



PLANNING DEPARTMENT

County Of Hidalgo

Raul E. Sessin, P.E., CFM
PLANNING ADMINISTRATOR

TO: Judge Rene Ramirez
County Commissioner's Court

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

DATE: February 17, 2010

RE: **El Toro Acres Subdivision – Pct. 3**
Preliminary Approval with Variance Request

El Toro Acres Subdivision is a fifty two (52) lot subdivision located on the West side of El Pinto Road approximately 2.84 miles North from US Expressway 83.

The proposed Subdivision lies within the City of Sullivan E.T.J. and was approved by the Planning and Zoning and City Commission of said City.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on November 24, 2009. The proposed subdivision lies within Zone "C" as per FEMA's FIRM.

The proposed subdivision plat will dedicate ten (10) feet on El Pinto Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

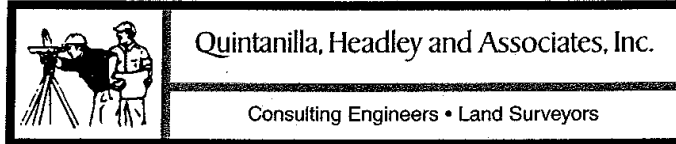
Sanitary Services will be provided by OSSF.

Water Services will be provided by Agua S.U.D. There is an existing eight (8") inch waterline on El Pinto Road that will serve as the primary source of water for the proposed development.

The Engineer is requesting a variance from the Street Offsets. The street centerline offset from the proposed El Toro Avenue and La Nina Street is 25 feet. The requirement is a minimum of 125 feet. Staff comments are attached for your review.

The Hidalgo County Advisory Board convened and recommended **Preliminary Approval** on **February 16, 2010** subject to staff comments, future recommendations by Planning and other departments and the approval from the City of Sullivan.

- Municipal Projects
- Subdivisions
- Surveys



Alfonso Quintanilla, P.E., R.P.L.S.
Eulalio Ramirez, P.E.

**Registration Number
F-1513**

124 E. Stubbs, Edinburg, Texas 78539 Phone: (956) 381-6480 Fax: (956) 381-0527

February 5, 2010

Mr. Raul Sesein, P.E.
Planning Administrator
County of Hidalgo
1304 S. 25TH St.
Edinburg, Texas 78539

Re: El Toro Acres Subdivision

Dear Mr. Sesein:

On behalf of the developer Mr. Norberto Salinas, I am hereby respectfully requesting the following variance from the Hidalgo County Subdivision Regulations, Chapter 2 Section 2.4D Street Offsets.

The street centerline offset from the proposed El Toro Ave. and La Niña Street is 25.0 feet. The requirement is a minimum of 125.0 feet.

La Niña Street is a minor street that provides access to 11 lots, and is a cul-de-sac street.

Please present this request to the Hidalgo County Subdivision Advisory Committee and to the Commissioners' Court for their consideration. Should you have any questions or need more information, please feel free to call me at 381-6480.

Respectfully,

A handwritten signature in black ink, appearing to read "Alfonso Quintanilla", written over a horizontal line.

Alfonso Quintanilla, P.E., R.P.L.S.
President

Copy: Mr. Norberto Salinas, Developer

