

ITEM# 1.8

CONDITIONAL USE PERMIT: To install 2 level 3 D.C. charger &
2 level 2 chargers (Charging Station's)
805 E. Expressway 83
Lot 1, Spikes Phase 1 & Lots 2 & 3, Spikes Phase 2
C-3
Spikes Motor Company, Inc.

REVIEW DATA

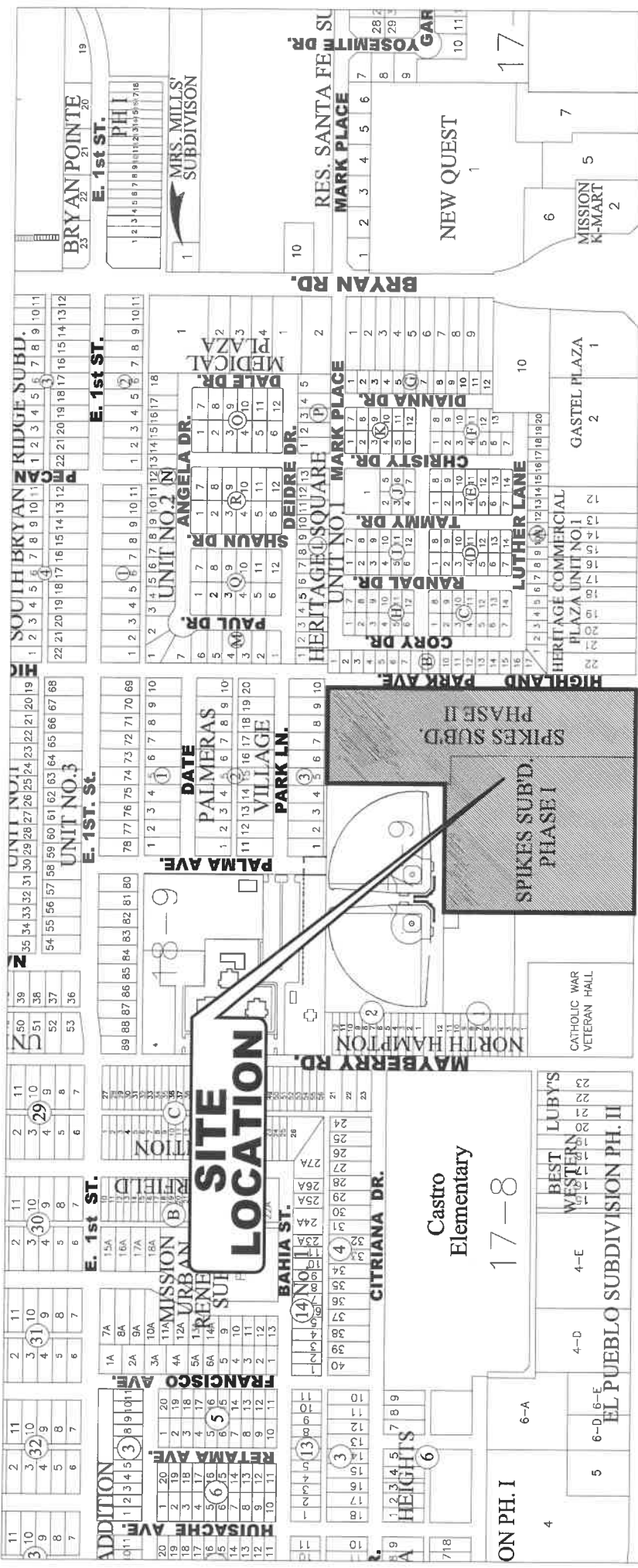
The subject site is located approximately at the northwest corner of E. Expressway 83 and Highland Park along the north side of the Expressway 83. The applicant is proposing to install 2 level 3 D.C. chargers and 2 level 2 chargers (Charging Stations). 2 level 3 D.C. chargers charging station will be place within Spikes Ford parking lot along the Expressway 83 for public use. Access to the chargers would be off of E. Expressway 83 thru a 34' driveway.

- **Days/Hours of Operation:** Monday – Sunday from 9:00am to 8:00pm.
- **Staff:** None, self-operated
- **Parking & Landscaping:** It is noted that the parking spaces are held in common for this commercial. There is a total of 88 parking spaces available for this establishment.

Review Comments: Staff recommends that proper signage be placed for the Charging Station in order to avoid any confusion. Staff mailed out 63 notices to property owners within 200' radius and staff has not received any comments in favor or against the request.

RECOMMENDATION: Staff recommends approval for life of use subject to:

- 1) Must comply with all City Codes (Building, Fire, Health, etc.),
- 2) CUP not be transferable to others



**SITE
LOCATION**

U.S. EXPRESSWAY 83



CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572
 PH: (956) 580-8672
 FAX: (956) 580-6680

No.



HIGHLAND PARK AVE.

