

TEXAS DEPARTMENT OF TRANSPORTATION
PUBLIC MEETING

SH 336 (10TH STREET) MEDIAN
(From Trenton Road to SH 107)

Morris Middle School Cafeteria
1400 Trenton Road
McAllen, Texas

April 28, 2015

BE IT REMEMBERED that on the 28th day of April, 2015, the following proceedings were held at the Morris Middle School Cafeteria, 1400 Trenton Road, McAllen, Hidalgo County, Texas, before Donann Smith, Certified Shorthand Reporter.

ORIGINAL

MLC
5-14-15

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1-800-884-1024 / 956-631-1024

1 MR. SAENZ: Ladies and gentlemen, good
2 afternoon. My name is Octavio Saenz, public
3 information officer for the Texas Department of
4 Transportation, headquartered in the City of Pharr.
5 I want to thank you for coming to this meeting, the SH
6 336, 10th Street median project.

7 We want to thank you for participating
8 in this public meeting. Citizen participation and
9 input is very important in the transportation
10 planning process, and I appreciate you taking the
11 time from your busy schedule to be here with us today.

12 Tonight's proceedings will be conducted
13 in English, and we do have Spanish translation
14 services available.

15 If you have not already done so, I would
16 also like to take this opportunity to remind you to
17 register with the staff at the entrance. This will
18 allow us, of course, to keep you updated on the
19 project, inform you on additional meetings, and, of
20 course, of further details as we continue with this
21 process.

22 At this time, I would like to start with
23 our public meeting agenda for today. Tonight we will
24 introduce our team and will cover the meeting format.
25 We will have an overview of the proposed project, the

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1 environmental study, and the project schedule. Then
2 we will receive your verbal comments as part of the
3 meeting.

4 In a few minutes, Mr. Rene Garza, our
5 Pharr area office engineer, will provide a technical
6 overview of the project and a summary of the next
7 steps in the project development. Now after his
8 presentation, we will then open the meeting to
9 receive public comments before we adjourn.

10 The purpose for tonight's project, or
11 tonight's meeting, I should say, public meeting, is
12 to encourage and maintain effective communication
13 with the public and provide specific information as
14 it relates to the 10th Street median and landscaping
15 project in McAllen. Your input and comments are an
16 important part of this process, and we encourage you
17 to provide comments on this project. As I said
18 earlier, your attendance is well appreciated, and
19 remember that citizen participation is part of this
20 planning process. We also like to encourage you to
21 talk to your neighbors and refer them to us so we can
22 also add their comments to this process, as well.

23 Now before proceeding further, I would
24 like to introduce several elected officials and other
25 officials representing the cities who are here in

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1 attendance tonight. I believe we have one of the
2 commissioners for the City of McAllen, Commissioner
3 Pebley. Thank you for coming, sir. We also have
4 other individuals from the City of Edinburg. We have
5 Mr. Ricardo Hinojosa, and of course, Mr. Ponciano.
6 Thank you very much for being here.

7 We also have various TxDOT staff
8 throughout the room, and you can identify them by
9 their name tags. At this time, I would like to ask
10 the TxDOT staff to please stand up and be recognized.
11 Thank you very much.

12 In addition, there are also staff
13 members from the City of McAllen and the City of
14 Edinburg who are also present tonight. If you would
15 like to stand up to be recognized, so the public can
16 recognize you, please. Thank you very much.

17 Now we hope you have a chance to visit
18 with these individuals tonight. They will be
19 available after this presentation to answer any
20 additional questions that you might have regarding
21 this project.

22 Let's continue. TxDOT is conducting
23 this public meeting for SH 336, 10th Street, in order
24 to present the proposed improvements and to receive
25 the public feedback. Now after the presentation,

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1 there will be an opportunity for verbal comments for
2 the official record.

3 If you would like to provide written
4 comments instead, there are comment forms available
5 in English and in Spanish at the sign-in table and
6 they may be placed in any of the comment boxes
7 available. They can be emailed, faxed, or mailed to
8 the address on the form, itself.

9 All written comments must be postmarked
10 or emailed no later than 10 days from tonight, or May
11 8th, 2015; this in order for it to be part of the
12 public record.

13 Finally, we will post the public meeting
14 report on the project website and we will notify you
15 by email to let you know when this will be available.

