



Hidalgo County Planning Department

Raul E. Sesin, PE, CFM
Planning Administrator

Main Office

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Edinburg, Texas 78542
Phone (956) 318-2840
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Precinct No. 1 Substation

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Precinct No. 3 Substation

2401 N. Moorefield Rd.
Mission, Texas 78572
Phone (956) 205-7045
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TO: Judge Ramon Garcia, County Commissioner's Court
FROM: Raul E. Sesin, P.E., Planning Administrator
DATE: April 18, 2012
RE: **Tristan Subdivision – Pct. 1
Preliminary Approval with Variance Request**

Tristan Subdivision is a one (1) lot subdivision located on the West side of Valley View Road approximate ½ mile south of Expressway 83.

The proposed Subdivision lies within the City of Donna 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 22, 2012. 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 onsite drainage detention swales.

The proposed subdivision plat was submitted to, reviewed, and approved by Roy Gonzales, ROW Agent on March 23, 2012. The proposed subdivision plat will dedicate twenty (20) feet on Valley View 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 Donna.

Water Services will be provided by N.A.W.S.C. There is an existing three (3) inch waterline on Valley View Road that will serve as the primary source of water for the proposed development.

The proposed subdivision plat was submitted to, reviewed by Oscar Salinas; HCOEC Inspector on April 10, 2012. The applicant has submitted the required small Construction Site Notice or NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

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 with Variance Request** on **April 17, 2012** subject to staff comments, future recommendations by Planning and other departments and the approval of the City of Donna.



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Name of Subdivision: Tristan 1st Review Page Page 1 of 1

Item Log	DESCRIPTION OF ITEMS:	Date	Initials
	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.	04-04-2012	JRT
	Approved letters from the <u>H.C.O.E.C.</u> ann.delafuente@hchd.org , <u>H.C.H.D.</u> roberto.serna@hchd.org and the <u>H.C.R.O.W.</u> roy.gonzalez@co.hidalgo.tx.us is required before considering approval from The Hidalgo County Advisory Board and Commissioners Court. Please submit a complete set of plans to each individual department for their review and comments.		
1	1ST SHEET COMMENTS: Please delete "access" on the 25 foot easement to Donna on lot 1. Refer to redline markups		
2	Please provide complete west adjoiner info.		
3	Please label the total ROW width for Valley View Road.		
4	A variance will be required for lot 1 under Title B Chapter 2.8 item (b). Minimum lot width shall be at 100 feet or 70 feet with a share driveway.		
5	Please verify metes and bounds with drawing; bearing do not coincide.		
6	Surveyor's phone number is not legible on the principal contact chart.		
7	PLAT NOTES: 1] Text not legible and please delete the front garage setback 4] Provide datum for benchmark. Please delete plat notes 10, 11 and 12, Subdivision will be provided by city sanitary sewer. → The following additional plat notes are required: <ul style="list-style-type: none"> ○ As per local government code requirements, sanitary sewer must be connected to a residence prior to the county processing a final clearance for a water meter. A sewer tap inspection shall be provided from the entity service provider prior to receiving a clearance for water meter(s). ○ No individual lot driveway access will be allowed from (<u>street name</u>) on to lots ___ through _____. A 24 foot shared driveway entrance shall be constructed by developer between lots ___ & ___ to provide ingress and egress from (<u>street name</u>). ○ Lots ___ & ___ shall not have access/driveway onto _____ road, unless said lot is designated for commercial use. Location of access /driveway shall be shown on the site plan as per note _____ and are subject to approval from the hidalgo county planning department. 		
8	2ND SHEET COMMENTS: Please provide tie down dimension for all existing structures.		
9	Please show proposes sewer service connections for both lots.		
10	Please show drainage swale design with flow elevations.		
11	Please show sewer line where force main connects to on Valley View Road.		
12	Please change sewer engineering report to concur with sewer distribution design.		
13	Please provide correct subdivider certificate and statement to concur with sanitary sewer distribution system.		
14	Please provide cost for the drainage swale on the cost estimate chart.		
15	Make sure Spanish engineering report match English engineering report version.		



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NAIN ENGINEERING, L.L.C.

CONSULTING ENGINEER
526 N. 5TH STREET, DONNA, TEXAS. 78537 PH. (956) 784-0218
FIRM NO. F-9050

April 08, 2012

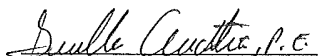
To: Jose Tovar
Planning Department
County of Hidalgo

Re: **TRISTAN SUBDIVISION**

Dear Mr. Tovar,

As agent for the owner of the above reference subdivision, I hereby request a Variance to lot 1 under Title B Chapter 2.8 item (b). Minimum lot width shall be 100 feet or 70 feet with a share driveway.

The purpose of this subdivision is for a family partition. The city of Donna has approved it on April 02, 2012, by the planning and Zoning Commission and by the City Council on April 03, 2012, with a share existing driveway on lot 1.


Guillermo A. Arratia, P.E.