
MERCEDES CITY COMMISSION
REGULAR MEETING
APRIL 15, 2025 – 6:30 PM
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 by Commissioner Garcia**
4. **Pledge of Allegiance by Mayor Montoya**
5. **Open Forum**
6. **Presentation**
 - a. Presentation: Water reporting compliance update: South Texas Brightwater Solutions, LLC.
 - b. Presentation from SAM GIS Consulting: Water and Sewer GIS Mapping
7. **Consent Agenda**
 - a. Approval of Minutes for Meeting(s) held April 1, 2025
8. **Management Items:** Present, discuss, consider and possibly take action regarding:
 - a. Final Plat Approval for Hacienda Olivia Phase 2
9. **Ordinances/Resolutions**
 - a. Approval of First Reading of Ordinance 2025-08 to rezone Hacienda Olivia Ph 4
 - b. Approval of First Reading of Ordinance 2025-09 to rezone Lot 15 Woodlawn Acres Subdivision
10. **Bids/Contracts**
 - a. Approval to Renew Contract for Prosecutor Services with David Gorena
11. **City Manager Update**
 - a. Water Treatment Plant Equipment Update
 - b. Introduction of the New Public Information Officer
12. **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 Project Updates - Section 551.087
- d. Consultation with Attorney regarding franchise fees - 551.071

13. 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
- d. Possible Action pertaining to executive session item D

14. Adjournment

Notice is hereby given that the City Commissioners of the City of Mercedes, Texas will meet in a Regular Meeting on Tuesday, April 15, 2025 at 6:30 PM. 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 11TH DAY OF APRIL, 2025.

ATTEST:

Joselynn Castillo

Joselynn Castillo, City Secretary

Time of Posting: 6:50 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.

**MERCEDES CITY COMMISSION
REGULAR MEETING
APRIL 1, 2025 – 6:30 PM
MERCEDES CITY HALL – COMMISSION CHAMBERS
400 S. OHIO AVE., MERCEDES, TX 78570**

MEMBERS PRESENT: Mayor Oscar Montoya
Commissioner Joe Martinez
Commissioner Jacob Howell
Commissioner Armando Garcia
Mayor Pro-Tem Ruben Saldana

MEMBERS ABSENT:

STAFF PRESENT: Alberto Perez, City Manager
Joselynn Castillo, City Secretary
Martie Garcia Vela, City Attorney
Patricio Avila, Assistant City Manager
Meredith Hernandez, Interim Finance Director
Francisco Sanchez, Police Chief
Michael Rocha, I.T Director
Tom Villagomez, Public Works Director
Kristine Longoria, Human Resources
Javier Campos, Fire Chief/EMC
Richard Morin, Recreation Director
Armando Villela, Parks Director

OTHERS PRESENT: 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 by Commissioner Howell

4. Pledge of Allegiance by Commissioner Garcia

At this time, Commissioner Howell motioned to move to item 6 for the proclamation. Commissioner Garcia seconded. Upon a called vote, the motion passed unanimously. After this item, they would move back to item 5, Open forum.

5. Open Forum

Ms. Yolanda Molina addressed the commission about concerns with the city. Ms. Molina informed the commission about her history as a leader and representing the people. She

stated she applied to run for commission and was told she couldn't. Ms. Pena played a recording of a conversation with Mr. Andre Montgomery from TML. She expressed her disappointment with city professionals.

Ms. Jessica Zuniga addressed the Commission regarding speeding concerns on Mile 2 W. Ms. Zuniga stated their signatures were considered after the permanent residents that live there requested the speed bumps. She added that the cause of the road damages are due to the semi trailers driving. Ms. Zuniga also expressed her gratitude for the Mayor, Commission and the Police Department for taking her calls.

Mr. Luis Saldana addressed the Commission regarding the recent rain event on March 27, 2025. He stated they have 52 acres of their property submersed with water at the Rio Grande Valley Livestock Show. He stated that Texas Ave. and Vermont Ave. were clear of water the next day. He appreciated all the phone calls answered. Mr. Saldana thanked the City for what they are doing.

6. Presentation

a. Proclamation for Mercedes ISD Powerlifters

Mayor Montoya said a few words and read the proclamation. No action required. Coach Brigido Gonzalez thanked the community, staff and commission for the recognition. At this time, they moved to open forum.

7. Consent Agenda

a. Approval of Minutes for Meeting(s) held March 18, 2025

b. Approval of Interlocal Cooperation Agreement between the County of Hidalgo, Texas and the City of Mercedes, Texas on behalf of Dr. Hector P. Garcia Memorial Library
Commissioner Martinez motioned to approve items A and B. Commissioner Garcia seconded. Upon a called vote, the motion passed unanimously.

8. City Manager Comments

a. Assessment of the rain event on March 27, 2025

Fire Chief/EMC Campos informed the Commission about the rain event that occurred on March 27, 2025. He played some videos of Capisallo Terrace and Valle De Palmas which were severely impacted. The NWS stated it would be 2 to 4 inches of rain. They received alerts at 3:00 p.m. that a large storm cell was headed to the Mercedes area. EOC was established and activated by 3:30 p.m. They worked closely with the school district to keep the children safe from the storm. They had 4 pumps that were pre-deployed to the storm and had a pump in the staging area. At around 5:00 p.m. they began receiving water rescue calls. At this time, they activated the shelter operations. They utilize star request to request the proper equipment for the city. The city received 13 inches of rain from 3:00 p.m. to 11:00 p.m. on March 27, 2025. He added that they rescued 188 people. That night they sheltered over 200 residents. The county CSA department also assisted in placing some families in hotels. From 3:00 p.m. to 6:00 a.m. the city received between 18 and 21 inches of rain, which equates to a year's rainfall for the city. The water plant was fully operational and did not shut down. On March 28, 2025, the Mayor signed the disaster declaration.

Staff were deployed to do damage assessments. He stated he would be meeting with FEMA tomorrow morning and would continue to meet with first responders regarding the assessments. Chief Campos added that 10 inches of rain is expected over the weekend and will continue to operate. He stated that in 2018 the city received about 14 inches of rain and took about two weeks to drain and this year the city received 18 to 21 inches of rain and the city drained in 3 days. Mr. Perez stated there is a lot of improvement and will continue to look at further improvements to the areas that are still being flooded. Commissioner Howell stated that the flooding could have lasted between 30 to 50 percent longer without the detention ponds. The Commission thanked the first responders. Mr. Perez stated that USW played a key role and thanked them for working through the storm to keep the water and sewer plant operational. Mayor Montoya thanked the cities and counties that assisted Mercedes during the storm. Mayor Montoya stated it's imperative that the community report their damages on the ISTAT system.

b. Commending the Fire/EMS Department for their service to a resident in need
Mr. Perez read a letter received by a resident recognizing staff at the fire department due to their assistance. Paramedic Sean Casares is the paramedic that assisted this elderly resident. He stated he has been a paramedic for 11 years and has only worked with Mercedes for 7 months and this is the first time he being recognized and thanked the commission.

9. Management Items: Present, discuss, consider and possibly take action regarding:

a. Approval to Extend the Declaration of Local State of Disaster

On March 28, 2025 the Mayor signed a declaration and by law the Commission need to extend it if needed. Mayor Pro-Tem Saldana motioned to approve extending the declaration. Commissioner Martinez seconded. Upon a called vote, the motion passed unanimously.

b. Approval to select a bidder for the Mile 2 E Sanitary Sewer Expansion Project
Mr. Avila stated the City went out for bids for sewer extension for a subdivision that self-annexed on Mile 2 E. City Engineer Ivan Garcia recommended Valley Urban Works. Mayor Pro-Tem Saldana motioned to approve the recommendation of Valley Urban Works. Commissioner Garcia seconded. Upon a called vote, the motion passed unanimously.

c. Approval of appointment(s) to the Building & Standards Commission

Mayor Pro-Tem Saldana motioned to approve the reappointments. Commissioner Martinez seconded. Upon a called vote, the motion passed unanimously.

10. 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)

Commissioner Howell motioned to go into executive session. Mayor Pro-Tem Saldana seconded. Upon a called vote, the motion passed unanimously. The meeting went into executive session at 7:26 p.m.

- 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 Project Updates and Project M30 - Section 551.087

11. Open Session: Mayor Montoya called the meeting back to order at 8:15 p.m.

- a. Possible Action pertaining to executive session item A
No action.
- b. Possible Action pertaining to executive session item B
No action.
- c. Possible Action pertaining to executive session item C
No action.

12. Adjournment

Commissioner Martinez motioned to adjourn. Commissioner Garcia seconded. Upon a called vote, the motion passed unanimously. The meeting adjourned at 8:15 p.m.

DATE: April 15, 2025
FROM: Denisse Hernandez, Planning Admin
ITEM: **Discussion and possible action to Final Plat Approval for Hacienda Olivia Phase 2**

BACKGROUND INFORMATION:

Hacienda Olivia Phase 2 is the second installment of a four-phase residential development project. This phase covers approximately 13.80 acres within the larger 60-acre Hacienda Olivia subdivision, which is designated for single-family homes. Construction for Phase 2 is nearing completion, with final work expected to be finalized within the next week. All required inspections have been successfully completed by MEG Engineers, and a final walkthrough has been conducted, confirming that the project is in compliance with applicable standards.

BOARD REVIEW/CITIZEN FEEDBACK: The Planning and Zoning Commission approved this phase on April 7th.

ALTERNATIVES/OPTIONS:

FISCAL IMPACT: (Total Costs)

Proposed Expenditure/(Revenue):
\$

Account Number(s):

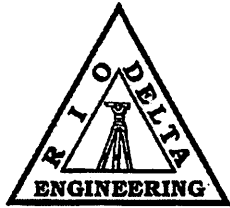
Finance Review by: Not Applicable

LEGAL REVIEW: Not Applicable

ATTACHMENTS:

1. DRAINAGE REPORT
2. PLAT SHEET

STAFF RECOMMENDATION: Based on the successful completion of inspections and departmental reviews, staff recommends approval of Hacienda Olivia Phase 2.



