



PLANNING DEPARTMENT

County Of Hidalgo

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

TO: Judge Ramon Garcia
County Commissioner's Court

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

DATE: February 16, 2011

RE: **San Jacinto Estates No. 9 Subdivision – Pct. 1**
Preliminary Approval with Variance Request

San Jacinto Estates No. 9 Subdivision is a twenty eight (28) lot subdivision located on the North side of Mile 12 ½ North Road approximately ¼ mile East of FM 88 (Texas Blvd.).

The proposed Subdivision lies within the City of Weslaco 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 January 17, 2011. The proposed subdivision lies within Zone "X Un-shaded" as per FEMA's FIRM.

The proposed subdivision plat was submitted to, reviewed, and approved by Roy Gonzalez, ROW Agent on February 11, 2011. The proposed subdivision plat will dedicate thirty five (35) feet on Mile 12 ½ North Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

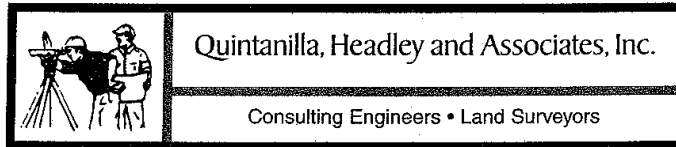
Sanitary Services will be provided by OSSF. Soil Analysis were conducted by Jose Angel Gonzalez and approved by the Environmental Health Department.

Water Services will be provided by the North Alamo Water Supply Corporation. There is an existing six (6) inch and an eight (8) inch waterline on Mile 12 ½ North Road that will serve as the primary source of water for the proposed development.

The Developer is requesting a variance for Lot frontage dimensions for Lots 24 thru 28 from 100 feet reduced to 92 feet.

The Hidalgo County Advisory Board convened and recommended **Preliminary Approval** on **February 15, 2011** subject to staff comments, future recommendations by Planning and other departments and the approval from the City of Weslaco.

- 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 9, 2011

Mr. Jose R. Tovar
Engineering Tech II
County of Hidalgo Planning Department
1304 South 25th Street
Edinburg, Texas 78539

Re: San Jacinto Estates No. 9

Dear Mr. Tovar:

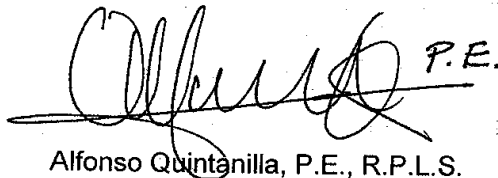
Oh behalf of the developer, I am hereby requesting the following variance:

- Lot frontage dimension for Lots 24 thru 28.

These lots do not comply with the minimum requirement of 100.0 feet. The proposed lots have an average of 92.0 feet in frontage.

Should you have any questions, please feel free to call me at 381-6480.

Sincerely,



P.E.

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

Copy: Mr. Jacinto Garza, Developer