



PLANNING DEPARTMENT

County Of Hidalgo

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

TO: Judge Ramon Garcia
County Commissioner's Court

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

DATE: June 22, 2011

RE: **La Paloma Estates Unit 3 Subdivision – Pct. 1**
Preliminary Approval with Variance Request

La Paloma Estates Unit No. 3 is a twenty two (22) lot subdivision located on the Northeast corner of Mile 13 North Road and Mile 2 West Road.

The proposed Subdivision lies within the Rural Area of the County.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on April 27, 2011. The proposed subdivision lies within Zone "AE" as per FEMA's FIRM.

The proposed subdivision plat was submitted to, reviewed, and approved by Roy Gonzalez, ROW Agent on April 15, 2011. The proposed subdivision plat will dedicate twenty five (25) feet on Mile 13 North Road and thirty (30) feet on Mile 2 West 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 North Alamo Water Supply Corporation. There is an existing six (6) inch waterline on Mile 13 North Road that will serve as the primary source of water for the proposed development.

The proposed plat is more than 5 acres and therefore requires a SWMP3 which was submitted, reviewed, and approved by Dr. Lorie Ochoa. In addition, a copy of the project's Notice of Intent (NOI) was submitted and approved by TCEQ and a copy was forwarded to the Hidalgo County Office of Environmental Compliance.

The developer requested a variance from the requirement on Section 3.4 of Appendix 5 County Construction Specification of the Hidalgo County Model Subdivision Rules. To set the minimum floor elevation at 24 inches above the existing ground elevation, which will be more or less 2 feet above the BFE and will exceed the minimum required by about 2 feet.

The Hidalgo County Advisory Board convened and recommended **Preliminary Approval with Variance Request** on **June 21, 2011** subject staff comments and future recommendations by Planning and other departments.