



# PLANNING DEPARTMENT

## County Of Hidalgo

**Raul E. Sessin, P.E., CFM**  
**PLANNING ADMINISTRATOR**

TO: Judge Rene Ramirez  
County Commissioner's Court

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

DATE: February 17, 2010

RE: **Dollar General Edinburg (Owassa) Subdivision– Pct. 4  
Preliminary Approval**

Dollar General Edinburg (Owassa) Subdivision is a one (1) commercial lot subdivision located along the North side of Owassa Road approximately 670 feet East from Sugar Road.

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 January 08, 2010. The proposed subdivision lies within Zone "B" as per FEMA's FIRM.

The proposed subdivision plat will dedicate thirty (30) feet on Owassa 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 the City of Edinburg. There is an existing twelve (12") inch waterline on Owassa 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 **February 16, 2010** subject to staff comments, future recommendations by Planning and other departments and the approval from the City of Edinburg.