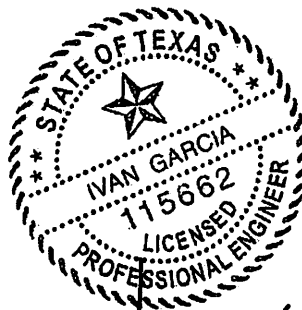
RIO DELTA ENGINEERING

CIVIL ENGINEERING • PROJECT MANAGEMENT • LAND DEVELOPMENT
TEXAS REGISTERED ENGINEERING FIRM F-7628
TEXAS LICENSED SURVEYING FIRM #10194027

HACIENDA OLIVA PHASE 2 SUBDIVISION DRAINAGE REPORT

**Prepared By:
Ivan Garcia P.E., R.P.L.S.**

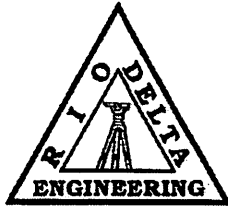
**Date:
May 8, 2024**



[Signature] 5/8/24

INDEX SHEET

1. COVER SHEET
2. INDEX SHEET
3. DRAINAGE REPORT
4. FEMA DETERMINATION
5. PROJECT LOCATION MAP
6. HYDRAULIC CALCULATIONS
7. "C" VALUES FOR METHOD
8. RAINFALL INTENSITY FOR HIDALGO COUNTY
9. FLOOD PLAIN
10. SOIL SURVEY
11. PRELIMINARY PLAT, DRAINAGE LAYOUT, & DRAINAGE AREA MAP



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TEXAS REGISTERED ENGINEERING FIRM F-7628
TEXAS LICENSED SURVEYING FIRM #10194027

DRAINAGE REPORT Hacienda Oliva Phase 2 Subdivision, Hidalgo County, TEXAS

Hacienda Oliva Phase 2 Subdivision is a proposed 60 lot Residential Subdivision, located within the City of Mercedes, Texas, same being a 13.80 acres tract of land, more or less, being out of and forming a part or portion of fram tract 717, West tract subdivision, Hidalgo County, Texas. As per map or plat recorded in Volume 2, pages 34-37, map records of Hidalgo County, Texas.

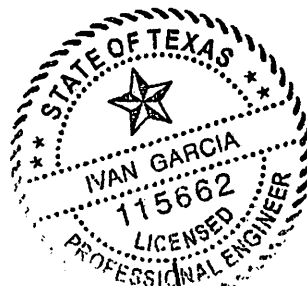
The subdivision is in zone "B" of the flood insurance rate, areas between limit of the 100-year flood and 500-year flood area; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or area protected by levees from the base flood, according to the FEMA's Flood Insurance Rate Map Community Panels No.: 480334 0003 B map revised: July 16, 1979, and the FEMA's Flood Insurance Rate Map Community Panels No.: 480334 0525 B map revised: January 2, 1981.

According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Service, the site consists of 100.0% of Raymondville Clay Loam, with 0 to 1% slopes, the soil is moderately well drained and surface runoff is medium, permeability is moderately low to high and the water capacity is moderate. The soil is classified as Group C. Please see attached tables for the properties of these soils.

Existing runoff sheet flows overland in a southeasterly direction and overflows to an existing Hidalgo County Drainage District #1 Anaquitas Drain along the east side of the proposed subdivision, which then flows north into Mercedes Lateral, thence Northwest to the East Lateral, and final outfall to the Laguna Madre.

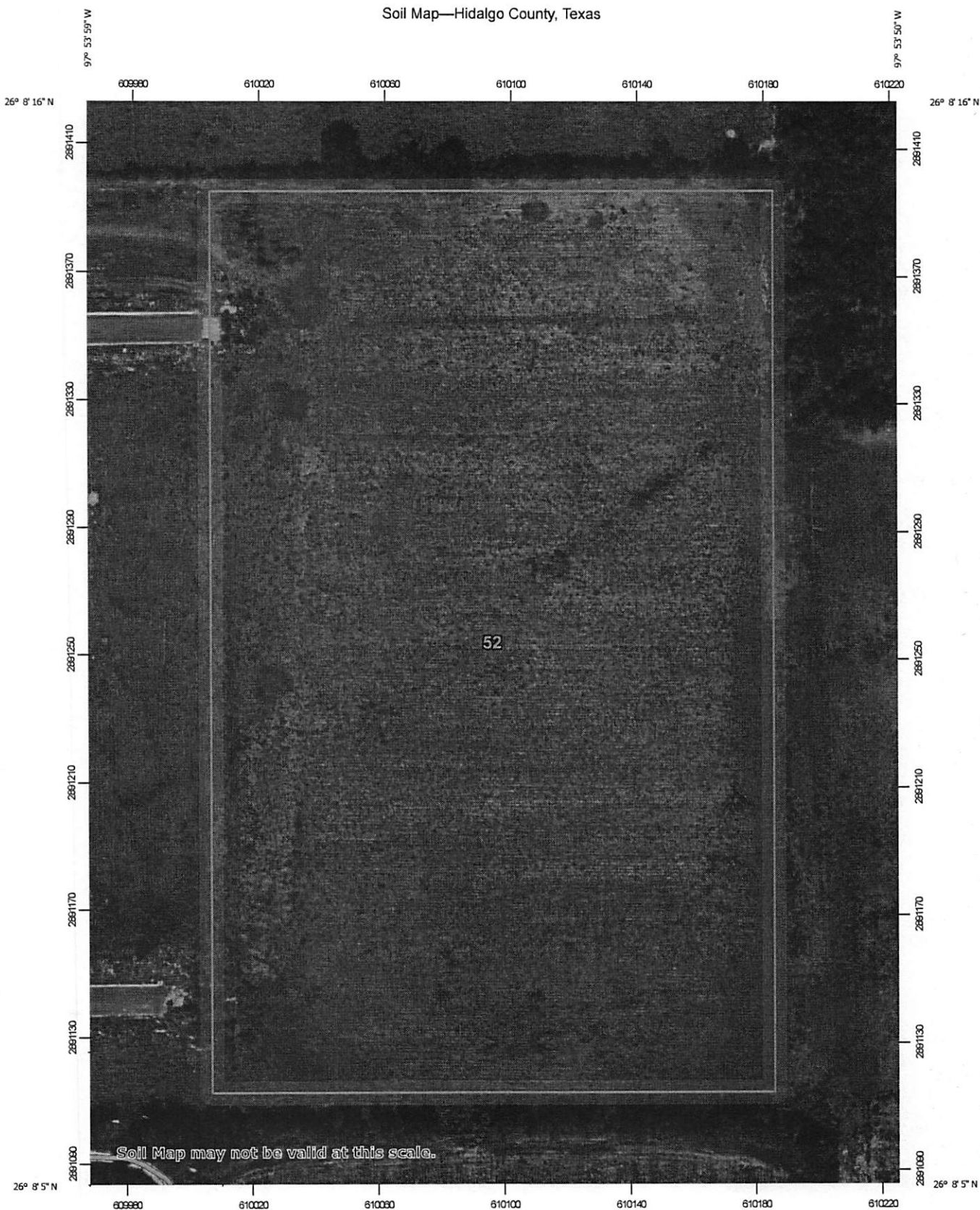
Using the Rational Method, we have determined that a 10-yr rainfall event will generate approximately 10.00 CFS of storm runoff. We have also used the Rational Method to determine that the improved site will generate an estimated 38.24 CFS of runoff 50-yr rainfall events respectively. The improved site will have an approximate increase of 28.24 CFS of storm runoff.

In accordance with the County's drainage requirements, we have calculated that approximately a total of 51,203 CF or 1.175 AC-FT, will need to be detained for the complete development of the subdivision for a 50-yr rainfall event. Linear detention will be provided by improving the existing Hidalgo County Drainage District No. 1 Anaquitas Drain as required within additional right-of-way dedicated to HCDD1 in order to add the required detention. Storm waters will be collected by an on-site collection system and routed to Anaquitas Drain along the east side of the proposed subdivision, which then flows north into Mercedes Lateral, thence Northwest to the East Lateral, and final outfall to the Laguna Madre. Tables and calculations, are attached.

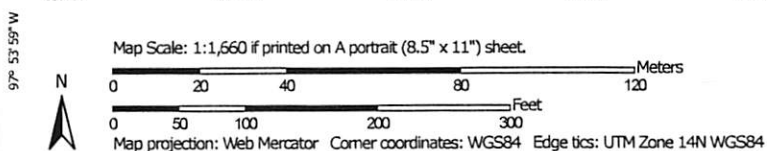


[Signature] 1/8/24

Soil Map—Hidalgo County, Texas



Soil Map may not be valid at this scale.



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

5/8/2024
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)			Spoil Area
	Area of Interest (AOI)		Stony Spot
Soils			Very Stony Spot
	Soil Map Unit Polygons		Wet Spot
	Soil Map Unit Lines		Other
	Soil Map Unit Points		Special Line Features
Special Point Features		Water Features	
	Blowout		Streams and Canals
	Borrow Pit	Transportation	
	Clay Spot		Rails
	Closed Depression		Interstate Highways
	Gravel Pit		US Routes
	Gravelly Spot		Major Roads
	Landfill		Local Roads
	Lava Flow	Background	
	Marsh or swamp		Aerial Photography
	Mine or Quarry		
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 22, Sep 5, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 21, 2021—Mar 2, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
52	Raymondville clay loam, 0 to 1 percent slopes	12.5	100.0%
Totals for Area of Interest		12.5	100.0%

Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Report—Map Unit Description

Hidalgo County, Texas

52—Raymondville clay loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: dbm1

Elevation: 20 to 200 feet



Mean annual precipitation: 23 to 33 inches
Mean annual air temperature: 72 to 73 degrees F
Frost-free period: 300 to 340 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Raymondville and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Raymondville

Setting

Landform: Delta plains
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous clayey alluvium

Typical profile

H1 - 0 to 15 inches: clay loam
H2 - 15 to 43 inches: clay loam
H3 - 43 to 65 inches: clay

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 8.0
Available water supply, 0 to 60 inches: Moderate (about 9.0 inches)

Interpretive groups

Land capability classification (irrigated): 2s
Land capability classification (nonirrigated): 2s
Hydrologic Soil Group: C
Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Minor Components

Unnamed

Percent of map unit: 15 percent

Hydric soil rating: No

Data Source Information

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 22, Sep 5, 2023

Component Legend

This report presents general information about the map units and map unit components in the selected area. It shows map unit symbols and names and the components in each map unit. It also shows the percent of the components in the map units, the kind of component, and the slope range of each component.

Report—Component Legend

Component Legend—Hidalgo County, Texas							
Map unit symbol and name	Map unit acres	Pct. of map unit	Component name	Component kind	Pct. slope		
					Low	RV	High
52—Raymondville clay loam, 0 to 1 percent slopes	37,287						
		85	Raymondville	Series	0.0	0.5	1.0

Data Source Information

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 22, Sep 5, 2023

Engineering Properties

This table gives the engineering classifications and the range of engineering properties for the layers of each soil in the survey area.