MAYBERRY RD.

U.S. EXPRESSWAY 83



APPLICANT SITE NAME:
SPIKES FORD, TX



2/15/2024

PROJECT:
**CHARGING STATION
ADDITION**

DRAWING DESCRIPTION:
FINAL CD100

AERIAL MAP



PROJECT DESCRIPTION

- INSTALL (2) DC240KW DISPENSERS
- INSTALL (2) SINGLE L2 DISPENSERS
- INSTALL (4) NEMA 14-50R RECEPTACLES
- INSTALL (1) UTILITY TRANSFORMER (BY UTILITY COMPANY)
- INSTALL (1) UTILITY POLE (BY UTILITY COMPANY)
- INSTALL (1) 100A FUSIBLE SAFETY SWITCH
- INSTALL (1) 200A 208Y/120V PANELBOARD "A"
- INSTALL (1) 200A 208Y/120V PANELBOARD "B"
- INSTALL (1) 1200A 480Y/277V SWITCHBOARD
- INSTALL (1) 75 KVA TRANSFORMER "T-A"
- INSTALL (1) 75 KVA TRANSFORMER "T-B"
- INSTALL (8) CONCRETE BOLLARDS

JURISDICTION COMPLIANCE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. INTERNATIONAL BUILDING CODE
2. INTERNATIONAL MECHANICAL CODE
3. ANSI/TLA-222 STRUCTURAL STEEL STANDARD
4. NFPA 760 - LIGHTNING PROTECTION CODE
5. NATIONAL ELECTRICAL CODE

811
Know what's below.
Call before you dig.

THE UTILITIES AS SHOWN ON THIS SET OF DRAWINGS WERE DEVELOPED FROM THE INFORMATION PROVIDED. THE INFORMATION PROVIDED IS NOT INTENDED TO BE THE COMPLETE LIST OF UTILITIES IN THIS AREA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE CAUSED BY CONTRACTOR'S ACTIVITIES.

CONSULTING TEAM

ENGINEERING:
CLIENT MANAGER:
DAN LASS HELLAND

A&E PROJECT MANAGER:
ANTHONY WHYTE

LEAD ENGINEER:
ROBERT JENSEN

LEAD ELECTRICAL:
SHELTON KEISLING

SITE INFORMATION

SITE ADDRESS:
805 E EXPRESSWAY 83
MISSION, TX 78572

COUNTY:
HIDALGO

PROPERTY OWNER:
SPIKES MOTOR COMPANY INC
805 E EXPRESSWAY 83

SITE INFORMATION:
LATITUDE:
26° 12' 03.11" N (NAD 83)
LONGITUDE:
98° 19' 04.80" W (NAD 83)
GROUND ELRV:
124' AMSL

APPLICANT:
AGI
5514 RIO VISTA DRIVE
CLEARWATER, FL 33760
(800) 877-7668 ext. 4520

UTILITY COMPANY:
TBD

APN:
565991

DRAWING INDEX

SHEET NO.	TITLE SHEET	SHEET TITLE	DISC.
T-10			C/E
C-10	OVERALL SITE PLAN		C
C-11	EXISTING SITE PLAN		C
C-12	ENLARGED SITE PLANS & ELEVATION (1 OF 2)		C
C-13	FOUNDATION PLANS (1 OF 2)		C
C-21	FOUNDATION PLANS (2 OF 2)		C
C-22	EQUIPMENT DETAILS (1 OF 3)		C
C-23	EQUIPMENT DETAILS (2 OF 3)		C
C-24	EQUIPMENT DETAILS (3 OF 3)		C
E-10	OVERALL UTILITY PLAN		E
E-11	ENLARGED UTILITY PLAN - A		E
E-12	ENLARGED UTILITY PLAN - B		E
E-20	ELECTRICAL ONE-LINE DIAGRAM - A		E
E-21	PANEL SCHEDULE - A		E
E-22	ELECTRICAL ONE-LINE DIAGRAM - B		E
E-23	PANEL SCHEDULE - B		E
E-30	CONDUIT TRENCHING DETAIL		E
G-10	GROUNDING DETAILS		E
SP-10	SPECIFICATIONS (1 OF 5)		C
SP-11	SPECIFICATIONS (2 OF 5)		C
SP-12	SPECIFICATIONS (3 OF 5)		C
SP-20	SPECIFICATIONS (4 OF 5)		E
SP-21	SPECIFICATIONS (5 OF 5)		E

DRAWING NOTICE:
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REVISION NO.	DATE	BY	REV
1	10/20/23	HEE	0
2	11/11/24	DW	1
3	09/15/24	IBA	3

APPLICANT SITE NAME:
SPIKES FORD, TX

APPLICANT SITE NUMBER:
AGI-TX-0009

SITE ADDRESS:
**805 E EXPRESSWAY 83
MISSION, TX 78572**

SHEET DESCRIPTION:
TITLE SHEET

SHEET #:
T-10

STAMP:



