



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: July 05, 2011

RE: **Palos Rojos No. 2 Subdivision – Pct. 1**
Preliminary Approval with Variance Request

Palos Rojos No. 2 Subdivision is a forty one (41) lot subdivision located on the West side of Mile 4 West Road approximately ¼ mile North of Mile 11 North Road.

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 March 28, 2011. The proposed subdivision lies within Zone "X & AE" as per FEMA's FIRM.

The proposed subdivision plat was submitted to, reviewed, and approved by Roy Gonzalez, ROW Agent on April 8, 2011. The proposed subdivision plat will dedicate thirty (30) feet on Mile 4 West Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

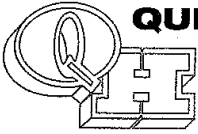
Sanitary Services will be provided by OSSF.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing six (6) inch waterline on Mile 11 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 is requesting a variance from the requirement on Section 3.4 of Appendix 5 County Construction Specification of the Hidalgo County Model Subdivision Rules.

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



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors
Alfonso Quintanilla, P.E., R.P.L.S. Eulalio Ramirez, P.E.
Engineering Firm Registration No. F-1513
Surveying Firm Registration No. 100411-00
Municipal & County Projects ★ Subdivisions ★ Surveys

June 7, 2011

Mr. Raul Sesin, P.E.
Planning Administrator
County of Hidalgo Planning Department
1304 South 25th Street
Edinburg, Texas 78539

Re: Palos Rojos Subdivision No.2

Dear Mr. Sesin:

This is to inform you that this subdivision is in part within flood zone "X" and "AE". The portion in zone "AE" has a base flood elevation of 64.00 feet.

On behalf of the developer, I am hereby requesting a variance from the requirement on Section 3.4 of Appendix 5 County Construction Specifications, Hidalgo County Subdivision Rules.

As an alternative to fill the property to elevation 64.00 feet which is required to remove it from flood zone "AE", for all lots within this flood zone, we are proposing to build a dirt pad 50.0 feet by 50.0 feet to elevation 64.00 feet. Additionally, we will provide an Elevation Certificate to ensure compliance with the 64.00 feet elevation. The lots are 10 thru 23 and 34 thru 41. The developer will pay for the initial Elevation Certificate.

Please present this plat and request to the Hidalgo County Subdivision Advisory Committee and Commissioners' Court for consideration and approval.

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

Respectfully,

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

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