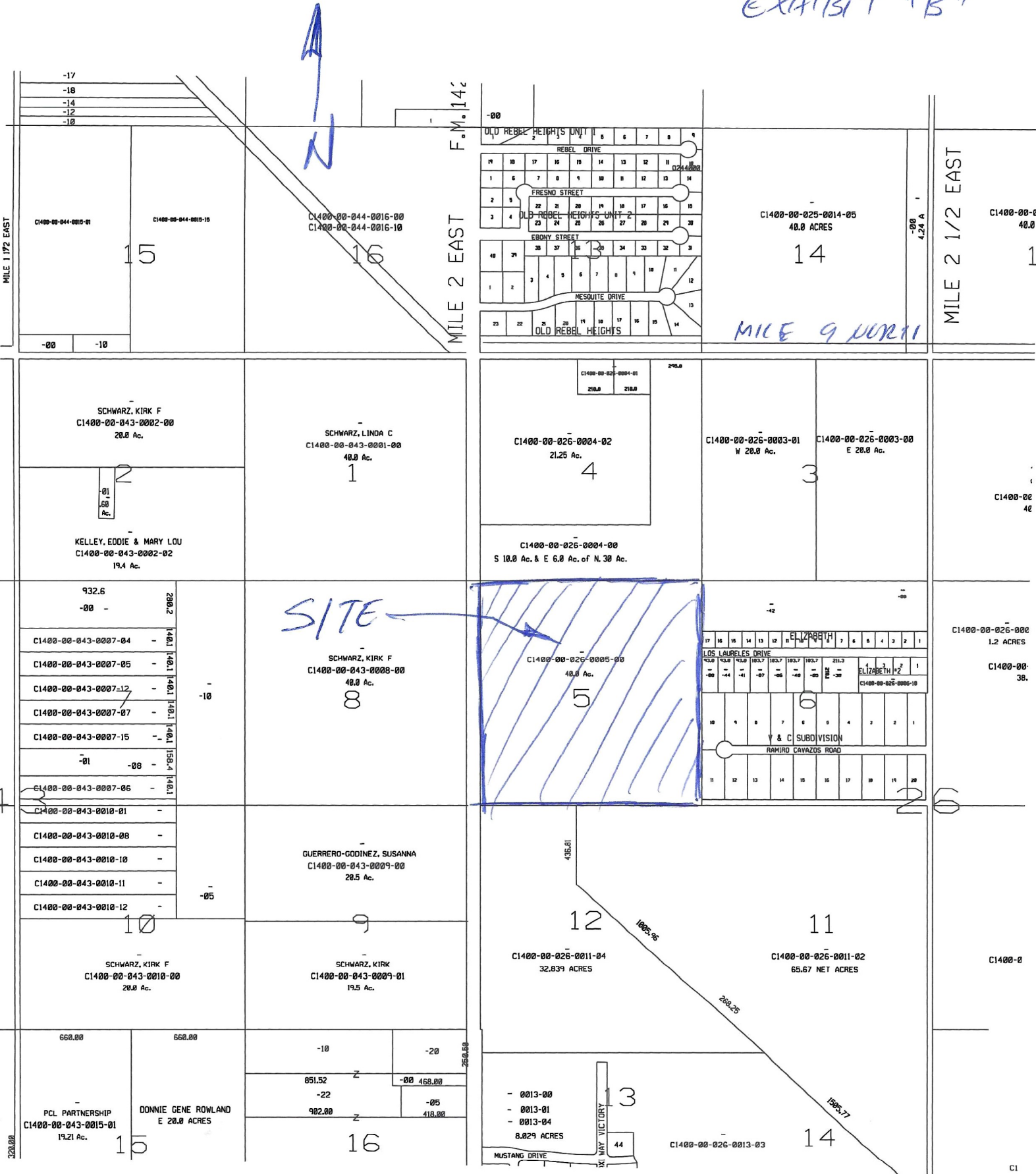


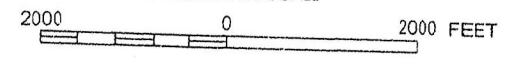
EXHIBIT "C"



To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at (800) 638-6620.