ENGINEERING LICENSE:
STATE CERTIFICATE OF AUTHORIZATION # 6492
EXPIRES: 11/30/24
DISCIPLINE: ELECTRICAL

ENGINEER:
KEVIN MICHAEL VANMAELE 110641 CIVIL ELECTRICAL

DESIGNED BY:
KEVIN MICHAEL VANMAELE 110641 CIVIL ELECTRICAL

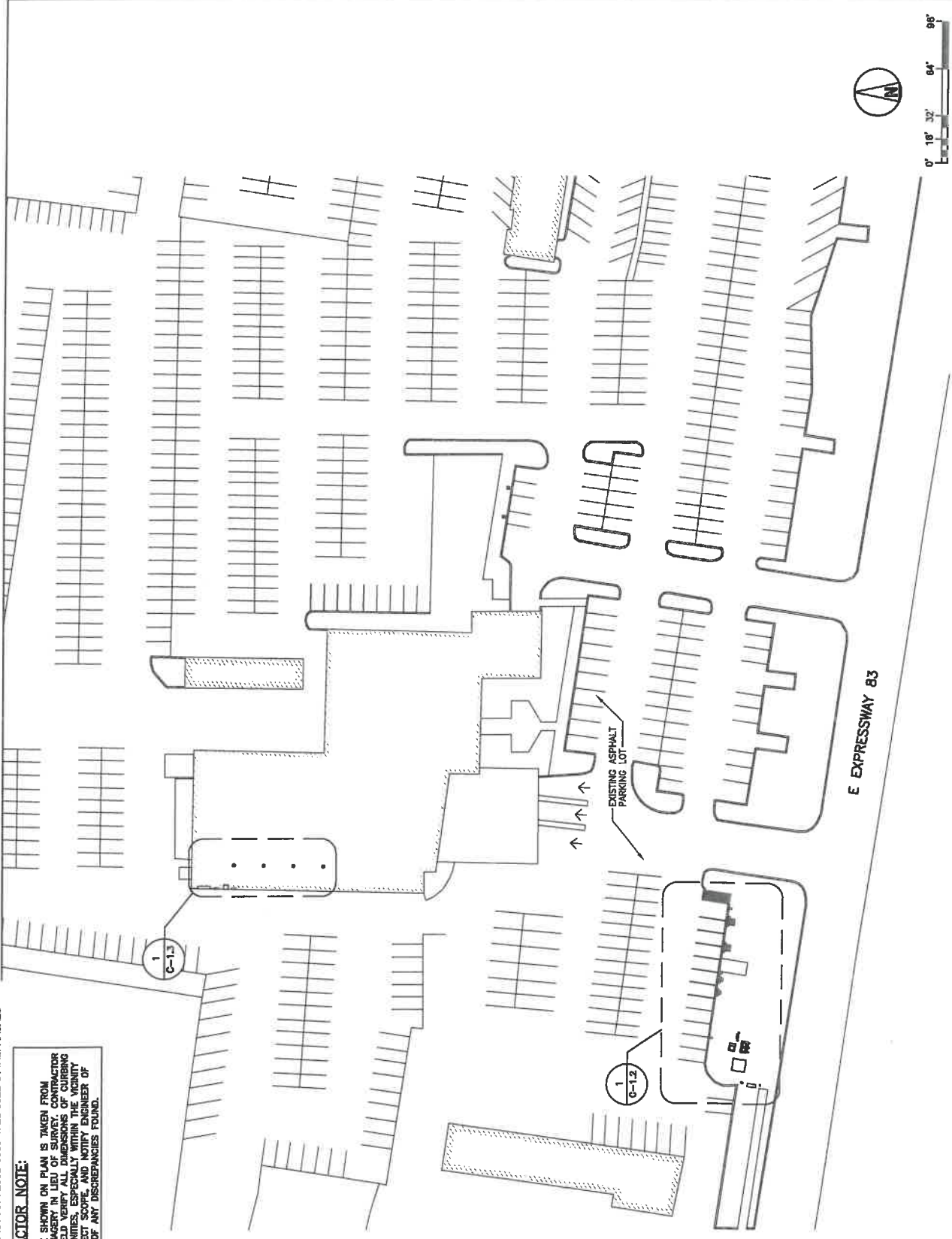


PLANS PREPARED FOR:

PLANS PREPARED BY:

CONTRACTOR NOTE:

LINENWORK SHOWN ON PLAN IS TAKEN FROM AERIAL IMAGERY IN LIEU OF SURVEY. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS OF CURBING AND AMENITIES, ESPECIALLY WITHIN THE VICINITY OF PROJECT SCOPE AND NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES FOUND.