16 The map on the screen shows the general
17 area for this project, which begins on Trenton and
18 then runs all the way north to 107.

19 This project, located in the City of
20 McAllen, in Hidalgo County, is a partnership between
21 the cities of McAllen, Edinburg, and TxDOT. The City
22 of McAllen has developed these plans and together we
23 now bring them to this forum for the purpose of public
24 input and then further development. This project
25 consists of constructing a raised median with

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1 landscaping. No right-of-way will be needed for this
2 project.

3 Total projected construction cost of the
4 project will be about 1.7 million dollars, with the
5 City of McAllen helping with the cost of
6 construction.

7 I will now turn the program to Rene
8 Garza, our Pharr area office engineer, who will
9 provide further details on this project.

10 MR. GARZA: Thank you, Octavio, and good
11 evening everyone.

12 The first topic I want to discuss
13 tonight is the project's need and purpose. The need
14 and purpose is why we're doing this project and what
15 the project will accomplish. 10th Street is a roadway
16 that has experienced a significant increase in
17 traffic in the past several years. The increased
18 traffic is in direct correlation to the significant
19 increase in development in the area, both residential
20 and commercial, making travel within the area more
21 time consuming, especially during the peak hour
22 periods.

23 The use of this road is only expected to
24 increase because of the growing local community and
25 anticipated commercial development. With this growth

1 and increased traffic volume, safety becomes a
2 concern. Over the past few years, there have been a
3 high number of crashes with the potential that the
4 numbers may increase further unless something is
5 done.

6 Therefore, due to the need to improve
7 congestion, mobility and safety, the addition of
8 medians along 10th Street is necessary.

9 The proposed project will address
10 congestion, mobility, and safety by separating the
11 opposing traffic by introducing a raised median and
12 reducing significantly the likelihood of head-on
13 collisions; creating median openings at select
14 locations to keep the traveling public safe and
15 reduce accidents; and providing better flow of
16 traffic through the corridor.

17 These pictures show potential conflict,
18 or crash points, at intersections and driveways.
19 When vehicles turn, while other vehicles continue
20 straight, there's a potential for a crash because
21 traffic comes across the path of other motorists at
22 these points. As you can see from the screen, there
23 are a high number of conflict points at your typical
24 intersections and cross streets or driveways.

25 We are proposing a raised median because

1 it provides a safer road by reducing the number of
2 conflict points. As you can see here, a raised median
3 has only two conflict points versus 10th Street
4 conflict points for a road with a center left turn
5 lane.

6 As mentioned before, increased safety
7 would be one of the benefits of a road with a raised
8 median. A total of 211 crashes were reported on 10th
9 Street from Trenton Road to SH 107 from 2008 to 2012.
10 The installation of a raised median would reduce the
11 total number of conflict points along the study
12 corridor of 10th Street by, approximately, 47
13 percent. A raised median increases safety because it
14 limits left turn and through movements to and from
15 cross streets and driveways.

16 Traffic is increasing significantly on
17 10th Street due to the increased development in the
18 area. In 2013, there were over 19,000 vehicles per
19 day, on average, on this roadway.

20 As mentioned earlier, the project begins
21 on Trenton Road and runs north to SH 107.

22 The project consists of constructing a
23 raised median with landscaping. The median will be
24 installed in the existing continuous left turn lane.
25 The width of the median will be 14 feet with the

1 median narrowing down to three feet at the
2 intersections. The four 12 foot travel lanes and 10
3 foot shoulders will remain in place.

4 I want to take this opportunity to
5 mention that no right-of-way will be required. All
6 the work will be done within the existing asphalt
7 footprint.

8 This slide shows what the proposed road
9 would look like if you were looking at it through your
10 front windshield. It would look similar to the
11 existing raised medians on Ware Road in McAllen and on
12 SH 107/University in Edinburg, with the exception
13 that 10th Street has four travel lanes, and Ware Road
14 and SH 107 have six lanes.

15 This slide shows what the road would
16 look like as you approach an intersection along 10th
17 Street. The road would remain a total of four lanes,
18 two lanes in each direction, and would also include a
19 left turn lane. To accommodate the left turn lane in
20 the center of the road, the raised median will be
21 three feet wide at these locations.

