

ITEM# 3.0

Variance request by Quintanilla, Headley & Associates on behalf of Ricardo Salinas to the Subdivision Code for unrecorded Papillion Square Subdivision, A 1.977 acre tract of land being a 2.00 acre tract out of lot 25-11, West Addition to Sharyland a/k/a Papillion Square Subdivision

On November 6, 2024 staff received a renewal subdivision application for Papillion Square Subdivision (initial submittal August 18, 2022). This proposed subdivision is located at the northeast corner of E. Griffin Parkway (FM 495) and N. Bryan Road. The developer is proposing a 1-lot subdivision. It is commercially zoned and he would like to do a commercial plaza at this location. On November 7, 2024 the Project Engineer, Alfonso Quintanilla submitted a letter for a variance request to the Subdivision Requirements for the following:

- Bryan Road Paving widening plus curb and gutter
- Replacement and size increase from 4" to 8" waterline along N. Bryan Rd.
- Relocation of AEP overhead power line along N. Bryan Rd.
- Relocation of AT&T pedestal on N. Bryan Rd.
- Relocation of Traffic Signal

Now, due to the nature of the proposed use, amount of people working in the subdivision, effects on traffic, health, safety and convenience in the vicinity it was determine by staff that there were no hardships to consider that would prevent this development therefore full compliance would be required for the Subdivision approval. Staff is requiring the same requirements that would be imposed on any new subdivision. After conferring with the developer, on staff's recommendation he would still like these variances to go before the P&Z Board and City Council for their consideration.

Timeline:

1. November 7, 2022, first variance request letter submitted to consider the following:
 - Bryan Road Paving widening plus curb and gutter
 - Replacement and size increase from 4" to 8" waterline along N. Bryan Rd.
2. On April 20, 2023, Mr. Quintanilla submitted a new variance request letter and was then asking for the following variances from the Subdivision Requirements:
 - Bryan Road Paving widening plus cub and gutter
 - Replacement and size increase from 4" to 8" waterline along Bryan Road
 - Drainage Improvements along Bryan Road

There was no public opposition during the P&Z meeting. Board unanimously recommended denial.

RECOMMENDATION: Staff recommends denial.

*Note: If P&Z is incline to approve the variance requests, then we would suggest that a contractual agreement be made and allow the developer to proceed with the understanding that once the improvements are required then he would have to comply.

200' H.C.I.D. No. 1 EDINBURG MAIN CANAL R.O.W.

HER-VILLA SUB.
W. RU
BARN
(A)
1

2

1

ROSE MARIE AVE.

VALENCIA HIGHTS
LILAC AVE.
SUBD.
10 11 12 13 14 15 16 17 18
2 3 4 5 6 7 8 9

YESSICA PEDRAZA
HEIC
ORANGE
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18