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM FLOOD INSURANCE RATE MAP

HIDALGO COUNTY,
TEXAS
(UNINCORPORATED AREAS)

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER

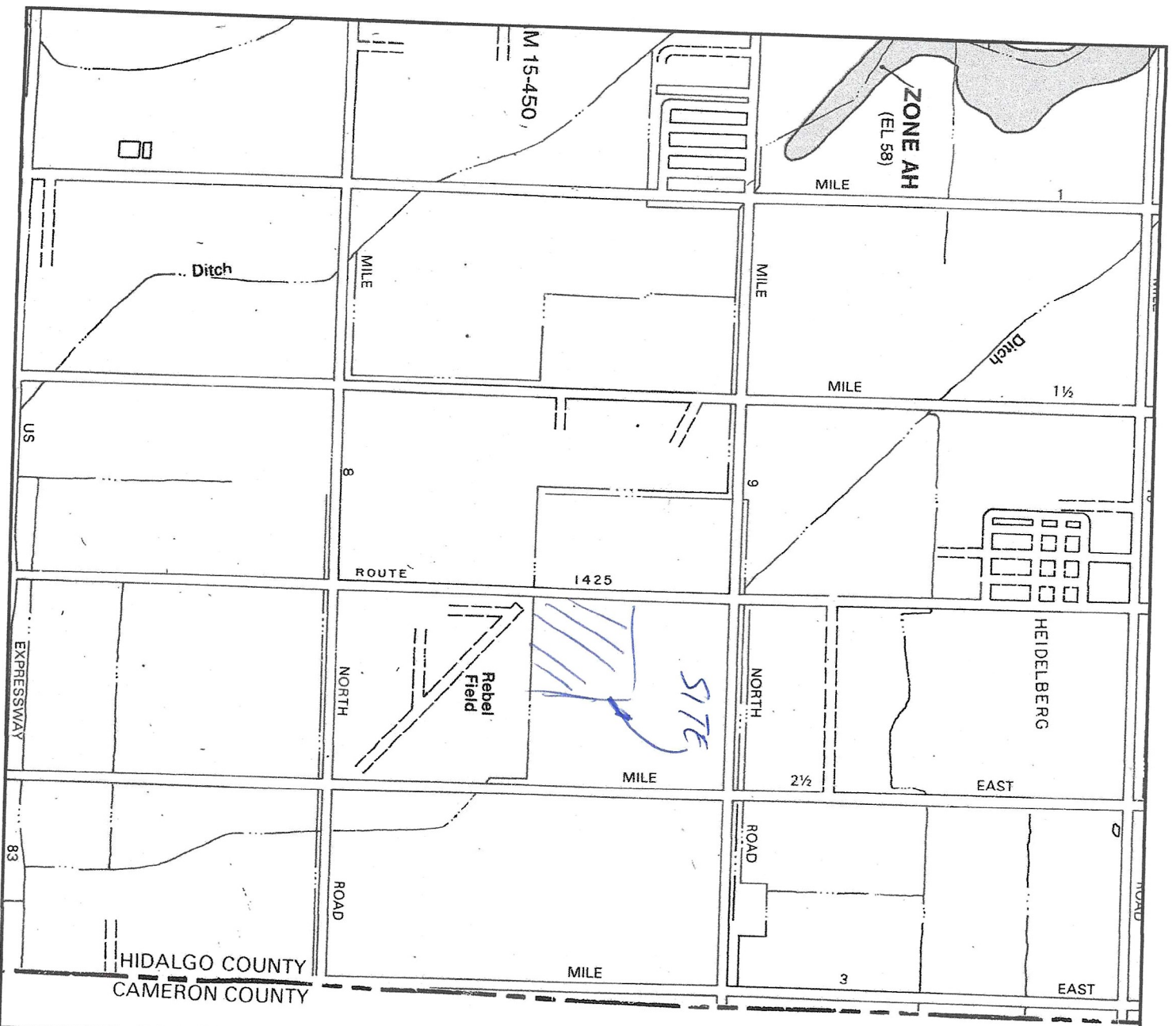
480334 04 50 C

MAP REVISED:
JUNE 6, 2000



Federal Emergency Management Agency

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.



To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at (800) 638-6620.