22 This slide shows what the proposed road
23 would look like. As mentioned earlier, this is a
24 similar median on SH 107 in Edinburg.

25 Raised medians have significant safety

1 benefits, including reducing crash rates; reducing
2 the severity of crashes; and decreasing fatalities
3 and incapacitating injuries.

4 Raised medians have decreased crashes as
5 much as 50 percent in some areas -- excuse me, 58
6 percent in some areas. For these reasons, Texas and
7 many other states use raised medians.

8 Access to driveways and businesses can
9 be a concern when proposing raised medians. Research
10 has shown that there are neutral to no economic
11 impacts to businesses once raised medians are
12 installed. Customers typically still return after
13 the raised median has been installed.

14 Recently, TxDOT assumed federal
15 authority over -- for reviewing all environmental
16 studies of transportation projects funded through the
17 Federal Highway Administration.

18 An environmental study is being done for
19 this project. This study includes an assessment of
20 impacts to the natural and human environment,
21 including potential impacts to the community, noise,
22 air, vegetation, threatened and endangered species,
23 streams and wetlands, cultural resources, and
24 hazardous materials.

25 The next step for this project is to

1 review and evaluate all the comments received during
2 the public comment period, including those received
3 tonight.

4 A decision on the environmental study
5 must be given before the project can move forward. We
6 anticipate having a decision on this study in the
7 summer.

8 If the project is approved to be
9 constructed, we anticipate finalizing the design this
10 summer. And, again, if the project is approved for
11 construction, we anticipate construction starting in
12 late 2015 or early 2016. This time line is subject to
13 change.

14 Now I will turn the program back to
15 Octavio.

16 MR. SAENZ: Thank you, Rene. Now at
17 this time, we will proceed with the public comment
18 section.

19 We do have certain rules that we like to
20 follow. First of all, we would like for you to come
21 up to the microphone, to this one. State your name,
22 state your interest in the project, give your project
23 comments, and observe the three minute rule.

24 And at this time, I would like to
25 introduce the panel that will be addressing some of

1 those concerns. It's Homer Bazan, our director of
2 planning and development; of course, Rene Garza, you
3 met him, the area engineer for the Pharr area; and
4 Yvette Barrera, with the City of McAllen, McAllen
5 city engineer. Thank you for being here.

6 Now at this time, do we have anybody who
7 would like to come up to make a comment, please?
8 We'll start out with the public officials, or
9 representatives of the City. If you would like to
10 come up and make a statement, please, the microphone
11 is yours.

12 MR. PEBLEY: Good evening, everybody.
13 As Octavio introduced me earlier, I'm Trey Pebley.
14 I'm one of the city commissioners for the City of
15 McAllen. I just want to say that I appreciate
16 everybody coming out this evening to gain some more
17 knowledge about this project and offering any input
18 you may or may not have. The whole interest behind
19 this project is to increase safety along the 10th
20 Street corridor, north of Trenton to 107. As you all
21 are aware, there is quite a bit of traffic. It is
22 growing at a pretty rapid clip, which is good for the
23 businesses. That means we've got sales coming into
24 those stores, and to the vacant land that's north of
25 here, that means more and more that will probably be

1 developed, which will bring more and more traffic.

2 So we're just trying to get ahead of the
3 curve here and insure that we have a good, safe
4 roadway for all of our citizens and for all of our
5 guests to the city.

6 So appreciate you all taking your time
7 to come out tonight, and hope to be able to answer any
8 questions you all may have. Thank you very much.

9 MR. SAENZ: At this time, I would like
10 to -- if any more comments would like to be made. I
11 would like to mention something really quick, that
12 specific questions or concerns will be better
13 addressed on a one-on-one basis, so general questions
14 are more than welcome.

15 Sir, would you like to state your name,
16 please?

17 MR. THOMPSON: I'm not sure which
18 category this question is. I'm thinking of a
19 particular place in the real world, and I want to just
20 ask for assurance about a detail.

21 I'm Charles Thompson, and I own property
22 on the east side -- on the west side of 10th Street,
23 somewhat south of Wisconsin intersection. That's,
24 perhaps, as easily identified by just north of Red
25 Lobster. Along there, what we have, you do not have a

1 display of the plan for the screen, do you? Okay.