Hydrologic soil group is a group of soils having similar runoff potential under similar storm and cover conditions. The criteria for determining Hydrologic soil group is found in the National Engineering Handbook, Chapter 7 issued May 2007 (<http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba>). Listing HSGs by soil map unit component and not by soil series is a new concept for the engineers. Past engineering references contained lists of HSGs by soil series. Soil series are continually being defined and redefined, and the list of soil series names changes so frequently as to make the task of maintaining a single national list virtually impossible. Therefore, the criteria is now used to calculate the HSG using the component soil properties and no such national series lists will be maintained. All such references are obsolete and their use should be discontinued. Soil properties that influence runoff potential are those that influence the minimum rate of infiltration for a bare soil after prolonged wetting and when not frozen. These properties are depth to a seasonal high water table, saturated hydraulic conductivity after prolonged wetting, and depth to a layer with a very slow water transmission rate. Changes in soil properties caused by land management or climate changes also cause the hydrologic soil group to change. The influence of ground cover is treated independently. There are four hydrologic soil groups, A, B, C, and D, and three dual groups, A/D, B/D, and C/D. In the dual groups, the first letter is for drained areas and the second letter is for undrained areas.

The four hydrologic soil groups are described in the following paragraphs:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

Depth to the upper and lower boundaries of each layer is indicated.

Texture is given in the standard terms used by the U.S. Department of Agriculture. These terms are defined according to percentages of sand, silt, and clay in the fraction of the soil that is less than 2 millimeters in diameter. "Loam," for example, is soil that is 7 to 27 percent clay, 28 to 50 percent silt, and less than 52 percent sand. If the content of particles coarser than sand is 15 percent or more, an appropriate modifier is added, for example, "gravelly."

Classification of the soils is determined according to the Unified soil classification system (ASTM, 2005) and the system adopted by the American Association of State Highway and Transportation Officials (AASHTO, 2004).

The Unified system classifies soils according to properties that affect their use as construction material. Soils are classified according to particle-size distribution of the fraction less than 3 inches in diameter and according to plasticity index, liquid limit, and organic matter content. Sandy and gravelly soils are identified as GW, GP, GM, GC, SW, SP, SM, and SC; silty and clayey soils as ML, CL, OL, MH, CH, and OH; and highly organic soils as PT. Soils exhibiting engineering properties of two groups can have a dual classification, for example, CL-ML.

The AASHTO system classifies soils according to those properties that affect roadway construction and maintenance. In this system, the fraction of a mineral soil that is less than 3 inches in diameter is classified in one of seven groups from A-1 through A-7 on the basis of particle-size distribution, liquid limit, and plasticity index. Soils in group A-1 are coarse grained and low in content of fines (silt and clay). At the other extreme, soils in group A-7 are fine grained. Highly organic soils are classified in group A-8 on the basis of visual inspection.

If laboratory data are available, the A-1, A-2, and A-7 groups are further classified as A-1-a, A-1-b, A-2-4, A-2-5, A-2-6, A-2-7, A-7-5, or A-7-6. As an additional refinement, the suitability of a soil as subgrade material can be indicated by a group index number. Group index numbers range from 0 for the best subgrade material to 20 or higher for the poorest.

Percentage of rock fragments larger than 10 inches in diameter and 3 to 10 inches in diameter are indicated as a percentage of the total soil on a dry-weight basis. The percentages are estimates determined mainly by converting volume percentage in the field to weight percentage. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Percentage (of soil particles) passing designated sieves is the percentage of the soil fraction less than 3 inches in diameter based on an oven-dry weight. The sieves, numbers 4, 10, 40, and 200 (USA Standard Series), have openings of 4.76, 2.00, 0.420, and 0.074 millimeters, respectively. Estimates are based on laboratory tests of soils sampled in the survey area and in nearby areas and on estimates made in the field. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Liquid limit and plasticity index (Atterberg limits) indicate the plasticity characteristics of a soil. The estimates are based on test data from the survey area or from nearby areas and on field examination. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

References:

American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.

American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.

Report—Engineering Properties

Absence of an entry indicates that the data were not estimated. The asterisk "*" denotes the representative texture; other possible textures follow the dash. The criteria for determining the hydrologic soil group for individual soil components is found in the National Engineering Handbook, Chapter 7 issued May 2007(<http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba>). Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Engineering Properties—Hidalgo County, Texas														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 Inches	3-10 Inches	4	10	40	200		
			In				L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	L-R-H
52—Raymondville clay loam, 0 to 1 percent slopes														
Raymondville	85	C	0-15	Clay loam	CL	A-7-6, A-6	0-0-0	0-0-0	100-100-100	100-100-100	95-98-100	51-68-85	37-44-50	18-24-30
			15-43	Clay, clay loam	CH, CL	A-7-6, A-6	0-0-0	0-0-0	100-100-100	95-98-100	95-98-100	75-85-95	38-47-55	19-27-35
			43-65	Clay, clay loam	CH, CL	A-7-6	0-0-0	0-0-0	100-100-100	85-93-100	80-90-100	75-85-95	40-47-53	20-25-30

Data Source Information

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 22, Sep 5, 2023



Physical Soil Properties

This table shows estimates of some physical characteristics and features that affect soil behavior. These estimates are given for the layers of each soil in the survey area. The estimates are based on field observations and on test data for these and similar soils.

Depth to the upper and lower boundaries of each layer is indicated.

Particle size is the effective diameter of a soil particle as measured by sedimentation, sieving, or micrometric methods. Particle sizes are expressed as classes with specific effective diameter class limits. The broad classes are sand, silt, and clay, ranging from the larger to the smaller.

Sand as a soil separate consists of mineral soil particles that are 0.05 millimeter to 2 millimeters in diameter. In this table, the estimated sand content of each soil layer is given as a percentage, by weight, of the soil material that is less than 2 millimeters in diameter.

Silt as a soil separate consists of mineral soil particles that are 0.002 to 0.05 millimeter in diameter. In this table, the estimated silt content of each soil layer is given as a percentage, by weight, of the soil material that is less than 2 millimeters in diameter.

Clay as a soil separate consists of mineral soil particles that are less than 0.002 millimeter in diameter. In this table, the estimated clay content of each soil layer is given as a percentage, by weight, of the soil material that is less than 2 millimeters in diameter.

The content of sand, silt, and clay affects the physical behavior of a soil. Particle size is important for engineering and agronomic interpretations, for determination of soil hydrologic qualities, and for soil classification.

The amount and kind of clay affect the fertility and physical condition of the soil and the ability of the soil to adsorb cations and to retain moisture. They influence shrink-swell potential, saturated hydraulic conductivity (K_{sat}), plasticity, the ease of soil dispersion, and other soil properties. The amount and kind of clay in a soil also affect tillage and earthmoving operations.

Moist bulk density is the weight of soil (oven-dry) per unit volume. Volume is measured when the soil is at field moisture capacity, that is, the moisture content at 1/3- or 1/10-bar (33kPa or 10kPa) moisture tension. Weight is determined after the soil is dried at 105 degrees C. In the table, the estimated moist bulk density of each soil horizon is expressed in grams per cubic centimeter of soil material that is less than 2 millimeters in diameter. Bulk density data are used to compute linear extensibility, shrink-swell potential, available water capacity, total pore space, and other soil properties. The moist bulk density of a soil indicates the pore space available for water and roots. Depending on soil texture, a bulk density of more than 1.4 can restrict water storage and root penetration. Moist bulk density is influenced by texture, kind of clay, content of organic matter, and soil structure.

Saturated hydraulic conductivity (Ksat) refers to the ease with which pores in a saturated soil transmit water. The estimates in the table are expressed in terms of micrometers per second. They are based on soil characteristics observed in the field, particularly structure, porosity, and texture. Saturated hydraulic conductivity (Ksat) is considered in the design of soil drainage systems and septic tank absorption fields.

Available water capacity refers to the quantity of water that the soil is capable of storing for use by plants. The capacity for water storage is given in inches of water per inch of soil for each soil layer. The capacity varies, depending on soil properties that affect retention of water. The most important properties are the content of organic matter, soil texture, bulk density, and soil structure. Available water capacity is an important factor in the choice of plants or crops to be grown and in the design and management of irrigation systems. Available water capacity is not an estimate of the quantity of water actually available to plants at any given time.

Linear extensibility refers to the change in length of an unconfined clod as moisture content is decreased from a moist to a dry state. It is an expression of the volume change between the water content of the clod at 1/3- or 1/10-bar tension (33kPa or 10kPa tension) and oven dryness. The volume change is reported in the table as percent change for the whole soil. The amount and type of clay minerals in the soil influence volume change.

Linear extensibility is used to determine the shrink-swell potential of soils. The shrink-swell potential is low if the soil has a linear extensibility of less than 3 percent; moderate if 3 to 6 percent; high if 6 to 9 percent; and very high if more than 9 percent. If the linear extensibility is more than 3, shrinking and swelling can cause damage to buildings, roads, and other structures and to plant roots. Special design commonly is needed.

Organic matter is the plant and animal residue in the soil at various stages of decomposition. In this table, the estimated content of organic matter is expressed as a percentage, by weight, of the soil material that is less than 2 millimeters in diameter. The content of organic matter in a soil can be maintained by returning crop residue to the soil.

Organic matter has a positive effect on available water capacity, water infiltration, soil organism activity, and tilth. It is a source of nitrogen and other nutrients for crops and soil organisms.

Erosion factors are shown in the table as the K factor (Kw and Kf) and the T factor. Erosion factor K indicates the susceptibility of a soil to sheet and rill erosion by water. Factor K is one of six factors used in the Universal Soil Loss Equation (USLE) and the Revised Universal Soil Loss Equation (RUSLE) to predict the average annual rate of soil loss by sheet and rill erosion in tons per acre per year. The estimates are based primarily on percentage of silt, sand, and organic matter and on soil structure and Ksat. Values of K range from 0.02 to 0.69. Other factors being equal, the higher the value, the more susceptible the soil is to sheet and rill erosion by water.

Erosion factor Kw indicates the erodibility of the whole soil. The estimates are modified by the presence of rock fragments.

Erosion factor Kf indicates the erodibility of the fine-earth fraction, or the material less than 2 millimeters in size.

Erosion factor T is an estimate of the maximum average annual rate of soil erosion by wind and/or water that can occur without affecting crop productivity over a sustained period. The rate is in tons per acre per year.

Wind erodibility groups are made up of soils that have similar properties affecting their susceptibility to wind erosion in cultivated areas. The soils assigned to group 1 are the most susceptible to wind erosion, and those assigned to group 8 are the least susceptible. The groups are described in the "National Soil Survey Handbook."

Wind erodibility index is a numerical value indicating the susceptibility of soil to wind erosion, or the tons per acre per year that can be expected to be lost to wind erosion. There is a close correlation between wind erosion and the texture of the surface layer, the size and durability of surface clods, rock fragments, organic matter, and a calcareous reaction. Soil moisture and frozen soil layers also influence wind erosion.

