

ITEM# 2.4

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 August 18, 2022 staff received an application for Papillion Square Subdivision. This proposed subdivision is located at the northeast corner of Griffin Parkway (FM 495) and 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, 2022 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 Bryan Road.

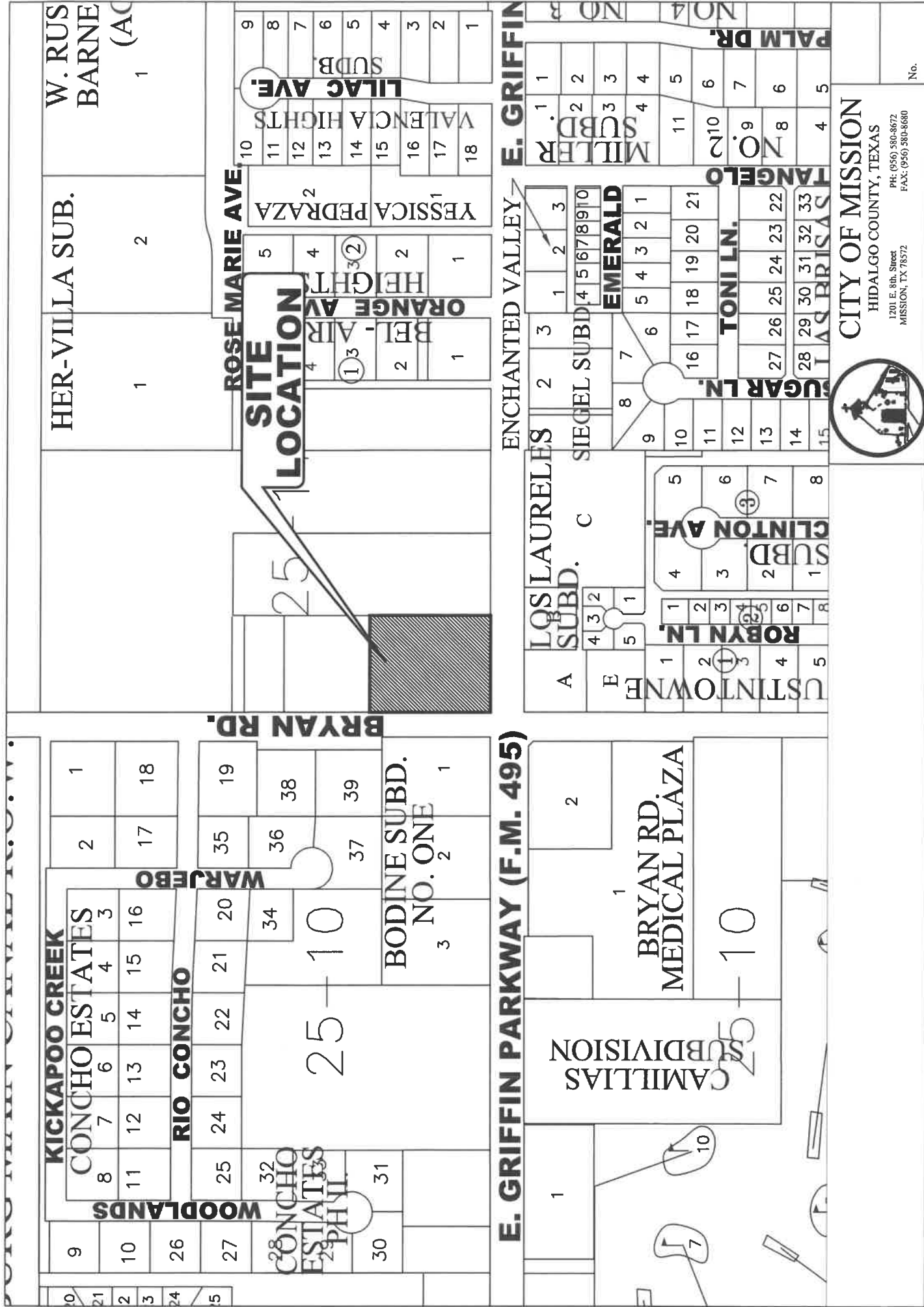
Now, due to the nature of the proposed use, amount of people working in the subdivision, effects on traffic, health, safety and convenience in the vicinity it was determine by staff that there were no hardships to consider that would prevent this development therefore full compliance would be required 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.

On April 20, 2023, Mr. Quintanilla subdivision a new variance request letter and is now 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

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.

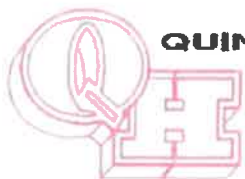




**SITE
LOCATION**

BRYAN ROAD

E. GREFFIN PARKWAY (F.M. 495)



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

April 20, 2023

Ms. Susana De Luna
Planning Director
City of Mission
1201 E. 8th Street
Mission, Texas 78572

Re: Papillon Square Subdivision

Dear Ms. De Luna,

On behalf of the developer Mr. Ricardo Salinas and after our meeting at city hall this past Tuesday, 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
- Drainage Improvements along Bryan Road

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