



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: November 22, 2011

RE: **D. Flores Subdivision – Pct. 1**
Preliminary Approval with Variance Request

D. Flores Subdivision is a three (3) lot subdivision located on the Northwest corner of Baseline Road (FM 491) and Mile 14 ¼ North 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 October 14, 2011. The proposed subdivision lies within a Zone "X" as per FEMA's FIRM. As per the H.C.D.D. No. 1 approved Drainage Report, drainage will be provided by On-site drainage detention swales. The nearest drain ditch outfall is approximately 600 feet West of the subdivision development.

The proposed subdivision plat was submitted to, reviewed, and approved by Roy Gonzalez, ROW Agent on October 31, 2011. The proposed subdivision plat will dedicate twenty (20) feet on Mile 14 ½ North Road and twenty (20) feet on Baseline Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Sewer Services will be provided by OSSF. Soil Analysis Test were conducted by Jose Angel Gonzalez and approved by the Hidalgo County Environmental Health Department on November 9, 2011.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing six (6) inch waterline on Mile 14 ½ North Road that will serve as the primary source of water for the proposed development.

Soil disturbance is less than 1 acre. No Storm Water Pollution Prevention Plan(SWPPP) is required under TPDES Permit 150,000.

The Engineer is requesting a variance from The Hidalgo County Subdivision Rules Title B, Chapter 3, Section 2.4 Item E (1). The required corner clip is 50' x 50'. The Engineer is requesting to leave the corner clip at 25' x 25'. The Engineer is also requesting a variance from The Hidalgo County Subdivision Rules Title B, Section 3.5, Item 13(a) and 13(c). The required front setback should be at 40 feet and 15 feet rear setback. The Engineer is requesting to go with 25 feet front setback and 10 feet rear setback.

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