

COUNTY OF WEBB - REQUEST FOR PLAT APPROVAL

Agenda Item: 4

Date: 09-14-17

Sheet no. 1 of 2

Applicant(s):

Sanchez Family Partnership

Engineer:

Howland Engineering & Surveying Co.
Ricardo M. Villarreal, P.E., R.P.L.S.

Surveyor:

Ricardo M. Villarreal, P.E., R.P.L.S.

Request:

Preliminary Plat Approval of the High Caliber Estates Subdivision and waiver from Section IX.2. of the Subdivision Regulations.

Site:

The proposed subdivision is located on the East side of Interstate Highway 35, approximately 25 miles North of Loop 20.

City ETJ?

No

Staff Comments:

Applicant requests preliminary approval to subdivide approximately 217.25 acres into eleven (11) tracts of land with each tract being greater than ten (10) acres in area.

Pursuant to the provisions of 232.022(d), Texas Local Government Code, this subdivision is not regulated as a residential subdivision under the Webb County Model Subdivision Rules or Chapter 232, Subchapter B, Texas Local Government Code. Although not regulated, residential use is permitted. Sewer services are to be provided by on-site sewage facilities. Proper plat notice has been provided that the Webb County Sanitarian must permit on-site sewage facilities.

The following comments, questions, errors, or deficiencies have been identified in the review of this application:

1. The developer is requesting a waiver from Section IX.2. of the Webb County Subdivision Regulations which calls for cross streets at 1,500 feet and a maximum length of 1,000 feet for dead end streets.
2. Access to Lot 2, Block 1, is restricted to High Caliber Estates Drive unless and until the property owner has performed an Hydrologic & Hydraulic study and secured a Floodplain Development Permit from the Floodplain Administrator in compliance with floodplain regulations from Webb County.
3. Access to Lot 1 & Lot 11, Block 1, is restricted to High Caliber Estates Drive unless a permit is obtained from the Texas Department of Transportation.

Staff

Recommendations:

APPROVE Preliminary Plat and waiver from Section IX.2. (Cross Streets and Dead End Streets) contingent upon compliance with staff comments.

Attachments:

1. County Engineer acceptance letter of proposed development.
2. Proposed Plat
3. Request for waiver from minimum cross street requirements
4. Copy of Section IX.2., Webb County Subdivision Regulations (minimum cross street and dead end street requirements)
5. Application
6. Typical road improvements cross-sections – road improvements