OVERALL SITE PLAN

2/15/2024

ENGINEERING LICENSE: 110641
 STATE OF TEXAS
 KEVIN MICHAEL VANMAELE
 PROFESSIONAL ENGINEER
 DISCIPLINE: ELECTRICAL

DATE OF EXPIRATION: 01/06/2029
 REPAIR: 01/06/2029

PLANS PREPARED FOR: AGI

PLANS PREPARED BY: SSC

DRAWING NOTICE:
 THIS DRAWING HAS NOT BEEN PUBLISHED AND IS THE SOLE PROPERTY OF AGI. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. THE BORROWER FOR THE LOAN OF THIS DRAWING, THE BORROWER PROMISES AND WARRANTS THAT IT WILL NOT BE REPRODUCED, COPIED, LEASED OR OTHERWISE DISPOSED OF DIRECTLY OR INDIRECTLY, NOR USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN CONSENT OF AGI. AGI SHALL BE RESPONSIBLE FOR ANY SUBMITTALS.

ISSUED FOR CONSTRUCTION	DATE	BY	REV
HEE 0	10/20/23	HEE	0
REVISED PER UPDATED SOW	10/31/23	HEE	1
REVISED PER UPDATED SOW	01/11/24	DW	2
RELEASED FOR CLIENT COMMENTS	02/15/24	IBA	3

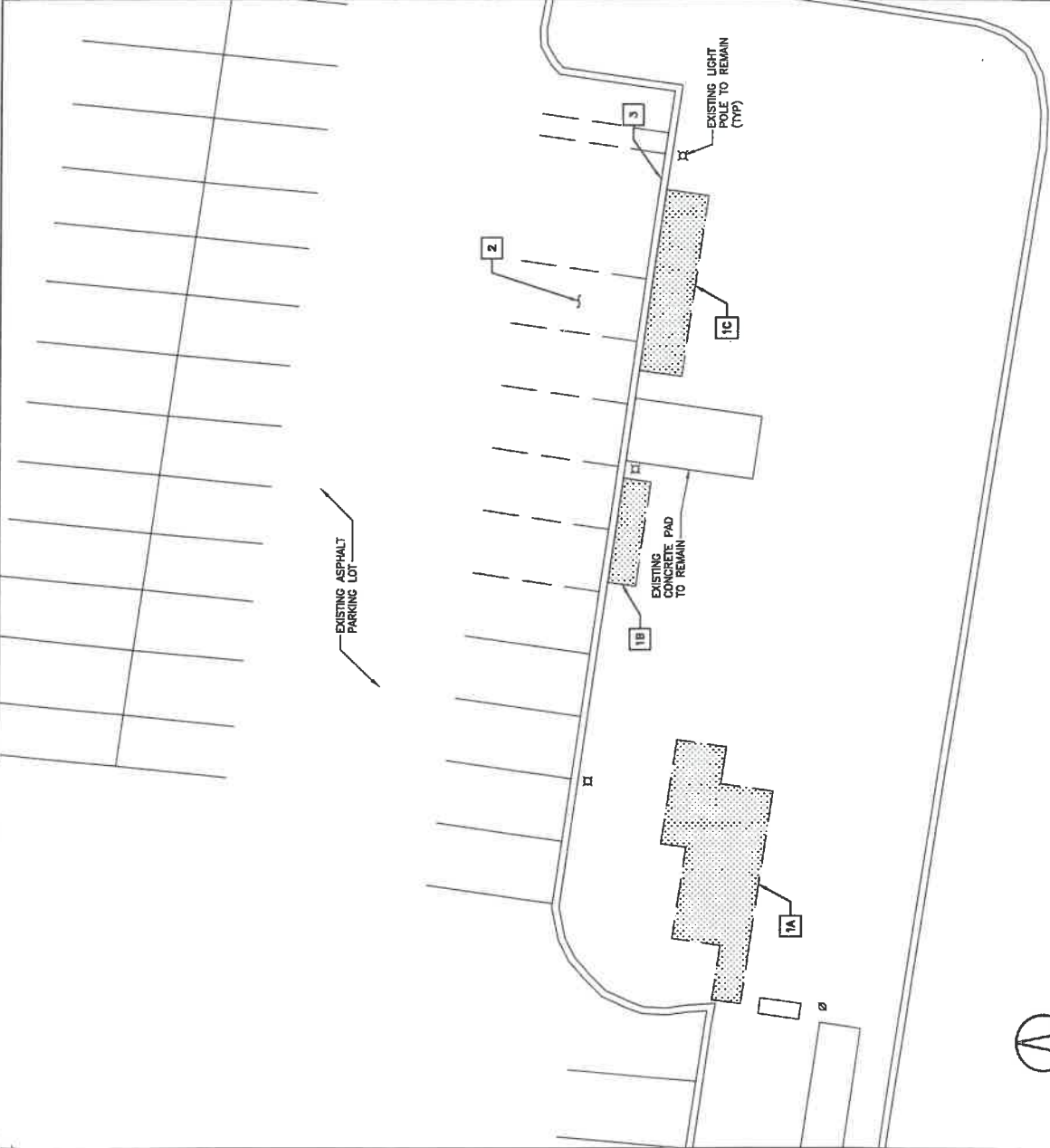
APPLICANT SITE NAME: SPIKES FORD, TX
 APPLICANT SITE NUMBER: AGI-TX-00009
 SITE ADDRESS: 805 E EXPRESSWAY 83, MISSION, TX 78572
 SHEET DESCRIPTION: OVERALL SITE PLAN
 SHEET #.: C-1.0