APPROXIMATE SCALE



LEGEND

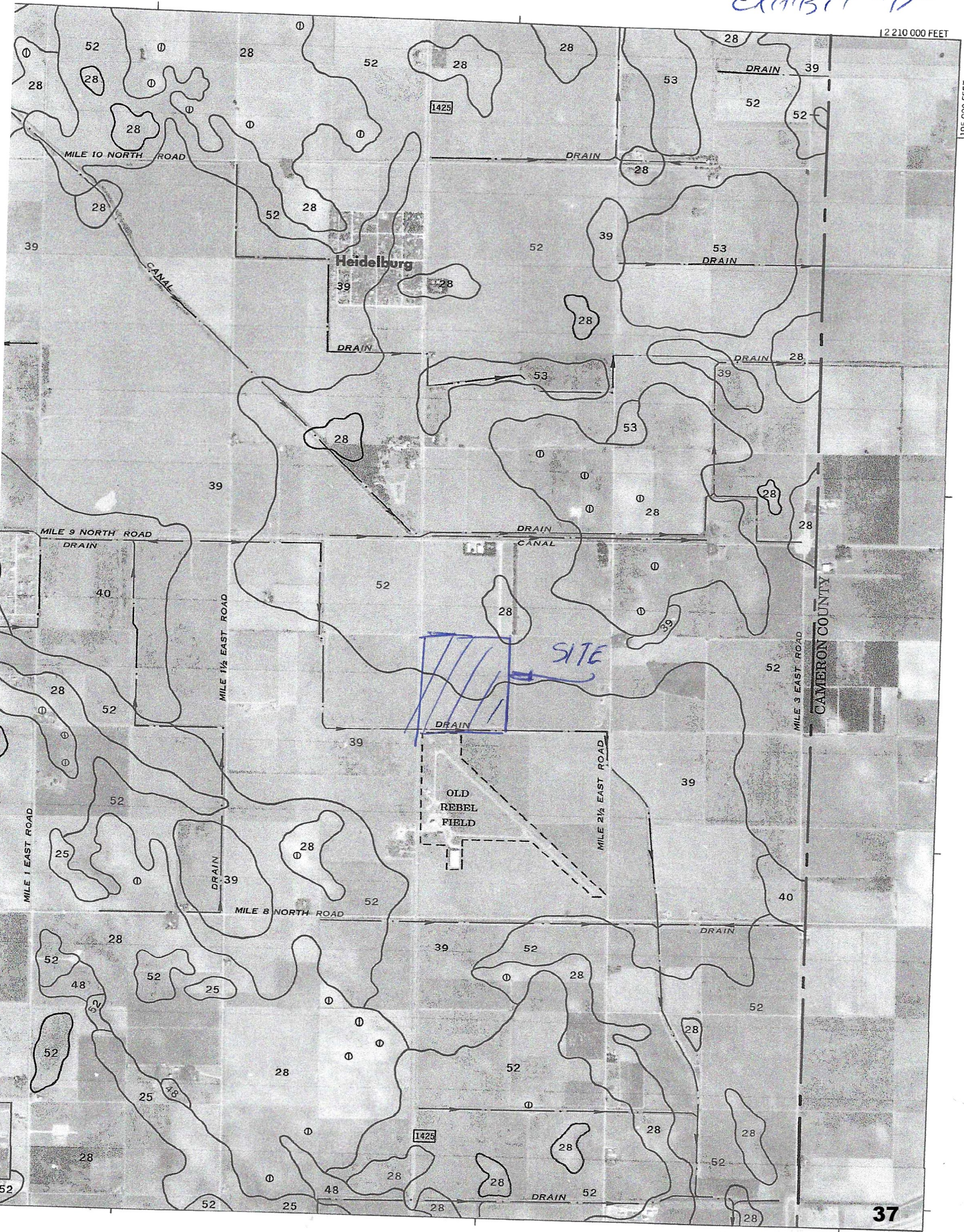
- SPECIAL FLOOD HAZARD AREAS UNLADATED BY 100-YEAR FLOOD
- ZONE A No base flood elevations determined.
- ZONE AE Base flood elevations determined.
- ZONE AH Flood depths of 1 to 3 feet usually areas of ponding; base flood elevations determined.
- ZONE AO Flood depths of 1 to 3 feet usually sheet flow on sloping terrain; accessory vehicles, boats, and vehicles also determined.
- ZONE A99 To be protected from 25-year flood by Federal flood protection program; accessory vehicles also determined.
- ZONE V Coastal flood with velocity hazard (wave action); no base flood elevations determined.
- ZONE VE Coastal flood with velocity hazard (wave action); base flood elevations determined.
- FLOODWAY AREAS IN ZONE AE
- OTHER FLOOD AREAS
- ZONE X Areas of 300-year flood; areas of 100-year flood with average depths of less than 1 foot; and areas protected by levees from 100-year flood.
- OTHER AREAS Areas determined to be outside applicable flood plain.
- ZONE D Areas in which flood hazards are undetermined.
- UNDEVELOPED COASTAL BARRIERS* Identified 1983
- Identified 1990
- Protected Areas
- Other Areas
- Coastal barrier areas are normally located within or adjacent to special flood hazard areas.
- Floodplain Boundary
- Floodway Boundary
- Zone D Boundary
- Boundary Dividing Special Flood Hazard Zones and Boundaries
- Flood Control Base Flood Elevation Within Special Flood Hazard Zones
- Base Flood Elevation Line (Elevation in Feet)
- Cross Section Line
- Base Flood Elevation in Feet Where Uniform Within Zone
- Deviation Reference Mark
- River Mile

