



**Hidalgo County
Planning
Department**

Raul E. Sesin, PE, CFM
Planning Administrator

Main Office

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Precinct No. 1 Substation


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Precinct No. 3 Substation

2401 N. Moorefield Rd.
Mission, Texas 78572
Phone (956) 205-7045
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MEMORANDUM

To: Hidalgo County Commissioners' Court

From: Raul E. Sesin, P.E., C.F.M., Planning Administrator 

Date: February 6, 2013

Via: Agenda Item

Re: Proposed Aurora Valley Ph.2 Variance Request-Developer Mike Rhodes

C: Godfrey Garza, C.F.M., Floodplain Administrator
T.J. Arredondo, Planning Supervisor

On November 13th 2012, the Hidalgo County Commissioners' Court took action to approve the proposed Preliminary Plat of Aurora Valley Ph. 2 subdivision.

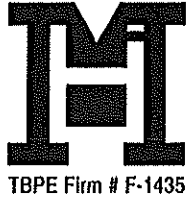
Since then, the developer has elected to request a variance and is seeking approval of a waiver of the Hidalgo County Subdivision Rules Appendix (5) Section 2.4.2 Road, Drainage, and General Utility Construction Specifications.

The proposal is to allow a 24' road section instead of the required 36' road section for Canton Road which traverses the center of this proposed subdivision. Our recommendation is to approve this proposal based on the existing 24' section of Canton Road that this development would connect to on the west side and continue traveling east. In addition, our department has consulted with Precinct 1 and they are in agreement that the most desirable design is to leave a 24' road for safety and maintenance purposes.

You may contact me and/or T.J. Arredondo, Planning Supervisor at (956) 318-2840 with any questions or via e-mail at raul.sesin@co.hidalgo.tx.us and/or tj.arredondo@hchd.org

Thank you.

*** END OF MEMORANDUM ***



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
FRED L. KURTH • ALLAN F. BOOE • KELLEY A. HELLER-VELA

November 29, 2012

Raul Sesin, P.E., C.F.M.
Planning Director
Hidalgo County Planning Dept.
1304 S. 25th St.
Edinburg, TX 78539

Re: Aurora Valley Phase II Subdivision – Variance Request

Dear Mr. Sesin:

On behalf of the developer, Rhodes Enterprises, we are requesting a variance for the paving width of Canton Road for the proposed Aurora Valley Phase II. Canton Road pavement fronting Aurora Valley Phase I was constructed with an edge-to-edge width of 24'. Hidalgo County requires 38' of paving edge-to-edge. We would like to continue with the same width of Aurora Valley Phase I for Aurora Valley Phase II.

Please consider this request and advise us as soon as possible on your decision. If you have any questions or comments, please contact our office. Thank you.

Sincerely,
MELDEN & HUNT, INC.

Fred L. Kurth, P.E., R.P.L.S.
President

cc: Mike Rhodes {Rhodes Enterprises}