Reference:

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. (<http://soils.usda.gov>)

Report—Physical Soil Properties

Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Physical Soil Properties—Hidalgo County, Texas														
Map symbol and soil name	Depth	Sand	Silt	Clay	Moist bulk density	Saturated hydraulic conductivity	Available water capacity	Linear extensibility	Organic matter	Erosion factors			Wind erodibility group	Wind erodibility Index
										Kw	Kf	T		
	In	Pct	Pct	Pct	g/cc	micro m/sec	In/in	Pct	Pct					
52— Raymondville clay loam, 0 to 1 percent slopes														
Raymondville	0-15	-31-	-33-	32-37- 42	1.20-1.33 -1.45	1.40-2.70-4.00	0.12-0.15-0.18	6.0- 7.5- 8.9	1.0- 2.0- 3.0	.28	.28	5	4	86
	15-43	-30-	-32-	35-38- 50	1.25-1.35 -1.45	0.42-1.00-1.40	0.12-0.15-0.18	6.0- 7.5- 8.9	0.5- 0.8- 1.0	.28	.28			
	43-65	-30-	-30-	35-40- 45	1.25-1.35 -1.45	0.42-1.00-1.40	0.12-0.15-0.18	6.0- 7.5- 8.9	0.1- 0.3- 0.5	.28	.28			

Data Source Information

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 22, Sep 5, 2023



Chemical Soil Properties

This table shows estimates of some chemical characteristics and features that affect soil behavior. These estimates are given for the layers of each soil in the survey area. The estimates are based on field observations and on test data for these and similar soils.

Depth to the upper and lower boundaries of each layer is indicated.

Cation-exchange capacity is the total amount of extractable cations that can be held by the soil, expressed in terms of milliequivalents per 100 grams of soil at neutrality (pH 7.0) or at some other stated pH value. Soils having a low cation-exchange capacity hold fewer cations and may require more frequent applications of fertilizer than soils having a high cation-exchange capacity. The ability to retain cations reduces the hazard of ground-water pollution.

Effective cation-exchange capacity refers to the sum of extractable cations plus aluminum expressed in terms of milliequivalents per 100 grams of soil. It is determined for soils that have pH of less than 5.5.

Soil reaction is a measure of acidity or alkalinity. It is important in selecting crops and other plants, in evaluating soil amendments for fertility and stabilization, and in determining the risk of corrosion.

Calcium carbonate equivalent is the percent of carbonates, by weight, in the fraction of the soil less than 2 millimeters in size. The availability of plant nutrients is influenced by the amount of carbonates in the soil.

Gypsum is expressed as a percent, by weight, of hydrated calcium sulfates in the fraction of the soil less than 20 millimeters in size. Gypsum is partially soluble in water. Soils that have a high content of gypsum may collapse if the gypsum is removed by percolating water.

Salinity is a measure of soluble salts in the soil at saturation. It is expressed as the electrical conductivity of the saturation extract, in millimhos per centimeter at 25 degrees C. Estimates are based on field and laboratory measurements at representative sites of nonirrigated soils. The salinity of irrigated soils is affected by the quality of the irrigation water and by the frequency of water application. Hence, the salinity of soils in individual fields can differ greatly from the value given in the table. Salinity affects the suitability of a soil for crop production, the stability of soil if used as construction material, and the potential of the soil to corrode metal and concrete.

Sodium adsorption ratio (SAR) is a measure of the amount of sodium (Na) relative to calcium (Ca) and magnesium (Mg) in the water extract from saturated soil paste. It is the ratio of the Na concentration divided by the square root of one-half of the Ca + Mg concentration. Soils that have SAR values of 13 or more may be characterized by an increased dispersion of organic matter and clay particles, reduced saturated hydraulic conductivity and aeration, and a general degradation of soil structure.

Report—Chemical Soil Properties

Chemical Soil Properties—Hidalgo County, Texas								
Map symbol and soil name	Depth	Cation-exchange capacity	Effective cation-exchange capacity	Soil reaction	Calcium carbonate	Gypsum	Salinity	Sodium adsorption ratio
	<i>In</i>	<i>meq/100g</i>	<i>meq/100g</i>	<i>pH</i>	<i>Pct</i>	<i>Pct</i>	<i>mmhos/cm</i>	
52—Raymondville clay loam, 0 to 1 percent slopes								
Raymondville	0-15	25-40	—	7.9-8.4	1-5	0	0.0-4.0	0-2
	15-43	25-40	—	7.9-8.4	5-10	0	0.0-4.0	0-2
	43-65	25-40	—	7.9-8.4	5-10	0	0.0-4.0	0-8

Data Source Information

Soil Survey Area: Hidalgo County, Texas
 Survey Area Data: Version 22, Sep 5, 2023



STORM WATER DETENTION CALCULATIONS

SUMMARY SHEET

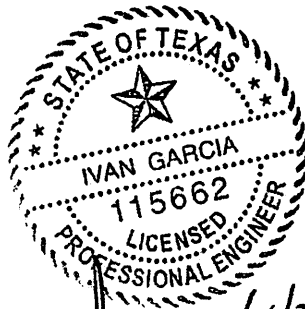
Project Name: **HACIENDA OLIVIA PHASE 2 SUBDIVISION**

City:	MERCEDES
State:	TEXAS
County:	HIDALGO
Total Area:	13.80 Acres Gross
Total lots:	60

Area already developed:	0.00	Acres	*Pre-existing condition
Area unimproved:	13.80	Acres	
Existing Run off:	10.00	cfs	*10 year storm
Future Run off:	38.24	cfs	*50 year storm
Total on site detention required:	51,203	cft	*50 year storm
	1.175	Ac-ft	

*References for calculations and procedure: 1) TxDOT Hydraulic Design Manual
Revised March 2009

2) FHWA, Urban Drainage Design Manual HEC-22
Revised September 2009



[Signature] 5/8/24

*Pre-existing condition

I. EXISTING RUN OFF (10 YEAR STORM)

***Rational Method**

Project Name: **HACIENDA OLIVIA PHASE 2 SUBDIVISION**

City: **MERCEDES**

State: **TEXAS**

Highest elevation= **60.00** ft

Lowest elevation= **57.00** ft

Watercourse length, L= **1100.00** ft

Slope, S_p = **0.27** %

Average flow velocity, V= **0.36** ft/sec

$$V = K_u k S_p^{0.5}$$

K_u = 3.28

k = 0.213

*From Table 3-2 - Intercept Coefficients

*For short grass pasture

Time of concentration, t_c = **50.25** min (calculated)

$$t_c = L / 60V$$

50.25 min (used)

Intensity, i = **3.62** in/hr

$$i = \frac{b}{(t_c + d)^e}$$

*From table 3-1- Intensity-Frequency-Duration

*Coefficients for HIDALGO, County, Texas from TXDOT IDF Coefficients

*For a recurrence interval of 10 years

e = **0.778**

b = **87**

d = **9.2**

Area already developed= **0.00** SQFT
0.00 ACRES

*Pre-existing condition

Area unimproved= **601,128** SQFT
13.80 ACRES

*Pre-existing condition

Existing Run off Coefficient: **0.2** *For Unimproved areas
*From Table 3-3 - Run off Coefficients

Weighted Run off Coefficient, C_w = **0.20**

$$C_w = (C_1 A_1 + C_2 A_2) / A_{Total}$$

Peak flow, Q = **10.00** CFS

$$Q = C i A$$

II. FUTURE RUN OFF (50 YEAR STORM)

*Rational Method

Project Name: **HACIENDA OLIVIA PHASE 2 SUBDIVISION**

City: **MERCEDES**

State: **TEXAS**

Highest elevation= **60.00** ft

Lowest elevation= **57.00** ft

Watercourse length, L= **1100.00** ft

Slope, S_p = **0.27** %

Average flow velocity, V= **1.06** ft/sec

$$V = K_u k S_p^{0.5}$$

K_u=3.28

k= 0.619

*From Table 3-2 - Intercept Coefficients

*For Paved Areas

Time of concentration, t_c= **17.29** min (calculated)

$$t_c = L/60V$$

17.29 min (used)

Intensity, I= **7.83** min

$$i = \frac{b}{(t_c + d)^e}$$

*From table 3-1- Intensity-Frequency-Duration

*Coefficients for HIDALGO, County, Texas from TXDOT IDF Coefficients

*For a recurrence interval of 50 years

e= **0.771**

b= **98.0**

d= **9.2**

Area to be developed **132,000** SQFT
3.03 ACRES

*Avg 2,200 SF home, driveways and walks per lot

Existing Run off Coefficient: **0.9** *Average for roofs, driveways and walks
*From Table 3-3 - Run off Coefficients

Area left unimproved= **469,128** SQFT *Remaining area
Total area left unimproved= **10.77** ACRES

Existing Run off Coefficient: **0.2** *For Unimproved areas
*From Table 3-3 - Run off Coefficients

Weighted Run off Coefficient, C_w= **0.35**

$$C_w = (C_1 A_1 + C_2 A_2) / A_{Total}$$

Peak flow, Q= **38.24** CFS

$$Q = CiA$$

III. STORAGE CALCULATIONS (50 YEAR STORM)

*Rational Method

Project Name: **HACIENDA OLIVIA PHASE 2 SUBDIVISION**

City: **MERCEDES**

State: **TEXAS**

Highest elevation= **60.00** ft

Lowest elevation= **57.00** ft

Watercourse length, L= **1100.00** ft

Slope, S_p = **0.27** %

Average flow velocity, V= **1.06** ft/sec

$$V = K_u k S_p^{0.5}$$

K_u = 3.28

k = 0.619

*From Table 3-2 - Intercept Coefficients

*For Paved Areas

Time of concentration, t_c = **17.29** min (calculated)

$$t_c = L / 60V$$

17.29 min (used)