2 I'll just describe it. At the present
3 time, Wisconsin is intersecting 10th Street as a T
4 intersection from the east. As I understand it, the
5 City of McAllen has eminent plans to make that into a
6 four-way intersection and continue westward under a
7 street that will be called Auburn. So my immediate
8 concern, relative to my property, is if a person is
9 driving north and -- and this project is already in
10 place, and that person wishes to come to Wisconsin and
11 make a U-turn so as to access my property, or maybe he
12 wants to eat at Red Lobster and he missed the previous
13 turn, I just want assurance that a U-turn through the
14 present revised design is going to be permitted.

15 MR. GARZA: Yes.

16 MR. THOMPSON: Thank you. I'm not sure
17 I made it clear to the audience what the geometry is,
18 but if you think that needs any more elaboration,
19 well, please explain it better, because anybody that
20 has property all the way to the -- from the beginning
21 to the end of this proposed project might have the
22 same concern. Thank you.

23 MS. BARRERA: Mr. Thompson, just to
24 clarify, and I think we were looking at the exhibit
25 earlier, at this time, we are looking to put a

1 temporary curb, because it is just a T intersection
2 currently, to allow a U-turn to be able to turn left
3 and turn around and come through. Once Wisconsin
4 continues to the west through that property, that
5 will be a full signalized intersection.

6 MR. THOMPSON: Thank you.

7 MR. SAENZ: Anybody else would like to
8 make a comment?

9 Well, one thing I do want to mention is
10 that anytime there is a concern, you can always call
11 the Pharr district office or call the -- be more
12 information here in just a minute -- there we go. You
13 can always leave the comments, written comments at
14 the table tonight. You can always mail them off, or
15 drop them off at -- that's our address, our mailing
16 address, as well, the TxDOT Pharr district office,
17 600 West Interstate 2, in the City of Pharr. You can
18 also fax comments to 956-702-6110, or just email
19 them, a little easier, to Robin.Gelston@txdot.gov.
20 Remember that the comment deadline is Friday, May 8,
21 2015. And at this point if you have any questions
22 regarding a specific area on the map, TxDOT personnel
23 and, of course, personnel from the City of McAllen are
24 available to you.

25 Thank you, and with that we conclude.

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1 Thank you very much.

2

3 (The deposition was concluded at 6:20 p.m.)

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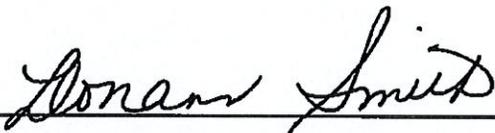
TEXAS DEPARTMENT OF TRANSPORTATION
PUBLIC MEETING

SH 336 (10TH STREET) MEDIAN
(From Trenton Road to SH 107)

REPORTER'S CERTIFICATION
Taken on 4-28-15

I, DONANN SMITH, Certified Shorthand Reporter in
and for the State of Texas, do hereby certify that the
above and foregoing contains a true and correct
transcription of the Public Meeting held on April 28,
2015.

Certified to by me this 13th day of May, 2015.



DONANN SMITH, CSR #2304
Expiration Date: 12-31-15
Action Reporting, Firm #13
P. O. Box 4513
McAllen, Texas 78502
(956) 631-1024

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1-800-884-1024 / 956-631-1024



NOTICE OF PUBLIC MEETING
SH 336 (10th Street)
FROM TRENTON RD. TO SH 107

The Texas Department of Transportation (TxDOT), in conjunction with the City of McAllen, will hold a public meeting regarding the proposed raised median and landscaping on SH 336 (10th St) from Trenton Rd to SH 107 in Hidalgo County, Texas. The meeting details are as follows:

Tuesday, April 28, 2015
Homer J. Morris Middle School Cafeteria
1400 Trenton Rd
McAllen, TX 78502
Open House: 5:00 P.M. – 6:00 P.M.
Presentation and Public Comment Period: 6:00 P.M.

The purpose of the public meeting is to allow the public the opportunity to view and comment on the proposed improvements to SH 336 (10th Street). The proposed project would provide a raised median and landscaping. The purpose of the proposed project is to enhance safety and traffic operations by eliminating conflict points that are expected to increase in the vicinity. The proposed project would be done within the existing Right-of-Way (ROW).