TOTAL AREA LEGEND:

1. DISTURBED PERVIOUS AREA
2. 8704 SQ. FT.

KEYED NOTES:

- 1A APPROX. 350 SQ. FT. DISTURBED PERVIOUS AREA FOR PROPOSED AGI EQUIPMENT & CONDUIT ROUTING
- 1B APPROX. 80 SQ. FT. DISTURBED PERVIOUS AREA FOR PROPOSED AGI EQUIPMENT & CONDUIT ROUTING
- 1C APPROX. 160 SQ. FT. DISTURBED PERVIOUS AREA FOR PROPOSED AGI EQUIPMENT & CONDUIT ROUTING
- 2 EXISTING PARKING STALL TO BE RESTRIPTED (TYP OF 6)
- 3 APPROX. 10 LN. FT. DISTURBED CURB LENGTH FOR PROPOSED AGI EQUIPMENT & CONDUIT ROUTING



EXISTING SITE PLAN

STAMP:

2/15/2024

KEVIN MICHAEL VANMAELE
110641
PROFESSIONAL ENGINEER
STATE OF TEXAS

DocuSign Envelope ID: 5C7E35B-0968-47E5-852B-914A2FAA9A23

ENGINEER'S LICENSE:
STATE OF TEXAS
STATE CERTIFICATE OF AUTHORIZATION # F0497
ENGINEER: KEVIN MICHAEL VANMAELE 110641 CIVIL
SIX SEVENTEEN WESTING HOUSE DRIVE
HOUSTON, TEXAS 77056

PLANS PREPARED FOR:

AGI
SSC

PLANS PREPARED BY:

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ISSUED FOR CONSTRUCTION	DATE	BY	REV
10/20/23	HEE	0	
REVISED PER UPDATED SOW	10/31/23	HEE	1
REVISED PER CLIENT COMMENTS	01/11/24	HWK	2
REVISED PER CLIENT COMMENTS	02/15/24	IBA	3

APPLICANT SITE NAME:
SPIKES FORD, TX

APPLICANT SITE NUMBER:
AGI-TX-0009

SITE ADDRESS:
805 E EXPRESSWAY 83
MISSION, TX 78572

SHEET DESCRIPTION:
EXISTING SITE PLAN

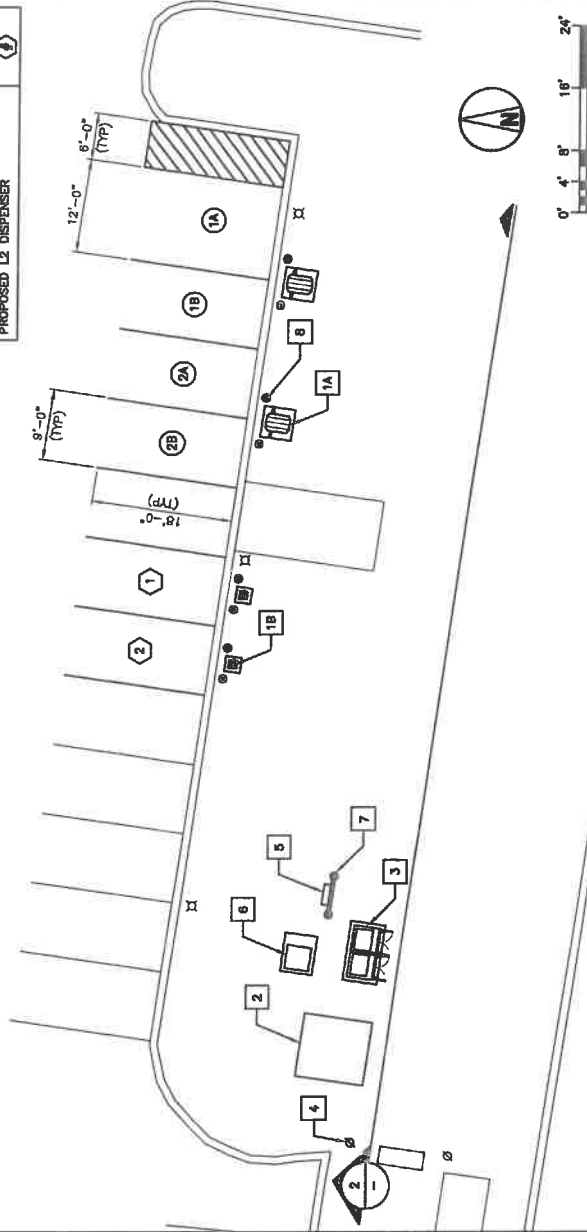
SHEET #:
C-1.1

KEYED NOTES:

