



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: March 25, 2009

RE: **Mission Valley Estates Subdivision – Pct. 3**
Preliminary Approval

Mission Valley Estates is a fifty two (52) lot subdivision located between SH 107 and Mile 7 ½ Road approximately 400 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 February 27, 2006. The proposed subdivision lies within Zone "X" as per FEMA's FIRM.

The proposed subdivision plat will dedicate twenty (20) feet on Mile 7 ½ Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Services will be provided by OSSF. Soil Analysis were conducted by Raul Palma, P.E. and approved by the Hidalgo County Environmental Health Department.

Water Services will be provided by Sharyland Water Supply Corporation. There is an existing eight (8) inch waterline on S.H. 107 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 **March 24, 2009** subject to staff comments, future recommendations by Planning and other departments and the approval from the City of McAllen.