Location maps, geometric design, and other information concerning this project will be available at the public meeting. This information will also be available for public inspection Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M. at the TxDOT Pharr District Office located at 600 West Interstate 2, Pharr, Texas 78577.

All interested citizens are invited to attend this public meeting to provide input regarding the proposed project. Verbal and/ or written comments may be presented at the public meeting. Written comments may be submitted up to Friday May 8, 2015 either in person or by mail to TxDOT, Attn: Pharr District Engineer, 600 West Interstate 2, Pharr, Texas 78577. Comments can also be received by fax at (956) 702-6110 or email to Robin.Gelston@txdot.gov. For additional information on the project, please call Melba R. Schaus, P.E., Project Manager with TxDOT at (956) 702-6181.

The public meeting will be conducted in English with Spanish translation services available. Persons interested in attending the meeting who have special communication or accommodation needs are encouraged to contact Norma Robledo with TxDOT at (956) 702-6161. Requests should be made at least four days prior to the public meeting. Every reasonable effort will be made to accommodate these needs.

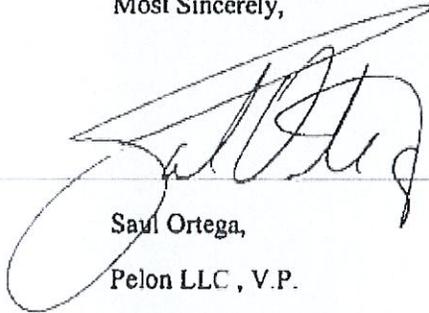
The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried out by TxDOT pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated December 16, 2014 and executed by the Federal Highway Administration and TxDOT.

Written Comments Submitted

To Whom It May Concern:

This letter is being written in an effort to contest the construction of a raised median on 10th St. Construction of this project is not only an irrational method to use tax dollars, but it is also a detriment to businesses that are participating in the growth of the area. Though it is understood that the thought to construct this raised median is to slow traffic down, having a raised median in between traffic lights that are close in distance may slow traffic down too much, thus causing traffic jams and an increase in fender-benders. Secondly, incorporating a raised median into this area will disrupt opportunity for the growth of business. Businesses in the area being affected by the addition of a raised median may have to create alternative entry accesses to allow for large delivery trucks to complete deliveries. This can create difficult routes for trucks to negotiate. Thirdly, more money may be spent when adding in raised median, in that one must also consider adding pavement to the shoulder of the street to allow for U-turns in the area, thus raising the cost of the project. At this time, it does not seem essential that 10th street requires a raised median and that the tax dollars of this city can be utilized in a more effective manner to serve citizens and visitors of McAllen.

Most Sincerely,



Saul Ortega,
Pelon LLC , V.P.

Pelon, LLC.
4824 S. Jackson Rd.
Edinburg, TX 78539

Letters of Respond to Comments Submitted



Texas Department of Transportation

125 EAST 11TH STREET | AUSTIN, TEXAS 78701-2483 | (512) 463-8588 | WWW.TXDOT.GOV

June 30, 2015

Pelon, LLC
Attn: Saul Ortega, VP
4824 S. Jackson Road
Edinburg, TX 78539

Re: 10th Street (SH 336) Landscape Medians

Dear Mr. Ortega:

Thank you for your comments on the 10th St. Landscaped Median Project from Trenton Ave to SH 107. The City of McAllen and the Texas Department of Transportation have been working to prepare the design plans and move this project towards construction. TxDOT has evaluated the impact of a raised median on this corridor and has determined that it would not only enhance safety, but would also improve traffic operations by reducing the number of potential crashes and conflict points.

The City has also studied this corridor and has identified the appropriate locations for the median openings taking into consideration both passenger vehicles and larger trucks. 10th Street is a principal arterial and a vital corridor for the City of McAllen; we believe a raised median would promote a successful commercial corridor. If you would like to schedule a meeting to review the proposed median opening locations, please contact us at your convenience at (956) 702-6100.