This is an official FIRMeTte showing a portion of the above-referenced flood map created from the MSC FIRMeTte Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.

EXHIBIT "D"

12 210 000 FEET

195 000 FEET



Hidalgo County, Texas

TABLE 18.--SOIL AND WATER FEATURES--Continued

Map symbol and soil name	Hydro-logic group	Flooding			High water table			Cemented pan		Risk of corro.	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hardness	Uncoated steel	Conc.
								In			
32:* Quemado-----	C	None-----	---	---	>6.0	---	---	10-20	Thin	Moderate	Low.
33----- Laredo	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
34----- Matamoros	C	Occasional	Long-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
35, 36, 37, 38----- McAllen	C	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
39, 40, 41----- Mercedes	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
42----- Nueces	C	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
43:* Nueces-----	C	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
Sarita-----	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
44, 44----- Olmito	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
45,* 46,* 47.* Pits											
48----- Racombes	B	Rare-----	---	---	>6.0	---	---	---	---	High-----	Low.
49----- Racombes	B	Rare-----	---	---	1.5-4.5	Apparent	Sep-May	---	---	High-----	Low.
50----- Ramadero	B	Common-----	Brief-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
51:* Randado-----	C	None-----	---	---	>6.0	---	---	8-20	Thin	Moderate	Low.
Cuevitas-----	D	None-----	---	---	>6.0	---	---	8-14	Thin	Moderate	Low
52----- Raymondville	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low
53----- Raymondville	D	None-----	---	---	2.5-4.5	Apparent	Sep-May	---	---	High-----	Low
54:* Raymondville-----	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low
Urban land.											
55----- Reynosa	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low
56----- Reynosa	B	None-----	---	---	1.5-4.5	Apparent	Sep-May	---	---	High-----	Low
57:* Reynosa-----	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low
Urban land.											
58** Rio-----	D	Frequent-----	Long-----	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low
59** Rio-----	D	Frequent-----	Long-----	Sep-May	+2-4.5	Apparent	Sep-May	---	---	High-----	Low

See footnotes at end of table.

USGS MAP



No 5201

Date 3-31-20 23

HIDALGO COUNTY DRAINAGE DIST. No. 1

902 North Doolittle
Edinburg, TX 78542
956-292-7080
Fax: 292-7089

Received of Premier Partnership, LLC.
The Sum of Four hundred Seventy Five & No/100 Dollars \$ 475.00

For North Valley Village
By ZPena
THANK YOU!

Cash
 Check
 M.O.
 Credit Card

Memo

To: City Mayor and Commission
From: Meredith Hernandez, Interim Finance Director
Date: 9/27/2024
Re: Depository Contract

As you know, the city issued a request for proposals for depository services this year. Two proposals were received from Lone Star National Bank and Texas National Bank. The assessment was based on five primary factors: Cost, Service, Earnings Potential, Experience, and Creditworthiness.

Texas National Bank has consistently provided exceptional service to the city since the transition from Plains Capital Bank, fostering a positive relationship. Therefore, the staff is inclined to recommend that the city retain its depository services with Texas National Bank.

