



PLANNING DEPARTMENT

County Of Hidalgo

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

TO: Judge Ramon Garcia
County Commissioner's Court

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

DATE: September 27, 2011

RE: **Lopez Heights Subdivision – Pct. 4**
Preliminary Approval with Variance Request

Lopez Heights Subdivision is a two (2) lot subdivision located on the South side of Iowa Road approximately ½ mile East of Tower 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 August 04, 2011. The proposed subdivision lies within a Zone "C" as per FEMA's FIRM. As per the H.C.D.D. No. 1 approved Drainage Report, the development will utilize properly graded landscaped area which will overflow towards the existing drain ditch.

The proposed subdivision plat was submitted to, reviewed, and approved by J. Benito Rodriguez, ROW Agent on September 15, 2011. The proposed subdivision plat will dedicate thirty (30) feet on Iowa Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Sewer 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 Iowa Road that will serve as the primary source of water for the proposed development.

Soil disturbance is less than 1 acre. No Storm Water Pollution Prevention Plan(SWPPP) is required under TPDES Permit 150,000.

The Engineer is requesting a variance from The Hidalgo County Subdivision Rules Title B Chapter 2.8 Blocks and Lots for minimum lot width fronting a 100 feet road right of way or greater. The required lot width off of road would be 100 feet, however, the engineer/developer is requesting to the have a 50 feet lot width for lot 2.

The Hidalgo County Advisory Board convened and recommended **Preliminary Approval** on **September 20, 2011** subject to staff comments and future recommendations by Planning and other departments.



September 16, 2011
County of Hidalgo Planning Department
1304 South 25th Street
Edinburg, Texas

Attn: Mr. Raul Sesin, P.E., Director of Hidalgo County Planning

Re: Lopez Heights Subdivision: Variance Request for Lot Frontage Requirement

Mr. Sesin,

On behalf of my client, I am respectfully requesting a variance for the minimum lot frontage requirement of 65.00 feet for the proposed Lot 2 of Lopez Heights Subdivision, Hidalgo County, Texas. We are respectfully requesting a 50.00 feet frontage for Lot 2 in order to avoid encroachment of a storage shed and existing residence which will remain intact on Lot 1. Thank you in advance for your consideration in this matter. Please do not hesitate to contact me should you require additional information or have any questions.

Respectfully,

Rene Barrera, P.E.

xc: client
file

7001 N. 10th Street, Suite 300
McALLEN, TEXAS 78504
956-687-3355; FAX: 956-992-8801

LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW

Name of Subdivision: Lopez Heights 1st Review Page Page 1 of 1

Item Log	DESCRIPTION OF ITEMS: <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
		09-12-2011	JRT
1	1ST SHEET COMMENTS: Please verify with the HCDD#1 and Irrigation district No.2 if additional canal ROW will be required by this plat.		
2	Minimum lot width for lots fronting an existing or proposed 100 foot ROW or greater should be of 100 feet or 70 feet with share driveway. A variance request will be required on the 50 foot lot width.		
3	Please label the existing road right of way of Iowa Rd and show correct ROW for Clay Rd. Refer to redline markups.		
4	Please correct the north adjoined subdivision "Mayan Phase III".		
5	Please make all contour elevation more legible. This comment shall also apply on the 2 nd sheet of the plat. Please refer to redline markups.		
6	Please correct precinct number and City of Edinburg population as per the 2010 census.		
7	Please provide owners phone number and the surveyors fax number on the principal contact chart.		
8	As per the NAWSC easement / ROW supply note; will NAWSC required an exclusive easement by this plat? Please make all reflection on drawing and plat. Also please correct owners name on certification.		
9	Please correct subdivision name on the surveyors certification signature block.		
10	Please correct subdivision name on the index to sheet description and describe only what each sheet is providing.		
11	As per the metes and bounds description; please show on drawing the P.O.C. and the P.O.B. and make sure all bearing and surveyors monument coincide with legend. Please refer to redline markups.		
12	PLATE NOTES: 1] Please correct panel number and flood zone assignation and definition. 2] Front setback shall be 50 feet 3] Please add, " <i>office of environmental compliance</i> " after planning department. 5] Pleas show location of each BM on drawing and provide datum and elevation. 6] Please provide calculation as per approved drainage report. 7 & 18] Plat notes will only apply if proposing any drainage detention swales. 8, 16 & 17] Please delete plat notes. 18] Correct subdivision name.		
13	2ND SHEET COMMENTS: Sheet is incomplete; please provide the water and OSSF engineering reports in English and Spanish, the subdivider certificate and statement with public notary acknowledgment, and copy of the revised approved drainage report.		
14	Please make all spot topography and contours more legible. Increase and change the size of the font.		
15	Please correct drawing scale.		
16	Please provide H.C.ROW utility crossing permit for the proposed water service crossing Iowa Rd.		
17	Please provide tie down information from lot line to all existing structures.		
18	Please delete construction details that do not apply to this subdivision development.		