

ITEM# 1.5

CONDITIONAL USE PERMIT: Texas Citrus Fiesta Carnival & Fun Fair
All of Lots 4 & 5, out of Shops at 495 Phase I
& the North 11.87 acres out of Lot 25-6, West
Addition to Sharyland
C-3 & R-3
January 26, 2024 through January 29, 2024
Texas Citrus Fiesta (c/o Amy Tijerina)

REVIEW DATA

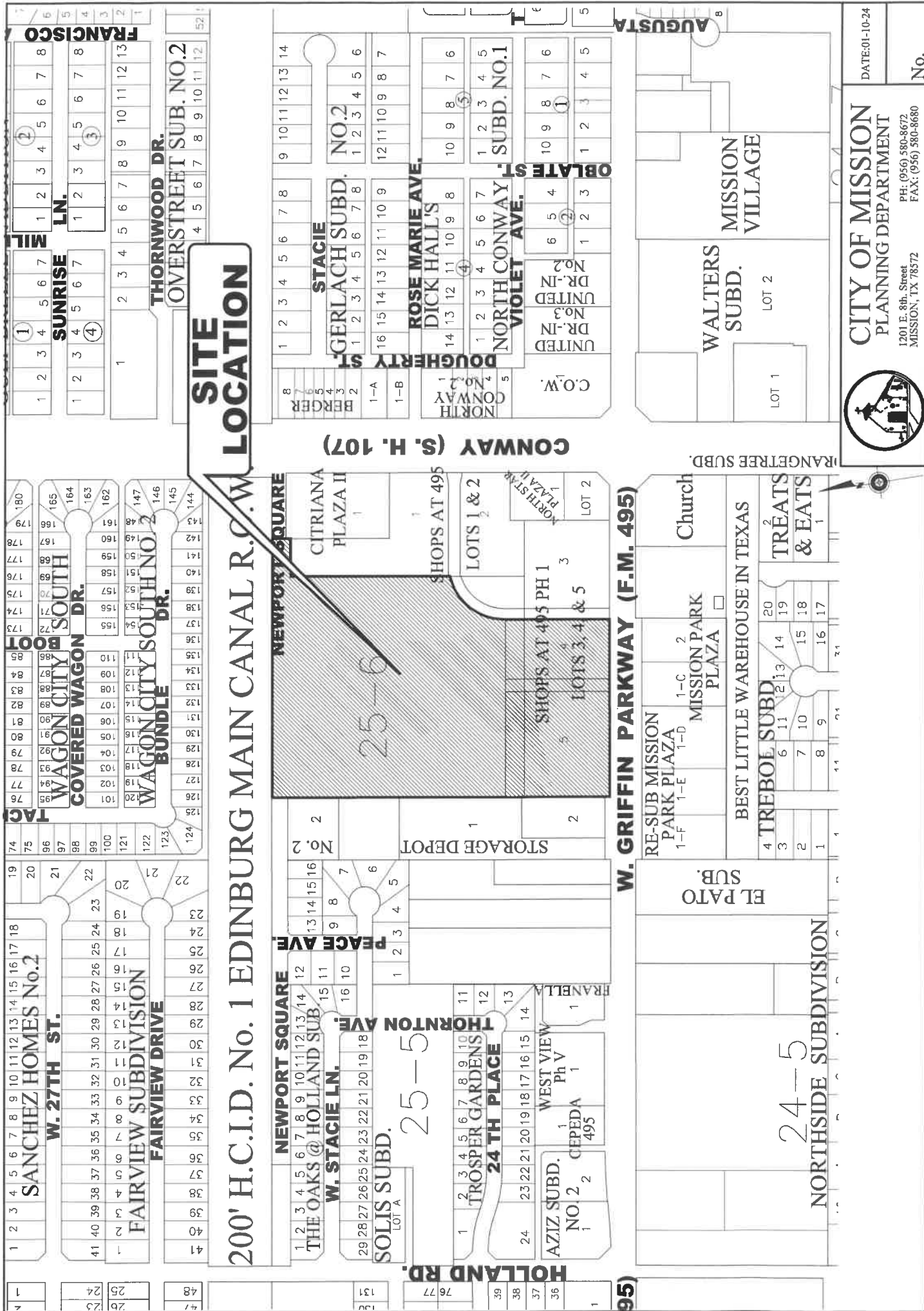
SITE: The subject site is located near the NW corner of Conway Avenue and Griffin Parkway (F.M. 495) – see vicinity map. Texas Citrus Fiesta organizers have been given permission to have their annual events on the vacant lots located on the west side of the 24-hour Emergency Center. They wish to set up for the carnival on Friday, January 26, 2024. The Carnival and Fun Fair will be for 2 days. They will then take down the carnival on the 29th. They are proposing to have 15 kiddie carnival rides and approximately 80 vendors for the Fun Fair.