- 1A PROPOSED DUAL L3 DISPENSER (TYP OF 2)
- 1B PROPOSED SINGLE L2 DISPENSER (TYP OF 2)
- 2 PROPOSED UTILITY TRANSFORMER (BY UTILITY COMPANY)
- 3 PROPOSED SWITCHBOARD
- 4 PROPOSED UTILITY POLE (BY UTILITY COMPANY)
- 5 PROPOSED PANELBOARD "A"
- 6 PROPOSED 75 KVA TRANSFORMER "A"
- 7 PROPOSED UTILITY RACK
- 8 BOLLARD (FURNISH & INSTALL) (TYP OF 4) (SEE SHEET C-2.4, DETAIL 1)

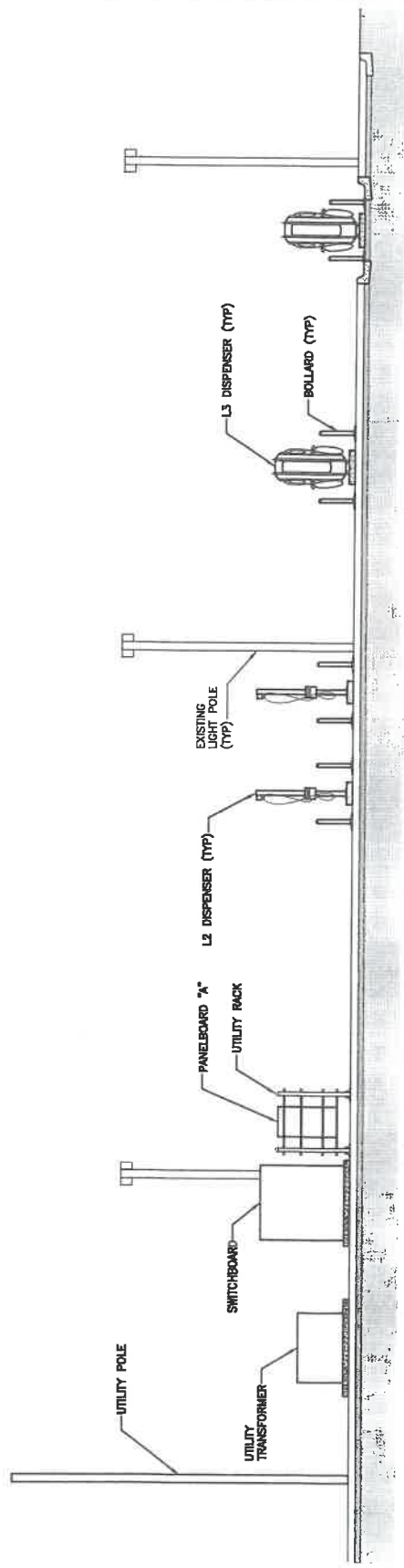
PARKING STALL LEGEND

DESCRIPTION	SYMBOL
PROPOSED L3 DISPENSER	①
PROPOSED L2 DISPENSER	②



ENLARGED SITE PLAN - A

1



EQUIPMENT ELEVATION - A

2

STAMP:

2/15/2024



KEVIN MICHAEL VANMALE
110641
PROFESSIONAL ENGINEER
STATE OF TEXAS

ENGINEERING LICENSE: 110641 (REG. AGS)
STATE OF TEXAS
STATE CERTIFICATE OF AUTHORIZATION # F3607
ENGINEER: KEVIN MICHAEL VANMALE
DISCIPLINE: CIVIL
EXPIRES: 08/31/2024
REGISTRATION NUMBER: 00865
REGISTRATION TYPE: ELECTRICAL

PLANS PREPARED FOR:



PLANS PREPARED BY:



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ISSUED FOR CONSTRUCTION	DESCRIPTION	DATE	BY	REV
10/20/23	REVISED PER UPDATED SOW	10/20/23	HEE	0
10/31/23	REVISED PER UPDATED SOW	10/31/23	HEE	1
01/11/24	REVISED PER CLIENT COMMENTS	01/11/24	DVA	2
02/15/24	REVISED PER CLIENT COMMENTS	02/15/24	IBA	3

APPLICANT SITE NAME:

SPIKES FORD, TX

APPLICANT SITE NUMBER:

AGI-7X-0009

SITE ADDRESS:

805 E EXPRESSWAY 83
MISSION, TX 78572

SHEET DESCRIPTION:

ENLARGED SITE
PLANS &
ELEVATION (1 OF 2)

SHEET #:

C-1.2

H2100-01-00H-0001-00 (188604)
ROTHERHAM DANIEL T & KATHLEEN
2620 S 20TH ST
LINCOLN NE 68502

H2100-01-00H-0002-00 (188605)
BOWAR DAVID & DAWN
907 YUMA ST
BELLE FOURCHE SD 57717

H2100-01-00H-0003-00 (188606)
GUNDERSON KENNETH A & BONNIE
23900 COUNTY RD 4 UNIT NO4
NISSWA MN 56468

H2100-01-00H-0004-00 (188607)
GONZALEZ MARCO ANTONIO MUNIZ
3612 PAULA AVE
MCALLEN TX 78503

H2100-01-00H-0005-00 (188608)
GOODING EDWARD O & SANDRA L
9915 PAWPAW LAKE DR
MATTAWAN MI 49071

H2100-01-00H-0006-00 (188609)
DELEON NICOLAS & MARIA ELENA DELI
PO BOX 725
MISSION TX 78573

H2100-02-00L-0001-00 (188647)
MORALES JOSE E & IRIS
300 S BRYAN RD UNIT L1
MISSION TX 78572

H2100-02-00L-0002-00 (188648)
GENTILI MICHAEL A & MICHELLE C
7866 N CRESTVIEW RD
STILLMAN VALLEY IL 61084

H2100-02-00L-0003-00 (188649)
VERRAN FREDERICK D TRUST
300 S BRYAN RD LOT L3
MISSION TX 78572

H2100-02-00M-0001-00 (188660)
YURKUNAS CHARLES E & BRENDA K
12481 SHADY OAK DR
SOUTH LYON MI 48178

P2200-00-002-0012-00 (254936)
GONZALEZ PEDRO A & DELIA B
1003 PARK LANE
MISSION TX 78572

P2200-00-002-0013-00 (254937)
GARZA ATANACIO JR & MARIA L
10339 DUNCUM ST
HOUSTON TX 77013

P2200-00-002-0014-00 (254938)
MORIN HECTOR & SAHARA B
1007 PARK LN
MISSION TX 78572

P2200-00-002-0015-00 (254939)
AVILA KASSANDRA
1009 PARK LN
MISSION TX 78572

P2200-00-002-0016-00 (254940)
AGUIRRE PRICILLA A & EDDIE
1011 PARK LN
MISSION TX 78572

P2200-00-002-0017-01 (254942)
CHAPA ESMERALDA
1015 PARK LN
MISSION TX 78572

P2200-00-002-0019-00 (254944)
LUNA RICARDO & JOSEFINA
1017 PARK LN
MISSION TX 78572

P2200-00-002-0020-00 (254945)
ALANIS FERNANDO
ANGELITA DE LA ROSA
3010 W MILE 9 1/2 RD
MISSION TX 78574

P2200-00-003-0001-00 (254946)
SAUCEDA GLADYS J
1000 PARK LN
MISSION TX 78572

P2200-00-003-0002-00 (254947)
RODRIGUEZ MARIA ANA & LINO B
1002 PARK LN
MISSION TX 78572

P2200-00-003-0003-00 (254948)
ALVARADO ADAM M & MARICELA A DUF
1004 PARK LN
MISSION TX 78572

P2200-00-003-0004-00 (254949)
GONZALEZ CAMILO J JR
1006 PARK LN
MISSION TX 78572

P2200-00-003-0005-00 (254950)
CAZARES RUPERTO & MIRTHALA
1008 PARK LN
MISSION TX 78572

P2200-00-003-0006-00 (254951)
AVALOS HORTENCIO R JR
350 WILLOW CREEK RANCH RD
VICTORIA TX 77904

P2200-00-003-0007-00 (254952)
GAYTAN JUANITA VELA
1012 PARK LN
MISSION TX 78572

P2200-00-003-0008-00 (254953)
GONZALES DEBORAH G & SERGIO GARCIA
1014 PARK LN
MISSION TX 78572

P2200-00-003-0009-00 (254954)
MEDINA JOSE
1018 PARK LN
MISSION TX 78572

S5380-01-000-0001-00 (565991)
SPIKES MOTOR COMPANY INC
PO BOX 393
MISSION TX 78573

W0100-00-017-0009-03 (316660)
TLR INVESTMENTS LTD
805 E EXPRESSWAY 83
MISSION TX 78572

W0100-00-017-0009-04 (316661)
CITY OF MISSION
1201 E 8TH ST
MISSION TX 78572

H2045-01-000-0020-00 (188218)
MONTANO CHLDNR IRREVCBLE TRST
1209 S 10TH ST STE A725
MCALLEN TX 78501

H2045-01-000-0021-00 (188219)