**SITE
LOCATION**

25-10

BODINE SUBD.
NO. ONE
3 2 1

E. GRIFFIN PARKWAY (F.M. 495)

CAMILLAS
SUBDIVISION
1
BRYAN RD.
MEDICAL PLAZA
2

KICKAPOO CREEK

CONCHO ESTATES
8 9 10 11 12 13 14 15 16 17 18

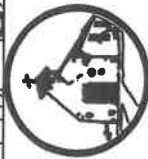
RIO CONCHO

WOODLANDS
20 21 22 23 24 25
26 27 28 29 30 31 32 33 34 35 36 37 38 39

25-10

ENCHANTED VALLEY

LOS LAURELES
SUBD. C
A 1 2 3 4 5 6 7 8 9 10 11 12 13 14
E 1 2 3 4 5 6 7 8 9 10 11 12 13 14
F 1 2 3 4 5 6 7 8 9 10 11 12 13 14
G 1 2 3 4 5 6 7 8 9 10 11 12 13 14
H 1 2 3 4 5 6 7 8 9 10 11 12 13 14
I 1 2 3 4 5 6 7 8 9 10 11 12 13 14
J 1 2 3 4 5 6 7 8 9 10 11 12 13 14
K 1 2 3 4 5 6 7 8 9 10 11 12 13 14
L 1 2 3 4 5 6 7 8 9 10 11 12 13 14
M 1 2 3 4 5 6 7 8 9 10 11 12 13 14
N 1 2 3 4 5 6 7 8 9 10 11 12 13 14
O 1 2 3 4 5 6 7 8 9 10 11 12 13 14
P 1 2 3 4 5 6 7 8 9 10 11 12 13 14
Q 1 2 3 4 5 6 7 8 9 10 11 12 13 14
R 1 2 3 4 5 6 7 8 9 10 11 12 13 14
S 1 2 3 4 5 6 7 8 9 10 11 12 13 14
T 1 2 3 4 5 6 7 8 9 10 11 12 13 14
U 1 2 3 4 5 6 7 8 9 10 11 12 13 14
V 1 2 3 4 5 6 7 8 9 10 11 12 13 14
W 1 2 3 4 5 6 7 8 9 10 11 12 13 14
X 1 2 3 4 5 6 7 8 9 10 11 12 13 14
Y 1 2 3 4 5 6 7 8 9 10 11 12 13 14
Z 1 2 3 4 5 6 7 8 9 10 11 12 13 14



CITY OF MISSION
HIDALGO COUNTY, TEXAS
1201 E. 8th Street
MISSION, TX 78572

PH: (956) 580-8672
FAX: (956) 580-8680

No.

**SITE
LOCATION**

E. GRIFFIN PKWY (F.M. 495)

N. BRYAN RD.





QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Alfonso Quintanilla, P.E. # 95534 R.P.L.S. #4856 Eulalio Ramirez, P.E. # 77062
Engineering Firm Registration No. F-1513
Surveying Firm Registration No. 100411-00
Municipal & County Projects ★ Subdivisions ★ Surveys

November 7, 2024

Mr. Gabriel Ramirez
Subdivision Coordinator
City of Mission
1201 E. 8th Street
Mission, Texas 78572

Re: Papillon Square Subdivision

Dear Mr. Ramirez,

On behalf of the developer Mr. Ricardo Salinas, I am requesting the following variances from the Subdivision Requirements:

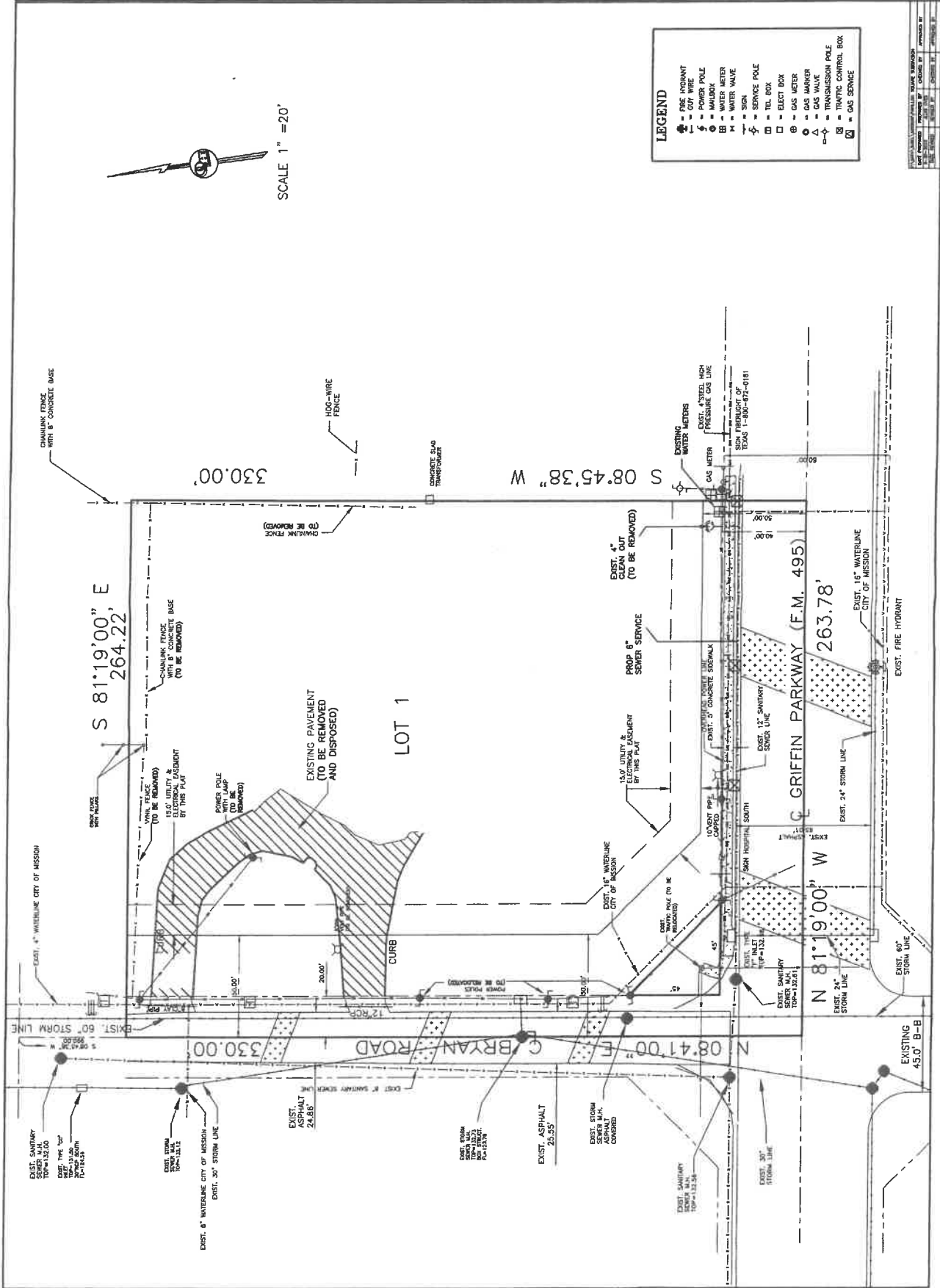
- Bryan Road Paving widening plus curb and gutter
- Replacement and size increase from 4" to 8" waterline along Bryan Road
- Relocation of AEP overhead power line along Bryan Road
- Relocation of AT&T pedestal on Bryan Road
- Relocation of Traffic Signal