Intensity, I = **8.51** min

$$i = \frac{b}{(t_c + d)^e}$$

*From table 3-1- Intensity-Frequency-Duration

*Coefficients for HIDALGO, County, Texas from TXDOT IDF Coefficients

*For a recurrence interval of 50 years

e = 0.749

b = 99.0

d = 9.2

Area already developed = **132,000** SQFT

3.03 ACRES

*Avg 2,200 SF home, driveways and walks per lot

Existing runoff coefficient: **0.9**

*Average for roofs, driveways and walks

*From Table 3-3 - Run off Coefficients

Area left unimproved = **469,128** SQFT

10.77 ACRES

*Remaining area

Total area left unimproved =

Existing Run off Coefficient: **0.2**

*For Unimproved areas

*From Table 3-3 - Run off Coefficients

Weighted Run off Coefficient, C_w = **0.35**

$$C_w = (C_1 A_1 + C_2 A_2) / A_{Total}$$

Peak flow, Q = **41.52** CFS

$$Q = C i A$$

IV. STORM WATER DETENTION CALCULATIONS

*Modified Rational Method

Duration (min)	Intensity (in/hr)	Q in (cfs)	Vol in (cft)	Q out (cfs)	V out (cft)	Storage (cft)
0	18.78	91.68	0	10.00	5,189	-5,189
5	13.57	66.24	19,871	10.00	6,689	13,182
10	10.83	52.84	31,705	10.00	8,190	23,515
15	9.10	44.43	39,988	10.00	9,690	30,297
20	7.91	38.60	46,320	10.00	11,191	35,129
25	7.03	34.29	51,436	10.00	12,691	38,745
30	6.34	30.96	55,727	10.00	14,192	41,535
35	5.80	28.30	59,424	10.00	15,692	43,731
40	5.35	26.11	62,675	10.00	17,193	45,482
45	4.98	24.29	65,578	10.00	18,694	46,885
50	4.66	22.73	68,205	10.00	20,194	48,011
55	4.38	21.40	70,605	10.00	21,695	48,910
60	4.14	20.23	72,816	10.00	23,195	49,621
65	3.93	19.20	74,868	10.00	24,696	50,172
70	3.75	18.28	76,783	10.00	26,196	50,587
75	3.58	17.46	78,581	10.00	27,697	50,884
80	3.43	16.72	80,275	10.00	29,197	51,078
85	3.29	16.05	81,878	10.00	30,698	51,181
90	3.16	15.44	83,401	10.00	32,198	51,203
95	3.05	14.89	84,851	10.00	33,699	51,152
100	2.94	14.37	86,235	10.00	35,199	51,036
105	2.85	13.90	87,561	10.00	36,700	50,862
110	2.76	13.46	88,833	10.00	38,200	50,633
115	2.67	13.05	90,056	10.00	39,701	50,356
120	2.60	12.67	91,235	10.00	41,201	50,034

Total on site detention required=

51,203
1.175

 cft
acres-ft

Duration: Duration in minutes
Intensity: Intensity for respective duration (50-year event)
Q in: Developed conditions peak discharge ($C_{dev} \times I_{50} \times \text{Area}$)
Vol in: Developed conditions run off volume ($Q_{in} \times \text{Duration} \times 60$)
Q out: Pre-developed peak discharge ($C_{pre} \times I_{10} \times \text{Area}$)
V out: (duration $\times$ Qout $\times$ 60)
Storage: Required storage ($V_{in} - V_{out}$)

Table 3-1. Rainfall Intensity-Duration-Frequency Coefficients for Hidalgo County

Coefficient	2-year	5-year	10-year	25-year	50-year	100-year
a (in)	0.831	0.797	0.778	0.771	0.749	0.740
b	74	79	87	98	99	103
d (mins)	9.6	8.9	9.2	9.2	9.2	9.6

Reference: TxDOT Hydraulic Design Manual, (2009)

Table 3-2. Intercept Coefficients for Velocity vs. Slope Relationship

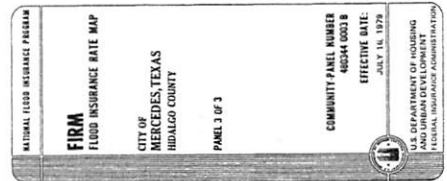
Land Cover/Flow Regime	k
Forest with heavy ground litter; hay meadow (overland flow)	0.076
Trash fallow or minimum tillage cultivation; contour or strip cropped; woodland (overland flow)	0.152
Short grass pasture (overland flow)	0.213
Cultivated straight row (overland flow)	0.274
Nearly bare and untilled (overland flow); alluvial fans in western mountain regions	0.305
Grassed waterway (shallow concentrated flow)	0.457
Unpaved (shallow concentrated flow)	0.491
Paved area (shallow concentrated flow); small upland gullies	0.619

Reference: FHWA, Urban drainage Design Manual HEC-22, (2009)

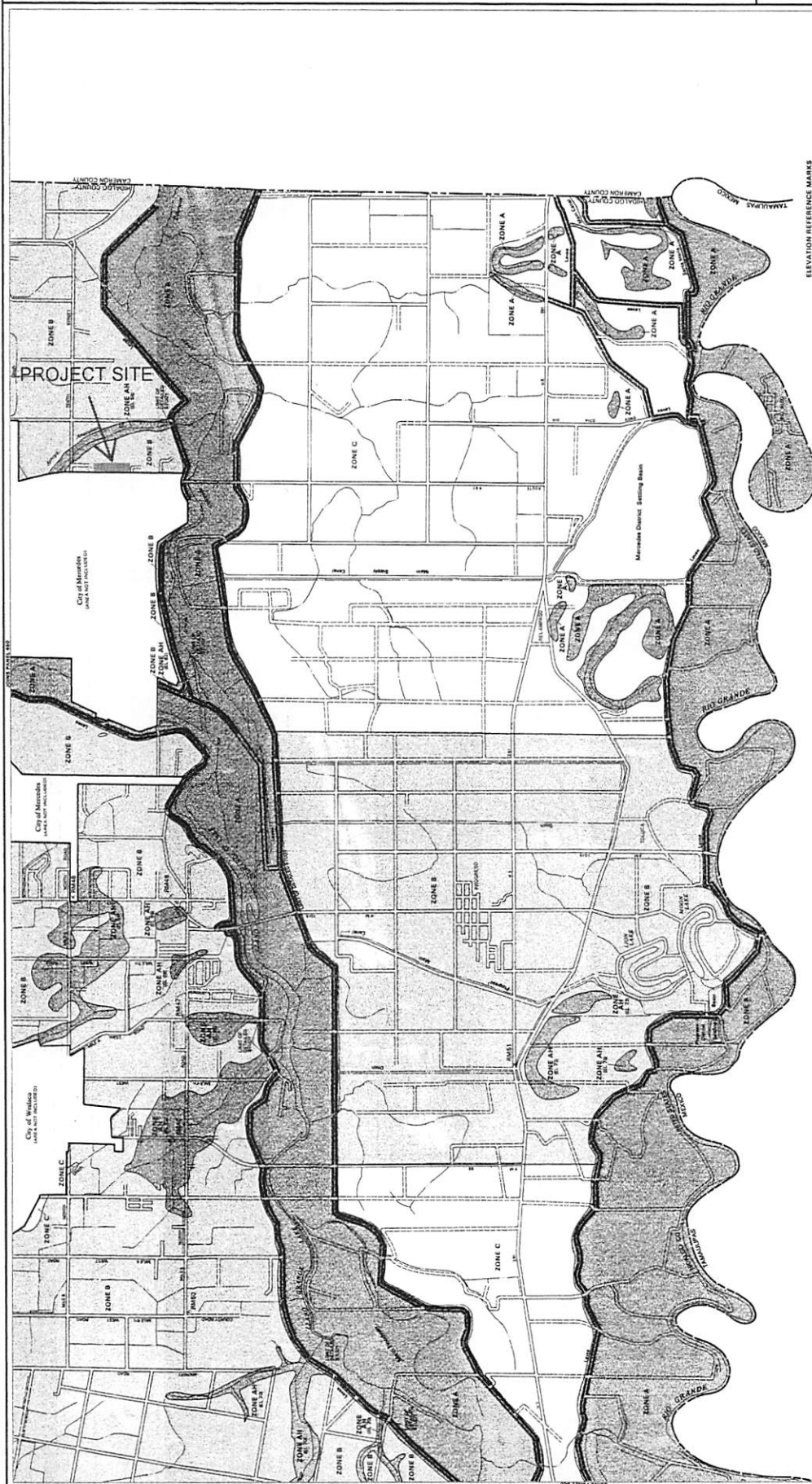
Table 3-3. Runoff Coefficients for Rational Formula

Type of Drainage Area	Runoff Coefficient, C*
Business:	
Downtown areas	0.70 - 0.95
Neighborhood areas	0.50 - 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	0.25 - 0.40
Apartment dwelling areas	0.50 - 0.70
Industrial:	
Light areas	0.50 - 0.80
Heavy areas	0.60 - 0.90
Parks, cemeteries	0.10 - 0.25
Playgrounds	0.20 - 0.40
Railroad yard areas	0.20 - 0.40
Unimproved areas	0.10 - 0.30
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
Heavy soil, steep, 7%	0.25 - 0.35
Streets:	
Asphaltic	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Drives and walks	0.75 - 0.85
Roofs	0.75 - 0.95
*Higher values are usually appropriate for steeply sloped areas and longer return periods because infiltration and other losses have a proportionally smaller effect on runoff in these cases.	

Reference: FHWA, Urban drainage Design Manual HEC-22, (2009)



REFERENCE MARK	DATE 1/15/2020	ELEVATION REFERENCE MARKS	DESCRIPTION OF LOCATION
BM 1	03.30		A survey nail on the southwest corner corner lot at the base section of The B Street with Ohio Avenue
BM 2	03.31		A survey nail on the southeast lot corner at the intersection of The B Street with Ohio Avenue
BM 3	03.29		A survey peg on the corner of the southwest corner of the intersection of Fourth Street with Columbia Avenue
BM 4	03.42		A survey nail on the southeast lot corner at the intersection of The B Street with Ohio Avenue
BM 5	03.29		A survey nail on the southeast lot corner at the intersection of the intersection of Fourth Street and the West Road, approx- imately 100 feet east of the junction of the West Road, approx-

[illegible]

NATURAL (USED INSURANCE PANEL MAP)

FIRM

FLOOD INSURANCE RATE MAP

HIDALGO COUNTY,
TEXAS
(UNINCORPORATED AREAS)

