



PLANNING DEPARTMENT

County Of Hidalgo

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

TO: Judge Ramon Garcia
County Commissioner's Court

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

DATE: February 16, 2011

RE: **Vaquero Estates Phase I Subdivision – Pct. 1**
Preliminary Approval

Vaquero Estates Phase I Subdivision is a sixty four (64) residential lot and seven (7) commercial lot subdivision located on the East side of FM 1015 approximately ¼ mile North of Mile 10 North Road.

The proposed Subdivision lies within the City of Weslaco 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 December 8, 2010. The proposed subdivision lies within Zone "X & X Shaded" as per FEMA's FIRM.

The proposed subdivision plat was submitted to, reviewed, and approved by Roy Gonzalez, ROW Agent on February 11, 2011. The proposed subdivision plat not will dedicate additional Road Right of Way.

Sanitary Services will be provided by OSSF. Soil Analysis were conducted by Jose Angel Gonzalez and approved by the Environmental Health Department.

Water Services will be provided by the North Alamo Water Supply Corporation. There is an existing eight (8) inch waterline on FM 1015 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 15, 2011** subject to staff comments, future recommendations by Planning and other departments and the approval from the City of Weslaco.