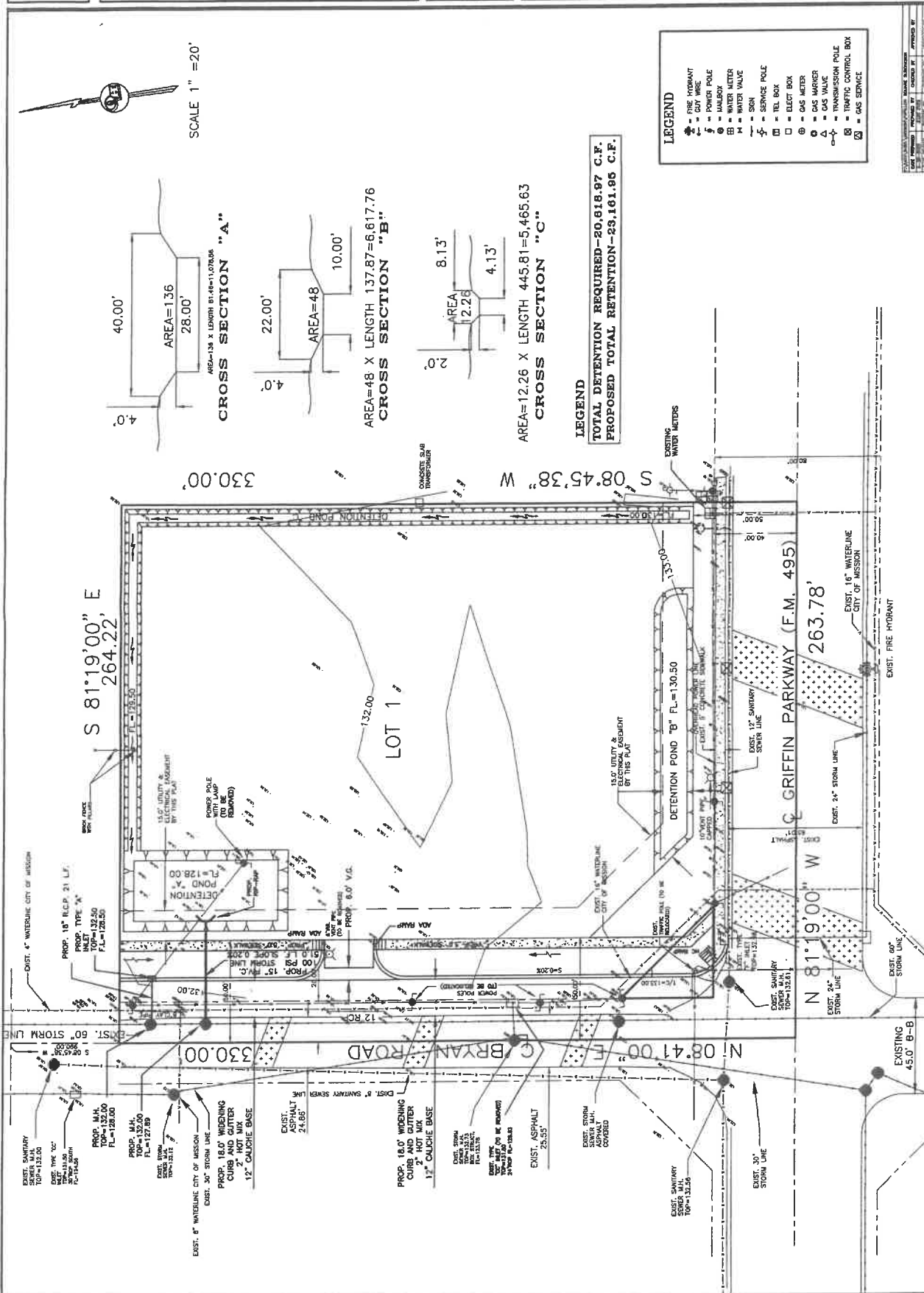
Please present this request to the Planning and Zoning Commission and the City Commission for their consideration.