PANEL 522 OF 525

COMMUNITY PANEL NUMBER
460234 0252 B
EFFECTIVE DATE:
JANUARY 2, 1981

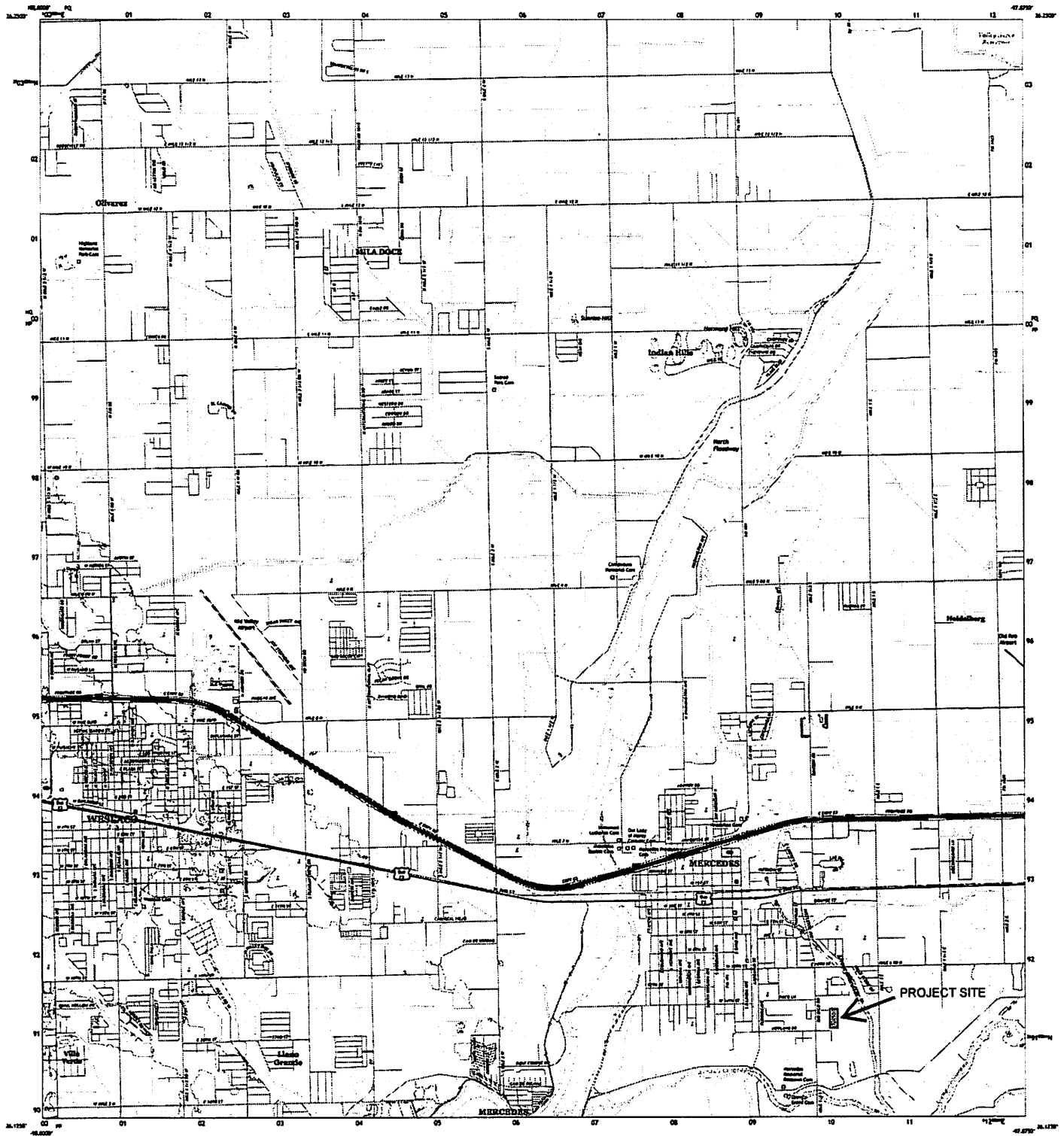
 Federal emergency management agency
Federal insurance administration



U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



MERCEDES QUADRANGLE
TEXAS - HIDALGO COUNTY
7.5-MINUTE SERIES

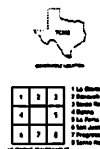


Produced by the United States Geological Survey

Map of the United States of America, showing the location of the project site. The map is a topographic map of the Mercedes, Texas area, showing the Rio Grande, city of Mercedes, and surrounding areas. The map includes a grid with coordinates and a scale bar. A 'PROJECT SITE' is marked with an arrow in the lower right quadrant.



CONTINENTAL SHEET
NORTH AMERICAN HORIZONTAL DATUM OF 1983
This map was produced by digitizing the
National Topographic Map of the United States



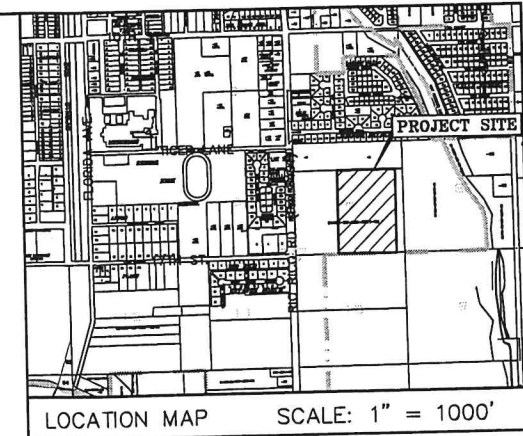
ROAD CLASSIFICATION	
Expressway	Local Road
Interstate	State Road
Highway	County Road
Trunk Road	Local Road

MERCEDES, TX
2012



DATE OF PREPARATION: MARCH 28, 2024

HACIENDA OLIVIA PHASE 2 SUBDIVISION



SCALE: 1" = 50'
BEARING OF BASIS
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

METES AND BOUNDS DESCRIPTION

BEING A 20.00 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 20.00 ACRES TRACT BEING OUT OF AND FORMING A PART PORTION OF FARM TRACT 717, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS;

AND SAID 20.00 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON-PICKER-SPINDLE FOUND AT THE NORTHEAST CORNER OF FARM TRACT 717 OF THE SAID WEST TRACT SUBDIVISION, SAME BEING THE POINT OF INTERSECTION BETWEEN THE CENTERLINES OF MILE 5 1/2 WEST ROAD AND MILE 6 1/2 WEST ROAD (A.K.A. HOPPER ROAD);

THENCE S 11°22' E ALONG THE EAST LINE OF THE SAID FARM TRACT 717, SAME BEING ALONG THE CENTERLINE OF MILE 6 1/2 WEST ROAD (A.K.A. HOPPER ROAD), TO THE SOUTHEAST CORNER OF THE SAID FARM TRACT 717, A DISTANCE OF 1320.00 FEET TO A COTTON-PICKER-SPINDLE SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

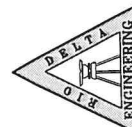
THENCE S 88°47'38" W, ALONG THE SOUTH LINE OF FARM TRACT 717, A DISTANCE OF 660.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 11°22' E, A DISTANCE OF 1320.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 88°47'38" E, ALONG THE NORTH LINE OF THE SAID FARM TRACT 717, SAME BEING ALONG THE CENTERLINE OF MILE 5 1/2 ROAD, A DISTANCE OF 660.00 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 20.00 ACRES OF LAND, MORE OR LESS, OUT OF WHICH 0.23 ACRES LIE WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 5 1/2 WEST ROAD, AND 0.09 ACRES LIE WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 6 1/2 WEST ROAD.

RIO DELTA ENGINEERING

FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF IVAN GARCIA, P.E. 115662 ON MAY 9, 2024. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR: PRELIMINARY

PLAT SHEET
HACIENDA OLIVIA PHASE 2 SUBDIVISION
CITY OF MERCEDES, TEXAS
HIDALGO COUNTY

ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: Y.V./G.F.
SCALE: 1"=50'
DATE: MAY 9, 2024
PROJECT: SUB 23 035
REVISIONS:
PAGE NO: 1-OF-2



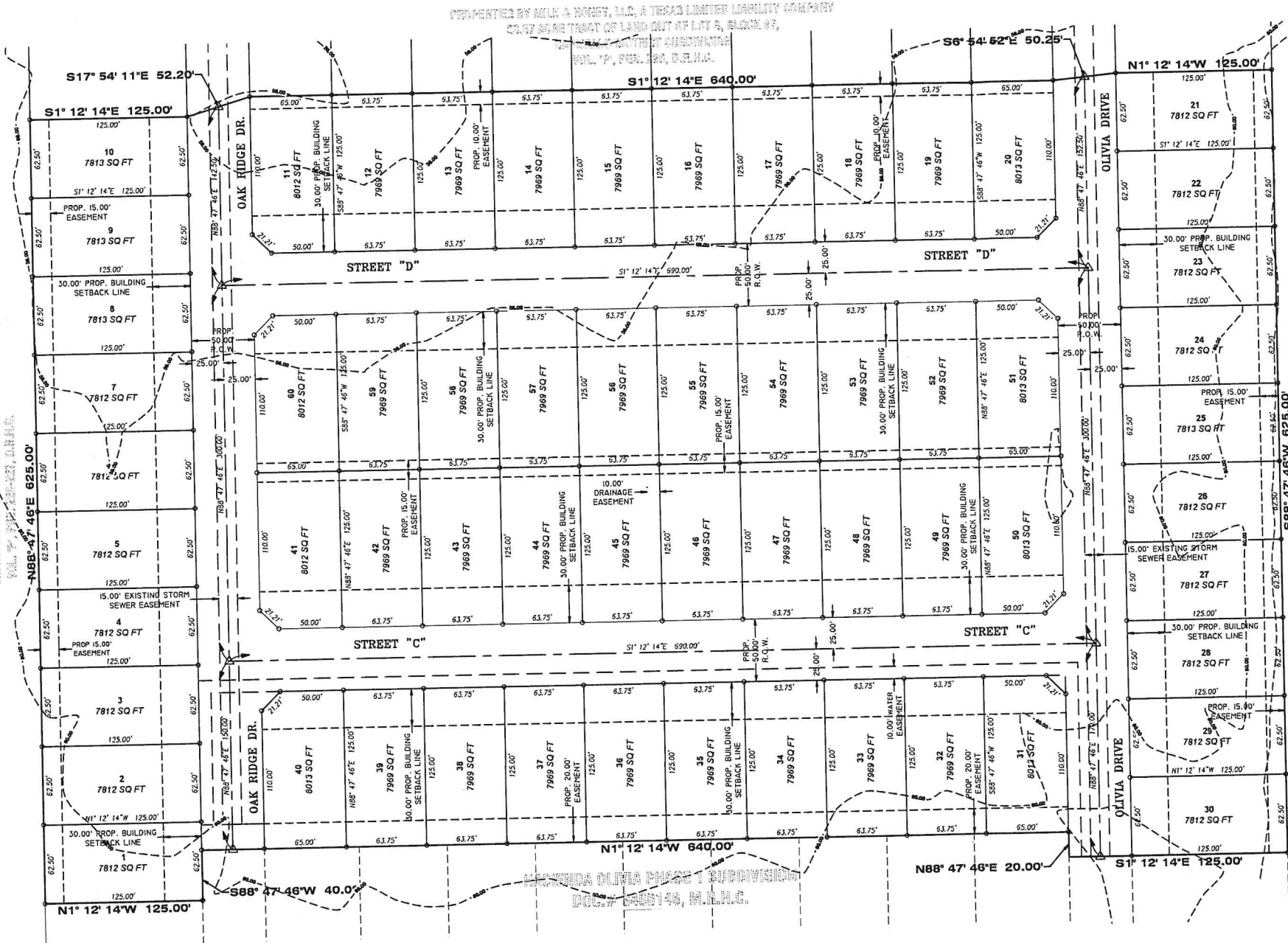
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

