



Hidalgo County Planning Department

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TO: Judge Ramon Garcia, County Commissioner's Court
FROM: Raul E. Sessin, P.E., Planning Administrator
DATE: June 20, 2012
RE: **Vallejo Subdivision – Pct. 3
Final Approval**

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 Peñitas 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 04, 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, drainage detention will be achieved by onsite detention swales.

The proposed subdivision plat was reviewed and approved by Roy Gonzales, ROW Agent on August 05, 2011. The proposed subdivision plat will dedicate ten (11.5) feet on Un-Named County Road. Volcano Road is in accordance with the Hidalgo County Thoroughfare Plan no additional right of way dedication by plat will be required.

Sanitary Sewer Services will be provided by OSSF. All septic tanks have been installed and inspected by The Hidalgo County Environmental Health Department. An approval letter was issued by Elizardo "Chardo" Ramos, Environmental Health Division Manager on June 13, 2012.

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 received Preliminary Approval from the Hidalgo County Commissioners Court on August 22, 2011 with a variance request. The Variance was to waive a Letter of Map Amendment or Letter of Map Revision from FEMA. 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 Subdivision Plat has been reviewed and complies with the Hidalgo County Subdivision Rules.

The Hidalgo County Advisory Board convened and recommended **Final Approval on June 19, 2012.**

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