



MEETING DATE: January 27, 2025

PRESENTED BY: Susana De Luna, Planning Director

AGENDA ITEM: Consider a Variance request by Quintanilla, Headley & Associates on behalf of Ricardo Salinas to the Subdivision Code for unrecorded Papillion Square Subdivision - De Luna

NATURE OF REQUEST:

On December 15, 2025 the Planning and Zoning Commission held a Public Hearing to consider the variance request. The subject site is located at the northeast corner of E. Griffin Parkway (FM 495) and N. Bryan Road.

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

There was no public opposition during the P&Z Meeting. The board unanimously recommended denial.

BUGETED: Yes / No / N/A **FUND:** _____ **ACCT. #:** _____

BUDGET: \$ _____ **EST. COST:** \$ _____ **CURRENT BUDGET BALANCE:** \$ _____

BID AMOUNT: \$ _____

STAFF RECOMMENDATION: Staff recommends denial.

Departmental Approval: N/A

Advisory Board Recommendation: P&Z Denial

City Manager's Recommendation: Denial *MRP*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____