



PLANNING DEPARTMENT

County Of Hidalgo

Raul E. Sesin, P.E., CFM
PLANNING ADMINISTRATOR

TO: Judge Juan D. Salinas III
County Commissioner's Court

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

DATE: December 18, 2007

RE: **Ruben Rodriguez Subdivision– Pct. 3**
Preliminary Approval

Ruben Rodriguez Subdivision is a three (3) lot subdivision located on the South side of 7 Mile Line Road approximately 264 feet East of Stewart Road.

The proposed Subdivision lies within the City of McAllen E.T.J.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on May 18, 2007. The proposed subdivision lies within Zone "X & A" as per FEMA's FIRM.

The proposed subdivision plat will dedicate five (5) feet on 7 Mile Line Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Services will be provided by OSSF.

Water Services will be provided by Sharyland Water Supply Corporation. There is an existing four (4) inch waterline on 7 Mile Line Road that will serve as the primary source of water for the proposed development.

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. Staff comments are attached for your review.

The Hidalgo County Advisory Board convened and recommended **Preliminary Approval** on **December 12, 2007** subject to staff comments, future recommendations by Planning and other departments and the approval from the City of McAllen.