- **Hours of Operation:** Saturday, January 27th from 10a.m. until midnight, and Sunday, January 28th from 8a.m. to 6p.m.
- **Parking:** Parking for the event will be on the south side of the property and the carnival and fun fair will be on the north side of the property. Staff encourages that “No Parking” signs be placed along Conway and F.M. 495.
- The Zoning code states that a carnival site should be a minimum of 300’ away from any residentially used property from lot line to lot line. This CUP is compliant to this Code, i.e., there are no homes within 300’.

REVIEW COMMENTS: Staff encourages that there be early morning trash pick-up throughout the entire site during the Carnival’s tenure. Security will be evident as in past years via Mission PD officers (as hired by TCF) and sufficient restrooms will be available. All provisions of Chapter 10 – Amusements and Entertainment– will need to be complied with, in particular the insurance coverage requirements for such amusements.

RECOMMENDATION: Staff recommends approval subject to:

1. Installation of a perimeter fence/debris stop;
2. Installation of “No Parking” signs along Conway and Griffin Parkway; and
3. Meet Noise, Insurance, and any other related Codes.



**LOCATION
SITE**

CONWAY AVE (S.H. 107)

GRIFFIN PKWY (F.M. 495)





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/7/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Higginbotham Insurance Agency, Inc.
500 W. 13TH
Fort Worth TX 76102

CONTACT
NAME: Elizabeth Mane
PHONE (A/C, No, Ext): 817-349-2288 FAX (A/C, No): 817-820-8928
E-MAIL:
ADDRESS: emane@higginbotham.net

INSURED
Cool Breeze Rentals
4205 LeBanon Lane
Edinburg TX 78539-7748

COOLB

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A:	Arch Insurance Company	11150
INSURER B:	Lloyd's	15642
INSURER C:		
INSURER D:		
INSURER E:		
INSURER F:		

COVERAGES

CERTIFICATE NUMBER: 319368789

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input checked="" type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR <input checked="" type="checkbox"/> 2,500 GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:		ZISMB055105	6/10/2023	6/10/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 0 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY		PRPKG0102502	6/10/2023	6/10/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/> N/A				PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	<input type="checkbox"/> PARTICIPANT ACCIDENT		ZAH80902	6/10/2023	6/10/2024	EACH CLAIM \$10,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The General Liability policy includes a blanket automatic additional insured endorsement that provides additional insured status to the certificate holder only when there is a written contract between the named insured and the certificate holder that requires such status.

The Automobile Liability policy includes a blanket automatic additional insured endorsement that provides additional insured status and a blanket waiver of subrogation endorsement to the certificate holder only when there is a written contract between the named insured and the certificate holder that requires such status.

CERTIFICATE HOLDER

CANCELLATION

For Information Purposes Only

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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C4555-02-000-0001-00 (550706)
FIRST VALLEY BANK
WELLS FARGO BANK
PO BOX 193775
SAN FRANCISCO CA 94119

W0100-00-025-0005-09 (316985)
ZVINGIT PROSPERITY LLC
4315 LABURNAM RD
RICHMOND TX 77407

W0100-00-025-0006-02 (316994)
SHOPS AT 495 LTD
4040 BROADWAY STE 508
SAN ANTONIO TX 78209

W0100-00-025-0006-05 (316997)
SHOPS AT 495 LTD
4040 BROADWAY STE 508
SAN ANTONIO TX 78209

S6458-00-000-0001-00 (620581)
SECURCARE MOVE IT MCALLEN LLC
8350 N CENTRAL EXPY #430
DALLAS TX 75206

S6458-00-000-0002-00 (620582)
USC PROPERTIES 5 LLC
7342 WILLOW CREEK DR
TYLER TX 75703

M5233-00-000-0002-00 (685471)
CAVA DUCK & BETTY 2012 FAMILY TRUST
26000 BUCKS RUN
SALINAS CA 93908

M5233-00-000-001C-00 (691021)
DECASAS OTONIEL & EDELMIRA TRUSTEES T - NORTHGATE VILLAGE LTD
OTONIEL & EDELMIRA DECASAS LVNG TRST
2019 INOLA ST
GLEN DORA CA 91740

