

ITEM# 3.0

HOMESTEAD EXEMPTION VARIANCE:

A 0.50 of an acre of land out of
Lot 29-4, West Addition to Sharyland
AO-I (R-1proposed)
Jessica Cerda

REVIEW DATA

SITE – This tract is located 173' West of N. Trosper Road, along the north side of W. Mile 2 Road - **see vicinity map**. The lot measures 101.38' x 174' or 17,640.12 sq. ft. The lot exceeds the square footage size requirements for an R-1 lot. The applicant desires to construct her single-family residence thereon. On 11-10-14, the City Council passed the Homestead Exemption Variance ordinance which allows for homesteads to be granted various waivers to the City's subdivision requirements if and only if, the lot is being proposed for the applicant's personal single-family home. However, this process needs to be done within 1 year of approval.

WATER – The applicant is proposing to connect to an existing 12" water line located along W. Mile 2 Road to provide water service to the lot.

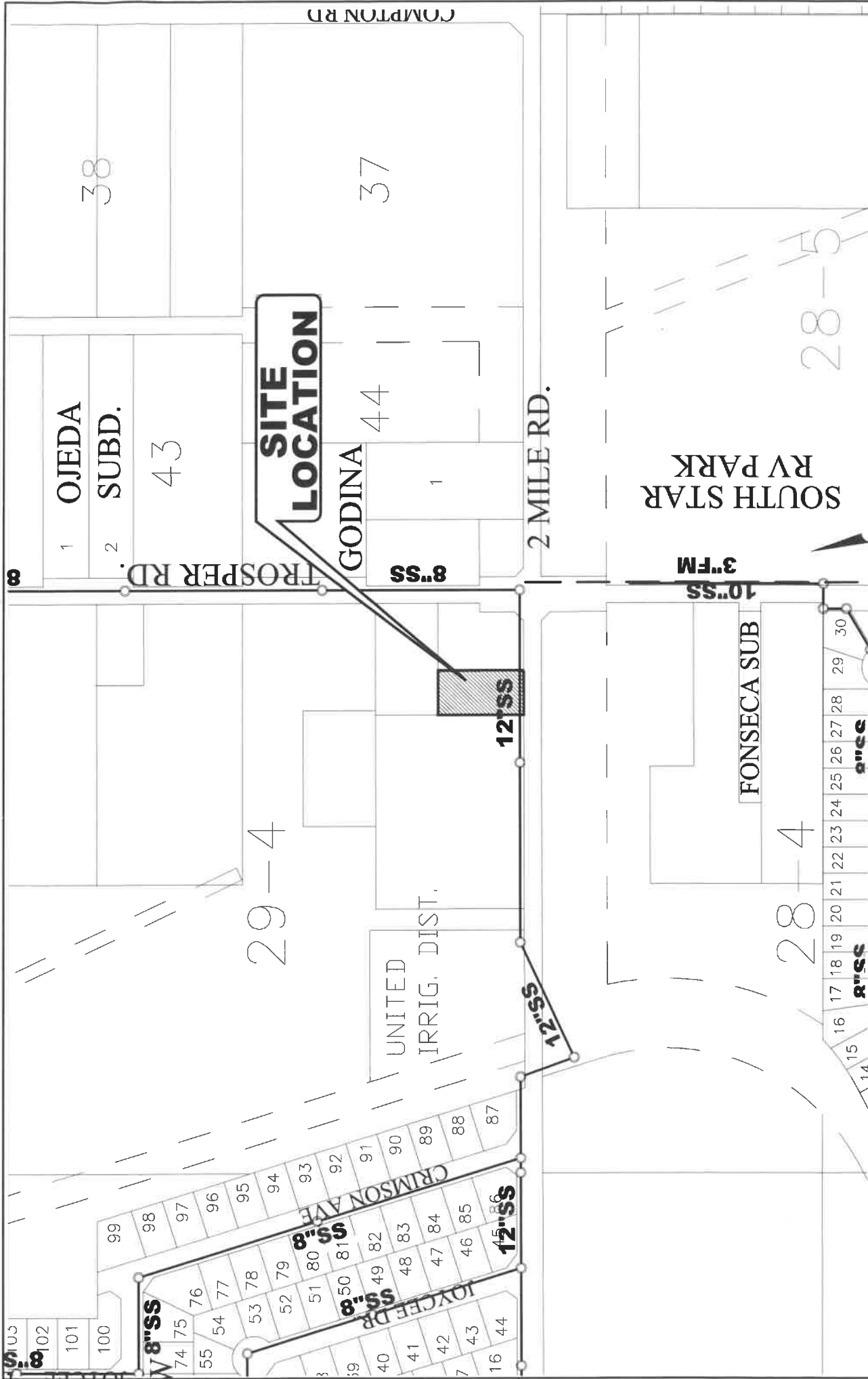
SEWER – The applicant is proposing to connect to existing 12" sanitary sewer line located along the north side of W. Mile 2 Road to provide sewer service to the lot. The capital sewer recovery fee is \$200.00 per lot.