If any questions, please let me know

ORDINANCE NO. 2024-14

AN ORDINANCE REPEALING ORDINANCE 2010-13, WHICH AMENDS ORDINANCE 82-36 TO ESTABLISH A CONDITIONAL USE PERMIT FOR A CONVENT OR MONASTERY IN VARIOUS RESIDENTIAL DISTRICTS, AND PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE

WHEREAS, on November 16, 1982, the City Commission of the City of Mercedes, Texas, adopted Ordinance 82-36 establishing various zoning regulations, including provisions regarding residential districts; and

WHEREAS, Ordinance 2010-13 was subsequently adopted to amend Ordinance 82-36 to allow the establishment of a conditional use permit for a convent or monastery in various residential districts within the City of Mercedes; and

WHEREAS, the City Commission has determined that it is in the best interest of the City and its residents to repeal Ordinance 2010-13 to discontinue the provision of a conditional use permit for convents or monasteries in residential districts;

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

Section 1. Repeal of Ordinance 2010-13.

Ordinance 2010-13, which amended Ordinance 82-36 to establish a conditional use permit for a convent or monastery in various residential districts, is hereby repealed in its entirety.

Section 2. Severability.

If any section, paragraph, sentence, clause, or phrase of this ordinance shall be declared unconstitutional or invalid for any reason, the remaining portions of this ordinance shall remain in full force and effect.

Section 3. Effective Date.

This ordinance shall take effect immediately upon its adoption and publication as required by law.

PASSED AND APPROVED by the City Commission of the City of Mercedes, Texas, on this the 1st day of October, 2024.

PASSED, APPROVED & ADOPTED by the City Commission of the City of Mercedes, Texas, on this the 15th day of October, 2024.

Oscar D. Montoya Sr., Mayor

ATTEST:

Joselynn Castillo, City Secretary

Martie Garcia-Vela, City Attorney

ORDINANCE NO. 2024-15

AN ORDINANCE CHANGING THE CLASSIFICATION FOR ZONING PURPOSES OF THE FOLLOWING TRACT OF LAND: LOT 10, BLOCK 114, CAMPACUAS ADDITION (5.55 ACRES), FROM CLASS “N” NEWLY ANNEXED TO CLASS “R-TH” TOWN HOUSE RESIDENCE DISTRICT; PROVIDING FOR A SAVINGS AND REPEAL CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on the 30th day of September, 2024 a public hearing was held for the purpose of hearing any objections as to why: **LOT 10, BLOCK 114, CAMPACUAS ADDITION (5.55 ACRES)**, Mercedes, Hidalgo County, Texas, should be rezoned and classified as follows: from a Class “N” Newly Annexed to a Class “R-TH” Town House Residence District.

WHEREAS, the City Commission at its Regular Meeting of October 1st, 2024, 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: **LOT 10, BLOCK 114, CAMPACUAS ADDITION (5.55 ACRES)**, Mercedes, Hidalgo County, Texas, should be rezoned and classified as follows: from a Class “N” Newly Annexed to a Class “R-TH” Town House Residence 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 Director 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 1ST DAY OF OCTOBER 2024.

PASSED, APPROVED AND ADOPTED ON SECOND READING THIS THE 15TH DAY OF OCTOBER 2024.

CITY OF MERCEDES

Oscar D. Montoya, Sr., Mayor

ATTEST:

APPROVED AS TO FORM:

Joselynn Castillo
City Secretary

Martie Garcia Vela
City Attorney

ORDINANCE NO. 2024-16

AN ORDINANCE CHANGING THE CLASSIFICATION FOR ZONING PURPOSES OF THE FOLLOWING TRACT OF LAND: LOT 2, BLOCK 67, CAPISALLO DISTRICT SUBDIVISION (1.74 ACRES), FROM CLASS “A-2” SINGLE FAMILY RESIDENCE TO CLASS “A” BUSINESS DISTRICT; PROVIDING FOR A SAVINGS AND REPEAL CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on the 30th day of September, 2024 a public hearing was held for the purpose of hearing any objections as to why: **LOT 2, BLOCK 67, CAPISALLO DISTRICT SUBDIVISION (1.74 ACRES)**, Mercedes, Hidalgo County, Texas, should be rezoned and classified as follows: from a Class “A-2” Single Family Residence to Class “A” Business District.

WHEREAS, the City Commission at its Regular Meeting of October 1st, 2024, 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: LOT 2, BLOCK 67, CAPISALLO DISTRICT SUBDIVISION (1.74 ACRES), Mercedes, Hidalgo County, Texas, should be rezoned and classified as follows: from a Class “A-2” Single Family Residence to Class “A” 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 Director 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 1ST DAY OF OCTOBER 2024.