Sincerely,

Homero Bazan, Jr., P.E.
Director of Transportation Planning and Development

cc: Toribio Garza, Jr., P.E., District Engineer
Pedro Alvarez, P.E., Deputy District Engineer
Rene Garza, P.E. Pharr Area Engineer
Norma Garza, P.E. Advance Planning and Project Management Supervisor
Melba R. Schaus, P.E., Project Manager
Yvette Barrera, P.E., City Engineer, McAllen
Ramon Navarro IV, P.E., Deputy City Engineer, McAllen

OUR GOALS

MAINTAIN A SAFE SYSTEM • ADDRESS CONGESTION • CONNECT TEXAS COMMUNITIES • BEST IN CLASS STATE AGENCY

An Equal Opportunity Employer

Melba Schaus

From: Melba Schaus
Sent: Monday, June 29, 2015 3:55 PM
To: Victoria Brown (VBrown@Weingarten.com)
Subject: SH 336 (10th St.) Median

Victoria,

We met with the City of McAllen on the subject project this afternoon. This project is set to let in November 2015 but construction will not begin until January 2016. The construction time for the project will be approximately 6 months. Final Plans are being worked on and the requested median opening is not viable due to the proximity of the traffic signal opening at Valencia Plaza St. and the current directional opening at Wisconsin Rd, which will eventually become a full opening. The standard placement of median breaks (full openings or directional) is approximately ¼ mile and the current traffic signal at Valencia Plaza St. actually is less than that from either Trenton or Wisconsin Rd. Traffic would still have options along 10th St. and Trenton Rd. to gain access to the store location you inquired about.

Melba R. Schaus, P.E.
Project Manager
Advanced Planning & Project Management
600 W. Interstate 2
Pharr, TX 78577
(956) 702-6181
melba.schaus@txdot.gov

Melba Schaus

From: Homer Bazan Jr
Sent: Wednesday, April 29, 2015 3:50 PM
To: Norma Robledo; Melba Schaus
Subject: FW: Questions about 10th Street Project (Trenton to 107)

Importance: High

Norma, Melba,

FYI. Octavio already contacted her and provided her the presentation from last night's meeting.

From: Mario Jorge
Sent: Wednesday, April 29, 2015 10:21 AM
To: Octavio Saenz
Cc: Homer Bazan Jr
Subject: Questions about 10th Street Project (Trenton to 107)
Importance: High

Octavio,

MaryJane Schwarz of Schwarz Co. Realtors arrived with questions concerning the meeting held for the 10th Street (Trenton to SH 107) Project. Ms. Schwarz had been unable to attend. She asks for info regarding the project for an out-of-area client she represents. The client's residence is on the NW corner of 10th & Northgate. They wish to know how this project will impact their property. You can reach Ms. Schwarz at (956) 821-7676 or mjschwarz@aol.com. Thank you.

Mario J. Jorge

Mario J. Jorge
Office Tech III
Pharr District Support
956-702-6111

Melba Schaus

From: Melba Schaus
Sent: Tuesday, June 09, 2015 10:10 AM
To: 'Victoria Brown'
Subject: RE: CSJ# 0621-01-100 - SH 336-10th Street Median Project
Attachments: Aerial_Trenton-10th.pdf; 15-06-09 Property for Victoria Brown.pdf

Victoria,

Sorry for the delayed response. I was out of the office yesterday afternoon. In regards to your question, see my comments below. I have attached a partial schematic of the area in question for your reference. Between Trenton Rd and Wisconsin Rd, the only proposed median break you will see on the attached partial schematic is where the existing Signal at Ross/Marshalls/ Hobby Lobby currently is. At Wisconsin Rd, we are proposing a temporary directional island until the west sign of Wisconsin/Auburn St. is developed and a traffic signal is put into place. At this point, the directional island will be removed and this will be a full opening. Please advise if you have any additional questions.

Thanks,

Melba R. Schaus, P.E.
Project Manager
Advanced Planning & Project Management
600 W. Interstate 2
Pharr, TX 78577
(956) 702-6181
melba.schaus@txdot.gov

From: Victoria Brown [<mailto:VBrown@Weingarten.com>]
Sent: Monday, June 08, 2015 2:00 PM
To: Melba Schaus
Subject: CSJ# 0621-01-100 - SH 336-10th Street Median Project

Hi Melba,

I left you a voice mail earlier today concerning the 10th Street Median Project. Please let me know if you have plans available for review on-line to determine the location of the proposed 10th Street median breaks. We are especially interested in any proposed median breaks in the area west of Trenton Rd. We wish to confirm the following:

- **The existing signal at Trenton will remain** Yes existing signal at Trenton and SH 336 (10th St) will remain in place.
- **The signal at the entry to the Ross/Marshalls/ Hobby Lobby center will remain** Yes existing signal at this entrance will remain in place
- **A median break and possible signal will be installed at the Old Navy/Beall's driveway.** No median break or proposed signal at Old Navy/Bealls driveway.