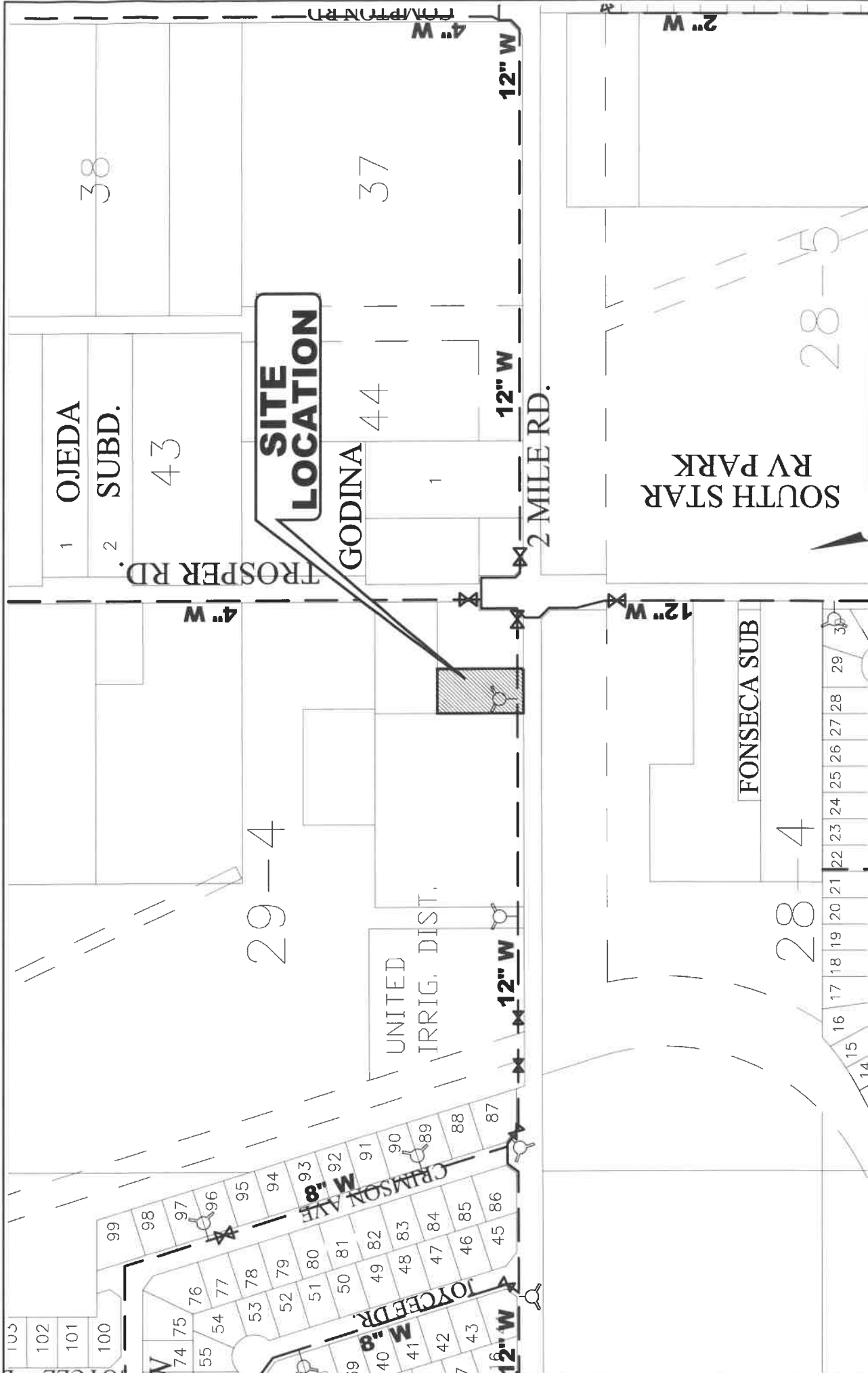
STREETS & STORM DRAINAGE – The subject site has frontage to W. Mile 2 Road, which is a City Road which has a 70' of R.O.W. with a 56' back to back road pavement. Since this area is NOT developed, additional 10' of R.O.W. will be required at this time. Drainage will be onsite.


OTHER COMMENTS

- Must comply with Model Subdivision Rules.
- Must dedicate water rights.
- The street light requirement is also waived via the HEV.
- The park fees are \$500.00 per Lot.

RECOMMENDATION: Staff recommends approval subject to compliance with all homestead exemption variance requirements (i.e., affidavit, etc.).







CITY OF MISSION
HIDALGO COUNTY, TEXAS
1201 E. 8th. Street
MISSION, TX 78572
PH: (956) 580-8672
FAX: (956) 580-8680

DATE: 12-07-21

No.

WATER LINE