



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: March 21, 2012

RE: **Yamham Subdivision – Pct. 2**
Preliminary Approval with Variance Request

Yamham Subdivision is a one (1) lot subdivision located on the east side of Jackson Road approximate ½ mile south of Hall Acres Road.

The proposed Subdivision lies within the City of Pharr E.T.J. and was reviewed and approved administratively by said city.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on January 13, 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 properly graded landscaped areas which will overflow west towards Jackson Road. An Engineer site plan will be required at development permit stage.

The proposed subdivision plat was submitted to, reviewed, and approved by Jaime Salinas, ROW Agent on March 13, 2012. The proposed subdivision plat will dedicate twenty (20) feet on Jackson 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 Pharr. There is an existing eight (8) inch sewer line on Fairmont Road that will serve as the primary source of sewer for the proposed development.

Water Services will be provided by The City of Pharr. There is an existing eight (8) inch waterline on Jackson Rd. that will serve as the primary source of water for the proposed development.

The proposed subdivision plat was reviewed by Ann Marie De La Fuente, Administrative Assistant on March 12, 2012. Project will not need to meet any storm water requirements. Coverage under TPDES general permit for construction activities (TXR150000) is not required.

The Developer is requesting a variance from the requirement on Chapter 2 Section 2.8 (B) of the Hidalgo County Model Subdivision Rules.

The Hidalgo County Advisory Board convened and recommended **Preliminary Approval** on **March 20, 2012** subject to staff comments, future recommendations by Planning and other departments and the approval of the City of Pharr.

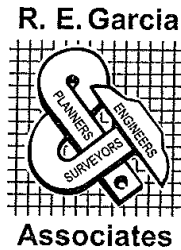
LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW

Name of Subdivision: _____

Yamham 1st 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
		03-08-2012	JRT
8	<u>1ST SHEET COMMENTS:</u> Please label all streets name on location map.		
9	<u>PLAT NOTES:</u> 1] Please correct plat note and verify that statement coincide with commercial subdivision. 6] Detention calculation are incorrect they don't coincide with approved drainage report. 7 & 17] Please show drainage detention swale area on drawing.		
10	<u>2ND SHEET COMMENTS:</u> As per approved drainage report; please show TxDOT storm drainage system on drawing.		
11	<u>As per Map of Topography and drainage layout please show;</u> <ul style="list-style-type: none"> • Spot topography elevation • Contours at one foot and one hundred foot intervals • Natural water flow arrows • Spot topography elevation at 500 feet north of subdivision property • Tie down all existing structures from property line 		
12	<u>As per the Water and Sanitary Sewer layout please show;</u> <ul style="list-style-type: none"> o Please show the existing main sewer line o Proposed site plan. 		
Item Log	<u>2ND Review comments</u>	Date	Initials
		03-14-2012	JRT
13	<u>2ND SHEET COMMENTS:</u> As per "IV" irrigation valves; do they all connect by underground pipe to the stand pipe within the HCID#2 ROW? Please refer to redline markups.		
14	As per "S" septic tank location; Will all OSSF be abandoned in place? Please label.		
15	Move contours to " <u>Map of Topography and Drainage Layout</u> ".		
16	Please label square objects along the southeast corner of subdivision. If remain or remove.?		



March 9, 2012

Mr. Raul Sesin, P.E., Planning Administrator
Hidalgo County Planning Department
1304 S. 25th Street
Edinburg, TX. 78539


RE: Yamham Subdivision
Variance Request

Dear Mr. Sesin:

On behalf of the owners of the above referenced subdivision, R. E. Garcia & Associates does hereby request a variance to the requirement of having a minimum of one hundred feet (100.00') of lot frontage on any lot fronting a roadway on a proposed one hundred foot Right-of-Way or greater. The subject property being subdivided into one commercial lot does not have one hundred feet of frontage on South Jackson Road. The proposed lot will have 89.49 feet of frontage on the new east Right-of-Way line of South Jackson Road and 106.73 feet of frontage on the new forty foot front building setback line. The owners of the subject property do not own any adjacent property in order to satisfy the one hundred foot frontage requirement.

Please let me know when this variance request will be heard. I hope this request meets with your approval. Should you have any questions, please do not hesitate to contact me.

Sincerely,



Raul E. Garcia, P.E., R.P.L.S.
Proprietor

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