



# PLANNING DEPARTMENT

## County Of Hidalgo

**Raul E. Sestin, P.E., CFM**  
**PLANNING ADMINISTRATOR**

TO: Judge Ramon Garcia, County Commissioner's Court

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

DATE: January 18, 2012

RE: **Palos Rojos No.2 Subdivision – Pct. 1**  
**Final Approval with Financial Guarantee and Variance Request**

Palos Rojos No.2 Subdivision is a forty one (41) lot subdivision located 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 a Zone "X" (shaded), "X" (un-shaded) and "AE" as per FEMA's FIRM. As per the H.C.D.D. No. 1 approved Drainage Report, drainage will be provided by storm drainage pipe system discharging into the H.C.D.D. No.1 Drain ditch adjacent to the south property line.

The proposed subdivision plat was submitted to, reviewed, and approved by Roy Gonzales, 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 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.

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.

This subdivision is more than 5 acres and therefore requires a SWMP3 which was submitted, reviewed, and approved by the Office of Environmental Compliance on August 31, 2011. 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 subdivision received Preliminary Approval with a variance from the requirement on Section 3.4 of Appendix 5 County Construction Specifications of the Hidalgo County Model Subdivision Rules from the Hidalgo County Commissioners Court on July 05, 2011. 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 Subdivider is requesting Final Approval with Financial Guarantee. A Letter of Credit No. 122311 from First National Bank in the amount of \$60,000.00 was submitted to the Planning Department and addressed to the County Judge and County Commissioner's Court. The Letter of Credit will be used to secure the funds for the installation of forty (40) septic tank systems.

The Hidalgo County Advisory Board convened and recommended **Final Approval with Financial Guarantee and Variance request on January 17, 2012.**