



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: July 21, 2010

RE: **Los Alazanes Subdivision – Pct. 1**
Preliminary Approval

Los Alazanes Subdivision is a two (2) residential and one (1) commercial lot subdivision located along the West side of FM 88 approximately ¼ mile North of Mile 15 North Road.

The proposed Subdivision lies within the City of Elsa E.T.J. and was approved by the Planning and Zoning and City Commission of said City.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on March 19, 2009. The proposed subdivision lies within a Zone "X" as per FEMA's FIRM.

The proposed subdivision plat will dedicate ten (10) feet on FM 88 of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Services will be provided by OSSF.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing eight (8) inch waterline on FM 88 that will serve as the primary source of water for the proposed development.

The Developer was granted a variance for the minimum 100 ft. lot width requirement for lots fronting 100 ft. public right of way. The request is for proposed Lot 2, which is a large flag lot having a net are of 4.77 acres. This lot has a 50 ft. wide access that extends to the area of the lot that has a maximum width of 317.38 ft. A plat note will be added restricting any structures from being built on the 50 ft. wide access of Lot 2. The single family dwelling will be built on the remainder of the large lot.

The Hidalgo County Advisory Board convened and recommended **Preliminary Approval** on **July 20, 2010** subject to staff comments, future recommendations by Planning and other departments and the approval from the City of Elsa.

