



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: March 21, 2011

RE: **Dollar General Monte Alto Subdivision – Pct. 1**
Preliminary Approval

Dollar General Monte Alto Subdivision is a one (1) commercial lot subdivision located on the Northeast corner of FM 88 and Ash Street.

The proposed Subdivision lies within the Rural area of the County.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on February 9, 2011. The proposed subdivision lies within Zone "X Un-Shaded" as per FEMA's FIRM.

The proposed subdivision plat was submitted to, reviewed, and approved by Jaime Salinas, ROW Agent on February 24, 2011. The proposed subdivision plat will dedicate ten (10) feet on Ash Street and ten (10) feet on FM 88 Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Services will be provided by North Alamo Water Supply Corporation.

Water Services will be provided by the North Alamo Water Supply Corporation. There is an existing eight (8) inch waterline on FM 88 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.

The Hidalgo County Advisory Board convened and recommended **Preliminary Approval** on **March 15, 2011** subject to staff comments and future recommendations by Planning and other departments.

