



PLANNING DEPARTMENT

County Of Hidalgo

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

TO: Judge Ramon Garcia
County Commissioner's Court

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

DATE: August 17, 2011

RE: **Vallejo Subdivision – Pct. 3**
Preliminary Approval with Variance Request

Vallejo Subdivision is a six (6) lot subdivision located on the West side of Volcano Road, approximately ¼ mile South of Mile 3 North Road.

The proposed Subdivision lies within the City of Penitas E.T.J. and the plat has been submitted for administrative review and approval.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on August 4, 2011. The proposed subdivision lies within a Zone "A & C" as per FEMA's FIRM. As per the H.C.D.D. No. 1 approved Drainage Report the development will utilize on-site drainage detention swales. The owners are requesting a variance from the requirement on Section 3.4 of Appendix 5 County Construction Specification of the Hidalgo County Model Subdivision Rules. The homes are existing on the lots and any new construction will be required to meet the BFE for the area as determined by the Plat Engineer and Hidalgo County Floodplain Administrator.

The proposed subdivision plat was submitted to, reviewed, and approved by Jaime Salinas, ROW Agent on August 05, 2011. The existing Road Right of Way is in compliance with the Hidalgo County Thoroughfare Plan and the Hidalgo County ROW Department.

Sanitary Sewer Services will be provided by OSSF. Soil Analysis Test were conducted by Jose A. Gonzalez and approved by the Hidalgo County Environmental Health Department.

Water Services will be provided by Agua SUD. There is an existing eight (8) inch waterline on Volcano Road that will serve as the primary source of water for the proposed development.

The proposed subdivision is more than 5 acres and therefore requires a SWMP3. However, the homes are existing on the lots and therefore a SWMP3 will only be required for any new construction. The SWMP3 shall be submitted to the Hidalgo County Office of Environmental Compliance for review and approval if any new construction is proposed for the subdivision.

The Subdivision Plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and the Texas Local Government Code.

The Hidalgo County Advisory Board convened and recommended **Preliminary Approval with Variance Request** on **August 16, 2011** subject to staff comments and future recommendations by Planning and other departments.