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

BY: _____ DEPUTY

SECTION 2, BLOCK 10, LOT 10, TRACT 717, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS

Y:\SUBDIVISIONS\2023\SUB 23 035 - HILK HONEY PROPERTIES - HACIENDA OLIVIA PH 2 - HERCEDES TADINO\SUB 23 035-SHT 2 PLAT SHEET ONE RIBBELTA 5/9/2024 5:59 PM



- LEGEND
- Δ - SET C-P-S
 - ▲ - SET C-P-S
 - - SET 1/2" IRON ROD
 - - SET 1/2" IRON ROD
 - - SET 5/8" IRON ROD
 - - SET 60-D NAIL
 - - SET PK NAIL
 - - STORM INLET
 - - POWER POLE
 - - FIRE HYDRANT
 - - HIR STAND PIPE
 - - CHAIN LINK FENCE
 - - EXIST. WATER METER
 - - GAS SPOTTING
 - - TELEPHONE PEDESTAL
 - - POWER POLE
 - - TRAFFIC SIGN

- ABBREVIATION LEGEND
- F.B.S.L. FRONT BUILDING SETBACK LINE
 - R.B.S.L. REAR BUILDING SETBACK LINE
 - S.B.S.L. SIDE BUILDING SETBACK LINE
 - R.O.W. RIGHT-OF-WAY
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCING
 - S.W.C. SOUTHWEST CORNER
 - F.A.M. FARM TRACT
 - F.M. FARM-TO-MARKET
 - C.P.M. CENTRAL POWER & LIGHT CO.
 - D.E.D. DEED RECORDS OF HIDALGO COUNTY
 - U.E. UTILITY EASEMENT
 - M.W.S. MUNICIPAL WATER SUPPLY CORP.
 - U.E. UTILITY EASEMENT
 - O.S.S.F. ON-SITE SEWAGE FACILITY
 - CENTER LINE LOT LINE
 - R.C.O.D. HIDALGO COUNTY DRAINAGE DIST. #1

STATE OF TEXAS - COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY USUALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITIES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MERCEDES AND HIDALGO COUNTY, TEXAS.

IVAN GARCIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM # 10194027



STATE OF TEXAS - COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

IVAN GARCIA P.E. R.P.L.S.
REG. PROFESSIONAL ENGINEER NO. 115662



NAME	ADDRESS	PHONE & FAX
OWNER(S): CARVIC PROPERTIES LP	P.O. BOX 2504 EDINBURG, TX 78536	(956) 821-7108
SURVEYOR: IVAN GARCIA	P.E. R.P.L.S. 921 S. 10TH AVENUE EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083
ENGINEER: IVAN GARCIA	P.E. R.P.L.S. 921 S. 10TH AVENUE EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083

DATE: April 15, 2025
FROM: Denisse Hernandez, Planning Admin
ITEM: **Discussion and possible action to Approval of First Reading of Ordinance 2025-08 to rezone Hacienda Olivia Ph 4**

BACKGROUND INFORMATION: Hacienda Olivia PH 4 is the next phase of the Hacienda Olivia Development. This subdivision will consist of a total of 107 lots, spanning 13.80 acres. The project is seeking a rezoning request from Newly Annexed to R-TH (Townhouse District). The homes in this development are expected to be valued between \$175,000 and \$200,000. While the term "townhomes" may be used, the intent is to build single-family, standalone "garden homes," not attached structures sharing walls. The rezoning request is solely to facilitate the development of smaller lots for these homes.

BOARD REVIEW/CITIZEN FEEDBACK: The Planning and Zoning Commission approved the rezoning on April 7 during their regular meeting.

ALTERNATIVES/OPTIONS:

FISCAL IMPACT: (Total Costs)

Proposed Expenditure/(Revenue):
\$

Account Number(s):

Finance Review by: (Has finance reviewed it to make sure we have the funds Yes/No/Not Applicable)

LEGAL REVIEW: Not Applicable

ATTACHMENTS:

1. ORDINANCE NO 2025-08 - HACIENDA OLIVIA PH 4
2. HACIENDA OLIVIA PH 4 - PRELIMINARY LAYOUT 1-15-25

STAFF RECOMMENDATION: The staff recommendation is for approval, as the project meets the requirements outlined in the ordinance for development within a Townhouse District. Since this is a rezoning request, other concerns will be addressed during the preliminary stage of the development process.

ORDINANCE NO. 2025-08

AN ORDINANCE CHANGING THE CLASSIFICATION FOR ZONING PURPOSES OF THE FOLLOWING TRACT OF LAND: LOT 7 & 8, BLOCK 67, CAPISALLO DISTRICT SUBDIVISION OF THE LANDS OF THE AMERICAN RIO-GRANDE LAND AND IRRIGATION COMPANY (13.80 ACRES), FROM CLASS “N” NEWLY ANNEXED TO CLASS “R-TH” TOWNHOUSE RESIDENTIAL DISTRICT; PROVIDING FOR A SAVINGS AND REPEAL CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on the 7th day of April, 2025 a public hearing was held for the purpose of hearing any objections as to why: **LOT 7 & 8, BLOCK 67, CAPISALLO DISTRICT SUBDIVISION OF THE LANDS OF THE AMERICAN RIO-GRANDE LAND AND IRRIGATION COMPANY (13.80 ACRES)**, Mercedes, Hidalgo County, Texas, should be rezoned and classified as follows: from a Class “N” Newly Annexed to a Class “R-TH” Townhouse Residential District.

WHEREAS, the City Commission at its Regular Meeting of April 15th, 2025, 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 7 & 8, BLOCK 67, CAPISALLO DISTRICT SUBDIVISION OF THE LANDS OF THE AMERICAN RIO-GRANDE LAND AND IRRIGATION COMPANY (13.80 ACRES)**, Mercedes, Hidalgo County, Texas, should be rezoned and classified as follows: from a Class “N” Newly Annexed to a Class “R-TH” Townhouse Residential District.

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

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

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

PASSED, APPROVED AND ADOPTED ON FIRST READING THIS THE 15TH DAY OF APRIL 2025.

PASSED, APPROVED AND ADOPTED ON SECOND READING THIS THE 6TH DAY OF MAY, 2025.

CITY OF MERCEDES

Oscar D. Montoya, Sr., Mayor

ATTEST:

APPROVED AS TO FORM:

Joselynn Castillo
City Secretary

Martie Garcia Vela
City Attorney

DATE: April 15, 2025
FROM: Denisse Hernandez, Planning Admin
ITEM: **Discussion and possible action to Approval of First Reading of Ordinance 2025-09 to rezone Lot 15 Woodlawn Acres Subdivision**

BACKGROUND INFORMATION: Killer V Properties, the applicant, is seeking a rezoning for the property located at Lot 15, Woodlawn Acres Subdivision. The request is to change the zoning classification from B-1 Two-Family Residence to R-2 Duplex-Fourplex Residential District, with plans to construct a fourplex. The applicant also owns the adjacent property, where a duplex is already situated. A review of the subdivision plat confirms there are no restrictions preventing Killer V Properties from pursuing this rezoning. Additionally, the property meets the requirements outlined in the proposed zoning ordinance. All building and safety requirements, including those from the fire marshal and building official, will be addressed once the rezoning is approved.

BOARD REVIEW/CITIZEN FEEDBACK: The Planning and Zoning Board approved the rezoning request on April 7th.

ALTERNATIVES/OPTIONS: (If your recommendation isn't approved, do you have another option that can be approved)

FISCAL IMPACT: (Total Costs)

Proposed Expenditure/(Revenue): **Account Number(s):**
\$

Not Applicable

LEGAL REVIEW: Not Applicable

ATTACHMENTS:

1. ORDINANCE NO 2025-09 - LOT 15 WOODLAWN ACRES
2. SITE MAP

STAFF RECOMMENDATION: Approval. A review of the subdivision plat confirms there are no restrictions preventing Killer V Properties from pursuing this rezoning. Additionally, the property meets the requirements outlined in the proposed zoning ordinance.

ORDINANCE NO. 2025-09

AN ORDINANCE CHANGING THE CLASSIFICATION FOR ZONING PURPOSES OF THE FOLLOWING TRACT OF LAND: LOT 15, WOODLAWN ACRES SUBDIVISION (.50 ACRES), FROM CLASS “B-1” TWO FAMILY RESIDENCE DISTRICT TO CLASS “R-2” DUPLEX-FOURPLEX RESIDENTIAL DISTRICT; PROVIDING FOR A SAVINGS AND REPEAL CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on the 7th day of April, 2025 a public hearing was held for the purpose of hearing any objections as to why: **LOT 15, WOODLAWN ACRES SUBDIVISION (.50 ACRES)**, Mercedes, Hidalgo County, Texas, should be rezoned and classified as follows: from a Class “B-1” Two Family Residence District to Class “R-2” Duplex-Fourplex Residential District.

WHEREAS, the City Commission at its Regular Meeting of April 15th, 2025, 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 15, WOODLAWN ACRES SUBDIVISION (.50 ACRES)** Mercedes, Hidalgo County, Texas, should be rezoned and classified as follows: from a Class “B-1” Two Family Residence District to Class “R-2” Duplex-Fourplex Residential District.

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

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

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

PASSED, APPROVED AND ADOPTED ON FIRST READING THIS THE 15TH DAY OF APRIL 2025.

PASSED, APPROVED AND ADOPTED ON SECOND READING THIS THE 6TH DAY OF MAY, 2025.

