



Hidalgo County Planning Department

Raul E. Sesin, PE, CFM
Planning Administrator

Main Office

1304 S. 25th Street
Edinburg, Texas 78542
Phone (956) 318-2840
Fax (956) 318-2844

Engineering Projects Office

301 E. State Street
Pharr, Texas 78577
Phone (956) 318-2840
Fax (956) 318-2844

Precinct No. 1 Substation

1902 Joe Stephens Ave.
Weslaco, Texas 78596
Phone (956) 968-4734
Fax (956) 973-7850

Precinct No. 3 Substation

2401 N. Moorefield Rd.
Mission, Texas 78572
Phone (956) 205-7045
Fax (956) 205-7049

TO: Judge Ramon Garcia, County Commissioner's Court

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

DATE: May 16, 2012

RE: **Santoy's Estates Subdivision – Pct. 3
Preliminary Approval with a Variance Request**

Santoy's Estates Subdivision is a one (2) lot subdivision located on the West side of Moorefield Road, approximate ¼ mile North of Mile 3 North 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 April 18, 2011. The proposed subdivision lies within a Zone "X" (un-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 Victor Gallardo, ROW Agent on June 14, 2012. The proposed subdivision plat will dedicate fifteen (15) feet on Moorefield 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 Mission. There is an existing eight (8) inch sewer line on Moorefield Road that will serve as the primary source of sewer for the proposed development.

Water Services will be provided by Sharyland Water Supply Corporation. There is an existing six (6) inch waterline on Moorefield 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 55 feet in width.

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