



**Hidalgo County  
Planning  
Department**

**Raul E. Sesin, PE, CFM**  
*Planning Administrator*

**Main Office**

1304 S. 25<sup>th</sup> Street  
Edinburg, Texas 78542  
Phone (956) 318-2840  
Fax (956) 318-2844

**Engineering Projects Office**

301 E. State Street  
Pharr, Texas 78577  
Phone (956) 318-2840  
Fax (956) 318-2844

**Precinct No. 1 Substation**

1902 Joe Stephens Ave.  
Weslaco, Texas 78596  
Phone (956) 968-4734  
Fax (956) 973-7850

**Precinct No. 3 Substation**

2401 N. Moorefield Rd.  
Mission, Texas 78572  
Phone (956) 205-7045  
Fax (956) 205-7049

**MEMORANDUM**

**To:** Hidalgo County Commissioners' Court

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

**Date:** January 31, 2013

**Via:** Agenda Item and E-mail

**Re:** Sharyland ISD Request for Conditional Permit

**C:** T.J. Arredondo, Planning Supervisor  
Juan Martinez, Hidalgo County Fire Marshal  
Elizardo Ramos, Environmental Division Manager  
Martin Ramirez, Environmental Compliance Coordinator

---

On January 29<sup>th</sup> 2013, the Hidalgo County Commissioners' Court took action to approve the proposed Preliminary Plat of Sharyland ISD Pioneer High School subject to the area on plat designated as Flood Zone "AE" being taken out of the Flood Zone via a Fema Letter of Map Revision-Based on Fill.

Since then, Mariano Garcia, P.E., Plat Engineer on behalf of the District has elected to request a variance to that condition and is seeking approval of a waiver of Appendix (5) Drainage Requirements Section 3.4 of the Hidalgo County Subdivision Rules.

In addition, the District has concurrently requested a conditional permit for construction of the high school with the understanding that no Final Utility Clearance and/or Final Certificate of Occupancy would be issued prior to the plat being recorded.

Our Department has no objection to the granting of the conditional permit subject to comments and/or recommendations by other departments.

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](mailto:raul.sesin@co.hidalgo.tx.us) and/or [tj.arredondo@hchd.org](mailto:tj.arredondo@hchd.org)

Thank you.

\*\*\* END OF MEMORANDUM \*\*\*

# Sharyland Independent School District

1106 N. Shary Road, Mission, Texas 78572-4652

<http://www.Sharylandisd.org>

Phone: (956) 580-5200 Fax: (956) 580-5229

## Board of Trustees

Dr. Noe Oliveira - President  
Fernando Ramirez - Vice President  
Dr. Noel Garza - Secretary  
Ricky Longoria - Assistant Secretary  
Juan Zuniga - Member  
Rolando Peña - Member  
Eddie Montalvo - Member



*"To Better Serve All Students"*

## Administration

**Dr. Virginia N. Richter**  
Superintendent

**Jesse Muñiz, RTSBA**  
Asst. Supt. for Business & Finance

**Dr. Nerelda N. Cantu**  
Asst. Supt. Curriculum and Instruction

**Yasmina Nye**  
Asst. Supt. for Human Resources

February 4, 2013

TJ Arredondo –Planning Supervisor  
Hidalgo County Planning Dept.  
1304 South 25<sup>th</sup> Street  
Edinburg, TX 78542

Re: Sharyland ISD Pioneer High School Subdivision

Dear Mr. Arredondo,

I am respectfully requesting that Sharyland ISD Pioneer High School Subdivision Project proceed with a building permit to construct prior to the Plat being recorded. I understand that the requirements for final plat approval are in process at this time.

We also want to clarify that we are not building any structures that will be on a known floodplain, and that if a structure is built on a known floodplain at this time, a "Letter of Map Revision" or "Letter of Map Amendment" will be filed with FEMA, including all documents, information, reports and recommendations that are required under the rules of the Federal Flood Insurance Program. With this clarification, we wish to request a variance to this requirement, as it applies to this permit request.

Your consideration to this request is greatly appreciated.

Respectfully,

A handwritten signature in black ink, appearing to read "Jesse Muñiz", is written over a large, faint circular stamp or watermark.

Jesse Muñiz –Assistant Superintendent of Business & Finance, Sharyland ISD

CC: Mariano Garcia, P.E. – M Garcia Engineering, LLC  
File