



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: October 27, 2009

RE: **Re-Plat of Lot 22, Vista Bonita Unit 7 Subdivision – Pct. 4
Preliminary Approval**

Re-Plat of Lot 22, Vista Bonita Unit 7 Subdivision is a one (1) lot subdivision located on the South side of Ingle Road approximately 300 feet West of Doolittle Road along the West side of the internal subdivision street Kyllen Avenue.

The proposed Subdivision lies within the City of Edinburg 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 August 6, 2009. The proposed subdivision lies within a Zone "X" as per FEMA's FIRM.

Sanitary Services will be provided by OSSF. There is an existing septic tank system on the lot.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing six (6) inch waterline on Kyle Avenue 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 **October 26, 2009** subject to staff comments and future recommendations by Planning and other departments and the approval from the City of Edinburg.