O & S DEVELOPMENT LLC
738 HIGHWAY 6 S STE 430
HOUSTON TX 77079

H2045-01-000-0022-00 (188220)
O & S DEVELOPMENT LLC
738 HIGHWAY 6 S STE 430
HOUSTON TX 77079

H2100-01-00A-0001-00 (188500)
FISHER DAVID P & GEORGIANNE
4114 S WHEATFIELD RD
MAPLETON IL 61547

H2100-01-00A-0002-00 (188501)
PENA DANIEL & LYDIA
300 S BRYAN A-2
MISSION TX 78572

H2100-01-00A-0003-00 (188502)
HOLLAWAY DARLENE A
623 S BLUFF ST
GUTTENBERG IA 52052

H2100-01-00B-0001-00 (188520)
COBOS ARMANDO
300 S BRYAN RD B-1
MISSION TX 78572

H2100-01-00B-0002-00 (188521)
NELSON WILLIAM R
15777 GRIFFON PATH
APPLE VALLEY MN 55124

H2100-01-00B-0003-00 (188522)
SABATKA LEROY E & THERESA J
300 S BRYAN RD UNIT B 3
MISSION TX 78572

H2100-01-00B-0004-00 (188523)
ZELLER JANET M
300 S BRYAN RD NO Q5
MISSION TX 78572

H2100-01-00B-0005-00 (188524)
DARLINGTON DANIEL A & LAUREL A
300 S BRYAN RD UNIT B5
MISSION TX 78572

H2100-01-00B-0006-00 (188525)
ROTHERHAM DANIEL & KATHLEEN
2620 S 20TH ST
LINCOLN NE 68502

H2100-01-00B-0007-00 (188526)
BROZAK MARK & LUANN
KRISTEN BROZAK
23900 COUNTY ROAD 4 UNIT 21
NISSWA MN 56468

H2100-01-00B-0008-00 (188527)
KOTTEN JOHN L & ERNA
14465 293RD AVE NE
BELGRADE MN 56312

H2100-01-00B-0009-00 (188528)
PONS MARY LOU
300 S BRYAN RD UNIT B9
MISSION TX 78572

H2100-01-00B-0010-00 (188529)
BUSSE JAMES M
300 S BRYAN RD LOT B-10
MISSION TX 78572

H2100-01-00B-0011-00 (188530)
LITZINGER DAVID A & LYNN
201 PLAIN HILLS DR
GRAND FORKS ND 58201

H2100-01-00B-0012-00 (188531)
PRUNEDA CONRADO
300 RD B12
MISSION TX 78572

H2100-01-00B-0013-00 (188532)
GORENA EDUARDO JR & IRMA
2900 OCEAN VIEW DR
EDINBURG TX 78539

H2100-01-00B-0014-00 (188533)
RIDENOUR JAMES K
300 S BRYAN RD BOX B14
MISSION TX 78572

H2100-01-00B-0015-00 (188534)
GORHAM MICHAEL D & RAE LYNN ROSE
858 EICHER STREET
KEOKUK IA 52632

H2100-01-00B-0016-00 (188535)
SALINAS EDWARD JOHN
300 S BRYAN RD UNIT B-16
MISSION TX 78572

H2100-01-00B-0017-00 (188536)
FISHER DAVID P & GEORGIANNE
4114 S WHEATFIELD RD
MAPLETON IL 61547

H2100-01-00C-0001-00 (188537)
MCGRATH JAMES T & PATRICE A
2228 BURNHAM ST
LINCOLN NE 68502

H2100-01-00C-0002-00 (188538)
BERKLAND ROBERT A & LENA S
3425 SUNDOWN BLVD
DENTON TX 76210

H2100-01-00C-0003-00 (188539)
RAUCH MICHAEL & LINDA
2104 ELECTRIC
WYANDOTTE MI 48192

H2100-01-00C-0004-00 (188540)
MCDONOUGH THOMAS M & DEANNA
4426 8TH AVE
ROCK ISLAND IL 61201

H2100-01-00C-0005-00 (188541)
VOSS RICHARD C & BARBARA J
21933 GREAT RIVER RD
LECLAIRE IA 52753

H2100-01-00C-0006-00 (188542)
GORENA IRMA V & EDUARDO JR
2900 OCEAN VIEW DR
EDINBURG TX 78539

H2100-01-00C-0007-00 (188543)
BESSE EUGENE L & BARBARA J
7995 PINNACLE AVE NE
OTSEGO MN 55330

W0100-00-017-0009-05 (553914)
CITY OF MISSION TEXAS
1201 E 8TH ST
MISSION TX 78572

S5380-02-000-0002-00 (613783)
SPIKES MOTOR COMPANY INC
PO BOX 393
MISSION TX 78573

S5380-02-000-0003-00 (613784)
SPIKES MOTOR COMPANY INC
PO BOX 393
MISSION TX 78573