CITY OF MERCEDES

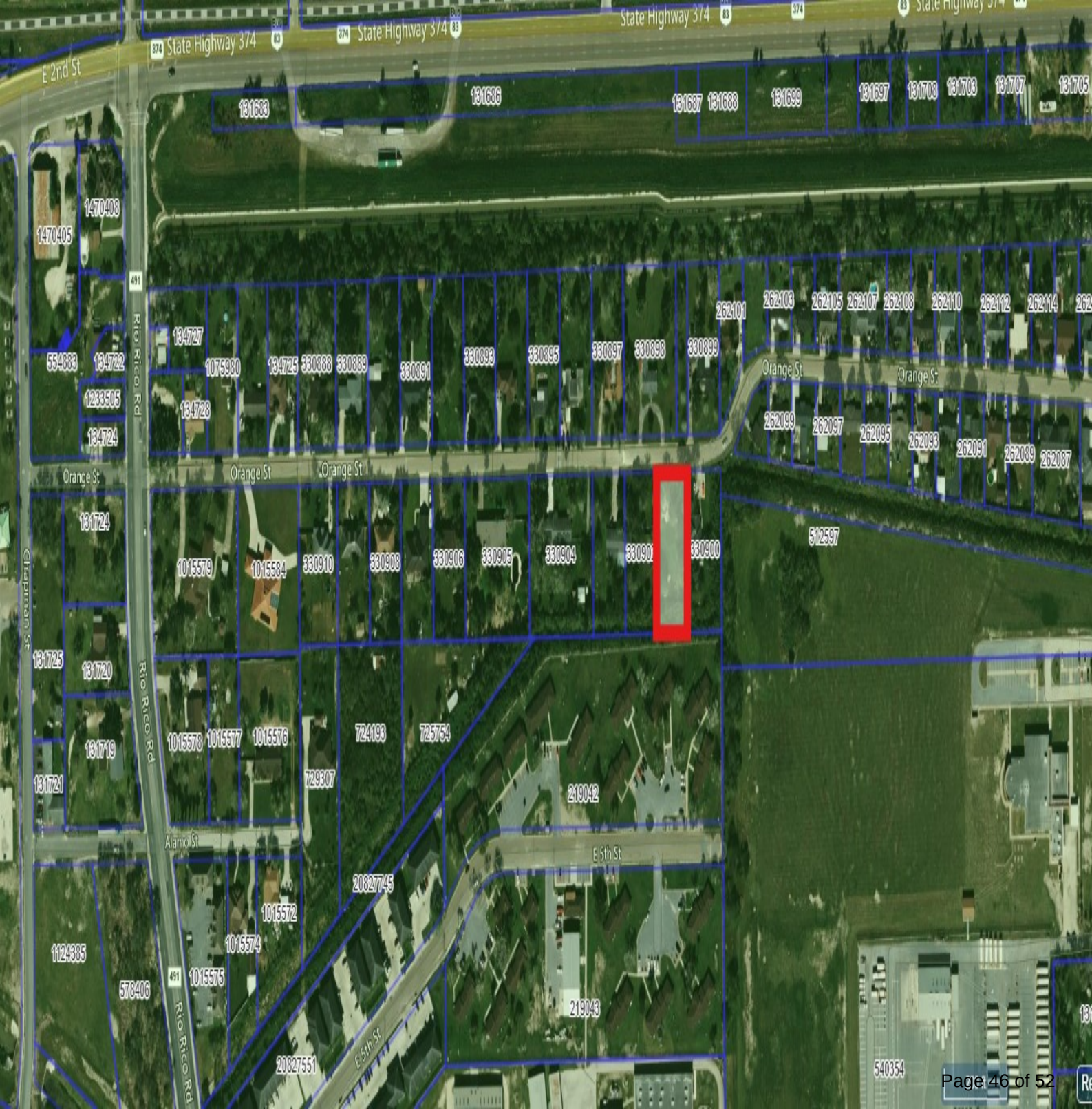
Oscar D. Montoya, Sr., Mayor

ATTEST:

APPROVED AS TO FORM:

Joselynn Castillo
City Secretary

Martie Garcia Vela
City Attorney



DATE: April 15, 2025
FROM: Joselynn Castillo, City Secretary
ITEM: **Discussion and possible action to Approval to Renew Contract for Prosecutor Services with David Gorena**

BACKGROUND INFORMATION: The contract for Prosecutor Services with David Gorena is set to expire on May 23, 2025. Mr. Gorena has expressed his interest in continuing working for the City of Mercedes. No changes to the contract will be made. The renewal will be a two-year extension beginning May 23, 2025.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES/OPTIONS: N/A

FISCAL IMPACT: (Total Costs)

Proposed Expenditure/(Revenue):
\$ 2,000 / Month

Account Number(s):
01-540-2125

Finance Review by: Yes, it's a current contract with no changes, and it's budgeted.

LEGAL REVIEW: Yes

ATTACHMENTS:

1. CONTRACT EXTENSION - David Gorena
2. David Gorena - City Prosecutor Services

STAFF RECOMMENDATION: Staff recommends approval to renew the two-year contract extension.

CONTRACT EXTENSION #2024/04/11

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF MERCEDES, TEXAS, that the contract between the City of Mercedes, Texas and David Gorena, Municipal Court Prosecutor was evaluated and contract renewals may be extended in accordance with the Mercedes City Charter, and

The City Commission hereby exercises the contract extension option for two years beginning May 23, 2025 and ending May 23, 2027 and that the Mayor or Mayor Pro-Tem is hereby authorized to execute this contract extension and to do all other acts necessary to carry said extension into effect.

PASSED, APPROVED, AND ADOPTED THIS THE 15TH DAY OF MAY, 2025.

Oscar D. Montoya Sr., Mayor

ATTEST:

Joselynn Castillo, City Secretary

**CONTRACT FOR THE RETENTION OF CITY PROSECUTOR FOR THE CITY OF
MERCEDDES**

STATE OF TEXAS §

§

COUNTY OF HIDALGO §

THIS CONTRACT is made and entered into by and between the CITY OF MERCEDES; a home-ruled municipal corporation whose address is 316 South Ohio, Mercedes, Hidalgo County, Texas, acting therein by and through its Mayor, who is authorized to execute this contract, by the Mercedes City Commission, hereinafter called "THE CITY" and the Law Office of David R. Gorena, whose address is 420 West University Drive, Edinburg, Texas 78539, and PROSECUTOR licensed to practice law in all courts within the State of Texas, hereinafter called "PROSECUTOR".

SECTION ONE
NATURE OF EMPLOYMENT

The CITY OF MERCEDES hereby retains and employs PROSECUTOR, to act under the title of City Prosecutor to the CITY OF MERCEDES and to render to prosecution services to the CITY OF MERCEDES in the Mercedes Municipal Court. PROSECUTOR will attend all hearings to represent the CITY OF MERCEDES as Prosecutor in Municipal Court and preparation for such hearings. Additionally, the City Prosecutor will be responsible for the preparation and prosecution of trials, both Jury Trials and Trials to the court only with the Judge sitting as Trier of Fact. Trials will be scheduled by the Municipal Court Clerk as necessary.

THE PROSECUTOR S role is to seek public justice, to screen out and ask for dismissal of cases where there is insufficient evidence or evidence was wrongfully gathered, and to seek convictions fairly and only of the guilty. In the broad view, the PROSECUTOR represents the public's interest in enforcing the criminal law strictly but fairly. The prosecutor also has a duty to maintain public respect for the system.

THE PROSECUTOR is responsible for investigating and prosecuting all cases in municipal court. It is the PROSECUTOR who must present and prove the criminal charges filed in the State's name.

The Prosecutor shall also:

- Prepare and present the State's case to the court;
- Arrange for the appearance of the State's witnesses, including requests for subpoenas and attachments;

- File motions with the court that may be necessary to present cases fully and to see that justice is done;
- Request dismissal of cases under proper circumstances and cite the legal grounds for dismissal;
- Advise the police department in case preparation in case preparation, legal procedures and requirements, and other legal questions, and
- Discuss pending cases with defendants or, if represented by counsel, with their attorneys prior to the courtroom hearing.

SECTION TWO **COMPENSATION**

In consideration of the services described hereinabove, THE CITY agrees to pay PROSECUTOR as follows:

A monthly retainer in the sum of Two Thousand NO/100 Ths (\$2,000.00) DOLLARS per month for services rendered. Said monthly retainer to be due and payable on the 1st of each and every month throughout the term of this contract, beginning June 1, 2023. This sum shall constitute the total payment for all services and expenses involved in the administration of this contract.

The term of this Contract shall begin on the 25th day of May, 2023, and ends of the 24th day of May, 2025. The Contract may be extended for an additional term or terms as the City may determine.

If the term of this Contract has not been extended by or prior to May 24, 2025, then Gorena shall continue as City Prosecutor on a month to month basis until this Contract is extended or terminated by the City Commission.

SECTION THREE **FILES**

It is agreed and understood between THE CITY and PROSECUTOR that any and all files, records, reports, documents and other material delivered or transmitted to PROSECUTOR shall remain property of the City and shall be returned by PROSECUTOR to City at PROSECUTOR'S expense, at termination of this contract. All records, reports, documents, pleadings, exhibits or other material related to this Contract and/or obtained or prepared by PROSECUTOR in connection with the performance of the services contracted for herein shall become property of the City and shall, upon request, be returned by PROSECUTOR to City, at PROSECUTOR'S expense, at termination or expiration of this Contract.

REPORTS

The PROSECUTOR shall submit reports and information to the Office of the City Manager when requested to and shall direct all questions, concerns, and problems concerning the administration of the Court to the City Manager.

SECTION FOUR **AGREEMENT**

PROSECUTOR agrees to represent THE CITY to the best of his ability and resources. PROSECUTOR agrees to protect the interest of THE CITY in all cases and to devote the time and effort necessary to provide prudent and lawful advice. PROSECUTOR agrees to obtain the necessary training and education to help keep abreast new legislation, and/or laws affecting municipal court prosecutions.

SECTION FIVE **AGREEMENT**

THE CITY shall notify PROSECUTOR of any legal seminars or conferences available for compliance with continuing legal education hours in order to maintain the required knowledge and updates with the municipal court system, with prior written approval from the City Manager's Office. CITY agrees to reimburse PROSECUTOR for expenses incurred at any and all legal seminars or conferences required to attend by PROSECUTOR to keep up with current changes in the municipal courts. PROSECUTOR agrees to submit billing statements for said attendance within ten (10) days after the seminar or conference and CITY agrees to pay the amount submitted within thirty (30) days from date of submission.

NOTICE shall be sent Certified Mail, return receipt requested, to the following address:

If to City: 316 South Ohio, Mercedes, Texas 78570

If to PROSECUTOR: 420 West University Dr, Edinburg, Texas 78539

SECTION SIX **TERMINATION**

Either party shall have the right to cancel this contract with or without cause, by giving the other party thirty (30) days written notice forwarded to their respective address by certified mail. City has the right to cancel this contract upon less than thirty (30) days due to budgetary reductions and changes in funding priorities of THE CITY.

ACCEPTANCE OF EMPLOYMENT

PROSECUTOR hereby accepts the employment and promises to render to the best of his ability the services described herein during the term of this contract.

This Contract is executed on behalf of THE CITY by the presiding officer of its governing body, who is authorized to execute this instrument by order heretofore approved and duly recorded in the minutes.

WITNESS the signature of all parties hereto in duplicate originals this 25th day of May, 2023, in Mercedes, Hidalgo County, Texas.

CITY OF MERCEDES



OSCAR MONTOYA, MAYOR

ATTEST:



**JOSELYNN CASTILLO,
CITY SECRETARY**

APPROVED AS FORM:



**MARTI VELA
CITY ATTORNEY**

LAW OFFICE OF DAVID R. GORENA



HON. DAVID R. GORENA