PASSED, APPROVED AND ADOPTED ON SECOND READING THIS THE 15TH DAY OF OCTOBER 2024.

CITY OF MERCEDES

Oscar D. Montoya, Sr., Mayor

ATTEST:

APPROVED AS TO FORM:

Joselynn Castillo
City Secretary

Martie Garcia Vela
City Attorney

ORDINANCE NO. 2024-17

AN ORDINANCE CHANGING THE CLASSIFICATION FOR ZONING PURPOSES OF THE FOLLOWING TRACT OF LAND: LOT 132, BLOCK 112, SOUTH CAMPACUAS ADDITION (3.475 ACRES, PART OF A CALLED 28.56 ACRES), FORM “N” NEWLY ANNEXED TO CLASS “LI” LIGHT INDUSTRIAL; PROVIDING FOR A SAVINGS AND REPEAL CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on the 12th day of September, 2022 a public hearing was held for the purpose of hearing any objections as to why: **LOT 132, BLOCK 112, SOUTH CAMPACUAS ADDITION (3.475 ACRES, PART OF A CALLED 28.56 ACRES)**, Mercedes, Hidalgo County, Texas, should be rezoned and classified as follows: from a Class “N” Newly Annexed to a Class “LI” Light Industrial.

WHEREAS, the City Commission at its Regular Meeting of October 1st, 2024, 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: **LOT 132, BLOCK 112, SOUTH CAMPACUAS ADDITION (3.475 ACRES, PART OF A CALLED 28.56 ACRES)** Mercedes, Hidalgo County, Texas, should be rezoned and classified as follows: from a Class “N” Newly Annexed to a Class “LI” Light Industrial.

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 Director 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 1ST DAY OF OCTOBER 2024.

PASSED, APPROVED AND ADOPTED ON SECOND READING THIS THE 15TH DAY OF OCTOBER 2024.

CITY OF MERCEDES

Oscar D. Montoya, Sr., Mayor

ATTEST:

APPROVED AS TO FORM:

Joselynn Castillo
City Secretary

Martie Garcia Vela
City Attorney

CONSENT ITEM:

DATE: 09/17/2024
FROM: Meredith Hernandez, Interim Finance Director
ITEM: **Bank Account Resolution Approval**

BACKGROUND INFORMATION:

The City is required to open a new bank account prior to October 3rd to ensure the successful deposit of funds for the new certificate of obligation (Series 2024)

BOARD REVIEW/CITIZEN FEEDBACK:**ALTERNATIVES/OPTIONS:****FISCAL IMPACT:**

Proposed Expenditure/(Revenue):	Account Number(s):

Finance Review by:

LEGAL REVIEW:

ATTACHMENTS:

DRAFT MOTION:

RESOLUTION NO. 2024-27

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF MERCEDES, HIDALGO COUNTY, TEXAS, ESTABLISHING A CERTIFICATES OF OBLIGATION, SERIES 2024 BANK ACCOUNT FOR THE CITY OF MERCEDES AND APPOINTING THE SIGNATORY AGENTS FOR THIS ACCOUNT

WHEREAS, the city of Mercedes desires to establish a new bank account for the Certificates of Obligation, Series 2024, and;

WHEREAS, the City of Mercedes is creating the account at the City’s depository bank for the projects to be funded with the issuance of the Certificates of Obligation, Series 2024; and

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Mercedes that:

Section 1: A bank account can be established for the purpose of maintaining City funds for the projects to be funded with the Certificates of Obligation, Series 2024.

Section 2: The members of the City Commission are hereby authorized to be signatory agents on said account. Two (2) signatures will be required for any transfer or disbursement.

Section 3: The members of the City Commission are as follows: Mayor Oscar D. Montoya Sr., Mayor Pro-Tem Dr. Ruben J. Saldana, Commissioner Dr. Jacob C. Howell, Commissioner Jose Martinez, and Commissioner Armando Garcia.

DISCUSSED, PASSED AND APPROVED this 1st day of October, 2024.

Oscar D. Montoya Sr., Mayor
City of Mercedes, Texas

ATTEST:

Joselynn Castillo,
City Secretary