



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 22, 2010

RE: **Re-plat of Lot 401, Brenda Ranchettes Subdivision – Pct. 4**
Final Approval with Variance Request

Re-plat of Lot 401 Brenda Ranchettes is a one (1) lot subdivision that may be used for residential or commercial located along the North side of FM 2812 approximately 900 feet East of Cesar Chavez 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 June 1, 2010. The proposed subdivision lies within a Zone "X" as per FEMA's FIRM.

Sanitary Services will be provided by OSSF. Soil Analysis were conducted by Jose Angel Gonzalez and approved by the Hidalgo County Environmental Health Department. The septic tank systems have been installed, inspected and can be expected to function satisfactorily.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing twelve (12) inch waterline on FM 2812 that will serve as the primary source of water for the proposed development.

The Property owner requested a variance to the reduction of the utility easement along the North side of the lot from 15 feet to 5 feet. He also requested a variance to the reduction of the rear building setback from 35 feet to 5 feet due to the location of the existing building.

The Hidalgo County Advisory Board convened and recommended **Final Approval with Variance Request on June 21, 2010.**