- The possibility of any additional median breaks along the stretch of roadway shown on the attached aerial. See attached.

Thank you for your assistance.

Kind regards,

Victoria

J. Victoria Brown
Sr. Director, Land Sales & Acquisitions

WEINGARTEN REALTY
Real Estate for Everyday Retail
2600 Citadel Plaza Drive, Suite 125 | Houston, Texas 77008
713.866.6906 O | 713.882.2009 C | 713.880.6126 F

Melba Schaus

From: Melba Schaus
Sent: Monday, June 29, 2015 10:18 AM
To: 'Edward P. Sanchez'
Subject: RE: median on 10th street

Mr. Sanchez,

The ¼ mile mark is standard practice for access management and it allows access to a public roadway, not a private development. The development that is forthcoming will also benefit from the directional opening at Hospitality Road and the full opening at Freddy Gonzalez. The function of the directional openings is to provide access for traffic to make a left turn or u-turn, whichever is needed. No cross-traffic is allowed, therefore traffic intending to go in the opposite direction would still need to use the next available full opening or directional opening.

Melba R. Schaus, P.E.
Project Manager
Advanced Planning & Project Management
600 W. Interstate 2
Pharr, TX 78577
(956) 702-6181
melba.schaus@txdot.gov

From: Edward P. Sanchez [<mailto:edward@bsmlawyers.com>]
Sent: Sunday, June 28, 2015 6:39 PM
To: Melba Schaus
Subject: RE: median on 10th street

I realize your break is at exactly the ¼ mark at hospitality road. However, the usage across the street from us is going to be 10 fold when the commercial center that includes a lone star bank is filled in. The area is already developed with curbs and gutters and infrastructure. Your photo does not show the development because it is an old photo but the shopping center's curb cut lines up with yale avenue which would suit us because the four office have an exit to Yale on the north side. Please check this out. Wouldn't make sense to put the break there?

From: Melba Schaus [<mailto:Melba.Schaus@txdot.gov>]
Sent: Friday, June 26, 2015 10:25 AM
To: Edward P. Sanchez
Subject: RE: median on 10th street

See attached.

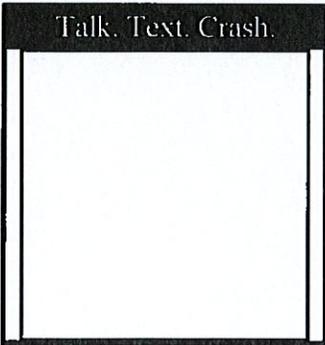
From: Edward P. Sanchez [<mailto:edward@bsmlawyers.com>]
Sent: Friday, June 26, 2015 8:42 AM
To: Melba Schaus
Subject: median on 10th street

Sorry, could you please resend email. I could not retrieve because it went to spam. Thanks.

Edward P. Sanchez
BARRERA, SANCHEZ & ASSOCIATES, P.C.
10113 N 10th Street, Suite A
McAllen, Texas 78504
956-287-7555 voice
956-287-7711 fax

www.bsmlawyers.com

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Melba Schaus

From: Robin Gelston
Sent: Wednesday, June 24, 2015 2:11 PM
To: Norma Robledo; Melba Schaus; Norma Garza; Homer Bazan Jr
Subject: FW: 10th Street Median proposal; Trenton to 107

FYI please address comment thanks

From: Edward P. Sanchez [<mailto:edward@bsmlawyers.com>]
Sent: Wednesday, June 24, 2015 2:17 PM
To: Robin Gelston
Subject: 10th Street Median proposal; Trenton to 107

Dear Ms. Gelston,

My name is Edward Sanchez. I am a partner in the Law Firm of Barrera, Sanchez & Associates, P.C. at the corner of 10th & Freddy Gonzalez. I was not able to attend the public meeting for this project but would like to provide you and txdot with some details about 10th Street in this area.

