

Item # 2.0

**HOMESTEAD EXEMPTION
VARIANCE:**

Tract 1, being the East 71.41' of the West 126.79'
of the South 410' of the North 640' of Lot 7
of the Resubdivision of Lot 14-8 and 15-8,
West Addition to Sharyland
R-1
Atanacio Machuca

REVIEW DATA

SITE – This tract is located south of E. Melba Carter St. at the rear of the lot on the east side of the drain ditch in the unrecorded Earnhard Subdivision aka Melba Carter Subdivision. – see **vicinity map**. The property measures 71.40' x 410' or 29,274 sq. ft. exceeding the minimum square footage size requirements for an R1 lot. The applicant proposes to reconstruct a single-family residence.

WATER – The applicant is currently supplied by city water thru an existing water meter along the south side of Melba Carter St. The nearest fire hydrant is located to the east of this tract meeting the minimum distance of 500'. No additional fire hydrants are needed for this site.

SEWER – The applicant is currently connected to the city sewer system. An existing stubout is active and servicing this lot. Sewer Capital Recovery fees do not apply.

STREET & STORM DRAINAGE – The subject site does not have frontage to any streets however it is accessible thru an access easement along the drain ditch approved by the City. A street light is can be found directly on front and across the street of the lot complying with this requirement.

OTHER COMMENTS

Where such homestead exemption variances are proposed. The city may allow the following:

- Waiver of park fees.
- Waiver of any other requirements as approved by the city council.
- Submittal of affidavit of intention to build a single-family residence within one year for personal use only.

RECOMMENDATION: Staff recommends approval subject to any and all requirements noted and or waivers granted.

S. CONWAY BLVD. (F.M.1016)

Railroad Spur

TRAI

EXWY

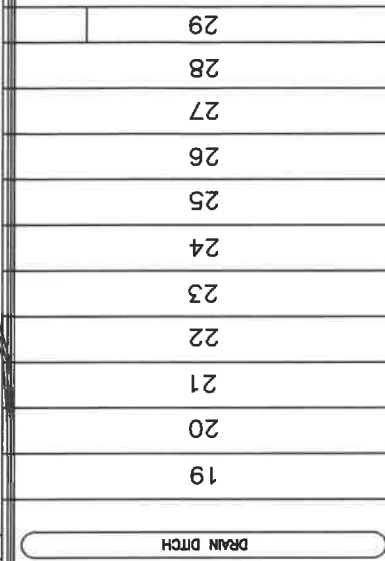
EX

Railroad Spur

TRINI

EXPR

No.



SITE LOCATION

MELBA CARTER

EARNHARD SUBDIVISION

TRINITY TRANSPORTATION

LOT 1

TRINITY RD.

EXPWY.



CITY OF MISSION
 HIDALGO COUNTY, TEXAS

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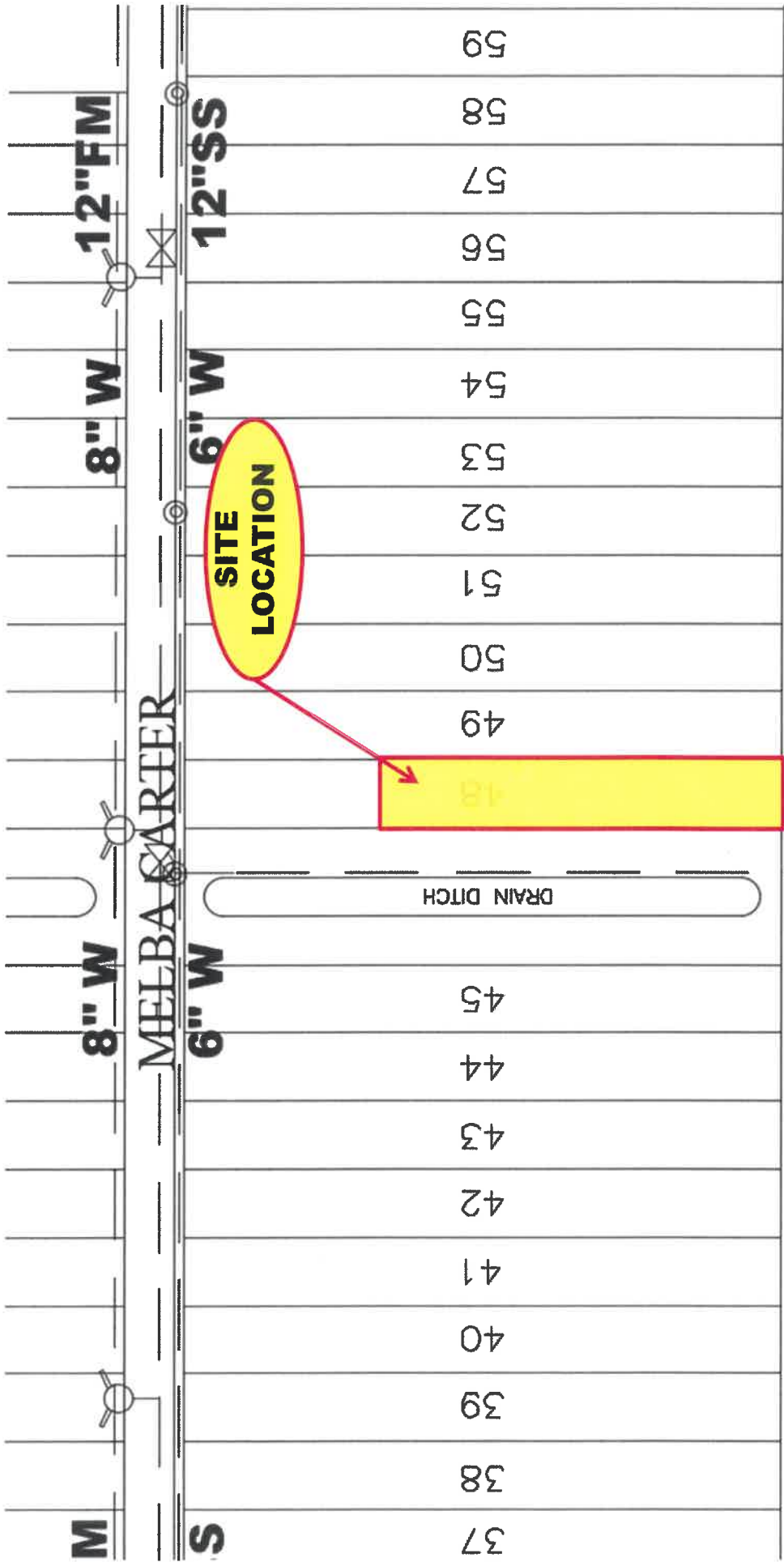
1

2



**SITE
LOCATION**

E. MELBA CARTER ST.



TONEY TRANSPORT

LOT 4

M

M

S

37
38
39
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57
58
59

12" FM

8" W

12" SS

6" W

8" W

6" W

MELBA CARTER

DRAIN DITCH

SITE LOCATION