



HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25TH STREET
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

T.J. Arredondo, CFM
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 10-27-2015

PROPOSED J & K Motors SUBDIVISION, PRECINCT No. 3.

ENGINEER: Urban Infrastructure Group, Inc. DEVELOPER: Jesus A. Molina

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: _____ *SINGLE FAMILY _____ *MULTI-FAMILY 1 COMMERCIAL _____ INSTITUTIONAL

LOCATION DESCRIPTION: East of SH 107 (Conway Ave.) approximately 1/4 mile south of 4 Mile Line,

SUBDIVISION LIES WITHIN THE: ETJ of Mission and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 10-5-2015 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: Drainage will be accomplished within the low areas of the lots with a runoff into the re-graded road side ditch.

ROAD R.O.W. DEDICATION: No additional R.O.W. required.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 10-15-2015 By, Victor Gallardo, Pct. 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 10-15-2015 By, Elizardo "Chardo" Ramos Environmental Health Division Manager

SEWER SYSTEM: OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Gustavo Chapa

WATER SERVICE PROVIDER: SWSC LINE SIZE: 8" LOCATION: SH 107 (Conway Ave.)

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 10-16-2015 : By Martin Ramirez Environmental Compliance Coordinator

SMALL CONSTRUCTION

The applicant has submitted the required small construction site notice 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.

REQUEST FOR FINAL APPROVAL WITH: **Cash Deposit:** Amount: \$ _____ For: OSSF(S) _____ PAVING DRAINAGE STREET SIGNS
 A Letter of Credit Financial Institution: _____ L.O.C No. _____
Amount: \$ _____ For: OSSF(S) _____ PAVING DRAINAGE STREET SIGNS

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: _____, _____

VARIANCE REQUEST: **VARIANCE REQUEST FROM THE HIDALGO COUNTY SUBDIVISION RULES, TITLE B, CHAPTER 2.8 SECTION B. "BLOCKS AND LOTS"**

STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of Mission.

Final Approval subject to recommendations other departments

Final Approval with financial guarantee.

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

* Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.



URBAN
INFRASTRUCTURE
GROUP, INC.

October 16, 2015

Mr. T. J. Arredondo
Planning Department
Hidalgo County
1304 South 25th Street
Edinburg, Texas 78542

Re: Variance Request
J & K Motors Subdivision
UIG Job No. 110300

Dear Mr. Arredondo,

This letter is in support of a variance request for the proposed J & K Motors Subdivision. The existing property is a 1.46-acre tract. The tract is located along the east side of S.H. 107 (Conway Ave.) approximately 1,320 feet south of the intersection of S.H. 107 and 4 Mile Line Rd. The property is located within the extraterritorial jurisdiction (ETJ) of the City of Mission. The subdivision will include only one single commercial lot. No other lots are proposed.

The variance request is in regards to the minimum lot width requirement of 100 feet for a lot fronting a 170 foot ROW. We are requesting a variance from the Hidalgo County requirements for a minimum lot width of 100 feet. The existing frontage is 99.60 feet—this is just 0.40 below the 100 feet. Since this is a single lot subdivision, the proposed frontage will remain the same as the existing.

This information is provided for your review. If you have any questions concerning this request, please call me at (956) 464-4710.

Sincerely,
Urban Infrastructure Group, Inc.



Craig A. Gonzalez, P.E.
Principal