Just north of the intersection with Freddy Gonzalez there are four large buildings on the west side that use one shared curb cut. I estimate that there are close to 100 vehicles that use go in and out of the entrance daily. We would like for txdot to consider placing a curb cut in the median across from our entrance so that we can utilize a left hand turn to go north. Otherwise, all four building patrons would need to go south then attempt a u turn at the intersection of Freddy Gonzalez to go North.

The four buildings on the Westside just north of Freddy are each approximately 10,000.00 square feet occupied by various business and law firms. Please let us know your thoughts on the matter. Thanks for your time.

Edward P. Sanchez
BARRERA, SANCHEZ & ASSOCIATES, P.C.
10113 N 10th Street, Suite A
McAllen, Texas 78504
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Melba Schaus

From: Melba Schaus
Sent: Tuesday, June 09, 2015 10:10 AM
To: 'Victoria Brown'
Subject: RE: CSJ# 0621-01-100 - SH 336-10th Street Median Project
Attachments: Aerial_Trenton-10th.pdf; 15-06-09 Property for Victoria Brown.pdf

Victoria,

Sorry for the delayed response. I was out of the office yesterday afternoon. In regards to your question, see my comments below. I have attached a partial schematic of the area in question for your reference. Between Trenton Rd and Wisconsin Rd, the only proposed median break you will see on the attached partial schematic is where the existing Signal at Ross/Marshalls/ Hobby Lobby currently is. At Wisconsin Rd, we are proposing a temporary directional island until the west sign of Wisconsin/Auburn St. is developed and a traffic signal is put into place. At this point, the directional island will be removed and this will be a full opening. Please advise if you have any additional questions.

Thanks,

Melba R. Schaus, P.E.
Project Manager
Advanced Planning & Project Management
600 W. Interstate 2
Pharr, TX 78577
(956) 702-6181
melba.schaus@txdot.gov

From: Victoria Brown [<mailto:VBrown@Weingarten.com>]
Sent: Monday, June 08, 2015 2:00 PM
To: Melba Schaus
Subject: CSJ# 0621-01-100 - SH 336-10th Street Median Project

Hi Melba,

I left you a voice mail earlier today concerning the 10th Street Median Project. Please let me know if you have plans available for review on-line to determine the location of the proposed 10th Street median breaks. We are especially interested in any proposed median breaks in the area west of Trenton Rd. We wish to confirm the following:

- The existing signal at Trenton will remain Yes existing signal at Trenton and SH 336 (10th St) will remain in place.
- The signal at the entry to the Ross/Marshalls/ Hobby Lobby center will remain Yes existing signal at this entrance will remain in place
- A median break and possible signal will be installed at the Old Navy/Beall's driveway. No median break or proposed signal at Old Navy/Bealls driveway.

- The possibility of any additional median breaks along the stretch of roadway shown on the attached aerial. See attached.

Thank you for your assistance.

Kind regards,

Victoria

J. Victoria Brown

Sr. Director, Land Sales & Acquisitions

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Melba Schaus

From: Melba Schaus
Sent: Monday, June 29, 2015 1:29 PM
To: 'spencer@rpai.com'
Cc: Griselda Saldivar
Subject: 10th St. Concrete Median
Attachments: 15-06-29 Spencer Property - Trenton to Red Lobster & Logan's.pdf; 15-06-29 Spencer Property - Red Lobster & Logan's to Wallbanger's.pdf

Mr. Spencer,

Attached for your reference is a segment of the SH 336 (10th St.) schematic. The location shown is that you showed interest in. I have broken up the area into two attachments for easier viewing. Please advise if any additional information is needed.

Thanks,

Melba R. Schaus, P.E.
Project Manager
Advanced Planning & Project Management
600 W. Interstate 2
Pharr, TX 78577
(956) 702-6181
melba.schaus@txdot.gov

Melba Schaus

From: Robin Gelston
Sent: Wednesday, June 24, 2015 2:11 PM
To: Norma Robledo; Melba Schaus; Norma Garza; Homer Bazan Jr
Subject: FW: 10th Street Median proposal; Trenton to 107

FYI please address comment thanks

From: Edward P. Sanchez [<mailto:edward@bsmlawyers.com>]
Sent: Wednesday, June 24, 2015 2:17 PM
To: Robin Gelston
Subject: 10th Street Median proposal; Trenton to 107

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