Please let me know if you need anything else or if you have any questions, feel free to call me at (956) 381-6480.

Respectfully,

Alfonso Quintanilla, P.E., R.P.L.S.
President

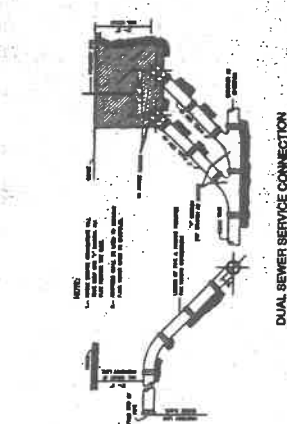
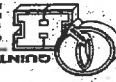




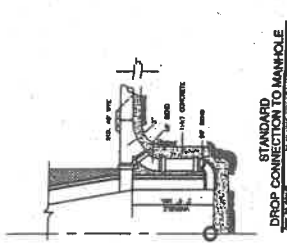
DETAIL SHEET FOR THE CITY OF MISSION, TEXAS.



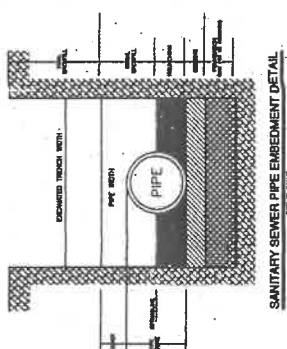
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
LAND SURVEYORS
CONSULTING ENGINEERS
124 E. STUART ST.
DALLAS, TEXAS 75201
PHONE: 592-2511-5400
FAX: 592-2511-0217
CITY OF MISSION, TEXAS
STANDARD SPECIFICATIONS
SECTION 100-11-00



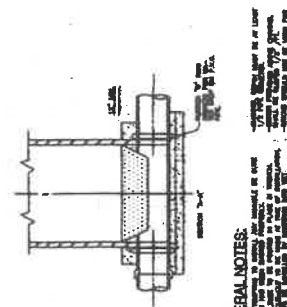
DUAL SEWER SERVICE CONNECTION
SEE 100-11-00



