



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: September 16, 2009

RE: **Fernandez Subdivision – Pct. 2**
Preliminary Approval

Fernandez Subdivision is a one (1) lot subdivision located on the North side of Eldora Road approximately 800 feet West from 'I' Road.

The proposed Subdivision lies within the City of Pharr E.T.J. and was approved by the Planning and Zoning and City Commission of said City.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on June 4, 2009. The proposed subdivision lies within a Zone "B" as per FEMA's FIRM.

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

Sanitary Services will be provided by the City of Pharr.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing 2 ½ inch waterline on Eldora 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 September 15, 2009** subject to staff comments, future recommendations by Planning and other departments and the approval from the City of Pharr.