M5233-00-000-001D-00 (732598)
9434 VISCOUNT BLVD STE 155
EL PASO TX 79925

M5233-00-000-001E-00 (732595)
GARZA JORGE DBA TAQUERIA LA MEXICANA
PO BOX 3342
MCALLEN TX 78502

M5233-00-000-001F-00 (20816060)
DGM MISSION WF LLC
2611 HARRISON ST STE 900
WICHITA FALLS TX 76308

T3638-02-000-0005-00 (790608)
GARZA NATHAN D & NICOLE P RESEND
603 ROSE MARIE ST
MISSION TX 78574

T3638-02-000-0006-00 (790609)
GALAVIZ BALDEMAR JR & YAHAIRA M
601 ROSE MARIE ST
MISSION TX 78574

T3638-02-000-0007-00 (790610)
RAMOS ALBERTO
602 ROSE MARIE AVE
MISSION TX 78574

T3638-02-000-0016-00 (790619)
SAMBRANO ARMANDO & MANUEL BARE
601 NEWPORT SQUARE
MISSION TX 78574

S6458-02-000-0002-00 (846835)
SECURCARE MOVE IT MCALLEN LLC
8350 N CENTRAL EXPY #430
DALLAS TX 75206

W0100-00-025-0005-17 (1242748)
SECURCARE MOVE IT MCALLEN LLC
8350 N CENTRAL EXPY #430
DALLAS TX 75206

S3293-00-000-0000-00 (1371325)
SHOPS AT 495 LTD
4040 BROADWAY STE 508
SAN ANTONIO TX 78209

S3293-00-000-0001-00 (1371327)
SHOPS AT 495-LOT 1 LTD
4040 BROADWAY STE 508
SAN ANTONIO TX 78209

S3293-00-000-0000-05 (1371326)
SHOPS AT 495-LOT 1 LTD
4040 BROADWAY STE 508
SAN ANTONIO TX 78209

S3293-00-000-0002-00 (1371328)
SHOPS AT 495-LOT 1 LTD
4040 BROADWAY STE 508
SAN ANTONIO TX 78209

S3293-01-000-0005-00 (1466422)
SHOPS AT 495 LTD
4040 BROADWAY STE 508
SAN ANTONIO TX 78209

S3293-01-000-0000-7A (1466420)
SHOPS AT 495 LTD
4040 BROADWAY STE 508
SAN ANTONIO TX 78209

S3293-01-000-0004-00 (1466421)
SHOPS AT 495 LTD
4040 BROADWAY STE 508
SAN ANTONIO TX 78209

S3293-01-000-0000-3A (1466419)
SHOPS AT 495 - LOT 3 LTD
4040 BROADWAY STE 508
SAN ANTONIO TX 78209

S3293-01-000-0000-1A (1466418)
SHOPS AT 495 LTD
4040 BROADWAY STE 508
SAN ANTONIO TX 78209

S3293-01-000-000B-00 (1466424)
SHOPS AT 495 LTD
4040 BROADWAY STE 508
SAN ANTONIO TX 78209

S3293-01-000-000A-00 (1466423)
SHOPS AT 495 LTD
4040 BROADWAY STE 508
SAN ANTONIO TX 78209

S3293-01-000-000C-00 (1466425)
SHOPS AT 495 LTD
4040 BROADWAY STE 508
SAN ANTONIO TX 78209

S3293-01-000-000D-00 (1466426)
SHOPS AT 495 LTD
4040 BROADWAY STE 508
SAN ANTONIO TX 78209

S3293-01-000-0003-00 (1466415)

SHOPS AT 495 - LOT 3 LTD

4040 BROADWAY STE 508

SAN ANTONIO TX 78209