



PLANNING DEPARTMENT

County Of Hidalgo

Raul E. Sesin, P.E., CFM
PLANNING ADMINISTRATOR

TO: Judge Rene Ramirez
County Commissioner's Court

FROM: Raul E. Sesin, P.E., Planning Administrator

DATE: June 16, 2010

RE: **Juan Munoz & Sons Subdivision – Pct. 1**
Preliminary Approval with Variance Request

Juan Munoz & Sons Subdivision is a four (4) lot subdivision located on the West side of Mile 4 West Road approximately ¼ mile North of Mile 14 North Road.

The proposed Subdivision lies within the Rural Area of the County.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on May 5, 2010. The proposed subdivision lies within a Zone “X Un-shaded” as per FEMA’s FIRM.

The proposed subdivision plat will dedicate twenty (20) feet on Mile 4 West Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Sewer Services will be provided by OSSF. Soil Analysis were conducted by Jose Angel Gonzalez and approved by the Environmental Health Department.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing six (6) inch waterline on Mile 4 North Road that will serve as the primary source of water for the proposed development.

The Developer is requesting a variance to the share driveway requirement along Mile 4 West Road. The rules state that a lot must be a minimum of 70 feet in width fronting on existing or proposed 100 ft. road right of way with a share driveway. Lot 3 has 67 ft. in width and therefore is not meeting the minimum requirement by 3 feet. The property has an existing asphalt driveway fronting Mile 4 West which will serve Lots 3 & 4.

The Hidalgo County Advisory Board convened and recommended **Preliminary Approval on June 15, 2010** subject to staff comments and future recommendations by Planning and other departments.

LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW

Name of Subdivision:

Juan Muños & Sons 1st Review

Page

1 of 1

Item Log	DESCRIPTION OF ITEMS: <i>Plat is subject to additional comments from Planning, Right of Way, Health and HCDD No. 1 prior to consideration for final approval.</i>	Date	Initials
		06-07-10	JRT
A	1ST SHEET COMMENTS: Minimum lot width for lots fronting an existing or proposed 100 foot right of way shall be 100 feet or 70 feet with a common share driveway.		
B	Please don't show existing water meters on plat.		
C	Please define the P.O.B. and the N.E. corner of subdivision property with a surveyor's monument and describe it on metes and bounds.		
D	PLAT NOTES: 2] Please add the front setback for garage / car port to be at 18' → Please add separate plat note restriction to state that; • "No commercial use shall be allowed on lots 1 and 2."		
E	2ND SHEET COMMENTS: Make sure all amounts on engineering repots and construction cost estimate chart coincides with 30 year letter and final engineering's construction cost estimate.		
F	3RD SHEET COMMENTS: 1/3 escrow is required for Arboledas Road.		
G	Please show contours on topography / drainage layout.		
H	Please provide tie down dimension for all existing structures from lot line.		
I	Please show existing driveways.		
J	Please label if Mile 4 West Rd is paved or caliche road.		
K	Label for contractor to re-grade Mile 4 West road side ditch.		
L	Please show flow elevation for drainage detentions swales.		
M	Please forward a sample warranty deed that the developer shall be utilizing to convey lots within this subdivision. The sample deed shall include the restriction "<u>No more than one single family detached dwelling per lot</u>" as a reservation from and exception to conveyance warranty.		
	For future reference you can log into our new website www.co.hidalgo.tx.us "planning department", there you will find general information on subdivision plating requirements.		

June 4, 2009

Hidalgo County
Advisory Board
1304 South 25th Street
Edinburg, TX 78539

Re: Juan Munoz & Sons Subdivision

Dear Board,

On behalf of Mr. Juan Munoz, owner of this subdivision, we are requesting that the County of Hidalgo grant a variance to the share driveway requirements along Mile 4 West. The Hidalgo County Subdivision Rules state that a lot must be a minimum of 70 feet in width fronting on existing or proposed 100 ft. Road Right-of-Ways with a share driveway. Lot 3 has 67 feet in width and therefore is not meeting the minimum requirement by 3 feet. Please consider that this property already has an existing asphalt driveway fronting Mile 4 West, which will serve Lots 3 & 4.

Your consideration of this matter would be greatly appreciated.

Sincerely,

Inez B. Garza Jr. , P.E.