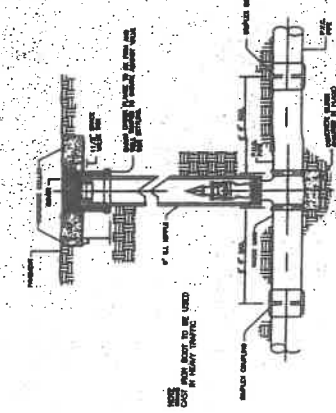
STANDARD
DROP CONNECTION TO MANHOLE
SEE 100-11-00



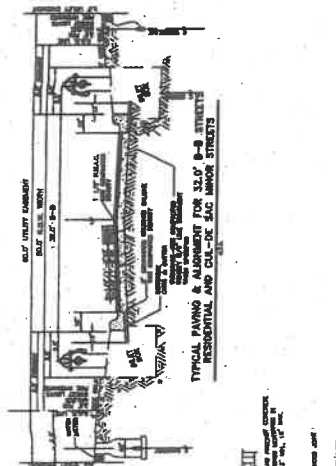
SANITARY SEWER PIPE EMBEDMENT DETAIL
SEE 100-11-00



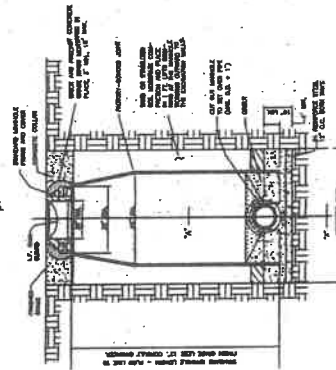
STANDARD CLEAN-OUT
SEE 100-11-00



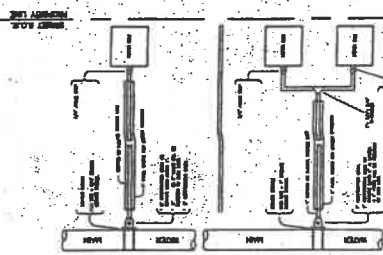
RESILIENT WEDGE VALVES
TYPICAL VALVE BOX INSTALLATION
SEE 100-11-00



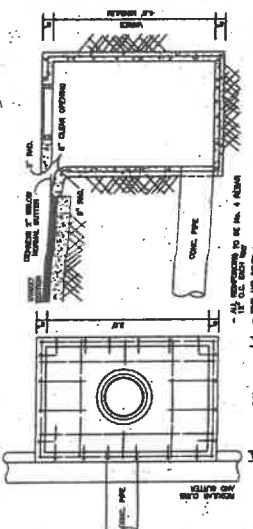
TYPICAL PAVING & ALIGNMENT FOR 30" B-B STREETS
RESIDENTIAL AND CUL-DE-SAC MAJOR STREETS
SEE 100-11-00



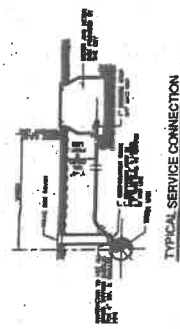
TYP. FIBERGLASS MANHOLE INSTALLATION
SEE 100-11-00



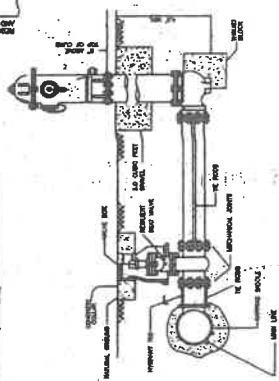
DUAL WATER SERVICE CONNECTION
SEE 100-11-00



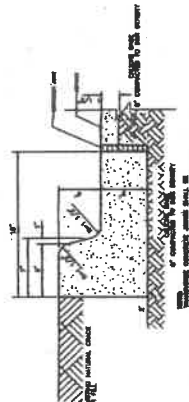
TYPE "A" INLET DETAIL
SEE 100-11-00



TYPICAL SERVICE CONNECTION
SEE 100-11-00



FIRE HYDRANT
SEE 100-11-00



INTEGRAL CURB & GUTTER
SEE 100-11-00

GENERAL NOTES:
1. ALL SEWER LINES SHALL BE 12" DIA. UNLESS OTHERWISE NOTED.
2. ALL SEWER LINES SHALL BE 15' MIN. DEPTH.
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