



## Hidalgo County Planning Department

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*Planning Administrator*

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TO: Judge Ramon Garcia, County Commissioner's Court

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

DATE: May 16, 2012

RE: **Cantu Heights Subdivision – Pct. 3  
Preliminary Approval with a Variance Request**

Cantu Heights Subdivision is a two (2) lot subdivision located on the South side of Mile 5 North Road (FM 676) approximate 650 feet west of Schuerbach Road.

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

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on June 04, 2007. The proposed subdivision lies within a Zone "X" (shaded) as per FEMA's FIRM. As per the H.C.D.D. No. 1 approved Drainage Report, drainage detention will be achieved by onsite detention swales. The nearest drain ditch is approximate 1 mile south of subdivision development.

The proposed subdivision plat was submitted to, reviewed, and approved by Jaime Salinas, ROW Agent on December 10, 2007. The proposed subdivision plat will dedicate twenty (20) feet on Mile 5 North 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 Aniceto Izaguirre, and approved by the Hidalgo County Environmental Health Department.

Water Services will be provided by Sharyland Water Supply Corporation. There is an existing two (2) inch waterline on Mile 5 North Road 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 June 07, 2012. The proposed is less than one (1) acre and is not part of a larger common plan of development. Therefore, it will not need coverage under TPDES General Permit for Construction Activities (TXR150000).

The developer is requesting a variance from the minimum lot width requirement in Chapter 2 Section 2.8 (B) of the Hidalgo County Model Subdivision Rules. The Lots should be 70 feet in width; however, the developer is proposing lots of 50 feet in width.

The Hidalgo County Advisory Board convened and recommended **Preliminary Approval with a Variance Request** on **June 19, 2012** subject to staff comments, future recommendations by Planning and other departments and the approval from the City of Mission.