



PLANNING DEPARTMENT

County Of Hidalgo

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

TO: Judge Ramon Garcia, County Commissioner's Court

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

DATE: November 22, 2011

RE: **San Jose Acres Subdivision – Pct. 4**
Preliminary Approval with Variance Request

San Jose Acres Subdivision is a twenty six (26) residential and five (5) lot commercial lot subdivision located on the North side of Iowa Road approximately ¼ mile of Tower 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 September 12, 2011. The proposed subdivision lies within a Zone "B" as per FEMA's FIRM. As per the H.C.D.D. No. 1 approved Drainage Report, drainage will be provided by On-site drainage detention swales with storm drainage pipe system discharging into the H.C.D.D. No. 1 South Main Drain. The nearest drain ditch outfall is located approximately ¼ mile South from this subdivision development.

The proposed subdivision plat was submitted to, reviewed, and approved by J. Benito Rodriguez, ROW Agent on October 28, 2011 subject to an abandoned Irrigation District No. 2 easement and dismantling of existing stand pipes. 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. Soil Analysis Test were conducted by Jose Angel Gonzalez and approved by the Hidalgo County Environmental Health Department on November 3, 2011.

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.

This subdivision is more than 5 acres and therefore requires an erosion control plan with an NOI which was submitted and reviewed by the Office of Environmental Compliance on November 10, 2011.

The Engineer is requesting a variance from The Hidalgo County Subdivision Rules Title B, Chapter 2.8 Blocks and Lots with regard to the minimum lot width fronting a 100 feet road right of way or greater. The required lot width off of Iowa Road should be 100 feet, however, the engineer/developer is requesting for the lot width for Lot 5 fronting along Iowa Road to have a width less than 100' with an individual driveway.

The Hidalgo County Advisory Board convened and recommended **Preliminary Approval with Variance Request** on **November 21, 2011** subject to staff comments, future recommendations by Planning and other departments and the approval of the City of Edinburg.