



PLANNING DEPARTMENT

County Of Hidalgo

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

TO: Judge Ramon Garcia
County Commissioner's Court

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

DATE: August 17, 2011

RE: **Jardin Real Phase I Subdivision – Pct. 4**
Preliminary Approval with Variance Request

Jardin Real Subdivision is a thirty (30) lot subdivision located on the West side of Cesar Chavez Road, approximately 1000 feet South of Canton Road.

The proposed Subdivision lies within the City of Edinburg 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 29, 2011. The proposed subdivision lies within a Zone "B & AH" as per FEMA's FIRM. As per the H.C.D.D. No. 1 approved Drainage Report drainage will be provided by a storm drainage pipe system with Type "A" inlets that will discharge into the HCDD No. 1 located adjacent to the South of the development. The developer is requesting a variance from the requirement on Section 3.4 of Appendix 5 County Construction Specification of the Hidalgo County Model Subdivision Rules.

The proposed subdivision plat was submitted to, reviewed, and approved by J. Benito Rodriguez, ROW Agent on July 28, 2011 subject to the utility permit for water and sewer from the ROW Department obtained under the City of Edinburg's name. The proposed subdivision plat will dedicate twenty (20) feet on Cesar Chavez Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Sewer Services will be provided by the City of Edinburg.

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

Jardin Real is more than 5 acres and therefore requires a SWMP3 which will be submitted by the Contractor prior to commencing any work. An Assurance of Non-Disturbance Certification has been executed by the owner and engineer stating that Jardin Real Subdivision will not be initiated, including clearing or grading the land, until a Storm Water Management Pollution Prevention Plan (SWMP3) has been submitted to and approved by the Hidalgo County Environmental Compliance Division.

The Subdivision Plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and the Texas Local Government Code. Staff comments are attached for your review.

The Hidalgo County Advisory Board convened and recommended **Preliminary Approval with Variance Request** on **August 16, 2011** subject to staff comments and future recommendations by Planning and other departments

LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW

Name of Subdivision:

Jardin Real Phase I 3rd Review

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Item Log	<u>DESCRIPTION OF ITEMS:</u> <i>Plat is subject to additional comments from Planning, Office of Environmental Compliance, Right of Way, Health and HCDD No. 1 prior to consideration for final approval.</i>	Date	Initials
		08-11-2011	JRT
	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 shall be located on each lot"</u> as a reservation from and exception to conveyance warranty.		
22	<u>1ST SHEET COMMENTS:</u> Please label all property corners with a surveyor monument. Make sure description of monument coincide with metes and bounds.		
26	Please provide total acres on legal description below the subdivision name.		
29	<u>2ND SHEET COMMENTS:</u> Please verify with NAWSC if they will required an exclusive easement along the rear side of lots 1 through 4 for the installation of the 8" water line.		
32	An approved crossing permit from the HCR.OW. dept is required for the water line and the sanitary sewer line.		
33	The water and sanitary sewer engineering report is incomplete. Please simplify the water and sanitary sewer description.		
34	Please provide the subdivider certificate and statement.		
36	<u>3RD SHEET COMMENTS:</u> Please provide spot topography elevation at 500 feet north of the subdivision boundary line.		
50	In accordance with Appendix 5 Section 3.4 of the Hidalgo County Subdivision Rules, the Subdivider shall obtain a letter of map amendment (LOMA) or a letter of map revision based on fill (LOMR-F) from FEMA prior to the approval of the plat by the County.		
51	Please provide irrigation district certification signature block on 1 st sheet of the plat.		

SAM Engineering and Surveying, Inc.



Reg. No. F-10802

200 South Cage Blvd., Pharr, Texas 78577, (P.O. Box 3353 Edinburg, TX. 78540)

August 12, 2011

Raul Sesin, P.E.
Planning Administrator
Hidalgo County Planning and Zoning
1304 S. 25th Street
Edinburg, Texas 78539

Re: Jardin Real Subdivision Phase I
Block 4, Lot 55, Alamo Land & Sugar Co. Subdivision, Vol. 1, PG 24-26 Map Records,
Hidalgo County, Texas

Mr. Sesin,

We would like to request a variance from the Appendix 5 Section 3.4 of the Hidalgo County Subdivision Rules on the above mentioned project. This property sits on two different flood plains and the owner proposes to keep the natural grade as existing. The owner proposes to add a plat note requiring for the lots in the designated Zone AH to fill to above the plat note and obtain an elevation certificate. The owner acknowledges that homes in Zone AH may be required to obtain flood insurance.

If you have any questions or require further information, please feel free to contact me at your convenience.

Respectfully,

Saul D. Maldonado, P.E.
Principal

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